



Green Belt Study Part II: Green Belt Parcel Definition and Review

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WORKING DRAFT

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1 INTRODUCTION

1.1 THE BRIEF

1.1.1 Brentwood Borough Council (the Council) commissioned Crestwood Environmental Ltd. in March 2013 to undertake an independent, professional assessment of Housing Sites (being considered as part of the SHLAA) within the Green Belt and their relative contribution to the purposes of the Green Belt designation.

1.1.2 Overall, Brentwood Borough Council has commissioned a series of studies and reports that will form a four part Green Belt evidence base to inform the Brentwood Local Plan 2013 – 2033. All of these studies have evolved over time and comprise:

- **Part 1:** Brentwood Green Belt in Context – High level historic and functional review of the London Metropolitan Green Belt, and the context against which the Brentwood Local Plan 2013-2033 is being developed;
- **Part 2:** Green Belt Parcels Assessment - Borough-wide definition and relative assessment of Green Belt parcels against the five purposes of the Green Belt;
- **Part 3:** Individual Sites Assessment (HELAA sites, lesser performing GB parcels and other identified sites) – A relative assessment of potential Site Allocations against the five purposes of the Green Belt. This assessment process is split into two sections, the first considering individual sites and the second reflecting on cumulative impacts of potential allocations;
- **Part 4:** Partial review of Settlement Boundaries and Green Belt edge – focused review of existing settlement boundaries (and associated Green Belt definition) using study evidence.

1.1.3 In 2016, following consultation on the 'Draft Local Plan 2013-2033' and consultation with neighboring authorities, the Council commissioned a Borough wide study of the strategic function of Green Belt designated land, to form part of the emerging the evidence base to inform the new Local Plan. This report forms Part 2 of the Green Belt evidence base.

1.2 CRESTWOOD ENVIRONMENTAL

1.2.1 Crestwood Environmental Ltd. is an independent environmental consultancy and a Registered Practice of the Landscape Institute, employing landscape architects, planners and environmental consultants with extensive experience in land use planning and impact assessments.

1.2.2 This report has been authored by an experienced team of Chartered Landscape Architects with over 50 years combined experience. Karl Jones BSc (Dual Hons.) CMLI CEnv MIAgrM AIELMA, Director and Principal Landscape Architect, Neil Furber BSc (Dual Hons) CMLI, Director and Principal Landscape Architect and Adam Collinge BSc (Hons) PGDipLA MA CMLI AMIEnvSci, Associate Director and Principal Landscape Architect.

1.2.3 Karl has over 20 years' experience in landscape design, assessment and management, has acted as an Expert Witness on landscape and visual matters at Public Inquiry and has been a member of the

Technical Committee of the Landscape Institute since 2011. Neil has over 20 years experience in landscape design, assessment and management, has acted as an Expert Witness on landscape and visual matters at Public Inquiry and is a Supervisor for the Landscape Institute, responsible for assessing candidates seeking to become Chartered Members of the Landscape Institute. Adam has over 10 years' experience in landscape architecture and planning in both public and private sector and has also provided evidence and acted as an Expert Witness at Public Inquiry in relation to Development Plans and planning appeals.

1.3 DOCUMENT STRUCTURE

1.3.1 This report is divided into further sections as described below.

- Section 2 (Methodology and Process) describes the basis for the methods used to undertake the assessment and describes the terminology, criteria used to determine and describe the potential effects of the Parcels on the purposes of Green Belt designation.
- Section 3 (Assessment Results and Recommendations) presents the summarised results of the individual Parcel assessments.

1.3.2 At the end of the report a Glossary (providing a description of the intended use/meaning of the terms used in this assessment) and References are provided. Figures and other documents that are referred to are located in the Appendices.

1.4 SCOPE

1.4.1 The brief is to assess the level of contribution of general land areas (referred to as 'Green Belt Parcels' in this assessment) within the Brentwood Borough Green Belt designation, to fulfilling the purposes of the Green Belt on a strategic level and to form part of the emerging Local Plan evidence base for Brentwood Borough Council to inform strategic development considerations.

1.4.2 The assessment is intended to be suitable to be used as a standalone consideration, as well as forming one part of the overall Green Belt evidence base for use in the Local Plan preparation, to be considered alongside the wider evidence base being prepared. This assessment is not intended to provide evidence of exceptional circumstances to revise the Green Belt boundary.

1.4.3 This study considers land in relation to Green Belt policy only. In determining the strategic development requirements of the emerging Local Plan, Green Belt considerations need to be considered alongside and as part of wider environmental and sustainability issues.

1.4.4 Decisions on the strategic location of development will necessarily review a range of other environmental considerations and potential constraints, such as ecology and nature conservation, heritage and archaeology, water quality and flooding potential etc. These environmental issues are considered separate considerations to Green Belt policy, but interact to inform judgements on the likely wider sustainability, environmental and cumulative impacts of development on a particular Parcel or in relation to strategic development decisions.

1.4.5 Only Parcels situated within the Green Belt have been considered as part of this study.

1.4.6 The Council is under no obligation to follow this Report's findings and recommendations in

preference to other planning considerations, where on balance other planning considerations outweigh Green Belt aspects. On its own, this report cannot be used to justify the granting or refusing of planning permission or allocating, or not allocating, a Parcel or part of a Parcel that lies within the Green Belt.

1.4.7 Additionally, in order to fully assess the contribution of land to Green Belt policy, where the existing administrative borough boundary of Brentwood does not form a 'defensible' boundary (i.e. a boundary which delineates an area of land and which may potentially form the extent of future development), the definition of Green Belt Parcels for assessment may necessarily expand in to neighbouring local authority areas.

1.4.8 The assessment is not seeking to assess land outside the borough boundary on a standalone basis, as the emerging Brentwood Local Plan cannot plan for development beyond its administrative limits. However, where a Parcel of land is clearly not limited to the existing administrative boundary it is considered important that a proportionate approach is taken to considering the strategic relationship of areas of Green Belt land to the existing settled areas within Brentwood, as well as accounting for the context of the London Metropolitan Green Belt and neighbouring authority areas.

1.5 ASSUMPTIONS

1.5.1 Assumptions have been made in order to provide a baseline from which professional judgement and consideration can be applied to the potential or perceived effects from built development on the 'openness' of the Green Belt and the relationship with historic towns.

1.5.2 This Part 2 Study of the Green Belt evidence base is a borough-wide strategic review of Green Belt land to understand the pre-existing function of large areas of land in relation to Green Belt purposes and planning policy.

1.5.3 However, in order to allow a judgement on the relative strategic importance of areas of Green Belt Land ('Parcels'), to inform strategic planning decisions, it is important to consider the function of Green Belt parcels in the context of changes that strategic development decisions (i.e. the location of built development) could have on the purposes of the Green Belt land and the fundamental objective of keeping the Green Belt open.

1.5.4 Paragraph 79 of the National Planning Policy Framework (NPPF, 2012) states '*the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open*'.

1.5.5 It is noted that (refer to the Part 1 Green Belt Study) that 89% of Brentwood Borough is Green Belt. Non-Green Belt areas are already settled and predominately developed. It is therefore assumed that where the strategically assessed development needs identified as part of the emerging Local Plan cannot be sustainably accommodated outside of Green Belt designated land, the only alternative would be to consider locating that strategically assessed need on land currently designated as Green Belt.

1.5.6 Given this local context, it is considered that the pressures and associated impacts of development on Green Belt policy underpin the existing function and purpose of Green Belt designated land across Brentwood Borough.

- 1.5.7 Therefore, overall, there is an assumption that at a strategic level, the potential development scenarios will be for large scale housing and employment development to meet the assessed needs of Brentwood over the local plan period. The relative strategic development 'capacity' considerations and implications for individual Parcels of Green Belt land, in relation to Purposes of the Green Belt, has been integrated as part of the overall assessment.
- 1.5.8 Overall, the approach of the Brentwood Local Plan is to *"maximise brownfield redevelopment opportunities and support growth within sustainable locations"*. The Local Plan *"strategy continues to focus upon the sequential use of land, which prioritises using brownfield first and then considers growth in settlements in terms of their relative sustainability linked to services and facilities"*. However, available Brownfield land within the borough is finite and the Local Plan has identified *"that about 22% of the forecast housing growth can take place within existing settlement boundaries and on primarily brownfield land"*.
- 1.5.9 As part of this strategic study the methodology considers built development in general and how it would relate to the existing settled areas within Brentwood borough (and neighbouring authorities).
- 1.5.10 For the purposes of this study, the individual typology of development (precise numbers, size, scale, extent, etc.) is not considered in detail, but this may be assumed in future parts of the Green Belt study that focuses on smaller areas of land and potential development allocations.
- 1.5.11 It is generally assumed that any development proposals would be well-designed, in keeping with existing development patterns/types within the borough, and would use traditional or other appropriate building techniques, styles and materials appropriate to the buildings use and surroundings. This ensures the study avoids unnecessary 'extraordinary' development considerations such as sky-scrapers, new airports, etc. that would require more detailed assessment.
- 1.5.12 It is assumed that of the five Green Belt purposes as defined by the National Planning Policy Framework (NPPF, 2012), no one purpose is considered more important than the other.

2 METHODOLOGY AND PROCESS

2.1 GUIDANCE

- 2.1.1 There is no definitive method for carrying out an assessment of effects that potential development may have on the purposes of the Green Belt. As such, a bespoke methodology has been designed that is aimed at meeting the requirements of the Brief and is based on other precedent studies and guidance published from across the UK.
- 2.1.2 Such precedent and background information includes (but are not limited to):
- Planning on the Doorstep: The Big Issues – Green Belt (Planning Advisory Service, February 2015);
 - Plan-Making Case Law Update - Main Issue 4: Green Belt (Planning Advisory Service, November 2014);
 - Guidance for Green Belt Assessment (Planning Advisory Service, January 2014);
 - Briefing Paper Number 00934: Green Belt, (Louise Smith for House of Commons Library, January 2016);
 - A 21st Century Metropolitan Green Belt (LSE, 2016);
 - Green Belt Assessment Methodology (Sevenoaks District Council, 27 September 2016);
 - Buckinghamshire Green Belt Assessment Report: Methodology and Assessment of General Areas (Arup, 7 March 2016);
 - Joint Green Belt Study: Coventry City Council, North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council, Stratford-on-Avon District Council and Warwick District Council (Stage 1 Report Prepared by LUC, June 2015); and
 - Staffordshire Moorlands District Council Green Belt Review Study (Amec Foster Wheeler, November 2015).
- 2.1.3 The current context of Green Belt Policy and Government Guidance is set out in the preceding Part 1 Study. The Bespoke methodology designed for this assessment has evolved over time to account for not only national and regional guidance and precedent studies, but also the local context within Brentwood Borough.
- 2.1.4 As far as practical, the process is periodically reviewed in light of other published methodologies and the outcomes of other local plan reviews and 'Examinations' and will be fed in to the final submission reports.
- 2.1.5 A number of Local Plan Reviews and Examinations provide useful reference points and guidance in relation to the consideration of Green Belt policy, assessments and strategic development planning:
- *Green Belt studies should be "fair, comprehensive and consistent with the Core Strategy's aim of directing development to the most sustainable locations" and should be comprehensive rather than selective (Inspectors Report (A Thickett) to Leeds Council,*

September 2014);

- *Green Belt studies should be clear “how the assessment of ‘importance to Green Belt’ has been derived” as part of the assessment process and in relation to the individual purposes of Green Belt. This should form the basis in relation to any justification for the release of land from Green Belt. (Inspectors Interim Findings (H Stephens) to Durham City Council, November 2014); and*
- *Green Belt studies should “take account of the need to promote sustainable patterns of development, as required by paragraph 84 of the NPPF [even if] such an exercise would be carried out through the SEA/SA process.” (Inspectors Letter (L Graham to Cambridge City and South Cambridgeshire Councils, May 2015).*

2.1.6 The above list is not exhaustive but provides a context for key principles in the assessment process.

2.2 PROCESS OVERVIEW

2.2.1 As the assessment is intended to be strategic, the methodology and assessment process is intended to be able to be adopted by adjacent authorities and to be used as a basis for further detailed analysis.

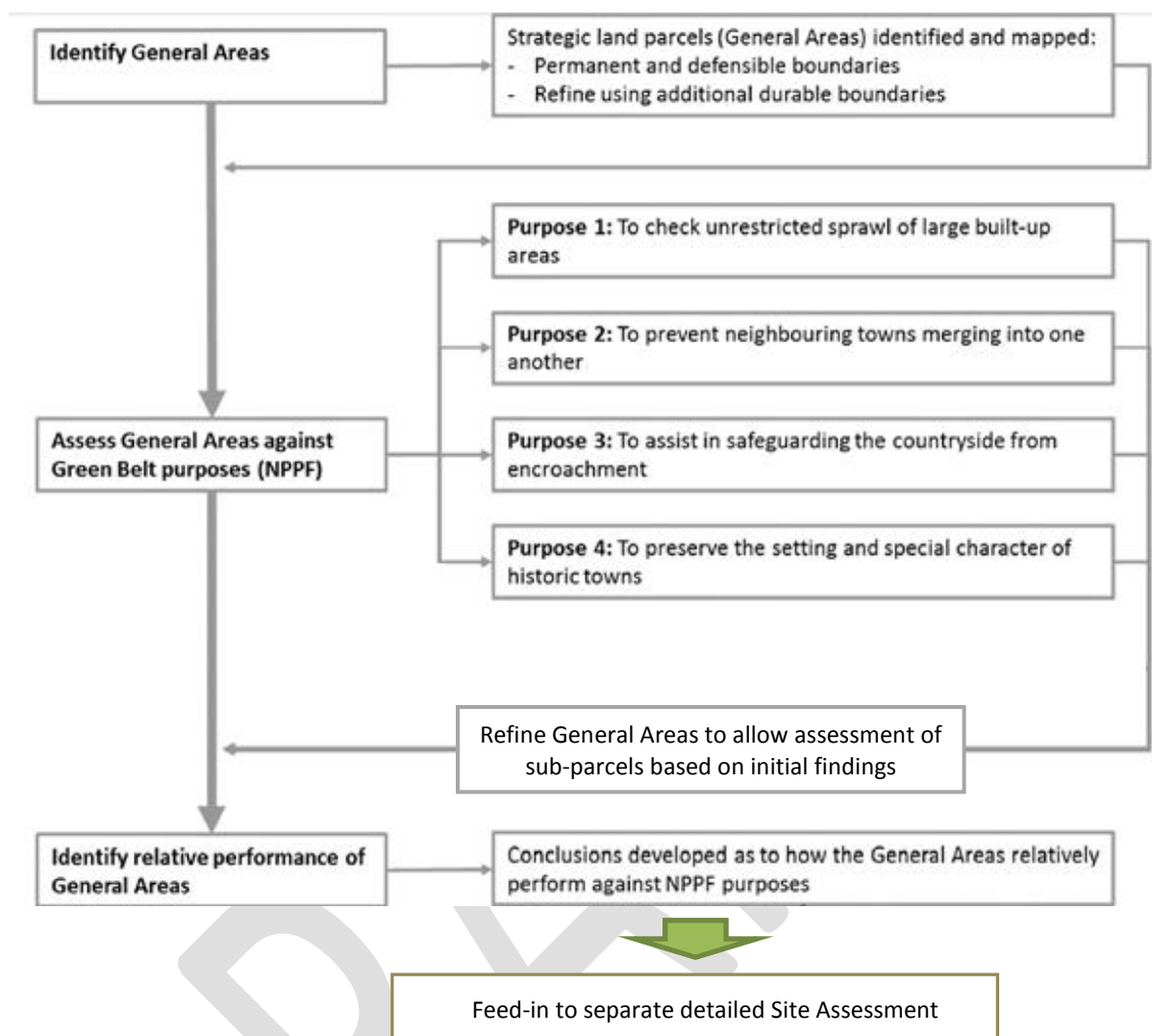
2.2.2 The Assessment process is undertaken in two main (but iterative) stages:

1. Initial identification and assessment of Green Belt Parcels; followed by
2. Reviewing the process undertaken to identify any ‘sub-Parcels’, to allow more refined assessment (as appropriate to the findings of stage 1).

2.2.3 The Stage 2 approach in the overall assessment process would be to advise as to whether any of the Green Belt Parcels could be subdivided further into smaller sub-Parcels, to refine the subsequent part of the assessment process. However, the identification of ‘sub-parcels’ does not override the methodological approach to identifying the parcels for assessment (i.e. there must be a clear, physical, definable or ‘defensible’ boundary to the parcel of land to allow assessment and that boundaries are not arbitrary). This replicates the approach in relation to the treatment of Brentwood Borough boundary (i.e. an administrative boundary is not physical, but may comprise physical features that would form a natural edge or limit to the land or future development – see Section 2.4 below.

2.2.4 Equally, the definition of sub-parcels should not become so small that they would no longer be considered at a strategic level and would be better assessed within the subsequent Part 3 study.

2.2.5 A systematic process was undertaken, using the stages shown below, in order to complete the assessment:



2.2.6 For the purposes of the parcel assessment, Purpose 5 has not been considered to require detailed or further assessment as it is assumed that all Green Belt land fulfils the purpose and the principle of the Brentwood Local Plan 2013-2033 is that in the first instance all development be directed to non-Green Belt land in the first instance, in accordance with national planning policy.

2.2.7 The assessment process is undertaken in the following key stages:

1. Determine the precise methodology, criteria and definitions with input from Brentwood Borough Council;
2. Distribute the methodology and approach to the adjacent authorities for comment and discuss at a subsequent stakeholder meeting;
3. Establish the initial broad Green Belt Parcels within Brentwood Borough for assessment;
4. Assess the Green Belt Parcels against set criteria in relation to the purposes of the Green Belt in a way which would allow comparison and inform the parallel individual site assessment (the Part 3 study); and
5. Disseminate the initial results and advise on any further detailed analysis requirements (e.g. refining the Green Belt Parcel size or splitting into sub-Parcels) and refining the assessment

as required.

- 2.2.8 Additionally, the assessment process and parcels has been refined to consider the potential extent of Green Belt parcels beyond the Brentwood Borough Boundary. Whilst Brentwood can only define Green Belt within its own administrative area, in some locations, the land or parcel forms part of a wider area of Green Belt falling between settlements in Brentwood and neighbouring boroughs. It is also the case that in places the existing Brentwood Borough Boundary does not form a defensible Green Belt boundary. Whilst reference may be paid to cross-boundary issues in the initial assessment, this can be reviewed in light of parcel definition where appropriate, immediately outside the Brentwood borough boundary.
- 2.2.9 A number of workshops will be undertaken with neighbouring boroughs where appropriate.
- 2.2.10 The final Green Belt Parcel Assessment will account for these considerations in a proportionate way, accounting for any stakeholder engagement with neighbouring authorities, in accordance with requirements under Duty to Cooperate.

2.3 DEFINITIONS

- 2.3.1 For the purposes of methodology, the terms used in this report and assessment have been taken to mean the definitions provided in Table Table 1 below.

Table 1 Definitions

Term	Definition
Duty to Cooperate	A legislative requirement in the Localism Act 2011 which places a duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.
General Area	Green Belt land Parcel defined by permanent and defensible boundaries.
Large Built up Area	Areas defined to correspond to the major settlements identified in the respective Local Plans for each local authority and used in the NPPF Purpose 1 assessment.
Neighbouring Town	Refers to settlements within Brentwood Borough, as well as settlements in neighbouring authorities immediately adjacent to Brentwood Borough's boundaries, for the assessment against NPPF Purpose 2.
Openness	Openness generally refers to the visible openness of the Green Belt in terms of the absence of built development.
Semi-urban area	Land which begins on the edge of the fully built up area and contains a mix of urban and rural land uses before giving way to the wider countryside. Land uses might include publicly accessible natural green spaces and green corridors, country parks and local nature reserves, small-scale food production (e.g. market gardens) and waste management facilities, interspersed with built development more generally associated with urban areas (e.g. residential or commercial).

Sprawl	<p>The outward spread of a large built-up area in an untidy or irregular way. Definitions from three sources are set out below:</p> <p>The Planning Portal: <i>'The uncontrolled or unplanned extension of urban areas into the countryside'</i></p> <p>DCLG Planning Inspector KA Ellison, March 2016: <i>'Sprawl occurs when built development spills over from the urban area into the adjacent countryside'</i></p> <p>Oxford Dictionary: <i>'To spread out over a large area in an untidy or irregular way'</i></p>
Urban area	Land which is predominantly characterised by built development, relating to or characteristic of a town or city (i.e. a settlement)

Large-Built-Up Areas and Towns

- 2.3.2 National Green Belt Policy does not define the difference between a City and Town (e.g. 'urban') or smaller settlements such as Villages.
- 2.3.3 It is necessary, in line with other studies, to consider the local context of Brentwood Borough and the relationship of any settlement hierarchy, which all serve a function in their own right for local residents and reflect the historic settlement patterns across the borough (accounting for the context that Brentwood Borough falls within the London Metropolitan Green Belt, which interrelates with wider towns and settlements from London heading eastwards).
- 2.3.4 The London Metropolitan Green Belt seeks to ensure that the surrounding countryside around Greater London remains open, free from development, preventing merging of towns and settlements.
- 2.3.5 When applying at a local scale, it is considered insufficient to solely define towns or large-built up areas (terms used in the definition of Green Belt purposes in accordance with policy) based solely on size and scale of urban development and population size. The relative local scale and settlement hierarchy in Brentwood Borough also needs to be considered.
- 2.3.6 Therefore, 'Large Built-Up Areas' or 'Towns' are broadly considered to be 'major' or important settled areas (including villages) within Brentwood Borough that currently fall outside of the Green Belt designation (i.e. where the existing settlement limits defines or coincides with the existing Green Belt boundary).
- 2.3.7 For the purposes of this assessment, 'Large Built-up Areas' are taken to include important settled areas, including significant villages, such as Doddinghurst/Hook End, Wyatt's Green, Blackmore, Mountnessing, Stondon Massey, Ingrave, Herongate and Kelvedon Hatch, as well as the larger town settlements such as Brentwood, Pilgrims Hatch, Shenfield/Hutton, West Horndon and Ingatestone.
- 2.3.8 Small hamlets, ribbon development and sparse housing, e.g. small numbers of dwellings along a rural road, are not considered to be part of a large built-up area.

2.4 IDENTIFICATION OF GREEN BELT PARCELS

- 2.4.1 Any potential alterations to the Green Belt boundary must be based on a new permanent and defensible boundary (i.e. there would be a physical boundary to the land and limit to any future development).

- 2.4.2 Thus, permanent man-made and natural features were selected as the initial basis of criteria for the identification of the Green Belt Parcels. In particular, the boundaries of the general areas were primarily based on the features that were either motorways, A and B Roads, operational railway lines, existing settled extents (limits of Large Built up Areas) or rivers.
- 2.4.3 Given the character of urban and rural found across the study area from the semi-urban fringes to the relatively open countryside, a more flexible approach to the identification of Green Belt Parcels for assessment was necessary, in order to delineate parcels for assessment. This was achieved through the further division of some Green Belt Parcels using additional physical and durable boundary features such as:
- Long standing unclassified public roads and private roads;
 - Smaller water features, including streams, canals and other watercourses;
 - Prominent physical features (e.g. ridgelines);
 - Existing development with strongly established, regular or consistent boundaries (e.g. other ribbon development, commercial or sporting facilities etc.) and where the Green Belt land relates well to the existing settled extents; and
 - Long standing and established woodlands, tree belts and/or hedgerows.
- 2.4.4 Any Green Belt Parcels whose existing physical boundaries were not considered to be 'permanent and defensible' would be reviewed through the iterative overall process, such that a suitable revision to the Green Belt parcel boundary could be proposed.
- 2.4.5 The definition of the Green Belt Parcel is merely for the purposes of assessment and at this stage does not infer any recommendations in relation redefinition of the Green Belt boundary, particularly in relation to any strategic decision for Green Belt release. The 'boundary' of the parcel can be defined by a single feature or combination of features.
- 2.4.6 A hierarchical approach and professional judgement is used to define the extent of individual parcels. For example, major physical features are the primary starting point (e.g. motorways), followed by the consideration of other definable physical features.
- 2.4.7 Where the interaction of boundaries is complex, professional judgement is used to define the most appropriate boundary. For example, a parcel in rural area boundaries may be fragmented with gaps, in localised areas. If there was a nearby 'durable' feature whereby the parcel extent could be redefined, this would be preferentially selected. However, where land very clearly changes in terms of character, land-use and scale, professional judgement may be used to prefer a lesser durable feature to define the parcel, in order to avoid including extreme variation in land composition as part of the same Parcel general area.

Parcels Extending beyond the Borough Boundary

- 2.4.8 As stated above, the administrative boundary of Brentwood borough is not considered a physical boundary to which define the strategic function of Green Belt land.
- 2.4.9 Where a Parcel of land is clearly not physically limited to the existing administrative boundary it is

considered important that a proportionate approach is taken to considering the strategic relationship of areas of Green Belt land to the existing settled areas within Brentwood, as well as accounting for the context of the London Metropolitan Green Belt and neighbouring authority areas.

2.4.10 Equally, in order to be proportionate, it is important that any definition of the parcel areas does not extend significantly beyond the borough boundary whereby the assessment in relation to Green Belt would more relate to neighbouring authority areas, rather than the Brentwood Local Plan Evidence Base and Study Area.

2.4.11 Overall, the approach taken has been as follows:

1. Consider if administrative borough boundary comprises a clear physical, definable and durable boundary;
2. If not, is there a definable or 'defensible' boundary within 1.5km of the borough boundary - if so redefine parcel extent;
3. If there are no physical, definable and defensible boundaries within 1.5km, are there any other features which can define the Parcel boundary that are stronger and more durable than the existing borough - if so redefine.

2.4.12 Professional judgement is used to define the most appropriate boundary for assessment of each parcel. For example, Parcel 14 has been extended eastwards in to Basildon. The boundary has been defined by various roadways and long standing physical features. The extension of the Parcel extends to, but does not include, Cricket Grounds at the southwestern edge of Billericay due to the presence of strong boundary vegetation and the land use of the Cricket Ground being entirely different from the wider large scale agricultural land within the parcel.

2.5 DETERMINATION OF THE ASSESSMENT CRITERIA

2.5.1 Definition of appropriate criteria is required such that these can be applied in a systematic way with impartial and transparent judgement and such that the conclusions of the assessment can be summarised into meaningful recommendations.

2.5.2 In order to identify the criteria for assessment, the primary reference point for understanding and interpreting the aims, essential characteristics and purposes of the Green Belt are contained within the National Planning Policy Framework (NPPF) (Department for Communities and Local Government, 2012) and the Replacement Local Plan (Brentwood Borough Council, 25 August 2005 (Adopted)). Some of the terms used require clarification of meaning and these have been set-out in Section 2.5.60.

2.5.3 Paragraph 79 of the NPPF states that *'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open'*. It also states that *'the essential characteristics of Green Belts are their openness and their permanence'*. This fundamental principal underpins the methodology and approach employed.

2.5.4 The NPPF states that the *"Green Belt serves five purposes:*

1. *to check the unrestricted sprawl of large built-up areas;*

2. *to prevent neighbouring towns merging into one another;*
3. *to assist in safeguarding the countryside from encroachment;*
4. *to preserve the setting and special character of historic towns; and*
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."

- 2.5.5 The NPPF does not state whether one purpose is more important than another.
- 2.5.6 Paragraph 81 of the NPPF states that *"local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land."*
- 2.5.7 Paragraph 84 of the NPPF states that *"When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary"*.
- 2.5.8 Whilst it is not the purpose of this study to assess the sustainability of land to accommodate development, it is an important strategic consideration that when promoting patterns of development, any review of the Green Belt does not impinge on the sustainability and vitality of existing settled areas by either unduly constraining sustainable growth (either directly or indirectly) or by placing undue pressure on existing settled areas through over-development.
- 2.5.9 'Purpose 5' has not been individually assessed as it has already been defined within the Local Plan Strategy that wherever practical development will be directed towards land not contained within the Green Belt in the first instance. Development on Green Belt land will only be considered where the strategic priorities of the Borough to accommodate new housing, employment and/or mixed use development land necessitates its release from Green Belt, accounting for all other planning, sustainability, environmental and strategic considerations.
- 2.5.10 Based on the objectives of and the opportunities provided by the Green Belt, each *purpose* was considered in turn with regard to relevant assessment criteria to establish how well the Green Belt Parcels being considered as part of the assessment fulfilled the role of the Green Belt. These criteria are set out below.

Purpose 1: To check the unrestricted sprawl of large built-up areas

- 2.5.11 In general terms, a measure for this purpose would be whether a Green Belt Parcel is:
- Located adjacent to a 'large built up area'; and
 - The degree to which it is contained by built form, the nature of this containment, linkages to the wider Green Belt and the extent to which the edge of the built up area has a strongly defined, regular or consistent boundary.
- 2.5.12 Purpose 1 refers to 'unrestricted sprawl'. This importantly differentiates planned or controlled

growth of large built up areas from development that would not have a rational/definable limit or extent.

- 2.5.13 Importantly, para 79 of the NPPF states that '*the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open*'. Purpose 1 does not differentiate between existing or future large built-up areas.
- 2.5.14 In this context, with reference to Paragraph 79 of the NPPF, all land designated within the Brentwood Green Belt is considered to restrict the sprawl of large built up areas in the sense of keeping Green Belt 'open' and free from development, whether this is an urban extension or new settlement.
- 2.5.15 Therefore, the focus of the assessment for Purpose 1 is to consider the relationship of the Green Belt Parcel land areas to existing settled areas and the relative function the parcel provides at preventing 'unrestricted sprawl'.
- 2.5.16 For the purposes of the Green Belt assessment only, with reference to the above, Green Belt Parcels that were not adjacent or closely related to an existing large built-up areas (i.e. perceived as being part of the wider 'open' countryside) were generally considered to be contributing highly to Purpose 1 of the Green Belt as at a strategic level any development growth away from existing settled areas would have the potential to establish new (separate) large built up areas or be more greatly perceived as increasing the geographic over which development exists.
- 2.5.17 This would be also contrary to the principles of Paragraph 79 of the NPPF (preventing 'urban sprawl by keeping land permanently open') and potentially conflicts with the principle of checking 'the unrestricted sprawl' of large built up areas. This is in relation to the Green Belt evidence only and does not preclude wider sustainability and environmental considerations.
- 2.5.18 In order to assess Purpose 1, land has been considered in terms of 'containment', both how well the land or features within the Parcel can contain the existing settled areas and at preventing urban sprawl generally.
- 2.5.19 For example parcels close to existing settled areas may be perceived as less open (due to the presence of surrounding structures) compared to parcels separated from existing settled areas. The scale of parcel relative to the surrounding settled areas and the context of the wider locality was also considered as the larger the parcel the greater the potential for unrestricted urban sprawl or countryside encroachment (relative to the surrounding location and or settled area).
- 2.5.20 Therefore, the fundamental consideration for Purpose 1 has been about the geometric spread of existing large built up areas, the geographic relationship of parcels to the built setting in this regard, and whether the new development can be kept within the existing defined geometric limits i.e. the 'containment' is such that it doesn't increase the geometric spread overall of the existing urban area – thus limiting sprawl.
- 2.5.21 For example, where a main road forms the existing settlement limit, growth beyond would be potentially be unrestricted sprawl, but where the parcel is surrounded by the settlement edge and there is another clear boundary or limit, development in the parcel would not necessarily lead to unrestricted growth (it would be controlled and definable) and would not increase the dimensions of the urban area significantly beyond the existing extents in different directions.

- 2.5.22 However, where a parcel is at the urban edge, if there are few physical limits to development (to check future sprawl) and the developable parcel clearly extends beyond the geographic urban extents over a large area, this may be considered as contributing highly to preventing sprawl in accordance with Purpose 1. Similarly, development in parts of the Green Belt where there is no existing development (i.e. countryside) increases the sprawl of urban land over a much larger extent than is currently present, which may have the potential to add significantly to the perception urban sprawl (i.e. extent of spread of urban land) within the Metropolitan Green Belt – in all directions. In this regard, the assessment focuses on the ability of land and features to contain urban sprawl generally, whether this is in relation to existing large built up areas or new built up areas.
- 2.5.23 Consideration and professional judgement has been applied in deciding the relative contribution of the Parcel at preventing unrestricted urban sprawl and countryside encroachment, which relates to the relative scale of the Green Belt Parcel in relation to existing adjacent settlements.
- 2.5.24 Four criteria have been considered in term of assessing the relative contribution of the Green Belt Parcel to Purpose 1:
- **Containment** – How well the Green Belt Parcel relates to an existing large built-up areas;
 - **Development Type** – Either constitutes ‘infilling’, an extension to a large built-up areas or a separate development area with limited relationship to an existing large built-up area;
 - **Boundary** – The ‘strength’ of the defining boundaries of the Green Belt Parcel in relation to existing settled areas i.e. can the parcel extents or limits prevent ‘unrestricted sprawl’, compared to the existing physical features currently defining settlement limits.
- A ‘Strong boundary’ A ‘Strong boundary’ would consist of a sense of permanence and include the built environment such as housing, employment sites, motorways, railways (in use), or A-roads. Prominent features such as streams, woodland and hedgerows would also inform a strong boundary.
- A ‘Weak boundary’ would have less physical presence and may be considered less permanent/immovable (e.g. fencing, hedges, tree lines or minor roads)
- No boundary’ would be where the Green Belt Parcel is ‘open’ and large scale, with no distinct boundaries and/or does not abut any existing settlement.
- **Parcel Openness** – This relates to the potential scale of unrestricted countryside encroachment if developed, both in terms of the scale of the Green Belt Parcel and in the context of the existing built up area such that the degree of visual interruption by built development across a landscape.
- 2.5.25 Based on the above, Green Belt Parcels were categorised as per Table 2.

Table 2 Criteria for Assessment of Contribution of Purpose 1

Definition	Description
Well-Contained (WC)	<p>Within a large built-up area.</p> <p>Would constitute 'Infilling'.</p> <p>Strong boundaries on most sides of the Green Belt Parcel that would be a barrier to unrestricted sprawl.</p> <p>Limited or no countryside encroachment. Limited interruption to views across the landscape or 'openness'.</p>
Partly-Contained (PC)	<p>At least two boundaries or around half of the Green Belt Parcel boundary abuts a large built-up area without containment, with Weak boundaries on remaining sides of the Green Belt Parcel, <u>or</u>;</p> <p>Where a Green Belt parcel clearly abuts a large built up area and the remainder of the parcel is clearly delineated by Strong boundaries.</p> <p>Would form a settlement extension rather than 'infilling'.</p> <p>Some countryside encroachment, relative to scale of existing large built up area and some interrupted views across the landscape may occur.</p>
Not Contained (NC)	<p>Not adjacent to, or would be weakly associated with, existing large built-up area.</p> <p>Substantial physical separation of new settlement/housing/employment/mixed use development from large built up area. Areas separated from the natural edge of a large built-up area by Strong boundary – i.e. would be beyond the pre-existing natural development limits of the large built-up area.</p> <p>Potential for significant or unrestricted countryside encroachment, both in terms of the physical area and relative to the existing settlement, and in relation to interrupted views across the landscape.</p>

2.5.26 Large built-up areas (see para 2.3.7), for the purposes of this assessment, are taken to include important settled areas, including towns and villages outside of the Green Belt. Small hamlets, ribbon development and sparse housing, e.g. small numbers of dwellings along a rural road, are not considered to be part of a large built-up area.

2.5.27 Where there is some overlap in terms of the criteria whereby a Green Belt Parcel does not wholly fall within one criteria definition, multiple criteria may be selected and sound professional judgement used to most appropriately categorise the Green Belt Parcel in relation to Purpose 1.

Purpose 2: To prevent neighbouring towns merging in to one another

2.5.28 For the purposes of this assessment, Purpose 2 of the Green Belt states that it is to '*prevent neighbouring towns from merging*'. The settlement pattern within Brentwood consists of centralised larger towns (e.g. Brentwood and Shenfield), with smaller towns and large villages dispersed throughout the rest of the borough. Large built up areas were defined at para 2.3.7 and these primarily fall outside of the Metropolitan Green Belt designation.

2.5.29 As such a localised approach has been taken to ensure the existing settlement pattern is reflected in the assessment criteria and that the definition of a 'town' for the purposes of this assessment accounts for all important settled areas in the borough where preventing these areas from merging may be a key spatial planning principle. These important settled areas include significant villages, such as Doddington/Hook End, Wyatt's Green, Blackmore, Mountnessing, Stondon Massey, Ingrave, Herongate and Kelvedon Hatch, as well as the larger town settlements such as Brentwood,

Pilgrims Hatch, Shenfield/Hutton, West Horndon and Ingatestone.

- 2.5.30 The main method of assessing the contribution that a Green Belt Parcel makes with regard to fulfilling this purpose relates to the distance between neighbouring towns. The shorter the distance between towns the more susceptible the settlement pattern will be to coalescence through development.
- 2.5.31 Included in this are perceptual and visual elements in terms of how settlements spatially relate to one another. A Green Belt Parcel may be Well-Contained (see Table 2) but only a few hundred metres from another town, meaning any development may visually (if not physically) result in the merging of two towns. Additionally, over a short distance the same Green Belt Parcel may be separated from another town or contained by a large wooded area, a railway/major road embankment, interlying topography etc. such that, visually, the towns would still be distinct and separately defined.
- 2.5.32 Equally, a small Green Belt Parcel on a slope facing towards another town that is over 1km away. There may be no interlying features with expansive views offered between the settlements. Visually, any development could be perceived as large-scale encroachment in to the countryside and the perceived distance between the towns could be diminished beyond what the actual geographical separation may be. Whilst not resulting in the physical merging of two towns, this gradual degradation of the desirable characteristics of separation may degrade the reasoning for retention of the separation into the future.
- 2.5.33 The assessment of scale of the Green Belt Parcel alone is also considered too simplistic, as larger Green Belt Parcels are potentially able to accommodate larger scale development over a larger geographic area that could be perceived as more visually intrusive compared to smaller, more contained Green Belt Parcels. Equally more 'open' parcels (those with few strong interlying barriers, etc.) offer more limited potential to define defensible boundaries.
- 2.5.34 A more relevant consideration is whether the Parcel forms an important area of countryside (or gap) between existing settlements and whether the maintenance of the parcel free from development may be an important consideration to preserving the existing settlement pattern. This considers the scale of the parcel in relation to the wider countryside area separating towns. This is related to the presence of definable physical features with which to define the Parcel areas.
- 2.5.35 Interlying distance between towns was therefore considered too simplistic a measure, but is a relevant consideration (along with overall size of the Green Belt Parcel) in the assessment of the selected criteria, as follows:
- **Interlying physical barriers** – The function of the land in terms of the 'strength' of existing interlying physical barriers within the Green Belt Parcel between settlements i.e. do the physical features provide separation between existing towns:

A 'Strong barrier' would have a strong physical presence and may be relatively permanent and immovable and could consist of housing (or similar built development) or existing significant civil infrastructure (e.g. Motorway, A-road or railway). Large significant protected woodlands and large topographic features (hills/rolling landform) may also be considered a Strong barrier.

'Moderate barriers' would have less physical presence and may be considered less permanent/immovable (e.g. minor roads, small plantation and/or commercial woodlands or multiple intervening tree belts/hedgerows). Semi-permanent or well vegetated mounds, bunds or levees may also be considered Moderate barriers.

A 'Weak barrier' would have even less physical presence and may be considered at risk, removable or subject to change (e.g. fencing, single hedges, tree lines, minor copses or access tracks). Temporary mounding or bunds may also be considered a Weak barrier.

'Absent barriers' would be relatively open intervening land with no distinct barriers or landscape features that would prevent physical and/or perceptions of encroachment or settlement coalescence.

- **Views between towns** – This is the consideration of views between settlements and whether development would encroach in to these views.
- **Distance between towns / relative size of Green Belt Parcel / town coalescence risk** – This is the interrelated consideration of the scale of the Parcel, its importance in terms of separating existing settlements (the parcels juxtaposition between settlements) and the relative proportion the parcel forms of the wider countryside area separating towns. This is an expression of the degree to which the Parcel helps preserve the existing settlement character in and around Brentwood borough.

2.5.36 Based on the above, Green Belt Parcels were categorised as indicated in Table 3.

Table 3 Criteria for Assessment of Contribution of Purpose 2

Definition	Description
Non-Critical Gap (NCG)	Where parcel forms insignificant part of wider large countryside gap existing between towns; no intervisibility. Large number of significant interlying features visually restrict views between towns and limits the potential impacts from development. Development will not lead to merging of towns or significantly reduce the countryside 'gap'. NB: Development may lead to isolated houses becoming part of or closer to the town.
Minor Countryside Gap (MCG)	Forms minor part of wider countryside gap between towns, risk of reduction in gap not significant. Development within Green Belt Parcel could narrow gap between towns without (visual or physical) merging. Existing interlying barriers can be maintained; scope to mitigate perceived merging of settlements. NB: Development may lead to isolated houses becoming part of or closer to the town.
Important Countryside Gap (ICG)	Moderate-sized but important gap between towns, significant reduction of countryside gap if subject to development. Urban sprawl would potentially risk future town coalescence and increased visibility between towns. Scope for some limited partial development within the Green Belt Parcel where physical and visual barriers exist without risk of towns merging (further assessment required).

Critical Countryside Gap (CGP)	<p>Green Belt Parcel entirely is the gap between two or more towns.</p> <p>Parcel important to preserving existing settlement pattern.</p> <p>High degree of existing intervisibility between towns</p> <p>No or few interlying physical barriers between towns – potential for unacceptable physical or perceived merging of towns.</p> <p>Detailed assessment required to establish if any areas of the Parcel can be developed without harming overall integrity of countryside gap.</p>
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- 2.5.37 The assessment has not considered the effects of ribbon development or hamlets merging, for example, with the large built-up area, as this would not be considered to be the merging of towns. Where isolated houses, ribbon development or hamlets are at risk of merging with towns or villages, this has been highlighted in the comments in the individual assessment and justification.
- 2.5.38 Where effects of existing smaller settlements merging with new development would create a larger cumulative effect overall, e.g. where development of a Green Belt Parcel would merge with interlying ribbon development and would further reduce the countryside gap, then this has been noted.
- 2.5.39 This assessment has not considered the impact from developing one Green Belt Parcel alongside another.
- 2.5.40 Where there is some overlap in terms of the criteria whereby a Green Belt Parcel does not wholly fall within one criteria definition, multiple criteria may be selected and sound professional judgement used to most appropriately categorise the Green Belt Parcel in relation to Purpose 2.

Purpose 3: To assist in safeguarding the countryside from encroachment

- 2.5.41 The primary assessment in relation to Purpose 3 relates to the appropriateness of the land use in relation to what would be considered to be countryside.
- 2.5.42 Whilst the NPPF does not outline what appropriate land uses should be within the countryside and Green Belt, appropriate land uses are considered to be ones which promote access, outdoor sports and recreation and retention and enhancement of the landscape, visual amenity and biodiversity in accordance with the five purposes of the Green Belt. For the purposes of this report, the following land uses, activities or functions are considered to be suitable for the countryside and so loss of these to other development in areas of countryside would be considered to be encroachment:
- Agriculture.
 - Forestry/Woodland.
 - Dunes.
 - Access (Access land, land with PRoW's, permissive and informal access).
 - Cemeteries.
 - Equine Uses.
 - Parkland.
 - Former landfill/mineral sites where used for agriculture, nature and/or recreational uses.
 - Nature (nationally/locally designated Sites and non-designated 'wild' sites).
 - Outdoor Sport/Recreation/Amenity Space (taken to be open air activities without the need for large build development).
 - Open Land occupied by the MoD, e.g. airfields.
- 2.5.43 To consider these aspect, three main criteria have been considered:

- **Land-use** – To what extent is the Green Belt Parcel developed or is it typical countryside

use as outlined above?

- **Land Cover** – Does the Green Belt Parcel consist of buildings, hard landscaping etc. or natural features, landscaping and countryside (inclusive of agricultural land)?
- **Access** – What level of public access is available within the Green Belt Parcel, e.g. number of public rights of way (PRoW), open recreational space, permissive access and important routes such as National Trails?

2.5.44 It is noted that Private gardens (attached to residences) are generally not considered to be a countryside use. In the assessment, only very large established gardens are considered potentially an appropriate part of the countryside.

2.5.45 Based on the above, Green Belt Parcels were categorised as per Table 4.

Table 4 Criteria for Assessment of Contribution of Purpose 3

Definition	Description
Limited Countryside Functions (LCF)	Green Belt Parcels where the majority of the existing land use is considered an inappropriate land use with regard to Green Belt policy and which do not contribute to the functional countryside. Limited or no public access.
Mixed Functions within Countryside (MFC)	Where the Green Belt Parcel contains some appropriate land uses but also some inappropriate elements, land use or development and where countryside functions are provided alongside other land-uses. Some public access afforded.
Functional Countryside (FC)	Green Belt Parcels where the majority of the existing land use is considered an appropriate land use with regard to Green Belt policy and which contribute strongly to the functional countryside. High degree or important public access.

2.5.46 In general terms, Green Belt Parcels with appropriate countryside land uses may be desirable to be protected from development in order to fulfil the objective of Purpose 3. The purpose of this element of the assessment has not been to rate the quality of the individual landscape elements, just to define whether the land-use and character would change from that considered consistent with functional countryside.

Purpose 4: To preserve the setting and special character of historic towns

2.5.47 There is no strict legal or planning definition of a 'historic town' in reference to Green Belt Purpose 4. Brentwood Borough is not considered to contain any nationally recognised 'Historic Towns'; however, this does not mean the individual settlements within Brentwood borough do not have an historic character with important aspects that have defined settlement patterns and the overall landscape character of the area. Clearly at a local level there may be important aspects that relate to the historic character of a settled area.

2.5.48 This requires a more 'localised' approach to ensure that the Green Belt study accounts for the historic settlement relationship of settled areas across the borough and respects the way in which areas have developed. For the purposes of assessment, 'towns' or large built up areas were

considered as defined at para 2.3.7. (i.e. significant villages, such as Doddinghurst/Hook End, Wyatt's Green, Blackmore, Mountnessing, Stondon Massey, Ingrave, Herongate and Kelvedon Hatch, as well as the larger town settlements such as Brentwood, Pilgrims Hatch, Shenfield/Hutton, West Horndon and Ingatestone.)

- 2.5.49 As a starting point, Brentwood itself was included in the regional Historic Towns in Essex Report (Historic Towns Assessment Report 1999, commissioned by Essex County Council and English Heritage). The report is an "archaeological and historical assessment of Brentwood and forms part of the Essex Historic Towns Survey". The report defined the Brentwood 'Historic Town Extent' as shown at Appendix L12.
- 2.5.50 Whilst the historic town extent was identified, this relates to various ages of development. Equally, there are caveats highlighted in the report as to the potential physical survival of historic features. The 'Historic Town Extents' shown above have also been heavily influenced or directly affected by more modern development.
- 2.5.51 As such, only the Brentwood Town High Street coincides with a locally designated Conservation Area as highlighted in the report *"Most of the medieval town and some of the post-medieval town is located within the current Conservation Area"*. All other areas are not covered by a Conservation Area designation with only the Chapel of St Thomas of Becket designated as a Scheduled Monument. It is noted that the 1999 report is fairly old and does not reflect more up to date heritage information that provides the context for Brentwood.
- 2.5.52 Whilst the Green Belt Study should recognise the relationship of land to historic areas of Brentwood as highlighted in the 1999 report, in the absence of further protections and designations, it is not considered significant weight can be added to this aspect in Green Belt terms, with the presence of existing heritage features better considered by a specific heritage study and separate planning policy considerations.
- 2.5.53 In the NPPF, Chapter 12: Conserving and enhancing the historic environment states that *"local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*
- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - *The desirability of new development making a positive contribution to local character and distinctiveness; and*
 - *Opportunities to draw on the contribution made by the historic environment to the character of a place."*
- 2.5.54 It is beyond the scope of this assessment to individually assess the historic and cultural value of various aspects in relation to the Green Belt and how these may affect the setting of a settlement.

This study does not establish the importance or heritage value of the existing settlement pattern.

- 2.5.55 However, this assessment has aimed to clarify if a Green Belt Parcel has any relationship with a nationally recognised Historic Town or, if by virtue of a land-based conservation (heritage) designation within the locality, it may have an increased sensitivity to development that may require further assessment, particularly with regard to whether housing development would potentially affect the Green Belt Parcel's contribution towards Purpose 4 of the Green Belt.
- 2.5.56 For Brentwood borough, the primary consideration here is whether the Green Belt Parcel falls within a Conservation Area or a Registered Park and Garden i.e. land based heritage or conservation designations. It is noted that all Registered Parks and Gardens as outlined in the current Brentwood Local Plan are designated Conservation Areas. At a local level, these specific land based designations are useful in determining where historic land uses or the built environment have influenced the overall historic development pattern across Brentwood borough.
- 2.5.57 These land based designations may indicate that an area has enhanced historical significance that has helped to determine not only how an individual settlement has developed, but also how land use and the overall settlement character and distribution of settlements within Brentwood Borough has been influenced by past activities. Further to this, these areas also have a high proportion of other Heritage Assets (e.g. Listed Buildings, Scheduled Monuments) that may be a pertinent consideration in relation to any development, but heritage assets in themselves will not necessarily indicate in their own right the influence a parcel may have in relation to Green Belt policy and the historic settlement character or setting of a specific area. For reference the extent of Conservation Areas within Brentwood Borough are included at Appendix L12.
- 2.5.58 For completeness, the relationship of land to the Historic Town Extents identified in the 1999 report above have also been referenced in the assessment.
- 2.5.59 Green Belt Parcels were categorised as indicated in Table 5.

Table 5 Criteria for Assessment of Contribution of Purpose 4

Definition	Description
Limited Relationship with Historic Town (LRHT)	The Green Belt Parcel is not adjacent to or is unlikely to affect the setting of a Historic Town. There is no or very limited potential for other land based Conservation (Heritage) Designations to be adversely affected by development.
Moderate Relationship with Historic Town (MRHT)	Development of the Green Belt Parcel is close to or could affect the setting of a Historic Town. Parcel abuts an area containing a land based Conservation (Heritage) Designation that could be adversely affected by development; or Parcel contains a relatively small area of land designated for Conservation (Heritage) purposes e.g. a Conservation Area and/or overlaps the Brentwood Historic Town Extents.
Strong Relationship with Historic Town (SRHT)	The Green Belt Parcel is adjacent to or influences the setting of a nationally recognised Historic Town. Potentially significant area of Parcel is covered by a land based Conservation (Heritage) Designation, e.g. Conservation Area or Registered Park and Garden, where there the Parcel is potentially important to preserving the historic character of a settlement or the historic settlement character of the borough.

Purpose 5 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 2.5.60 'Purpose 5' has not been assessed as it has already been outlined that development will be directed towards land not contained within the Green Belt in the first instance. Development on Green Belt land will only be considered where the strategic priorities of the Borough to accommodate new housing, employment and/or mixed use development land necessitates its release from Green Belt accounting for all other planning, environmental and strategic considerations.

Overall Assessment Rating

- 2.5.61 An overall contribution of the Parcel to the Purposes of the Green Belt is given at the bottom of each summary sheet, rated Low through to High – where the higher the rating the greater the contribution of the Parcel in terms of fulfilling the Purposes of the Green Belt. The overall rating is used to summarise and indicate to what relative extent each Parcel fulfils the assessed four Purposes of the Green Belt, to allow a comparison between the Parcels to be made. In terms of assessing the suitability of built development within a Parcel, further consideration would need to be given to the strength of each individual Green Belt purpose to the particular locality and the details of any proposed allocations (which is undertaken in subsequent parts of the study). Table 6 below outlines the overall rating criteria used.

Table 6 Overall Assessment Rating

Assessment Rating	Overall Assessment Description
Low	<p>Parcel currently fulfils few Purposes of the Green Belt or fulfils a number of Purposes to a limited level and development of the Parcel will not significantly affect its contribution to Green Belt Purposes.</p> <p>No more than one High assessment level received, where Purpose 2 is not currently fulfilled at all (e.g. development would constitute infilling within a town) and other Purposes limited to a Low level; or</p> <p>One Purpose is assessed to Moderate level and all other Purposes are limited to a Low level.</p>
Low - Moderate	<p>Intermediate/borderline assessment between Low and Moderate.</p> <p>Generally , no more than one Green Belt Purpose is assessed to a High level, with all other Purposes limited to a Low level; or</p> <p>Up to two Purposes assessed to a Moderate level and two Purposes I to a Low Level.</p>
Moderate	<p>Parcel fulfils Green Belt purposes to some degree and where development within the Parcel Moderately affects the Parcel's contributions to the Purposes of the Green Belt.</p> <p>Three, or all, Green Belt Purposes assessed to a Moderate level; or</p> <p>One Purpose of the Green Belt is assessed to a High level and at least two Purposes are assessed to a Moderate Level; or</p> <p>Two Purposes are assessed to a High level and the other two Purposes limited to a Low level.</p>
Moderate - High	<p>Intermediate/borderline assessment between Moderate and High.</p> <p>Where two Purposes of the Green Belt are assessed to a High level and no more than one Purpose is assessed to a Moderate level (with the other Purpose being limited to a Low level).</p>

<p>High</p>	<p>Generally, Parcel fulfils Green Belt purposes to a high degree and development of the Parcel will significantly affect the Parcel's contribution to the Purposes of the Green Belt.</p> <p>At least three Purposes of the Green Belt have been assessed to a High level, or where two purposes are assessed at a High level (with another purpose assessed at a Moderate level) and professional judgement has been used in the overall assessment rating by virtue of Parcel scale, locality and 'borderline' assessment results .</p>
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2.6 BASELINE STUDY

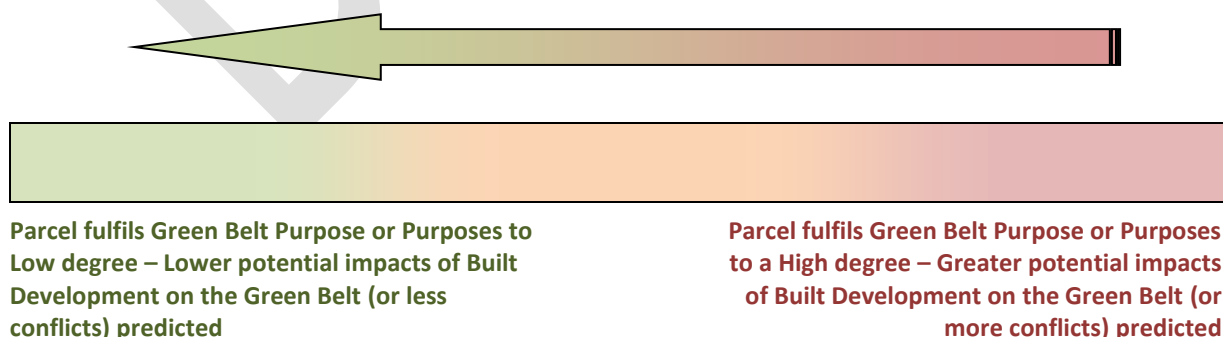
- 2.6.1 Requested background information and other documents required to assist in the carrying out of the study was provided by the Council; including requests for relevant information including planning applications or allocations for built development from all the Local Planning Authorities that adjoin Brentwood.
- 2.6.2 Other data was provided, including information held on the Council's GIS system, such as OS base tiles, to enable study mapping to be provided in compatible electronic format. Satellite mapping from Google (including Street View) and Bing Maps (Birds Eye View) was used to gain an appreciation of landscape and settlement character prior to fieldwork verification where access to some Parcels was restricted.
- 2.6.3 Access availability within and adjacent to the Parcels was determined through checking of 1:25,000 OS Explorer mapping (showing public rights of way and access land) and on websites such as MAGIC (Natural England, n.d.).
- 2.6.4 Assessment of the Parcels and their immediate surroundings were initially undertaken between January and March 2017, with regular reviews of the assessment undertaken as the methodology evolved. The work has been led and undertaken by experienced Chartered Landscape Architects.
- 2.6.5 The study has been further informed by fieldwork visit information undertaken between 2013 and 2017 (refer to the Part III Study).

2.7 PRESENTATION OF ASSESSMENT

- 2.7.1 For each Parcel, a detailed assessment sheet pro forma (See Appendix L1) was used to illustrate the key findings from the Desk Study and Fieldwork and the assessment of how far the Parcel meets the purposes of the Green Belt.
- 2.7.2 Key characteristics of each Parcel, including size, land use, access, are recorded on the sheet. The four purposes of the Green Belt are raised as questions, with a description of the judgement made in relation to the relevant criteria, as outlined above, alongside the record of the assessment rating for the Parcel in relation to categorisation process.
- 2.7.3 Appendices L2, L3 and L4 contain summary tables outlining the assessment results for each Parcel in relation to the four purposes examined (Appendix L2 is arranged in assessment results order, Appendix L3 is arranged in Parcel size order and Appendix L4 is arranged in Parcel number order).
- 2.7.4 Colour coding, as shown on the individual Parcel Assessment Sheets, has been used to help indicate how far each Parcel currently meets the individual objectives of the Green Belt in relation to the four Purposes and how significantly Mixed Use Development would potentially change this.

- 2.7.5 It is noted that some Parcels will highly fulfil one purpose but other purposes may not be fulfilled to the same level. Each purpose is considered to be equally important in terms of the functions of the Green Belt. The assessment rating for each purpose assesses the relative importance or 'contribution' of the Parcel to fulfilling a specific purpose of the Green Belt according to the assessment criteria. For example, a large Parcel may be situated in the middle of the countryside separated from any 'town' meaning that development would constitute new development and potentially unrestricted sprawl in to the countryside and the Green Belt – meaning the Parcel would contribute to or fulfil Purpose 1 to a High level. Equally, due to the Parcel's location away from towns, development may not lead to towns coalescing physically or visually and based on these assessment criteria, the Parcel would contribute to, or fulfil Purpose 2 of the Green Belt to a lower level.
- 2.7.6 An overall contribution of the Parcel to the Purposes of the Green Belt is given at the bottom of each summary sheet, rated Low through to High – where the higher the rating the greater the contribution of the Parcel in terms of fulfilling the Purposes of the Green Belt. The overall rating is not intended to convey whether the land is valuable Green Belt land or not, it is an overall rating to indicate to what relative extent each Parcel fulfils the assessed four Purposes of the Green Belt, to allow a comparison between the Parcels to be made. In terms of assessing the suitability of housing, employment or mixed use development at a Parcel, further consideration would need to be given to the strength of each individual Green Belt purpose to the particular locality.
- 2.7.7 As shown at Table 6 (page 18), and throughout Section 3.4, colour coding (or traffic light system) has been used on both the assessment sheets and the supporting Figures to correspond to the individual purpose score or the overall assessment rating. For the individual Purpose assessment (Purposes 1-4), for ease of reference and differentiation, green colours (and for Purpose 2, blue colours) indicate that development pressures are not considered likely to be highly detrimental in relation to the specific Purpose or that the Green Belt Parcel does not currently function well overall in terms of Green Belt Purposes. Red scores generally indicate that the Parcel fulfils a Purpose of the GB to a high degree and the greater the likely impacts of built development on the Purposes to the GB can be considered to be.

Plate 1 Illustrative Colour Coding for Individual Purpose (1-4) Assessment



- 2.7.8 Following the purpose assessment, colour coding of the Overall Assessment Rating has been simplified for the purposes of the Overall Contribution of Parcels to Green Belt Purposes Plan (refer Figure 2, Appendix L7). For Figure 2, the darker the green the greater the contribution the parcel makes to fulfilling Green Belt purposes.

Plate 2 Illustrative Colour Coding for Overall Assessment Rating



Overall, Parcel fulfils Green Belt
Purposes to a Lower degree

Overall, Parcel fulfils Green Belt
Purposes to a High degree

- 2.7.9 It has not been the objective of this assessment to make an overall judgement in relation to Green Belt policy, nor assess the relative importance of each purpose. Each purpose is assumed to be as important as each other.
- 2.7.10 Where there is any ambiguity in the assessment levels, a precautionary or 'worst-case' approach has been adopted.

3 ASSESSMENT RESULTS & RECOMMENDATIONS

3.1 ASSESSMENT RESULTS

Summary

- 3.1.1 Using the methods described in Section 2, and the colour-coded tables within, for ease of reference, the results for the individual Parcel assessment are given:
- In detail in **Appendix L5**;
 - Summarised in **Appendices L2 to L4**; and
 - Shown on plans at **Appendix L6 to L11**.
- 3.1.2 The results are further summarised below.
- 3.1.3 In interpreting the results below it should be remembered that all of the Parcels assessed fall within the Green Belt and the policy relating to this applies equally, irrespective of the assessed level of contribution to the purposes of the Green Belt shown below. Also, the NPPF (Department for Communities and Local Government, 2012) does not require Green Belt land to fulfil all the purposes listed.
- 3.1.4 It is noted that all of the Parcels assessed provided at least some degree of contribution to the purposes of the Green Belt. This study provides an indication of comparative contribution of each Parcel to the purposes of the Green Belt and the likely degree to which this would change were each Parcel to be developed.
- 3.1.5 Generally, the higher the number of High assessment ratings received for individual purposes by a Parcel, the higher the overall assessment rating. Higher overall assessment ratings can also be achieved through combinations of intermediate assessment levels of individual purposes, with fewer individual High assessment ratings. **The results for assessment of individual purposes should therefore be read in conjunction with the overall assessment results.**

- 3.1.6 Some Parcels were divided and assessed as two or more sub-Parcels where detailed assessment indicated the presence of strong defensible boundaries within the larger initial Parcel. Typically this occurs close to settlements e.g. 48, 49b and 50 between the villages of Doddington, Wyatts Green and Stondon Massey and 44b and 44c on the edge of Pilgrim's Hatch.
- 3.1.7 Table 7 shows the parcels that were later sub-divided and the reasoning behind the decision.

Table 7 Description of Green Belt Parcel Subdivisions

Parcel Subdivision	Reasons
Parcel 7 subdivided into 7a and 7b	Parcel 7 forms the majority of land north of the A12 and Ingatestone. Parcel 7a is land coincidental with the major A12 Ingatestone junction, with the majority of Parcel 7 considered as Parcel 7b forming predominantly small to large scale agricultural land, with ribbon development.
Parcel 9 subdivided in 9a and 9b	Parcel 9a better contained northeast of Ingatestone by infrastructure. Majority of 9b clearly falls south of rail line and extends away from Ingatestone.
Parcel 10 subdivided in to 10a and 10b	Parcel 10 predominantly forms medium scale agricultural land southeast of the rail line bounding the southern edge of Ingatestone and Mountnessing. A small area of enclosed land is formed either side of the A12 between Mountnessing, Ingatestone and the rail line (Parcel 10b) with the majority of the parcel considered as Parcel 10a.
Parcel 27 subdivided into 27a and 27b	Predominantly comprising agricultural land east of the M25. Northern extent of parcel form discreet land between Brentwood, the A12, M25 and the rail line (Parcel 27b). Land south of the rail line from medium scale agricultural land (Parcel 27a).
Parcel 28 subdivided in to 28a, 28b and 28c	Parcels 28a and b are more contained and have differing characters. 28c was found to be more rural with less strong defining boundaries, extending someway in to Havering Borough
Parcel 29 subdivided into 29a and 29b	Parcel 29a better contained to existing built area compared to 29b
Parcel 33 subdivided into 33a and 33b	This parcel is divided by woodland, tree belt and edge of settlement on Wigley Bush Lane. This collectively forms a defensible boundary showing a distinction of the two landscapes. Parcel 33b is characterised by large open fields and large blocks of woodland, while parcel 33a is quite enclosed with medium sized fields and boundaries defined with mature hedgerows.
Parcel 38 subdivided in 38a and 38b	Parcel 38 overlaps someway with Havering Borough which in itself allows the parcel to be subdivided according to prevalent defining boundaries just within the overall borough boundary.
Parcel 41 subdivided into 41a and 41b	Parcel 41 extends from the northwestern edge of Pilgrim's Hatch to Kelvedon Hatch and Doddington. The northern most part of the parcel can be subdivided to form a discreet parcel (41a) between Kelvedon Hatch and Doddington, due to the local road network. The remainder of the parcel is considered as 41b.

Parcel 44 subdivided into 44a, 44b and 44c	<p>Parcel 44 is a large area of open countryside (large scale field pattern) north of the A12. Its western most extents are coincidental with Pilgrims Hatch.</p> <p>Parcel 44c is a triangular shaped parcel bounded by roads, a tree belt and Pilgrims Hatch, at the southern extent of Parcel 41b. The landscape is quite enclosed with a mix of uses in comparison to Parcel 41b and the rest of Parcel 44, which is defined by large open fields and blocks of woodland.</p> <p>Parcel 44b is largely contained by the surrounding built environment (Brentwood and Pilgrims Hatch), which will still be physically separated by the A12, which ordinarily separates Parcel 42 and 44. Parcel 44b forms two green wedges of countryside partly separating two residential areas where Brentwood and Pilgrims Hatch have already partly coalesced.</p> <p>After subdivision, the remainder of Parcel 44 is considered as Parcel 44a.</p>
Parcel 49 subdivided into 49a and 49b	<p>Parcel 49 forms countryside with medium sized open fields. This countryside separates a number of small settlement: Stondon Massey and Hook End and countryside. It is considered the edge of these settlements that link each other by road naturally form a defensible boundary, which helps separate the two parcels.</p> <p>Due to the configuration of the settlement pattern and local road network, the parcel can subdivided in to northern and southern parcels.</p>

3.1.8 Table 8 summarises the results of the assessment of Parcels in terms of contribution to the four individual assessed purposes of the Green Belt to a **High** assessment rating, i.e. how many purposes of the Green Belt were fulfilled to a High assessment rating by how many Parcels. The greater the number of Green Belt purposes fulfilled to a High assessment rating, the greater the contribution of the Parcel to the purposes of the Green Belt and the greater the likely impacts of built development on the purposes of the Green Belt can be considered to be.

3.1.9 Note that the 'fifth' purpose of the Green Belt has not been assessed as part of this report (see paragraph 2.5.9).

Table 8 *Number of High Assessment Ratings of Individual Purposes Received Per Parcel*

Number of High Assessment Ratings for Individual Purposes per Parcel	Number of Parcels
0	3
1	14
2	38
3	13
4	2

3.1.10 Two parcels achieved High ratings for all four purposes (Parcels 3 and 19). Three parcels (Nos. 7a, 27b and 45) failed to achieve a High assessment rating for any of the purposes. Over three quarters of the parcels received at least two High assessment ratings for individual purposes.

3.1.11 Table 9 summarises the overall assessment results for the Parcels.

Table 9 Summary of Overall Assessment Results

Overall Assessment Rating	Number of Parcels
Low	0
Low - Moderate	3
Moderate	28
Moderate - High	20
High	19

- 3.1.12 Table 10 summarises the combined results of the assessment ratings for the individual purposes and the overall assessment ratings and gives an indication of the split of numbers in the hierarchy of Parcels and their relative contribution towards the purposes of the Green Belt. For example, a parcel may be rated **High** overall, but this does not necessarily mean each individual purpose was assessed to a High level. A **High** overall rating may have been assessed where either four, three or two purposes were rated High individually. Depending on other individual purpose assessments, a parcel could receive either a **High, Moderate to High** or **Moderate** overall rating, but in either case two individual purposes could have been assessed to High level.

Table 10 Summary of Combined Overall and Individual Purposes Assessment Results

Overall Assessment Rating:	High	High	High	Mod-High	Mod-High	Mod	Mod	Mod	Low - Mod	Low - Mod	Low	Low
No. of High assessment individual ratings:	4	3	2	2	1	2	1	0	1	0	1	0
No. of Parcels:	2	13	4	19	1	15	12	1	1	2	0	0

- 3.1.13 The Parcel references that relate to these numbers are provided in the tables in Appendices L2 to L4. Three arrangements of the results have been given in these Appendices: One in an hierarchal 'assessment results' order, based on overall and individual assessment results, one in order of Parcel size and finally one in Parcel number order, for ease of reference. These are also shown in plan form in Appendix L6 to L11.
- 3.1.14 Referring to Tables 9 and 10, no parcel received a **Low** overall assessment rating and three parcels received a **Low –Moderate** overall assessment rating (Parcels 7a, 45 and 56).
- 3.1.15 Nineteen Parcels received a **High** overall assessment rating (Parcels 3, 10a, 12, 13, 14, 15, 16, 19, 30 33a, 33b, 35, 37, 41b, 42, 44a, 48, 50, 51 and 52). Two of these parcels received four High individual purpose ratings (3 and 19) with thirteen of these parcels receiving three individual Green Belt Purposes that were assessed to a High level.

Purpose 1

- 3.1.16 With reference to the plan at Appendix L8 and Summary Tables at Appendices L2 to L4, 47no. Parcels were assessed to have a High assessment level in relation to Purpose 1 of the Green Belt, i.e. the Parcels were 'Not Contained' by existing built development areas, were considered open and considered important to preventing sprawl. As a result, built development would be considered

to be beyond the natural or defensible settlement limit, which could be interpreted as contributing to sprawl of large built-up areas, affecting Green Belt openness.

- 3.1.17 Purpose 1 and Purpose 3 have combined to be the largest contributing factors to the majority of the Parcels being given at least a **Moderate** overall assessment rating, where Purpose 3 was rated highly, despite other purposes perhaps not being highly fulfilled.
- 3.1.18 With reference to Figure 3, geographically the distribution of Parcels with a High Assessment level i.e. 'Not contained' typically affects land at the periphery of the Borough, furthest from the main urban areas, which is not surprising. Additionally, some parcels are very large scale by virtue of a lack of defensible or 'Strong' defining boundaries. As such, these are difficult to subdivide and by virtue of their scale in comparison to adjacent or nearby settled area, are considered 'Not Contained'. Further to this, many parcels are large relative to the local settlement context. This obviously does not necessarily preclude smaller development areas potentially being acceptable on urban/rural fringes at the peripheries of these larger parcels.
- 3.1.19 It is further noted that land close to main settlements but separated from it by a major transport corridors has been assessed as 'Not Contained' which can be seen either side of Ingatestone and Mountnessing (e.g. Parcels 7b, 8, 10a and 12) and also to the north of Brentwood (Parcel 33a). This particularly occurs where the major transport corridor forms the existing defensible settlement extent.
- 3.1.20 The eight Parcels identified with a Low assessment level i.e. 'well contained' are restricted to smaller parcels within the urban area and in some cases are also bounded by major infrastructure (Parcels 7a, 10b, 29a, 31, 32, 44b, 55 and 56).

Purpose 2

- 3.1.21 Twenty-two Parcels were found to be Critical Countryside gaps between large built up areas (see paragraph 2.3.7 for which settlements were considered to be included in this assessment) without which, there could be a risk of town coalescence contrary to Purpose 2.
- 3.1.22 Generally, the majority of Parcels would not cause towns to coalesce or merge, although eleven Parcels were found to be Important Countryside Gaps between towns potentially encouraging future coalescence which would be contrary to Purpose 2 of the Green Belt.
- 3.1.23 With reference to Figure 4, geographically the distribution of Parcels with a High Assessment level i.e. 'Negligible or No Separation' typically affects land near the centre of the Borough, closest to the main large built up areas (where existing settlements are in close proximity to each other), but also in relation to maintaining the existing settlement pattern within the borough and extending in to neighbouring boroughs where other towns are reasonably proximate. e.g. Parcels 13 and 14 and 50 and 52. The size and scale was also an important determining factor, with very large parcels difficult to subdivide (due to a lack of 'Strong' of defensible boundaries) receiving higher assessment ratings in relation to the purpose.
- 3.1.24 A parcel identified with the lowest assessment level in relation to the purpose (i.e. Non-Critical Countryside Gap) only applies to six Parcels (Parcels 7a, 18b, 29a, 29b, 32 and 56). These parcels are not considered to extend to any great degree beyond the existing geographic extents of a town and

as such the countryside gap is not critical to preventing towns from merging.

Purpose 3

- 3.1.25 The assessment in relation to Purpose 3 considered whether the Parcel contribution to functional countryside would be adversely affected. Generally, the majority of Parcels fulfilled some countryside function. The majority of the Parcels being grassland/pasture, arable, woodland/scrub or open space. This is reflected by 64 of the 70 Parcels receiving a **High** assessment rating in relation to Purpose 3. No parcel received a **Low** assessment rating, but some had some mixed uses indicating some level of built development within the parcel.

Purpose 4

- 3.1.26 In terms of Purpose 4, a localised approach has been taken to ensure Conservation Areas, Registered Parks and Gardens and the previous Brentwood Historic Town Extents have been adequately accounted for as there may be features or areas which have helped to define the settlement character of Brentwood, as well as the historic setting of a large built up area (or town) being adversely affected by further urban growth. As such, effects on these heritage designations/areas were considered as part of the assessment as a broader interpretation of Purpose 4.
- 3.1.27 Four Parcels received **High** assessment ratings for this purpose; Parcels 3, 19, 33b and 35. Significant proportions of these parcels were covered by a Conservation Designation, including around Blackmore, South Weald and Thorndon Park.
- 3.1.28 Twenty-three parcels were adjacent to or overlapped heritage designations or areas sufficiently that the parcel was considered to be **Moderately** important in terms of its relationship to preserving the local setting and settlement pattern.
- 3.1.29 The assessment of this purpose is not intended to indicate that Cultural Heritage and Archaeological aspects are a constraint to development, but rather that the historic character of the area may be of a lesser or greater consideration in relation to Green Belt aspects only.

Parcel Size

- 3.1.30 The Table Appendix L3 sets out the Parcels in order of Size, from the largest at 807.49 Ha: West of Dudbrook (Parcel 54) down to the smallest at 10.29 Ha: A12 Pilgrim's Hatch and Brentwood (Parcel 44b). Out of the total of 70 parcels all three parcels with a Low-Moderate overall rating appear within the 14 smallest parcels (i.e. those under 50 hectares).
- 3.1.31 In terms of the overall High Assessment there is no strong relationship between a High score and parcel size, with Parcels scoring High overall ranging from 110.79 Ha (parcel No. 3 'Southwest of Blackmore') up to 739.46 Ha (parcel 14 'East of Hutton').
- 3.1.32 However, further analysis does indicate that proportionally, the larger parcel sizes tend to result in a higher overall score. Of the 24 parcels below 100 hectares in size, only 8 Parcels are assessed as Moderate to High (i.e. 33% of parcels under 100ha in size were assessed as Moderate to High), with no High overall assessment scores. Whereas for the 23 parcels above 240 hectares in size, 8 parcels

area assessed to a Moderate to High overall contribution and 11 parcels were assessed with an overall rating of High. Therefore, c. 83% of parcels over 240ha were assessed as either Moderate to High or High.

3.2 CONCLUSIONS AND RECOMMENDATIONS

- 3.2.1 The scope of this study did not extend to the identification of Parcels that should be prioritised for allocation for housing, employment or mixed use allocation/development in the Brentwood LDP; a number of other factors will be important in determining these allocations. It is also the case that all development should be directed to brownfield and non-Green Belt land where available and practically achievable, as any development in the Green Belt is likely to be contrary to Green Belt policy.
- 3.2.2 As no one purpose of the Green Belt has priority over another, the overall assessment level should be the first consideration and then the individual assessment against each purpose considered to provide sub-division of those with the same overall assessment rating.
- 3.2.3 Appendix L2 indicates the overall relative contribution of the Parcel to fulfilling Green Belt purposes, ordering the Sites from High to Low. This may be considered to indicate where Green Belt land contributes highly to purposes of the Green Belt policy and where development could give rise to greater conflicts with Green Belt aims, functions and purposes.
- 3.2.4 No Parcel was assessed to an overall Low level. Only 3 Parcels were assessed at a Low-Moderate assessment rating. Overall, 39 of the 70 parcels (c. 56%) assessed were found to contribute to Green Belt to a Moderate to High or High level. 40% of parcels were assessed as being of a Moderate overall score. Spatially, Figure 2 shows that the majority of parcels assessed to an overall High assessment level predominantly appear in close proximity to large built up areas, particularly north of the A12 leading to the northern villages and those areas of land south and southwest of Brentwood and Shenfield. Many of these parcels tend to expansive open area of countryside, with fewer opportunities for subdivision. The relative contribution of each Purpose to the overall score is shown individually at Figures 3 – 6. Obviously, the degree to which each purpose contributes to the overall assessment rating varies from parcel to parcel.
- 3.2.5 Those parcels which are generally smaller and well contained to the existing large built up areas, where they do not extend far beyond the existing settlement limits and/or are bounded by significant infrastructure, tend to be rated at an overall level of Moderate or Low to Moderate; however, these may still be important 'Countryside Gaps' (separating Towns) under Purpose 2 which may be a key spatial planning consideration.
- 3.2.6 As such, the overall assessment ratings provide an overview of Green Belt function, but the assessment in relation to a specific purpose may be a key spatial planning consideration in a localised area, irrespective of the overall assessment rating.
- 3.2.7 Within these Parcels, areas may have a lower contribution to Green Belt purposes and/or be more closely associated with existing built up areas which have been identified within each assessment sheet. It should be considered whether such Parcels can be further sub-divided in to separate areas of land that can differentiate Green Belt assessment levels between areas. Any further sub-division of Parcels or consideration of specific Sites should also account for existing barriers, built features

and other topographic boundaries, such as woodlands etc. In some parcels urban/rural fringes may offer potential for development with fewer Green Belt conflicts. This more targeted Site led approach forms the basis of the Part III assessment.

- 3.2.8 The assessment forms part of a suite of documents considering Green Belt within Brentwood. The assessment may form material considerations for Brentwood Borough Council in assessing the current Green Belt boundary and the potential for any regularisation or adaptations to the Green Belt boundary/area on strategic planning basis. This will be considered in the final Part IV assessment document.
- 3.2.9 To aid in this, each individual parcel assessment provides a brief commentary or advisory note as to whether there is any potential for the Green Belt boundary to be amended based on current circumstances. This may particularly highlight where the existing Green Belt boundary does not clearly follow a defensible or 'Strong' boundary or where changes in land uses at the Green Belt boundary periphery clearly conflict or do not contribute to the functions or purposes of the Green Belt e.g. new built development forming a new defensible boundary. This will be taken forward in the Part 4 assessment work.

REFERENCES:

- Brentwood Borough Council, 25 August 2005 (Adopted). *Brentwood Replacement Local Plan*. s.l.:s.n.
- Brentwood Borough Council, June 2005. *Brentwood Replacement Local Plan - Initial Deposit Draft Urban Capacity Study*. s.l.:s.n.
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- Opinion Research Services and Savills, January 2010. *London Commuter Belt (East)/M11 Sub-Region Strategic Housing Market Assessment 2008*. s.l.:s.n.

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APPENDICES:

Appendix L1	Parcel Assessment Sheet Pro-forma
Appendix L2	Summary of Assessment Results – Assessment Results Order
Appendix L3	Summary of Assessment Results – Size of Parcel Order
Appendix L4	Summary of Assessment Results – Parcel Reference Order
Appendix L5	Detailed Parcel Assessment Sheets
Appendix L6	Figure 1 – Strategic Green Belt Review: Assessment Parcels
Appendix L7	Figure 2 - Overall Contribution of Parcels to Green Belt Purposes
Appendix L8	Figure 3 - Contribution of Parcels to Green Belt Purpose No. 1
Appendix L9	Figure 4 - Contribution of Parcels to Green Belt Purpose No. 2
Appendix L10	Figure 5 - Contribution of Parcels to Green Belt Purpose No. 3
Appendix L11	Figure 6 - Contribution of Parcels to Green Belt Purpose No. 4
Appendix L12	Brentwood Historic Town information and Local Conservation Area Designations

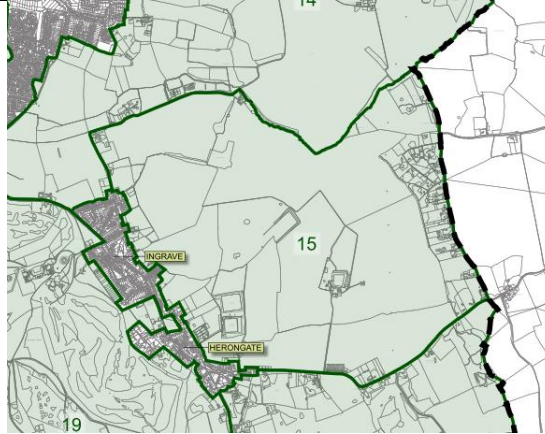
APPENDIX L1:

Parcel Assessment Sheet Pro forma

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Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	xxx	Parcel Size	x ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Woodland and farmsteads.				
Intervisibility within parcel and to the adjacent parcels	Views across the parcel from the north are open and clear. Views to adjacent parcels are limited with clipped hedgerows and undulating fields.				

Does the parcel abut any neighbouring administrative area?	Yes, Chelmsford District.
Could the parcel extend beyond the Brentwood Borough boundary?	No. The parcel boundary ends at a main road.

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	SR	SRF	SSR	NNS	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

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

Overall Assessment

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

APPENDIX L2:

Summary of Assessment Results – Assessment Results Order

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Parcel Ref	Parcel Location	Area (hectares)	Individual Purpose Assessment Results				Overall Assessment Results
			Purpose 1	Purpose 2	Purpose 3	Purpose 4	Overall Contribution of Parcel to Green Belt Purposes
03	Southwest of Blackmore	110.79	NC	CCG	FC	SRHT	High
19	West of Ingrave	682.28	NC	CCG	FC	SRHT	High
14	East of Hutton	739.46	NC	CCG	FC	MRHT	High
13	Northeast of Hutton	173.57	NC	CCG	FC	MRHT	High
15	East of Ingrave and Herongate	458.40	NC	CCG	FC	MRHT	High
10a	South of Ingatestone	136.43	NC	ICG	FC	MRHT	High
12	Southeast of Mountnessing	370.40	NC	CCG	FC	LRHT	High
37	North of Pilgrim's Hatch	365.28	NC	CCG	FC	LRHT	High
41b	South of Kelvedon Hatch and Doddingtonhurst	418.94	NC	CCG	FC	LRHT	High
44a	North of A12	620.46	NC	CCG	FC	LRHT	High
48	Wyatt's Green East	292.74	NC	CCG	FC	LRHT	High
50	Stondon Massey Northwest	186.47	NC	CCG	FC	LRHT	High
51	West of Stondon Massey	114.46	NC	CCG	FC	LRHT	High
52	Kelvedon Hatch North	350.24	NC	CCG	FC	LRHT	High
16	Southeast of Herongate	353.47	NC	ICG	FC	MRHT	High
30	East of Warley	157.89	PC	CCG	FC	MRHT	High
33b	West of South Weald	219.15	NC	MCG	FC	SRHT	High
35	West of Pilgrim's Hatch	506.02	NC	MCG	FC	SRHT	High
42	Northwest of Shenfield	194.19	PC	CCG	FC	MRHT	High
33a	South Weald	83.20	NC	MCG	FC	MRHT	Moderate - High
07b	West of Ingatestone	397.25	NC	MCG	FC	MRHT	Moderate - High
08	North of Mountnessing	484.12	NC	ICG	FC	LRHT	Moderate - High
9b	East of Ingatestone	327.25	NC	MCG	FC	MRHT	Moderate - High
11	East of Mountnessing	300.57	NC	ICG	FC	LRHT	Moderate - High
17	Dunton	370.95	NC	ICG	FC	LRHT	Moderate - High
25	South of Great Warley	247.72	NC	MCG	FC	MRHT	Moderate - High
26	South of Warley	238.27	NC	MCG	FC	MRHT	Moderate - High
27a	North of Great Warley	234.30	NC	MCG	FC	MRHT	Moderate - High
41a	Between Kelvedon Hatch and Doddingtonhurst	112.11	PC	CCG	FC	LRHT	Moderate - High
47	Wyatt's Green South	68.29	PC	CCG	FC	LRHT	Moderate - High
49a	Doddingtonhurst and Wyatt's Green North	33.78	PC	CCG	FC	LRHT	Moderate - High
49b	Stondon Massey and Hook End	58.78	PC	CCG	FC	LRHT	Moderate - High
54	West of Dudbrook	807.49	NC	ICG	FC	LRHT	Moderate - High
55	East of Middleton Hall Lane	28.87	WC	CCG	FC	MRHT	Moderate - High
04	East of Blackmore	224.18	NC	MCG	FC	MRHT	Moderate - High
06	North of Ingatestone	339.69	NC	MCG	FC	MRHT	Moderate - High
28a	East of Harold Wood	22.34	NC	ICG	FC	LRHT	Moderate - High
34	Southwest of Pilgrim's Hatch	80.67	PC	ICG	FC	MRHT	Moderate - High
05	Northwest of Fryerning	90.27	NC	MCG	FC	MRHT	Moderate - High
01	Northeast of Blackmore	222.67	NC	MCG	FC	LRHT	Moderate
02	North of Blackmore	234.95	NC	MCG	FC	LRHT	Moderate
18a	East of West Horndon	119.53	PC	MCG	FC	MRHT	Moderate
20	Childerditch	163.13	NC	MCG	FC	LRHT	Moderate
21	Southwest of West Horndon	103.27	NC	MCG	FC	LRHT	Moderate
22	Warley Park	131.39	NC	MCG	FC	LRHT	Moderate
23	West of Little Warley	115.82	NC	MCG	FC	LRHT	Moderate
31	Shenfield Common	17.54	WC	CCG	FC	LRHT	Moderate
36	Navestock Heath	705.37	NC	MCG	FC	LRHT	Moderate
38a	Navestock Common	240.71	NC	MCG	FC	LRHT	Moderate
39	North of Stapleford Abbotts	273.05	NC	MCG	FC	LRHT	Moderate
40	West of Navestock Heath	249.44	NC	MCG	FC	LRHT	Moderate
46	Mountnessing West	64.47	NC	MCG	FC	LRHT	Moderate
53	Kelvedon Hatch West	208.73	NC	MCG	FC	LRHT	Moderate
09a	Northeast of Ingatestone	41.94	PC	ICG	FC	LRHT	Moderate
28c	East of Harold Wood	106.35	NC	ICG	FC	LRHT	Moderate
38b	Navestock Common	201.20	NC	MCG	FC	LRHT	Moderate
29b	West of Warley	67.79	PC	NCCG	FC	MRHT	Moderate
10b	Ingatestone to Mountnessing	22.98	WC	CCG	MFC	LRHT	Moderate
24	West of Warley Street	81.35	NC	MCG	MFC	LRHT	Moderate
27b	Brook Street	33.68	PC	ICG	MFC	LRHT	Moderate
43	North of Shenfield	64.74	PC	MCG	FC	LRHT	Moderate
44b	A12 Pilgrim's Hatch and Brentwood	10.29	WC	ICG	FC	LRHT	Moderate
44c	East of Pilgrim's Hatch	10.62	PC	NCCG	FC	LRHT	Moderate
28b	East of Harold Wood	19.29	NC	MCG	MFC	LRHT	Moderate
18b	West of West Horndon	67.92	PC	NCCG	FC	LRHT	Moderate
29a	West of Warley	100.16	WC	NCCG	FC	MRHT	Moderate
32	Honeypot Lane, Brentwood	46.57	WC	NCCG	FC	MRHT	Low - Moderate
45	Mountnessing Southwest	32.22	PC	MCG	MFC	LRHT	Low - Moderate
56	Thrift Wood	32.84	WC	NCCG	FC	LRHT	Low - Moderate
07a	Southwest of Ingatestone	20.17	WC	NCCG	MFC	MRHT	Low - Moderate

APPENDIX L3:

Summary of Assessment Results – Size of Parcel Order

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Parcel Ref	Parcel Location	Area (hectares)	Individual Purpose Assessment Results				Overall Assessment Results
			Purpose 1	Purpose 2	Purpose 3	Purpose 4	Overall Contribution of Parcel to Green Belt Purposes
54	West of Dudbrook	807.49	NC	ICG	FC	LRHT	Moderate - High
14	East of Hutton	739.46	NC	CCG	FC	MRHT	High
36	Navestock Heath	705.37	NC	MCG	FC	LRHT	Moderate
19	West of Ingrave	682.28	NC	CCG	FC	SRHT	High
44a	North of A12	620.46	NC	CCG	FC	LRHT	High
35	West of Pilgrim's Hatch	506.02	NC	MCG	FC	SRHT	High
08	North of Mountnessing	484.12	NC	ICG	FC	LRHT	Moderate - High
15	East of Ingrave and Herongate	458.40	NC	CCG	FC	MRHT	High
41b	South of Kelvedon Hatch and Doddinghurst	418.94	NC	CCG	FC	LRHT	High
07b	West of Ingatestone	397.25	NC	MCG	FC	MRHT	Moderate - High
17	Dunton	370.95	NC	ICG	FC	LRHT	Moderate - High
12	Southeast of Mountnessing	370.40	NC	CCG	FC	LRHT	High
37	North of Pilgrim's Hatch	365.28	NC	CCG	FC	LRHT	High
16	Southeast of Herongate	353.47	NC	ICG	FC	MRHT	High
52	Kelvedon Hatch North	350.24	NC	CCG	FC	LRHT	High
06	North of Ingatestone	339.69	NC	MCG	FC	MRHT	Moderate - High
09b	East of Ingatestone	327.25	NC	MCG	FC	MRHT	Moderate - High
11	East of Mountnessing	300.57	NC	ICG	FC	LRHT	Moderate - High
48	Wyatt's Green East	292.74	NC	CCG	FC	LRHT	High
39	North of Stapleford Abbotts	273.05	NC	MCG	FC	LRHT	Moderate
40	West of Navestock Heath	249.44	NC	MCG	FC	LRHT	Moderate
25	South of Great Warley	247.72	NC	MCG	FC	MRHT	Moderate - High
38a	Navestock Common	240.71	NC	MCG	FC	LRHT	Moderate
26	South of Warley	238.27	NC	MCG	FC	MRHT	Moderate - High
02	North of Blackmore	234.95	NC	MCG	FC	LRHT	Moderate
27a	North of Great Warley	234.30	NC	MCG	FC	MRHT	Moderate - High
04	East of Blackmore	224.18	NC	MCG	FC	MRHT	Moderate - High
01	Northeast of Blackmore	222.67	NC	MCG	FC	LRHT	Moderate
33b	West of South Weald	219.15	NC	MCG	FC	SRHT	High
53	Kelvedon Hatch West	208.73	NC	MCG	FC	LRHT	Moderate
38b	Navestock Common	201.20	NC	MCG	FC	LRHT	Moderate
42	Northwest of Shenfield	194.19	PC	CCG	FC	MRHT	High
50	Stondon Massey Northwest	186.47	NC	CCG	FC	LRHT	High
13	Northeast of Hutton	173.57	NC	CCG	FC	MRHT	High
20	Childerditch	163.13	NC	MCG	FC	LRHT	Moderate
30	East of Warley	157.89	PC	CCG	FC	MRHT	High
10a	South of Ingatestone	136.43	NC	ICG	FC	MRHT	High
22	Warley Park	131.39	NC	MCG	FC	LRHT	Moderate
18a	East of West Horndon	119.53	PC	MCG	FC	MRHT	Moderate
23	West of Little Warley	115.82	NC	MCG	FC	LRHT	Moderate
51	West of Stondon Massey	114.46	NC	CCG	FC	LRHT	High
41a	Between Kelvedon Hatch and Doddinghurst	112.11	PC	CCG	FC	LRHT	Moderate - High
03	Southwest of Blackmore	110.79	NC	CCG	FC	SRHT	High
28c	East of Harold Wood	106.35	NC	ICG	FC	LRHT	Moderate
21	Southwest of West Horndon	103.27	NC	MCG	FC	LRHT	Moderate
29a	West of Warley	100.16	WC	NCCG	FC	MRHT	Moderate
05	Northwest of Fryerning	90.27	NC	MCG	FC	MRHT	Moderate - High
33a	South Weald	83.20	NC	MCG	FC	MRHT	Moderate - High
24	West of Warley Street	81.35	NC	MCG	MFC	LRHT	Moderate
34	Southwest of Pilgrim's Hatch	80.67	PC	ICG	FC	MRHT	Moderate - High
47	Wyatt's Green South	68.29	PC	CCG	FC	LRHT	Moderate - High
18b	West of West Horndon	67.92	PC	NCCG	FC	LRHT	Moderate
29b	West of Warley	67.79	PC	NCCG	FC	MRHT	Moderate
43	North of Shenfield	64.74	PC	MCG	FC	LRHT	Moderate
46	Mountnessing West	64.47	NC	MCG	FC	LRHT	Moderate
49b	Stondon Massey and Hook End	58.78	PC	CCG	FC	LRHT	Moderate - High
32	Honeypot Lane, Brentwood	46.57	WC	NCCG	FC	MRHT	Low - Moderate
09a	Northeast of Ingatestone	41.94	PC	ICG	FC	LRHT	Moderate
49a	Doddinghurst and Wyatt's Green North	33.78	PC	CCG	FC	LRHT	Moderate - High
27b	Brook Street	33.68	PC	ICG	MFC	LRHT	Moderate
56	Thrift Wood	32.84	WC	NCCG	FC	LRHT	Low - Moderate
45	Mountnessing Southwest	32.22	PC	MCG	MFC	LRHT	Low - Moderate
55	East of Middleton Hall Lane	28.87	WC	CCG	FC	MRHT	Moderate - High
10b	Ingatestone to Mountnessing	22.98	WC	CCG	MFC	LRHT	Moderate
28a	East of Harold Wood	22.34	NC	ICG	FC	LRHT	Moderate - High
07a	Southwest of Ingatestone	20.17	WC	NCCG	MFC	MRHT	Low - Moderate
28b	East of Harold Wood	19.29	NC	MCG	MFC	LRHT	Moderate
31	Shenfield Common	17.54	WC	CCG	FC	LRHT	Moderate
44c	East of Pilgrim's Hatch	10.62	PC	NCCG	FC	LRHT	Moderate
44b	A12 Pilgrim's Hatch and Brentwood	10.29	WC	ICG	FC	LRHT	Moderate

APPENDIX L4:

Summary of Assessment Results – Parcel Reference Order

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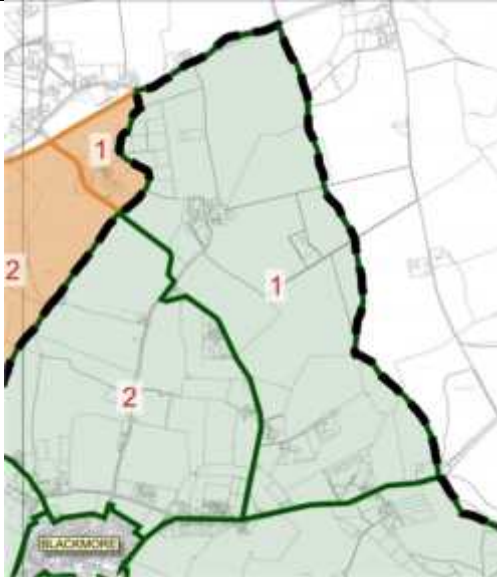
Parcel Ref	Parcel Location	Area (hectares)	Individual Purpose Assessment Results				Overall Assessment Results
			Purpose 1	Purpose 2	Purpose 3	Purpose 4	Overall Contribution of Parcel to Green Belt Purposes
01	Northeast of Blackmore	222.67	NC	MCG	FC	LRHT	Moderate
02	North of Blackmore	234.95	NC	MCG	FC	LRHT	Moderate
03	Southwest of Blackmore	110.79	NC	CCG	FC	SRHT	High
04	East of Blackmore	224.18	NC	MCG	FC	MRHT	Moderate - High
05	Northwest of Fryerning	90.27	NC	MCG	FC	MRHT	Moderate - High
06	North of Ingatestone	339.69	NC	MCG	FC	MRHT	Moderate - High
07a	Southwest of Ingatestone	20.17	WC	NCCG	MFC	MRHT	Low - Moderate
07b	West of Ingatestone	397.25	NC	MCG	FC	MRHT	Moderate - High
08	North of Mountnessing	484.12	NC	ICG	FC	LRHT	Moderate - High
09a	Northeast of Ingatestone	41.94	PC	ICG	FC	LRHT	Moderate
09b	East of Ingatestone	327.25	NC	MCG	FC	MRHT	Moderate - High
10a	South of Ingatestone	136.43	NC	ICG	FC	MRHT	High
10b	Ingatestone to Mountnessing	22.98	WC	CCG	MFC	LRHT	Moderate
11	East of Mountnessing	300.57	NC	ICG	FC	LRHT	Moderate - High
12	Southeast of Mountnessing	370.40	NC	CCG	FC	LRHT	High
13	Northeast of Hutton	173.57	NC	CCG	FC	MRHT	High
14	East of Hutton	739.46	NC	CCG	FC	MRHT	High
15	East of Ingrave and Herongate	458.40	NC	CCG	FC	MRHT	High
16	Southeast of Herongate	353.47	NC	ICG	FC	MRHT	High
17	Dunton	370.95	NC	ICG	FC	LRHT	Moderate - High
18a	East of West Horndon	119.53	PC	MCG	FC	MRHT	Moderate
18b	West of West Horndon	67.92	PC	NCCG	FC	LRHT	Moderate
19	West of Ingrave	682.28	NC	CCG	FC	SRHT	High
20	Childerditch	163.13	NC	MCG	FC	LRHT	Moderate
21	Southwest of West Horndon	103.27	NC	MCG	FC	LRHT	Moderate
22	Warley Park	131.39	NC	MCG	FC	LRHT	Moderate
23	West of Little Warley	115.82	NC	MCG	FC	LRHT	Moderate
24	West of Warley Street	81.35	NC	MCG	MFC	LRHT	Moderate
25	South of Great Warley	247.72	NC	MCG	FC	MRHT	Moderate - High
26	South of Warley	238.27	NC	MCG	FC	MRHT	Moderate - High
27a	North of Great Warley	234.30	NC	MCG	FC	MRHT	Moderate - High
27b	Brook Street	33.68	PC	ICG	MFC	LRHT	Moderate
28a	East of Harold Wood	22.34	NC	ICG	FC	LRHT	Moderate - High
28b	East of Harold Wood	19.29	NC	MCG	MFC	LRHT	Moderate
28c	East of Harold Wood	106.35	NC	ICG	FC	LRHT	Moderate
29a	West of Warley	100.16	WC	NCCG	FC	MRHT	Moderate
29b	West of Warley	67.79	PC	NCCG	FC	MRHT	Moderate
30	East of Warley	157.89	PC	CCG	FC	MRHT	High
31	Shenfield Common	17.54	WC	CCG	FC	LRHT	Moderate
32	Honeypot Lane, Brentwood	46.57	WC	NCCG	FC	MRHT	Low - Moderate
33a	South Weald	83.20	NC	MCG	FC	MRHT	Moderate - High
33b	West of South Weald	219.15	NC	MCG	FC	SRHT	High
34	Southwest of Pilgrim's Hatch	80.67	PC	ICG	FC	MRHT	Moderate - High
35	West of Pilgrim's Hatch	506.02	NC	MCG	FC	SRHT	High
36	Navestock Heath	705.37	NC	MCG	FC	LRHT	Moderate
37	North of Pilgrim's Hatch	365.28	NC	CCG	FC	LRHT	High
38a	Navestock Common	240.71	NC	MCG	FC	LRHT	Moderate
38b	Navestock Common	201.20	NC	MCG	FC	LRHT	Moderate
39	North of Stapleford Abbotts	273.05	NC	MCG	FC	LRHT	Moderate
40	West of Navestock Heath	249.44	NC	MCG	FC	LRHT	Moderate
41a	Between Kelvedon Hatch and Doddingtonhurst	112.11	PC	CCG	FC	LRHT	Moderate - High
41b	South of Kelvedon Hatch and Doddingtonhurst	418.94	NC	CCG	FC	LRHT	High
42	Northwest of Shenfield	194.19	PC	CCG	FC	MRHT	High
43	North of Shenfield	64.74	PC	MCG	FC	LRHT	Moderate
44a	North of A12	620.46	NC	CCG	FC	LRHT	High
44b	A12 Pilgrim's Hatch and Brentwood	10.29	WC	ICG	FC	LRHT	Moderate
44c	East of Pilgrim's Hatch	10.62	PC	NCCG	FC	LRHT	Moderate
45	Mountnessing Southwest	32.22	PC	MCG	MFC	LRHT	Low - Moderate
46	Mountnessing West	64.47	NC	MCG	FC	LRHT	Moderate
47	Wyatt's Green South	68.29	PC	CCG	FC	LRHT	Moderate - High
48	Wyatt's Green East	292.74	NC	CCG	FC	LRHT	High
49a	Doddingtonhurst and Wyatt's Green North	33.78	PC	CCG	FC	LRHT	Moderate - High
49b	Stondon Massey and Hook End	58.78	PC	CCG	FC	LRHT	Moderate - High
50	Stondon Massey Northwest	186.47	NC	CCG	FC	LRHT	High
51	West of Stondon Massey	114.46	NC	CCG	FC	LRHT	High
52	Kelvedon Hatch North	350.24	NC	CCG	FC	LRHT	High
53	Kelvedon Hatch West	208.73	NC	MCG	FC	LRHT	Moderate
54	West of Dudbrook	807.49	NC	ICG	FC	LRHT	Moderate - High
55	East of Middleton Hall Lane	28.87	WC	CCG	FC	MRHT	Moderate - High
56	Thrift Wood	32.84	WC	NCCG	FC	LRHT	Low - Moderate

APPENDIX L5:

Detailed Parcel Assessment Sheets

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Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	1: Northeast of Blackmore			Parcel Size	222.67ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractors		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Farmsteads				
Intervisibility within parcel and to the adjacent parcels	Large fields with clipped hedgerows and blocks of woodland on gently undulating land facilitates frequent intervisibility within the parcel. Frequent long range views from the parcel particularly to slightly elevated land to the southeast and east (within adjoining Chelmsford District)				
Does the parcel abut any neighbouring administrative area?	Yes – Chelmsford District to east and Epping Forest District to north and west				
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown). Boundary with Epping Forest to northwest largely follows a mature curvilinear field boundary but also crosses open fields. Boundary to north follows A114 Boundary to east crosses agricultural land – in places follow edge of woodland and field boundaries of varying strength and in others across open fields. Parcel to east could extend circa 300m further east to Old Barns Lane				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	


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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	2: North of Blackmore			Parcel Size	234.95ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland and Farmsteads.				
Intervisibility within parcel and to the adjacent parcels	Large fields with clipped hedgerows. Visibility of slightly undulating land facilitates frequent intervisibility within the parcel. Frequent long range views from the parcel particularly to slightly elevated land to the southeast and east.				
Does the parcel abut any neighbouring administrative area?	Yes – Epping Forest District to the West.				
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown). The northwest edge of the parcel extended to abut the A414 Chelmsford Road. The western edge pf the parcel could be extended so that it abuts main road - Rookery Road. These together would form stronger defensible boundaries.				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Overall, conclusion based on relative size of parcel compared to size of Blackmore
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

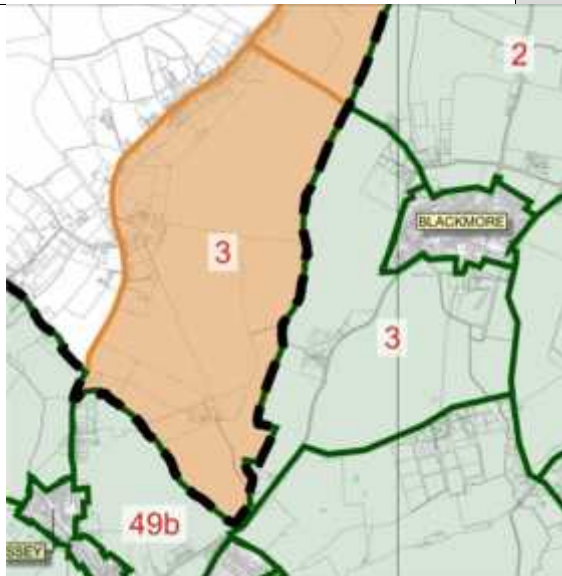
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	3: Southwest of Blackmore			Parcel Size	257.64ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland.				
Secondary Land Use/Cover	Woodland, Pastoral Farmland and Farmsteads				
Intervisibility within parcel and to the adjacent parcels	Large fields with clipped hedgerows. Gently undulating land facilitates frequent intervisibility within the parcel. Frequent long range views from the parcel to the west (within adjoining Epping Forest District) and east.				
Does the parcel abut any neighbouring administrative area?	Yes – Epping Forest District to the West.				
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown). The borough boundary currently sits between fields and the parcel boundary is extended to abut the main road – Nine Ashes Road located approximately 800meters to the east. This would determine a much more defensible boundary.				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Overall, conclusion based on relative size of parcel compared to size of Blackmore
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Coalescence to the Parcel forms gap between Blackmore and Hook End. Also accounts for presence of Nine Ashes to the East
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)


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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	4: East of Blackmore			Parcel Size	224.18ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Woodland and pastoral farmland.				
Intervisibility within parcel and to the adjacent parcels	Large fields with clipped hedgerows and large blocks of woodland dominate the south and east of the parcel limiting views within and beyond the parcel.				
Does the parcel abut any neighbouring administrative area?	Yes – Chelmsford District to the East.				
Could the parcel extend beyond the Brentwood Borough boundary?	The eastern boundary runs through existing woodland – no significant reason to extend boundary to include entirety of woodland				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas					
Criteria	WC	PC	NC	Comments:	
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Overall, conclusion based on relative size of parcel compared to size of Blackmore – parcel separated from Blackmore by road	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area		
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None		
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment		
Relative contribution of Parcel to Green Belt Purpose:					
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another						
Criteria	NCG	MCG	ICG	CCG	Comments:	
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent		
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk		
Relative contribution of Parcel to Green Belt Purpose:						
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)		

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

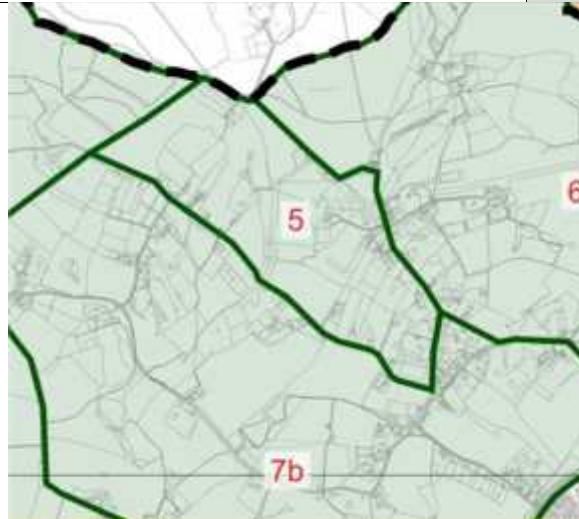
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	5: Northwest of Fryerning	Parcel Size	90.27ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland and residential.				
Intervisibility within parcel and to the adjacent parcels	Medium sized fields with mature hedgerows dominate the parcel restricting long range views to adjacent parcels.				

Does the parcel abut any neighbouring administrative area?	Yes – Chelmsford District to the north of the parcel.
Could the parcel extend beyond the Brentwood Borough boundary?	No. The north west corner of the parcel only abuts a primary road that is also the administrative area boundary. Everywhere else of parcel is surrounded by other parcels.

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

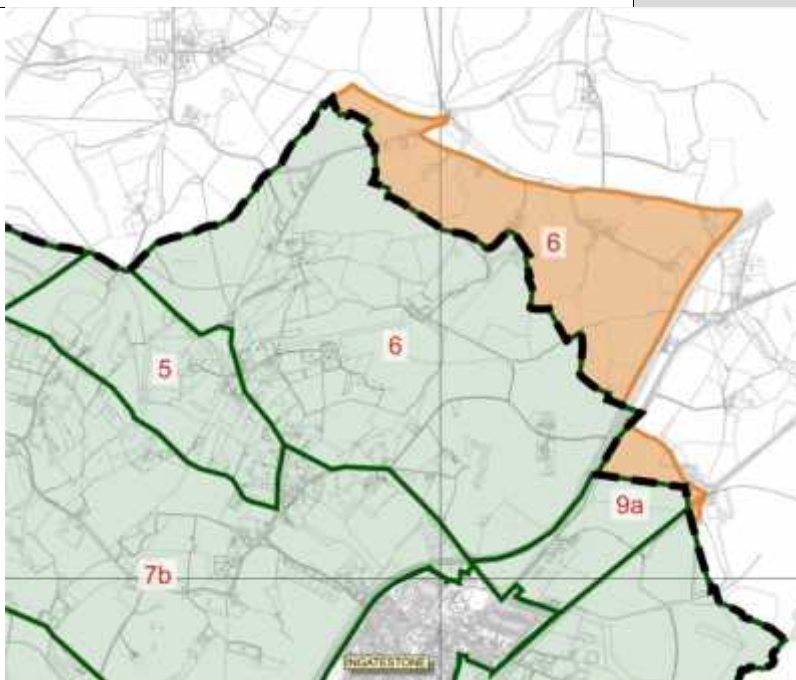
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	6: North of Ingatestone	Parcel Size	464.75ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRow route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractors		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland and Woodland.				
Intervisibility within parcel and to the adjacent parcels	Medium sized fields with clipped hedgerows including blocks of woodland reduce visibility in the north and west of parcel. Open fields to the north and east show intervisibility to adjoining Chelmsford District.				

Does the parcel abut any neighbouring administrative area?	Yes – Chelmsford District to the north and east.
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown). The eastern boundary of the parcel extended approximately 1100 metres to abut stronger defensible boundary - Ivy Barns Lane and the A12 as well as woodland to northeast. Woodland forms northern boundary.

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

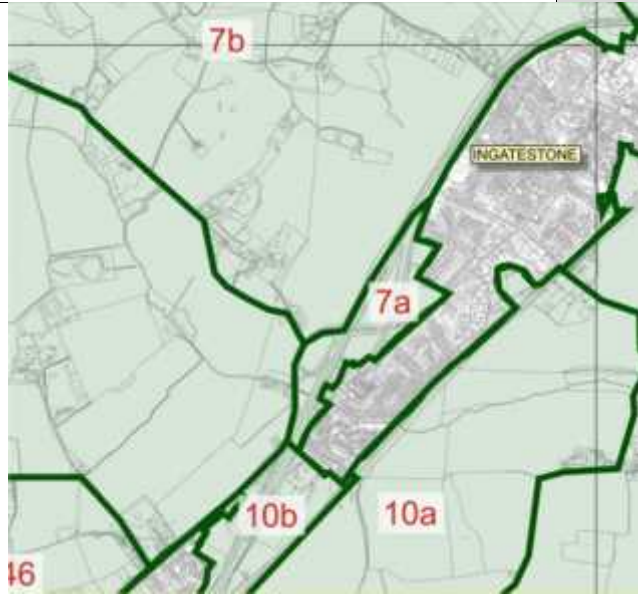
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town
Relative contribution of Parcel to Green Belt Purpose:			
Limited Relationship with Historic Town (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:	Minor overlap with Fryerning Conservation Area at western extents.		

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	7a: West of Ingatestone	Parcel Size	20.17ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractors		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Woodland and residential.				
Intervisibility within parcel and to the adjacent parcels	Defined hedgerows limit any visibility within parcel. Land is also locked by A and B roads.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Generally, well contained by A12 which forms physical settlement boundary to north and west of Ingatestone
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	A12 contains parcel
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

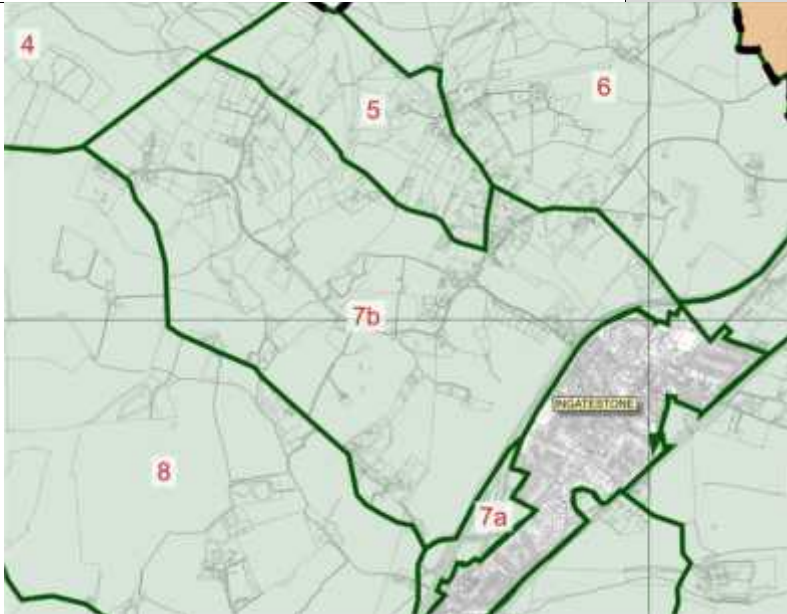
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	Some countryside uses but heavily influenced by A12 infrastructure
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access: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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	7b: West of Ingatestone			Parcel Size	397.25ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland and residential.				
Intervisibility within parcel and to the adjacent parcels	Medium sized field with clipped hedgerows provide gently undulating land to the south and the west. These facilitate intermittent views to the adjacent parcels while in the majority of the parcel, dense field boundary hedgerows restrict visibility.				
Does the parcel abut any neighbouring administrative area?	No				
Could the parcel extend beyond the Brentwood Borough boundary?	No				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Separated from Ingatestone by A12 – parcel lies beyond existing settlement edge and boundary
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Forms parts of overall countryside gap separating Blackmore and Ingatestone (significant intervening woodland) – also overlaps housing in Fryerning.
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)	Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

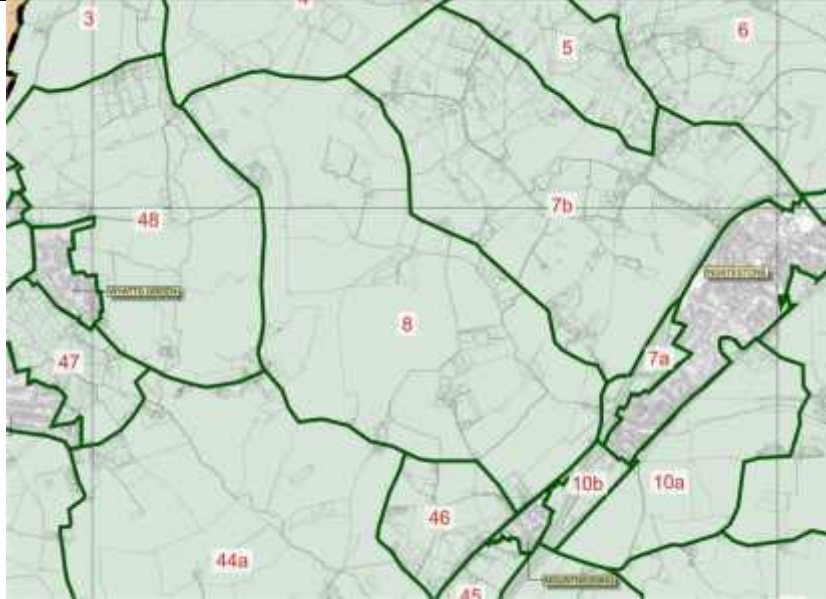
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	8: North of Mountnessing	Parcel Size	484.12ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, small woodland and farmsteads.				
Intervisibility within parcel and to the adjacent parcels	Large fields with clipped hedgerows on undulating land facilitates frequent intervisibility within the parcel. Small woodlands and dense hedgerows in the north and south restrict visibility to adjacent parcels. Open fields in the west show visibility to adjacent parcel.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas					
Criteria	WC	PC	NC	Comments:	
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Separated from Ingatestone and Mountnessing by A12 – parcel lies beyond existing settlement edge and boundary. Large area of open countryside	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area		
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None		
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment		
Relative contribution of Parcel to Green Belt Purpose:					
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Forms significant countryside side gap between Ingatestone, Mountnessing and Wyatts Green (and other northern villages). Overall parcel open – with few intervening features
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

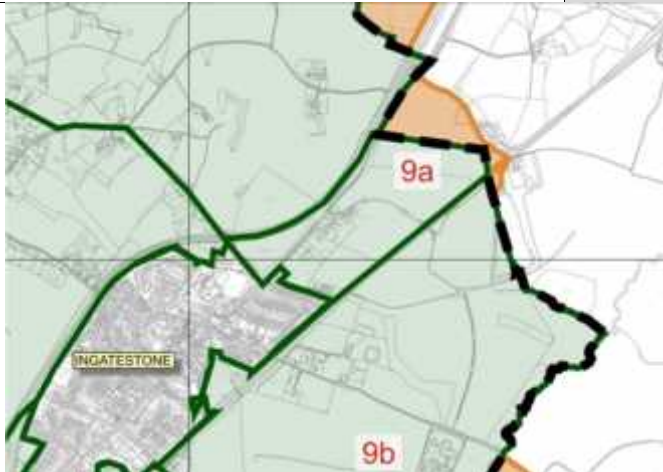
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical ‘Countryside’ uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	9a: Northeast of Ingatestone				Parcel Size	41.94ha
						
Parcel-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	
Comments:						
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive	
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed	
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access	
	Permissive paths			Informal access	No access	
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded	
Primary Land Use/Cover	Arable Farmland					
Secondary Land Use/Cover	Playing Fields and Residential					
Intervisibility within parcel and to the adjacent parcels	Medium to large open field, filtered intervisibility north and south due to A12 and rail line vegetation. Increased treebelts from visual barriers to northeast					
Does the parcel abut any neighbouring administrative area?	Yes – Chelmsford District to northeast					
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown) – Church Lane forms stronger boundary just beyond the borough boundary – currently formed by hedgerows					

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Contained by Ingatestone, the A12 and rail line – more open to northeast
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another						
Criteria	NGC	MCG	ICG	CCG	Comments:	
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Worst caseassessment – parcel forms about 40% of wider countryside gap to Margaretting (sparse settlement). Good intervening treebelts.	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk		
Relative contribution of Parcel to Green Belt Purpose:						
Non-Critical Gap (NGC)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)		Critical Countryside Gap (CCG)

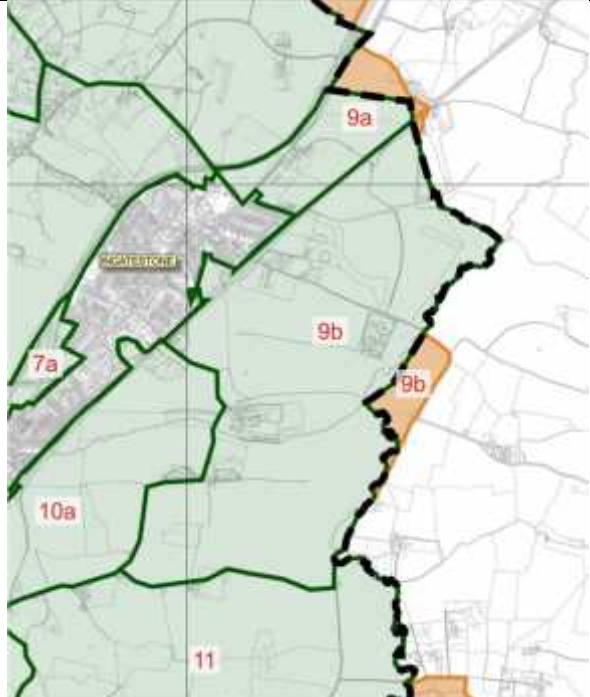
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical ‘Countryside’ uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	9b: East of Ingatestone			Parcel Size	327.25ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRow route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland.				
Intervisibility within parcel and to the adjacent parcels	Large open fields with infrequent hedgerows on slightly undulating land facilitate frequent intervisibility within and beyond the parcel.				
Does the parcel abut any neighbouring administrative area?	Yes – Chelmsford District to north and east				
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown) – Minor expansion to Ingatestone Road to east				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Contained by Ingatestone, the A12 and rail line – more open to northeast. Note very small area of land between rail line and Ingatestone is contained
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Large parcel at borough boundary – forms part of large countryside gap between Ingatestone and Stock to far east
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

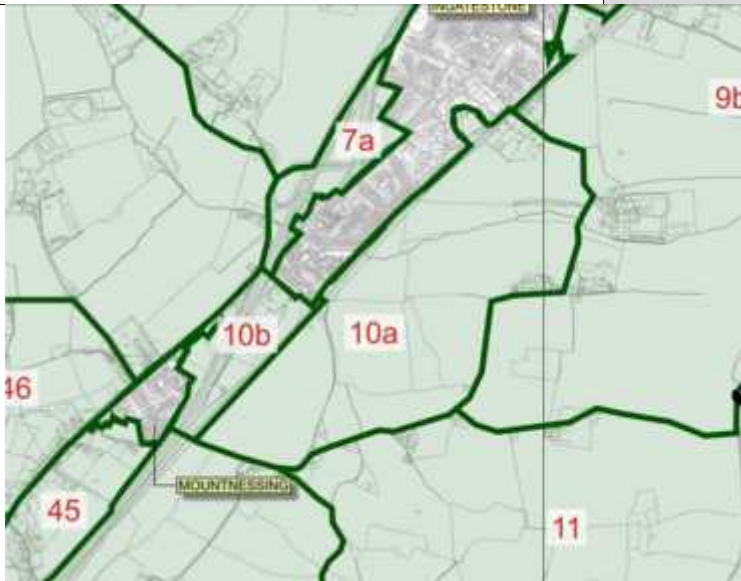
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical ‘Countryside’ uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	10a: South of Ingatestone			Parcel Size	136.43ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Woodland				
Intervisibility within parcel and to the adjacent parcels	Medium sized and undulating fields with clipped hedgerows facilitate frequent long views across the parcel and to adjacent parcels. Long views to the west side (Heybridge) of the parcel also exist.				
Does the parcel abut any neighbouring administrative area?	No				
Could the parcel extend beyond the Brentwood Borough boundary?	No				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Lies beyond rail line that forms existing settlement edge of Ingatestone
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Worst case - Countryside gap south of rail line but potentially perceived as important at separating Mountnessing and Ingatestone (as well as part of wider gap to Shenfield.. Small part of countryside gap to east of parcel
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	

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

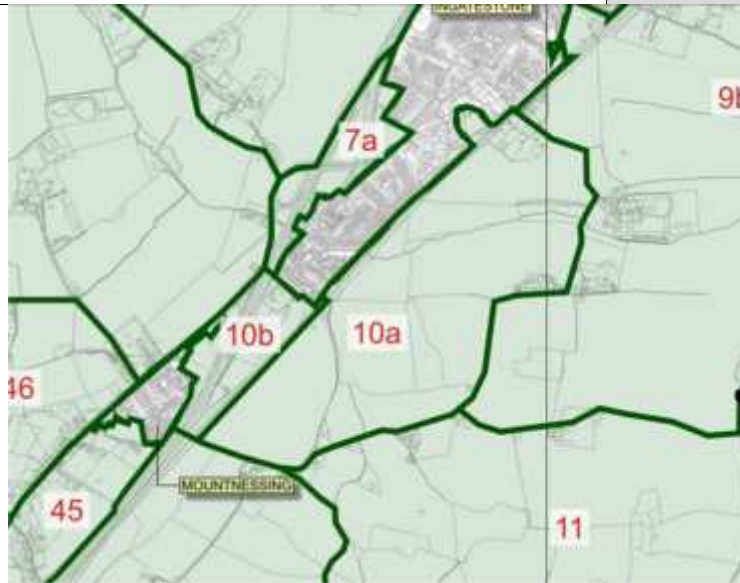
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	10b: Ingatestone to Mountnessing	Parcel Size	22.98
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable and pastoral farmlands				
Secondary Land Use/Cover	Commercial and Residential				
Intervisibility within parcel and to the adjacent parcels	A dense and defined hedgerow surrounding the parcel boundary and the A12, which runs in the middle obstructs any visibility within the parcel and beyond.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Well contained by Mountnessing, Ingatestone, A12 and Rail line
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	A12 forms substantial barrier through centre with reasonable adjacent vegetation cover
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

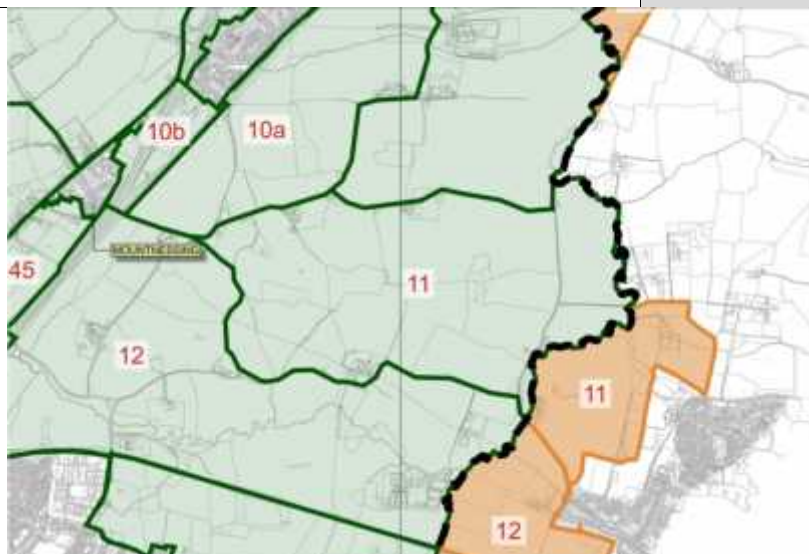
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	11: (Far) East of Mountnessing	Parcel Size	300.57ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Woodland and farmstead				
Intervisibility within parcel and to the adjacent parcels	Field boundaries are defined by hedgerows however facilitate good visibility from the east to the west of the parcel. Raised fields towards the south facilitate long views beyond the parcel.				

Does the parcel abut any neighbouring administrative area?	Yes – Chelmsford and Basildon districts to east
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown) – Boundary follows River Wid for most part however, can be indistinct in places. Extended to marry with woodland and treebelts northwest of Billericay

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Between Billericay, Ingatestone and Shenfield
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

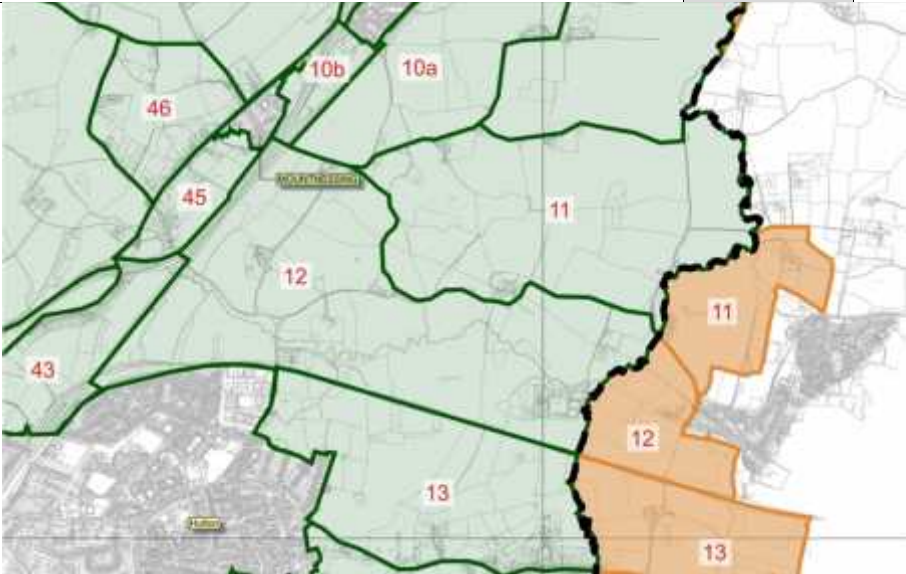
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	12: Southeast of Mountnessing			Parcel Size	370.40ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractors		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Woodland and pastoral farmlands.				
Intervisibility within parcel and to the adjacent parcels	Defined hedgerows in the west limit visibility within parcel. Undulating fields in the northeast facilitate clear and long views across the parcel and the adjacent administrative area.				
Does the parcel abut any neighbouring administrative area?	Yes – Basildon district to east				
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown) – Boundary follows River Wid for most part however, can be indistinct in places. Extended to marry with western edge of Billericay				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Parcel very large – follows rail line.
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Between Billericay, Ingatestone and Shenfield
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

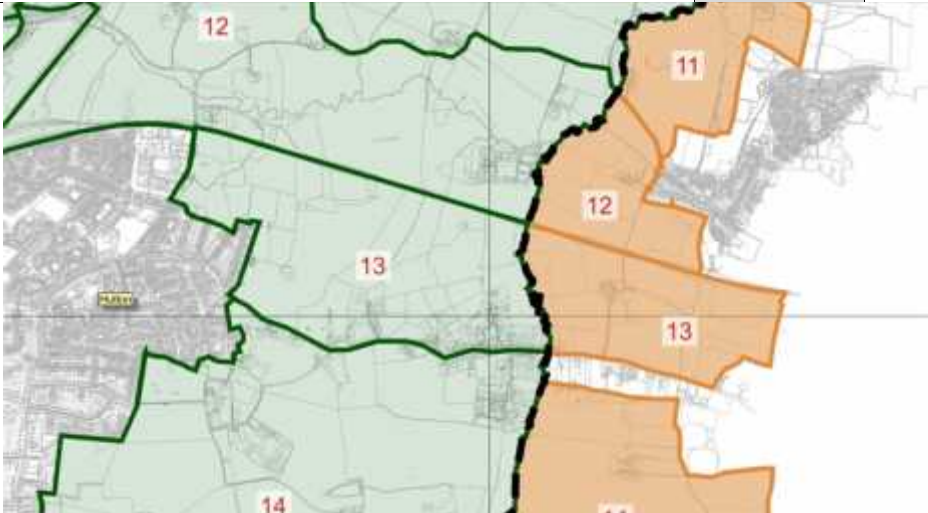
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical ‘Countryside’ uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	13: Northeast of Hutton			Parcel Size	258.65ha
					
Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Residential and farmsteads.				
Intervisibility within parcel and to the adjacent parcels	Defined field boundary hedgerows within and around the parcel limit visibility within parcel.				

Does the parcel abut any neighbouring administrative area?	Yes – Basildon borough to east
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown) – Boundary follows River Wid for most part however, can be indistinct in places. Extended to marry with western edge of Billericay

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Parcel very large – follows rail line.
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Between Billericay, Hutton (Shenfield)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

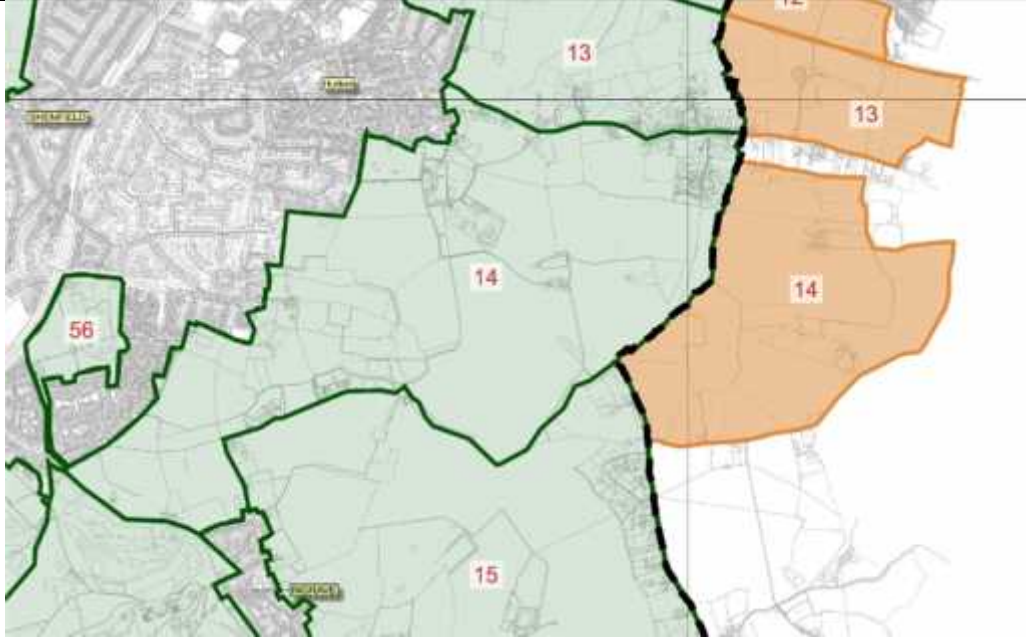
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	14: East of Hutton	Parcel Size	739.46ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral farmland and woodlands.				
Intervisibility within parcel and to the adjacent parcels	Visibility between Hutton and Ingrave from centre of parcel is good. Around the parcel and beyond, visibility is reduced due to small and large woodlands and field boundary hedgerows.				

Does the parcel abut any neighbouring administrative area?	Yes – Basildon borough to east
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown) – Boundary follows River Wid for most part however, can be indistinct in places. Extended to marry with western edge of Billericay (Tye Common Rd & Botney Hill Rd). Few defining features within parcel limiting potential to sub-divide – very open

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Parcel very large – few defining or limiting features within parcel as a whole
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Forms the entriity of the gap between Hutton/Shenfield, Ingrave and Billericay,
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

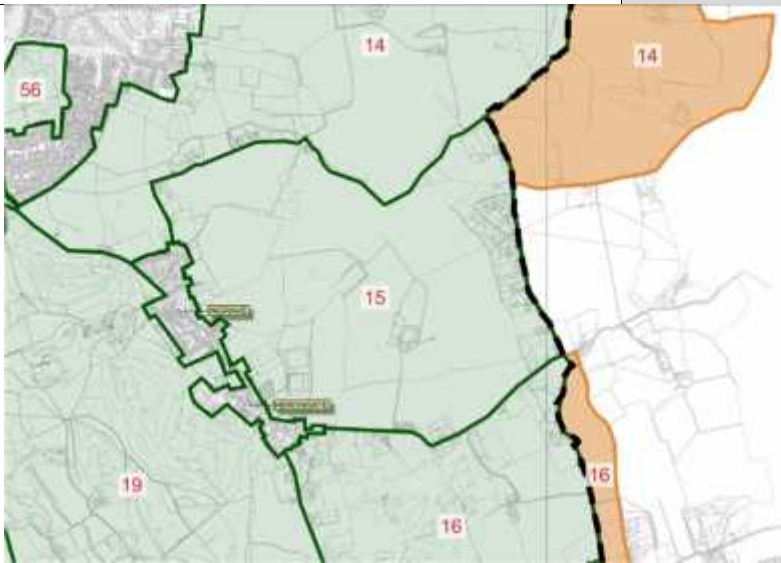
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical ‘Countryside’ uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	15: East of Ingrave and Herongate			Parcel Size	458.40ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Woodland and farmsteads.				
Intervisibility within parcel and to the adjacent parcels	Views across the parcel from the north are open and clear. Views to adjacent parcels are limited with clipped hedgerows and undulating fields.				
Does the parcel abut any neighbouring administrative area?	Yes – Basildon borough to east				
Could the parcel extend beyond the Brentwood Borough boundary?	No – eastern boundary formed by ribbon development and Blind Lane				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Very large parcel relative to Ingrave and Herongate
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Parcel is more important at preserving settlement extents of Ingrave and Herongate – already at risk of merging. Form smaller part of countryside gap to Billericay – with ribbon development in between
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

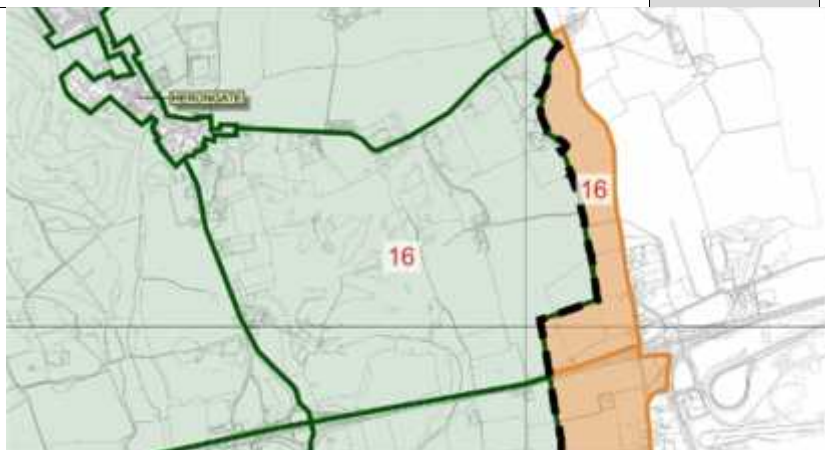
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town
Relative contribution of Parcel to Green Belt Purpose:			
Limited Relationship with Historic Town (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:	Herongate Conservation Area abuts at SW corner of parcel		

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	16: Southeast of Herongate	Parcel Size	353.47ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Golf Course and Arable Farmland				
Secondary Land Use/Cover	Small woodland and farmsteads.				
Intervisibility within parcel and to the adjacent parcels	Woodland and clipped hedgerows on the edge pf parcel limit visibility within parcel. The A128 provides clear views within and to adjacent parcels.				

Does the parcel abut any neighbouring administrative area?	Yes – Basildon borough to east
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown) – minor extension eastwards to Dunton Rd (Ribbon Development)

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Very large parcel relative to Herongate
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Majority of Gap between Basildon and Herongate – but A127 is significant barrier and defensible boundary
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)	Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

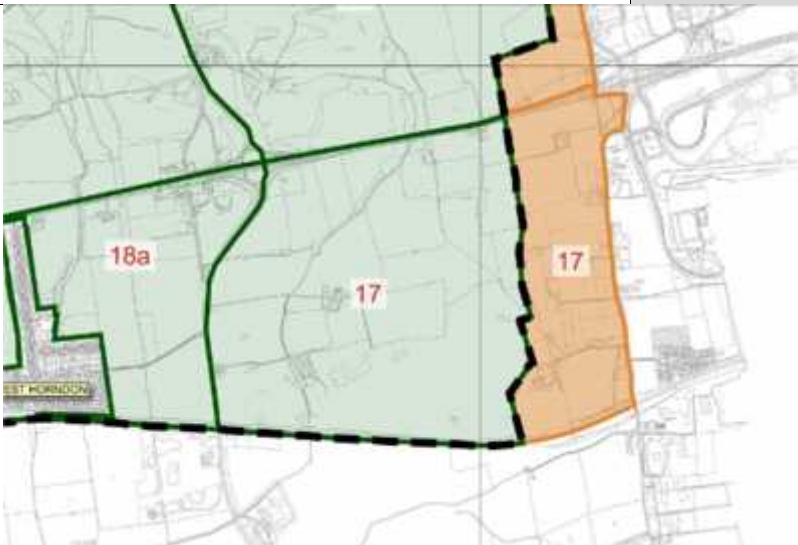
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town
Relative contribution of Parcel to Green Belt Purpose:			
Limited Relationship with Historic Town (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:	Herongate Conservation Area abuts at NW corner of parcel		

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	17: Dunton			Parcel Size	370.95ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Golf Course and arable Farmland				
Secondary Land Use/Cover	Small woodland and farmsteads.				
Intervisibility within parcel and to the adjacent parcels	Woodland and clipped hedgerows from the north limit visibility within parcel. The A128 with undulating fields provides clear views within and to adjacent parcels. Views from east to adjacent parcel are limited.				
Does the parcel abut any neighbouring administrative area?	Yes – Basildon borough to east. Thurrock to south				
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown) – minor extension eastwards to Lower Dunton Rd. Rail line is definitive boundary to south				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Note parcel has reasonably strong boundaries comprising the A128, rail line and A127.
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Part of Gap between Basildon and West Hordon – A128 is significant barrier. Ridgeline runs through parcel – level diifferences
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)


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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	18a: East of West Horndon			Parcel Size	119.53ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Small woodland and Farmsteads.				
Intervisibility within parcel and to the adjacent parcels	Views restricted from south and east. Intermittent long views provided from north showing field boundaries and beyond the parcel.				
Does the parcel abut any neighbouring administrative area?	Yes – Thurrock to south				
Could the parcel extend beyond the Brentwood Borough boundary?	No – southern boundary formed by rail line				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Strong containment by A128 and A127.
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Part of Gap between Basildon and West Hordon – A128 is significant barrier. Ridgeline runs through parcel – level diifferences
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

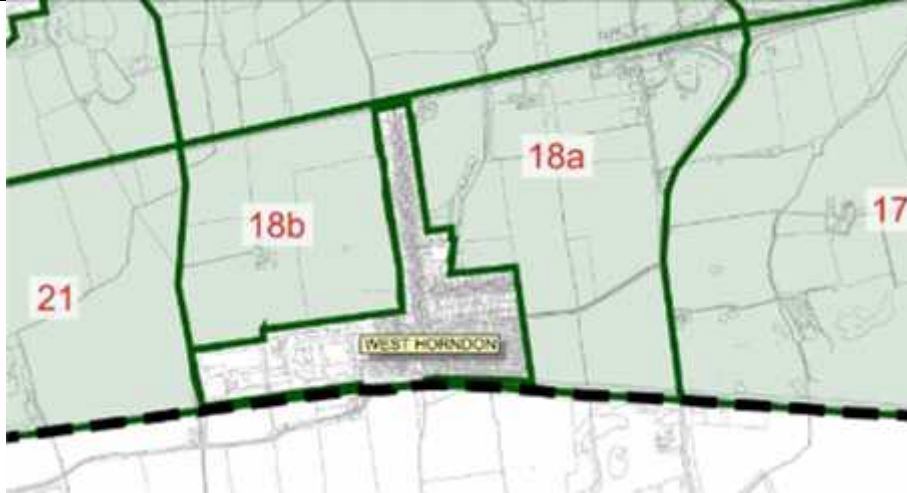
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town
Relative contribution of Parcel to Green Belt Purpose:			
Limited Relationship with Historic Town (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:	Minor overlap by the Thorndon Park Conservation Area (majority separated by the A127)		

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	18b: West of West Horndon	Parcel Size	67.92ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractors		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover					
Intervisibility within parcel and to the adjacent parcels	The eastern boundary provides open and clear views to adjacent parcels and flat fields. Views from the north are intermittent due to clipped hedgerows.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Strong containment by West Horndon A127. Parcel does not extend beyond existing spatial extents of West Horndon
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Parcel does not extend beyond existing spatial extents of West Horndon
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

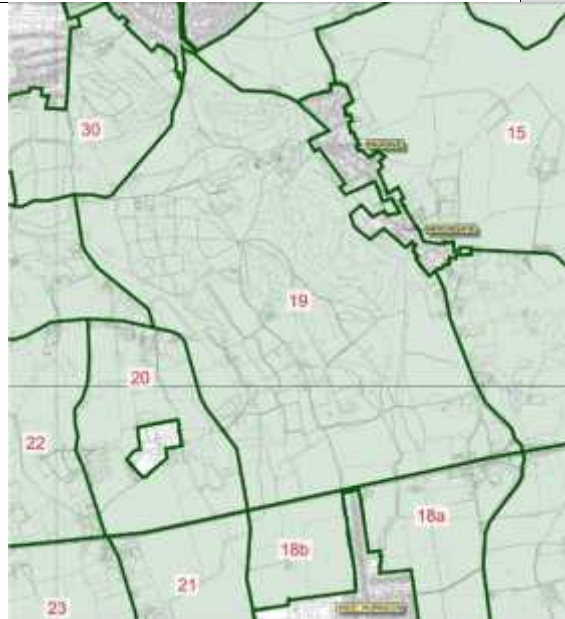
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	19: West of Ingrave	Parcel Size	682.28ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland and Woodland				
Secondary Land Use/Cover	.				
Intervisibility within parcel and to the adjacent parcels	Views from the south within parcel are quite open. Views are limited in the north due to large woodlands.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Parcel important to settlement extents of Ingrave and Herongate. Major countryside gap between West Horndon and Shenfield
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

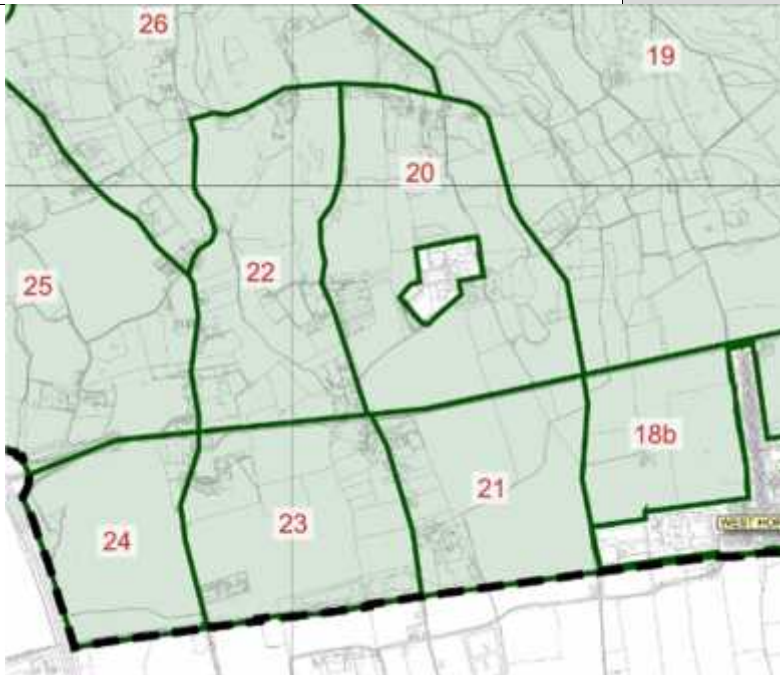
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	Country Park
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive)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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town
Relative contribution of Parcel to Green Belt Purpose:			
Limited Relationship with Historic Town (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:	Thorndon Conservation Area and Registered Park and Garden dominates the parcel – potentially important to settlement character		

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	20: Childerditch			Parcel Size	163.13ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Woodland – Industrial estate set within parcel				
Intervisibility within parcel and to the adjacent parcels	Views across the parcel are limited. Field boundaries with dense hedgerows reduce visibility. Undulating fields facilitate some views from the north.				
Does the parcel abut any neighbouring administrative area?	No				
Could the parcel extend beyond the Brentwood Borough boundary?	No				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Parcel surround industrial estate – not associated with large built up areas
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

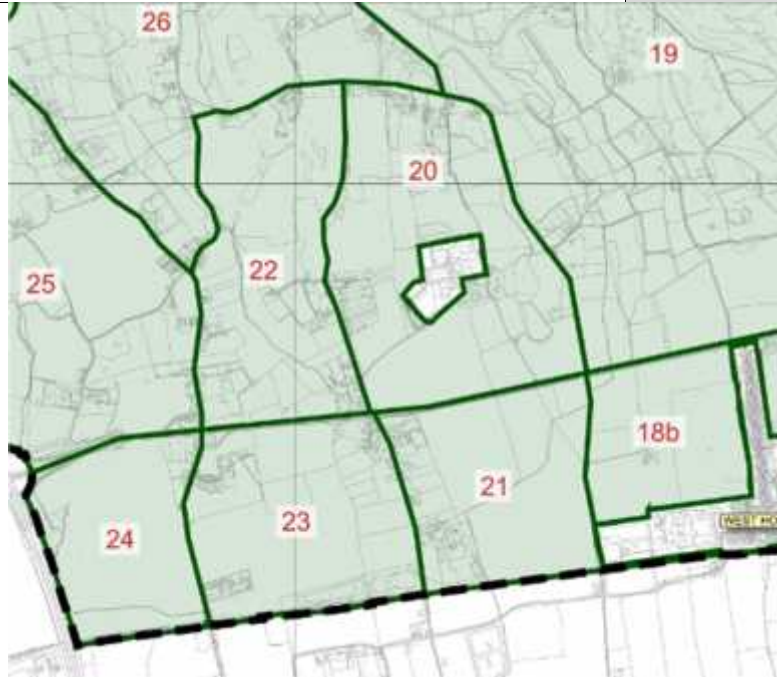
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	21: Southwest of West Horndon	Parcel Size	103.27ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral farmland				
Intervisibility within parcel and to the adjacent parcels	Open views across the parcel and to adjacent areas.				

Does the parcel abut any neighbouring administrative area?	Yes – Thurrock to south
Could the parcel extend beyond the Brentwood Borough boundary?	No - rail line forms southern boundary

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Weakly associated with West Hordon
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Parcel does lie between West Horndon and Ribbon Dev.
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

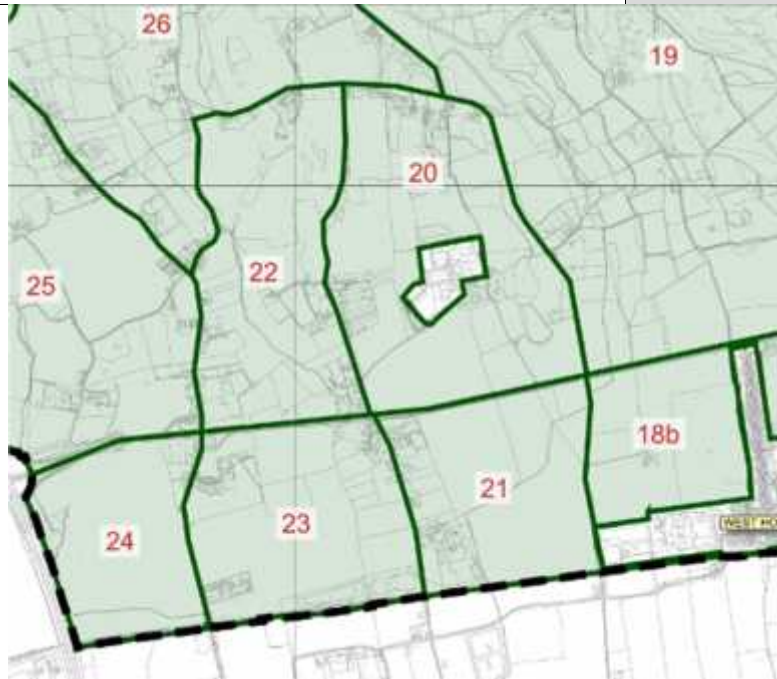
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	22: Warley Park	Parcel Size	131.39ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Golf Course				
Intervisibility within parcel and to the adjacent parcels	Field boundaries are defined by clipped hedgerows reducing visibility within and across the parcel.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

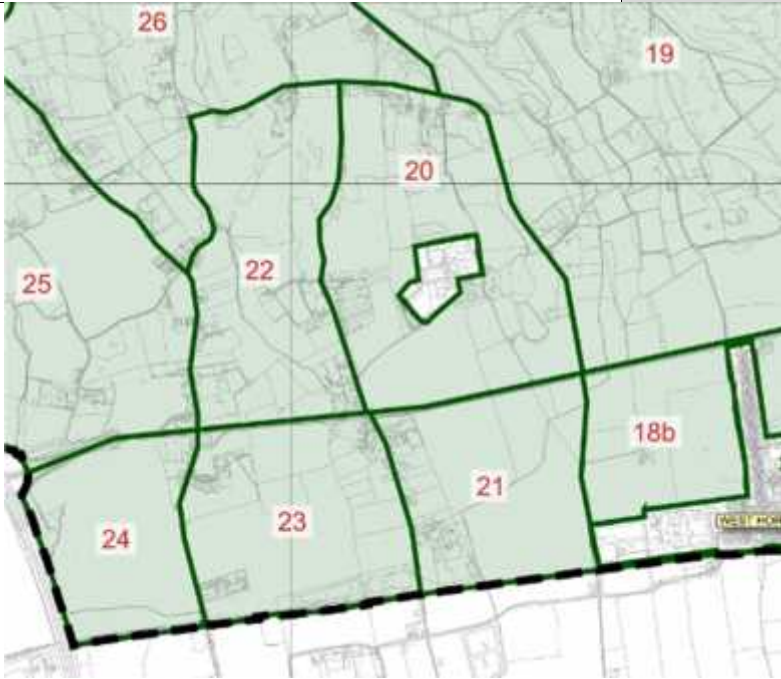
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	23: West of Little Warley			Parcel Size	115.82ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Scattered farmsteads and dwellings in Little Warley				
Intervisibility within parcel and to the adjacent parcels	Undulating fields facilitate open and long views across the parcel and adjacent areas.				
Does the parcel abut any neighbouring administrative area?	Yes – Thurrock to South				
Could the parcel extend beyond the Brentwood Borough boundary?	No – rail line from southern boundary				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

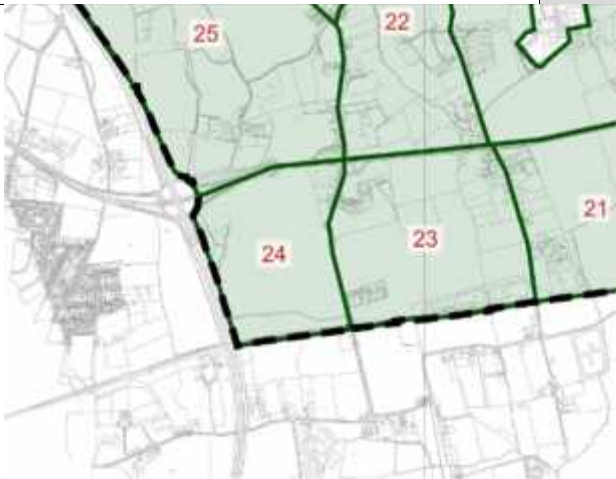
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	24: West of Warley Street				Parcel Size	81.35ha
						
Parcel-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	
Comments:						
Predominant Landscape Scale:	Intimate	Small	Medium	Large		Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open		Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access		PRoW route access
	Permissive paths			Informal access		No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative		Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland					
Secondary Land Use/Cover	Industrial development at northern end of parcel					
Intervisibility within parcel and to the adjacent parcels	Undulating fields facilitate open and long views across the parcel and adjacent areas.					
Does the parcel abut any neighbouring administrative area?	Yes – Thurrock to South – Havering Borough to west					
Could the parcel extend beyond the Brentwood Borough boundary?	No – rail line forms southern boundary, M25 the western					

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Not associated with large built up area – but some industrial uses within the parcel already. Good containment by M25, A127 and rail line
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

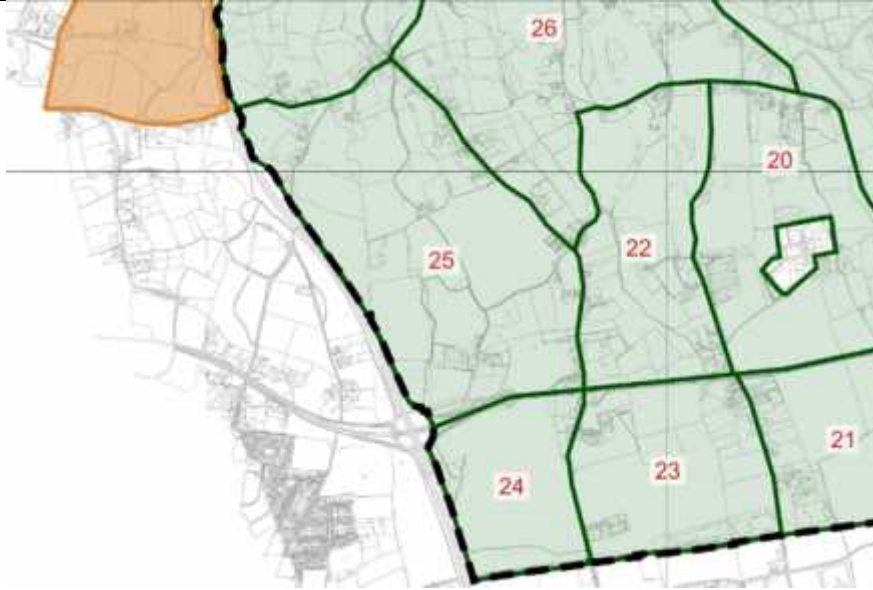
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	25: South of Great Warley	Parcel Size	247.72ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland and Woodland				
Secondary Land Use/Cover	Pastoral Farmland, the southern edge of Great Warley and scattered farmsteads/dwellings				
Intervisibility within parcel and to the adjacent parcels	Typically limited by woodland and mature hedgerows with only localised intervisibility to adjoining parcels. Open views in location of the motorway corridor.				

Does the parcel abut any neighbouring administrative area?	Yes –Havering Borough to west
Could the parcel extend beyond the Brentwood Borough boundary?	M25 forms practical extent of parcel

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

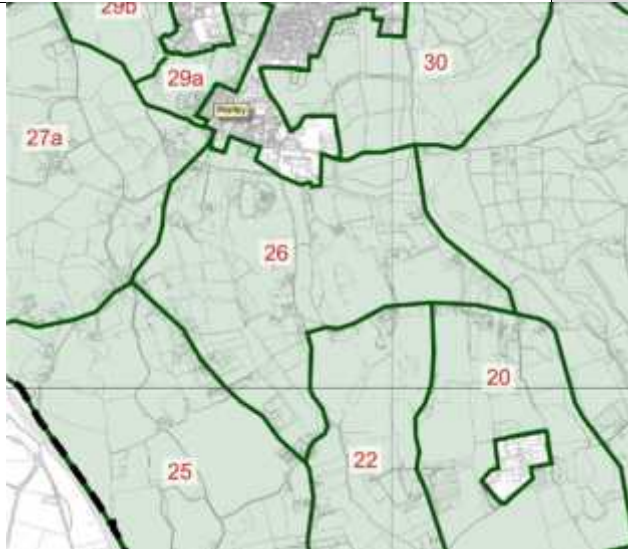
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	26: South of Warley	Parcel Size	238.27ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Pastoral Farmland and Woodland				
Secondary Land Use/Cover	Arable Farmland, Golf course, Dry Ski slope, the eastern edge of Great Warley and scattered farmsteads/dwellings				
Intervisibility within parcel and to the adjacent parcels	Typically limited by woodland and mature hedgerows with only localised intervisibility to adjoining parcels				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Large parcel relative to Warley
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

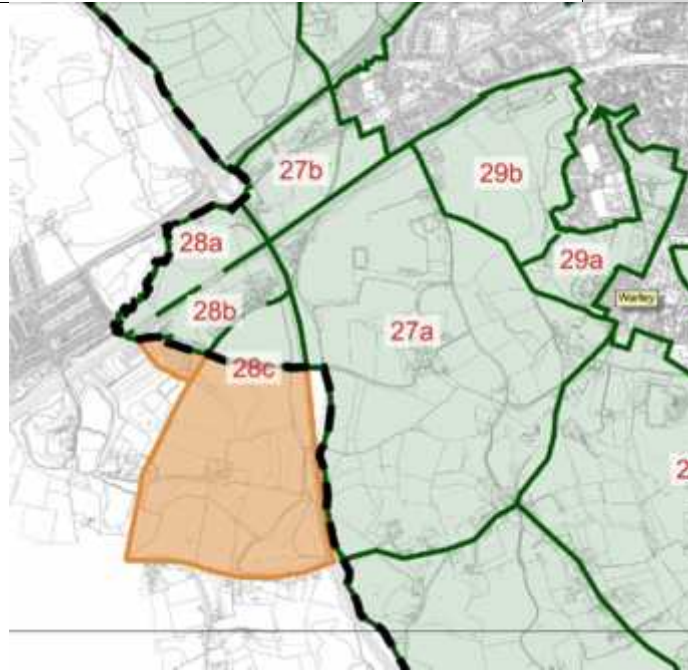
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	27a: North of Great Warley	Parcel Size	234.3ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Pastoral farmland				
Secondary Land Use/Cover	Woodland, northern edge of Great Warley and scattered farmsteads/dwellings				
Intervisibility within parcel and to the adjacent parcels	Typically limited by mature hedgerows with intervisibility to the west limited by the planted embankments flanking the M25.				

Does the parcel abut any neighbouring administrative area?	Yes – Havering Borough to west
Could the parcel extend beyond the Brentwood Borough boundary?	M25 forms practical western extent of parcel

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Large parcel relative to local settlement pattern
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Forms part of gap between Brentwood and Havering but M25 is major barrier
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

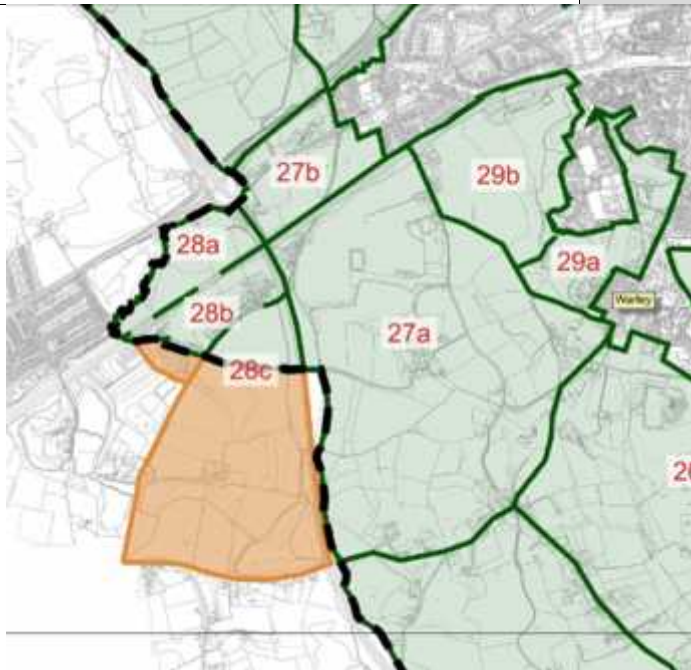
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	27b: Brook Street			Parcel Size	33.68ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Pastoral farmland and built development (Hotel and Petrol Filling station)				
Secondary Land Use/Cover	Scattered dwellings and transport corridors				
Intervisibility within parcel and to the adjacent parcels	Typically limited by mature hedgerows with intervisibility to the west limited by the planted embankments flanking the M25.				
Does the parcel abut any neighbouring administrative area?	Yes – Havering Borough to northwest				
Could the parcel extend beyond the Brentwood Borough boundary?	No -M25 forms practical western extent of parcel				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Part of important narrow gap between Brentwood and Havering
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

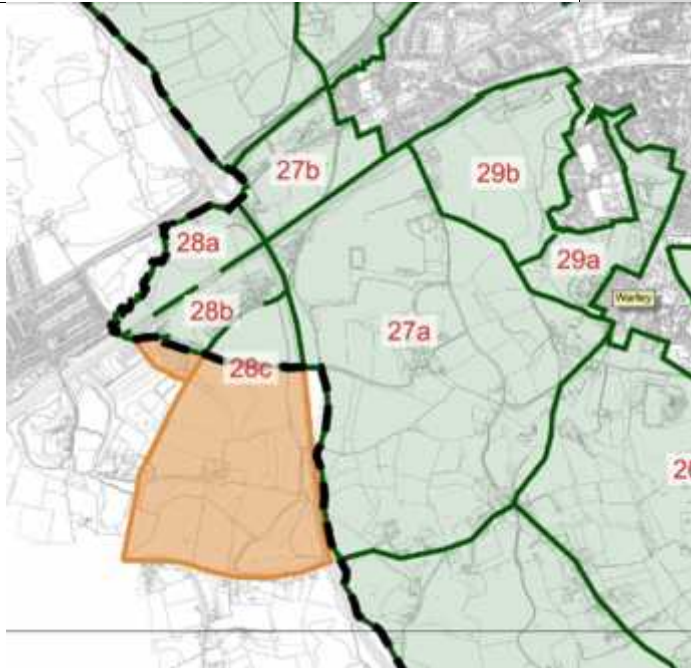
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	Northern part of parcel commercialised – important transport corridors
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access: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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	28a: East of Harold Wood				Parcel Size	22.34ha
						
Parcel-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	
Comments:						
Predominant Landscape Scale:	Intimate	Small	Medium	Large		Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open		Exposed
Public Access within Parcel	Promoted open recreation		Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access		No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative		Weakly representative/ degraded
Primary Land Use/Cover	Arable and Pastoral Farm Land					
Secondary Land Use/Cover						
Intervisibility within parcel and to the adjacent parcels	Typically limited by mature hedgerows with intervisibility to the east limited by the planted embankments flanking the M25.					
Does the parcel abut any neighbouring administrative area?	Yes – Havering Borough to northwest					
Could the parcel extend beyond the Brentwood Borough boundary?	No –woodland and watercourse forms parcel boundary in conjunction with rail line					

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Worst case - Not related to Brentwood – more related to Havering (Harold Wood)
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Part of important narrow gap between Brentwood and Havering – M25 major barrier
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

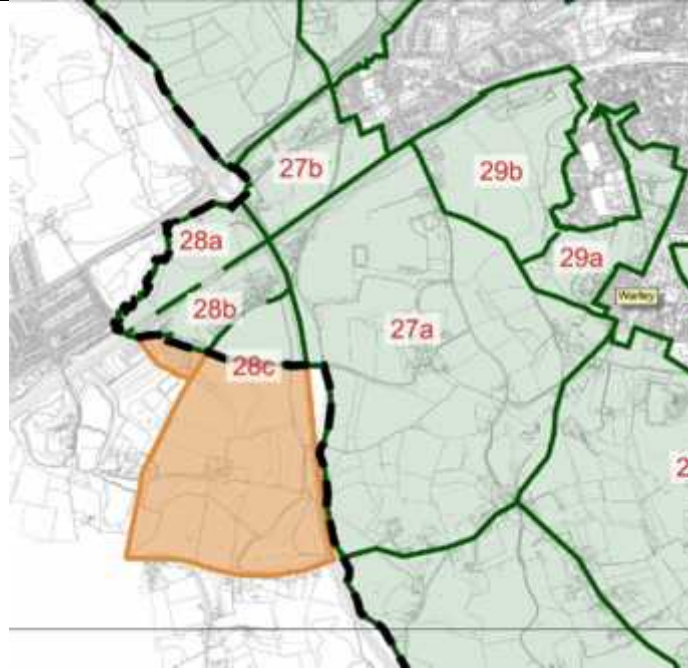
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	28b: East of Harold Wood	Parcel Size	19.29ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable and Pastoral Farm Land				
Secondary Land Use/Cover	Residential				
Intervisibility within parcel and to the adjacent parcels	Typically limited by mature hedgerows with intervisibility to the east limited by the planted embankments flanking the M25.				

Does the parcel abut any neighbouring administrative area?	Yes – Havering Borough to west
Could the parcel extend beyond the Brentwood Borough boundary?	As shown –boundary effectively formed by overlapping sewage treatment area

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Not related to existing large built up areas – but note containment from existing development and surrounding infrastructure
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Given level of built influences and barriers – non critical land as part of rural gap.
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

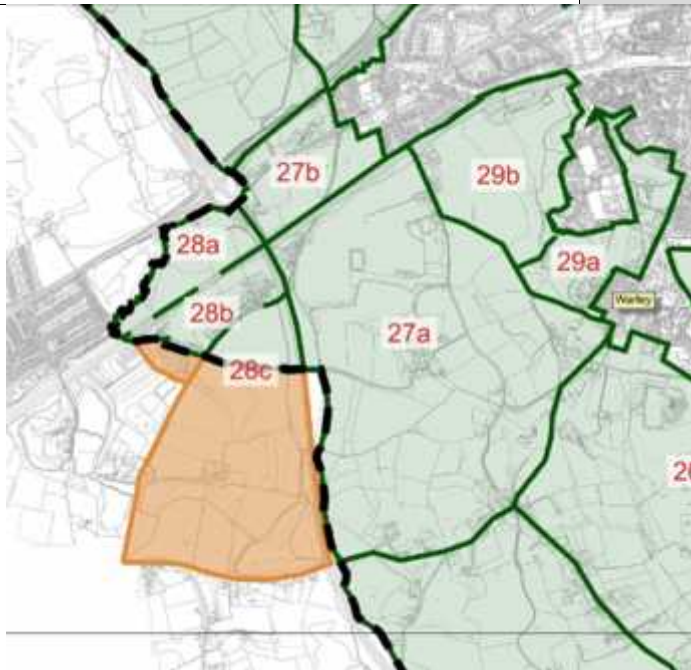
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	28c: East of Harold Wood			Parcel Size	106.35ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable and Pastoral Farm Land				
Secondary Land Use/Cover	Woodland				
Intervisibility within parcel and to the adjacent parcels	Typically limited by mature hedgerows with intervisibility to the east limited by the planted embankments flanking the M25.				
Does the parcel abut any neighbouring administrative area?	Yes – Havering Borough to southwest				
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown) – definable parcel extends south to Warley Road.				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Given level of built influences and barriers – non critical land as part of rural gap.
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

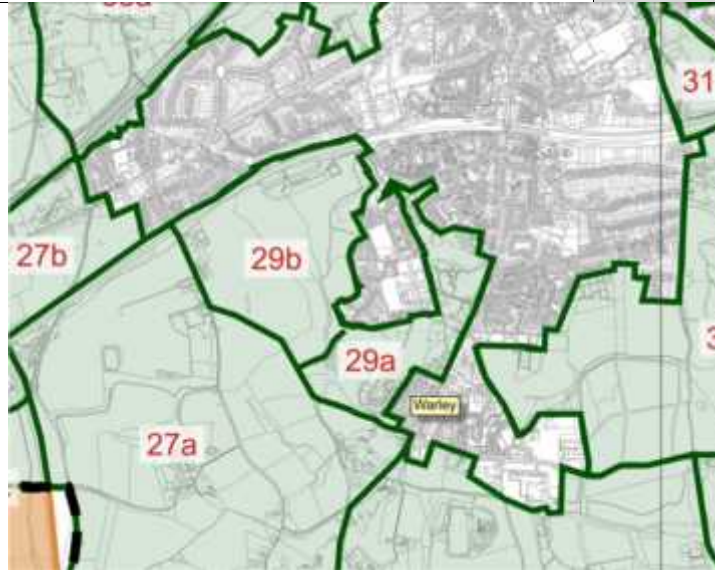
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	29a: West of Warley	Parcel Size	32.37ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Woodland				
Secondary Land Use/Cover	Pasture Grassland/Amenity				
Intervisibility within parcel and to the adjacent parcels	Internal intervisibility variable dependent on landcover i.e. contrast between open agricultural land and mature woodland. Visibility of development to the east on elevated land. Visibility of wider countryside (parcel 27) limited by roadside planting.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	On balance geographic extent around Warley will not increase
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Largely contained to built area
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

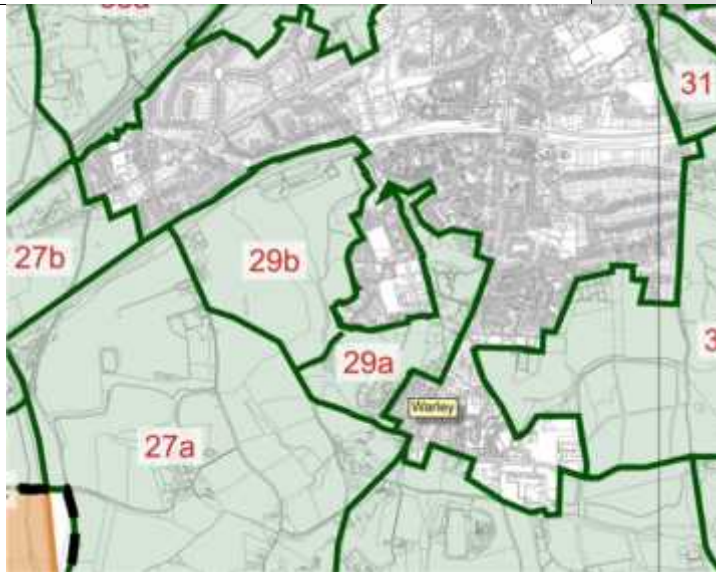
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town
Relative contribution of Parcel to Green Belt Purpose:			
Limited Relationship with Historic Town (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:	Overlaps with Brentwood Historic Town extents areas – but no Conservation Area designation		

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	29b: West of Warley			Parcel Size	67.79ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Woodland and pastoral grassland				
Secondary Land Use/Cover	Recreational grassland (school playing fields) and areas of recent residential development (on former Hospital site)				
Intervisibility within parcel and to the adjacent parcels	Internal intervisibility variable dependent on landcover i.e. contrast between open agricultural land and mature woodland. Visibility of development to the east on elevated land. Visibility of wider countryside (parcel 27) limited by roadside planting.				
Does the parcel abut any neighbouring administrative area?	No				
Could the parcel extend beyond the Brentwood Borough boundary?	No				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Parcel does not extend massively beyond existing settlement limits
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

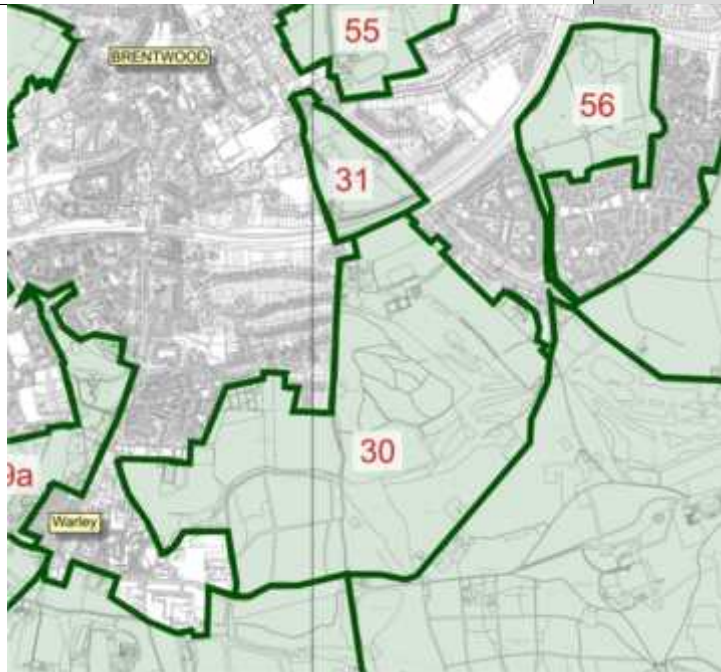
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town
Relative contribution of Parcel to Green Belt Purpose:			
Limited Relationship with Historic Town (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:	Overlaps with Brentwood Historic Town extents areas – but no Conservation Area designation		

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	30: East of Warley			Parcel Size	157.59ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Woodland				
Secondary Land Use/Cover	Recreational grassland (Golf course and school playing fields) and infrequent scattered dwellings				
Intervisibility within parcel and to the adjacent parcels	Internal intervisibility typically restricted due to mature woodland and built development although some medium range views within golf course. Restricted visibility to adjoining parcels to the south due to continuity of woodland				
Does the parcel abut any neighbouring administrative area?	No				
Could the parcel extend beyond the Brentwood Borough boundary?	No				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	On balance Partly Contained. Parcel does not extend massively beyond geographic extents of existing settlement limits – good surrounding woodland cover
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Important green wedge between Shenfield and Brentwood/Warley
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

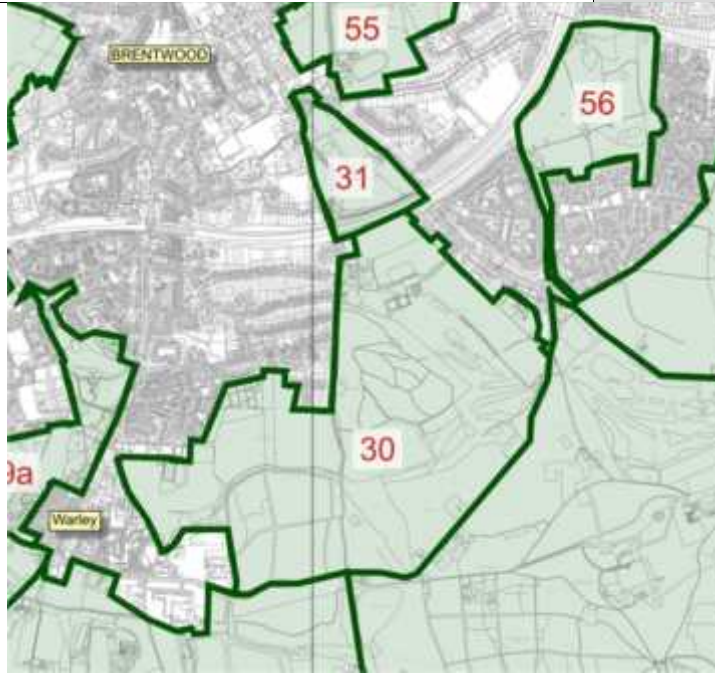
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	31: Shenfield Common	Parcel Size	17.50ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractors		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Woodland				
Secondary Land Use/Cover	Recreational grassland (mown)				
Intervisibility within parcel and to the adjacent parcels	Internal intervisibility restricted due to mature woodland and parcel surrounded by built development and the railway corridor to the south				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Important green wedge between Shenfield and Brentwood/Warley
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

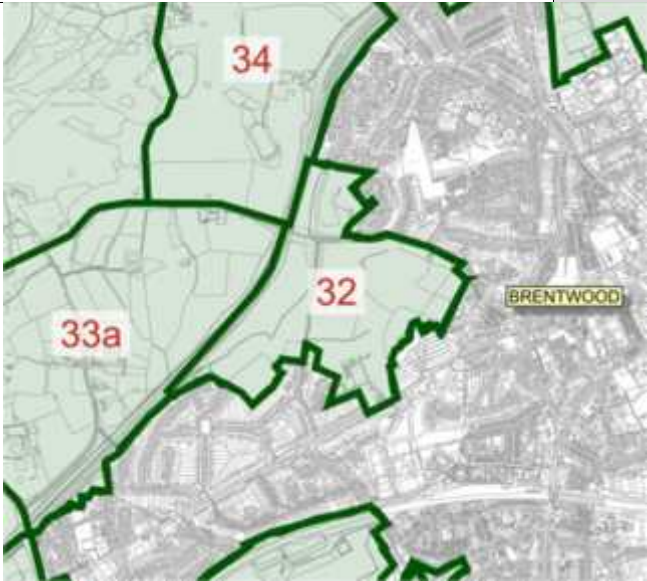
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	32: Honeypot Lane, Brentwood			Parcel Size	46.57ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access	Permissive general access	PRoW route access	
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions	Equal representative / non-representative	Weakly representative/ degraded	
Primary Land Use/Cover	Pastoral Farmland				
Secondary Land Use/Cover	Cemetery, Woodland/scrub				
Intervisibility within parcel and to the adjacent parcels	Internal intervisibility restricted due to mature woodland, tree belts and hedgerows. Views to west restricted by planting along A12 embankments				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

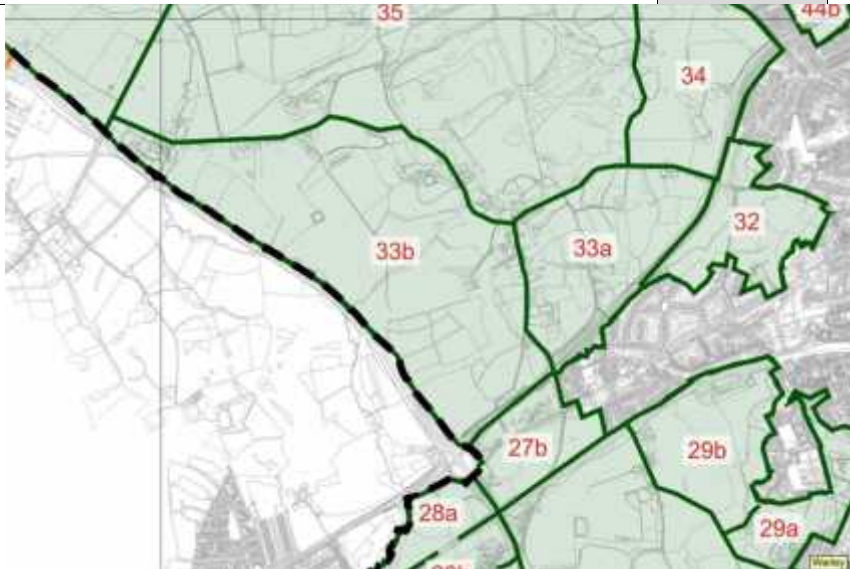
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	33a: South Weald			Parcel Size	83.20ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Pastoral Farmland including Equestrian use				
Secondary Land Use/Cover	Hamlet of South Weald, woodland and scattered farmsteads/dwellings and equestrian facilities				
Intervisibility within parcel and to the adjacent parcels	Internal intervisibility restricted due to mature woodland, tree belts and hedgerows. Views to adjacent parcels generally short range and typically restricted by mature planting along the parcel boundary.				
Does the parcel abut any neighbouring administrative area?	No				
Could the parcel extend beyond the Brentwood Borough boundary?	No				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Parcel is beyond northern settlement extent formed by A12
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Hamlet of South Weald at risk from development
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

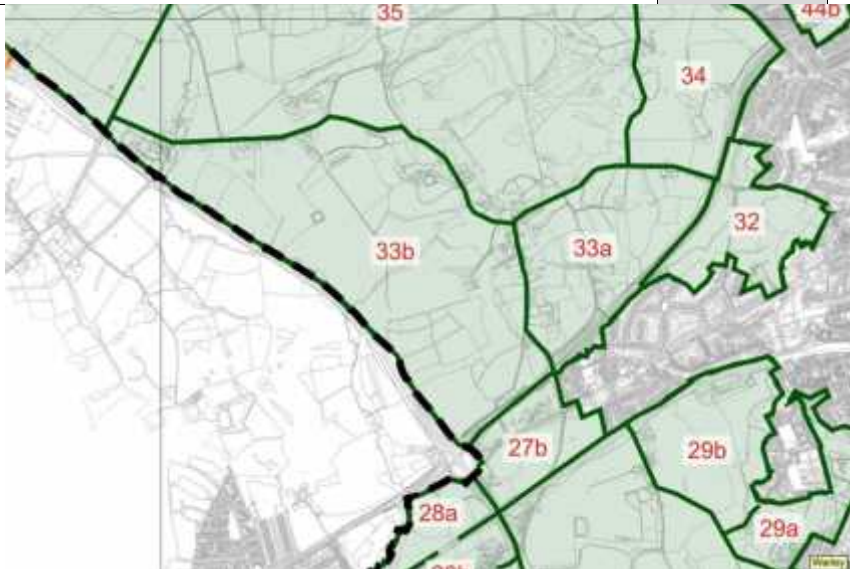
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	33b: West of South Weald			Parcel Size	219.15ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral farmland, Woodland, Hamlet of St. Vincent and scattered farmsteads/dwellings				
Intervisibility within parcel and to the adjacent parcels	Internal intervisibility restricted due to mature woodland, tree belts and hedgerows. Views to adjacent parcels more available from elevated land near the northern end of the parcel where medium range views across the parcel are available. Views to north to adjacent parcel No. 35 are limited				
Does the parcel abut any neighbouring administrative area?	Yes – Havering Borough to the southwest (beyond M25)				
Could the parcel extend beyond the Brentwood Borough boundary?	No – M25 motorway forms strong defensible boundary.				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

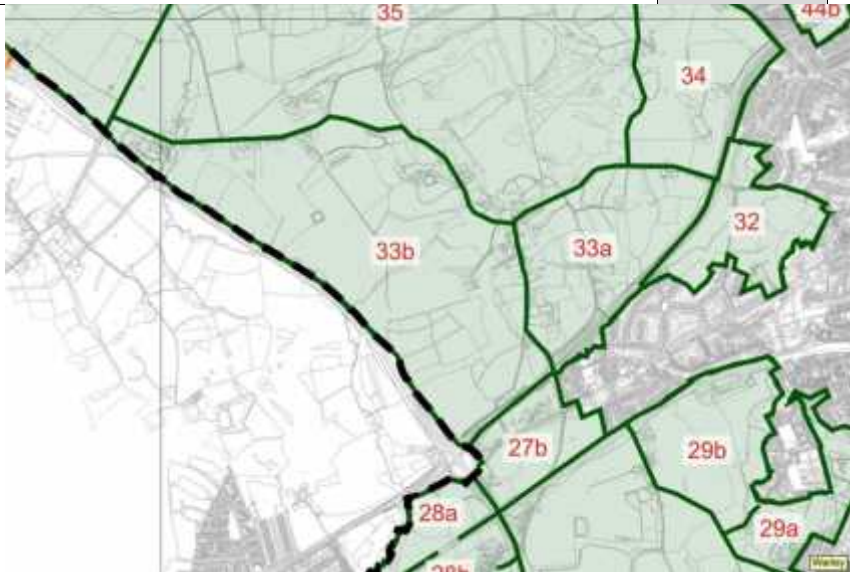
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town
Relative contribution of Parcel to Green Belt Purpose:			
Limited Relationship with Historic Town (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:	Significant proportion of parcel covered by Heritage designations (Conservation Area/ Registered Park and Garden)		

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	34: Southwest of Pilgrim's Hatch			Parcel Size	80.67
					
Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Lakes and scattered farmsteads/dwellings.				
Intervisibility within parcel and to the adjacent parcels	Internal intervisibility restricted due to mature woodland, tree belts and hedgerows. Views to adjacent parcels generally short range and typically restricted by mature planting along the parcel boundary.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Parcel of relative size to Pilgrims Hatch – A12 contains to south. <i>NB: Some encroachment already occurring from Pilgrims Hatch</i>
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Worst case – parcel important to perception of separation between Pilgrims Hatch and Brentwood – A12 forms permanent barrier
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

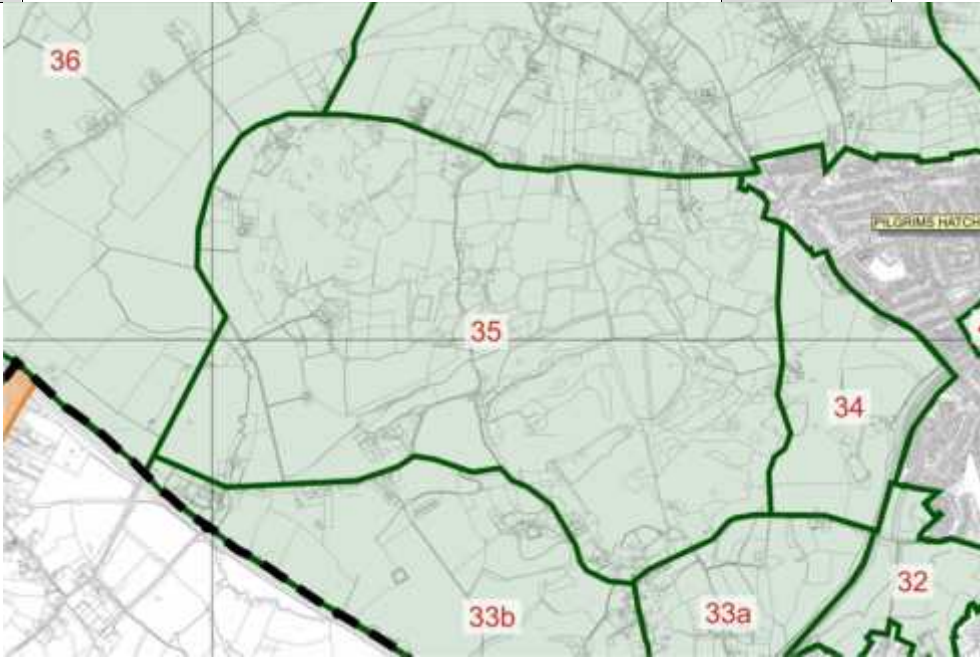
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical ‘Countryside’ uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town
Relative contribution of Parcel to Green Belt Purpose:			
Limited Relationship with Historic Town (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:	Conservation Area and Registered Park and Garden (which preserve character of South Weald area) lie to west of parcel		

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	35: West of Pilgrim's Hatch			Parcel Size	506.02ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Pastoral Farmland				
Secondary Land Use/Cover	Arable Farmland, Woodland, Lakes, Golf course, Hamlets of and scattered farmsteads/dwellings.				
Intervisibility within parcel and to the adjacent parcels	Internal intervisibility restricted due to mature woodland, tree belts and hedgerows. Views to adjacent parcels generally short range and often restricted by mature planting along the parcel boundary.				
Does the parcel abut any neighbouring administrative area?	No				
Could the parcel extend beyond the Brentwood Borough boundary?	No				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Large part of countryside between Pilgrims Hatch and Harold Hill (Havering) but M25 forms permanent intervening barrier. Limited relationship to Brentwood (intervening woodland cover and A12)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

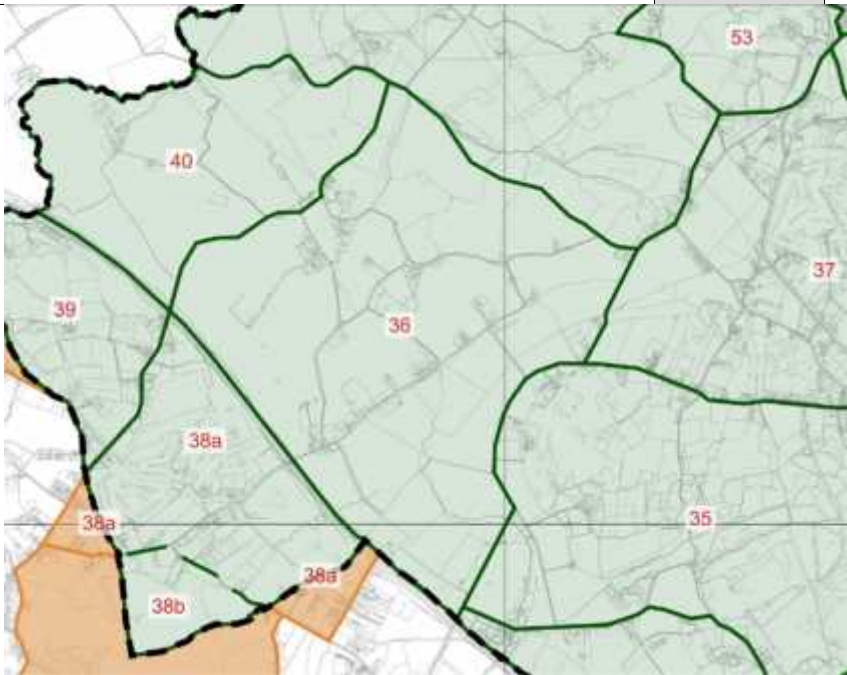
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town
Relative contribution of Parcel to Green Belt Purpose:			
Limited Relationship with Historic Town (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)
Comments:	Conservation Area and Registered Park and Garden (which preserve character of South Weald area) present across majority of parcel		

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	36: Navestock Heath			Parcel Size	705.37ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Hamlets of Navestock heath, Horseman-Side, Navestock Side and scattered farmsteads/dwellings.				
Intervisibility within parcel and to the adjacent parcels	Frequent intervisibility due to large scale fields and long range visibility to west and north (beyond Borough boundary)				
Does the parcel abut any neighbouring administrative area?	Yes – Havering to SW				
Could the parcel extend beyond the Brentwood Borough boundary?	No – M25 from boundary				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

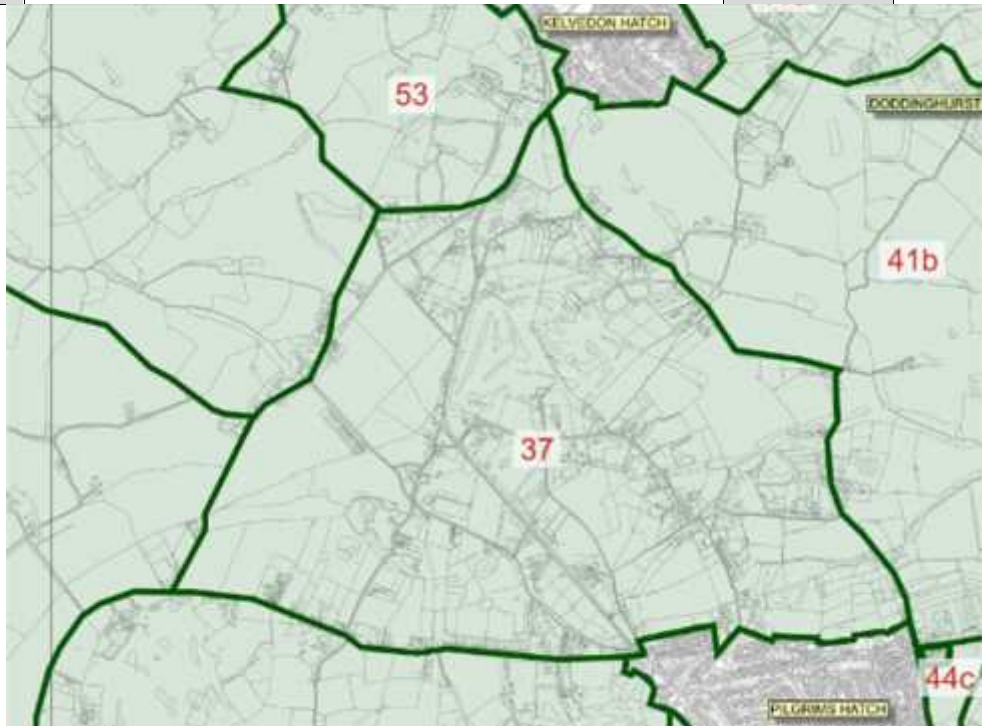
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	37: North of Pilgrim's Hatch			Parcel Size	365.28ha
					
Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Pastoral Farmland, Arable Farmland and Golf courses				
Secondary Land Use/Cover	Woodland, Hamlets of Crow Green, Bentley and Coxtie Green and scattered farmsteads/dwellings.				
Intervisibility within parcel and to the adjacent parcels	Generally restricted within the parcel and intervisibility with adjacent parcels frequently restricted due to mature hedgerows, tree belts and woodland				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Very large parcel relative to neighbouring settled areas
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	On balance parcel forms majority of a countryside gap between Pilgrims Hatch and Kelvedon Hatch
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

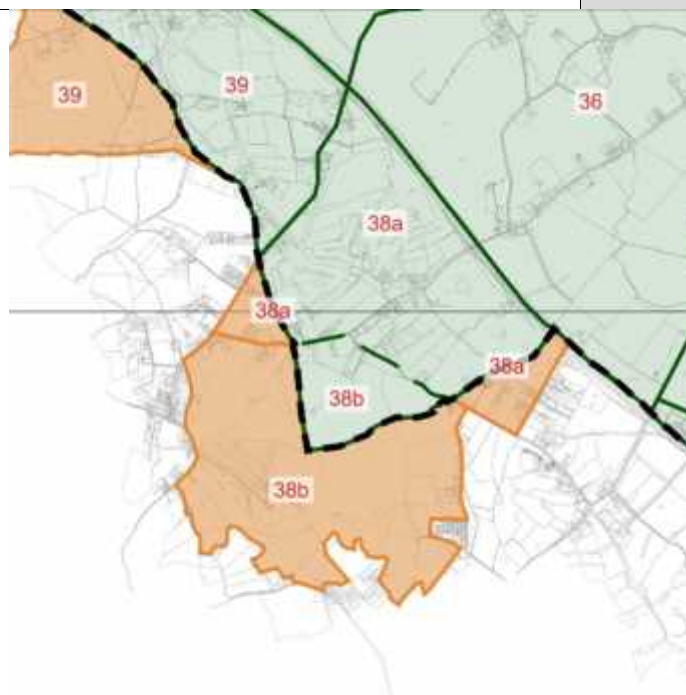
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	38a: Navestock Common	Parcel Size	240.71ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Golf Courses				
Secondary Land Use/Cover	Pastoral Farmland, Arable Farmland, Woodland, Hamlet of Navestock Common and scattered farmsteads/dwellings.				
Intervisibility within parcel and to the adjacent parcels	Limited by mature tree cover within the parcel but clear views to adjoining agricultural land to the south and west outside the Borough Boundary.				

Does the parcel abut any neighbouring administrative area?	Yes – Havering to south and Epping Forest to West
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown) – local minor roads and features form more defensible boundaries compared to hedgerows

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Not related to Brentwood – separated by M25. Greater relationship to Havering and Epping Forest
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

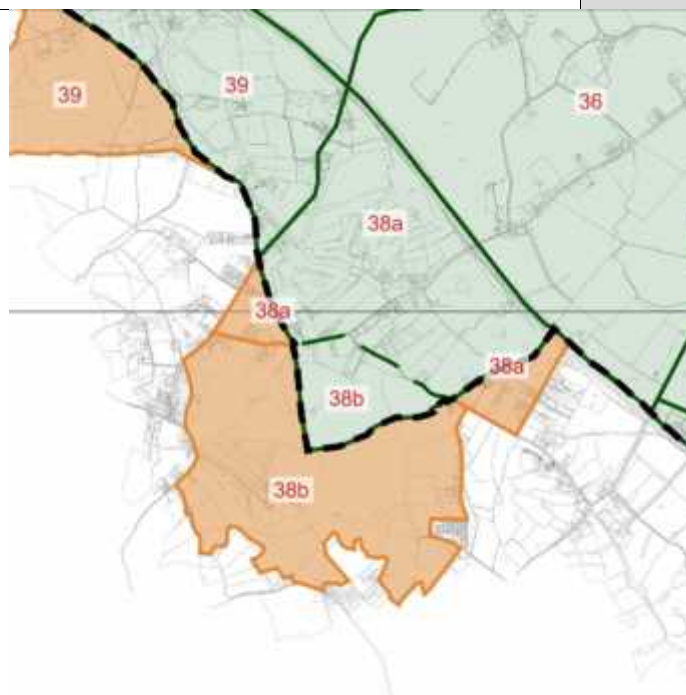
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	38b: Navestock Common	Parcel Size	201.20ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Pastoral Farmland, Arable Farmland				
Secondary Land Use/Cover	Woodland, Hamlet of Navestock Common and scattered farmsteads/dwellings.				
Intervisibility within parcel and to the adjacent parcels	Limited by mature tree cover within the parcel but clear views to adjoining agricultural land to the south and west outside the Borough Boundary.				

Does the parcel abut any neighbouring administrative area?	Yes – Havering to south and Epping Forest to West
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown) – local woodland features and treebelts stronger boundaries than weaker hedgerows at borough boundary

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Not related to Brentwood – separated by M25. Greater relationship to Havering and Epping Forest – close proximity to Bournebridge
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Not related to Brentwood – separated by M25. Greater relationship to Havering and Epping Forest – close proximity to Bournebridge
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

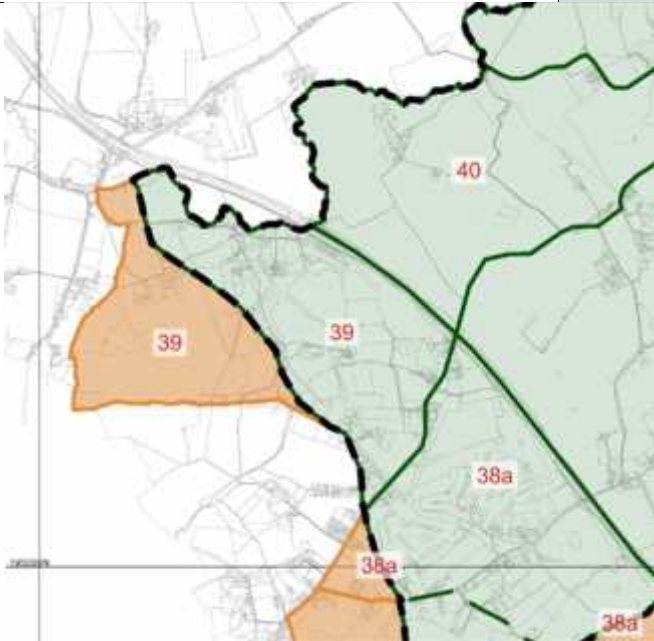
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical ‘Countryside’ uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	39: North of Stapleford Abbots				Parcel Size	273.05ha
						
Parcel-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	
Comments:						
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive	
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed	
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access	
	Permissive paths			Informal access	No access	
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded	
Primary Land Use/Cover	Pastoral Farmland					
Secondary Land Use/Cover	Arable Farmland, Woodland and scattered farmsteads/dwellings.					
Intervisibility within parcel and to the adjacent parcels	Frequent long range views to the north and west outside the Borough					
Does the parcel abut any neighbouring administrative area?	Yes – Epping Forest					
Could the parcel extend beyond the Brentwood Borough boundary?	Yes (as shown – as the Brentwood Borough boundary current crosses open fields in places parcel extends west and southwest to the edge of Stapleford Abbott and the B175.					

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Not related to Brentwood – separated by M25. Greater relationship to Epping Forest
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Not related to Brentwood – separated by M25. Greater relationship to Epping Forest
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

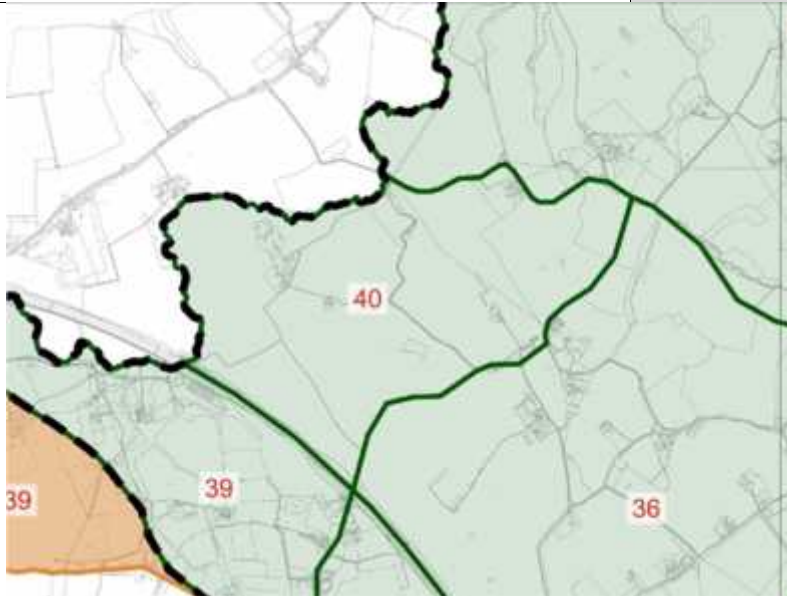
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	40: West of Navestock Heath	Parcel Size	249.44ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland and scattered farmsteads/dwellings.				
Intervisibility within parcel and to the adjacent parcels	Frequent long range views to the north and west outside the Borough				

Does the parcel abut any neighbouring administrative area?	Yes – Epping Forest
Could the parcel extend beyond the Brentwood Borough boundary?	River Roding is considered defensible boundary – that forms northern edge of parcel

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Parcel forms minor part of much larger gap between Epping Forest and Brentwood
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

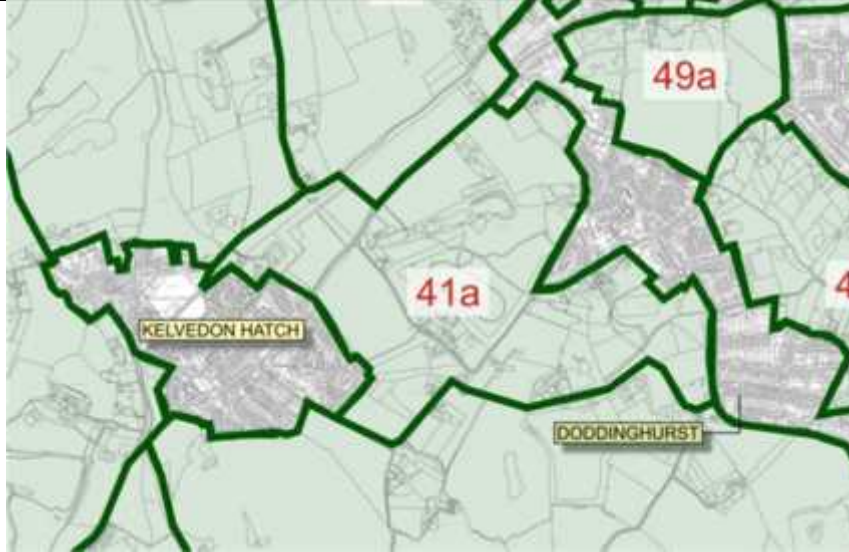
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	41a: Between Kelvedon Hatch and Doddingtonhurst	Parcel Size	112.11ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Pastoral Farmland				
Secondary Land Use/Cover	Arable Farmland, Woodland and scattered farmsteads/dwellings.				
Intervisibility within parcel and to the adjacent parcels	Views within the parcel, typically limited by mature field boundary hedgerows, tree belts and woodland. Views to adjacent parcels typically restricted by mature planting.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Contained by Kelvedon Hatch to west and Doddinghurst to East
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Critical gap between Kelvedon Hatch to west and Doddinghurst to East
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

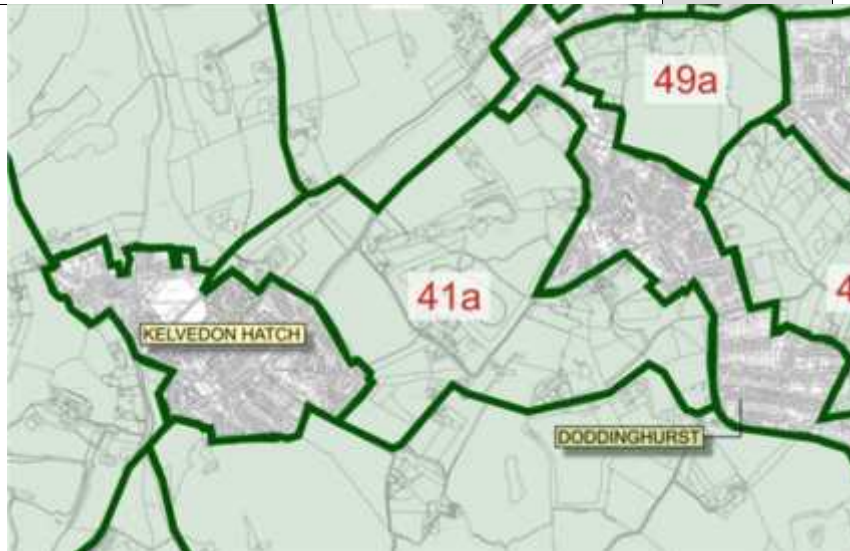
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	41b: South of Kelvedon Hatch and Doddingtonhurst	Parcel Size	418.94ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Recreation Grounds and scattered farmsteads/dwellings.				
Intervisibility within parcel and to the adjacent parcels	Views within the parcel typically limited by mature field boundary hedgerows and woodland. Views to adjacent parcels available in places but frequently limited by flat landform and road corridors flanked by tree and hedgerow planting.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Very Large Parcel relative to surrounding built form
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Critical gap between Kelvedon Hatch Doddinghurst and Pilgrims Hatch
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

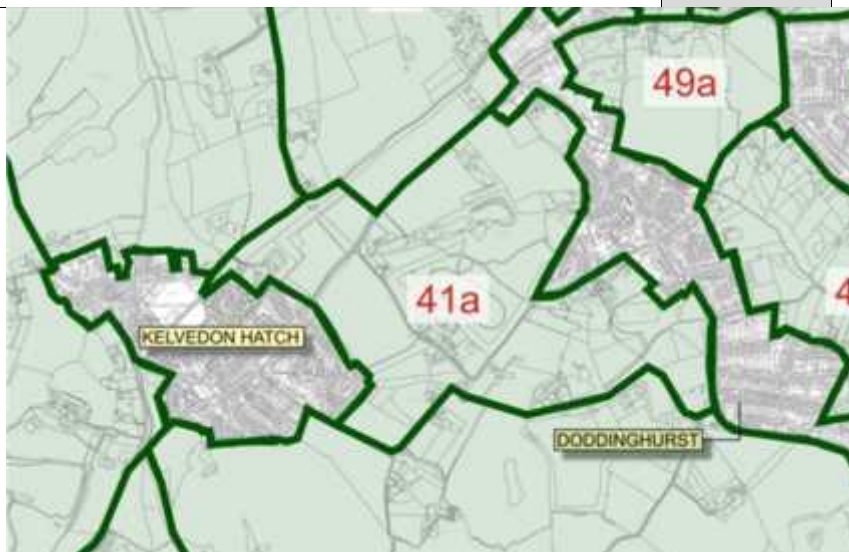
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	42: Northwest of Shenfield	Parcel Size	194.19ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable and Pastoral Farmland				
Secondary Land Use/Cover	Woodland, Recreation Grounds and scattered farmsteads/dwellings.				
Intervisibility within parcel and to the adjacent parcels	Views within the parcel limited by mature field boundary hedgerows and woodland. Views to adjacent parcels limited by flat landform and road corridors flanked by tree and hedgerow planting.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Land contained by Brentwood, Shenfield and A12
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Critical gap between Brentwood and Shenfield
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)


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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	43: North of Shenfield			Parcel Size	64.74ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Recreation Ground and dwellings along roads.				
Intervisibility within parcel and to the adjacent parcels	Limited views within the parcel due to mature field boundary hedgerows with trees. Views to adjacent parcels limited by built development in places and road corridors with tree belts along embankments.				
Does the parcel abut any neighbouring administrative area?	No				
Could the parcel extend beyond the Brentwood Borough boundary?	No				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Land contained by Shenfield and surrounding infrastructure (rail and main road)
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	A12 is major intervening barrier to northwest
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

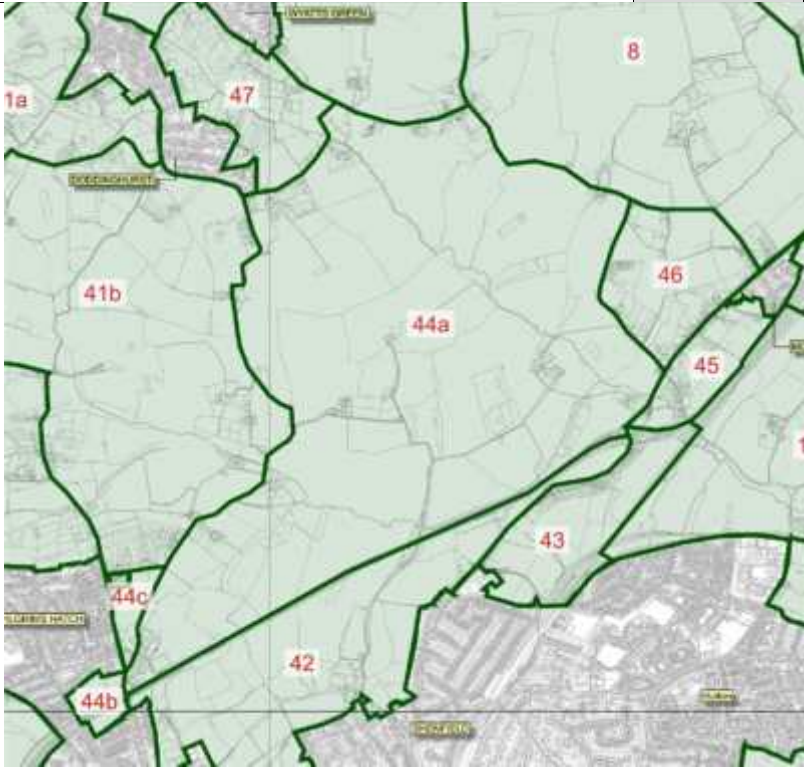
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical ‘Countryside’ uses	Predominantly rural land use – but heavy influence by local infrastructure
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	44a: North of A12				Parcel Size	620.46ha
						
Parcel-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	
Comments:						
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive	
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed	
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access	
	Permissive paths			Informal access	No access	
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractors		Equal representative / non-representative	Weakly representative/ degraded	
Primary Land Use/Cover	Arable Farmland					
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Scattered farmsteads and dwellings along roads					
Intervisibility within parcel and to the adjacent parcels	Frequent open views within the parcel due to relatively flat land and large scale fields with field boundary hedgerows often missing. Some peripheral intervisibility with adjoining parcels, most notable with No. 41 to the west.					
Does the parcel abut any neighbouring administrative area?	No					
Could the parcel extend beyond the Brentwood Borough boundary?	No					

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Large area with few features within that can delineate areas – large scale and open
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	On balance forms majority of gap between A12 and northern villages – important to perception of separating Brentwood/Shenfield from northern area
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between ‘towns’ / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

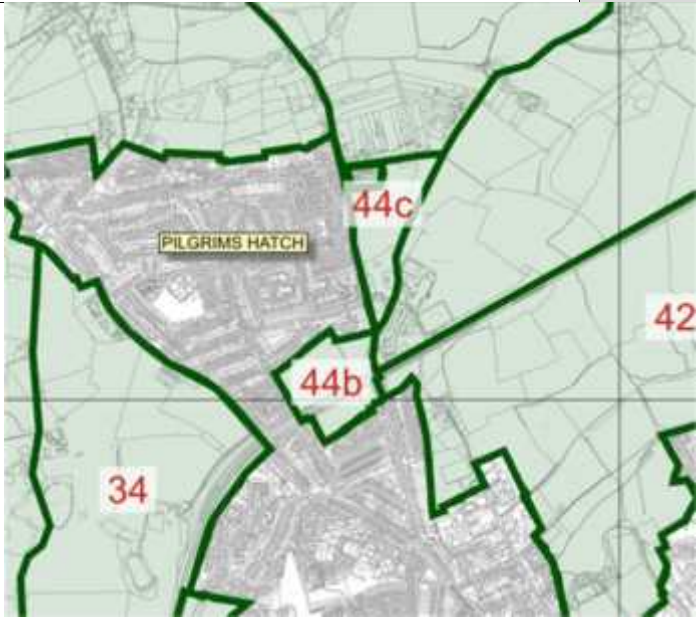
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	44b: A12 Pilgrim's Hatch and Brentwood			Parcel Size	10.29ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive		
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed		
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access		
	Permissive paths			Informal access	No access		
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded		
Primary Land Use/Cover	Pastoral Farmland						
Secondary Land Use/Cover	Woodland/scrub – A12 corridor						
Intervisibility within parcel and to the adjacent parcels	Restricted by surrounding built development and planting along the A12 corridor						

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Parcel forms remaining gap between Pilgrims Hatch and Brentwood (permanently separated by A12). Perception is that these areas have progressively merged
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

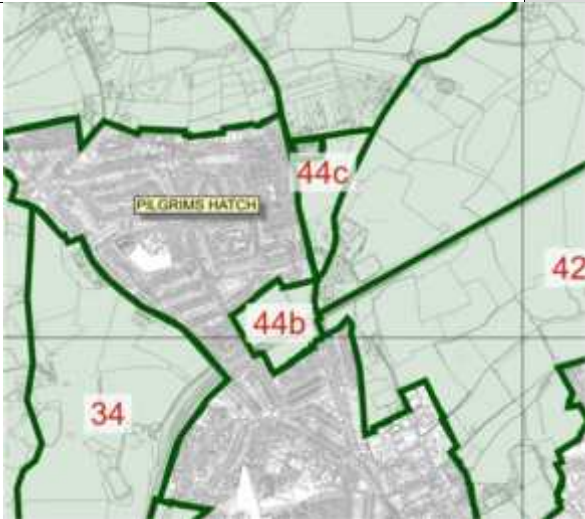
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	44c: East of Pilgrim's Hatch			Parcel Size	10.62ha		
							
Parcel-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		
Comments:							
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive		
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed		
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access		
	Permissive paths			Informal access	No access		
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded		
Primary Land Use/Cover	Pastoral Farmland						
Secondary Land Use/Cover	Woodland (tree belts)/scrub, recreation ground						
Intervisibility within parcel and to the adjacent parcels	Restricted by perimeter tree planting						
Does the parcel abut any neighbouring administrative area?	No						
Could the parcel extend beyond the Brentwood Borough boundary?	No						

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another						
Criteria	NGC	MCG	ICG	CCG	Comments:	
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent		
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk		
Relative contribution of Parcel to Green Belt Purpose:						
Non-Critical Gap (NGC)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)		

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

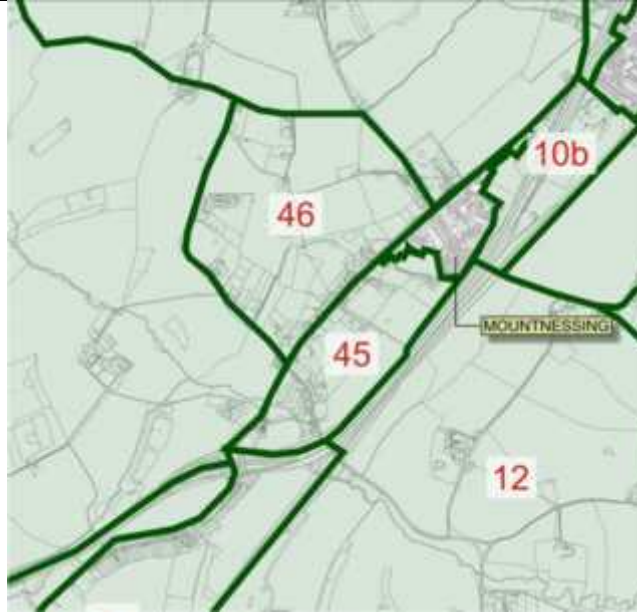
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	45: Mountnessing Southwest	Parcel Size	32.22ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Pastoral Farmland				
Secondary Land Use/Cover	Arable Farmland, Scattered farmsteads and dwellings along roads				
Intervisibility within parcel and to the adjacent parcels	Generally limited intervisibility within the parcel due to relatively flat land and mature hedgerow field boundaries and mature tree cover. Some peripheral intervisibility with adjoining parcels but limited in extent due to topography and vegetated embankment to the A12				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another						
Criteria	NCG	MCG	ICG	CCG	Comments:	
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Does form part of gap between Mountnessing and Shenfield. A12 form permanent barrier and other ribbon development extends in to parcel	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close		
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk		
Relative contribution of Parcel to Green Belt Purpose:						
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)	Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)		

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

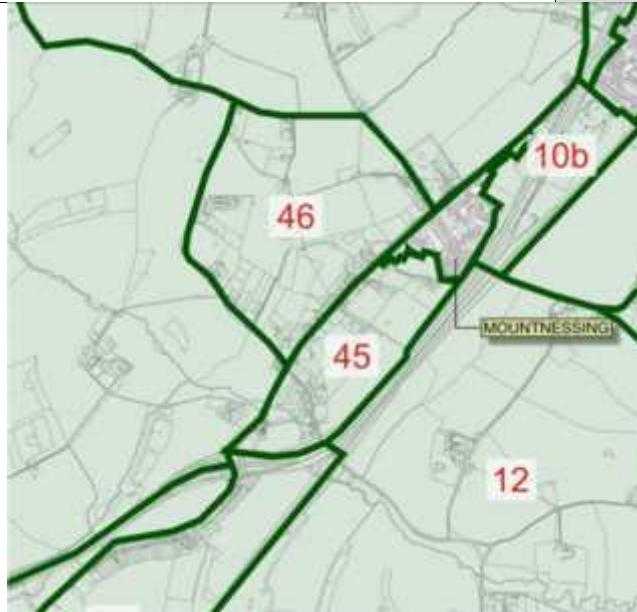
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	46: Mountnessing Southwest	Parcel Size	64.47ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable and Pastoral Farmland				
Secondary Land Use/Cover	Scattered farmsteads and dwellings along roads, Lake				
Intervisibility within parcel and to the adjacent parcels	Generally limited intervisibility within the parcel due to relatively flat land and mature hedgerow field boundaries and mature tree cover. Some peripheral intervisibility with adjoining parcels but limited in extent due to topography and built development.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Lies north of Roman – which forms northern extend of Mountnessing (although localised ribbon development has occurred). Large area relative to existing built area
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

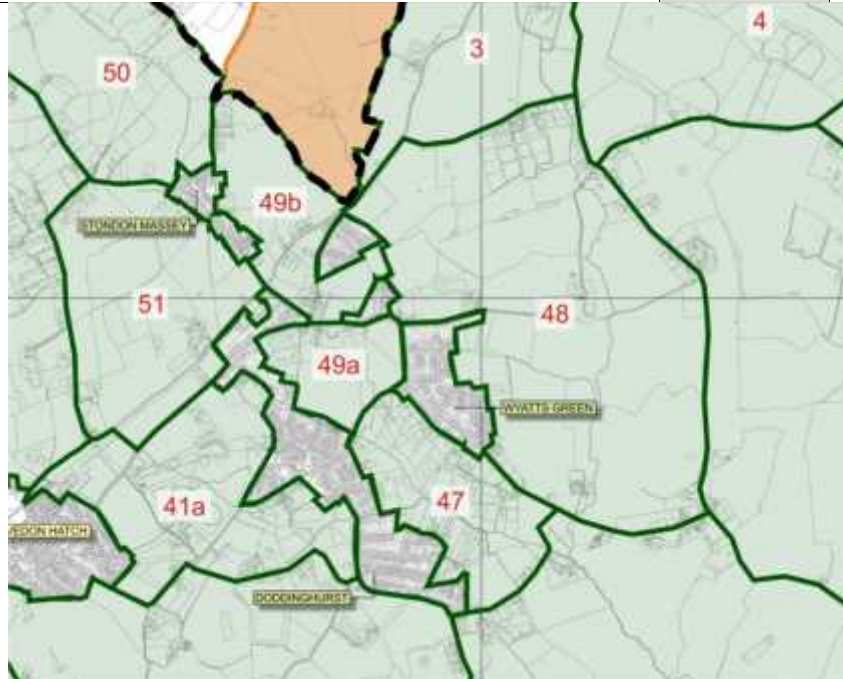
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	47: Wyatt's Green South	Parcel Size	68.29ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Pastoral Farmland				
Secondary Land Use/Cover	Arable Farmland, Woodland, Scattered farmsteads and dwellings along roads				
Intervisibility within parcel and to the adjacent parcels	Generally restricted by mature tree belts and woodland but less restricted to the east with some views to adjoining parcel 44				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Critical gap between Wyatt's Green and Doddinghurst
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

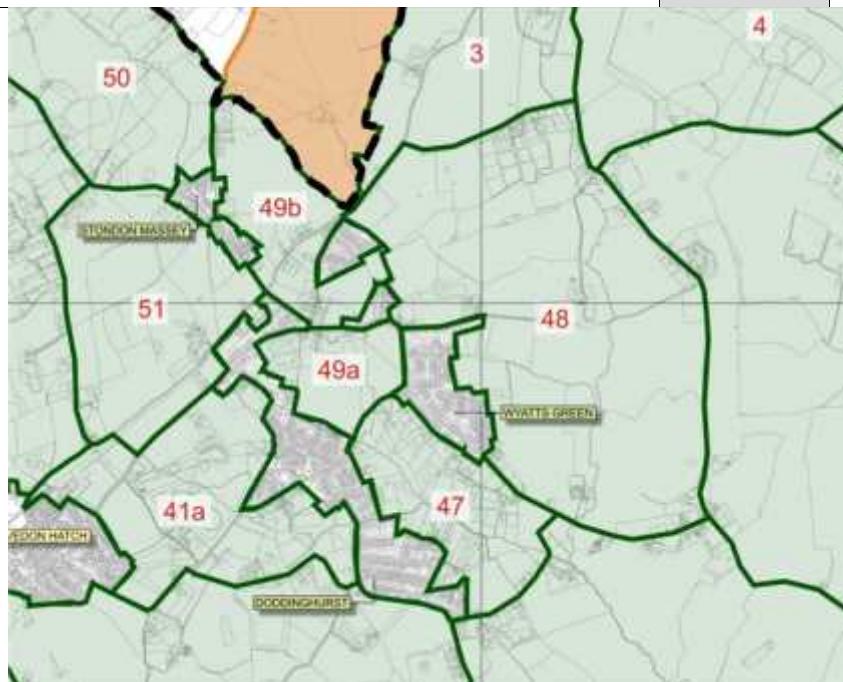
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	48: Wyatt's Green East	Parcel Size	292.74ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractors		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Scattered farmsteads and dwellings along roads				
Intervisibility within parcel and to the adjacent parcels	Typically medium to close range near settlements at the western end of the parcel including to adjoining parcel to the east (No. 8). Also some longer range views from the more elevated eastern edge of the parcel westwards.				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Very large parcel relative to existing built form – few definable boundaries
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Critical countryside to preserving settlement pattern of Wyatt’s Green and Hook End and important gap to Blackmore
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between ‘towns’ / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

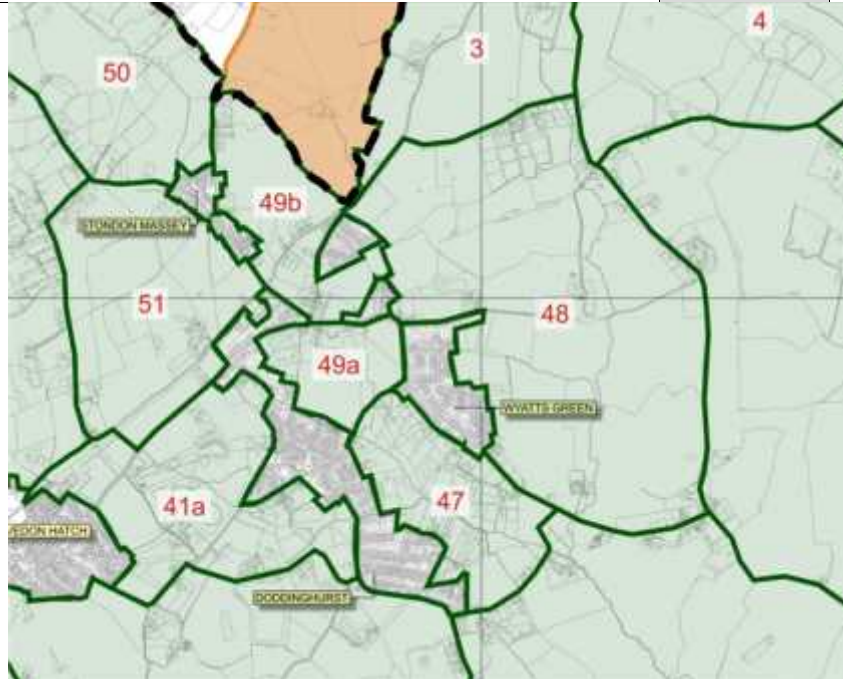
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	49a: Doddinghurst and Wyatt's Green North	Parcel Size	33.78ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland and Pastoral Farmland				
Secondary Land Use/Cover	Woodland, Scattered farmsteads and dwellings along roads				
Intervisibility within parcel and to the adjacent parcels	Typically short range close to settlements in small to medium scale fields surrounded by mature hedgerows but potential limited longer range views looking southwards				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Critical gap between Wyatt's Green and Doddinghurst
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

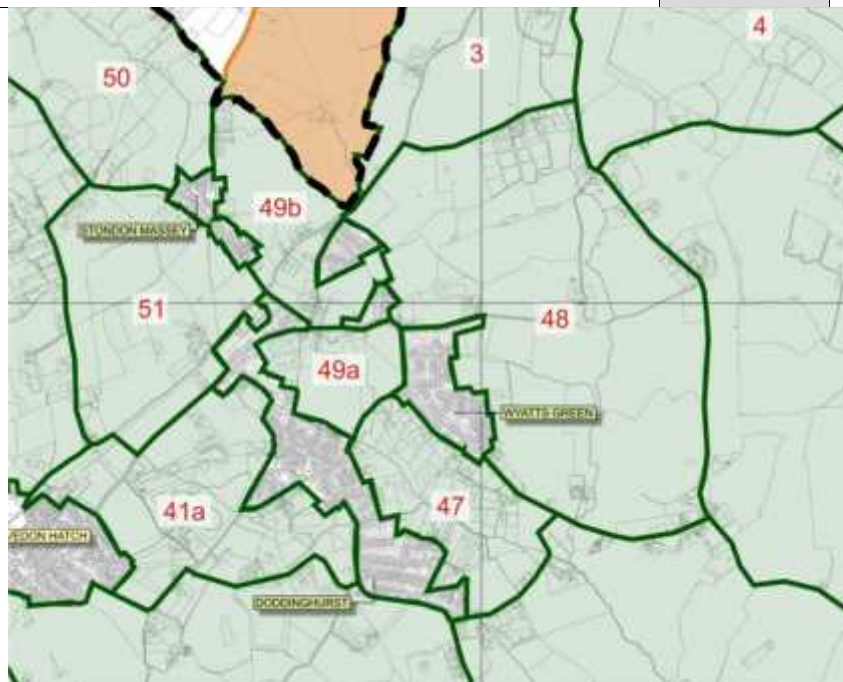
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	49b: Stondon Massey and Hook End	Parcel Size	58.78ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland and Pastoral Farmland				
Secondary Land Use/Cover	Woodland, Scattered farmsteads and dwellings along roads within Green Belt close to larger settlements				
Intervisibility within parcel and to the adjacent parcels	Typically short range close to settlements in small scale fields surrounded by mature hedgerows but ;longer range more open views to the north and northwest beyond the Borough boundary from higher ground on the Blackmore Road.				

Does the parcel abut any neighbouring administrative area?	Yes – northeast boundary adjoins Epping Forest District along field boundaries only – generally mature hedgerows.
Could the parcel extend beyond the Brentwood Borough boundary?	No Parcel 3 has been extended to cover neighbouring land.

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)	Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Critical gap between Wyatt's Green, Stondon Massey, Wyatt's Green and Doddinghurst
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

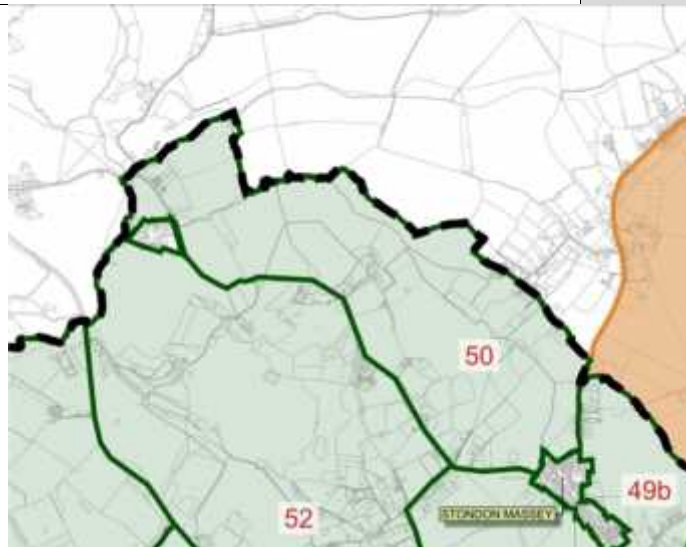
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	50: Stondon Massey Northwest	Parcel Size	186.47ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Scattered farmsteads/dwellings				
Intervisibility within parcel and to the adjacent parcels	Typically short to medium range due but with longer range views from higher ground along the borough boundary across parcel 50 to parcel 52				

Does the parcel abut any neighbouring administrative area?	Yes – Epping Forest to North
Could the parcel extend beyond the Brentwood Borough boundary?	No – overall boundary formed by treebelts and hedgerows – but few clearly defensible boundaries within 1.5km of parcel –open to north.

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Worst case – parcel important at separating Stondon Massey from areas in Epping Forest including Nine Ashes and Chipping Ongar. Few defining intervening boundaries other than woodland
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

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

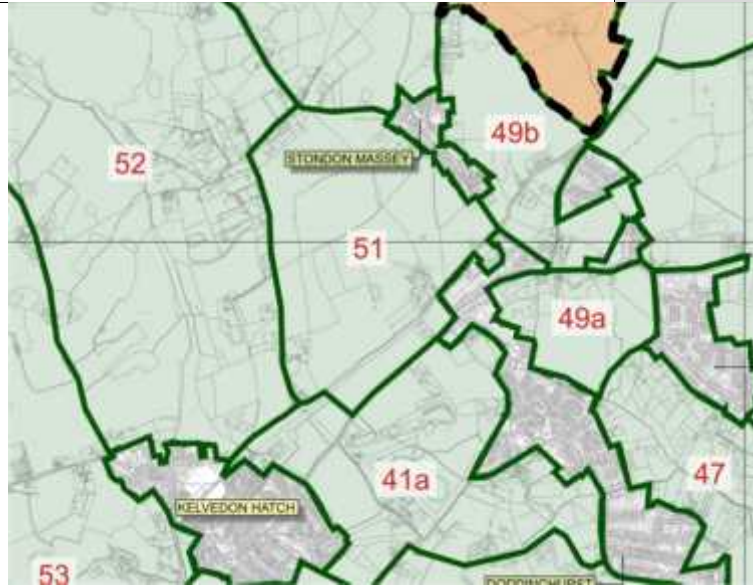
Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	51: West of Stondon Massey	Parcel Size	114.46ha
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Parcel-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
Comments:					

Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Scattered farmsteads/dwellings				
Intervisibility within parcel and to the adjacent parcels	Typically medium range due but with longer range views on edge of Stondon Massey from higher ground including ridgeline of Parcel 52				

Does the parcel abut any neighbouring administrative area?	No
Could the parcel extend beyond the Brentwood Borough boundary?	No

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Worst case – large countryside relative to surrounding built extent
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Critical gap (Stondon Massey – Doddinghurst) as well as important gap to Kelvedon Hatch
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

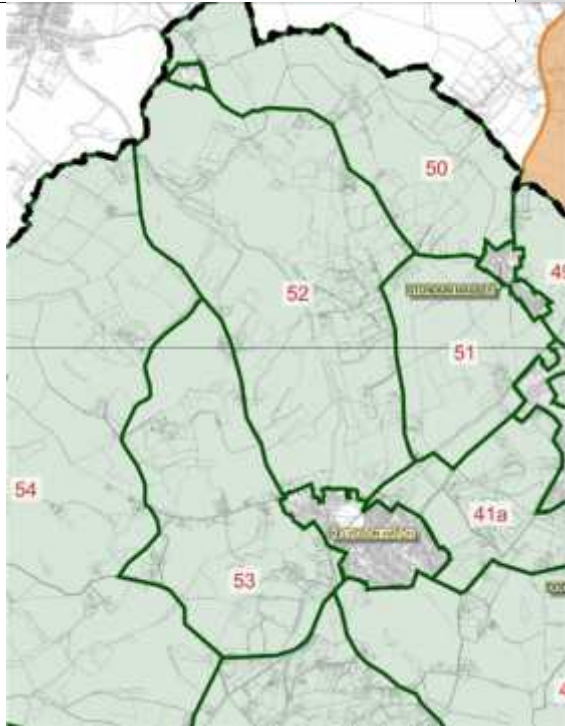
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical ‘Countryside’ uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	52: Kelvedon Hatch North			Parcel Size	350.24ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Scattered farmsteads/dwellings, Caravan Park, industrial sites, dispersed hamlet (Clapgate)				
Intervisibility within parcel and to the adjacent parcels	Typically short to medium range due to frequency of mature woodland blocks and tree belts/hedgerows.				
Does the parcel abut any neighbouring administrative area?	Yes – a small section of the northern boundary adjacent to Epping Forest				
Could the parcel extend beyond the Brentwood Borough boundary?	River Roding forms northern parcel extent – considered defensible in local context				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Overall considered critical gap in respect of northern villages in Brentwood and open countryside extending to Chipping Ongar in Epping Forest
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

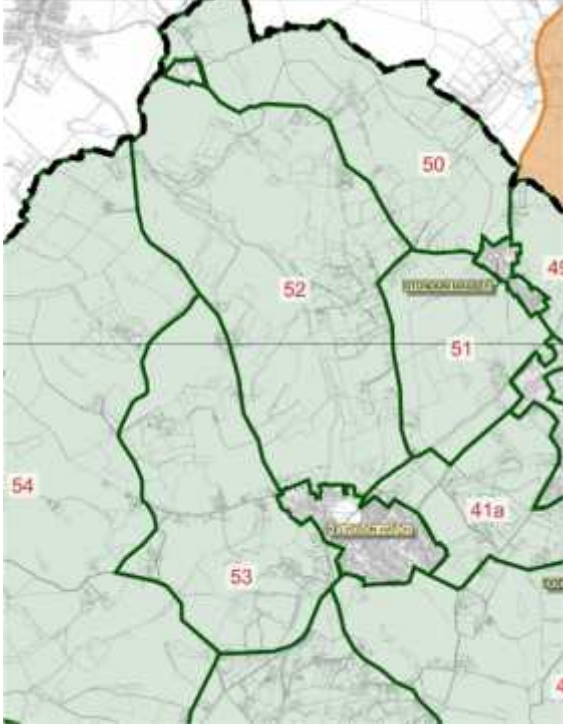
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	53: Kelvedon Hatch West			Parcel Size	208.73ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Arable Farmland				
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Scattered farmsteads/dwellings				
Intervisibility within parcel and to the adjacent parcels	Some long distant views to the countryside to the west, with many areas having partial enclosure due to the woodland blocks and mature hedgerows.				
Does the parcel abut any neighbouring administrative area?	No				
Could the parcel extend beyond the Brentwood Borough boundary?	No				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Overall large area of open countryside relative to adjacent settled area – few defensible boundaries at extents.
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)		Minor Countryside Gap (MCG)	Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

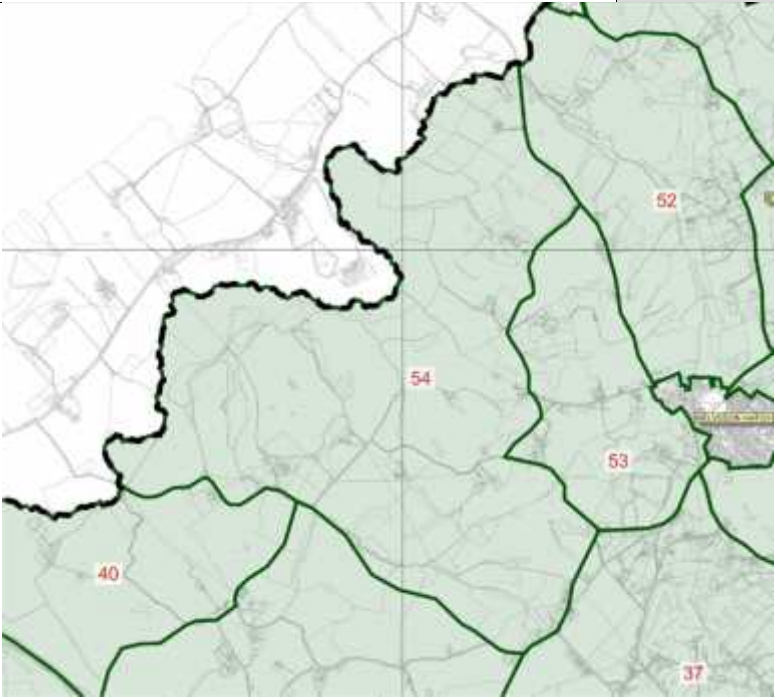
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	54: West of Dudbrook				Parcel Size	807.49ha
						
Parcel-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	
Comments:						
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive	
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed	
Public Access within Parcel	Promoted open recreation	Open general access		Permissive general access	PRoW route access	
	Permissive paths			Informal access	No access	
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded	
Primary Land Use/Cover	Arable Farmland					
Secondary Land Use/Cover	Pastoral Farmland, Woodland, Scattered farmsteads/dwellings					
Intervisibility within parcel and to the adjacent parcels	Some long distant views to the countryside to the west, with many areas having partial enclosure due to the woodland blocks and mature hedgerows.					
Does the parcel abut any neighbouring administrative area?	Yes – Epping Forest to north					
Could the parcel extend beyond the Brentwood Borough boundary?	In local context River Roding is considered defensible parcel boundary – with limited change to assessment if extended northwards					

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Large parcel forming large part of countryside gap between wider local settlements – but part of a very large gap
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

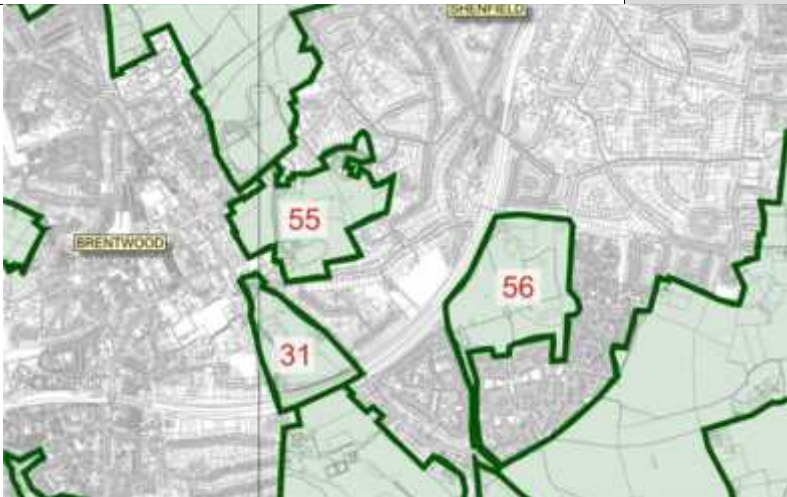
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	55: East of Middleton Hall Lane			Parcel Size	28.87ha
					
Parcel-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
Comments:					
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded
Primary Land Use/Cover	Playing fields				
Secondary Land Use/Cover	Ancillary sports buildings and hard surfacing				
Intervisibility within parcel and to the adjacent parcels	Restricted due to woodland cover and adjoining built development.				
Does the parcel abut any neighbouring administrative area?	No				
Could the parcel extend beyond the Brentwood Borough boundary?	No				

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Only remaining open area between Shenfield and Brentwood at this location – no other intervening features
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)		Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)

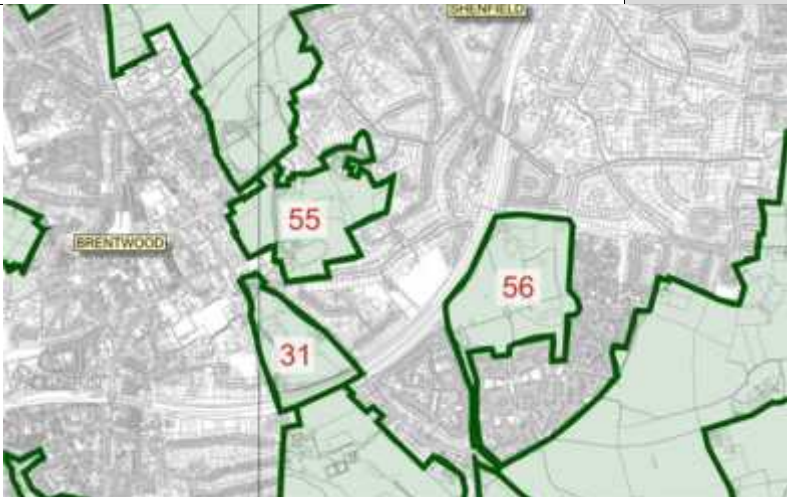
Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	Whilst predominantly sports pitches – can be considered functional countryside
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping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

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

Overall Assessment

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

Brentwood Borough Strategic Green Belt Study

Parcel No. and Name	56: Thrift Wood				Parcel Size	32.84ha
						
Parcel-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	
Comments:						
Predominant Landscape Scale:	Intimate	Small	Medium	Large	Expansive	
Predominant level of Enclosure:	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed	
Public Access within Parcel	Promoted open recreation		Open general access	Permissive general access	PRoW route access	
	Permissive paths			Informal access	No access	
Overall level of Landscape Representativeness:	Highly representative	Mainly representative / minor detractions		Equal representative / non-representative	Weakly representative/ degraded	
Primary Land Use/Cover	Woodland – majority of Site is Scout campsite and activity centre. PRoW at southern end of parcel.					
Secondary Land Use/Cover	Lakes, some buildings/hardstanding/tracks					
Intervisibility within parcel and to the adjacent parcels	Restricted due to woodland cover and adjoining built development.					
Does the parcel abut any neighbouring administrative area?	No					
Could the parcel extend beyond the Brentwood Borough boundary?	No					

Brentwood Borough Strategic Green Belt Study

ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement Development separated from large built up area	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment	
Relative contribution of Parcel to Green Belt Purpose:				
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NCG	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Entirely contained within Shenfield Area
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between 'towns' / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NCG)	Minor Countryside Gap (MCG)		Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

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

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

Overall Assessment

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

APPENDIX L6:

Figure 1 – Strategic Green Belt Review: Assessment Parcels

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APPENDIX L7:

Figure 2 - Overall Contribution of Parcels to Green Belt Purposes

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APPENDIX L8:

Figure 3 - Contribution of Parcels to Green Belt Purpose No. 1

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APPENDIX L9:

Figure 4 - Contribution of Parcels to Green Belt Purpose No. 2

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APPENDIX L10:

Figure 5 - Contribution of Parcels to Green Belt Purpose No. 3

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APPENDIX L11:

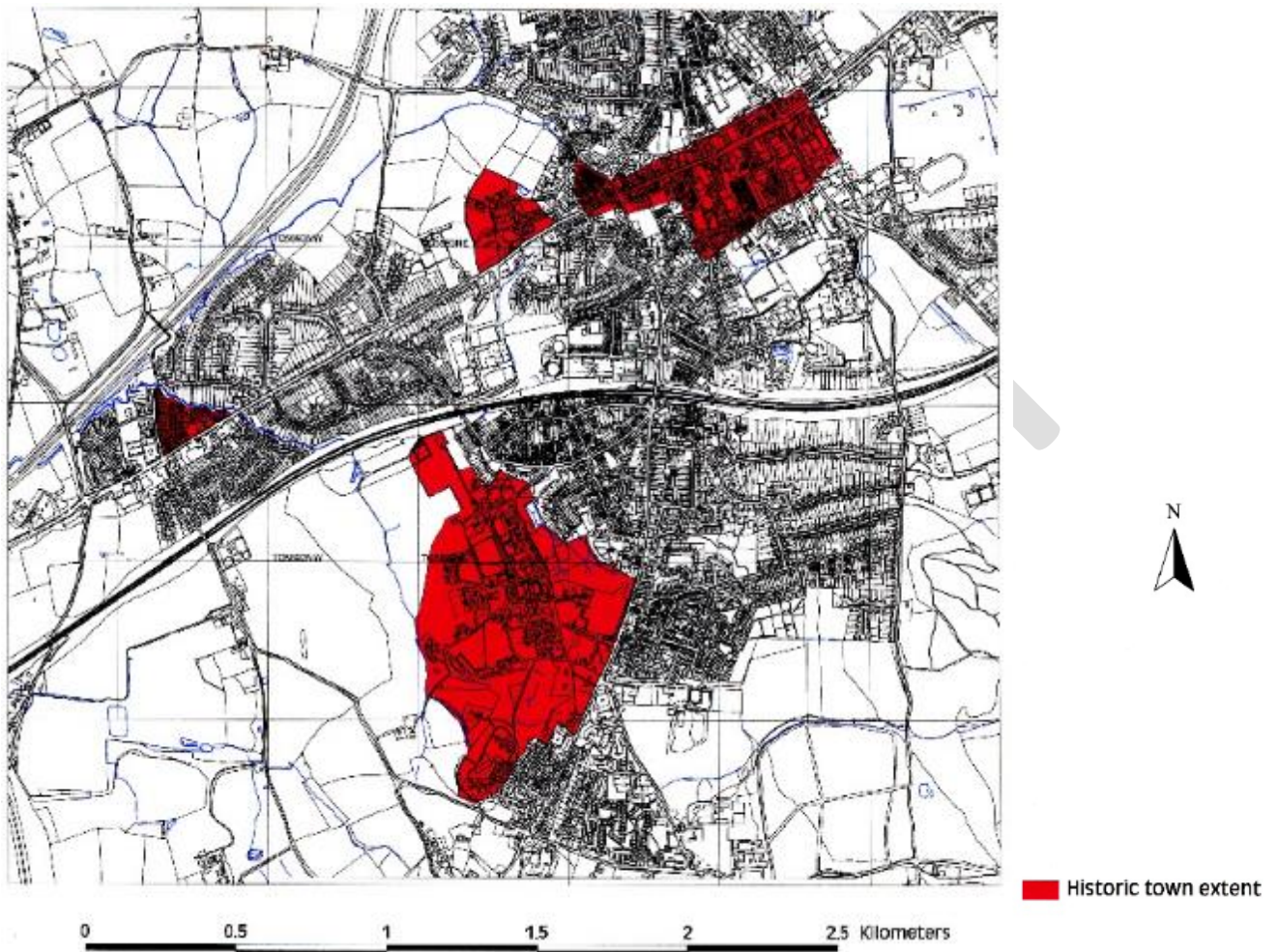
Figure 6 - Contribution of Parcels to Green Belt Purpose No. 4

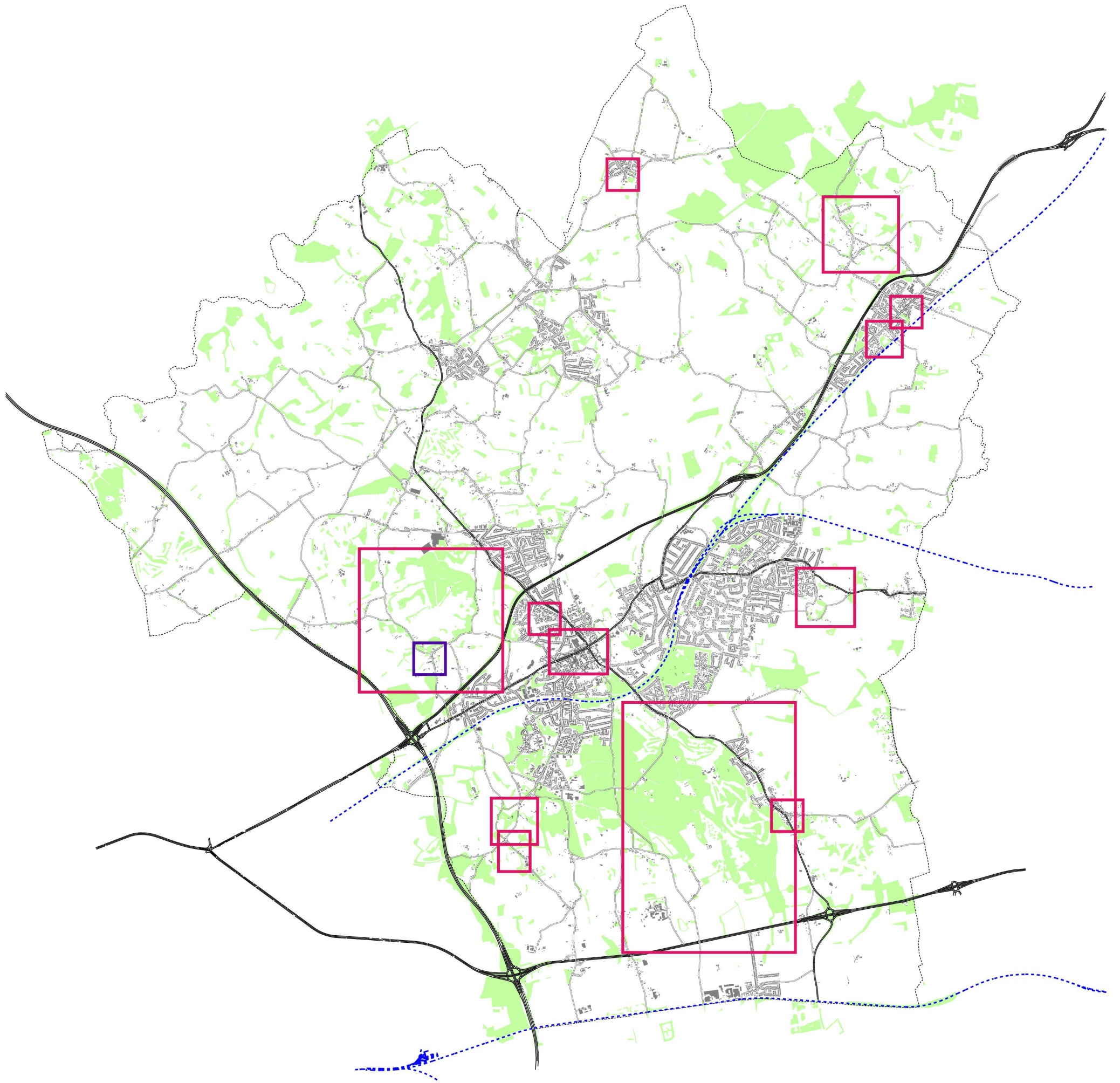
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APPENDIX L12:

Brentwood Historic Town information and Local Conservation Area Designations

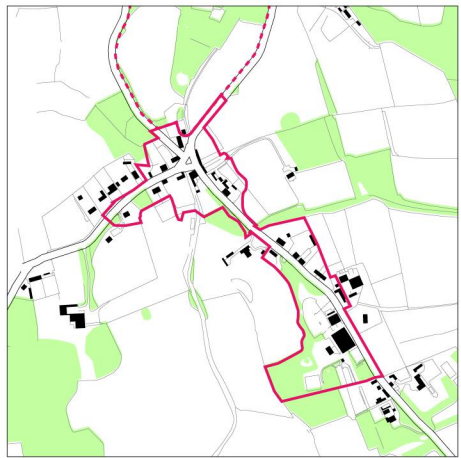
Brentwood Historic Town Extent (Historic Towns Assessment Report 1999, commissioned by Essex County Council and English Heritage)



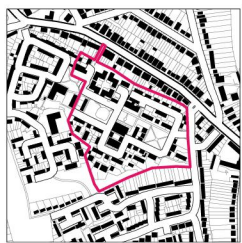




Warley Place

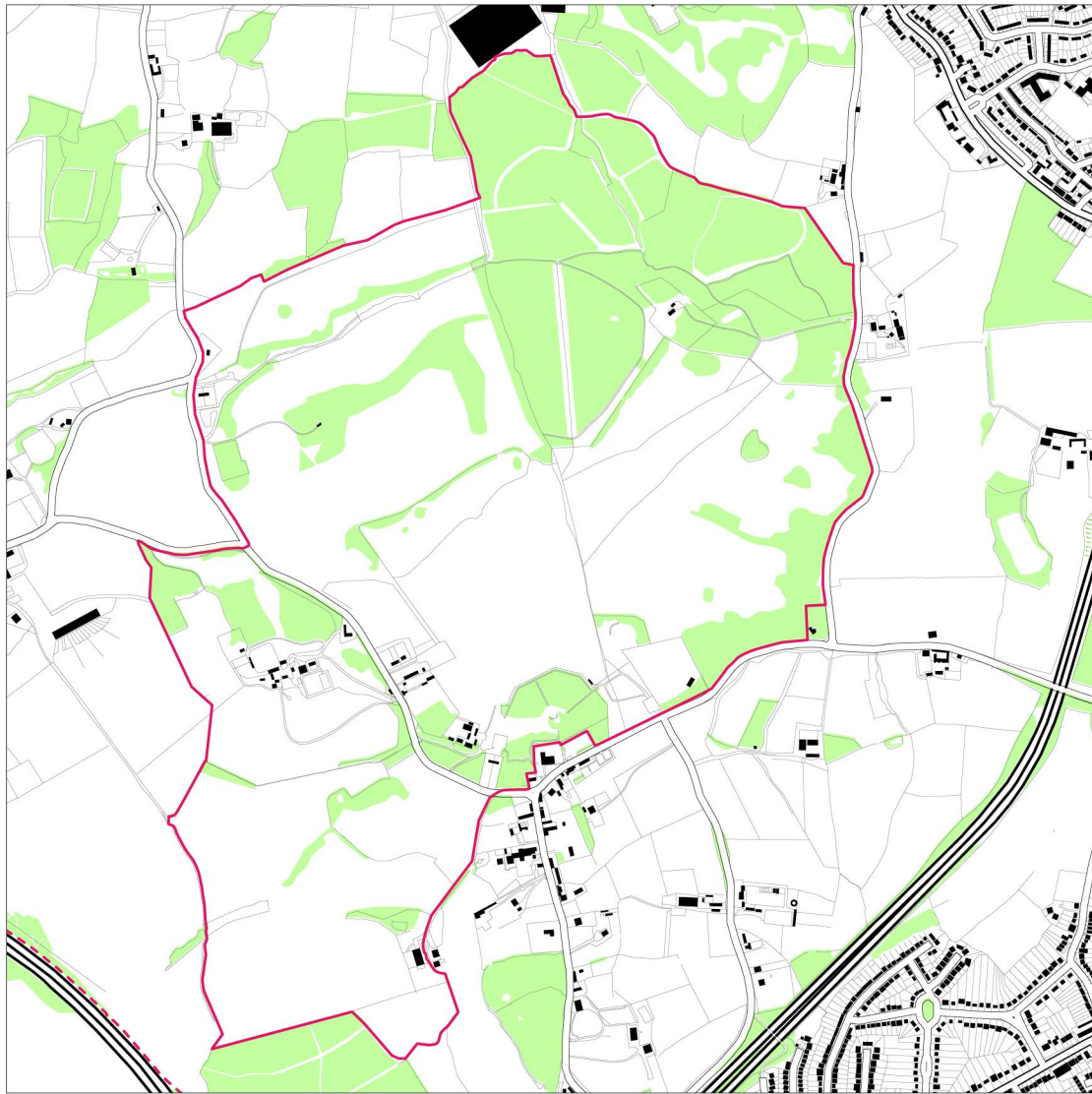


Great Warley

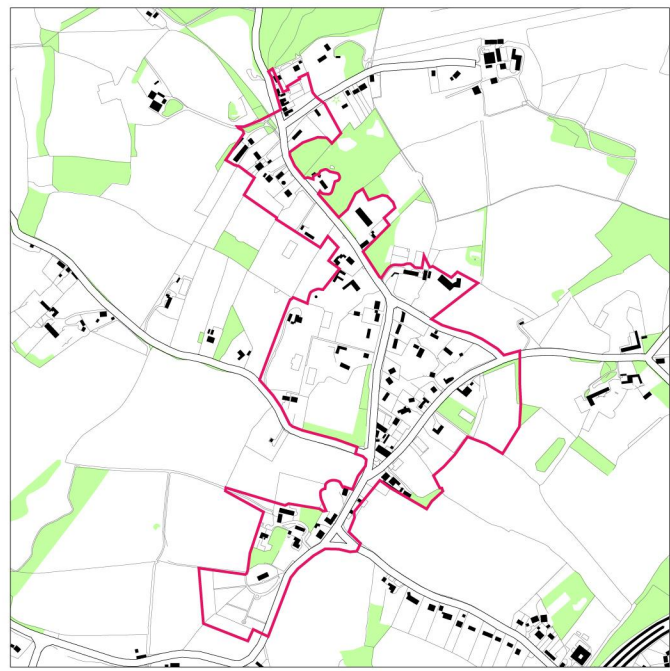


Highwood Hospital

Weald Park



Blackmore



Fryerning



Hutton Village



Station Lane, Ingatestone

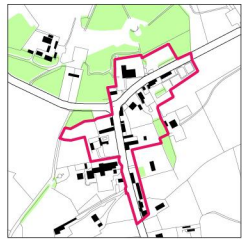
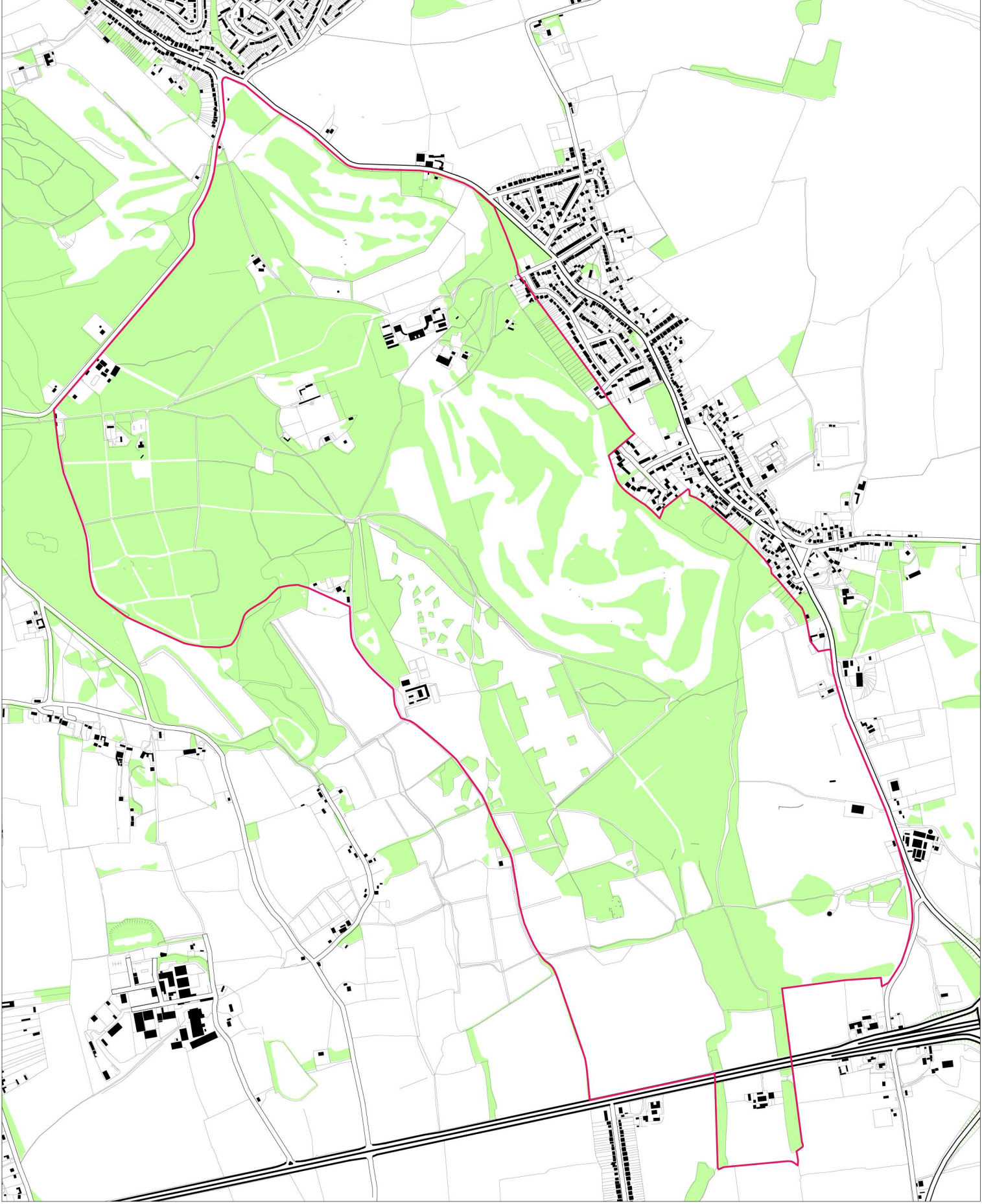


Ingatestone High Street

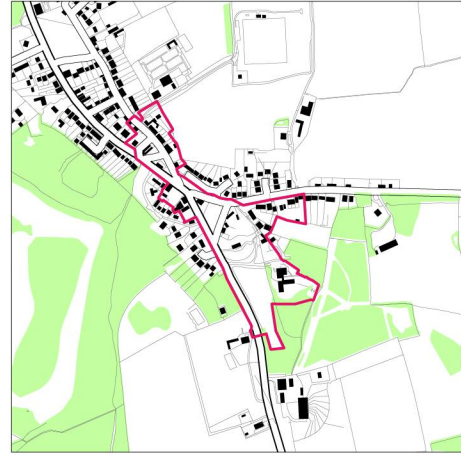


Brentwood Town Centre

Thorndon Park



South Weald



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