

Rochford District and Southend-on-Sea Borough Joint Green Belt Study

Final Report

Prepared by LUC
February 2020

Planning & EIA
Design
Landscape Planning
Landscape Management
Ecology
GIS & Visualisation

LUC LONDON
43 Chalton Street
London
NW1 1JD
T: +44 (0)20 7383 5784
london@landuse.co.uk

Offices also in:
Bristol
Edinburgh
Glasgow
Lancaster
Manchester



FS 566056 EMS 566057

Land Use Consultants Ltd
Registered in England
Registered number: 2549296
Registered Office:
43 Chalton Street
London NW1 1JD
LUC uses 100% recycled paper

Project Title: Rochford District and Southend-on-Sea Borough Joint Green Belt Study

Client: Rochford District Council and Southend-on-Sea Borough Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
V1.0	05/04/2019	Draft Final Report	Alex Martin Josh Allen	Josh Allen	Sarah Young
V2.0	09/08/2019	Second Draft Final Report	Josh Allen	Josh Allen	Sarah Young
V3.0	31/01/2020	Third Draft Final Report	Alex Martin Josh Allen	Josh Allen	Sarah Young
V4.0	26/02/2020	Final Report	Alex Martin Josh Allen	Josh Allen	Sarah Young

Contents

Executive Summary		1
1	Introduction	4
	Study Objectives	4
	Method Statement Engagement	5
	Methodology Overview	5
	Report Structure	6
2	Stage 1 Assessment Methodology	7
	Green Belt Assessment Definitions and Criteria	7
	Stage 1 Assessment Process	21
3	Stage 1 Assessment Findings	24
	Assessment of Contribution to the Green Belt purposes	24
	Summary of Findings	28
	Assessment of the Potential for Designating New Green Belt	42
	Minor Green Belt Realignments	43
	Stage 1 Conclusions	45
4	Stage 2 Assessment Methodology	46
	Identification of areas for Stage 2 assessment	46
	Stage 2 assessment process	49
	Criteria for assessment of harm resulting from Green Belt release	50
	Stage 2 assessment outputs	53
5	Stage 2 Assessment Findings	58
	Role of Green Belt Harm Assessment	65
6	Making Changes to the Green Belt	67
	Making changes to the Green Belt	67
	Mitigation to reduce harm to the Green Belt	68
	Beneficial use of Green Belt	71
	Conclusion	73
Appendix 1		
	Green Belt Policy and Guidance	
	Origins of the Metropolitan Green Belt	
	National Planning Policy	
	Other Relevant Guidance and Case Law	
	Rochford District Development Plan	
	Southend-on-Sea Borough Development Plan	
	Safeguarded Land	
	Neighbouring Authority Green Belt Reviews	
Appendix 2		
	Potential Minor Green Belt Realignments	
Appendix 3		
	Detailed Stage 1 Parcel Assessments	
Appendix 4		
	Detailed Stage 2 Assessments	
Appendix 5		
	Method Statement Consultation Record	

Appendix 6

Site Table

Tables

Table 2.1: Green Belt contribution ratings	10
Table 2.2: Purpose 1 assessment criteria	12
Table 2.3: Purpose 2 assessment criteria	14
Table 2.4: Purpose 3 assessment criteria	16
Table 2.5: Purpose 4 assessment criteria	19
Table 3.1: Contribution of Green Belt parcels to the Green Belt purposes	29
Table 3.2: Weaker contributing parcels	34
Table 4.1: Sites and parcels that form assessment areas	47
Table 5.1: Assessment areas within which no variation in harm was identified	58
Table 5.2: Assessment areas within which variations in harm were identified	61
Table 5.3: Total area of Rochford Green Belt land assessed at each harm rating	64
Table 5.4: Total area of Southend-on-Sea Green Belt land assessed at each harm rating	65
Table 6.1: Potential measures to mitigate harm to Green Belt	69
Table 6.2: Potential beneficial uses of Green Belt	72

Figures

Figure 1.1: Methodology	5
Figure 2.1: Green Belt context of Rochford District and Southend Borough	23
Figure 3.1: Purpose 1 assessment	35
Figure 3.2: Purpose 2 assessment	36
Figure 3.3: Purpose 3 assessment	37
Figure 3.4: Purpose 4 assessment	38
Figure 3.5: Purpose 5 assessment	39
Figure 3.6: Highest contribution to Green Belt purposes (purposes 1 – 4)	40
Figure 3.7: Stage 1 Contribution parcels	41
Figure 3.8: Potential Minor Green Belt boundary realignments	44
Figure 4.1: Absolute constraints	55
Figure 4.2: Stage 2 sites and weaker performing parcels	56
Figure 4.3: Stage 2 assessment areas	57
Figure 5.1: Harm Assessment	66

Executive Summary

Study Scope

LUC has been commissioned to undertake an assessment of the Green Belt land within the District of Rochford and the Borough of Southend-on-Sea. The Study has been undertaken in two stages:

- Stage 1 identifies strategic variations in the 'contribution' of land to the five Green Belt purposes as defined in the National Planning Policy Framework (NPPF). In addition, Stage 1 identifies areas of potential for realignment of the Green belt boundary along alternative permanent and readily recognisable physical features, or just to resolve digital mapping errors. The Stage 1 study also assesses the potential for the Councils to designate new Green Belt land.
- Stage 2 involves a more detailed assessment of the potential 'harm' of releasing sites/ parcels of land from the Green Belt. This study assesses specific promoted sites identified by Rochford and Southend-on-Sea Councils, in addition to areas that made the weakest contribution to the Green Belt purposes as identified in the Stage 1 strategic assessment.

Together the two stages provide the necessary Green Belt evidence to enable the Councils to consider if alterations to Green Belt boundaries should be proposed. However, there are other important environmental and sustainability factors that need to be considered in order to establish the necessary exceptional circumstances for making alterations to Green Belt boundaries. In each location where alterations to Green Belt boundaries are being considered, planning judgement will be required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.

Further details on the methodology used to assess Green Belt contribution and harm can be found Chapters 2 and 4.

Stage 1 Findings

The vast majority of the Green Belt in Rochford and Southend-on-Sea continues to serve the Green Belt purposes well, in particular with regard to maintaining the openness of the countryside. However, there are several pockets of Green Belt adjacent to the existing urban edges that make a weak contribution to the majority of the Green Belt purposes. Of the 88 Stage 1 parcels identified Table ES1 below lists parcels that contain Green Belt land considered to make a lower contribution to the NPPF Green Belt purposes.

Table ES1 – Lower performing Stage 1 Green Belt parcels

Number of weak ratings	Number of moderate ratings	Area (ha)	Parcels
4	0	42.3	P18, P38, P41 P47, P50, P55, P60, P64, P66
3	1	34.2	P13, P17, P80
2	2	94.4	P02, P04, P05, P06, P07, P12, P14, P24, P27, P30, P39, P43, P48, P53, P57, P62, P70, P71, P72, P73, P74, P75, P76, P77, P78, P81, P83, P85, P86, P87
1	3	98.3	P08, P09, P10, P15, P16, P22, P26, P32, P45, P46, P51, P52, P56, P58, P59, P63, P88
0	4	0	-

The detailed Stage 1 assessments are included in Appendix 3.

In addition, there are several potential minor boundary adjustments that could be made to the existing Green Belt boundary GIS data layer held by the Councils, to correct digitisation errors and realign boundaries along more permanent and readily recognisable features.

The only significant areas of open countryside currently not designated as Green Belt – Foulness Island and the land to the east of Southend-on-Sea – are currently under the ownership and

operation of the MOD and designated as Flood Zone 3. In addition, significant parts of the area fall with the Foulness Island Special Protection Area (SPA) – a European ecological designation used to protect specific bird species and their habitats. Therefore, the existing planning and development management policies would enable the protection of these areas without the need for their designation as Green Belt. The Study does not therefore recommend that any additional land should be designated as Green Belt.

Stage 2 Findings

Roughly 250 sites and lower performing Stage 1 parcels were assessed in detail at Stage 2. Where appropriate, the Stage 2 assessments drew out variations in harm within the sites and parcels assessed.

Consideration of the harm to Green Belt that could result from the release of land for development is an essential aspect of establishing the 'exceptional circumstances' for making alterations to Green Belt boundaries. However, there are other important factors that need to be considered, most notably the environmental and sustainability effects of development. Whilst the ideal would be to minimise harm to the Green Belt, it may be that the most sustainable locations for development will result in high harm to the Green Belt. Conversely, the release of Green Belt land likely to result in low harm may not be appropriate or sustainable. In each location where alterations to Green Belt boundaries are being considered, planning judgement will be required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.

In light of the above, this assessment of harm to Green Belt purposes does not draw conclusions as to where land should be released to accommodate development, but identifies relative variations in the harm to the designation. Tables ES2 and ES3 sets out the total area and proportion of Green Belt land rated at high, moderate-high, moderate, low-moderate and low in Rochford and Southend-on-Sea respectively.

Table ES2 – Total area of Rochford Green Belt land assessed at each harm rating

Harm Rating	Total Area of Land (excluding constraints)	
	Area (Ha)	Percentage of Site/Parcel Area
High	1510.03	70.49
Moderate - High	490.12	22.88
Moderate	86.53	4.04
Low - Moderate	47.02	2.19
Low	8.55	0.40

Table ES3 – Total area of Southend-on-Sea Green Belt land assessed at each harm rating

Harm Rating	Total Area of Land (excluding constraints)	
	Area (Ha)	Percentage of Site/Parcel Area
High	280.57	92.14
Moderate - High	6.50	2.13
Moderate	0.00	0.00
Low - Moderate	0.28	0.09
Low	17.15	5.63

The findings for the Stage 2 assessment of harm are presented in detail in Appendix 4.

1 Introduction

- 1.1 LUC has been commissioned to undertake an assessment of the Green Belt land within the District of Rochford and the Borough of Southend-on-Sea. The Study represents an important piece of evidence for **each of the Council's emerging** Local Plans.

Study Objectives

- 1.2 The overall purpose of the Study is to undertake an independent, robust and transparent assessment of Green Belt within Rochford and Southend-on-Sea. This includes comprehensive assessments of the performance of Green Belt land in line with national policy, guidance and case law.
- 1.3 The Study has been undertaken in two stages:
- Stage 1 identifies strategic variations in the 'contribution' of land to the five Green Belt purposes as defined in the National Planning Policy Framework (NPPF). This assessment has regard to the wider context of Green Belt land within Rochford, Southend-on-Sea and neighbouring authorities and other environmental designations.
 - Stage 2 involves a more detailed assessment of the potential 'harm' of releasing sites from the Green Belt, focussing on specific areas of Green Belt land including the weaker performing areas identified in Stage 1 and sites submitted to the Councils for development.
- 1.4 The Stage 1 assessment identifying variations in the contribution made by land to Green Belt purposes is the exclusive focus of most Green Belt studies informing local plan-making. Some studies also consider the potential harm to the Green Belt that would result from the release of specific sites or parcels of land. In assessing harm at Stage 2 we consider how loss of land from the Green Belt would affect the strength/integrity of the remaining Green Belt.
- 1.5 **LUC's assessment of harm** is consistent with the latest case law on the matter, notably *Calverton Parish Council v Greater Nottingham Councils & others* (2015) which found that **planning judgments setting out the 'exceptional circumstances' for the amendment of Green Belt boundaries require consideration of the 'nature and extent of harm' to the Green Belt and 'the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent.'**
- 1.6 In combination, this staged assessment provides the necessary Green Belt evidence, alongside other wider sustainability, viability and deliverability considerations to enable the Councils to consider if alterations to Green Belt boundaries should be proposed. There are other important factors that need to be considered in order to establish the necessary 'exceptional circumstances', most notably the environmental and sustainability effects of development. Whilst it is desirable to minimise harm to the Green Belt, the most sustainable locations for development may result in high harm to the Green Belt. Conversely, the release of Green Belt land likely to result in low harm may not be appropriate or sustainable. In each location where alterations to Green Belt boundaries are being considered, planning judgement will be required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.

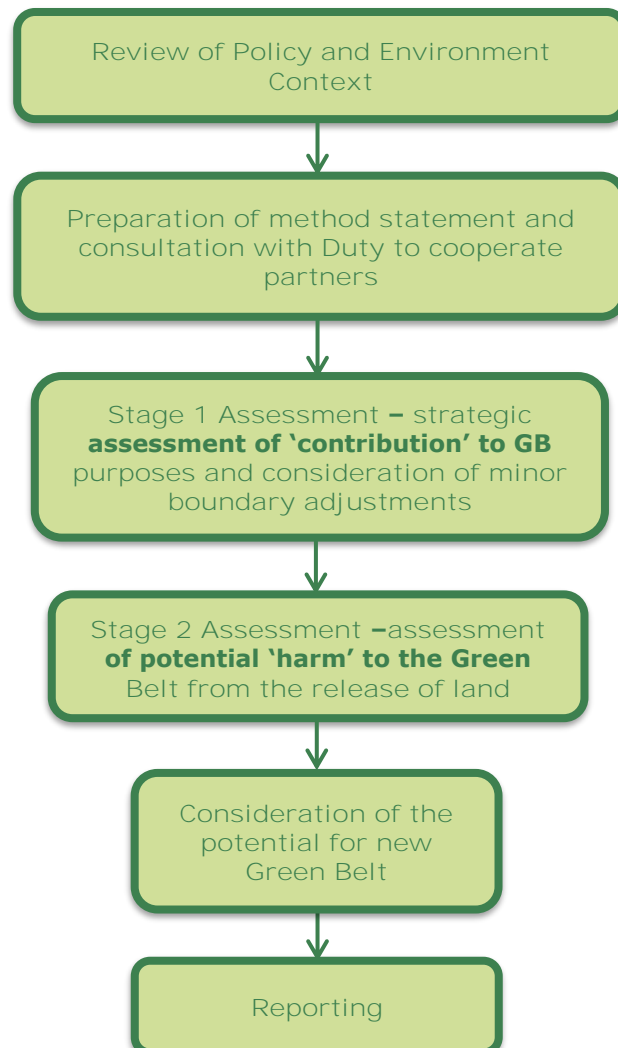
Method Statement Engagement

- 1.7 A method statement was **circulated to the Council's key stakeholders with** whom the Council has a duty to cooperate¹ in October 2018. This includes neighbouring local authorities, Environment Agency, Historic England and Natural England.
- 1.8 This provided **an opportunity for the Council's duty to cooperate partners to review and** comment on the proposed approach to the Study. Stakeholder comments on the method statement have been reviewed and have informed the preparation of this report. Appendix 5 contains a record of the duty to cooperate consultation comments received.

Methodology Overview

- 1.9 There is no defined approach set out in national guidance as to how Green Belt **assessments should be undertaken. The approach is based on LUC's extensive experience** of undertaking Green Belt assessments for numerous authorities which have been tested through Examination and found to be robust.
- 1.10 Figure 1.1 illustrates the key stages of the study methodology.

Figure 1.1: Methodology



¹ Section 110 of the Localism Act (2011).

Report Structure

1.11 The remainder of this report is structured as follows:

- Chapter 2 outlines the assessment methodology for the Stage 1 Study of Green Belt contribution.
- Chapter 3 sets out the findings of the Stage 1 study of Green Belt contribution.
- Chapter 4 outlines the assessment methodology for the Stage 2 Study of Green Belt harm.
- Chapter 5 sets out the findings of the Stage 2 study of Green Belt harm.
- Chapter 6 sets out the key considerations for making alterations to Green Belt boundaries, including general opportunities for mitigating harm to the Green Belt and enhancing the beneficial uses of Green Belt.

1.12 The report is accompanied by the following appendices:

- Appendix 1 sets out the national, regional and local policy context on designating and managing Green Belts. It also summarises guidance and case law related to Green Belts and the approaches used in Green Belt studies in neighbouring local authorities.
- Appendix 2 illustrates the details of a list of potential minor Green Belt boundary adjustments.
- Appendix 3 sets out the detailed Stage 1 Green Belt contribution assessments by parcel.
- Appendix 4 sets out the detailed Stage 2 Green Belt harm assessments by assessment area.
- Appendix 5 summarises the consultation comments received in response to the consultation on the Study Method Statement.
- **Appendix 6 contains a table of the sites considered in the study and their relevant parcels and assessment areas.**

2 Stage 1 Assessment Methodology

- 2.1 The Stage 1 assessment methodology **is based on the NPPF's five purposes of Green Belt**. As a precursor to the area-based assessment of Green Belt, it was necessary to gain a detailed understanding of the functionality of the Green Belt in Rochford and Southend-on-Sea. Appendix 1 provides the policy context for the Study. This information has directly informed the assessment criteria and the definitions of key terms used in the methodology.

Green Belt Assessment Definitions and Criteria

- 2.2 As outlined in Appendix 1, there are five Green Belt purposes as defined in paragraph 134 of the NPPF:
- To check the unrestricted sprawl of large built-up areas.
 - To prevent neighbouring towns merging into one another.
 - To assist in safeguarding the countryside from encroachment.
 - To preserve the setting and special character of historic towns.
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.3 A summary of the key criteria considered for each NPPF purpose is provided below.
- 2.4 The factors that affect the contribution made by land to each purpose are not distinct to each purpose. With the exception of assistance in urban regeneration, all the Green Belt purposes can be seen to require consideration of the relationship between the assessment area, settlements and the countryside as influenced by the following common factors:
- Development and land use – the extent and form of existing development, and land use characteristics, affect the degree to which Green Belt can be considered to be part of the countryside rather than an extension of the urban/settled area.
 - Location – the position of Green Belt in relation to other distinctive pockets of Green Belt land and settlements can affect its role in relation to the potential expansion of settlements.
 - Separating features – physical elements such as woodland blocks, rivers and ridges or areas of primary constraint (e.g. SACs, SSSIs) have a physical and visual impact on settlement-countryside relationships.
 - Connecting features – physical elements such as roads or rail links can reduce the impact of separating features, and landform (e.g. valleys) can also draw areas together.
- 2.5 In addition to the five purposes of Green Belt, the NPPF refers to two 'essential characteristics': 'openness' and 'permanence'. Both characteristics are applicable to all assessment criteria. These terms are defined in more detail below.

Openness

- 2.6 Two important planning appeal judgements (Heath & Hampstead Society v Camden LBC & Vlachos (2008) and Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016)) define openness as having both a spatial aspect and a visual aspect.

- 2.7 **As outlined above, the NPPF identifies openness as an 'essential characteristic' of Green Belt**, rather than a function or purpose. Openness is therefore seen as a key element in the assessment of all Green Belt purposes. Land that lacks openness will play less of a role in preventing sprawl, separating towns, preventing countryside encroachment or providing a setting to a historic town.
- 2.8 Spatial openness as a characteristic can be considered in terms of the scale and density of built development. The location, extent and form of new development in the Green Belt can, in isolation or in combination, compromise/harm the openness of the Green Belt². Similarly, the location, extent and form of existing development affects the degree to which Green Belt land can be considered to be open rather than an extension of a built-up area in its own right. However, not all built development is considered to affect openness. **The NPPF lists in paragraph 145 a number of types of buildings that are 'not inappropriate' within the Green Belt.**
- 2.9 Visual openness is important in so far as it relates to the purposes of Green Belt. In certain places there **is an important visual dimension to checking 'the unrestricted sprawl of large built-up areas' (Purpose 1), and preventing 'neighbouring towns merging into one another' (Purpose 2); openness of aspect is a characteristic quality of the countryside, therefore 'safeguarding the countryside from encroachment' (Purpose 3) includes preservation of openness; and preservation of 'the setting...of historic towns' (purpose 4)** includes visual setting³. For example, a range of natural and man-made features – topography, vegetation, buildings and linear features such as roads and railways – can contribute to or compromise the visual openness of the Green Belt. A key distinction however is that while vegetation or landform can provide visual enclosure to development that lessens its visual impact this does not diminish the *spatial openness* of the Green Belt.
- 2.10 As noted by the Inspector in the Welwyn Hatfield local Plan Examination (see Appendix 1) openness should also not be concerned about the character of the landscape, but instead it should relate to the absence of built development and other dominant urban influences.
- 2.11 Appropriate development within the Green Belt cannot, according to case law⁴, be considered to have an urbanising influence and therefore harm Green Belt purposes. **For the purposes of this study therefore, development deemed to be 'appropriate' within the Green Belt** (as defined in the closed lists within paragraphs 145 and 146 of the NPPF) is not considered to constitute an urban land use, or an urban influence in the countryside. However, what is deemed to be appropriate development in the NPPF has to be carefully considered as developments such as the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, **cemeteries and burial grounds and allotments are only considered appropriateas long as** the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 2.12 Caution has therefore been exercised in the application of what is defined as an appropriate use. It is not possible within a Strategic Green Belt study to review each form of development within the Green Belt and ascertain whether it was permitted as appropriate development or not, unless it is clear cut e.g. for example buildings for agriculture and forestry are deemed to be appropriate development regardless of whether they preserve the openness or conflict with the GB purposes. For other land uses such as outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, a considered view has been taken on the extent to which the proposed land use has affected the GB purposes, for example by affecting openness, or encroaching on the perception of countryside i.e. the sense of distinction between the urban area and countryside.

² This point is made in the judgement in *Heath & Hampstead Society v London Borough of Camden* (2008).

³ This point is made in the judgement in *Turner v Secretary of State for Communities and Local Government & East Dorset District Council* (2016).

⁴ This is set out in case law where the Court of Appeal addressed the proper interpretation of Green Belt policy in *R (Lee Valley Regional Park Authority) v Epping Forest DC* [2016] EWCA Civ 404.

- 2.13 This is of relevance to the assessment approach for all of the Green Belt purposes.

Permanence

- 2.14 The concept of permanence is a planning consideration rather than a physical or visual characteristic. Green Belt is a permanent planning designation which, once established, should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Therefore, it is recognised that there are benefits in using features which are clearly defined and which also play a physical or visual role in separating town and countryside to act as Green Belt boundaries.
- 2.15 In addition to openness and permanence, it is considered helpful to make reference to two other factors that influence the contribution of Green Belt land to the Green Belt purposes: **'containment' and 'distinction'**. Consideration of containment and distinction in combination with openness allow for a finer grain of assessment that cannot be achieved through consideration of the broader applicability of the purposes alone.

Containment

- 2.16 Urbanising influences, whether land inset from the Green Belt or urbanising development **within it which has an urbanising character (i.e. is likely to be 'inappropriate' in Green Belt terms)**, can contain Green Belt land from the wider countryside and increase its relationship with urbanising development.
- 2.17 This factor relates to containment of Green Belt land by urbanising influences only, not **'natural' landscape features**.
- 2.18 **Paragraph 145 of the NPPF notes that 'limited infilling' is not inappropriate within the Green Belt. Furthermore, PAS guidance⁵ states that development that would effectively be 'infill', due to the land's partial enclosure by development, would have a relatively limited impact in terms of Green Belt contribution.**

Examples of land which lacks urbanising development, and which therefore is considered open in Green Belt terms, and which would not constitute a containing influence on other Green Belt land, are:

- Any land without built form.
- Agricultural/horticultural/forestry buildings (e.g. farms, glasshouses).
- Mineral extraction or engineering operations that preserve its openness and do not conflict with the purposes of including land within it.
- Low density or small-scale rural settlement.

Examples of development which could potentially reduce Green Belt openness, and which could therefore be considered a containing influence, are:


- Buildings other than those for agriculture/horticulture/forestry.
- Solar farms.
- Car parks.
- Floodlit sports pitches.

Distinction

- 2.19 **'Distinction'** represents the relationship between the existing inset area and the Green Belt. Landform and/or landcover can create a physical distinction between development and

⁵ Planning Advisory Service, 2015, Planning on the Doorstep: The Big Issues – Green Belt. Available online at: <https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>

Green Belt land, limiting the relationship between the two, e.g. major roads, railway lines, strong landforms.

Description		Example Features
No perception of development beyond, with boundary feature creating physical gap; or physical feature significantly restricts access and forms consistent edge	Stronger Distinction 	Woodland block Motorway River/floodplain
Development perceptible but clear sense of distinction; or physical feature restricts access and/or forms relatively consistent edge over wider area		Strong landform distinction - e.g. consistent ridge crest or valley Major road
Development perceptible but generally not visible		Linear tree cover or mature, well-treed hedgerow Stream Moderate landform distinction Minor through road
Development clearly perceptible and generally visible		Regular garden/building boundaries or hedgerows Estate/access road
No clear physical definition - settlement edge is blurred		Some development crosses boundary Weaker Distinction

NPPF Purposes

- 2.20 To draw out clear variations in contribution to each Green Belt purpose, the three point scale set out in Table 2.1 has been used.

Table 2.1: Green Belt contribution ratings

Strong Contribution	Green Belt performs well against the purpose.
Moderate Contribution	Green Belt performs moderately well against the purpose.
Weak/No Contribution	Green Belt makes a weak or no contribution to the purpose.

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

- 2.21 It is possible to argue that all Green Belt prevents the unrestricted sprawl of large built up urban areas, because that is its principal purpose as a strategic planning designation. However, the Study requires the definition of variations in the extent to which land performs this purpose. This requires a detailed, area-based assessment against this strategic purpose.

- 2.22 For the purpose of this study, **it is necessary to define what constitutes a 'large built-up area' within and in close proximity to Rochford District and Southend-on-Sea and what is meant by the term 'sprawl'.**

Definition of 'large built-up area'

- 2.23 The Green Belt within Rochford and Southend-on-Sea forms part of the Metropolitan Green Belt surrounding Greater London, preventing the sprawl of the city. However, the Green Belt within Rochford and Southend-on-Sea represents a clear eastwards extension to the main body of the Metropolitan Green Belt. Surrounding Southend-on-Sea, this eastwards extension to the Metropolitan Green Belt is clearly designed to prevent the sprawl of Southend-on-Sea as well as the merging of the settlements in the wider area. Therefore, Southend-on-Sea is considered to be a large built up area alongside Greater London.

Definition of 'sprawl'

- 2.24 The PAS guidance states in relation to Purpose 1⁶:

"The terminology of 'sprawl' comes from the 1930s when Green Belt was conceived. Has this term changed in meaning since then? For example, is development that is planned positively through a local plan, and well designed with good masterplanning, sprawl?"

- 2.25 The guidance emphasises the variable nature of the term 'sprawl' and questions whether positively planned development constitutes 'sprawl'. The RTPI Research Briefing No. 9 (2015) on Urban Form and Sustainability is also not definitive on the meaning of sprawl:

"As an urban form, sprawl has been described as the opposite of the desirable compact city, with high density, centralised development and a mixture of functions. However, what is considered to be sprawl ranges along a continuum of more compact to completely dispersed development. A variety of urban forms have been covered by the term 'urban sprawl', ranging from contiguous suburban growth, linear patterns of strip development, leapfrog and scattered development."

- 2.26 Whilst definitions of sprawl vary, the implication of the terminology is that planned development may not contravene this purpose. However, in assessing the contribution land makes to preventing sprawl in a strategic Green Belt study, no assumptions about the form of possible future development can be made, so the role a land area plays will be dependent on its relationship with a large built-up area.

Purpose 1 Assessment Criteria

- 2.27 The role land plays in preventing sprawl is dependent on the extent of existing development that has occurred and its relationship with existing large built-up area(s). All of the development forms noted in the RTPI note quoted above have been considered when judging the extent to which sprawl has already occurred. Assumptions about the extent and form of future development which have not been permitted cannot be made. Sprawl includes any built structure that has an impact on openness and/or has an urbanising influence.
- 2.28 To contribute to Purpose 1, land must lie adjacent to, or in close proximity to, a large built up area, and must retain a degree of openness that distinguishes it from the urban area. Land that has a stronger relationship with a large built-up area than with open land, whether due to the presence of, or containment by, existing development, the dominance of adjacent urban development or the strength of physical separation from the wider countryside, will make a weaker contribution to this purpose. Vice versa, land which is adjacent to the urban edge but which, as a result of its openness and relationship with countryside, is distinct from it will make a stronger contribution.
- 2.29 Urban fringe land uses and the influence of adjacent urban areas, whilst they may reduce the extent to which land is considered to be part of the countryside, do not diminish the

⁶ Planning Advisory Service, 2015, Planning on the Doorstep: The Big Issues – Green Belt. Available online at: <https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>

extent to which expansion of a large built up area would be considered sprawl – i.e. this is a key difference between Purpose 1 and Purpose 3.

- 2.30 Contribution to Purpose 1 will diminish with distance from the large built-up area, but other factors will influence the range within which new development could potentially be considered sprawl associated with it. The presence of physical features that create clear distinction from the urban area may diminish its range of influence, and likewise the presence of another sizeable urban settlement that is distinctly separate from the large built-up area, with which new development might instead be associated, will diminish the relationship with the large built-up area.
- 2.31 In summary, key questions asked in assessing Purpose 1, the prevention of sprawl of large, built-up areas, include:
- Does the land lie adjacent to, or in close proximity to the large built up area?
 - To what extent is the land open, or does it contain existing urban development?
 - Does the land relate sufficiently to a large built-up area for development within it to be associated with that settlement or vice versa?
 - Does land have a strong enough relationship with the large built-up area, and a weak enough relationship with other Green Belt land, for development to be regarded more as infill than sprawl? What is the degree of containment by existing built development or other features (e.g. landform)?
- 2.32 Table 2.2 summarises the criteria that were used for the assessment of Purpose 1.

Table 2.2: Purpose 1 assessment criteria

Purpose 1: Check the unrestricted sprawl of large built-up areas	
<p>Development/land-use: where there is less existing development, the Green Belt makes a stronger contribution.</p> <p>Location: land closer to the large, built-up area generally makes a stronger contribution.</p> <p>Separating features: land that has a stronger relationship with the countryside than the large built-up area makes a stronger contribution.</p> <p>Connecting features: where there are no connecting features between the large built-up area and the countryside, land makes a stronger contribution.</p>	
<i>Strong Contribution</i>	Land adjacent or close to the large built-up area that contains no or very limited urban development and has a strong sense of openness. It relates strongly to the wider countryside as opposed to the urban area.
<i>Moderate Contribution</i>	Land adjacent or close to the large built-up that contains limited urban development and has a relatively strong sense of openness. It may relate to both the settlement and the wider countryside or have a degree of separation from both.
<i>Weak/No Contribution</i>	<p>Land adjacent or close to the large built-up area that is already fully urbanised; or</p> <p>land that is sufficiently separated or distant from a large built-up area for there to be any significant potential for urban sprawl from the large built up area.</p>

Purpose 2: To prevent neighbouring towns from merging into one another

- 2.33 To ensure that the study takes full account of this purpose, it is necessary to define what constitutes a 'town' within and in close proximity to Rochford and Southend-on-Sea.

Definition of 'towns'

- 2.34 **Rochford District Council's adopted Core Strategy names** Rayleigh, Rochford merged with Ashingdon and Hockley merged with Hawkwell as the most significant settlements within the Districts settlement hierarchy. Hullbridge and Great Wakering are listed as tier 2 settlements. **Both Hullbridge and Great Wakering are notably smaller than the District's** other significant settlements and are therefore not defined as towns. However, the contribution of these smaller settlements in narrowing the gap between other towns within and in close proximity to the Study area has been considered.
- 2.35 Southend-on-Sea is predominantly an urban Borough formed of the town of Southend-on-Sea and the smaller settlements of Leigh-on-Sea, Chalkwell, Westcliff, Prittlewell, Southchurch, Thorpe Bay and Shoeburyness. However, as these smaller settlements are all contiguous with the larger town of Southend-on-Sea with no clear Green Belt land between them, they have all been treated as a 'town' **for the purposes of the assessment** of Purpose 2.
- 2.36 In addition to the larger settlements within Rochford and Southend-on-Sea, there are a number of settlements of a similar size within close proximity to the Study area. They include Canvey Island and South Benfleet in Castle Point District, Basildon and Wickford in Basildon Borough and South Woodham Ferrers in Chelmsford District. All are identified in their respective Local Plans as towns or significant settlements. Hadleigh (including Thundersley with which it is merged) in Castle Point District is contiguous with the built up area of Southend-on-Sea and Rayleigh, but is considered to be a distinct town in Castle Point **District's Local Plan**.
- 2.37 In summary, the settlements within and in the immediate vicinity of the Study area that **are defined as 'towns'** for the assessment of Purpose 2 include:
- Basildon.
 - Canvey Island.
 - Hadleigh.
 - Hockley merged with Hawkwell.
 - Rayleigh.
 - Rochford merged with Ashingdon.
 - South Benfleet.
 - Southend-on-Sea.
 - South Woodham Ferrers.
 - Wickford.
- 2.38 Although the above are the only settlements in the area to be considered to be of a sufficient size and significance to be defined as towns, it is recognised that the perceived gaps between towns will be affected by smaller, intervening settlements. Full account has therefore been taken of the role that smaller settlements play in reducing the perceived gaps between the larger **'towns'**.
- 2.39 Following the definition of towns within and in close proximity to the Study area, it has been possible to establish where the Green Belt gaps lie between them.

Purpose 2 assessment criteria

- 2.40 The role land plays in preventing the merging of towns is more than a product of the size of the gap between towns. The assessment considers both the physical and visual role that Green Belt land plays in preventing the merging of settlements. This accords with PAS guidance⁷ which states that distance alone should not be used to assess the extent to which the Green Belt prevents neighbouring towns from merging into one another.

⁷ Planning Advisory Service, 2015, Planning on the Doorstep: The Big Issues – Green Belt. Available online at: <https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>
Rochford District and Southend-on-Sea Borough Joint
Green Belt Study

- 2.41 Land that is juxtaposed between towns will make a contribution to this purpose, and the stronger the relationship between the towns – the more fragile the gap – the stronger the contribution of any intervening open land will be. Physical proximity is the initial consideration, but land that lacks a strong sense of openness, due to the extent of existing development that has occurred, will make a weaker contribution. This includes land that has a stronger relationship with an urban area than with countryside, due to extent of containment by development, dominance of development within an adjacent inset area, or containment by physical landscape elements. However, where settlements are very close, a judgement needs to be made as to whether their proximity is such that the remaining open land does not play a critical role in maintaining a distinction between the two towns, i.e. the characteristics of the open land relate more to the urban areas themselves than to the open land in between. Where this is the case, contribution to Purpose 2 may be reduced.
- 2.42 Both built and natural landscape elements can act to either decrease or increase perceived separation, for example intervisibility, a direct connecting road or rail link or a shared landform may decrease perceived separation whereas a separating feature such as a woodland block or hill may increase the perception of separation. Smaller inset settlements will also reduce the amount of countryside between towns, particularly as perceived from connecting roads. Land that lacks a strong sense of openness, due to the extent of existing development that has occurred, will also make a weaker contribution.
- 2.43 In summary, key questions asked in assessing Purpose 2, preventing the coalescence of towns, are:
- Does the land lie directly between two settlements being considered under Purpose 2?
 - How far apart are the towns being considered?
 - Is there strong intervisibility between the towns?
 - How do the gaps between smaller settlements affect the perceived gaps between towns?
 - Are there any separating features between the towns e.g. hills, woodland blocks etc. which increase the sense of separation between the settlements?
 - Are there any connecting features between the towns e.g. roads, railways which reduce the sense of separation between the settlements?
 - What is the overall fragility/ robustness of the gap taking the above into account?
- 2.44 Table 2.3 summarises the proposed criteria that were used for the assessment of Purpose 2 in the study.

Table 2.3: Purpose 2 assessment criteria

Purpose 2: Prevent neighbouring towns from merging
<p>Development/land-use: less developed land will make a stronger contribution – a 'gap' which contains a significant amount of development is likely to be weaker than one in which the distinction between settlement and countryside is clearer.</p> <p>Location: land juxtaposed between towns makes a stronger contribution.</p> <p>Size: where the gap between settlements is wide, the Green Belt makes a weaker contribution.</p> <p>Separating features: the presence of physical features that separate towns such as substantial watercourses, landform e.g. hills, or forested areas, can compensate for a narrower gap (in terms of distance). However, loss of such features would consequently have a greater adverse impact on settlement separation.</p> <p>Connecting features: where physical features strengthen the relationship between</p>

towns, e.g. where settlements are directly linked by a major road, or have a strong visual connection, the gap can be considered more fragile, and the Green Belt consequently makes a greater contribution to maintaining separation.	
Strong Contribution	Land that plays a highly significant role in inhibiting physical or visual coalescence of towns, such as narrow gaps that are visually open with few separating features.
Moderate Contribution	Land that plays a role in inhibiting physical or visual coalescence of towns, but which is also bordered by separating features which prevent visual or physical coalescence of towns.
Weak/No Contribution	Land which is not located within a gap between towns, or plays no role, or a very limited role in maintaining the separation between towns due to the presence of significant separating features and/or significant distances between the towns.

Purpose 3: To assist in safeguarding the countryside from encroachment

- 2.45 The third Green Belt purpose focuses on the role of the Green Belt in safeguarding the countryside from encroachment. To ensure that Rochford and Southend-on-Sea takes full **account of this purpose, it is necessary to define 'encroachment'**. The NPPF lists in paragraph 145 a number of types of buildings that are **'not inappropriate' within the Green Belt**. As a matter of law, development such as agriculture and forestry which is appropriate **in the Green Belt and is not required to 'preserve the openness' of the Green Belt cannot** be considered to impinge on its openness⁸.
- 2.46 In order to effectively assess the effects of encroachment on countryside, it is important to determine the extent to which Green Belt land:
- Contains or is influenced by urbanising land uses and features.
 - Relates to adjacent settlements and/or to the wider countryside.
- 2.47 Urbanising land uses and features are considered to include any features that diminish openness or compromise the rural character of the countryside.
- 2.48 Paragraphs 145 and 146 of the NPPF and associated case law provides guidance on into what land uses and features are considered to be **'appropriate' development** in the Green Belt (see Appendix 1).
- 2.49 The methodology does not **distinguish between different 'degrees' of countryside beyond** considering urban influence, as this would stray into assessing the impact on landscape character. If land further from an urban area is for example, **more 'rural' and tranquil, this** is a landscape sensitivity issue.

Purpose 3 assessment criteria

- 2.50 The contribution land makes to safeguarding the countryside from encroachment can be considered in terms of:
- i) the extent to which land displays the characteristics of countryside, i.e. an absence of built or otherwise urbanising uses;
 - ii) the extent to which land physically relates to the adjacent settlement and to the wider countryside (i.e. whether it has a stronger relationship to urban area than with the wider countryside).

⁸ Lee Valley Regional Park Authority v Epping Forest DC and Valley Grown Nurseries Ltd (2016), see Appendix 1.

- 2.51 Physical landscape elements (or a lack of them) may strengthen or weaken the relationship between settlement and adjacent countryside, but there needs to be significant urban influence from adjacent land, and a degree of physical landscape containment to limit contribution to this purpose. Intervisibility between open land and an urban area is not in itself enough to constitute a significant urban influence: the urban area would need to be a dominating influence either through a) the scale of development; or b) the degree of containment of the open land by development. The presence of landscape elements (e.g. landform or woodland) that strongly contain an area, and consequently separate it from the wider countryside, may also give land a strong relationship with a visible urban area even if buildings are not particularly dominant.
- 2.52 It is important to maintain a distinction between contribution to Purpose 3 and contribution to landscape or visual character. For example, land that displays a strong landscape character in terms of sense of tranquillity, good management practices or high scenic value, or which has public recreational value, may have high sensitivity from a landscape or visual point of view. However, the same land in Green Belt terms may well make an equal contribution to Purpose 3 as land at the urban edge which retains its openness and a relationship with the wider countryside.
- 2.53 In summary, the key questions asked in assessing Purpose 3: safeguarding the countryside from encroachment include:
- To what extent does the land exhibit the characteristics of the countryside – i.e. an absence of built or otherwise urban development?
 - Disregarding the condition of land, are there urbanising influences within or adjacent which reduce the sense of it being countryside?
 - Does land relate more strongly to the settlement(s) or to the wider countryside?
- 2.54 Table 2.4 summarises the criteria that were used for the assessment of Purpose 3 in the study.

Table 2.4: Purpose 3 assessment criteria

Purpose 3: Assist in safeguarding the countryside from encroachment	
<p>Development/land-use: where there is less urbanising land use and more openness, land makes a stronger contribution.</p> <p>Separating features: land that has a stronger relationship with countryside than with the settlement makes a stronger contribution.</p> <p>Connecting features: an absence of physical features to link settlement and countryside means that land makes a stronger contribution.</p>	
Strong Contribution	Land that contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms ⁹) and which does not have a stronger relationship with the urban area than with the wider countryside.

⁹ This does not include development which is deemed to be appropriate, or not inappropriate within the Green Belt as set out in Paragraphs 145 and 146 of the NPPF.

Moderate Contribution	Land that contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), and which has a stronger relationship with the urban area than with the wider countryside (i.e. it is contained in some way by urbanising and or other features); or Land which retains some degree of openness but which is compromised by urbanising development or uses within it.
Weak/No Contribution	Land that does not contain the characteristics of open countryside and is influenced by urbanising development of a scale, density or form which significantly compromises openness.

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

- 2.55 The fourth Green Belt purpose focuses on the role of the Green Belt in preserving the setting and special character of historic towns. The purpose makes specific reference to **'historic towns' not individual historical assets or smaller settlements such as** villages and hamlets.
- 2.56 An extract from Hansard in 1988 (HC Deb 08 November 1988 vol 140 c148W 148W) **clarifies which historic settlements in England were considered 'historic towns'** in the context of the Green Belt purposes:

Mr. Frank Field: To ask the Secretary of State for the Environment if he will include York, Chester, Bath, Oxford and Cambridge on a list of towns and cities whose Green Belts fulfil the purpose of preserving the special character of historic towns as laid down in Planning Policy Guidance Note 2.

Mr. Chope: Of all the Green Belt purposes listed in Planning Policy Guidance Note 2 that of "preserving the special character of historic towns" is especially relevant to the Green Belts referred to by the hon. Member.

- 2.57 Historic England in their consultation response to the Welwyn Hatfield Stage 3 Green Belt Study (2018) also noted that Durham has since been added to this list.
- 2.58 It is therefore considered inappropriate to consider elements of the historic environment which do not relate to historic towns and their wider setting. This is supported by the PAS guidance¹⁰ which states:
- 'This purpose is generally accepted as relating to very few settlements in practice.'*
- 2.59 **The connection between a historic town's historic character and the wider countryside does** not have to be physical, indeed successions of development often isolate core historic areas from the surrounding countryside; it is often a visual connection. This visual connection can be defined through movement through the area, or views into or out of the settlement. It should also be noted that the connection is not always visual, for example where the wider open countryside surrounding a historic town contributes to its setting and special character collectively as a whole.
- 2.60 Key questions include:
- What is the relationship of the land with the historic town?
 - Does the land form part of the setting and/or special character of an historic town?

¹⁰ Planning Advisory Service, 2015, Planning on the Doorstep: The Big Issues – Green Belt. Available online at: <https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>

- What elements/areas important to the setting and special character of a historic town would be affected by loss of openness?
- 2.61 Consideration of the setting of individual heritage assets extends only to their contribution to the character and legibility of the historic settlements.
- 2.62 To ensure that Rochford and Southend-on-Sea take full account of this purpose, it is necessary to establish which settlements in the Study area are historic towns, and whether they have a physical or visual relationship with the Green Belt land. A review of the **Council's latest evidence bases related to the historic environment has been undertaken**, including historic landscape character assessments and conservation area appraisals.
- 2.63 The Essex Landscape Character Assessment¹¹ states that one of the principal functions of **the Green Belt in Essex is to 'preserve the setting and special character of historic towns located within the Belt'**. **However, the assessment does not specify which towns.**
- 2.64 The Rochford District Historic Characterisation Project published in 2006¹² represents the most recent assessment of the historic character of the study area. The assessment report references several historic settlements, including the acknowledged towns of Rayleigh and Rochford merged with Ashingdon (see purpose 2 above). The town of Hockley merged with Hawkwell is acknowledged as being formed of largely dense post-World War II housing. No significant historic features are identified, therefore the settlement is not defined as a historic town. The medieval village of Great Wakering is described as one of the small historic settlements in Rochford but is not defined as a historic town.
- 2.65 The built up area of Rochford and Ashingdon is largely made-up of pre- and post-World War II housing interspersed with more recent suburbs, with the historic cores of the now merged settlements being located to the south and north, respectively. The historic medieval town of Rochford built up around the intersection of North, West, East and South Street at the southern end of the settlement, adjacent to the historic market square. To the west **of Rochford's historic core lies Rochford Hall comprised of the remains** on an early Tudor brick built mansion and its associated farming and landscape features. It is possible that this church/hall complex was a focal point for an earlier dispersed settlement pattern prior to the foundation of the town. The church and hall and its immediate surroundings sit within the Rochford Conservation Area and the Green Belt¹³. However the railway line, **which cuts through the town's Conservation Area, separates the historic core of the town** from the wider Green Belt. Furthermore, the church/hall complex in the Green Belt now operates as a golf club. Therefore the Green Belt is not considered to make a notable contribution to the setting and special character to historic Rochford.
- 2.66 The historic core of old Ashingdon village is small, comprising a church and manor house on Ashingdon hill. Both assets have a limited relationship with the modern town which sprawls southwards merging with Rochford. Although the Ashingdon hill has extensive views over the Crouch estuary and the Canewdon area to the north and east, these views of the wider Green Belt contribute to the setting and special character of the church and manor house, not the setting and special character of town.¹⁴
- 2.67 Rayleigh is a historic town with a medieval historic core, including the motte and bailey castle Rayleigh Mount, the Holy Trinity Church, Rayleigh Windmill, the Dutch Cottage and the High Street bordering the original market place, located on a distinctive raised ridge / plateau roughly 60-70m above the surrounding countryside¹⁵. The assets and their immediate setting are designated as a Conservation Area. Despite the prominent location of the **town's** historic core, the Rayleigh Conservation Area Appraisal only notes one distant view of the countryside to the north-west. However, as the historic core is largely screened from the open countryside by trees and buildings and the historic core is surrounded by modern industrial estates and areas of housing that were developed in the

11 https://www.rochford.gov.uk/sites/default/files/planning_landscapecharacter.pdf

12 https://www.rochford.gov.uk/sites/default/files/planning_historic_environment_characterisation_project.pdf

13 https://www.rochford.gov.uk/sites/default/files/planning_historic_environment_conservation_areas_rochford_final.pdf

14 https://www.rochford.gov.uk/sites/default/files/planning_historic_environment_characterisation_project.pdf

15 https://www.rochford.gov.uk/sites/default/files/planning_historic_environment_characterisation_project.pdf

late 19th / early 20th centuries, the Green Belt is not considered to contribute to the setting and special character of the town.

- 2.68 The Study area's largest town Southend-on-Sea has its origins in the Regency period of the late 18th century and expanded rapidly in the second half of the 19th century, after the arrival of the railways.¹⁶¹⁷ Its central historic core is located on the cliffs above the **esplanade and is characterised by a block of Regency terraced houses named the 'Royal Terrace'**. This central core is now designated under several Conservation Areas organised around blocks of growth and distinct topographical and architectural features such as Clifftown and Warrior Square. Orientated to overlook the estuary and the sea beyond, and surrounded by more modern development, these central Conservation Areas have no physical or visual relationship with the Green Belt land surrounding Southend-on-Sea. Other notable historic cores, which were originally separate villages but now merged with Southend-on-Sea include Leigh to the west, Shoeburyness to the east and Prittlewell to the north.
- 2.69 Much like the central core of Southend-on-Sea, the historic cores of Leigh and Shoeburyness are both located on and orientated towards the coast and surrounded by modern development which has little relationship with the Green Belt land surrounding Southend-on-Sea. The one notable exception is the open land of the Belton Hills to the west and Leigh Marsh to the south west, although, in isolation, this suburb is not considered to be a historic town in Green Belt terms.¹⁸
- 2.70 The historic core of Prittlewell retains some of the character of its village origins owing to the topography of the area which slopes to the north down to the Prittle Brook, maintaining open views of Priory Park to the north. However the layers of more modern development further north prevent views of the wider open countryside designated as Green Belt.¹⁹
- 2.71 Largely owing to the orientation and origins of the town and its suburbs towards the sea, the Green Belt land surrounding Southend-on-Sea, although important in defining the character of the modern town, does not have a strong physical or visual relationship with the historic core of the historic town and their notable historic characteristics. Therefore the Green Belt around Southend-on-Sea is considered to make a limited contribution to Green Belt purpose 4.
- 2.72 Table 2.5 summarises the criteria that were used for the assessment of Purpose 4 in the study.

Table 2.5: Purpose 4 assessment criteria

Purpose 4: Preserve the setting and special character of historic towns	
<p>Development/land-use: less developed land makes a stronger contribution.</p> <p>Location: an area that contains key characteristics, or important in views to or from them, makes a stronger contribution.</p> <p>Separating features: land that lacks physical features to create separation from a historic town – i.e. land where the Green Belt provides a visual setting for the historic town – makes a stronger contribution.</p> <p>Connecting features: where there is stronger relationship between historic town and countryside the contribution to this purpose is stronger.</p>	
Strong Contribution	The land and its openness makes a key contribution to the characteristics identified as contributing to a historic town's special character or setting.

16 https://www.rochford.gov.uk/sites/default/files/planning_historic_environment_characterisation_project.pdf

17 http://www.southend.gov.uk/downloads/download/302/southend_character_study

18 https://www.southend.gov.uk/info/200422/conservation_areas

19 https://www.southend.gov.uk/info/200422/conservation_areas

Moderate Contribution	The land and its openness makes a contribution to the characteristics identified as contributing to a historic town's special character or setting.
Weak/No Contribution	Land forms little or no part of the setting of an historic town and does not contribute to its special character.

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

- 2.73 Historically, most Green Belt studies have not assessed in detail individual Green Belt land parcels against Purpose 5, either opting not to rate them or rating them all equally, on the grounds that it is difficult to support arguments that one parcel of land makes a higher contribution to encouraging re-use of urban land than another. The PAS guidance states:

"...it must be the case that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. If Green Belt achieves this purpose, all Green Belt does to the same extent and hence the value of various land parcels is unlikely to be distinguished by the application of this purpose."

- 2.74 In other words, it is debatable whether development pressures operate at a sufficiently localised level to draw out meaningful judgements on the relative contribution of discrete parcels of Green Belt land to Purpose 5.
- 2.75 However, the examination reports of some planning inspectors, **e.g. Cheshire East Council's** Local Plan (2014), have highlighted the importance of assessing all five Green Belt purposes, giving each purpose equal weighting.
- 2.76 Since the publication of the PAS Guidance and Cheshire East Local Plan Examination Report, the Housing and Planning Act (May 2016) received Royal Assent and the Town and Country Planning Regulations were subsequently updated. Regulation 3 (2017) requires **local planning authorities in England to prepare, maintain and publish a 'Brownfield Land Register' of previously developed (brownfield) land appropriate for residential development.** In addition, the National Planning Policy Framework requires that local planning authorities prepare an assessment of land which is suitable, available and achievable for housing and economic development – a Housing and Economic Land Availability Assessment (HELAA). Together, these evidence bases provide an accurate and up-to-date area of available brownfield land within individual settlements, which can be used to calculate the proportion of available brownfield land relative to the size of each settlement. Rochford and Southend-on-Sea's Brownfield Land Registers have been used to calculate the area of brownfield land within the urbanised²⁰ area of the respective authorities.
- 2.77 Using these evidence bases to inform meaningful judgements on the relative contribution of discrete parcels of land to Purpose 5 is dependent on the scale and form of the settlements within and around which Green Belt is defined. For example, it is harder to draw out differences in contribution between parcels around large conurbations containing merged settlements than it is land around different isolated settlements each with their own brownfield land areas.
- 2.78 Given the fact that the vast majority of the urban area within the Study area is comprised of Southend-on-Sea and the close proximity of the Rochford's distinct settlements – Rayleigh, Hockley merged with Hawkwell and Rochford merged with Ashingdon, it is not possible to draw a meaningful distinction between the availability of brownfield land within individual settlements. In order that the Study appropriately assesses Purpose 5 and affords it equal weighting with Purposes 1-4, an even level of contribution to Purpose 5 has been determined for all areas of Green Belt based on the average availability of brownfield land across Rochford and Southend-on-Sea.

²⁰ The urbanised area constitutes land within the Borough which does not fall within the Green Belt.

- 2.79 Without a clear range of brownfield land proportions for each settlement across the Study area, it is not possible to calculate a tailored set of percentage ranges from which to judge contribution to Purpose 5. There is also no guidance on what percentage of brownfield land enables the Green Belt to play a stronger, or weaker, role in encouraging urban regeneration.
- 2.80 Southend-on-Sea Borough **Council's Brownfield Register**²¹ contains a record of roughly 50ha of suitable and available brownfield land within the Borough none of which sits within the Green Belt. This represents 1.44% of the total urbanised area of the Borough, which is roughly 3,480ha.
- 2.81 **Rochford District Council's Brownfield Register**²² contains a record of roughly 31.5ha of suitable and available brownfield land within the District, although 7.5ha of the registered brownfield land falls within the Green Belt, leaving roughly 24ha within the urbanised area of the District. This represents 0.84% of the total urbanised area of the District, which is roughly 2,855ha.
- 2.82 Overall the **amount of suitable and available brownfield land identified in the Councils'** brownfield land registers represents a relatively small proportion of the total area of urbanised land in the Study area. Therefore, all Green Belt land within the Study area is considered to make a Strong contribution to Green Belt Purpose 5. This recognises the historic role that the Green Belt has had in redirecting growth to within the urban area, as evidenced by the relatively low area of suitable and available brownfield land within the urbanised area, but also acknowledges the limited opportunity to recycle derelict and other urban land over the next plan period.

Stage 1 Assessment Process

- 2.83 The first step of the Stage 1 assessment involved identifying any Green Belt locations where sufficient urbanising development has occurred which has had a significant impact on Green Belt openness (as defined above). Distinctions were made between development which is rural enough in character, or small enough in size, or low enough in density, to justify its designation as Green Belt, and development that calls into question its Green Belt status.
- 2.84 The second step assesses **the fragility of gaps between the settlements identified as 'towns'** under Green Belt Purpose 2.
- 2.85 The assessment then proceeded on a settlement by settlement basis, starting with the largest areas of inset development through to the smaller inset villages. If any significant areas of washed-over urbanising development were identified in the initial stage, these too formed a focus for analysis. Recognising the common factors that influence the role of Green Belt land in the relationship between urban settlement and countryside, the analysis:
- Assessed the strength of the relationship between the Green Belt and the urban area, considering the extent and form of development, land use characteristics and separating and connecting features.
 - Identified changes in the strength of the relationship between settlement and countryside, again considering the extent and form of development, land use characteristics and separating and connecting features.
 - Considered how these spatial relationships affect contribution to each of the Green Belt purposes, and map lines to mark these changes.

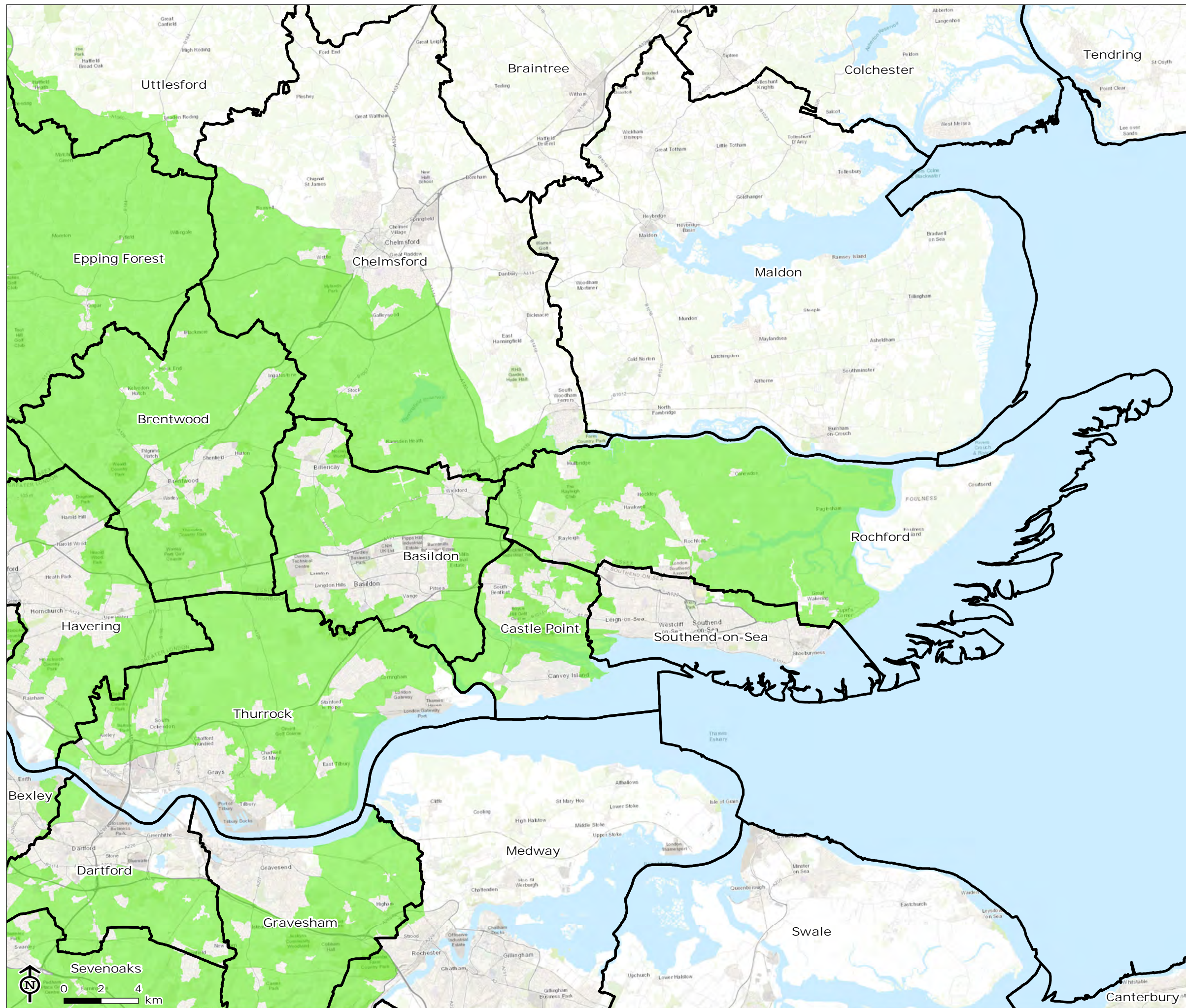
²¹ Southend-on-Sea Borough Council's Brownfield Register, 2017. Available at:

https://www.southend.gov.uk/downloads/file/5346/southend_brownfield_register_2017-03-31_rev1

²² Rochford District Council Brownfield Register, 2018. Available at:

<https://www.rochford.gov.uk/planning-and-building/planning-policy/brownfield-register>

- 2.86 The analysis progressed outwards from each settlement until it was determined that land:
- Ceased to play a significant role in preventing sprawl of a large built-up area.
 - Made a consistent contribution to settlement separation or no contribution to this purpose.
 - Had a strong distinction from urban settlement and a strong relationship with the wider countryside.
 - Made no contribution to the setting or special character of a historic town.
- 2.87 The overall findings of the Stage 1 assessment are set out in Chapter 3.



Rochford and Southend Green Belt Study

Figure 2.1: Green Belt context of Rochford District and Southend Borough

- Local Authority Boundary
- Green Belt

Map Scale @A3: 1:200,000



3 Stage 1 Assessment Findings

- 3.1 The primary aim of the Stage 1 assessment is to establish the variation in the contribution of designated land to achieving Green Belt purposes. Based on the assessment criteria outlined in Chapter 2, a review of the contribution of Green Belt land to each of the five Green Belt purposes was undertaken, drawing out spatial variations in the contribution of Green Belt land to each Green Belt purpose.
- 3.2 Each Stage 1 purpose assessment was undertaken for the area within Rochford District and Southend-on-Sea as a whole. The purpose behind this initial Borough and District-wide assessment was to draw out variations in contribution before the detailed assessments were undertaken at Stage 2, avoiding broad variations in contribution within prematurely and more arbitrarily defined parcels. Significant variations in contribution within a parcel can be an additional source of complication when providing assessment ratings – e.g. should a rating reflect the strongest level of contribution, or should it represent an average within the parcel?
- 3.3 A map is included for each Green Belt purpose illustrating the assessed variations in contribution across Rochford District and Southend-on-Sea (Figure 3.1: Purpose 1 assessment to Figure 3.5: Purpose 5 assessment). Each map is accompanied by supporting text (see the below sections) describing the pattern of variation for each purpose and the reasoning behind its definition.
- 3.4 Following the Borough and District-wide assessment of Green Belt against each purpose, the areas of the Green Belt which make the strongest and weakest contribution to the Green Belt purposes are identified, this is illustrated on Figure 3.6.
- 3.5 By combining the lines marking variations in contribution to each purpose, a list of land parcels have been generated, each of which has a reference number and rating for their contribution to each NPPF purpose. The parcels are illustrated in Figure 3.7 and their contribution to each purpose is shown in Table 3.1.
- 3.6 The detailed Stage 1 parcel assessments are set out in Appendix 3, on a parcel by parcel basis. This Appendix includes an assessment of the contribution of the parcel against each of the purposes of the Green Belt, a map of the parcel and text justifying the scores.
- 3.7 The assessment findings represent a point in time based on the land uses, separating and connecting features at the time of assessment. Changes in land use, the creation of new or the loss of existing features have the potential to significantly affect the contribution of Green Belt land to the Green Belt purposes. For example, the loss of woodland block has the potential to increase the relationship of Green Belt land sandwiched between the woodland and settlements with the wider countryside.

Assessment of Contribution to the Green Belt purposes

- 3.8 The following section summarises the findings of the assessment of contribution for each Purpose as shown on Figures 3.1-3.5. Appendix 3 sets out the detailed assessments for each land parcel.
- 3.9 Two pockets of Green Belt in the Study area are inset with urban areas and therefore are not contiguous with the wider Green Belt:
- Land south and west of Fossetts Way containing parts of Sutton Road Cemetery and the Jones Memorial Recreation Ground in Southend-on-Sea.
 - Land next to Clements Hall Leisure Centre, in Hawkwell, Rochford.

- 3.10 In both cases, these pockets of Green Belt are considered to make a low contribution to all Green Belt purposes (excluding purpose 5 for which all Green Belt is considered to make a strong contribution).

Contribution to Green Belt purpose 1 – to check the unrestricted sprawl of large built-up areas

- 3.11 The contribution to Purpose 1 was assessed by determining the role Green Belt land plays in preventing the sprawl of the large built up area of Southend-on-Sea (See Figure 3.1). While there are smaller areas of variation, three broad areas of contribution have been identified based on their proximity to Southend-on-Sea:
- The land which sits immediately to the north and west of Southend-on-Sea up to the first significant readily recognisable and permanent boundary is considered to contribute strongly to Purpose 1 due to the close proximity of this Green Belt to the urban edge of Southend-on-Sea. Notable boundary features marking the edge of the general area of strong contribution include the settlements of Great Wakering, Rayleigh and Rochford, Sutton Road / Barrow Hall Road / Shopland Road / Bridge Road and the River Roach.
 - Beyond the boundaries listed above, up to the next consistent line of readily recognisable and permanent boundary features, the Green Belt is considered to make a moderate contribution to Purpose 1. This is due the relative close proximity of this Green Belt land to Southend-on-Sea, but also in acknowledgement of the fact that this Green Belt land does not represent the first line of defence inhibiting the sprawl of Southend-on-Sea. Notable boundary features marking the edge of the general area of moderate contribution include the urban edge of Hawkwell and the road (High Road to the west) and railway line (to the east) that cut through the centre of the settlement, the River Roach and the Middleway waterway which marks the eastern edge of the metropolitan Green Belt and Foulness Island beyond.
 - The majority of the Green Belt land within the Study area which lies beyond these notable boundary features is considered to be far enough away from the large built-up area of Southend-on-Sea to make a weak or no contribution to Purpose 1.
 - However, it is considered that the area of Green Belt which is to a large extent contained between Southend-on-Sea, Rochford, Hockley and Rayleigh contributes strongly to Purpose 1. This is because these settlements are too close to Southend-on-Sea for future development within this area not to have a significant association with **the large built up area. The Green Belt land which adjoins the 'outer' edges of** Rochford, Hockley and Rayleigh – i.e. not lying between them and Southend – makes a moderate contribution to Purpose 1: expansion would be associated principally with those smaller settlements but would also, because of their limited separation from Southend, be associated with the large built up area.
- 3.12 The Green Belt land south and east of Leigh-on-Sea in Southend-on-Sea is considered to contribute to preventing the southwards sprawl of Southend-on-Sea. The Green Belt in between the large built up area and the waterway that separates the mainland from Two Tree Island and Leigh Marsh is considered to make a strong contribution to Purpose 1; Two Tree Island and Lee Marsh, by virtue of their close proximity to the large built-up area are considered to make a moderate contribution to Purpose 1.
- 3.13 In addition to proximity to the large built up area, the presence, or absence of urbanising development can also impact the contribution of Green Belt land to Purpose 1. Variations in the contribution to Purpose 1 over the broader areas have therefore been drawn out based on variation in the presence, scale and density of built development and its influence in urbanising, compromising openness and / or separating pockets of land from the wider open countryside. Green Belt land that lies in close proximity to Southend-on-Sea, contains no or very limited urbanising development, has a strong sense of openness and relates more to the countryside than the large built up urban area, makes either a strong or moderate contribution to Purpose 1. Conversely, land in close proximity to Southend-on-Sea that is urbanised by buildings and structures generally makes a weaker contribution

relative to the Green Belt that surrounds it. With the exception of the land uses listed as not inappropriate in the Green Belt in paragraphs 145 and 146 in the NPPF, buildings and structures within and directly adjacent to the Green Belt weaken the relationship between the Green Belt and the countryside and strengthen the relationship with the urban area.

3.14 The level of contribution is dependent on the scale and density of the development. Notable variations include:

- Relatively dense residential development, sub-stations, commercial garden centres and static caravan sites generally reduce the contribution of Green Belt land to Purpose 1 due to their urbanising influence on the countryside. The extent to which contribution is lessened is dependent on the scale, density and location of the development. The greater the scale and density the lower the contribution; when such land uses are located in close proximity to the edge of an inset settlement they often blur the lines between the countryside and the urban edge, lowering contribution further. Sewage treatment works, too, can have an urbanising influence of the countryside; however the substations located within Rochford and Southend were all considered to be sufficiently isolated and low density to not have a significant urbanising influence on the countryside.
- The types of development considered to be not inappropriate in the Green Belt as set out in paragraphs 145 to 146 of the NPPF were not considered to have an urbanising influence or affect openness. For example, isolated glasshouses²³, much like farm buildings, which do not form part of a commercial garden centre, are appropriate in the Green Belt.
- Some areas of Green Belt are considered to make a moderate or low contribution to Purpose 1 in areas of generally strong or moderate contribution due to the presence of strong boundary features which enclose Green Belt, reducing the relationship of the Green Belt with the wider countryside and strengthening the relationship of the Green Belt with urban areas. Notable examples include:
 - o The open Green Belt land south of Rochford town centre is bordered on four sides by inset urbanising development – **Purdey's industrial estate to the east, residential development along Southend Road and south of Sutton road and Riverside industrial estate to the north**. Despite having almost no relationship with the wider Green Belt, the large size and open nature of the land maintains a moderate contribution to Purpose 2. However, the top western corner which is occupied by a garden centre directly adjacent to the urban area of Rochford is considered to make a low contribution to Purpose 1.
 - o The playing field of Grove Wood Primary School, to the east of Rayleigh is considered to make a moderate contribution as it is enclosed on three sides by inset development which contains the area and the relationship with the wider Green Belt to the east is limited by screening woodland.
 - o The field east of Shoebury Road, retained by the development set back from Great Wakering to the north is enclosed on three sides by residential development.
 - o The Green Belt land immediately to the west of Friars Park north of Shoeburyness (east Southend-on-Sea) enclosed on two sides by dense residential development is considered to have more of a relationship with the large built-up area of Southend-on-Sea than the wider countryside.

²³ This is based on the decision of Lee Valley Regional Park Authority v Epping Forest DC and Valley Grown Nurseries Ltd (2016) which found that glasshouse development in the Green Belt is appropriate since it is a 'building for agriculture' under the first bullet of paragraph 145 of the NPPF and therefore not capable of generating harm to the Green Belt designation.

Contribution to Green Belt Purpose 2 – to prevent neighbouring towns from merging into one another

- 3.15 The contribution to Purpose 2 was assessed by determining the role Green Belt land plays in preventing the merging of neighbouring towns. Land that is juxtaposed between towns and plays a highly significant role in inhibiting physical and visual coalescence due to the narrowness and / or visual openness of a gap is considered to make a strong contribution to Purpose 2. Conversely, land which is not located within a gap between towns or sits in gaps with significant separating features and / or significant distances between towns is considered to make a weak or no contribution to Purpose 2 (See Figure 3.2).
- 3.16 Green Belt land which is generally considered to make a strong contribution to Purpose 2 due to its location between neighbouring towns that are relatively close together includes:
- Land between Southend-on-Sea and Rochford.
 - Land between Rochford and Hockley.
 - Land between Southend-on-Sea and Hockley.
 - Land between Hockley and Rayleigh.
 - Land between Southend-on-Sea and Rayleigh.
- 3.17 The Green Belt land in between Rayleigh and Hockley and South Woodham Ferrers and the Green Belt land immediately to the east of what remains of the gap between Southend-on-Sea and Rochford is considered to make a moderate contribution to Purpose 2 by virtue of the fact that the gap between these towns is larger and therefore less fragile than the gaps to the south.
- 3.18 The Green Belt land in between Rayleigh and Wickford to the west is considered to make a strong/moderate contribution to Purpose 2. **The Green Belt land in between the towns'** urban edges and the strong boundaries of the A1245 and the A130 is considered to make a moderate contribution to Purpose 2 due to the fact that the roads contribute to maintaining a sense of separation between the towns. The open countryside which sits in between the two roads is considered to make a strong contribution to Purpose 2 because its loss would undermine the value of the Green Belt land in the gap to the west and east.
- 3.19 There are more detailed variations in contribution to Purpose 2 within these larger areas of strong and moderate contribution:
- Green Belt land that is retained by or sits behind urban areas that sit in closer proximity to neighbouring Green Belt towns are considered to make a lower contribution to Purpose 2 due to the fact that such Green Belt land does not lie directly juxtaposed between the narrowest portions of the gaps between neighbouring towns.
 - Inappropriate development within gaps which make a contribution to Purpose 2 often reduce the contribution of the developed land, as well as land in the immediate vicinity. The significance of this reduction is linked to the contribution of the wider Green Belt land to Purpose 2 and the scale and density of built development.
 - Green Belt that is enclosed by an urban area and / or other strong separating features such as rivers or railways are considered to make a lower contribution as the separating features act as barriers to the merging of settlements, reducing the contribution of the Green Belt land to Purpose 2.
- 3.20 All remaining Green Belt land within the Study area, notably the Green Belt land to the west of Rochford, is considered to make a weak or no contribution to Purpose 2 due to the fact that the land does not sit between two neighbouring Green Belt towns.

Contribution to Green Belt Purpose 3 – to assist in safeguarding the countryside from encroachment

- 3.21 Contribution to Purpose 3 has been assessed in the same way as Purpose 1, with the exception being that contribution to Purpose 3 is not influenced by proximity to a large built-up area. Variations in contribution to Purpose 3 have been drawn out based on variations in the presence, scale and density of built development and its urbanising influence, and whether this compromises openness.
- 3.22 Green Belt land that contains no, or very limited, urban development and has a strong sense of openness, and relates strongly to the wider countryside as opposed to the urban area makes a strong contribution to Purpose 3. On the other hand, Green Belt land that is urbanised by buildings or structures makes a weaker contribution to Purpose 3 (See Figure 3.3).
- 3.23 The vast majority of Green Belt land in the Borough and District makes a strong contribution to Purpose 3. However, a number of smaller areas, mostly in the western part of Rochford District, make a moderate or weak contribution to this purpose because they contain some form of urbanising development and / or have sufficient containment by the urban edge to give them a stronger relationship with the built up area than with the wider countryside. Whilst many of these areas lie adjacent to the urban edge a number are small, isolated pockets of development, for example small areas of housing, garden centres or sub stations.
- 3.24 Differences in the contribution of Green Belt land between Purpose 1 and Purpose 3 largely exist in areas that are not close to the large built up area of Southend-on-Sea and therefore have a low contribution to Purpose 1, but are absent of any urbanising development and so contribute strongly to Purpose 3.

Contribution to Green Belt Purpose 4 – to preserve the setting and special character of historic towns

- 3.25 For the reasons set out in Chapter 2, all Green Belt land is considered to make a low contribution to Purpose 4 (See Figure 3.4).

Contribution to Green Belt Purpose 5 – to assist in urban regeneration by encouraging the recycling of derelict and other urban land

- 3.26 For the reasons set out in Chapter 2, all Green Belt land is considered to make a strong contribution to Purpose 5 (See Figure 3.5).
- 3.27 Site visits were undertaken to verify the Stage 1 desk-based judgements during the site visits for the Stage 2 Green Belt assessment.

Summary of Findings

- 3.28 As outlined above, by combining the lines marking variations in contribution to each purpose, a list of land parcels were generated, each of which has a reference number and rating for their contribution to each NPPF purpose. The parcels are shown in Figure 3.7 and their contribution to each purpose is set out in Table 3.1 below. The detailed Stage 1 assessment of each parcel is included in Appendix 3, and this sets out why each parcel achieved the ratings that it did. The table below also sets out which potential development sites **from the Councils' 'Call for Sites' processes** fall within each Stage 1 parcel. These sites have been considered further in the Stage 2 assessment.
- 3.29 As can be seen from Table 3.1 there are significant variations in both the size of the parcels and contribution ratings to the Green Belt purposes.

- 3.30 Table 3.2 below provides a summary of the parcels which make a weaker contribution to the Green Belt purpose 1-4 (i.e. they do not include a 'strong' rating). These weaker performing parcels have been considered further in the Stage 2 assessment.
- 3.31 Although a parcel may not make a strong contribution (as assessed in the Stage 1 Study) to any one Green Belt purpose, the release of the parcel of land may still have the potential to have a significant effect on the surrounding Green Belt and/or on the residual Green Belt boundary which could lead to high overall harm. This has been assessed in the Stage 2 assessment. Likewise, there are some parcels and sites which make a strong contribution to the Green Belt purposes and their release would result in a high degree of harm. However, there may be overriding sustainability or viability considerations which mean that the land is the most appropriate location for development.

Table 3.1: Contribution of Green Belt parcels to the Green Belt purposes

Parcel no.	Parcel size (ha)	P1	P2	P3	P4	P5	Sites which fall within parcel
		Contribution to Green Belt purposes					
1	133.2	Weak	Moderate	Strong	Weak	Strong	222, 223, 224, 238, 239, 264
2	11.5	Weak	Moderate	Moderate	Weak	Strong	
3	212.7	Weak	Strong	Strong	Weak	Strong	144, 145, 168, 225, 226, 227, 228, 229, 230, 231, 232, 264, 92
4	1.1	Weak	Moderate	Moderate	Weak	Strong	16
5	1.9	Weak	Moderate	Moderate	Weak	Strong	
6	2.4	Weak	Moderate	Moderate	Weak	Strong	
7	4.8	Weak	Moderate	Moderate	Weak	Strong	137
8	1.0	Moderate	Moderate	Moderate	Weak	Strong	152
9	2.5	Moderate	Moderate	Moderate	Weak	Strong	
10	11.0	Moderate	Moderate	Moderate	Weak	Strong	05
11	399.7	Weak	Moderate	Strong	Weak	Strong	06, 137, 148, 149, 171, 177, 233, 245, 246, 99
12	10.4	Moderate	Weak	Moderate	Weak	Strong	
13	2.5	Moderate	Weak	Weak	Weak	Strong	
14	8.4	Moderate	Weak	Moderate	Weak	Strong	87
15	1.7	Moderate	Moderate	Moderate	Weak	Strong	
16	4.7	Moderate	Moderate	Moderate	Weak	Strong	108, 109, 110, 15

Parcel no.	Parcel size (ha)	P1	P2	P3	P4	P5	Sites which fall within parcel
		Contribution to Green Belt purposes					
17	0.02	Weak	Weak	Moderate	Weak	Strong	
18	7.1	Weak	Weak	Weak	Weak	Strong	
19	1023.7	Moderate	Moderate	Strong	Weak	Strong	100, 106, 107, 120, 121, 136, 139, 143, 146, 147, 148, 15, 154, 162, 163, 164, 167, 170, 171, 197, 198, 199, 200, 201, 202, 203, 204, 206, 220, 221, 23, 234, 235, 236, 237, 24, 241, 243, 244, 247, 248, 249, 25, 252, 26, 30, 31, 41, 42, 55, 64, 77
20	11.8	Strong	Moderate	Strong	Weak	Strong	53, 86, 98
21	41.2	Strong	Moderate	Strong	Weak	Strong	127, 256, 44, 48, 54, 68, 69
22	4.1	Moderate	Moderate	Moderate	Weak	Strong	
23	92.8	Moderate	Strong	Strong	Weak	Strong	105, 40
24	11.1	Weak	Moderate	Moderate	Weak	Strong	
25	1.2	Strong	Weak	Strong	Weak	Strong	
26	5.9	Moderate	Moderate	Moderate	Weak	Strong	160
27	1.6	Moderate	Weak	Moderate	Weak	Strong	
28	2.2	Strong	Moderate	Moderate	Weak	Strong	
29	11.3	Strong	Strong	Strong	Weak	Strong	127, 182, 250, 254
30	4.4	Weak	Moderate	Moderate	Weak	Strong	
31	17.8	Strong	Moderate	Strong	Weak	Strong	
32	1.0	Moderate	Moderate	Moderate	Weak	Strong	01, 102
33	80.2	Strong	Weak	Strong	Weak	Strong	

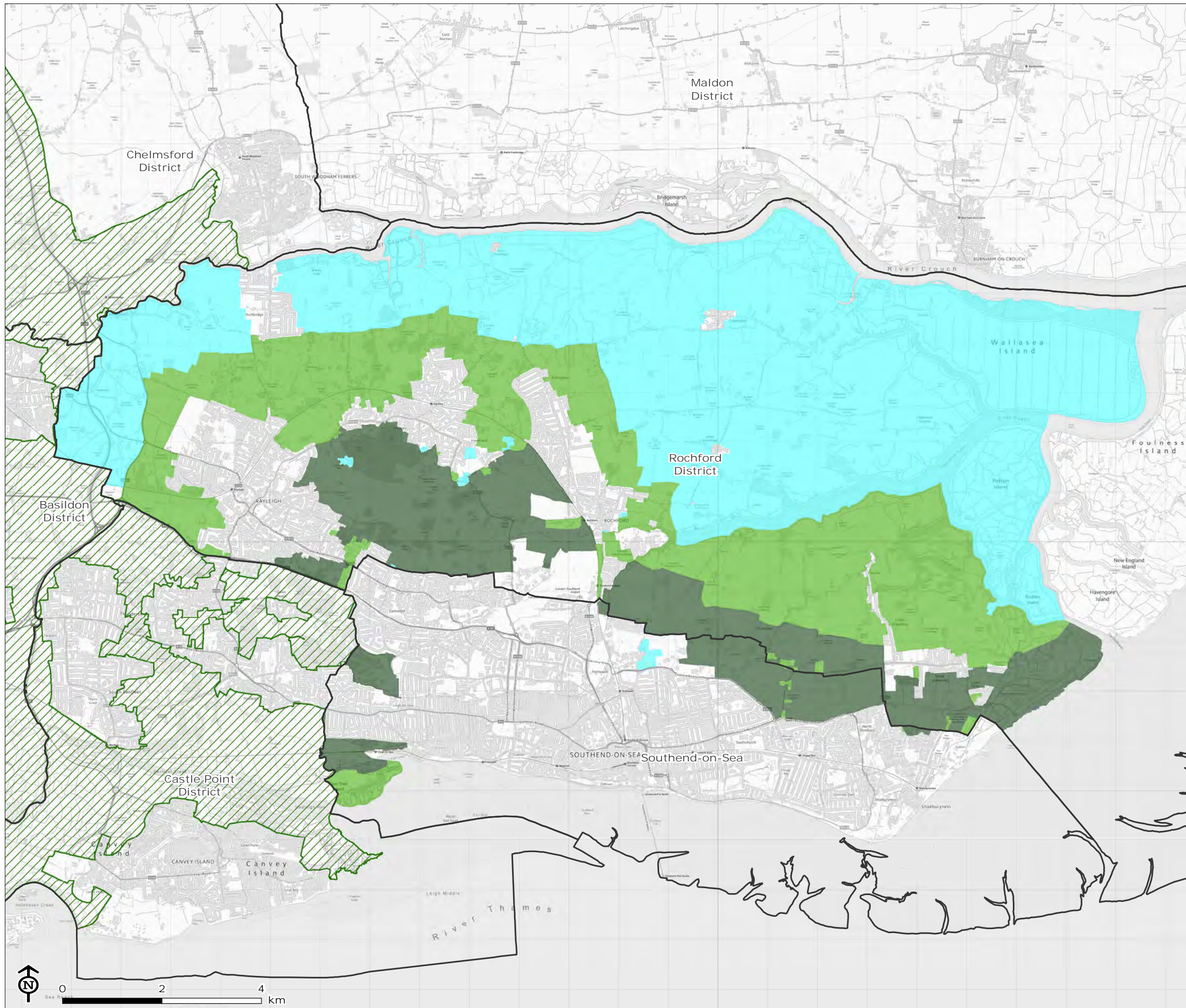
Parcel no.	Parcel size (ha)	P1	P2	P3	P4	P5	Sites which fall within parcel
		Contribution to Green Belt purposes					
34	23.7	Moderate	Strong	Moderate	Weak	Strong	01, 03, 102, 127, 14, 178, 181, 207, 212, 250, 47, 89
35	77.3	Moderate	Weak	Strong	Weak	Strong	
36	8.8	Strong	Moderate	Strong	Weak	Strong	
37	67.5	Strong	Weak	Strong	Weak	Strong	
38	0.5	Weak	Weak	Weak	Weak	Strong	59
39	4.8	Weak	Moderate	Moderate	Weak	Strong	
40	718.8	Weak	Moderate	Strong	Weak	Strong	101, 128, 151, 172, 19, 190, 193, 216, 33
41	1.6	Weak	Weak	Weak	Weak	Strong	
42	9.8	Strong	Moderate	Strong	Weak	Strong	45a
43	0.4	Moderate	Weak	Moderate	Weak	Strong	45a
44	1018.9	Strong	Strong	Strong	Weak	Strong	02, 03, 132, 134, 135, 160, 161, 18, 183, 191, 219, 22a, 22b, 240, 251, 255, 27, 29, 36, 37, 45b, 59, 74, 78, 79, 80, 81, 82, 83, 84, 85, 98
45	2.5	Moderate	Moderate	Moderate	Weak	Strong	49
46	2.4	Moderate	Moderate	Moderate	Weak	Strong	23
47	4.8	Weak	Weak	Weak	Weak	Strong	02
48	1.7	Weak	Moderate	Moderate	Weak	Strong	
49	4.6	Moderate	Moderate	Strong	Weak	Strong	242, 88
50	4.9	Weak	Weak	Weak	Weak	Strong	
51	6.1	Moderate	Moderate	Moderate	Weak	Strong	
52	2.6	Moderate	Moderate	Moderate	Weak	Strong	140
53	1.9	Weak	Moderate	Moderate	Weak	Strong	

Parcel no.	Parcel size (ha)	P1	P2	P3	P4	P5	Sites which fall within parcel
		Contribution to Green Belt purposes					
54	203.5	Moderate	Strong	Strong	Weak	Strong	08a, 08b, 133, 150, 159, 169, 17, 194, 20, 259, 39, 93
55	4.6	Weak	Weak	Weak	Weak	Strong	194
56	1.6	Moderate	Moderate	Moderate	Weak	Strong	
57	1.0	Moderate	Weak	Moderate	Weak	Strong	
58	13.5	Moderate	Moderate	Moderate	Weak	Strong	35, 85
59	10.4	Moderate	Moderate	Moderate	Weak	Strong	66
60	0.3	Weak	Weak	Weak	Weak	Strong	
61	376.0	Moderate	Weak	Strong	Weak	Strong	07, 104, 111, 112, 113, 114, 116, 119, 124, 126, 129, 13, 130, 131, 180, 217, 218, 265, 266, 28, 50
62	0.8	Moderate	Moderate	Weak	Weak	Strong	63
63	20.4	Moderate	Moderate	Moderate	Weak	Strong	63, 67
64	1.4	Weak	Weak	Weak	Weak	Strong	50
65	97.2	Strong	Strong	Strong	Weak	Strong	266, 95, 165,
66	17.2	Weak	Weak	Weak	Weak	Strong	260
67	16.3	Moderate	Strong	Strong	Weak	Strong	76, 123, 266
68	388.0	Strong	Moderate	Strong	Weak	Strong	155, 165, 260, 262, 266, 267, 268, 269
69	390.8	Moderate	Moderate	Strong	Weak	Strong	266, 267, 268
70	1.4	Moderate	Moderate	Moderate	Weak	Strong	269
71	1.0	Moderate	Weak	Moderate	Weak	Strong	269
72	0.9	Moderate	Moderate	Moderate	Weak	Strong	269
73	1.0	Moderate	Weak	Moderate	Weak	Strong	
74	1.9	Moderate	Moderate	Moderate	Weak	Strong	263, 269

Parcel no.	Parcel size (ha)	P1	P2	P3	P4	P5	Sites which fall within parcel
		Contribution to Green Belt purposes					
75	1.0	Moderate	Weak	Moderate	Weak	Strong	
76	1.5	Moderate	Weak	Moderate	Weak	Strong	
77	3.1	Moderate	Weak	Moderate	Weak	Strong	269, 71
78	3.9	Moderate	Weak	Moderate	Weak	Strong	270
79	5496.7	Weak	Weak	Strong	Weak	Strong	10a, 10b, 12, 122, 141, 166a, 166b, 173, 184, 187, 188, 21, 213, 215, 265, 266, 32, 38, 43, 46, 51, 52, 58, 61, 62, 72, 73, 75, 90, 94
80	31.6	Weak	Weak	Moderate	Weak	Strong	
81	0.3	Moderate	Weak	Moderate	Weak	Strong	
82	1117.5	Moderate	Weak	Strong	Weak	Strong	04, 60, 103, 142, 153, 192, 258, 268, 270
83	2.8	Moderate	Weak	Moderate	Weak	Strong	
84	775.6	Strong	Weak	Strong	Weak	Strong	195, 257, 261, 263, 268, 269, 270, 271, 34, 56, 57, 65, 70, 71, 97
85	2.0	Moderate	Weak	Moderate	Weak	Strong	56
86	6.9	Moderate	Weak	Moderate	Weak	Strong	
87	2.7	Strong	Weak	Moderate	Weak	Strong	11
88	2.7	Moderate	Moderate	Moderate	Weak	Strong	163, 164

Table 3.2: Weaker contributing parcels

Number of weak ratings	Number of moderate ratings	Area (ha)	Parcels
4	0	42.3	P18, P38, P41 P47, P50, P55, P60, P64, P66
3	1	34.2	P13, P17, P80
2	2	94.4	P02, P04, P05, P06, P07, P12, P14, P24, P27, P30, P39, P43, P48, P53, P57, P62, P70, P71, P72, P73, P74, P75, P76, P77, P78, P81, P83, P85, P86, P87
1	3	98.3	P08, P09, P10, P15, P16, P22, P26, P32, P45, P46, P51, P52, P56, P58, P59, P63, P88
0	4	0	-



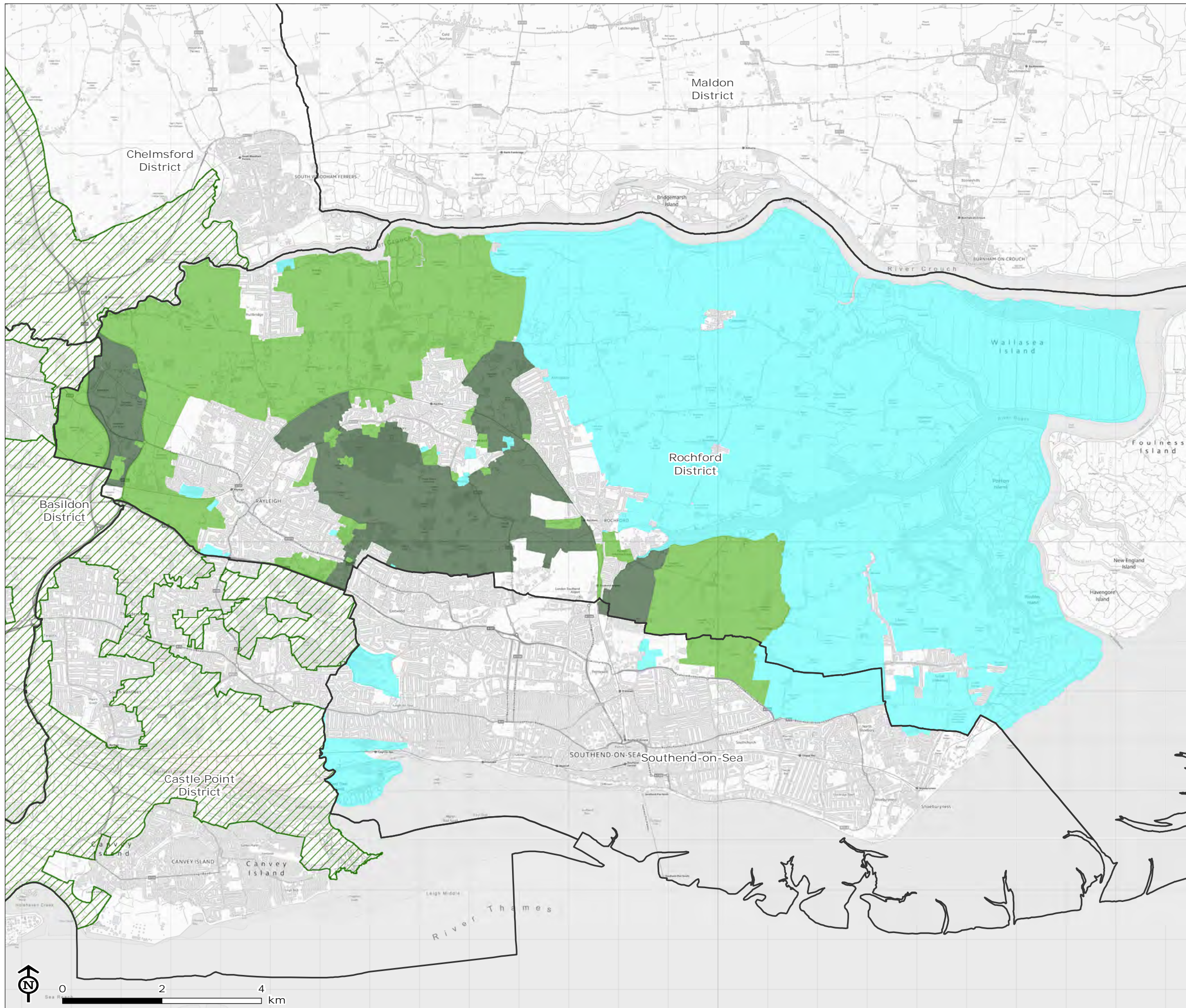
Rochford and Southend Green Belt Study

Figure 3.1: Purpose 1 Assessment - To Check the Unrestricted Sprawl of Large Built Up Areas

- District Boundaries
- Other Green Belt
- Purpose 1 Assessment**
- Strong
- Moderate
- Low

Map Scale @A3: 1:75,000





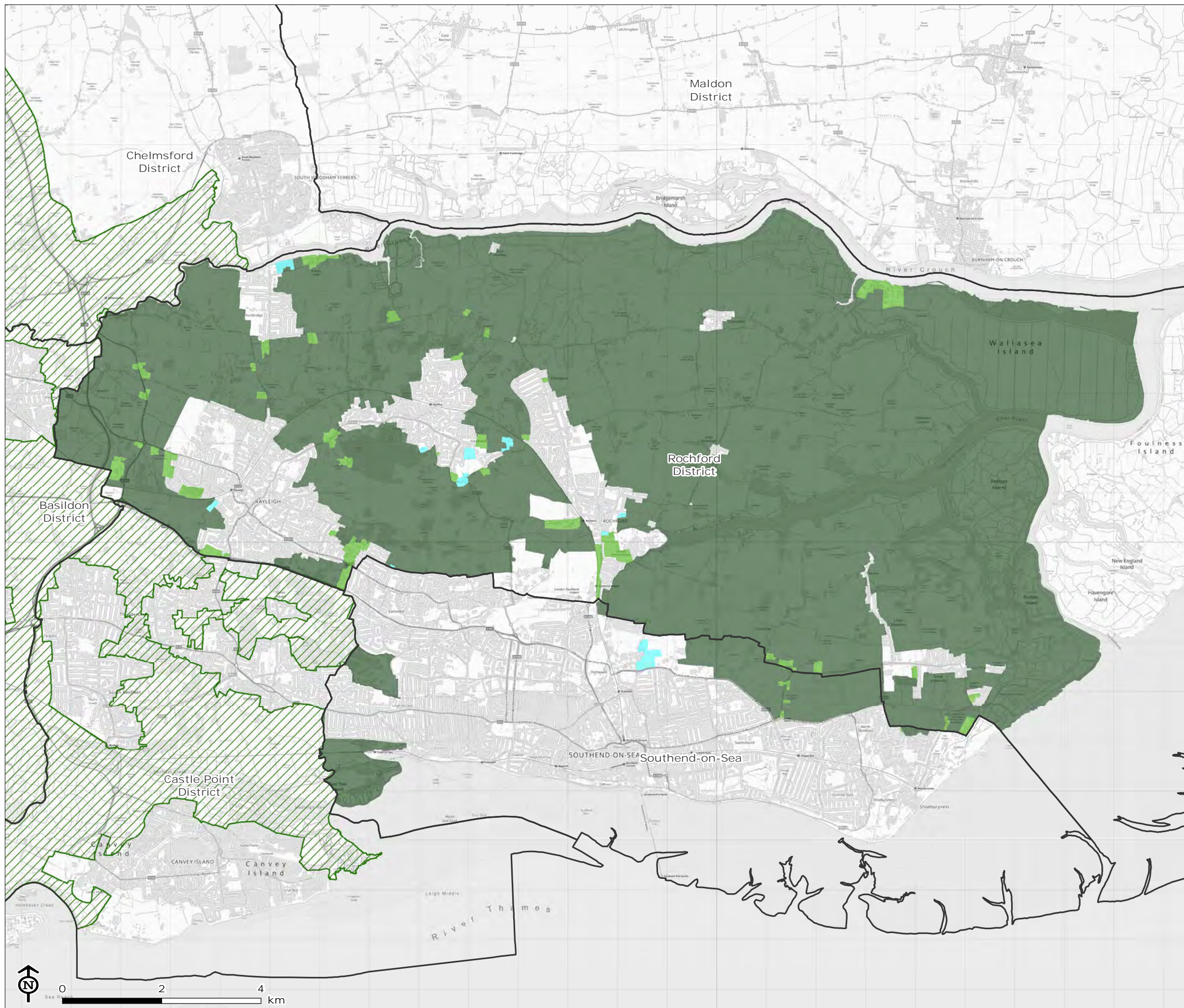
Rochford and Southend Green Belt Study

Figure 3.2: Purpose 2 Assessment - To Prevent Neighbouring Towns From Merging Into One Another

- District Boundaries
- Other Green Belt
- Purpose 2 Assessment**
 - Strong
 - Moderate
 - Low

Map Scale @A3: 1:75,000





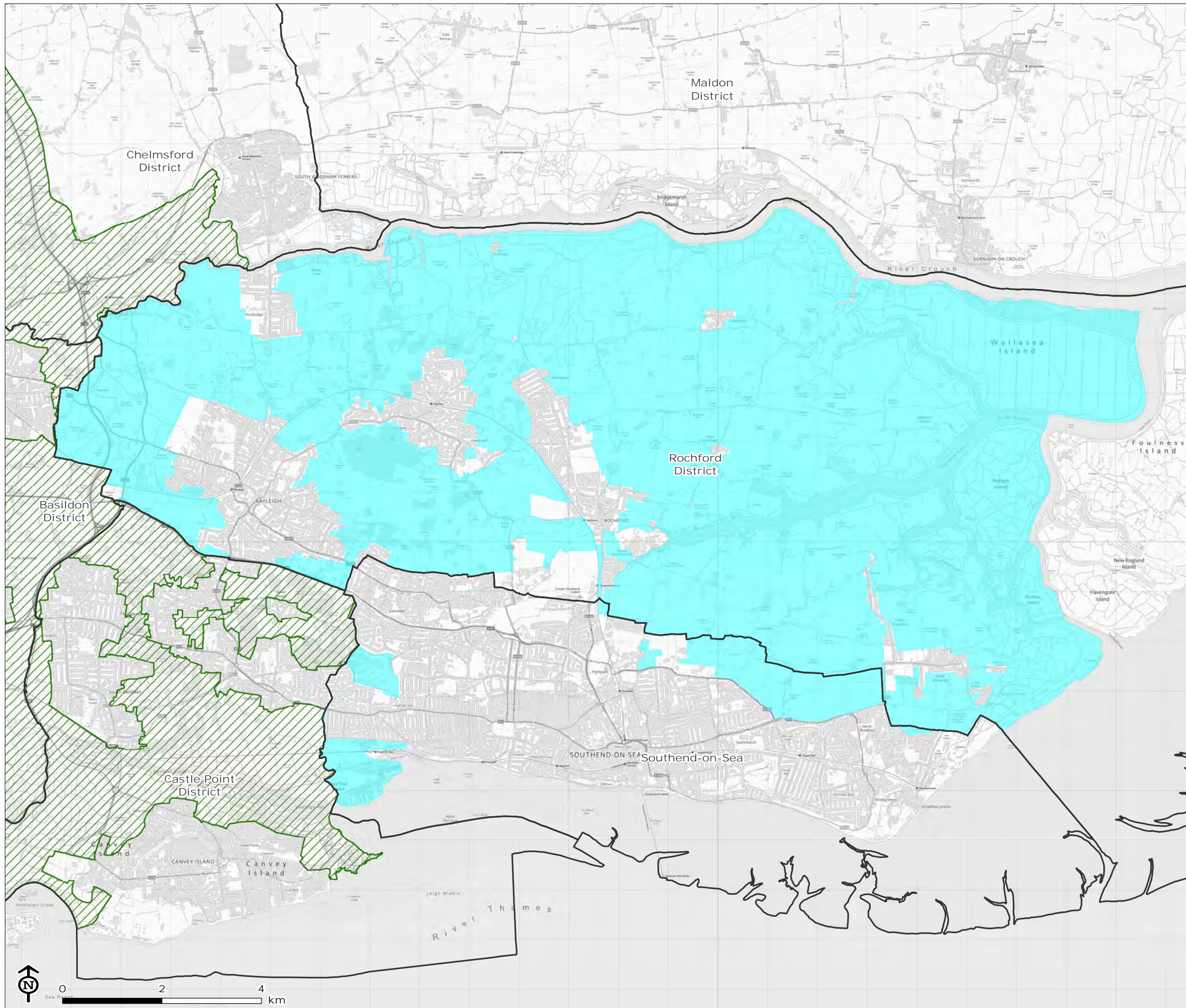
Rochford and Southend Green Belt Study

Figure 3.3: Purpose 3 Assessment - To Assist in Safeguarding the Countryside from Encroachment

- District Boundaries
- Other Green Belt
- Purpose 3 Assessment**
- Strong
- Moderate
- Low

Map Scale @A3: 1:75,000





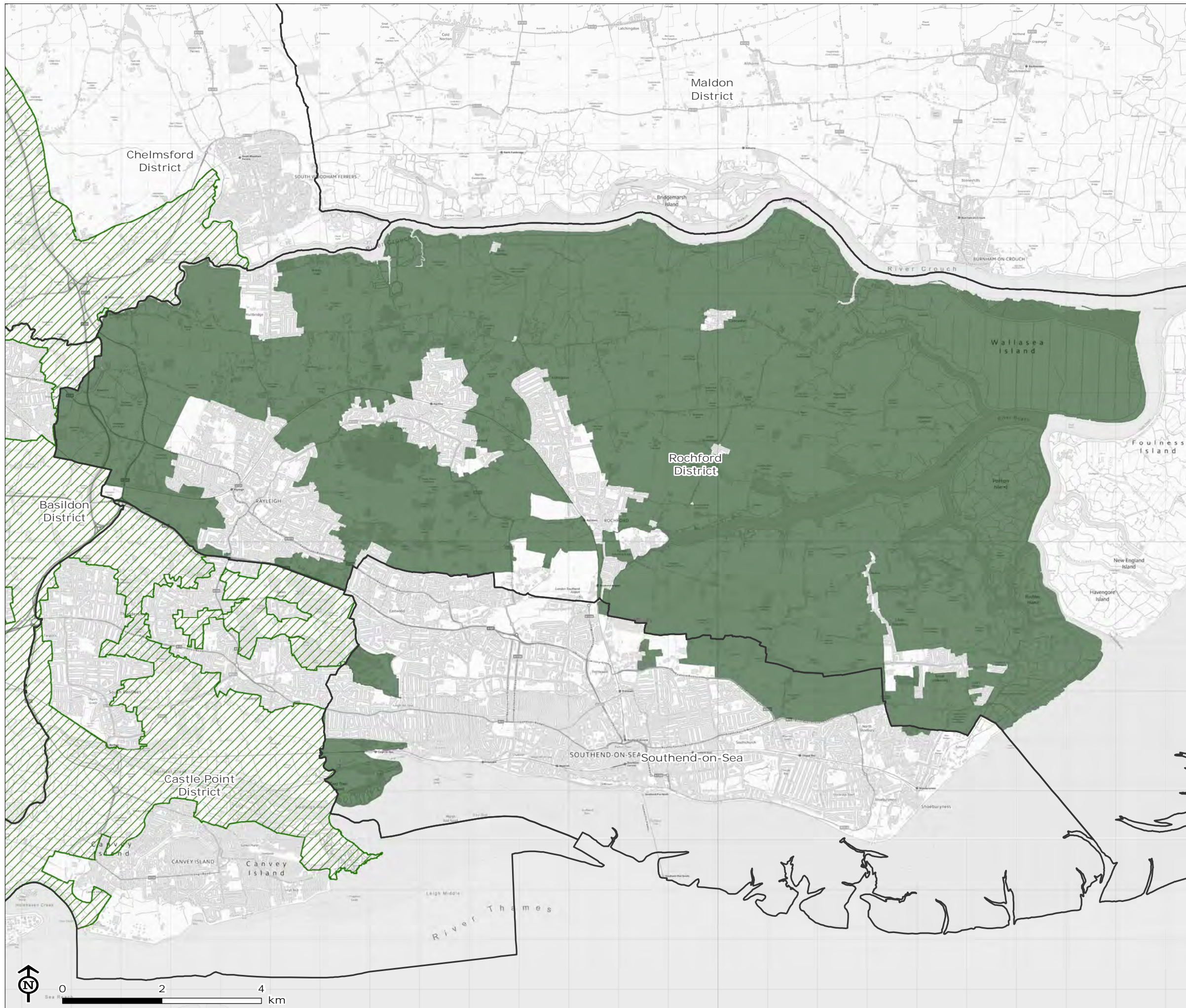
Rochford and Southend Green Belt Study

Figure 3.4: Purpose 4 Assessment - To Preserve the Setting and Special Character of Historic Towns

- District Boundaries
- Other Green Belt
- Purpose 4 Assessment
 - Strong
 - Moderate
 - Low

Map Scale @A3: 1:75,000





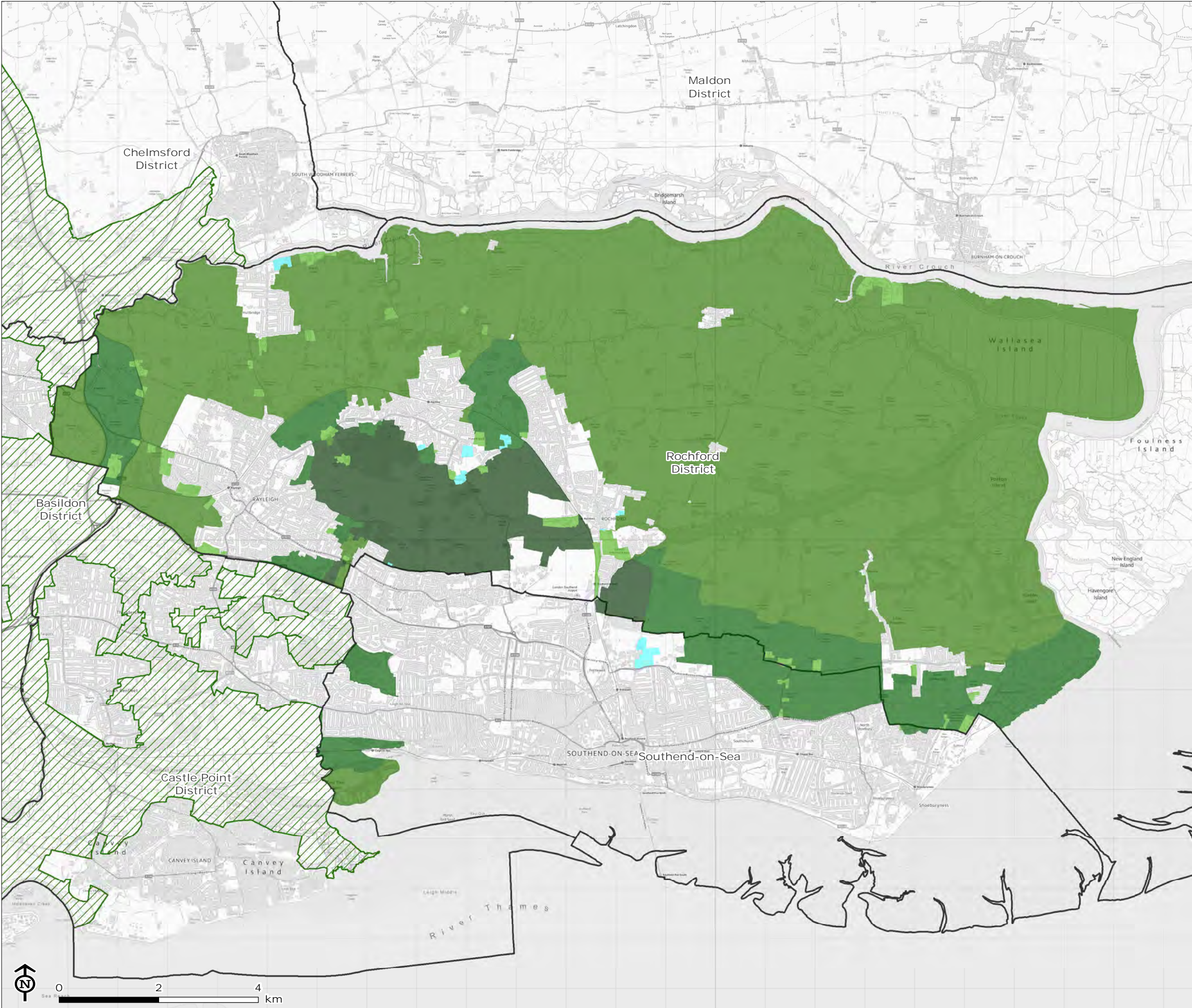
Rochford and Southend Green Belt Study

Figure 3.5: Purpose 5 Assessment - To Assist in Urban Regeneration by Encouraging the Recycling of Derelict or Other Urban Land

- District Boundaries
- Other Green Belt
- Purpose 5 Assessment
 - Strong
 - Moderate
 - Low

Map Scale @A3: 1:75,000





Rochford and Southend
Green Belt Study

Figure 3.6: Highest Contribution to
Green Belt Purposes (Purpose 1 - 4)

- District Boundaries
- Other Green Belt
- Highest Rating (Purpose 1-4)
- Three Strong Ratings
 - Two Strong Ratings
 - One Strong Rating
 - Moderate
 - Low

All Green Belt land within the study area was judged to make a Strong contribution to Purpose 5. Consequently, Purpose 5 has been purposefully excluded from this figure in order to illustrate the variations in contribution identified at Stage 1.

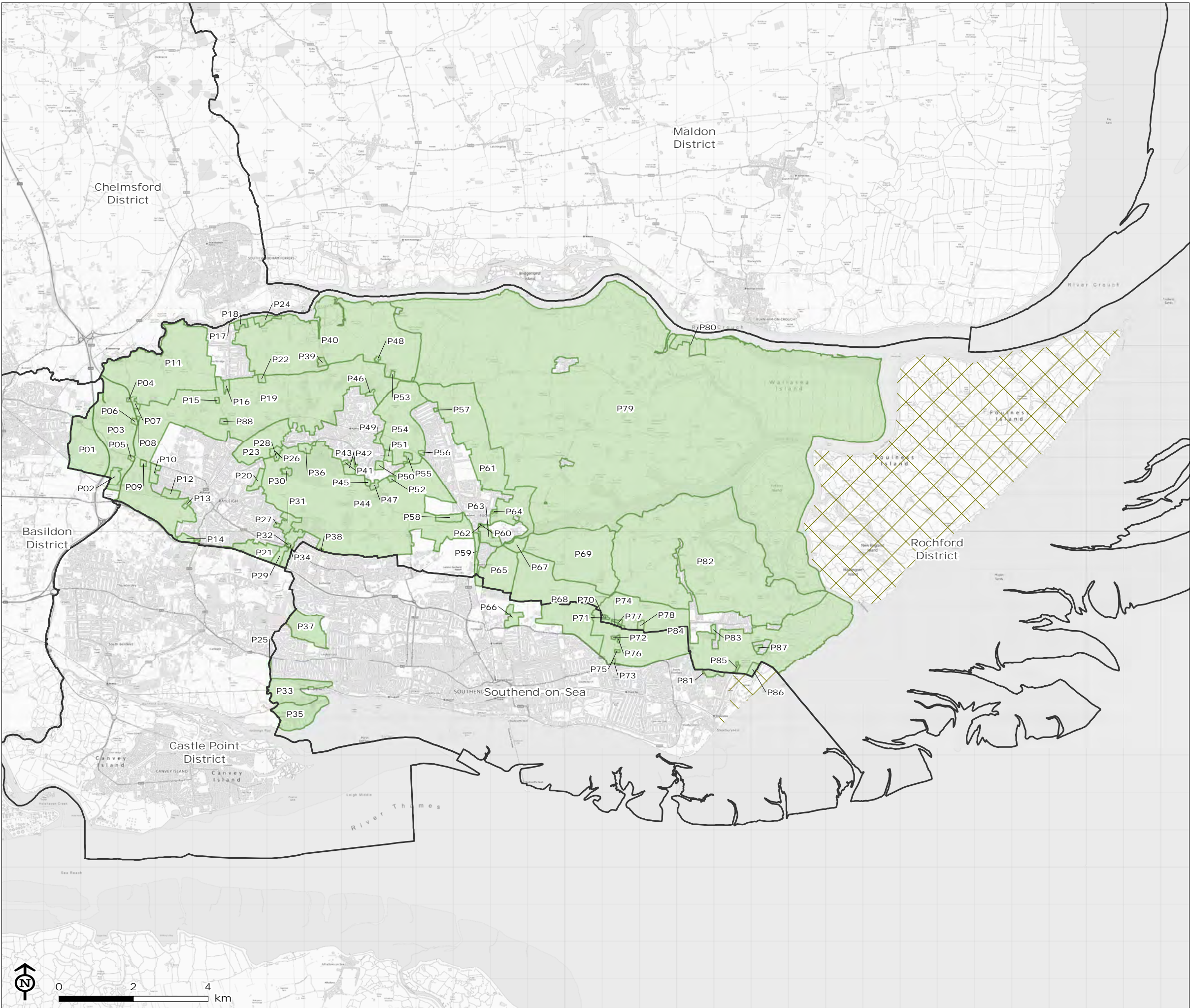
Map Scale @A3: 1:75,000



Rochford and Southend
Green Belt Study

Figure 3.7: Stage 1 Contribution
Parcels

- District Boundaries
- Green Belt Parcels
- Potential New Green Belt



Map Scale @A3: 1:100,000



Assessment of the Potential for Designating New Green Belt

- 3.32 Paragraph 135 of the NPPF states that the general extent of Green Belt across the country is already established and that new Green Belts should only be established in exceptional circumstances, when planning for larger scale development such as new settlements or major urban extensions. Once the spatial strategy for Rochford District and Southend-on-Sea Borough has been confirmed, the Councils will be in a position to consider how the designation of new Green Belt land could help promote the sustainable pattern of development proposed in the plan period and in the longer term.
- 3.33 The NPPF clearly states what is required of local planning authorities defining new Green Belt boundaries. Paragraphs 135 and 139 state that local planning authorities should:
- ***"demonstrate why normal planning and development management policies would not be adequate;***
 - *set out whether any major changes on circumstances have made the adoption of this exceptional measure necessary;*
 - *show what the consequences of the proposal would be for sustainable development;*
 - *demonstrate the necessity for the Green Belt and its consistency with local plan for adjoining areas;*
 - *show how the Green Belt would meet the other objectives of the framework;*
 - ***... not include land which it is unnecessary to keep permanently open;***
 - *be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
 - *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."*
- 3.34 There are two significant pockets of open countryside contiguous with the existing Green Belt in Rochford and Southend-on-Sea which are currently not designated as Green Belt and could therefore be considered for designation in the future:
- Foulness Island in Rochford is located on the east coast, with the North Sea to the east, the River Crouch to the north and the River Roach to the west, separating it from the mainland. The island is almost entirely open countryside but contains a couple of very small settlements – Churchend and Courtsend, a number of isolated dwellings and farms and Ministry of Defence (MOD) buildings. The island is currently owned and used exclusively by the MOD. All land on and within the immediate vicinity of the island is also designated as Flood Zone 3 and much of the island is designated to protect national and European protected habitats and species. It is therefore considered that existing planning and development management policies facilitate the protection of this area without the need for its designation as Green Belt. There is therefore no strategic justification to designate Foulness Island as Green Belt at the present time.
 - Land to the east of Southend-on-Sea, bordered by the North Sea to the east, the boundary of Rochford District to the north and the developed area of Southend-on-Sea / Shoeburyness to the west and south. The land is predominantly open and well vegetated by woodland and scrubland. Much of the open land in the northern portion (north of Blackgate Road) is peppered with buildings and railway tracks associated with the old railway terminus. Like Foulness Island, this area is currently owned and used exclusively by the MOD and designated as Flood Zone 3. Therefore, for the same reasons set out above, there is currently considered to be no strategic justification to designate the land to the east of Southend-on-Sea as Green Belt.
- 3.35 Figure 3.8 illustrates the location of these broad areas of potential.

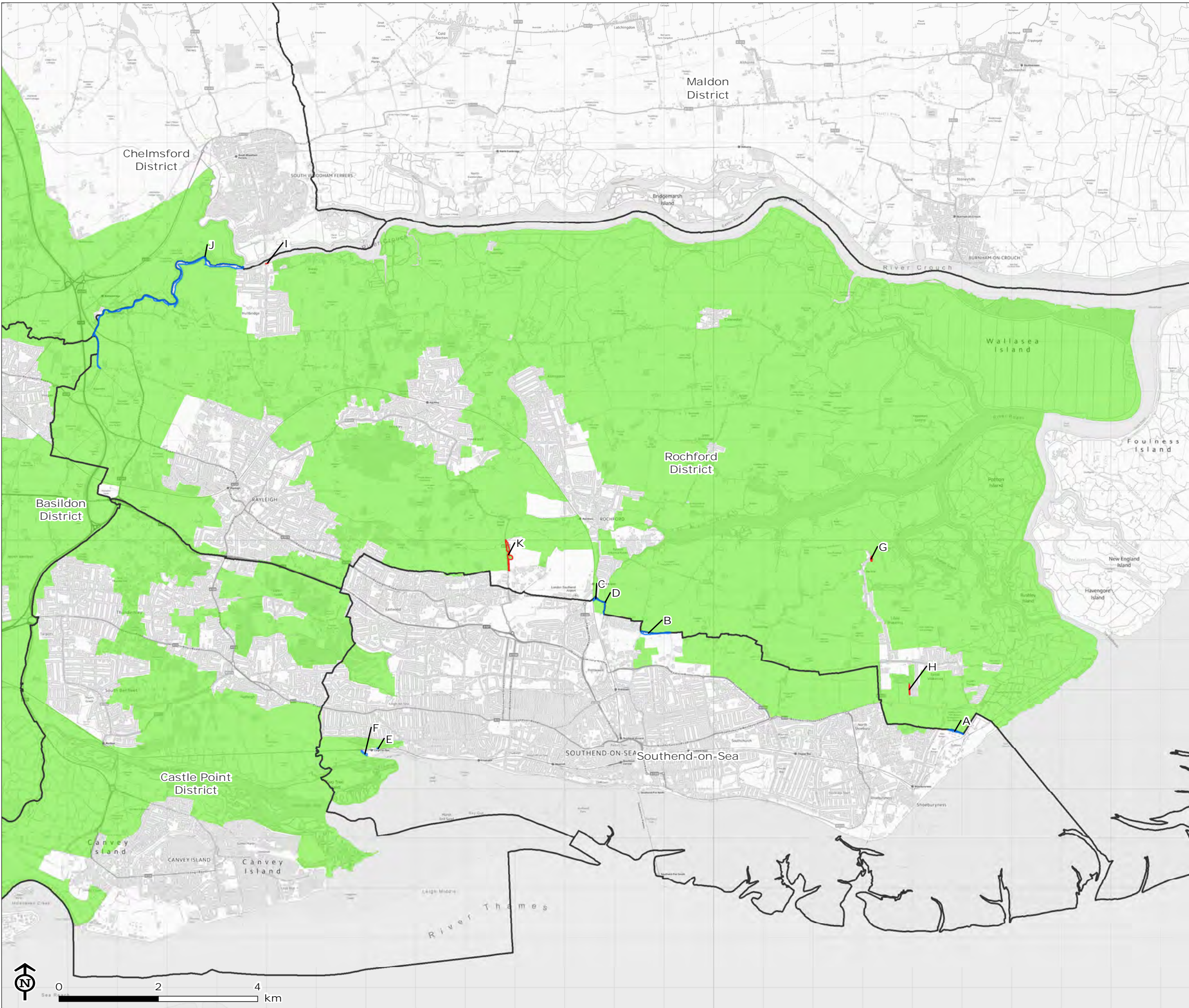
Minor Green Belt Realignments

- 3.36 As part of the Stage 1 assessment, consideration was given to the accuracy and robustness of the Councils' existing Green Belt boundaries, with a view to highlighting areas of potential for realignments along alternative permanent and readily recognisable physical features where necessary, or just to resolve digital mapping errors. These potential minor Green Belt boundary adjustments are set out in detail in Appendix 2. An overview map of the potential adjustments is included as Figure 3.8.
- 3.37 In some locations, it is proposed that the Green Belt boundary is re-aligned so that it is consistent with the settlement edge. Where the existing boundary cuts through the large residential gardens, but follows the urban edge and is robust and regular, it is not proposed that the boundary is re-aligned (as it assumed that the Green Belt boundary was drawn in these locations to limit the potential for further development within residential gardens). Where the Green Belt boundary would be more consistent if re-aligned along the rear of reasonably small gardens, it is recommended that the boundary should be amended.

Rochford and Southend Green Belt Study

Figure 3.8: Potential Minor Green Belt Boundary Realignments

- District Boundaries
- Green Belt
- Add to Green Belt
- Remove from Green Belt



Map Scale @A3: 1:75,000



Stage 1 Conclusions

- 3.38 This Stage 1 Green Belt study is an important part of the **Councils'** Local Plan evidence base. The study highlights variations in the contribution of Green Belt land to the Green Belt purposes, identifying areas which make a relatively stronger or weaker contribution to the Green Belt.
- 3.39 The vast majority of the Green Belt in Rochford and Southend-on-Sea continues to serve the Green Belt purposes well, in particular with regard to maintaining the openness of the countryside. However, there are several pockets of Green Belt adjacent to the existing urban edges that make a weak contribution to the majority of the Green Belt purposes. Although these locations are likely to represent the most appropriate locations for Green Belt release and development in Green Belt terms, there are other important planning considerations that need to be taken into account before sites are selected for allocation. Indeed the most sustainable growth within the Green Belt may be located in places that make a strong contribution to the Green Belt purposes. In each location where alterations to Green Belt boundaries are being considered, planning judgement will be required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.
- 3.40 In addition, there are several potential minor boundary adjustments that could be made to the existing Green Belt boundary GIS data layer held by the Councils, to correct digitisation errors and realign boundaries along more permanent and readily recognisable features.
- 3.41 The only significant areas of open countryside currently not designated as Green Belt – Foulness Island and the land to the east of Southend-on-Sea – are currently under the ownership and operation of the MOD and designated as Flood Zone 3. A significant proportion of Foulness Island is also designated for national and European nature conservation reasons. It is, therefore, concluded that existing planning and development management policies would enable the protection of these areas without the need for their designation as Green Belt.
- 3.42 The detailed Stage 1 assessments are included in Appendix 3.

4 Stage 2 Assessment Methodology

- 4.1 The primary aim of the Stage 2 assessment is to establish the potential harm of Green Belt release. This assessment is undertaken for specific promoted sites identified by Rochford and Southend-on-Sea Councils, in addition to the areas that made the weakest contribution to the Green Belt purposes as identified in the Stage 1 strategic assessment (see Table 3.2).

Identification of areas for Stage 2 assessment

- 4.2 In discussion with the Councils, the areas making the weakest contribution to the Green Belt purposes and the sites identified through the Councils' 'Call for Sites' exercises were assessed in the Stage 2 assessment. These were **overlaid with a set of 'absolute'** environmental constraints – i.e. areas within which the Council would not permit development.²⁴ The following environmental designations were considered absolute constraints to development in the Study:
- Registered Parks and Gardens.
 - Scheduled Monuments.
 - Special Areas of Conservation.
 - Special Protection Areas.
 - Ramsar Sites.
 - Sites of Special Scientific Interest.
 - National Nature Reserves.
 - Local Nature Reserves.
 - Local Wildlife Sites.
 - Ancient Woodland.
- 4.3 These are illustrated in the context of Rochford District and Southend Borough on Figure 4.1.
- 4.4 It is acknowledged that there are other important environmental and planning designations that represent significant constraints to development, for example Flood Zone 3; however, generally, not all forms of development are considered to be inappropriate in the environmental and planning designations that remain. Therefore, it would be inappropriate to disregard the potential for development in such locations at this stage in the plan-making process.
- 4.5 The weakest areas of Green Belt identified at Stage 1, or promoted sites that do not fall wholly within **with the 'absolute' constraints** were assessed in Stage 2. These areas are shown on Figure 4.2.

²⁴ This approach is consistent with the Inspector's comments on the Welwyn Hatfield Green Belt Study (October 2017): "*There are of course sites, which for other purposes are unlikely to ever be developed. I would include the statutory conservation sites, land potentially at risk of flooding, and the major heritage assets in this category but the final choice should be a rational value judgement on the importance of the protection. It nevertheless seems pointless to me to carry out a detailed Green Belt assessment for such sites however they are defined.*"

- 4.6 A precautionary approach has been taken to defining the areas of Green Belt land considered to make the weakest contribution to the Green Belt purposes. Pockets of Green Belt land which make a weak or moderate contribution to Green Belt purposes (with the exception of Purpose 5, against which all Green Belt is considered to make a strong contribution) have been identified as making the weakest contribution to the Green Belt purposes (see Table 3.2).

Development of assessment areas

- 4.7 The weaker performing parcels and promoted sites were assessed as '**assessment areas**'. 158 assessment areas were identified and are shown on Figure 4.3.
- 4.8 The assessment areas consist of either single promoted sites, or weaker performing parcels or, where appropriate, a group of sites and / or weaker performing parcels.
- 4.9 Sites and weaker performing parcels were grouped into 'assessment areas' in order to streamline the assessment process. Sites and parcels were grouped together where they overlapped or lay directly adjacent to one another, while being reasonably similar in character, as well making a similar contribution to the Green Belt purposes. Isolated sites and weaker performing parcels, or sites and parcels separated by significant boundary features, or sites and parcels which made significantly different contributions to the Green Belt purposes were not grouped together, and were assessed individually.
- 4.10 Any differences in the harm associated with the release of specific smaller areas within an assessment area, individual sites or parcels, or portions of sites or parcels, are identified **through differing 'harm scenarios'**. An absence of multiple harm scenarios within an assessment area means that the harm of Green Belt release is broadly the same for the entire assessment area or its smaller constituent parts, including individual sites and parcels, within it.
- 4.11 Where a 'call for sites' submission by an individual promoter contained multiple adjoining sites the Councils requested these sites to be assessed as a group as well as individually. Other 'call for sites' having a direct relationship with these grouped sites were also incorporated into this assessment. Although these additional assessment area assessments do not change the overall findings of the sites in these locations, they present the results at a more user friendly scale.
- 4.12 Table 4.1 below shows which sites and / or parcels form each assessment area. These assessment areas were agreed with the Councils prior to the assessment of Green Belt harm. A similar table organised by site is included in Appendix 6.

Table 4.1: Sites and parcels that form assessment areas

Assessment Area	Sites	Parcels	Assessment Area	Sites	Parcels
1	222, 223, 238, 239		80	242	
2	224		81	23, 197, 198, 199, 200, 201, 202, 203, 204, 206, 236	P46
3	225		82		P48
4	226, 227		83		P50
5	144, 145, 168, 228, 229, 230, 231		84	88	
6	232		85	235	
7		P02	86	17, 93	P51
8	233		87	259	
9	16	P04	88	140	P52

Assessment Area	Sites	Parcels	Assessment Area	Sites	Parcels
10	92		89	39	
11		P05	90	19	P53
12		P06	91	18	
13	143		92	36	
14	137, 177	P07	93	78, 79, 83	
15		P09	94	132, 219, 240	
16	5	P10	95	20, 150, 169, 194	P55
17	146, 147, 152, 167	P08	96	2, 81, 82	
18	55, 77, 121		97	216	
19	171		98	80	
20		P12	99	133	
21	136, 148, 154, 170		100	38, 51, 215	
22	87	P14	101	08a, 08b	
23		P13	102		P56
24	31, 162, 220, 221		103	159	
25	25		104	46, 184, 187, 188, 10a, 10b	
26	139		105	84	
27	6, 99, 149		106	21	
28	247		107		P57
29	243, 244		108	180	
30	245, 246		109	255, 22a, 22b	
31	163, 164, 248, 249	P88	110	35, 85	P58
32		P15	111	13, 119, 129, 130, 131	
33	15		112	7, 126	
34	106, 107, 108, 109, 110	P16	113	28	
35	26, 120		114	218	
36		P18	115	66	P59
37	241		116	63, 67	P60, P62, P63
38	105		117	217	
39	68		118	52	
40	33, 151, 172, 190, 193		119	32	
41	69		120	50, 116, 117, 124	P64
42	48		121	111	
43	100		122	260	P66
44	86		123	104, 112, 113	
45	128		124	114	
46		P22	125	43	
47	27, 29, 53, 98		126	141	
48		P24	127	94	
49	44, 54, 256		128	58	
50	41, 42, 234, 237		129	75	

Assessment Area	Sites	Parcels	Assessment Area	Sites	Parcels
51		P26	130	72	
52		P27	131	213	
53	127, 182, 250, 254		132	73	
54	101		133	61, 62	
55	212		134	12	
56	160, 161		135	71, 76, 95, 103, 123, 155, 165, 192, 258, 261, 262, 263, 266, 267, 268, 269, 270, 271	P70, P71, P72, P73, P74, P75, P76, P77, P78
57		P30	136	173	
58	47, 89, 178		137	166a, 166b	
59	40		138	4	
60	1, 102	P32	139		P80
61	181		140		P81
62	3, 183		141	34, 97	
63	252		142		P83
64	207		143	122	
65	14		144	90	
66	64		145	57, 65, 70	
67	134		146	56, 195	P85
68	59	P38	147	153	
69	37		148		P86
70		P39	149	257	
71	24		150	11	P87
72	251		151	222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 238, 239, 264	
73	135		152	7, 28, 111, 126, 217, 218, 265	
74		P41	153	266	
75	191, 45a, 45b	P43	154	267	
76	74		155	268	
77	30		156	269	P70, P71, P72, P74, P77
78	49	P45	157	270	P78
79		P47	158	261, 271	P73, P73, P76

Stage 2 assessment process

- 4.13 LUC has a tried and tested methodology for assessing the harm of releasing Green Belt. The release of an area that makes a strong contribution to any one Green Belt purpose will potentially result in a high level of harm; conversely, the release of an area that makes a weak contribution to all Green Belt purposes will potentially result in a low level of harm. However, in order to conclude what the impact of release would be on the integrity of the

remaining Green Belt, consideration must be given to the relationship between the area being considered for release and the impact on the adjacent Green Belt land and the potential form of the residual Green Belt boundaries.

- 4.14 If Green Belt release significantly weakens the contribution of the adjacent Green Belt to the Green Belt purposes, then the harm is likely to be greater; conversely, if there is no or limited impact on the contribution of the adjacent Green Belt, then the harm is likely to be less.
- 4.15 If the new Green Belt boundary results in a longer, more varied edge, or creates a less distinct boundary between settlement and countryside, the Green Belt release under assessment is likely to weaken the Green Belt.
- 4.16 The Stage 2 assessment is comprised of the following steps:
- Step 1: Considered Stage 1 contribution ratings to determine the loss of contribution to the Green Belt purposes that would result from the release of land.
 - Step 2: Assessed potential impact of release on the integrity of the remaining Green Belt, including consideration of the strength of residual Green Belt boundaries.
 - Step 3: Assessed overall Green Belt harm.
 - **Step 4: Considered harm resulting from alternative Green Belt release 'scenarios' – i.e. any variations in harm within the assessment areas.**
- 4.17 These steps are explained in further detail below.
- 4.18 Site visits were made to provide field verification of the desktop findings.

Criteria for assessment of harm resulting from Green Belt release

Step 1: Considered Stage 1 contribution ratings

- 4.19 The greater the contribution of Green Belt land to the Green Belt purposes the greater the potential harm of Green Belt release. The release of land that makes a strong contribution to one or more purpose is likely to result in higher harm than the release of land that makes only a moderate or low contribution to the Green Belt purposes.

Step 2: Assess potential impact of release on the integrity of the remaining Green Belt

- 4.20 The assessment of contribution at Stage 1 already considered the relationship between a parcel and adjacent Green Belt land, but at the assessment area level it is possible to address how the loss of a specific area of land will affect Green Belt boundaries and the strength / integrity of the adjacent Green Belt.
- 4.21 If Green Belt release significantly weakens the contribution of the adjacent Green Belt to the Green Belt purposes, then the harm is likely to be greater than identified in step 1. However, if there is no, or limited impact on the contribution of the adjacent Green Belt then the harm is likely to be less.
- 4.22 If Green Belt release results in a longer, more varied Green Belt boundary, or creates a less distinct boundary between settlement and countryside, the Green Belt release under assessment is likely to weaken the wider Green Belt. Even if a strong alternative boundary can be defined, there is potential for the remaining Green Belt to be weaker, for example where a narrow strip of Green Belt remains between settlements or at the Green Belt fringe. Harm is lowest where release would have no adverse impact on the adjacent Green Belt and the boundary would be strengthened, either through creation of a shorter, simpler

boundary, or through use of a feature that marks a stronger or more widely consistent distinction between an urban area and countryside.

- 4.23 With respect to purposes 1, 3 and 4, the assessment considered harm to adjacent Green Belt by assessing whether the contribution made by that land would be weakened as a result of release of the assessment area. For purpose 2 it is the robustness of the gap that would remain after release that was the key consideration, rather than impact on the contribution of the adjacent Green Belt as the latter will increase as the gap becomes more fragile.
- 4.24 The considerations that were taken into account when assessing the impact of release on the strength of adjacent Green Belt included:
- Purpose 1: Would Green Belt release create or strengthen a relationship between adjacent Green Belt and a large built-up area, either through increasing urban influence or increasing connectivity with the large built-up area?
 - Purpose 2: How strong would the remaining settlement gap be if the Green Belt land were released? In order to answer this question consideration must be given to the size of the gap, the role of constraints and the location of separating and connecting features.
 - Purpose 3: Would Green Belt release diminish the extent to which adjacent Green Belt could be considered countryside, either through increasing urban influence or reducing connectivity with the wider countryside? Unless detailed development proposals are being considered the urbanising influence of future development is difficult to judge, so it is assumed that land beyond a new boundary that currently makes a significant contribution to Purpose 3 will continue to make a significant contribution to Purpose 3.
 - Purpose 4: Would the role of remaining Green Belt in forming a distinctive setting to a historic town be diminished by loss of openness in the parcel/site under assessment?
 - Purpose 5: As outlined above, all Green Belt land within the Study area is considered to make an equal Strong contribution to Purpose 5, therefore harm to Green Belt Purpose 5 will be the same throughout the Borough.

Step 3: Assess overall Green Belt harm

- 4.25 Step 3 represents a drawing together of the findings of Steps 1 and 2 collectively considering:
- Openness – i.e. absence of urbanising development.
 - Containment by urbanising influences – e.g. other development.
 - Distinction between the Green Belt and the inset urban edge.²⁵
- 4.26 The guidelines below provide an indication as to how the contribution to the Green Belt, the impact on adjacent Green Belt and the strength of the boundary influence the overall harm of Green Belt release. However, professional judgement is required in each individual case to consider how much weight to attach to each contributing element. For example:
- Where land makes a relatively strong contribution to multiple Green Belt purposes and where its release would weaken the adjacent Green Belt (for example by leaving a narrow gap between towns, or increasing its containment by urban areas), harm is likely to be high.
 - Where land makes a moderate contribution to at least one of the Green Belt purposes but where its release would significantly weaken the adjacent Green Belt (for example by isolating an area of Green Belt that makes a stronger contribution), or where land makes a strong contribution to the Green Belt purposes but its release would not

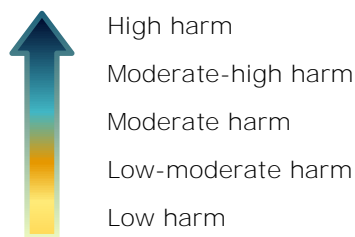
²⁵ Further detail with regards to these concepts can be found in Chapter 2.

significantly weaken adjacent Green Belt due to its containment and/or the creation of a stronger or more consistent alternative Green Belt boundary, harm is likely to be moderate-high.

- Where land makes a moderate contribution to at least one of the Green Belt purposes, but where its release would only partially weaken the adjacent Green Belt (for example by increasing containment of adjacent open land, or by creating a less consistent boundary line), harm is likely to be moderate.
- Where land makes a moderate contribution to one of the Green Belt purposes, but where its release would create a simplified, more consistent boundary and/or would not weaken the adjacent Green Belt due to its containment and lack of distinction from the existing settlement edge, harm is likely to be low-moderate.
- Where land makes a weak contribution to the Green Belt purposes and release would create a simplified, more consistent boundary and/or would not weaken the adjacent Green Belt, harm is likely to be low.

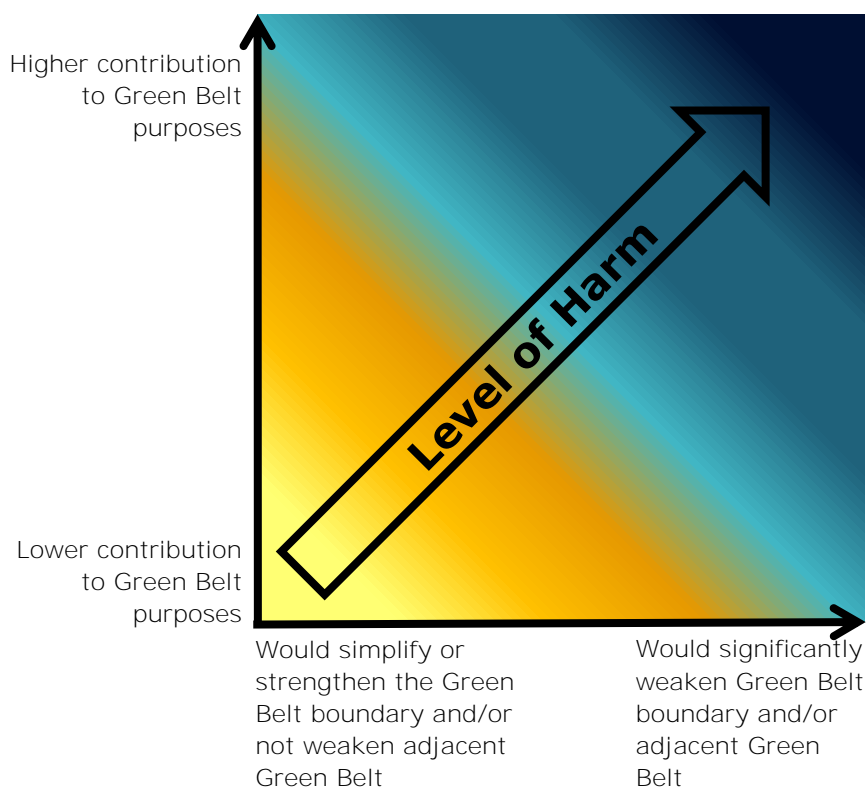
4.27 These example judgements represent broad generalisations of the types of scenarios that would result in each rating to aid understanding of the rating system, but there will always be exceptions to these general rules. The professional judgements exercised on each assessment area are clearly reported in the assessment pro forma in Appendix 4.

4.28 Green Belt harm has been rated using a five point scale ranging from high to low harm.



4.29 Clear and detailed justification is provided for all ratings (see Appendix 4) in relation to how the overall judgement of Green Belt harm was reached.

Guidelines for rating harm on the basis of contribution to Green Belt purposes and impact of release on adjacent Green Belt



Step 4: Consider harm resulting from alternative release 'scenarios'

- 4.30 Assessors first considered the release of the assessment area as a whole, to identify which area(s) within the assessment area would result in the highest harm if released. Where sites and parcels were located adjacent to inset settlements it was assumed that land would be released out from an inset settlement edge, with harm typically increasing with greater distance from the existing inset urban edge (if it is not already judged to be high immediately beyond the settlement edge).
- 4.31 Assessment areas located in isolated locations away from inset settlements in the Green Belt were assessed as new inset areas.
- 4.32 Consideration was then given as to whether the release of a smaller part or parts of an assessment area would result in less harm to Green Belt purposes. Where this was the case, separate release scenarios were mapped, with separate ratings given for each lower level of harm identified, supported by text setting out the reason(s) for the reduced level of Green Belt harm.

Stage 2 assessment outputs

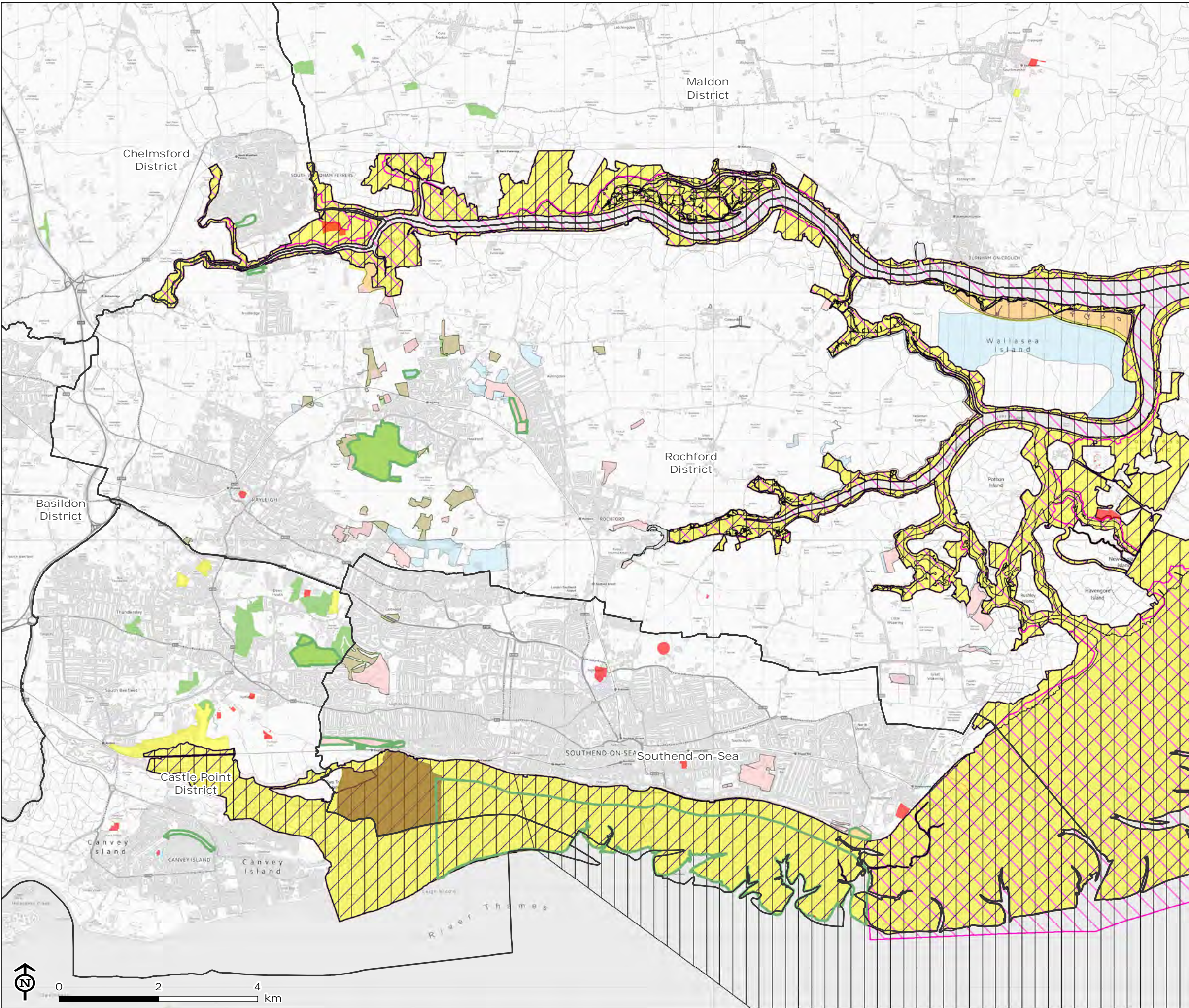
- 4.33 As outlined above, the Stage 2 study assesses the relative harm that will result from release of different potential development sites, or parcels identified in the Stage 1 study as making a weaker contribution to Green Belt purposes. For each assessment area (a parcel, a site, or a group of related sites and/or parcels), an assessment report has been produced (see Appendix 4). This includes the following information:
 - Assessment area reference and brief description.

- Ordnance Survey map showing the sites and parcels within the assessment area and the surrounding context including absolute development constraints and any nearby parcels and sites.
- An aerial view of the mapped area.
- A list of the sites that fall within the Stage 2 assessment area.
- A list of the Stage 1 parcels that overlap with the Stage 2 assessment area.
- A representative photograph taken during a visit to the assessment area.
- Reference to whether the land within the assessment area has been assessed as an extension to a settlement inset within the Green Belt, or as a potential new inset settlement.
- Text setting out the analysis of harm that would result from release of the whole assessment area, together with a harm rating;
- Harm analysis and rating **for any alternative 'harm scenarios' identified** for the assessment area – for example where potential harm could be reduced through the release of smaller areas of land within the assessment area, including specific sites and parcels, or parts of sites or parcels as appropriate.

4.34 Without a clear definition of the scale, type and design of development which will come forward following Green Belt release, the harm assessment is based on the assumption that the openness (in Green Belt terms) of a defined area will be lost. It does not take into account specific development proposals. This approach ensures consistent in the assessment of assessment areas across the Study area.

Rochford and Southend Green Belt Study

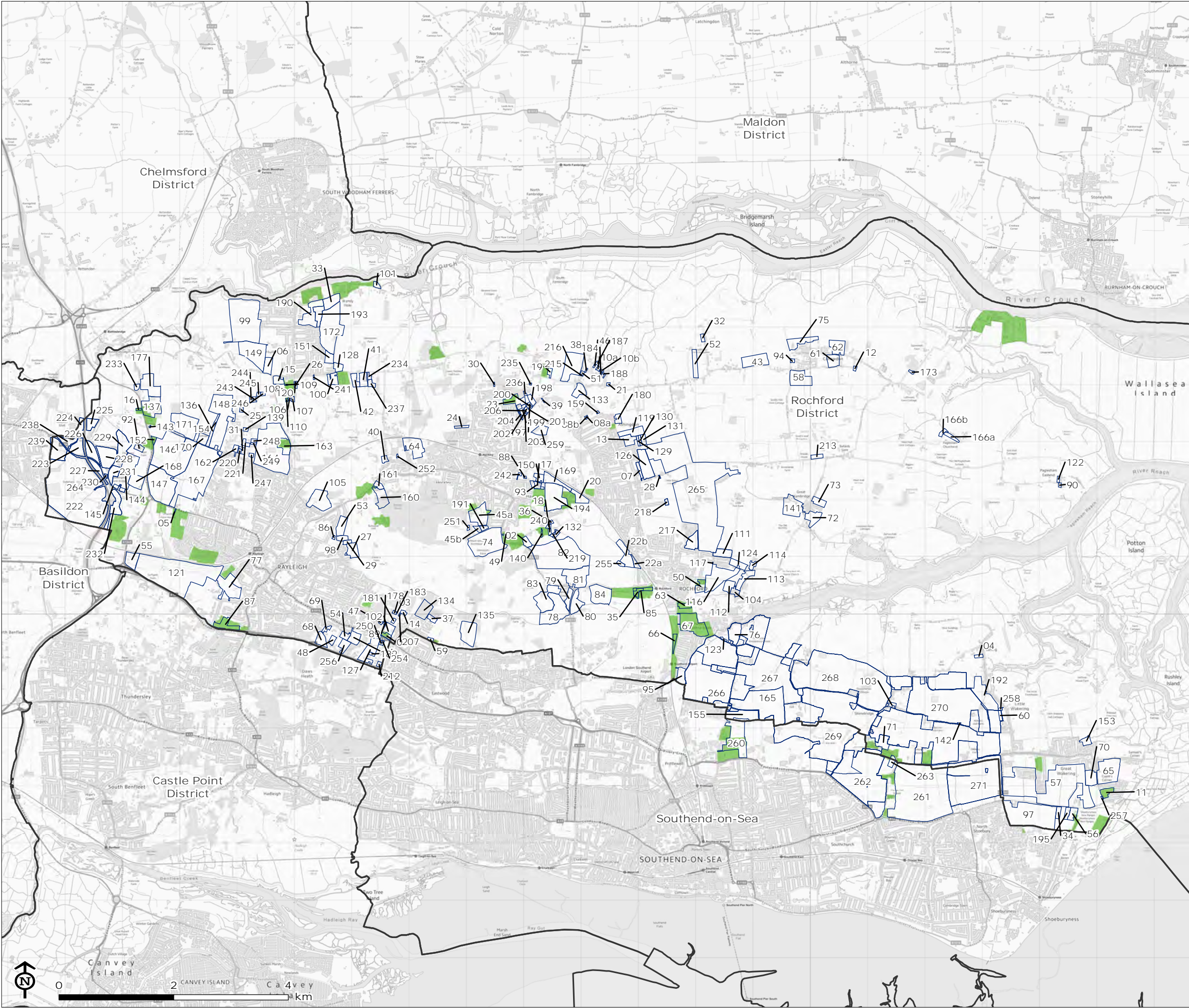
Figure 4.1: Absolute Constraints



- District Boundaries
- Scheduled Monument
- Local Nature Reserve
- Local Wildlife Site
- Ancient Woodland Inventory
- National Nature Reserve
- Site of Special Scientific Interest
- Special Protection Area
- Special Area of Conservation
- Ramsar

Map Scale @A3: 1:75,000





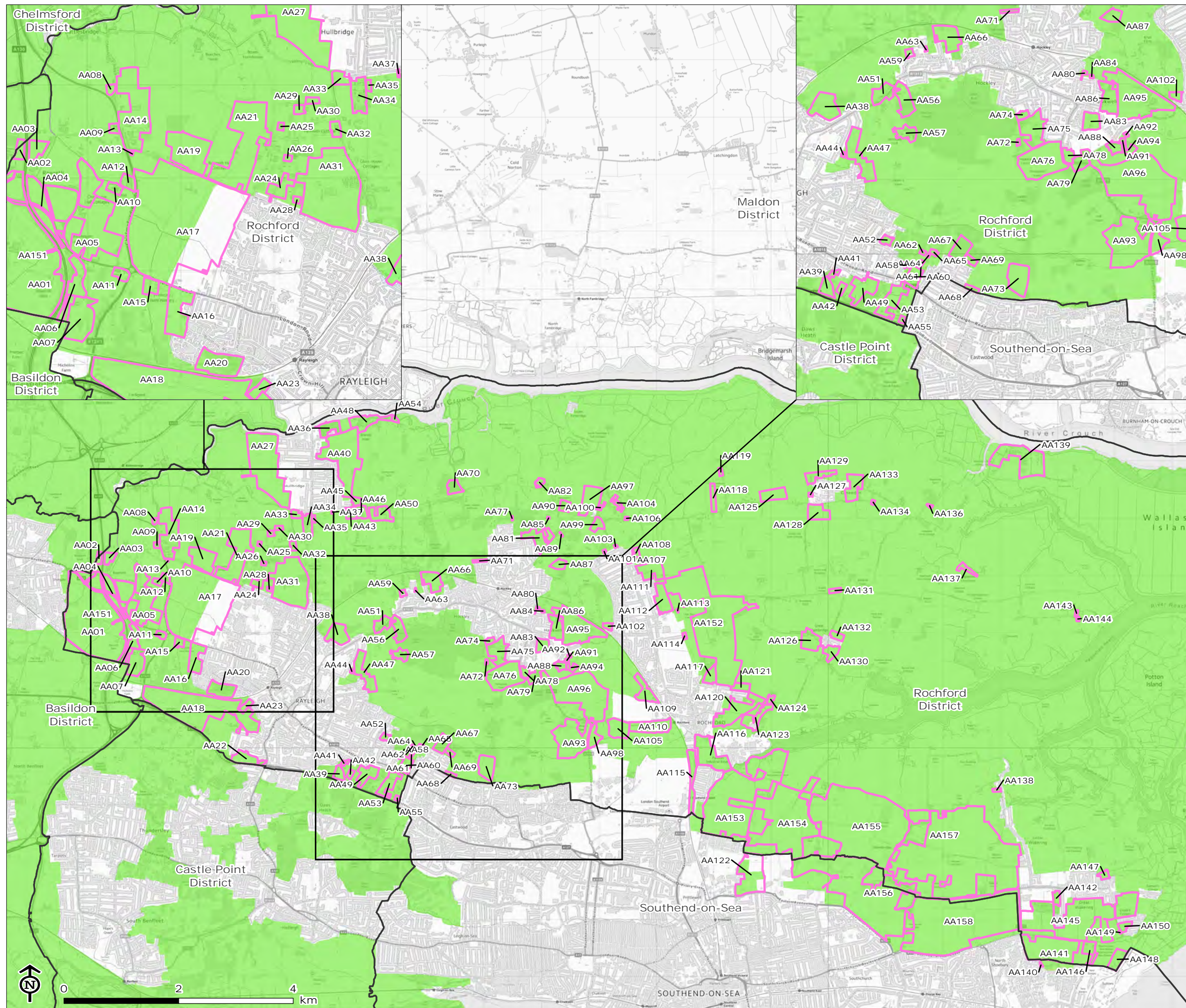
Rochford and Southend Green Belt Study

Figure 4.2: Stage 2 Sites and Weaker Performing Parcels

- District Boundaries
- Stage 2 Sites
- Highest Rating (Purpose 1-4)
- Weaker Performing Parcels

Map Scale @A3: 1:65,000





Rochford and Southend Green Belt Study

Figure 4.3: Stage 2 Assessment Areas

- Assessment Areas
- District Boundaries
- Green Belt

Map Scale @A3: 1:65,000



5 Stage 2 Assessment Findings

- 5.1 This chapter sets out the findings of the assessment of Green Belt harm.
- 5.2 As outlined in the previous chapter the assessment of harm included the following steps:
- Step 1: Consideration of contribution ratings in more depth.
 - Step 2: Assessment of potential impact of release on the integrity of the remaining Green Belt, including consideration of the strength of residual Green Belt boundaries.
 - Step 3: Assessment of overall Green Belt harm.
 - Step 4: Consideration of harm resulting from alternative Green Belt release 'scenarios'.
- 5.3 Where there were variations in the three factors influencing Green Belt harm across assessment areas, different harm scenarios were identified. This took into account the fact that harm may vary if development is constrained to a smaller area within a given assessment area, including promoted sites and/or weaker performing Stage 1 parcels.
- 5.4 The findings for the Stage 2 assessment of harm are presented in detail in Appendix 4. Although the detailed Stage 2 findings are organised by assessment area, all the sites and lower performing parcels that fall within assessment areas are clearly mapped so that it is possible to see the likely harm of releasing specific sites or parcels within an assessment area. Ratings and commentary are provided for each release scenario considered.
- 5.5 The findings are summarised in Table 5.1 below. Assessment areas, sites and parcels assessed as urban extensions are coloured red; assessment areas, sites and parcels assessed as new inset areas are shaded in blue. Figure 5.1 illustrates the harm of release within all the identified assessment areas across the Study area.
- 5.6 The assessment findings represent a point in time based on the land uses, separating and connecting features at the time of assessment. Changes in land use, the creation of new or the loss of existing features have the potential to significantly affect the contribution of Green Belt land to the Green Belt purposes. For example, to loss of woodland block has the potential significantly increase the relationship of Green Belt land sandwiched between the woodland and settlements with the wider countryside.
- 5.7 Where assessment areas (sites / weaker performing parcels) have been assessed as having lower harm on the Green Belt if they were to be removed from the Green Belt, this does not necessarily mean that those areas should be released. Any release of Green Belt land **requires consideration of the 'exceptional circumstances' justifying its release.** The relatively poor performance of the land against Green Belt purposes is not, of itself, an exceptional circumstance that can justify release of land from the Green Belt. Other factors, such as the sustainability and the ability to meet development needs outside of the Green Belt need to be taken into consideration.

Table 5.1: Assessment areas within which no variation in harm was identified

Stage 2 AA	Sites / Parcels	Harm
AA01	222	High
	223	High
	238	High
	239	High
AA02	224	High
AA03	225	High

Stage 2 AA	Sites / Parcels	Harm
AA83	P50	Low
AA84	88	Moderate-High
AA85	235	High
AA86	See Table 5.2 for scenarios	
AA87	259	High
AA88	140	Moderate-High

Stage 2 AA	Sites / Parcels	Harm
AA04	226	High
	227	High
AA05	144	High
	145	High
	168	High
	228	High
	229	High
	230	High
	231	High
AA06	232	High
AA07	P02	High
AA08	233	High
AA09	16	Moderate-High
	P04	Moderate-High
AA10	92	High
AA11	P05	High
AA12	P06	High
AA13	143	Moderate-High
AA14	See Table 5.2 for scenarios	
AA15	P09	High
AA16	05	Moderate
	P10	Moderate
AA17	146	Moderate-High
	147	Moderate-High
	152	Moderate-High
	167	Moderate-High
	P08	Moderate-High
AA18	See Table 5.2 for scenarios	
AA19	171	High
AA20	P12	Low-Moderate
AA21	136	High
	148	
	154	
	170	
AA22	See Table 5.2 for scenarios	
AA23	P13	Moderate
AA24	162	High
	220	High
	221	High
	31	High
AA25	25	High
AA26	139	High
AA27	See Table 5.2 for scenarios	
AA28	247	High
AA29	243	High
	244	High
AA30	245	High

Stage 2 AA	Sites / Parcels	Harm
	P52	Moderate-High
AA89	39	High
AA90	See Table 5.2 for scenarios	
AA91	18	Moderate-High
AA92	36	Moderate-High
AA93	78	High
	79	High
	83	High
AA94	132	High
	219	High
	240	High
AA95	See Table 5.2 for scenarios	
AA96	See Table 5.2 for scenarios	
AA97	216	High
AA98	80	High
AA99	133	High
AA100	215	High
	38	High
	51	High
AA101	08a	Moderate-High
	08b	Moderate-High
AA102	P56	Low-Moderate
AA103	159	Moderate-High
AA104	10a	High
	10b	High
	184	High
	187	High
	188	High
	46	High
AA105	84	High
AA106	21	High
AA107	P57	Low-Moderate
AA108	180	High
AA109	See Table 5.2 for scenarios	
AA110	35	Moderate-High
	85	Moderate-High
	P58	Moderate-High
AA111	See Table 5.2 for scenarios	
AA112	See Table 5.2 for scenarios	
AA113	28	High
AA114	218	Moderate-High
AA115	See Table 5.2 for scenarios	
AA116	63	Moderate
	67	Moderate
	P60	Moderate
	P62	Moderate
	P63	Moderate

Stage 2 AA	Sites / Parcels	Harm
	246	High
AA31	See Table 5.2 for scenarios	
AA32	P15	High
AA33	15	Moderate-High
AA34	See Table 5.2 for scenarios	
AA35	120	High
	26	High
AA36	P18	Low-Moderate
AA37	241	Moderate-High
AA38	105	Moderate-High
AA39	68	Moderate-High
AA40	See Table 5.2 for scenarios	
AA41	69	Moderate-High
AA42	48	High
AA43	100	Moderate-High
AA44	86	High
AA45	128	High
AA46	P22	Moderate-High
AA47	See Table 5.2 for scenarios	
AA48	P24	Moderate-High
AA49	See Table 5.2 for scenarios	
AA50	234	High
	237	High
	41	High
	42	High
AA51	P26	Moderate-High
AA52	P27	Low-Moderate
AA53	127	High
	182	High
	250	High
	254	High
AA54	101	High
AA55	212	Moderate-High
AA56	160	High
	161	High
AA57	See Table 5.2 for scenarios	
AA58	See Table 5.2 for scenarios	
AA59	40	Moderate-High
AA60	01	Moderate-High
	102	Moderate-High
	P32	Moderate-High
AA61	181	High
AA62	03	High
	183	High
AA63	252	Low-Moderate
AA64	207	High
AA65	14	High

Stage 2 AA	Sites / Parcels	Harm
AA117	217	Moderate-High
AA118	52	High
AA119	32	High
AA120	See Table 5.2 for scenarios	
AA121	See Table 5.2 for scenarios	
AA122	260	Low
	P66	Low
AA123	104	High
	112	High
	113	High
AA124	114	High
AA125	43	High
AA126	141	High
AA127	94	Low-Moderate
AA128	58	High
AA129	75	High
AA130	See Table 5.2 for scenarios	
AA131	213	High
AA132	73	High
AA133	61	High
	62	High
AA134	12	High
AA135	See Table 5.2 for scenarios	
AA136	173	High
AA137	166a	High
	166b	High
AA138	See Table 5.2 for scenarios	
AA139	P80	Moderate-High
AA140	P81	Low-Moderate
AA141	34	High
	97	High
AA142	P83	Low
AA143	122	High
AA144	90	High
AA145	See Table 5.2 for scenarios	
AA146	56	High
	195	High
	P85	High
AA147	153	Moderate
AA148	P86	Moderate-High
AA149	257	High
AA150	11	Low-Moderate
	P87	Low-Moderate
AA151	222	High
	223	High
	224	High
	225	High

Stage 2 AA	Sites / Parcels	Harm
AA66	64	Moderate-High
AA67	134	High
AA68	59	Moderate
	P38	Moderate
AA69	37	High
AA70	P39	Moderate-High
AA71	24	Low-Moderate
AA72	251	High
AA73	135	High
AA74	P41	Low-Moderate
AA75	See Table 5.2 for scenarios	
AA76	74	High
AA77	30	High
AA78	49	Low-Moderate
	P45	Low-Moderate
AA79	See Table 5.2 for scenarios	
AA80	242	Moderate-High
AA81	See Table 5.2 for scenarios	
AA82	P48	Moderate-High

Stage 2 AA	Sites / Parcels	Harm
	226	High
	227	High
	228	High
	229	High
	230	High
	231	High
	232	High
	238	High
	239	High
	264	High
AA152	See Table 5.2 for scenarios	
AA153	See Table 5.2 for scenarios	
AA154	267	High
AA155	268	High
AA156	See Table 5.2 for scenarios	
AA157	See Table 5.2 for scenarios	
AA158	See Table 5.2 for scenarios	

5.8 A number of sites and weaker performing parcels were identified as having more than one harm scenario as described in paragraph 5.3. These are shown in the table below.

Table 5.2: Assessment areas within which variations in harm were identified

Stage 2 AA	Sites / Parcels	Harm Scenario	Harm Rating
AA14	137, 177 and P07	Release of whole assessment area or sites in isolation	High
	P07 and part of 137	Release of the housing development	Moderate-High
AA18	55, 77 and 121	Release of whole assessment area or sites 55 and 121 in isolation	Moderate-High
	77	Release of easternmost site, site 77	Moderate
AA22	87 and P14	Release of whole assessment area or site 87 in isolation	Low-Moderate
	Part of P14	Release of easternmost end north of the A127 and A129 junction	Low
AA27	06, 99 and 149	Release of whole assessment area or sites 99 and 149 in isolation	High
	06 and part of 149	Release of south eastern half of the assessment area (site 06 and the eastern third of site 149)	Moderate-High
AA31	P88, 163, 164, 248, 249	Release of all land within assessment area	High
	P88, 163, 164	Release of south eastern half of assessment area, including site 163	Moderate-High
AA34	106, 107, 108, 109, 110 and P16	Release of the whole assessment area, including the undeveloped land (Sites 106 and 107)	High

Stage 2 AA	Sites / Parcels	Harm Scenario	Harm Rating
	108, 107, 110 and P16	Release of developed land within the assessment area (including Sites 108, 109 and 110)	Moderate-High
AA40	33, 151, 172, 190 and 193	Release of whole assessment area (sites 190, 193, 33, 172 and 151 in combination)	High
	190 and 193	Release of sites 190 and 193	Moderate
	151	Release of site 151	Moderate-High
	Part of 190	Release of the small field to the south of the junior school in the westernmost corner of site 190	Low-Moderate
AA47	27, 29, 53 and 98	Release of whole assessment area, or sites in isolation	High
	Part of 27	Release of western end of site 27	Moderate-High
AA49	44, 54 and 256	Release of the whole assessment area, or sites in isolation	High
	Part of 44	Release of the northern portion of site 44	Moderate-High
AA57	P30	Release of whole assessment area	High
	Part of P30	Release of eastern half of the assessment area	Moderate-High
AA58	47, 89 and 178	Release of whole assessment area, or sites 89 and 178 in isolation	Moderate-High
	47	Release of site 47	Moderate
AA75	45a, 45b, 191 and P43	Release of whole assessment area or sites 45b and 191 in isolation	High
	45a and P43	Release of eastern half of site 45a	Moderate-High
	P43	Release of P44	Low-Moderate
AA79	P47	Release of whole assessment area	Moderate-High
	Part of P47	Release of northern half of assessment area north of Main Road	Low-Moderate
AA81	23, 197, 198, 199, 200, 201, 202, 203, 204, 206 and 236	Release of whole assessment area, or sites in isolation	High
	P46	Release of north western corner of assessment area retained by Beckney Wood	Moderate
AA86	17, 93 and P51	Release of whole assessment area, or release of site 17 in isolation	High
	93	Release of site 93	Moderate-High
	P51	Release of P51	Moderate
AA90	19 and P53	Release of whole assessment area or site 19 in isolation	High
	P53	Release of just the garden centre	Moderate-High
AA95	20, 150, 169, 194 and P55	Release of whole assessment area or sites 20, 150, 169 or 194 in isolation	High
	Parts of 194	Release of the south eastern portions of Site 194	Moderate-High

Stage 2 AA	Sites / Parcels	Harm Scenario	Harm Rating
	P55	Release of P55	Moderate
AA96	81, 82, 02	Release of any land within the assessment area	High
	P47, 02, 82	Release of Site 02 in isolation	Moderate-High
AA109	22b	Release of all land within the assessment area	High
	22a, 22b	Release of Site 22a in isolation	Moderate
	22b, 255, 22a	Release of Site 22a, 255 and the southern half of 22b.	Moderate-High
AA111	119, 129, 13, 130, 131	Release of all land within the assessment area	High
	13	Release of central southern portion of Site 13, retaining woodland	Moderate
AA112	07 and 126	Release of all land within assessment area, including any land within site 126	Moderate-High
	07	Release of only site 07	Moderate
AA115	66 and part of P59	Release of Green Belt to the east of the railway track (east of Southend Airport Rail Station)	Moderate
	Part of P59	Release of land to the north and south of the detached and semi-detached dwellings on the western side of Southend Road in between the road and the railway line	Low-Moderate
AA120	P64, 116, 117, 124, 50	Release of all land within the assessment area	High
	P64, 116, 50	Release of any land within the curtilage of the Castle Point and Rochford Adult Community Centre	Low-Moderate
	P64, 116, 50	Release of Castle Point and Rochford Adult Community Centre and associated land in site 51	Moderate-High
AA121	111	Release of all land within the assessment area (all of site 111).	High
	111	Release of the more contained southern portion of the area (half of site 111).	Moderate-High
AA130	72	Release of all land within the assessment area	High
	72	Release of the contained northern half of the area, adjacent to Great Stambridge	Moderate-High
AA135	60, 71, 76, 95, 103, 123, 142, 155, 165, 192, 258, 261, 262, 263, 266, 267, 268, 269, 270, 271, P70, P71, P72, P73, P74, P75, P76, P77, P78	Release of whole assessment area or individual promoted sites	High

Stage 2 AA	Sites / Parcels	Harm Scenario	Harm Rating
	P71, P72, P73, P74, P75, P76, P77, P78	Release of land to the west of Sutton Road and/or the weaker performing parcels P71, P72, P73, P74, P75, P76, P77 or P78 in isolation (not in combination)	Moderate-High
AA138	04	Release of eastern half of the area	Moderate
	04	Release of all land within the assessment area	Moderate-High
AA145	57, 65, 70	Release of all land within the assessment area	High
	57	Release of contained northern portions of site 57	Moderate-High
AA152	265, 111, 218, 28	Release of whole assessment area.	High
	07, 126	Release of only site of 07	Moderate
	217, 07, 126	Release of land within sites 07, 126, 217	Moderate-High
AA153	266	Release of all land within the assessment area	High
	266	Release of the land to the west of Sutton Road	Moderate-High
AA156	P71, P77, P70, P74, P72, 269	Release of whole assessment area.	High
	P71, P77, P70, P74, P72	Release of weaker performing parcels P70, P71, P72, P74 or P77 in isolation (not in combination)	Moderate-High
AA157	142, 270, 60	Release of whole assessment area.	High
	P78, 270	Release of weaker performing parcel P78 in isolation	Moderate-High
AA158	261, 271	Release of whole assessment area.	High
	P76, P75, P73	Release of weaker performing parcels P73, P75 or P76 in isolation (not in combination)	Moderate-High

5.9 Table 5.3 and Table 5.4 summarises the area of land which falls within each category of harm (excluding any identified absolute constraints).

Table 5.3: Total area of Rochford Green Belt land assessed at each harm rating

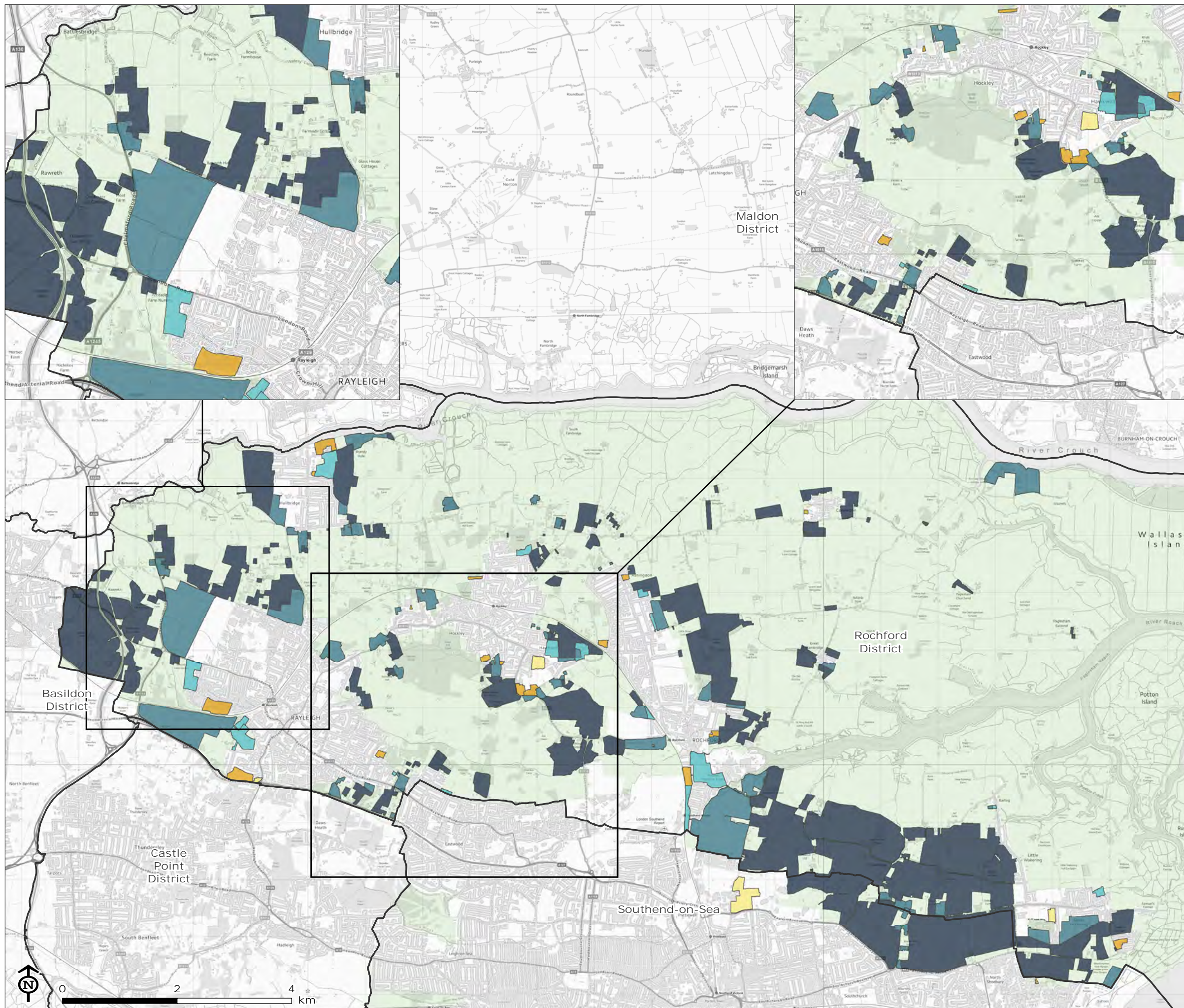
Harm Rating	Total Area of Land (excluding constraints)	
	Area (Ha)	Percentage of Site/Parcel Area
High	1510.03	70.49
Moderate - High	490.12	22.88
Moderate	86.53	4.04
Low - Moderate	47.02	2.19
Low	8.55	0.40

Table 5.4: Total area of Southend-on-Sea Green Belt land assessed at each harm rating

Harm Rating	Total Area of Land (excluding constraints)	
	Area (Ha)	Percentage of Site/Parcel Area
High	280.57	92.14
Moderate - High	6.50	2.13
Moderate	0.00	0.00
Low - Moderate	0.28	0.09
Low	17.15	5.63

Role of Green Belt Harm Assessment

- 5.10 Consideration of the harm to Green Belt that could result from the release of land for development is an essential aspect of establishing the exceptional circumstances for making alterations to Green Belt boundaries. However, there are other important factors that need to be considered in order to establish the necessary exceptional circumstances, most notably the environmental and sustainability effects of development. Whilst the ideal would be to minimise harm to the Green Belt, it may be that the most sustainable locations for development will result in high harm to the Green Belt. Conversely, the release of Green Belt land likely to result in low harm may not be appropriate or sustainable. In each location where alterations to Green Belt boundaries are being considered, planning judgement will be required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.
- 5.11 In light of the above, this assessment of harm to Green Belt purposes does not draw conclusions as to where land should be released to accommodate development, but identifies relative variations in the harm to the designation.
- 5.12 The Study does not assess the cumulative impact of the release of multiple sites and/or parcel scenarios on the Green Belt as a whole. That lies outside the scope of this Study as there are numerous permutations of the scenarios and sites that could be considered for release.



Rochford and Southend Green Belt Study

Figure 5.1: Harm Assessment

□ District Boundaries

■ Green Belt

Stage 2 Harm Assessment

■ High

■ Moderate high

■ Moderate

■ Moderate low

■ Low

Map Scale @A3: 1:65,000



Figure 5.1: Harm Assessment

6 Making Changes to the Green Belt

- 6.1 This chapter sets out the key steps that need to be considered if the Councils consider there is a need to release land from the Green Belt. The chapter also sets out some potential mitigation measures that could be applied to reduce the potential harm to the Green Belt, if land is released. This is followed by a discussion of the potential opportunities for enhancing the beneficial use of the Green Belt (in line with paragraph 141 of the NPPF). However, it should be noted that this chapter does not contain an exhaustive list of potential mitigation measures or enhancement opportunities. It is therefore recommended that mitigation and enhancement are carefully considered in the context of what development is finally proposed when more detailed information is available.

Making changes to the Green Belt

- 6.2 The NPPF requires changes to the Green Belt to be made through the Local Plan process. If such changes are made, the process should include demonstration of exceptional circumstances, including consideration of the need to promote sustainable patterns of development, i.e. planning for economic growth, housing need, health and wellbeing, accessibility and biodiversity, cultural heritage and climate change resilience.
- 6.3 A common interpretation of the policy position is that, where necessitated by development requirements, plans should identify the most sustainable locations for growth. This policy position should be maintained unless the benefits of the most sustainable locations are outweighed by adverse effects on the overall integrity of the Green Belt according to an assessment of the whole of the Green Belt based around the five purposes²⁶. In other words the relatively poor performance of the land against the Green Belt purposes is not, of itself, an exceptional circumstance that would justify release of the land from the Green Belt. In fact the release of Green Belt land likely to result in low harm may not be appropriate or sustainable.
- 6.4 **In developing an 'exceptional circumstances' case it will be necessary** to look at the objectively assessed needs for development, the needs to promote sustainable patterns of development and whether these needs can be accommodated without releases from the Green Belt. The NPPF sets out clear steps that local authorities need to consider, specifically:
1. making effective use of suitable brownfield sites and underutilised land;
 2. optimising the density of development in town and city centres and other locations well served by public transport; and
 3. exploring whether other authorities can help meet some of the identified development requirement.²⁷
- 6.5 Should the Councils **conclude** *"that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously developed and/or is well-served by public transport."*²⁸ Furthermore, careful consideration will also need to be given to the form of the amended Green Belt boundaries. As set out in paragraph 139 of the NPPF:

²⁶ Planning on the Doorstep: The big Issues – Green Belt Planning Advisory Service (PAS), 2015.

²⁷ Paragraph 137 of the NPPF.

²⁸ Paragraph 138 of the NPPF.

"When defining Green Belt boundaries, plans should:

- a. ensure consistency with the development plans strategy for meeting identified requirements for sustainable development;
- b. not include land which it is unnecessary to keep permanently open;
- c. where necessary, identify areas of safeguarded land between the urban area and the Green Belt in order to meet longer term development needs stretching well beyond the plan period;
- d. make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
- e. be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- f. define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."

- 6.6 Further guidance on establishing the necessary 'exceptional circumstances' for making alterations to Green Belt boundaries is set out in the recent High Court judgement: *Compton Parish Council and others v Guildford Borough Council and others* (2019). This involved an appeal opposed to the principle and extent of land proposed for release from the Green Belt in the Council's submitted Local Plan. The judge concluded there is no definition of the policy concept of 'exceptional circumstances' for altering Green Belt boundaries. "This itself is a deliberate policy decision, demonstrating that there is a planning judgment to be made in all the circumstances of any particular case."

"The 'exceptional circumstances' can be found in the accumulation or combination of circumstances, of varying natures, which entitle the decision-maker, in the rational exercise of a planning judgment, to say that the circumstances are sufficiently exceptional to warrant altering the Green Belt boundary...there will almost inevitably be an analysis of the nature and degree of the need, allied to consideration of why the need cannot be met in locations which are sequentially preferable for such developments, an analysis of the impact on the functioning of the Green Belt and its purpose, and what other advantages the proposed locations, released from the Green Belt, might bring, for example, in terms of a sound spatial distribution strategy."

- 6.7 It is suggested that outline policy guidance or masterplans could be prepared as part of, or following on from the local plan process. Masterplans could draw on the findings of the Green Belt study and any detailed site-based Green Belt assessment work to indicate precise development areas, new permanent Green Belt boundaries (existing or new features) and appropriate considerations for the layout and design of new developments. Such an approach, together with specific policies for the development of the land, would help to minimise harm to the remaining Green Belt.

Mitigation to reduce harm to the Green Belt

The concept of mitigation

- 6.8 One of the factors weighed up in the judgement of harm resulting from release of a Green Belt area is the impact that the loss of openness would have on other Green Belt land. This is assessed by considering how neighbouring land would rate in terms of its contribution to Green Belt purposes were the area in question to be urbanised i.e. would its contribution be lessened? In many cases this is a key factor in the judgement: a site might in itself be small, but its development could represent a more significant change than its physical area might suggest if, for example, this resulted in the breaching of a strong boundary feature, or an increase in the built containment of adjacent land.

- 6.9 There is the potential to reduce harm to the remaining Green Belt by implementing measures which will affect the relationship between the remaining Green Belt land and urban areas. Measures which increase the contribution that land is judged to make to Green Belt purposes, offsetting to some degree the predicted reduction in contribution, could strengthen the case for release of a particular area. Although release of Green Belt land will still require 'exceptional circumstances' to be demonstrated.
- 6.10 Mitigation relates to land under the control of the site developer, and could therefore apply either to land being released or land being retained as Green Belt. There is an overlap between the latter and the concept of beneficial use of Green Belt land as set out in the NPPF, in that mitigation can also present an opportunity to enhance beneficial use.

Mitigation themes

- 6.11 The extent to which harm can be mitigated will vary from site to site, but potential measures can be considered under different themes. The Green Belt purposes are considered to relate to the relationship between the land area in question, developed land and the countryside. This relationship is influenced by: the location of the area; the extent of openness within it; and the role of landscape / physical elements, including boundary features (in either separating the area from or connecting it) to built-up areas and the wider countryside.
- 6.12 Table 6.1 below lists some mitigation measures that could be considered as part of the planning and development process. Which mitigation measures are the most appropriate will vary depending on local circumstances and will need to be defined as part of the masterplanning process.

Table 6.1: Potential measures to mitigate harm to Green Belt

Mitigation measure	Benefits	Considerations
Use landscaping to help integrate a new Green Belt boundary with the existing edge, aiming to maximise consistency over a longer distance.	Maintaining separation between urban and open land.	A boundary that is relatively homogeneous over a relatively long distance is likely to be stronger than one which has more variation. Landscaping works can help to minimise the impact of 'breaches' in such boundaries.
Strengthen boundary at weak points – e.g. where 'breached' by roads.	Reducing opportunities for sprawl.	The use of buildings and landscaping can create strong 'gateways' to strengthen settlement-edge function.
Define Green Belt edge using a strong, natural element which forms a visual barrier – e.g. a woodland belt.	Reducing perception of urbanisation, and may also screen residents from intrusive landscape elements within the Green Belt (e.g. major roads).	Boundaries that create visual and movement barriers can potentially have detrimental effects on the character of the enclosed urban areas and the amenity of residents.
Create a transition from urban to rural, using built density, height, materials	Reducing perception of urbanisation.	This may however have implications in terms of reducing housing yield.

Mitigation measure	Benefits	Considerations
and landscaping to create a more permeable edge.		
Consider ownership and management of landscape elements which contribute to Green Belt purposes.	Ensuring permanence of Green Belt.	Trees and hedgerows require management to maintain their value in Green Belt terms, and the visual screening value that can be attributed to them is more limited if they are under private control (e.g. within back gardens).
Enhance visual openness within the Green Belt.	Increasing perception of Countryside.	Although openness in a Green Belt sense does not correspond directly to visual openness, a stronger visual relationship between countryside areas, whether directly adjacent or separated by other landscape elements, can increase the extent to which an area is perceived as relating to the wider countryside.
Preserve / enhance landscape elements which contribute to the setting of historic settlements and views which provide an appreciation of historic setting and special character.	Preserving setting and special character of historic towns.	Landscape character and historic settings assessment can help to identify valued characteristics that should be retained and if possible strengthened, and intrusive elements that should be diminished and where possible removed.
Enhance access within the Green Belt.	Increasing perception of countryside.	Uses of the countryside that permit an appreciation of it as a connected area with value characteristics can counter urbanising influences – e.g. enhancement of connectivity of rights of way to avoid truncation by major roads, or provision of access along the Green Belt boundary to strengthen its role.
Improve management practices to enhance countryside character.	Increasing strength of countryside character.	Landscape character assessment can help to identify valued characteristics that should be retained and where possible strengthened, and

Mitigation measure	Benefits	Considerations
		intrusive elements that should be diminished and where possible removed.
Design and locate buildings, landscaping and green spaces to minimise intrusion on settlement settings.	Maintaining perceived settlement separation by minimising the extent to which new development intrudes on the settings of other settlements.	Analysis of settlement settings, including consideration of viewpoints and visual receptors, can identify key locations where maintenance of openness and retention of landscape features would have the most benefit.
Maintain / create separation between existing washed-over settlements and new inset settlement.	Minimising urbanising influences that could weaken the justification for retaining the washed over settlement's status .	Ensure the gap is sufficiently wide to maintain a sense of separation.
Design road infrastructure to limit perception of increased urbanisation associated with new development.	Reducing perception of urbanisation.	Increased levels of 'activity' can increase the perception of urbanisation.
Use sustainable drainage features to define / enhance separation between settlement and countryside.	Strengthening separation between urban and open land.	Need to determine if local topography and ground conditions are suitable.

Beneficial use of Green Belt

- 6.13 The purposes of Green Belt do not make any reference to the quality or use of land falling within the designation, but the NPPF, at paragraph 141, states that:
- "Once Green Belts have been defined, 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."***
- 6.14 Furthermore, paragraph 138 of the NPPF states that where it has been concluded that it is necessary to release Green Belt land for development, plans should *"set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land"*. This could be achieved through legal agreements in conjunction with the release of land and planning consent for development, or through strategic enhancement initiatives e.g. creation of community woodland.
- 6.15 The NPPF suggests types of beneficial use. They relate principally to the environmental quality of the land, but can also, through strengthening boundary / buffer roles and affecting landscape and visual character, affect the contribution of land to Green Belt purposes.

- 6.16 The accompanying Planning Practice Guidance elaborates on paragraph 138 of the NPPF, endorsing the preparation of supporting landscape, biodiversity or recreation evidence to identify appropriate compensatory improvements, including:
- *'new or enhanced green infrastructure;*
 - *woodland planting;*
 - *landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);*
 - *improvements to biodiversity, habitat connectivity and natural capital;*
 - *new or enhanced walking and cycle routes; and*
 - *improved access to new, enhanced or existing recreational and playing field provision.'*
- 6.17 Finally, the guidance offers some suggested considerations for securing the delivery of identified compensatory improvements – the need for early engagement with landowners and other interested parties to obtain the necessary local consents, establishing a detailed scope of works and identifying a means of funding their design, construction and maintenance through planning conditions, section 106 obligations and/or the Community Infrastructure Levy.
- 6.18 Some of the mitigation measures listed in the previous section which relate to Green Belt land can also be considered beneficial uses, but there is broader scope for introducing or enhancing uses of Green Belt land that (by adding to its value) will strengthen the case for **that land's future protection, regardless of whether it is classified as Green Belt. Some** examples are provided in Table 6.2 below.
- 6.19 Beneficial uses could be achieved through planning conditions, section 106 obligations and/or the Community Infrastructure Levy. The Planning Practice Guidance stresses the need for early engagement with landowners and other interested parties to obtain the necessary local consents, establishing a detailed scope of works and identifying a means of funding their design, construction and maintenance.

Table 6.2: Potential beneficial uses of Green Belt

Beneficial use	Considerations
Improving access	Enhancing the coverage and condition of the rights of way network and increasing open space provision.
Providing locations for outdoor sport	Some outdoor sports can represent an urbanising influence; an emphasis on activities which do not require formal facilities is less likely to harm Green Belt purposes.
Landscape and visual enhancement	Using landscape character assessment as guidance, intrusive elements can be reduced and positive characteristics reinforced.
Increasing biodiversity	Most Green Belt land has potential for increased biodiversity value – e.g. the management of hedgerows and agricultural field margins and provision of habitat connectivity. Linkages could be provided to identified environmental networks.
Improving damaged and derelict land	Giving land a functional, economic value is a key aspect of avoiding damage and dereliction through lack of positive management, but this needs to be achieved with minimum harm to characteristics /

Beneficial use	Considerations
	qualities which help it contribute to Green Belt purposes.

- 6.20 Many of the beneficial uses outlined in Table 6.2 are likely to be identified through the strategic green and blue infrastructure study jointly commissioned by the South Essex local planning authorities, including Rochford and Southend-on-Sea. Furthermore, there are a number of strategy documents that have already been prepared by the Councils (e.g. Southend Green Spaces Strategy, Southend Local Biodiversity Action Plan, South Essex Green Grid Strategy, Rochford Environmental Capacity Study, Essex Landscape Character Assessment and Rochford Open Space Strategy). Together these studies will help identify the key opportunities for landscape, access, recreation and biodiversity enhancements within the Green Belt and beyond.

Conclusion

- 6.21 This study has assessed contribution to the five Green Belt purposes and the harm to these Green Belt purposes of releasing land for development. The findings of this study will form an important piece of evidence for the emerging Local Plan.
- 6.22 However, as outlined above there are other important factors that need to be considered when establishing exceptional circumstances for making alterations to Green Belt boundaries, most notably sustainability, viability and deliverability issues. Whilst the ideal would be to minimise harm to the Green Belt, it may be that the most sustainable locations for development will result in high harm to the Green Belt.
- 6.23 In each location where alterations to Green Belt boundaries are being considered, planning judgement is required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation. In addition, consideration will also need to be given to potential measures to mitigate harm to the Green Belt, as well as potential opportunities to enhance the beneficial use of the Green Belt. It is noted that many potential enhancement opportunities may relate to land which is in private ownership and therefore careful consideration will need to be given to how and if these opportunities can be delivered.
- 6.24 Should the Council decide to release land from the Green Belt, it is suggested that outline policy guidance or masterplans could be prepared as part of, or following on from the Local Plan process. Masterplans could draw on the findings of the Green Belt Study and any detailed site-based Green Belt assessment work to indicate precise development areas, new permanent Green Belt boundaries (existing or new features) and appropriate considerations for the layout and design of new developments and opportunities to enhance beneficial use. Such an approach, together with specific policies for the development of the land, may help to minimise harm to the remaining Green Belt.

Appendix 1

Green Belt Policy and Guidance

Origins of the Metropolitan Green Belt

The Green Belt land within Rochford and Southend-on-Sea forms part of the Metropolitan Green Belt. The principle of maintaining a ring of open country around London can be traced back to the 16th century when, by royal proclamation, Elizabeth I forbade any building on new sites within three miles of the city gates of London. This was motivated by public health reasons, to prevent the spread of the plague, and to ensure a constant supply of food for the metropolis.

The importance of these considerations was later recognised by Ebenezer Howard, a pioneer of British town planning, in his book of 1898 *Tomorrow: a Peaceful Path to Real Reform* in which he **referred to** *"an attractive setting within the town could develop and which would maintain, close at hand, the fresh delights of the countryside- field, hedgerow and woodland"*.

The only mechanism available at the time to realise this vision, however, was the acquisition of land by public authorities. The most active agency in this field was the City of London Corporation whose programme of acquisition, initiated in 1878, included Hampstead Heath, Epping Forest and Kenley Common.

The Metropolitan Green Belt as a standalone concept was first suggested by Raymond Unwin in **1933 as a 'green girdle'**. **In 1935 the London County Council put forward a scheme** *'to provide a reserve supply of public open spaces and of recreational areas and to establish a Green Belt or girdle of open space lands, not necessarily continuous, but as readily accessible from the completely urbanised area of London as practicable'*. This arrangement was formalised by the 1938 Green Belt (London and Home Counties) Act, under which 14,400 hectares of land around London were purchased by the London County Council and adjacent counties, either individually or jointly.

During the Second World War, the newly formed Ministry of Town and Country Planning commissioned Professor Patrick Abercrombie to prepare an advisory plan for the future growth of **Greater London**. **The Ministry gave its formal approval of Abercrombie's Green Belt proposals** and the 1947 Town and Country Planning Act enabled local authorities to protect Green Belt land without acquiring it.

In 1955 the Government established (through Circular 42/55) the three main functions of the Green Belt as:

- Checking growth of large built-up areas;
- Preventing neighbouring settlements from merging; and,
- Preserving the special character of towns

Emphasis upon the strict control of development and the presumption against building in the Green Belt except in special circumstances was set out through further Government Green Belt guidance in 1962. The essential characteristic of Green Belts as permanent with boundaries only to be in exceptional circumstances was established through Circular 14/84.

In January 1988 PPG (Planning Policy Guidance Note) 2, Green Belts (subsequently replaced in 1995 and further amended in 2001) explicitly extended the original purposes of the Green Belt to add:

- to safeguard the surrounding countryside from further encroachment; and,
- to assist in urban regeneration (subsequently replaced in 1995 and further amended in 2001).

PPG2 was replaced through the publication of the National Planning Policy Framework (NPPF) in March 2012²⁹, revised and re-published in July 2018 and February 2019, and this document currently provides national Green Belt policy. The current and evolving Green Belt position of the Government in relation to Green Belt provided through the NPPF is detailed later in this report.

²⁹ Department of Communities and Local Government, 2012, National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

The Greater London Development Plan³⁰, approved in 1976, defined the full extent of the London **Metropolitan Green Belt**. It stated that **"The Green Belt gives definition to the built-up area as a whole, limits urban sprawl and provides an area where open recreational activities can take place. At the same time it plays an important role in the retention of areas of attractive landscape on London's fringes"**.

As of March 2017 the entirety of the Metropolitan Green Belt covers around 514,000 hectares, across London, the East and South East of England. Roughly 40% of the Metropolitan Green Belt falls in London. Land within the Metropolitan Green Belt accounts for approximately 31% of the total 1,634,700 hectares of Green Belt land in England³¹.

National Planning Policy

Government policy on Green Belt is set out in chapter 13 of the adopted National Planning Policy Framework (NPPF)³² and associated National Planning Practice Guidance³³. Paragraph 133 of the **NPPF states that 'the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'**.

This is elaborated in NPPF paragraph 134, which states that Green Belts should serve five purposes, as set out below.

The purposes of Green Belt

- To check the unrestricted sprawl of large built-up areas.
- To prevent neighbouring towns merging into one another.
- To assist in safeguarding the countryside from encroachment.
- To preserve the setting and special character of historic towns.
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The NPPF emphasises in paragraph 135 and 136 that local planning authorities should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. **It goes on to state that 'once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries having regard to their intended permanence in the long term, so they can endure beyond the plan period Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.'**

Paragraph 137 of the NPPF requires that the 'strategic plan-making authority should have examined fully all other reasonable options for meeting its identified need for development' before concluding that the exceptional circumstances exist (paragraph 137), specifically whether the strategy:

- **'makes as much use as possible of suitable brownfield sites and underutilised land;**
- optimises the density of development, including whether policies promote a significant uplift in minimum density standards in town and city centres, and other locations well served by public transport; and

³⁰ Greater London Council, 1976, Greater London Development Plan.

³¹ GIS data from the Department for Communities and Local Government, 2017.

³² Ministry of Housing, Communities and Local Government, 2019, National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733637/National_Planning_Policy_Framework_web_accessible_version.pdf

³³ Ministry of Housing, Communities and Local Government, 2019, National Planning Practice Guidance [online] available at: <https://www.gov.uk/guidance/green-belt>

- has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the **statement of common ground.**'

Paragraph 138 of the NPPF indicates that *'when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable 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. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously developed and / or is well served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.'*³⁴

Paragraph 139 of the NPPF suggests that Local Planning Authorities may wish to identify areas of **'safeguarded land' between the urban area and the Green Belt to accommodate long-term** development needs well beyond the plan period.

Paragraph 135 of the NPPF indicates that, if proposing new Green Belt, local planning authorities should:

- Demonstrate why normal planning and development management policies would not be adequate;
- Set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
- Show what the consequences of the proposal would be for sustainable development;
- Demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
- Show how the Green Belt would meet the other objectives of the Framework.

Current guidance therefore makes it clear that the Green Belt is a strategic planning tool designed primarily to prevent the spread of development and the coalescence of urban areas. To this end, land should be designated because of its position, rather than its landscape quality or recreational use. However, the NPPF states *"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"* (Paragraph 141).

It is important to note, however, that these positive roles should be sought for Green Belt once designated. The lack of a positive role, or the poor condition of Green Belt land, does not necessarily undermine its fundamental role to prevent urban sprawl by being kept permanently open. Openness is not synonymous with landscape character or quality.

Paragraph 143 and 144 state that *"inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances... 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."*

Paragraphs 145 sets out the types of development that are appropriate in the Green Belt:

- ***'buildings for agriculture and forestry;***
- *appropriate facilities for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

³⁴ This NPPF requirement will be met as part of the wider Local Plan preparation process, although the findings of this review will form part of this.

- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *limited infilling in villages;*
- *limited affordable housing for local community needs under policies set out in the development plan; and*
- *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - *not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*
 - *Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

Paragraph 146 sets out other forms of development that are not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- ***'mineral extraction;***
- *engineering operations;*
- *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- *the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- *material changes in the use of land (such as changes of use for outdoor sport or recreation or for cemeteries or burial grounds); and*
- ***development brought forward under a Community Right to Build Order.'***

Planning Practice Guidance

The NPPF's Green Belt policies are supplemented by additional planning practice guidance. The guidance sets out some of the factors that can be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are not presented as an exhaustive list, but rather a summary of some common considerations born out through specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects³⁵. Other circumstances which have the potential to affect judgements on the impact of development on openness include the duration of development and its remediability to the equivalent, or an improved state of, openness, and the degree of activity likely to be generated by development, such as traffic.

The guidance also elaborates on paragraph 138 of the NPPF which requires local planning authorities to set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. The guidance endorses the preparation of supporting landscape, biodiversity or recreation evidence to identify appropriate compensatory improvements, including:

- *'new or enhanced green infrastructure;*
- *woodland planting;*
- *landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);*
- *improvements to biodiversity, habitat connectivity and natural capital;*
- *new or enhanced walking and cycle routes; and*

³⁵ Two important planning appeal judgements (Heath & Hampstead Society v Camden LBC & Vlachos (2008) and Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016)) define openness as having both a spatial aspect and a visual aspect. Further details are set out in Chapter 2 and in the case law section in Appendix 1 below.

- *improved access to new, enhanced or existing recreational and playing field provision.*

Finally, the guidance offers some suggested considerations for securing the delivery of identified compensatory improvements – the need for early engagement with landowners and other interested parties to obtain the necessary local consents, establishing a detailed scope of works and identifying a means of funding their design, construction and maintenance through planning conditions, section 106 obligations and/or the Community Infrastructure Levy.

Other Relevant Guidance and Case Law

Planning Advisory Service Guidance

Neither the National Planning Policy framework (NPPF) nor National Planning Practice Guidance (NPPG) provides guidance on how to undertake Green Belt reviews. However, the Planning Advisory Service (PAS) have published a useful advice note that discusses some of the key issues associated with assessing Green Belt.

The PAS Guidance³⁶ considers the way in which the five purposes of Green Belt should be addressed, as follows:

- Purpose 1: To Check the Unrestricted Sprawl of large built up areas – this should consider the **meaning of the term 'sprawl' and how this has changed from the 1930s when Green Belt was conceived.**
- Purpose 2: To Prevent Neighbouring Towns from merging into one another – assessment of **this purpose will be different in each case and a 'scale rule' approach should be avoided.** The identity of a settlement is not determined just by the distance to another settlement; instead the character of the place and the land between settlements must be acknowledged. Landscape Character Assessment is therefore a useful analytical tool to use in undertaking this purpose.
- Purpose 3: To assist in safeguarding the countryside from encroachment – the most useful approach for this purpose is to look at the difference between the urban fringe and open countryside. As all Green Belt has a role in achieving this purpose, it is difficult to apply this purpose and distinguish the contribution of different areas.
- Purpose 4: Preserving the Setting and Special Character of Historic Towns – this applies to very few places within the country and very few settlements in practice. In most towns, there is already more recent development between the historic core and the countryside.
- Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land – the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. The value of various land parcels is unlikely to be distinguished by the application of this purpose.

It also states that the assessment of the performance of Green Belt should be restricted to the Green Belt purposes and not consider other planning considerations, such as landscape, which should be considered in their own right as part of the appraisal and identification of sustainable patterns of development.

- The guidance goes on to list the types of areas of land that might make a relatively limited contribution to the Green Belt, or which might be considered for development through a review of the Green Belt according to the five Green Belt purposes:
- land partially enclosed by development, i.e. where new development would effectively **be 'infill'** development;
- land where development would be well contained by the landscape;
- land where harm to the qualities that contributed to the distinct identity of separate settlements would be limited; and,

³⁶ Planning on the Doorstep: The Big Issues – Green Belt, Planning Advisor Service (2015).

- a strong boundary could be created with a clear distinction between 'town' and 'country'.

The Planning Advisory Service has since updated their 'Plan Making Question and Answer' advice with regard to the assessment of Green Belt within Local Plans³⁷. The service advises that Green Belt Reviews should be considered in the context of its strategic role. This indicates that Green Belts should not necessarily be just reviewed for each authority, and could include a joint methodology.

Planning Inspectorate Local Plan Examination Reports

Since the adoption of the National Planning Policy Framework in March 2012, there have been several important Planning Inspectorate Local Plan Examination Reports which have informed Green Belt planning³⁸. These include:

- **The Inspector's preliminary conclusions (S Emerson) to Bath and North East Somerset Council (June 2012) highlighted the importance of having an "up-to-date and comprehensive review of the Green Belt in the district is necessary to see whether all the land so designated fulfils the Green Belt purposes".**
- **The Inspector's report (A Thickett) to Leeds City Council (September 2014) emphasised that Green Belt studies should be "fair, comprehensive and consistent with the Core Strategy's aim of directing development to the most sustainable locations", i.e. Green Belt reviews should be 'comprehensive' rather than 'selective'.**
- **The Inspector's interim views (S J Pratt) to Cheshire East Council (October 2014) and further interim views (December 2015) highlighted several flaws in the approach to the Council's Green Belt assessment:**
 - Contribution to the Green Belt purpose were not the only factors used to inform the assessment, land ownership, availability and deliverability were also considered, weighting overall Green Belt judgements against the purposes of the designation.
 - The Green Belt was divided-up in to assessment parcels inconsistently: large areas were assessed in the same way as small sites and some areas of Green Belt were not assessed.
 - Green Belt Purposes 4 and 5 were not assessed.
 - **The Council's two stage Green Belt assessment update involving an initial assessment of large general areas followed by smaller parcels for a five Green Belt purposes, was subsequently approved by the Inspector. However, the Inspector emphasised the needs for consistency and transparency: "This is a complex process, which needs to be undertaken in a consistent and transparent manner using available and proportionate evidence, involving professional judgements; it was not simply a desk-based study, but one which involved many site visits by CEC's officers or consultants to confirm the assessments and judgements."**
 - **With regard to the assessment of Purpose 4 the Inspector commented that "the assessment utilises a variety of historical evidence, which enables a full assessment of the smaller settlements; this could be criticised as being too detailed for a Green Belt assessment which focuses on the larger historic towns, but is not necessarily inappropriate or irrelevant".**
 - **With regard to the assessment of Purpose 5 which focussed on the area of brownfield land within the settlement nearest to the Green Belt land under assessment, the Inspector found the approach to be "consistent, transparent and proportionate."**
- **The Inspector's interim findings (H Stephens) to Durham City Council (November 2014) clarified that assessments against the Green Belt purposes should form the basis of any justification for releasing land from the Green Belt, and in reviewing land against the purposes Green Belt studies should consider the reasons for a Green Belt's designation.**

³⁷ <http://www.pas.gov.uk/pm-q-a-green-belt#Q:> When should you carry out a Green Belt review?

³⁸ Case notes referring to the NPPF that pre-date July 2018 make reference to the original March 2012 NPPF document.

Contents

Executive Summary	1
1 Introduction	4
Study Objectives	4
Method Statement Engagement	5
Methodology Overview	5
Report Structure	6
2 Stage 1 Assessment Methodology	7
Green Belt Assessment Definitions and Criteria	7
Stage 1 Assessment Process	21
3 Stage 1 Assessment Findings	24
Assessment of Contribution to the Green Belt purposes	24
Summary of Findings	28
Assessment of the Potential for Designating New Green Belt	42
Minor Green Belt Realignments	43
Stage 1 Conclusions	45
4 Stage 2 Assessment Methodology	46
Identification of areas for Stage 2 assessment	46
Stage 2 assessment process	49
Criteria for assessment of harm resulting from Green Belt release	50
Stage 2 assessment outputs	53
5 Stage 2 Assessment Findings	58
Role of Green Belt Harm Assessment	65
6 Making Changes to the Green Belt	67
Making changes to the Green Belt	67
Mitigation to reduce harm to the Green Belt	68
Beneficial use of Green Belt	71
Conclusion	73
Appendix 1	
Green Belt Policy and Guidance	
Origins of the Metropolitan Green Belt	
National Planning Policy	
Other Relevant Guidance and Case Law	
Rochford District Development Plan	
Southend-on-Sea Borough Development Plan	
Safeguarded Land	
Neighbouring Authority Green Belt Reviews	
Appendix 2	
Potential Minor Green Belt Realignments	
Appendix 3	
Detailed Stage 1 Parcel Assessments	
Appendix 4	
Detailed Stage 2 Assessments	
Appendix 5	
Method Statement Consultation Record	

Appendix 6

Site Table

Tables

Table 2.1: Green Belt contribution ratings	10
Table 2.2: Purpose 1 assessment criteria	12
Table 2.3: Purpose 2 assessment criteria	14
Table 2.4: Purpose 3 assessment criteria	16
Table 2.5: Purpose 4 assessment criteria	19
Table 3.1: Contribution of Green Belt parcels to the Green Belt purposes	29
Table 3.2: Weaker contributing parcels	34
Table 4.1: Sites and parcels that form assessment areas	47
Table 5.1: Assessment areas within which no variation in harm was identified	58
Table 5.2: Assessment areas within which variations in harm were identified	61
Table 5.3: Total area of Rochford Green Belt land assessed at each harm rating	64
Table 5.4: Total area of Southend-on-Sea Green Belt land assessed at each harm rating	65
Table 6.1: Potential measures to mitigate harm to Green Belt	69
Table 6.2: Potential beneficial uses of Green Belt	72

Figures

Figure 1.1: Methodology	5
Figure 2.1: Green Belt context of Rochford District and Southend Borough	23
Figure 3.1: Purpose 1 assessment	35
Figure 3.2: Purpose 2 assessment	36
Figure 3.3: Purpose 3 assessment	37
Figure 3.4: Purpose 4 assessment	38
Figure 3.5: Purpose 5 assessment	39
Figure 3.6: Highest contribution to Green Belt purposes (purposes 1 – 4)	40
Figure 3.7: Stage 1 Contribution parcels	41
Figure 3.8: Potential Minor Green Belt boundary realignments	44
Figure 4.1: Absolute constraints	55
Figure 4.2: Stage 2 sites and weaker performing parcels	56
Figure 4.3: Stage 2 assessment areas	57
Figure 5.1: Harm Assessment	66

Executive Summary

Study Scope

LUC has been commissioned to undertake an assessment of the Green Belt land within the District of Rochford and the Borough of Southend-on-Sea. The Study has been undertaken in two stages:

- **Stage 1** identifies strategic variations in the 'contribution' of land to the five Green Belt purposes as defined in the National Planning Policy Framework (NPPF). In addition, Stage 1 identifies areas of potential for realignment of the Green belt boundary along alternative permanent and readily recognisable physical features, or just to resolve digital mapping errors. The Stage 1 study also assesses the potential for the Councils to designate new Green Belt land.
- **Stage 2** involves a more detailed assessment of the potential 'harm' of releasing sites/ parcels of land from the Green Belt. This study assesses specific promoted sites identified by Rochford and Southend-on-Sea Councils, in addition to areas that made the weakest contribution to the Green Belt purposes as identified in the Stage 1 strategic assessment.

Together the two stages provide the necessary Green Belt evidence to enable the Councils to consider if alterations to Green Belt boundaries should be proposed. However, there are other important environmental and sustainability factors that need to be considered in order to establish the necessary exceptional circumstances for making alterations to Green Belt boundaries. In each location where alterations to Green Belt boundaries are being considered, planning judgement will be required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.

Further details on the methodology used to assess Green Belt contribution and harm can be found **Chapters 2 and 4**.

Stage 1 Findings

The vast majority of the Green Belt in Rochford and Southend-on-Sea continues to serve the Green Belt purposes well, in particular with regard to maintaining the openness of the countryside. However, there are several pockets of Green Belt adjacent to the existing urban edges that make a weak contribution to the majority of the Green Belt purposes. Of the 88 Stage 1 parcels identified **Table ES1** below lists parcels that contain Green Belt land considered to make a lower contribution to the NPPF Green Belt purposes.

Table ES1 – Lower performing Stage 1 Green Belt parcels

Number of weak ratings	Number of moderate ratings	Area (ha)	Parcels
4	0	42.3	P18, P38, P41 P47, P50, P55, P60, P64, P66
3	1	34.2	P13, P17, P80
2	2	94.4	P02, P04, P05, P06, P07, P12, P14, P24, P27, P30, P39, P43, P48, P53, P57, P62, P70, P71, P72, P73, P74, P75, P76, P77, P78, P81, P83, P85, P86, P87
1	3	98.3	P08, P09, P10, P15, P16, P22, P26, P32, P45, P46, P51, P52, P56, P58, P59, P63, P88
0	4	0	-

The detailed Stage 1 assessments are included in **Appendix 3**.

In addition, there are several potential minor boundary adjustments that could be made to the existing Green Belt boundary GIS data layer held by the Councils, to correct digitisation errors and realign boundaries along more permanent and readily recognisable features.

The only significant areas of open countryside currently not designated as Green Belt – Foulness Island and the land to the east of Southend-on-Sea – are currently under the ownership and

operation of the MOD and designated as Flood Zone 3. In addition, significant parts of the area fall with the Foulness Island Special Protection Area (SPA) – a European ecological designation used to protect specific bird species and their habitats. Therefore, the existing planning and development management policies would enable the protection of these areas without the need for their designation as Green Belt. The Study does not therefore recommend that any additional land should be designated as Green Belt.

Stage 2 Findings

Roughly 250 sites and lower performing Stage 1 parcels were assessed in detail at Stage 2. Where appropriate, the Stage 2 assessments drew out variations in harm within the sites and parcels assessed.

Consideration of the harm to Green Belt that could result from the release of land for development is an essential aspect of establishing the 'exceptional circumstances' for making alterations to Green Belt boundaries. However, there are other important factors that need to be considered, most notably the environmental and sustainability effects of development. Whilst the ideal would be to minimise harm to the Green Belt, it may be that the most sustainable locations for development will result in high harm to the Green Belt. Conversely, the release of Green Belt land likely to result in low harm may not be appropriate or sustainable. In each location where alterations to Green Belt boundaries are being considered, planning judgement will be required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.

In light of the above, this assessment of harm to Green Belt purposes does not draw conclusions as to where land should be released to accommodate development, but identifies relative variations in the harm to the designation. **Tables ES2** and **ES3** sets out the total area and proportion of Green Belt land rated at high, moderate-high, moderate, low-moderate and low in Rochford and Southend-on-Sea respectively.

Table ES2 – Total area of Rochford Green Belt land assessed at each harm rating

Harm Rating	Total Area of Land (excluding constraints)	
	Area (Ha)	Percentage of Site/Parcel Area
High	1510.03	70.49
Moderate - High	490.12	22.88
Moderate	86.53	4.04
Low - Moderate	47.02	2.19
Low	8.55	0.40

Table ES3 – Total area of Southend-on-Sea Green Belt land assessed at each harm rating

Harm Rating	Total Area of Land (excluding constraints)	
	Area (Ha)	Percentage of Site/Parcel Area
High	280.57	92.14
Moderate - High	6.50	2.13
Moderate	0.00	0.00
Low - Moderate	0.28	0.09
Low	17.15	5.63

The findings for the Stage 2 assessment of harm are presented in detail in **Appendix 4**.

1 Introduction

- 1.1 LUC has been commissioned to undertake an assessment of the Green Belt land within the District of Rochford and the Borough of Southend-on-Sea. The Study represents an important piece of evidence for each of the Council's emerging Local Plans.

Study Objectives

- 1.2 The overall purpose of the Study is to undertake an independent, robust and transparent assessment of Green Belt within Rochford and Southend-on-Sea. This includes comprehensive assessments of the performance of Green Belt land in line with national policy, guidance and case law.
- 1.3 The Study has been undertaken in two stages:
- **Stage 1** identifies strategic variations in the '**contribution**' of land to the five Green Belt purposes as defined in the National Planning Policy Framework (NPPF). This assessment has regard to the wider context of Green Belt land within Rochford, Southend-on-Sea and neighbouring authorities and other environmental designations.
 - **Stage 2** involves a more detailed assessment of the potential '**harm**' of releasing sites from the Green Belt, focussing on specific areas of Green Belt land including the weaker performing areas identified in Stage 1 and sites submitted to the Councils for development.
- 1.4 The Stage 1 assessment identifying variations in the **contribution** made by land to Green Belt purposes is the exclusive focus of most Green Belt studies informing local plan-making. Some studies also consider the potential **harm** to the Green Belt that would result from the release of specific sites or parcels of land. In assessing harm at Stage 2 we consider how loss of land from the Green Belt would affect the strength/integrity of the remaining Green Belt.
- 1.5 LUC's assessment of harm is consistent with the latest case law on the matter, notably *Calverton Parish Council v Greater Nottingham Councils & others* (2015) which found that planning judgments setting out the 'exceptional circumstances' for the amendment of Green Belt boundaries require consideration of the '*nature and extent of harm*' to the Green Belt and '*the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent.*'
- 1.6 **In combination, this staged assessment provides the necessary Green Belt evidence, alongside other wider sustainability, viability and deliverability considerations to enable the Councils to consider if alterations to Green Belt boundaries should be proposed. There are other important factors that need to be considered in order to establish the necessary 'exceptional circumstances', most notably the environmental and sustainability effects of development. Whilst it is desirable to minimise harm to the Green Belt, the most sustainable locations for development may result in high harm to the Green Belt. Conversely, the release of Green Belt land likely to result in low harm may not be appropriate or sustainable. In each location where alterations to Green Belt boundaries are being considered, planning judgement will be required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.**

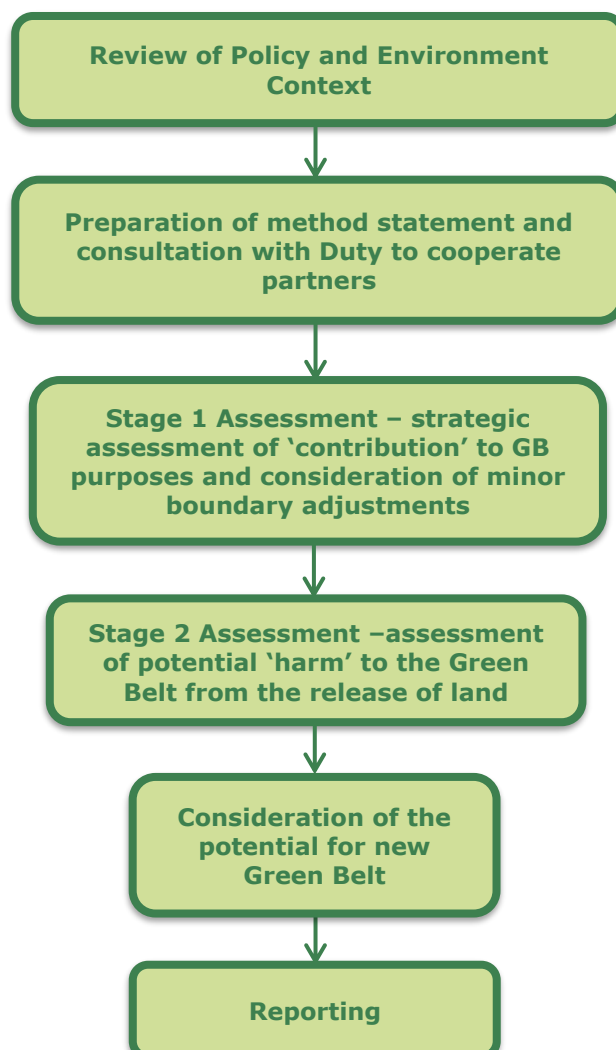
Method Statement Engagement

- 1.7 A method statement was circulated to the Council's key stakeholders with whom the Council has a duty to cooperate¹ in October 2018. This includes neighbouring local authorities, Environment Agency, Historic England and Natural England.
- 1.8 This provided an opportunity for the Council's duty to cooperate partners to review and comment on the proposed approach to the Study. Stakeholder comments on the method statement have been reviewed and have informed the preparation of this report. **Appendix 5** contains a record of the duty to cooperate consultation comments received.

Methodology Overview

- 1.9 There is no defined approach set out in national guidance as to how Green Belt assessments should be undertaken. The approach is based on LUC's extensive experience of undertaking Green Belt assessments for numerous authorities which have been tested through Examination and found to be robust.
- 1.10 **Figure 1.1** illustrates the key stages of the study methodology.

Figure 1.1: Methodology



¹ Section 110 of the Localism Act (2011).

Report Structure

1.11 The remainder of this report is structured as follows:

- **Chapter 2** outlines the assessment methodology for the Stage 1 Study of Green Belt contribution.
- **Chapter 3** sets out the findings of the Stage 1 study of Green Belt contribution.
- **Chapter 4** outlines the assessment methodology for the Stage 2 Study of Green Belt harm.
- **Chapter 5** sets out the findings of the Stage 2 study of Green Belt harm.
- **Chapter 6** sets out the key considerations for making alterations to Green Belt boundaries, including general opportunities for mitigating harm to the Green Belt and enhancing the beneficial uses of Green Belt.

1.12 The report is accompanied by the following appendices:

- **Appendix 1** sets out the national, regional and local policy context on designating and managing Green Belts. It also summarises guidance and case law related to Green Belts and the approaches used in Green Belt studies in neighbouring local authorities.
- **Appendix 2** illustrates the details of a list of potential minor Green Belt boundary adjustments.
- **Appendix 3** sets out the detailed Stage 1 Green Belt contribution assessments by parcel.
- **Appendix 4** sets out the detailed Stage 2 Green Belt harm assessments by assessment area.
- **Appendix 5** summarises the consultation comments received in response to the consultation on the Study Method Statement.
- **Appendix 6** contains a table of the sites considered in the study and their relevant parcels and assessment areas.

2 Stage 1 Assessment Methodology

- 2.1 The Stage 1 assessment methodology is based on the NPPF's five purposes of Green Belt. As a precursor to the area-based assessment of Green Belt, it was necessary to gain a detailed understanding of the functionality of the Green Belt in Rochford and Southend-on-Sea. **Appendix 1** provides the policy context for the Study. This information has directly informed the assessment criteria and the definitions of key terms used in the methodology.

Green Belt Assessment Definitions and Criteria

- 2.2 As outlined in **Appendix 1**, there are five Green Belt purposes as defined in paragraph 134 of the NPPF:
- To check the unrestricted sprawl of large built-up areas.
 - To prevent neighbouring towns merging into one another.
 - To assist in safeguarding the countryside from encroachment.
 - To preserve the setting and special character of historic towns.
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.3 A summary of the key criteria considered for each NPPF purpose is provided below.
- 2.4 The factors that affect the contribution made by land to each purpose are not distinct to each purpose. With the exception of assistance in urban regeneration, all the Green Belt purposes can be seen to require consideration of the relationship between the assessment area, settlements and the countryside as influenced by the following common factors:
- **Development and land use** – the extent and form of existing development, and land use characteristics, affect the degree to which Green Belt can be considered to be part of the countryside rather than an extension of the urban/settled area.
 - **Location** – the position of Green Belt in relation to other distinctive pockets of Green Belt land and settlements can affect its role in relation to the potential expansion of settlements.
 - **Separating features** – physical elements such as woodland blocks, rivers and ridges or areas of primary constraint (e.g. SACs, SSSIs) have a physical and visual impact on settlement-countryside relationships.
 - **Connecting features** – physical elements such as roads or rail links can reduce the impact of separating features, and landform (e.g. valleys) can also draw areas together.
- 2.5 In addition to the five purposes of Green Belt, the NPPF refers to two 'essential characteristics': 'openness' and 'permanence'. Both characteristics are applicable to all assessment criteria. These terms are defined in more detail below.

Openness

- 2.6 Two important planning appeal judgements (Heath & Hampstead Society v Camden LBC & Vlachos (2008) and Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016)) define openness as having both a spatial aspect and a visual aspect.

- 2.7 As outlined above, the NPPF identifies openness as an 'essential characteristic' of Green Belt, rather than a function or purpose. Openness is therefore seen as a key element in the assessment of all Green Belt purposes. Land that lacks openness will play less of a role in preventing sprawl, separating towns, preventing countryside encroachment or providing a setting to a historic town.
- 2.8 **Spatial openness** as a characteristic can be considered in terms of the scale and density of built development. The location, extent and form of new development in the Green Belt can, in isolation or in combination, compromise/harm the openness of the Green Belt². Similarly, the location, extent and form of existing development affects the degree to which Green Belt land can be considered to be open rather than an extension of a built-up area in its own right. However, not all built development is considered to affect openness. The NPPF lists in paragraph 145 a number of types of buildings that are 'not inappropriate' within the Green Belt.
- 2.9 **Visual openness** is important in so far as it relates to the purposes of Green Belt. In certain places there is an important visual dimension to checking 'the unrestricted sprawl of large built-up areas' (Purpose 1), and preventing 'neighbouring towns merging into one another' (Purpose 2); openness of aspect is a characteristic quality of the countryside, therefore 'safeguarding the countryside from encroachment' (Purpose 3) includes preservation of openness; and preservation of 'the setting...of historic towns' (purpose 4) includes visual setting³. For example, a range of natural and man-made features – topography, vegetation, buildings and linear features such as roads and railways – can contribute to or compromise the visual openness of the Green Belt. A key distinction however is that while vegetation or landform can provide visual enclosure to development that lessens its visual impact this does not diminish the *spatial openness* of the Green Belt.
- 2.10 As noted by the Inspector in the Welwyn Hatfield local Plan Examination (see **Appendix 1**) openness should also not be concerned about the character of the landscape, but instead it should **relate to the absence of built development and other dominant urban influences**.
- 2.11 Appropriate development within the Green Belt cannot, according to case law⁴, be considered to have an urbanising influence and therefore harm Green Belt purposes. For the purposes of this study therefore, development deemed to be 'appropriate' within the Green Belt (as defined in the closed lists within paragraphs 145 and 146 of the NPPF) is not considered to constitute an urban land use, or an urban influence in the countryside. However, what is deemed to be appropriate development in the NPPF has to be carefully considered as developments such as the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments are only considered appropriateas long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 2.12 Caution has therefore been exercised in the application of what is defined as an appropriate use. It is not possible within a Strategic Green Belt study to review each form of development within the Green Belt and ascertain whether it was permitted as appropriate development or not, unless it is clear cut e.g. for example buildings for agriculture and forestry are deemed to be appropriate development regardless of whether they preserve the openness or conflict with the GB purposes. For other land uses such as outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, a considered view has been taken on the extent to which the proposed land use has affected the GB purposes, for example by affecting openness, or encroaching on the perception of countryside i.e. the sense of distinction between the urban area and countryside.

² This point is made in the judgement in *Heath & Hampstead Society v London Borough of Camden* (2008).

³ This point is made in the judgement in *Turner v Secretary of State for Communities and Local Government & East Dorset District Council* (2016).

⁴ This is set out in case law where the Court of Appeal addressed the proper interpretation of Green Belt policy in *R (Lee Valley Regional Park Authority) v Epping Forest DC* [2016] EWCA Civ 404.

- 2.13 This is of relevance to the assessment approach for all of the Green Belt purposes.

Permanence

- 2.14 The concept of permanence is a planning consideration rather than a physical or visual characteristic. **Green Belt is a permanent planning designation which, once established, should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.** Therefore, it is recognised that there are benefits in using features which are clearly defined and which also play a physical or visual role in separating town and countryside to act as Green Belt boundaries.
- 2.15 In addition to openness and permanence, it is considered helpful to make reference to two other factors that influence the contribution of Green Belt land to the Green Belt purposes: 'containment' and 'distinction'. Consideration of containment and distinction in combination with openness allow for a finer grain of assessment that cannot be achieved through consideration of the broader applicability of the purposes alone.

Containment

- 2.16 Urbanising influences, whether land inset from the Green Belt or urbanising development within it which has an urbanising character (i.e. is likely to be 'inappropriate' in Green Belt terms), can contain Green Belt land from the wider countryside and increase its relationship with urbanising development.
- 2.17 This factor relates to containment of Green Belt land by urbanising influences only, not 'natural' landscape features.
- 2.18 Paragraph 145 of the NPPF notes that 'limited infilling' is not inappropriate within the Green Belt. Furthermore, PAS guidance⁵ states that development that would effectively be 'infill', due to the land's partial enclosure by development, would have a relatively limited impact in terms of Green Belt contribution.

Examples of land which lacks urbanising development, and which therefore is considered open in Green Belt terms, and which would not constitute a containing influence on other Green Belt land, are:

- Any land without built form.
- Agricultural/horticultural/forestry buildings (e.g. farms, glasshouses).
- Mineral extraction or engineering operations that preserve its openness and do not conflict with the purposes of including land within it.
- Low density or small-scale rural settlement.

Examples of development which could potentially reduce Green Belt openness, and which could therefore be considered a containing influence, are:


- Buildings other than those for agriculture/horticulture/forestry.
- Solar farms.
- Car parks.
- Floodlit sports pitches.

Distinction

- 2.19 'Distinction' represents the relationship between the existing inset area and the Green Belt. Landform and/or landcover can create a physical distinction between development and

⁵ Planning Advisory Service, 2015, Planning on the Doorstep: The Big Issues – Green Belt. Available online at: <https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>

Green Belt land, limiting the relationship between the two, e.g. major roads, railway lines, strong landforms.

Description		Example Features
No perception of development beyond, with boundary feature creating physical gap; or physical feature significantly restricts access and forms consistent edge	Stronger Distinction 	Woodland block Motorway River/floodplain
Development perceptible but clear sense of distinction; or physical feature restricts access and/or forms relatively consistent edge over wider area.		Strong landform distinction - e.g. consistent ridge crest or valley Major road
Development perceptible but generally not visible.		Linear tree cover or mature, well-treed hedgerow Stream Moderate landform distinction Minor through road
Development clearly perceptible and generally visible.		Regular garden/building boundaries or hedgerows Estate/access road
No clear physical definition - settlement edge is blurred		Some development crosses boundary Weaker Distinction

NPPF Purposes

- 2.20 To draw out clear variations in contribution to each Green Belt purpose, the three point scale set out in **Table 2.1** has been used.

Table 2.1: Green Belt contribution ratings

Strong Contribution	Green Belt performs well against the purpose.
Moderate Contribution	Green Belt performs moderately well against the purpose.
Weak/No Contribution	Green Belt makes a weak or no contribution to the purpose.

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

- 2.21 It is possible to argue that all Green Belt prevents the unrestricted sprawl of large built up urban areas, because that is its principal purpose as a strategic planning designation. However, the Study requires the definition of variations in the extent to which land performs this purpose. This requires a detailed, area-based assessment against this strategic purpose.

- 2.22 For the purpose of this study, it is necessary to define what constitutes a 'large built-up area' within and in close proximity to Rochford District and Southend-on-Sea and what is meant by the term 'sprawl'.

Definition of 'large built-up area'

- 2.23 The Green Belt within Rochford and Southend-on-Sea forms part of the Metropolitan Green Belt surrounding Greater London, preventing the sprawl of the city. However, the Green Belt within Rochford and Southend-on-Sea represents a clear eastwards extension to the main body of the Metropolitan Green Belt. Surrounding Southend-on-Sea, this eastwards extension to the Metropolitan Green Belt is clearly designed to prevent the sprawl of Southend-on-Sea as well as the merging of the settlements in the wider area. Therefore, **Southend-on-Sea** is considered to be a large built up area alongside **Greater London**.

Definition of 'sprawl'

- 2.24 The PAS guidance states in relation to Purpose 1⁶:

"The terminology of 'sprawl' comes from the 1930s when Green Belt was conceived. Has this term changed in meaning since then? For example, is development that is planned positively through a local plan, and well designed with good masterplanning, sprawl?"

- 2.25 The guidance emphasises the variable nature of the term 'sprawl' and questions whether positively planned development constitutes 'sprawl'. The RTPI Research Briefing No. 9 (2015) on Urban Form and Sustainability is also not definitive on the meaning of sprawl:

"As an urban form, sprawl has been described as the opposite of the desirable compact city, with high density, centralised development and a mixture of functions. However, what is considered to be sprawl ranges along a continuum of more compact to completely dispersed development. A variety of urban forms have been covered by the term 'urban sprawl', ranging from contiguous suburban growth, linear patterns of strip development, leapfrog and scattered development."

- 2.26 Whilst definitions of sprawl vary, the implication of the terminology is that planned development may not contravene this purpose. However, in assessing the contribution land makes to preventing sprawl in a strategic Green Belt study, no assumptions about the form of possible future development can be made, so the role a land area plays will be dependent on its relationship with a large built-up area.

Purpose 1 Assessment Criteria

- 2.27 The role land plays in preventing sprawl is dependent on the extent of existing development that has occurred and its relationship with existing large built-up area(s). All of the development forms noted in the RTPI note quoted above have been considered when judging the extent to which sprawl has already occurred. Assumptions about the extent and form of future development which have not been permitted cannot be made. Sprawl includes any built structure that has an impact on openness and/or has an urbanising influence.
- 2.28 To contribute to Purpose 1, land must lie adjacent to, or in close proximity to, a large built up area, and must retain a degree of openness that distinguishes it from the urban area. Land that has a stronger relationship with a large built-up area than with open land, whether due to the presence of, or containment by, existing development, the dominance of adjacent urban development or the strength of physical separation from the wider countryside, will make a weaker contribution to this purpose. Vice versa, land which is adjacent to the urban edge but which, as a result of its openness and relationship with countryside, is distinct from it will make a stronger contribution.
- 2.29 Urban fringe land uses and the influence of adjacent urban areas, whilst they may reduce the extent to which land is considered to be part of the countryside, do not diminish the

⁶ Planning Advisory Service, 2015, Planning on the Doorstep: The Big Issues – Green Belt. Available online at: <https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>

extent to which expansion of a large built up area would be considered sprawl – i.e. this is a key difference between Purpose 1 and Purpose 3.

- 2.30 Contribution to Purpose 1 will diminish with distance from the large built-up area, but other factors will influence the range within which new development could potentially be considered sprawl associated with it. The presence of physical features that create clear distinction from the urban area may diminish its range of influence, and likewise the presence of another sizeable urban settlement that is distinctly separate from the large built-up area, with which new development might instead be associated, will diminish the relationship with the large built-up area.
- 2.31 In summary, key questions asked in assessing Purpose 1, the prevention of sprawl of large, built-up areas, include:
- Does the land lie adjacent to, or in close proximity to the large built up area?
 - To what extent is the land open, or does it contain existing urban development?
 - Does the land relate sufficiently to a large built-up area for development within it to be associated with that settlement or vice versa?
 - Does land have a strong enough relationship with the large built-up area, and a weak enough relationship with other Green Belt land, for development to be regarded more as infill than sprawl? What is the degree of containment by existing built development or other features (e.g. landform)?
- 2.32 **Table 2.2** summarises the criteria that were used for the assessment of Purpose 1.

Table 2.2: Purpose 1 assessment criteria

Purpose 1: Check the unrestricted sprawl of large built-up areas	
<p>Development/land-use: where there is less existing development, the Green Belt makes a stronger contribution.</p> <p>Location: land closer to the large, built-up area generally makes a stronger contribution.</p> <p>Separating features: land that has a stronger relationship with the countryside than the large built-up area makes a stronger contribution.</p> <p>Connecting features: where there are no connecting features between the large built-up area and the countryside, land makes a stronger contribution.</p>	
Strong Contribution	Land adjacent or close to the large built-up area that contains no or very limited urban development and has a strong sense of openness. It relates strongly to the wider countryside as opposed to the urban area.
Moderate Contribution	Land adjacent or close to the large built-up that contains limited urban development and has a relatively strong sense of openness. It may relate to both the settlement and the wider countryside or have a degree of separation from both.
Weak/No Contribution	Land adjacent or close to the large built-up area that is already fully urbanised; or land that is sufficiently separated or distant from a large built-up area for there to be any significant potential for urban sprawl from the large built up area.

Purpose 2: To prevent neighbouring towns from merging into one another

- 2.33 To ensure that the study takes full account of this purpose, it is necessary to define what constitutes a 'town' within and in close proximity to Rochford and Southend-on-Sea.

Definition of 'towns'

- 2.34 Rochford District Council's adopted Core Strategy names **Rayleigh**, **Rochford** merged with **Ashingdon** and **Hockley** merged with **Hawkwell** as the most significant settlements within the Districts settlement hierarchy. Hullbridge and Great Wakering are listed as tier 2 settlements. Both Hullbridge and Great Wakering are notably smaller than the District's other significant settlements and are therefore not defined as towns. However, the contribution of these smaller settlements in narrowing the gap between other towns within and in close proximity to the Study area has been considered.
- 2.35 Southend-on-Sea is predominantly an urban Borough formed of the town of Southend-on-Sea and the smaller settlements of Leigh-on-Sea, Chalkwell, Westcliff, Prittlewell, Southchurch, Thorpe Bay and Shoeburyness. However, as these smaller settlements are all contiguous with the larger town of **Southend-on-Sea** with no clear Green Belt land between them, they have all been treated as a 'town' for the purposes of the assessment of Purpose 2.
- 2.36 In addition to the larger settlements within Rochford and Southend-on-Sea, there are a number of settlements of a similar size within close proximity to the Study area. They include **Canvey Island** and **South Benfleet** in Castle Point District, **Basildon** and **Wickford** in Basildon Borough and **South Woodham Ferrers** in Chelmsford District. All are identified in their respective Local Plans as towns or significant settlements. **Hadleigh** (including Thundersley with which it is merged) in Castle Point District is contiguous with the built up area of Southend-on-Sea and Rayleigh, but is considered to be a distinct town in Castle Point District's Local Plan.
- 2.37 In summary, the settlements within and in the immediate vicinity of the Study area that are defined as 'towns' for the assessment of Purpose 2 include:
- Basildon.
 - Canvey Island.
 - Hadleigh.
 - Hockley merged with Hawkwell.
 - Rayleigh.
 - Rochford merged with Ashingdon.
 - South Benfleet.
 - Southend-on-Sea.
 - South Woodham Ferrers.
 - Wickford.
- 2.38 Although the above are the only settlements in the area to be considered to be of a sufficient size and significance to be defined as towns, it is recognised that the perceived gaps between towns will be affected by smaller, intervening settlements. Full account has therefore been taken of the role that smaller settlements play in reducing the perceived gaps between the larger 'towns'.
- 2.39 Following the definition of towns within and in close proximity to the Study area, it has been possible to establish where the Green Belt gaps lie between them.

Purpose 2 assessment criteria

- 2.40 The role land plays in preventing the merging of towns is more than a product of the size of the gap between towns. The assessment considers both the physical and visual role that Green Belt land plays in preventing the merging of settlements. This accords with PAS guidance⁷ which states that distance alone should not be used to assess the extent to which the Green Belt prevents neighbouring towns from merging into one another.

⁷ Planning Advisory Service, 2015, Planning on the Doorstep: The Big Issues – Green Belt. Available online at: <https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>
Rochford District and Southend-on-Sea Borough Joint
Green Belt Study

- 2.41 Land that is juxtaposed between towns will make a contribution to this purpose, and the stronger the relationship between the towns – the more fragile the gap – the stronger the contribution of any intervening open land will be. Physical proximity is the initial consideration, but land that lacks a strong sense of openness, due to the extent of existing development that has occurred, will make a weaker contribution. This includes land that has a stronger relationship with an urban area than with countryside, due to extent of containment by development, dominance of development within an adjacent inset area, or containment by physical landscape elements. However, where settlements are very close, a judgement needs to be made as to whether their proximity is such that the remaining open land does not play a critical role in maintaining a distinction between the two towns, i.e. the characteristics of the open land relate more to the urban areas themselves than to the open land in between. Where this is the case, contribution to Purpose 2 may be reduced.
- 2.42 Both built and natural landscape elements can act to either decrease or increase perceived separation, for example intervisibility, a direct connecting road or rail link or a shared landform may decrease perceived separation whereas a separating feature such as a woodland block or hill may increase the perception of separation. Smaller inset settlements will also reduce the amount of countryside between towns, particularly as perceived from connecting roads. Land that lacks a strong sense of openness, due to the extent of existing development that has occurred, will also make a weaker contribution.
- 2.43 In summary, key questions asked in assessing Purpose 2, preventing the coalescence of towns, are:
- Does the land lie directly between two settlements being considered under Purpose 2?
 - How far apart are the towns being considered?
 - Is there strong intervisibility between the towns?
 - How do the gaps between smaller settlements affect the perceived gaps between towns?
 - Are there any separating features between the towns e.g. hills, woodland blocks etc. which increase the sense of separation between the settlements?
 - Are there any connecting features between the towns e.g. roads, railways which reduce the sense of separation between the settlements?
 - What is the overall fragility/ robustness of the gap taking the above into account?
- 2.44 **Table 2.3** summarises the proposed criteria that were used for the assessment of Purpose 2 in the study.

Table 2.3: Purpose 2 assessment criteria

Purpose 2: Prevent neighbouring towns from merging	
Development/land-use:	less developed land will make a stronger contribution – a 'gap' which contains a significant amount of development is likely to be weaker than one in which the distinction between settlement and countryside is clearer.
Location:	land juxtaposed between towns makes a stronger contribution.
Size:	where the gap between settlements is wide, the Green Belt makes a weaker contribution.
Separating features:	the presence of physical features that separate towns such as substantial watercourses, landform e.g. hills, or forested areas, can compensate for a narrower gap (in terms of distance). However, loss of such features would consequently have a greater adverse impact on settlement separation.
Connecting features:	where physical features strengthen the relationship between

towns, e.g. where settlements are directly linked by a major road, or have a strong visual connection, the gap can be considered more fragile, and the Green Belt consequently makes a greater contribution to maintaining separation.	
Strong Contribution	Land that plays a highly significant role in inhibiting physical or visual coalescence of towns, such as narrow gaps that are visually open with few separating features.
Moderate Contribution	Land that plays a role in inhibiting physical or visual coalescence of towns, but which is also bordered by separating features which prevent visual or physical coalescence of towns.
Weak/No Contribution	Land which is not located within a gap between towns, or plays no role, or a very limited role in maintaining the separation between towns due to the presence of significant separating features and/or significant distances between the towns.

Purpose 3: To assist in safeguarding the countryside from encroachment

- 2.45 The third Green Belt purpose focuses on the role of the Green Belt in safeguarding the countryside from encroachment. To ensure that Rochford and Southend-on-Sea takes full account of this purpose, it is necessary to define 'encroachment'. The NPPF lists in paragraph 145 a number of types of buildings that are 'not inappropriate' within the Green Belt. As a matter of law, development such as agriculture and forestry which is appropriate in the Green Belt and is not required to 'preserve the openness' of the Green Belt cannot be considered to impinge on its openness⁸.
- 2.46 In order to effectively assess the effects of encroachment on countryside, it is important to determine the extent to which Green Belt land:
- Contains or is influenced by urbanising land uses and features.
 - Relates to adjacent settlements and/or to the wider countryside.
- 2.47 Urbanising land uses and features are considered to include any features that diminish openness or compromise the rural character of the countryside.
- 2.48 Paragraphs 145 and 146 of the NPPF and associated case law provides guidance on into what land uses and features are considered to be 'appropriate' development in the Green Belt (see **Appendix 1**).
- 2.49 The methodology does not distinguish between different 'degrees' of countryside beyond considering urban influence, as this would stray into assessing the impact on landscape character. If land further from an urban area is for example, more 'rural' and tranquil, this is a landscape sensitivity issue.

Purpose 3 assessment criteria

- 2.50 The contribution land makes to safeguarding the countryside from encroachment can be considered in terms of:
- i) the extent to which land displays the characteristics of countryside, i.e. an absence of built or otherwise urbanising uses;
 - ii) the extent to which land physically relates to the adjacent settlement and to the wider countryside (i.e. whether it has a stronger relationship to urban area than with the wider countryside).

⁸ Lee Valley Regional Park Authority v Epping Forest DC and Valley Grown Nurseries Ltd (2016), see Appendix 1.

- 2.51 Physical landscape elements (or a lack of them) may strengthen or weaken the relationship between settlement and adjacent countryside, but there needs to be significant urban influence from adjacent land, and a degree of physical landscape containment to limit contribution to this purpose. Intervisibility between open land and an urban area is not in itself enough to constitute a significant urban influence: the urban area would need to be a dominating influence either through a) the scale of development; or b) the degree of containment of the open land by development. The presence of landscape elements (e.g. landform or woodland) that strongly contain an area, and consequently separate it from the wider countryside, may also give land a strong relationship with a visible urban area even if buildings are not particularly dominant.
- 2.52 It is important to maintain a distinction between contribution to Purpose 3 and contribution to landscape or visual character. For example, land that displays a strong landscape character in terms of sense of tranquillity, good management practices or high scenic value, or which has public recreational value, may have high sensitivity from a landscape or visual point of view. However, the same land in Green Belt terms may well make an equal contribution to Purpose 3 as land at the urban edge which retains its openness and a relationship with the wider countryside.
- 2.53 In summary, the key questions asked in assessing Purpose 3: safeguarding the countryside from encroachment include:
- To what extent does the land exhibit the characteristics of the countryside – i.e. an absence of built or otherwise urban development?
 - Disregarding the condition of land, are there urbanising influences within or adjacent which reduce the sense of it being countryside?
 - Does land relate more strongly to the settlement(s) or to the wider countryside?
- 2.54 **Table 2.4** summarises the criteria that were used for the assessment of Purpose 3 in the study.

Table 2.4: Purpose 3 assessment criteria

Purpose 3: Assist in safeguarding the countryside from encroachment	
<p>Development/land-use: where there is less urbanising land use and more openness, land makes a stronger contribution.</p> <p>Separating features: land that has a stronger relationship with countryside than with the settlement makes a stronger contribution.</p> <p>Connecting features: an absence of physical features to link settlement and countryside means that land makes a stronger contribution.</p>	
Strong Contribution	Land that contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms ⁹) and which does not have a stronger relationship with the urban area than with the wider countryside.

⁹ This does not include development which is deemed to be appropriate, or not inappropriate within the Green Belt as set out in Paragraphs 145 and 146 of the NPPF.

Moderate Contribution	Land that contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), and which has a stronger relationship with the urban area than with the wider countryside (i.e. it is contained in some way by urbanising and or other features); or Land which retains some degree of openness but which is compromised by urbanising development or uses within it.
Weak/No Contribution	Land that does not contain the characteristics of open countryside and is influenced by urbanising development of a scale, density or form which significantly compromises openness.

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

- 2.55 The fourth Green Belt purpose focuses on the role of the Green Belt in preserving the setting and special character of historic towns. The purpose makes specific reference to 'historic towns' not individual historical assets or smaller settlements such as villages and hamlets.
- 2.56 An extract from Hansard in 1988 (HC Deb 08 November 1988 vol 140 c148W 148W) clarifies which historic settlements in England were considered 'historic towns' in the context of the Green Belt purposes:

Mr. Frank Field: To ask the Secretary of State for the Environment if he will include York, Chester, Bath, Oxford and Cambridge on a list of towns and cities whose Green Belts fulfil the purpose of preserving the special character of historic towns as laid down in Planning Policy Guidance Note 2.

Mr. Chope: Of all the Green Belt purposes listed in Planning Policy Guidance Note 2 that of "preserving the special character of historic towns" is especially relevant to the Green Belts referred to by the hon. Member.

- 2.57 Historic England in their consultation response to the Welwyn Hatfield Stage 3 Green Belt Study (2018) also noted that Durham has since been added to this list.
- 2.58 It is therefore considered inappropriate to consider elements of the historic environment which do not relate to historic towns and their wider setting. This is supported by the PAS guidance¹⁰ which states:
- 'This purpose is generally accepted as relating to very few settlements in practice.'*
- 2.59 The connection between a historic town's historic character and the wider countryside does not have to be physical, indeed successions of development often isolate core historic areas from the surrounding countryside; it is often a visual connection. This visual connection can be defined through movement through the area, or views into or out of the settlement. It should also be noted that the connection is not always visual, for example where the wider open countryside surrounding a historic town contributes to its setting and special character collectively as a whole.
- 2.60 Key questions include:
- What is the relationship of the land with the historic town?
 - Does the land form part of the setting and/or special character of an historic town?

¹⁰ Planning Advisory Service, 2015, Planning on the Doorstep: The Big Issues – Green Belt. Available online at: <https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>

- What elements/areas important to the setting and special character of a historic town would be affected by loss of openness?
- 2.61 Consideration of the setting of individual heritage assets extends only to their contribution to the character and legibility of the historic settlements.
- 2.62 To ensure that Rochford and Southend-on-Sea take full account of this purpose, it is necessary to establish which settlements in the Study area are historic towns, and whether they have a physical or visual relationship with the Green Belt land. A review of the Council's latest evidence bases related to the historic environment has been undertaken, including historic landscape character assessments and conservation area appraisals.
- 2.63 The Essex Landscape Character Assessment¹¹ states that one of the principal functions of the Green Belt in Essex is to '*preserve the setting and special character of historic towns located within the Belt*'. However, the assessment does not specify which towns.
- 2.64 The Rochford District Historic Characterisation Project published in 2006¹² represents the most recent assessment of the historic character of the study area. The assessment report references several historic settlements, including the acknowledged towns of Rayleigh and Rochford merged with Ashingdon (see purpose 2 above). The town of Hockley merged with Hawkwell is acknowledged as being formed of largely dense post-World War II housing. No significant historic features are identified, therefore the settlement is not defined as a historic town. The medieval village of Great Wakering is described as one of the small historic settlements in Rochford but is not defined as a historic town.
- 2.65 The built up area of **Rochford** and Ashingdon is largely made-up of pre- and post-World War II housing interspersed with more recent suburbs, with the historic cores of the now merged settlements being located to the south and north, respectively. The historic medieval town of Rochford built up around the intersection of North, West, East and South Street at the southern end of the settlement, adjacent to the historic market square. To the west of Rochford's historic core lies Rochford Hall comprised of the remains on an early Tudor brick built mansion and its associated farming and landscape features. It is possible that this church/hall complex was a focal point for an earlier dispersed settlement pattern prior to the foundation of the town. The church and hall and its immediate surroundings sit within the Rochford Conservation Area and the Green Belt¹³. However the railway line, which cuts through the town's Conservation Area, separates the historic core of the town from the wider Green Belt. Furthermore, the church/hall complex in the Green Belt now operates as a golf club. Therefore the Green Belt is not considered to make a notable contribution to the setting and special character to historic Rochford.
- 2.66 The historic core of old **Ashingdon** village is small, comprising a church and manor house on Ashingdon hill. Both assets have a limited relationship with the modern town which sprawls southwards merging with Rochford. Although the Ashingdon hill has extensive views over the Crouch estuary and the Canewdon area to the north and east, these views of the wider Green Belt contribute to the setting and special character of the church and manor house, not the setting and special character of town.¹⁴
- 2.67 **Rayleigh** is a historic town with a medieval historic core, including the motte and bailey castle Rayleigh Mount, the Holy Trinity Church, Rayleigh Windmill, the Dutch Cottage and the High Street bordering the original market place, located on a distinctive raised ridge / plateau roughly 60-70m above the surrounding countryside¹⁵. The assets and their immediate setting are designated as a Conservation Area. Despite the prominent location of the town's historic core, the Rayleigh Conservation Area Appraisal only notes one distant view of the countryside to the north-west. However, as the historic core is largely screened from the open countryside by trees and buildings and the historic core is surrounded by modern industrial estates and areas of housing that were developed in the

11 https://www.rochford.gov.uk/sites/default/files/planning_landscapecharacter.pdf

12 https://www.rochford.gov.uk/sites/default/files/planning_historic_environment_characterisation_project.pdf

13 https://www.rochford.gov.uk/sites/default/files/planning_historic_environment_conservation_areas_rochford_final.pdf

14 https://www.rochford.gov.uk/sites/default/files/planning_historic_environment_characterisation_project.pdf

15 https://www.rochford.gov.uk/sites/default/files/planning_historic_environment_characterisation_project.pdf

late 19th / early 20th centuries, the Green Belt is not considered to contribute to the setting and special character of the town.

- 2.68 The Study area's largest town **Southend-on-Sea** has its origins in the Regency period of the late 18th century and expanded rapidly in the second half of the 19th century, after the arrival of the railways.¹⁶¹⁷ Its central historic core is located on the cliffs above the esplanade and is characterised by a block of Regency terraced houses named the 'Royal Terrace'. This central core is now designated under several Conservation Areas organised around blocks of growth and distinct topographical and architectural features such as Clifftown and Warrior Square. Orientated to overlook the estuary and the sea beyond, and surrounded by more modern development, these central Conservation Areas have no physical or visual relationship with the Green Belt land surrounding Southend-on-Sea. Other notable historic cores, which were originally separate villages but now merged with Southend-on-Sea include Leigh to the west, Shoeburyness to the east and Prittlewell to the north.
- 2.69 Much like the central core of Southend-on-Sea, the historic cores of Leigh and Shoeburyness are both located on and orientated towards the coast and surrounded by modern development which has little relationship with the Green Belt land surrounding Southend-on-Sea. The one notable exception is the open land of the Belton Hills to the west and Leigh Marsh to the south west, although, in isolation, this suburb is not considered to be a historic town in Green Belt terms.¹⁸
- 2.70 The historic core of Prittlewell retains some of the character of its village origins owing to the topography of the area which slopes to the north down to the Prittle Brook, maintaining open views of Priory Park to the north. However the layers of more modern development further north prevent views of the wider open countryside designated as Green Belt.¹⁹
- 2.71 Largely owing to the orientation and origins of the town and its suburbs towards the sea, the Green Belt land surrounding Southend-on-Sea, although important in defining the character of the modern town, does not have a strong physical or visual relationship with the historic core of the historic town and their notable historic characteristics. Therefore the Green Belt around Southend-on-Sea is considered to make a limited contribution to Green Belt purpose 4.
- 2.72 **Table 2.5** summarises the criteria that were used for the assessment of Purpose 4 in the study.

Table 2.5: Purpose 4 assessment criteria

Purpose 4: Preserve the setting and special character of historic towns	
<p>Development/land-use: less developed land makes a stronger contribution.</p> <p>Location: an area that contains key characteristics, or important in views to or from them, makes a stronger contribution.</p> <p>Separating features: land that lacks physical features to create separation from a historic town – i.e. land where the Green Belt provides a visual setting for the historic town – makes a stronger contribution.</p> <p>Connecting features: where there is stronger relationship between historic town and countryside the contribution to this purpose is stronger.</p>	
Strong Contribution	The land and its openness makes a key contribution to the characteristics identified as contributing to a historic town's special character or setting.

16 https://www.rochford.gov.uk/sites/default/files/planning_historic_environment_characterisation_project.pdf

17 http://www.southend.gov.uk/downloads/download/302/southend_character_study

18 https://www.southend.gov.uk/info/200422/conservation_areas

19 https://www.southend.gov.uk/info/200422/conservation_areas

Moderate Contribution	The land and its openness makes a contribution to the characteristics identified as contributing to a historic town's special character or setting.
Weak/No Contribution	Land forms little or no part of the setting of an historic town and does not contribute to its special character.

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

- 2.73 Historically, most Green Belt studies have not assessed in detail individual Green Belt land parcels against Purpose 5, either opting not to rate them or rating them all equally, on the grounds that it is difficult to support arguments that one parcel of land makes a higher contribution to encouraging re-use of urban land than another. The PAS guidance states:
- "...it must be the case that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. If Green Belt achieves this purpose, all Green Belt does to the same extent and hence the value of various land parcels is unlikely to be distinguished by the application of this purpose."*
- 2.74 In other words, it is debatable whether development pressures operate at a sufficiently localised level to draw out meaningful judgements on the relative contribution of discrete parcels of Green Belt land to Purpose 5.
- 2.75 However, the examination reports of some planning inspectors, e.g. Cheshire East Council's Local Plan (2014), have highlighted the importance of assessing all five Green Belt purposes, giving each purpose equal weighting.
- 2.76 Since the publication of the PAS Guidance and Cheshire East Local Plan Examination Report, the Housing and Planning Act (May 2016) received Royal Assent and the Town and Country Planning Regulations were subsequently updated. Regulation 3 (2017) requires local planning authorities in England to prepare, maintain and publish a 'Brownfield Land Register' of previously developed (brownfield) land appropriate for residential development. In addition, the National Planning Policy Framework requires that local planning authorities prepare an assessment of land which is suitable, available and achievable for housing and economic development – a Housing and Economic Land Availability Assessment (HELAA). Together, these evidence bases provide an accurate and up-to-date area of available brownfield land within individual settlements, which can be used to calculate the proportion of available brownfield land relative to the size of each settlement. Rochford and Southend-on-Sea's Brownfield Land Registers have been used to calculate the area of brownfield land within the urbanised²⁰ area of the respective authorities.
- 2.77 Using these evidence bases to inform meaningful judgements on the relative contribution of discrete parcels of land to Purpose 5 is dependent on the scale and form of the settlements within and around which Green Belt is defined. For example, it is harder to draw out differences in contribution between parcels around large conurbations containing merged settlements than it is land around different isolated settlements each with their own brownfield land areas.
- 2.78 Given the fact that the vast majority of the urban area within the Study area is comprised of Southend-on-Sea and the close proximity of the Rochford's distinct settlements – Rayleigh, Hockley merged with Hawkwell and Rochford merged with Ashingdon, it is not possible to draw a meaningful distinction between the availability of brownfield land within individual settlements. In order that the Study appropriately assesses Purpose 5 and affords it equal weighting with Purposes 1-4, an even level of contribution to Purpose 5 has been determined for all areas of Green Belt based on the average availability of brownfield land across Rochford and Southend-on-Sea.

²⁰ The urbanised area constitutes land within the Borough which does not fall within the Green Belt.

- 2.79 Without a clear range of brownfield land proportions for each settlement across the Study area, it is not possible to calculate a tailored set of percentage ranges from which to judge contribution to Purpose 5. There is also no guidance on what percentage of brownfield land enables the Green Belt to play a stronger, or weaker, role in encouraging urban regeneration.
- 2.80 Southend-on-Sea Borough Council's Brownfield Register²¹ contains a record of roughly 50ha of suitable and available brownfield land within the Borough none of which sits within the Green Belt. This represents 1.44% of the total urbanised area of the Borough, which is roughly 3,480ha.
- 2.81 Rochford District Council's Brownfield Register²² contains a record of roughly 31.5ha of suitable and available brownfield land within the District, although 7.5ha of the registered brownfield land falls within the Green Belt, leaving roughly 24ha within the urbanised area of the District. This represents 0.84% of the total urbanised area of the District, which is roughly 2,855ha.
- 2.82 Overall the amount of suitable and available brownfield land identified in the Councils' brownfield land registers represents a relatively small proportion of the total area of urbanised land in the Study area. Therefore, all Green Belt land within the Study area is considered to make a **Strong contribution** to Green Belt Purpose 5. This recognises the historic role that the Green Belt has had in redirecting growth to within the urban area, as evidenced by the relatively low area of suitable and available brownfield land within the urbanised area, but also acknowledges the limited opportunity to recycle derelict and other urban land over the next plan period.

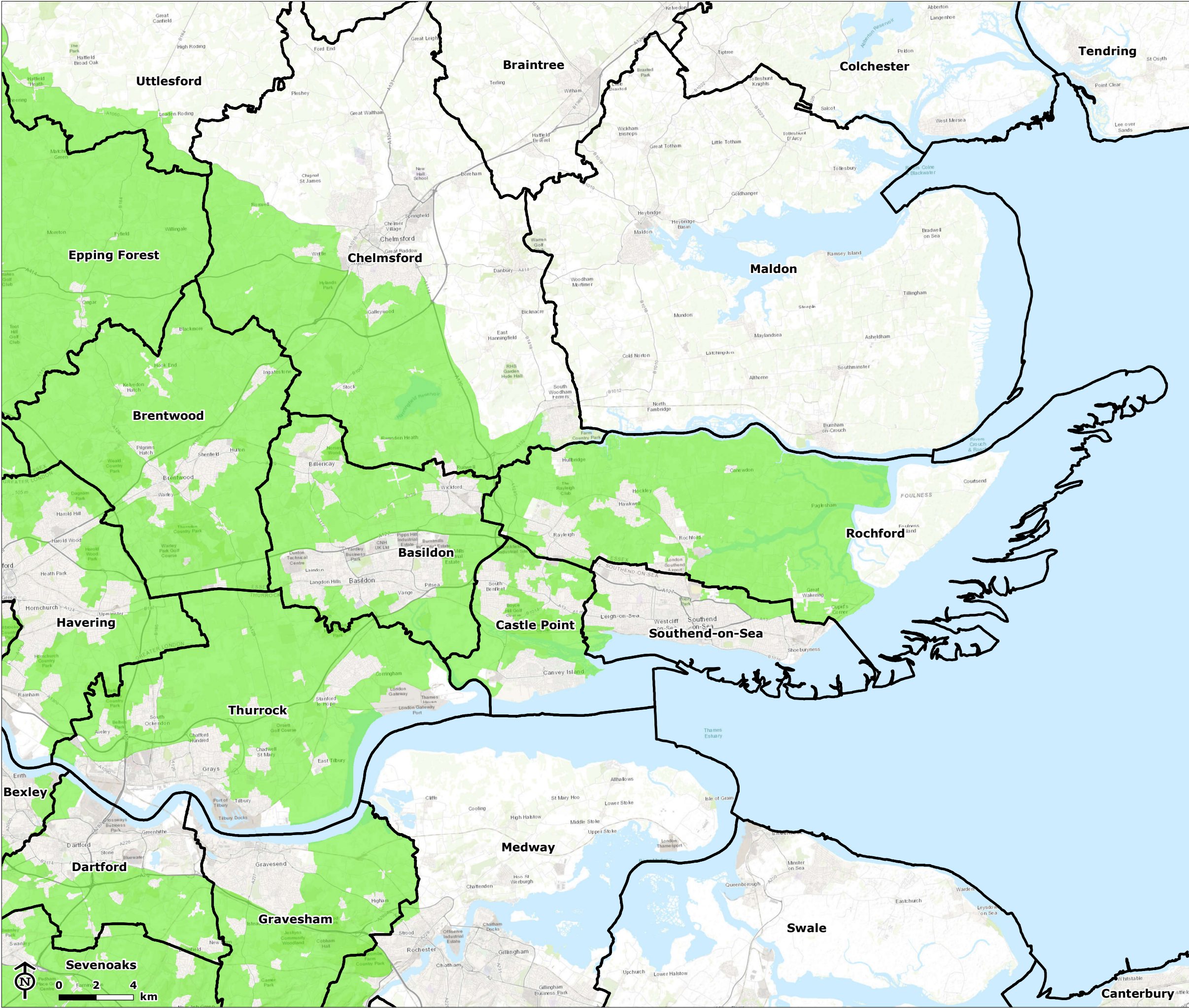
Stage 1 Assessment Process

- 2.83 The first step of the Stage 1 assessment involved identifying any Green Belt locations where sufficient urbanising development has occurred which has had a significant impact on Green Belt openness (as defined above). Distinctions were made between development which is rural enough in character, or small enough in size, or low enough in density, to justify its designation as Green Belt, and development that calls into question its Green Belt status.
- 2.84 The second step assesses the fragility of gaps between the settlements identified as 'towns' under Green Belt Purpose 2.
- 2.85 The assessment then proceeded on a settlement by settlement basis, starting with the largest areas of inset development through to the smaller inset villages. If any significant areas of washed-over urbanising development were identified in the initial stage, these too formed a focus for analysis. Recognising the common factors that influence the role of Green Belt land in the relationship between urban settlement and countryside, the analysis:
- Assessed the strength of the relationship between the Green Belt and the urban area, considering the extent and form of development, land use characteristics and separating and connecting features.
 - Identified changes in the strength of the relationship between settlement and countryside, again considering the extent and form of development, land use characteristics and separating and connecting features.
 - Considered how these spatial relationships affect contribution to each of the Green Belt purposes, and map lines to mark these changes.

²¹ Southend-on-Sea Borough Council's Brownfield Register, 2017. Available at: https://www.southend.gov.uk/downloads/file/5346/southend_brownfield_register_2017-03-31_rev1



²² Rochford District Council Brownfield Register, 2018. Available at: <https://www.rochford.gov.uk/planning-and-building/planning-policy/brownfield-register>

- 2.86 The analysis progressed outwards from each settlement until it was determined that land:
- Ceased to play a significant role in preventing sprawl of a large built-up area.
 - Made a consistent contribution to settlement separation or no contribution to this purpose.
 - Had a strong distinction from urban settlement and a strong relationship with the wider countryside.
 - Made no contribution to the setting or special character of a historic town.
- 2.87 The overall findings of the Stage 1 assessment are set out in **Chapter 3**.



Rochford and Southend Green Belt Study

Figure 2.1: Green Belt context of Rochford District and Southend Borough

-  Local Authority Boundary
-  Green Belt

Map Scale @A3: 1:200,000



3 Stage 1 Assessment Findings

- 3.1 The primary aim of the Stage 1 assessment is to establish the variation in the contribution of designated land to achieving Green Belt purposes. Based on the assessment criteria outlined in **Chapter 2**, a review of the contribution of Green Belt land to each of the five Green Belt purposes was undertaken, drawing out spatial variations in the contribution of Green Belt land to each Green Belt purpose.
- 3.2 Each Stage 1 purpose assessment was undertaken for the area within Rochford District and Southend-on-Sea as a whole. The purpose behind this initial Borough and District-wide assessment was to draw out variations in contribution before the detailed assessments were undertaken at Stage 2, avoiding broad variations in contribution within prematurely and more arbitrarily defined parcels. Significant variations in contribution within a parcel can be an additional source of complication when providing assessment ratings – e.g. should a rating reflect the strongest level of contribution, or should it represent an average within the parcel?
- 3.3 A map is included for each Green Belt purpose illustrating the assessed variations in contribution across Rochford District and Southend-on-Sea (**Figure 3.1**: Purpose 1 assessment to **Figure 3.5**: Purpose 5 assessment). Each map is accompanied by supporting text (see the below sections) describing the pattern of variation for each purpose and the reasoning behind its definition.
- 3.4 Following the Borough and District-wide assessment of Green Belt against each purpose, the areas of the Green Belt which make the strongest and weakest contribution to the Green Belt purposes are identified, this is illustrated on **Figure 3.6**.
- 3.5 By combining the lines marking variations in contribution to each purpose, a list of land parcels have been generated, each of which has a reference number and rating for their contribution to each NPPF purpose. The parcels are illustrated in **Figure 3.7** and their contribution to each purpose is shown in **Table 3.1**.
- 3.6 The detailed Stage 1 parcel assessments are set out in **Appendix 3**, on a parcel by parcel basis. This Appendix includes an assessment of the contribution of the parcel against each of the purposes of the Green Belt, a map of the parcel and text justifying the scores.
- 3.7 The assessment findings represent a point in time based on the land uses, separating and connecting features at the time of assessment. Changes in land use, the creation of new or the loss of existing features have the potential to significantly affect the contribution of Green Belt land to the Green Belt purposes. For example, to loss of woodland block has the potential increase the relationship of Green Belt land sandwiched between the woodland and settlements with the wider countryside.

Assessment of Contribution to the Green Belt purposes

- 3.8 The following section summarises the findings of the assessment of contribution for each Purpose as shown on **Figures 3.1-3.5**. **Appendix 3** sets out the detailed assessments for each land parcel.
- 3.9 Two pockets of Green Belt in the Study area are inset with urban areas and therefore are not contiguous with the wider Green Belt:
- Land south and west of Fossetts Way containing parts of Sutton Road Cemetery and the Jones Memorial Recreation Ground in Southend-on-Sea.
 - Land next to Clements Hall Leisure Centre, in Hawkwell, Rochford.

- 3.10 In both cases, these pockets of Green Belt are considered to make a low contribution to all Green Belt purposes (excluding purpose 5 for which all Green Belt is considered to make a strong contribution).

Contribution to Green Belt purpose 1 – to check the unrestricted sprawl of large built-up areas

- 3.11 The contribution to Purpose 1 was assessed by determining the role Green Belt land plays in preventing the sprawl of the large built up area of Southend-on-Sea (See **Figure 3.1**). While there are smaller areas of variation, three broad areas of contribution have been identified based on their proximity to Southend-on-Sea:
- The land which sits immediately to the north and west of Southend-on-Sea up to the first significant readily recognisable and permanent boundary is considered to contribute strongly to Purpose 1 due to the close proximity of this Green Belt to the urban edge of Southend-on-Sea. Notable boundary features marking the edge of the general area of strong contribution include the settlements of Great Wakering, Rayleigh and Rochford, Sutton Road / Barrow Hall Road / Shopland Road / Bridge Road and the River Roach.
 - Beyond the boundaries listed above, up to the next consistent line of readily recognisable and permanent boundary features, the Green Belt is considered to make a moderate contribution to Purpose 1. This is due the relative close proximity of this Green Belt land to Southend-on-Sea, but also in acknowledgement of the fact that this Green Belt land does not represent the first line of defence inhibiting the sprawl of Southend-on-Sea. Notable boundary features marking the edge of the general area of moderate contribution include the urban edge of Hawkwell and the road (High Road to the west) and railway line (to the east) that cut through the centre of the settlement, the River Roach and the Middleway waterway which marks the eastern edge of the metropolitan Green Belt and Foulness Island beyond.
 - The majority of the Green Belt land within the Study area which lies beyond these notable boundary features is considered to be far enough away from the large built-up area of Southend-on-Sea to make a weak or no contribution to Purpose 1.
 - However, it is considered that the area of Green Belt which is to a large extent contained between Southend-on-Sea, Rochford, Hockley and Rayleigh contributes strongly to Purpose 1. This is because these settlements are too close to Southend-on-Sea for future development within this area not to have a significant association with the large built up area. The Green Belt land which adjoins the 'outer' edges of Rochford, Hockley and Rayleigh – i.e. not lying between them and Southend – makes a moderate contribution to Purpose 1: expansion would be associated principally with those smaller settlements but would also, because of their limited separation from Southend, be associated with the large built up area.
- 3.12 The Green Belt land south and east of Leigh-on-Sea in Southend-on-Sea is considered to contribute to preventing the southwards sprawl of Southend-on-Sea. The Green Belt in between the large built up area and the waterway that separates the mainland from Two Tree Island and Leigh Marsh is considered to make a strong contribution to Purpose 1; Two Tree Island and Lee Marsh, by virtue of their close proximity to the large built-up area are considered to make a moderate contribution to Purpose 1.
- 3.13 In addition to proximity to the large built up area, the presence, or absence of urbanising development can also impact the contribution of Green Belt land to Purpose 1. Variations in the contribution to Purpose 1 over the broader areas have therefore been drawn out based on variation in the presence, scale and density of built development and its influence in urbanising, compromising openness and / or separating pockets of land from the wider open countryside. Green Belt land that lies in close proximity to Southend-on-Sea, contains no or very limited urbanising development, has a strong sense of openness and relates more to the countryside than the large built up urban area, makes either a strong or moderate contribution to Purpose 1. Conversely, land in close proximity to Southend-on-Sea that is urbanised by buildings and structures generally makes a weaker contribution

relative to the Green Belt that surrounds it. With the exception of the land uses listed as not inappropriate in the Green Belt in paragraphs 145 and 146 in the NPPF, buildings and structures within and directly adjacent to the Green Belt weaken the relationship between the Green Belt and the countryside and strengthen the relationship with the urban area.

3.14 The level of contribution is dependent on the scale and density of the development.

Notable variations include:

- Relatively dense residential development, sub-stations, commercial garden centres and static caravan sites generally reduce the contribution of Green Belt land to Purpose 1 due to their urbanising influence on the countryside. The extent to which contribution is lessened is dependent on the scale, density and location of the development. The greater the scale and density the lower the contribution; when such land uses are located in close proximity to the edge of an inset settlement they often blur the lines between the countryside and the urban edge, lowering contribution further. Sewage treatment works, too, can have an urbanising influence of the countryside; however the substations located within Rochford and Southend were all considered to be sufficiently isolated and low density to not have a significant urbanising influence on the countryside.
- The types of development considered to be not inappropriate in the Green Belt as set out in paragraphs 145 to 146 of the NPPF were not considered to have an urbanising influence or affect openness. For example, isolated glasshouses²³, much like farm buildings, which do not form part of a commercial garden centre, are appropriate in the Green Belt.
- Some areas of Green Belt are considered to make a moderate or low contribution to Purpose 1 in areas of generally strong or moderate contribution due to the presence of strong boundary features which enclose Green Belt, reducing the relationship of the Green Belt with the wider countryside and strengthening the relationship of the Green Belt with urban areas. Notable examples include:
 - The open Green Belt land south of Rochford town centre is bordered on four sides by inset urbanising development – Purdey's industrial estate to the east, residential development along Southend Road and south of Sutton road and Riverside industrial estate to the north. Despite having almost no relationship with the wider Green Belt, the large size and open nature of the land maintains a moderate contribution to Purpose 2. However, the top western corner which is occupied by a garden centre directly adjacent to the urban area of Rochford is considered to make a low contribution to Purpose 1.
 - The playing field of Grove Wood Primary School, to the east of Rayleigh is considered to make a moderate contribution as it is enclosed on three sides by inset development which contains the area and the relationship with the wider Green Belt to the east is limited by screening woodland.
 - The field east of Shoebury Road, retained by the development set back from Great Wakering to the north is enclosed on three sides by residential development.
 - The Green Belt land immediately to the west of Friars Park north of Shoeburyness (east Southend-on-Sea) enclosed on two sides by dense residential development is considered to have more of a relationship with the large built-up area of Southend-on-Sea than the wider countryside.

²³ This is based on the decision of Lee Valley Regional Park Authority v Epping Forest DC and Valley Grown Nurseries Ltd (2016) which found that glasshouse development in the Green Belt is appropriate since it is a 'building for agriculture' under the first bullet of paragraph 145 of the NPPF and therefore not capable of generating harm to the Green Belt designation.

Contribution to Green Belt Purpose 2 – to prevent neighbouring towns from merging into one another

- 3.15 The contribution to Purpose 2 was assessed by determining the role Green Belt land plays in preventing the merging of neighbouring towns. Land that is juxtaposed between towns and plays a highly significant role in inhibiting physical and visual coalescence due to the narrowness and / or visual openness of a gap is considered to make a strong contribution to Purpose 2. Conversely, land which is not located within a gap between towns or sits in gaps with significant separating features and / or significant distances between towns is considered to make a weak or no contribution to Purpose 2 (See **Figure 3.2**).
- 3.16 Green Belt land which is generally considered to make a strong contribution to Purpose 2 due to its location between neighbouring towns that are relatively close together includes:
- Land between Southend-on-Sea and Rochford.
 - Land between Rochford and Hockley.
 - Land between Southend-on-Sea and Hockley.
 - Land between Hockley and Rayleigh.
 - Land between Southend-on-Sea and Rayleigh.
- 3.17 The Green Belt land in between Rayleigh and Hockley and South Woodham Ferrers and the Green Belt land immediately to the east of what remains of the gap between Southend-on-Sea and Rochford is considered to make a moderate contribution to Purpose 2 by virtue of the fact that the gap between these towns is larger and therefore less fragile than the gaps to the south.
- 3.18 The Green Belt land in between Rayleigh and Wickford to the west is considered to make a strong/moderate contribution to Purpose 2. The Green Belt land in between the towns' urban edges and the strong boundaries of the A1245 and the A130 is considered to make a moderate contribution to Purpose 2 due to the fact that the roads contribute to maintaining a sense of separation between the towns. The open countryside which sits in between the two roads is considered to make a strong contribution to Purpose 2 because its loss would undermine the value of the Green Belt land in the gap to the west and east.
- 3.19 There are more detailed variations in contribution to Purpose 2 within these larger areas of strong and moderate contribution:
- Green Belt land that is retained by or sits behind urban areas that sit in closer proximity to neighbouring Green Belt towns are considered to make a lower contribution to Purpose 2 due to the fact that such Green Belt land does not lie directly juxtaposed between the narrowest portions of the gaps between neighbouring towns.
 - Inappropriate development within gaps which make a contribution to Purpose 2 often reduce the contribution of the developed land, as well as land in the immediate vicinity. The significance of this reduction is linked to the contribution of the wider Green Belt land to Purpose 2 and the scale and density of built development.
 - Green Belt that is enclosed by an urban area and / or other strong separating features such as rivers or railways are considered to make a lower contribution as the separating features act as barriers to the merging of settlements, reducing the contribution of the Green Belt land to Purpose 2.
- 3.20 All remaining Green Belt land within the Study area, notably the Green Belt land to the west of Rochford, is considered to make a weak or no contribution to Purpose 2 due to the fact that the land does not sit between two neighbouring Green Belt towns.

Contribution to Green Belt Purpose 3 – to assist in safeguarding the countryside from encroachment

- 3.21 Contribution to Purpose 3 has been assessed in the same way as Purpose 1, with the exception being that contribution to Purpose 3 is not influenced by proximity to a large built-up area. Variations in contribution to Purpose 3 have been drawn out based on variations in the presence, scale and density of built development and its urbanising influence, and whether this compromises openness.
- 3.22 Green Belt land that contains no, or very limited, urban development and has a strong sense of openness, and relates strongly to the wider countryside as opposed to the urban area makes a strong contribution to Purpose 3. On the other hand, Green Belt land that is urbanised by buildings or structures makes a weaker contribution to Purpose 3 (See **Figure 3.3**).
- 3.23 The vast majority of Green Belt land in the Borough and District makes a strong contribution to Purpose 3. However, a number of smaller areas, mostly in the western part of Rochford District, make a moderate or weak contribution to this purpose because they contain some form of urbanising development and / or have sufficient containment by the urban edge to give them a stronger relationship with the built up area than with the wider countryside. Whilst many of these areas lie adjacent to the urban edge a number are small, isolated pockets of development, for example small areas of housing, garden centres or sub stations.
- 3.24 Differences in the contribution of Green Belt land between Purpose 1 and Purpose 3 largely exist in areas that are not close to the large built up area of Southend-on-Sea and therefore have a low contribution to Purpose 1, but are absent of any urbanising development and so contribute strongly to Purpose 3.

Contribution to Green Belt Purpose 4 – to preserve the setting and special character of historic towns

- 3.25 For the reasons set out in **Chapter 2**, all Green Belt land is considered to make a low contribution to Purpose 4 (See **Figure 3.4**).

Contribution to Green Belt Purpose 5 – to assist in urban regeneration by encouraging the recycling of derelict and other urban land

- 3.26 For the reasons set out in **Chapter 2**, all Green Belt land is considered to make a strong contribution to Purpose 5 (See **Figure 3.5**).
- 3.27 Site visits were undertaken to verify the Stage 1 desk-based judgements during the site visits for the Stage 2 Green Belt assessment.

Summary of Findings

- 3.28 As outlined above, by combining the lines marking variations in contribution to each purpose, a list of land parcels were generated, each of which has a reference number and rating for their contribution to each NPPF purpose. The parcels are shown in **Figure 3.7** and their contribution to each purpose is set out in **Table 3.1** below. The detailed Stage 1 assessment of each parcel is included in **Appendix 3**, and this sets out why each parcel achieved the ratings that it did. The table below also sets out which potential development sites from the Councils' 'Call for Sites' processes fall within each Stage 1 parcel. These sites have been considered further in the Stage 2 assessment.
- 3.29 As can be seen from **Table 3.1** there are significant variations in both the size of the parcels and contribution ratings to the Green Belt purposes.

- 3.30 Table 3.2 below provides a summary of the parcels which make a weaker contribution to the Green Belt purpose 1-4 (i.e. they do not include a 'strong' rating). These weaker performing parcels have been considered further in the Stage 2 assessment.
- 3.31 Although a parcel may not make a strong contribution (as assessed in the Stage 1 Study) to any one Green Belt purpose, the release of the parcel of land may still have the potential to have a significant effect on the surrounding Green Belt and/or on the residual Green Belt boundary which could lead to high overall harm. This has been assessed in the Stage 2 assessment. Likewise, there are some parcels and sites which make a strong contribution to the Green Belt purposes and their release would result in a high degree of harm. However, there may be overriding sustainability or viability considerations which mean that the land is the most appropriate location for development.

Table 3.1: Contribution of Green Belt parcels to the Green Belt purposes

Parcel no.	Parcel size (ha)	P1	P2	P3	P4	P5	Sites which fall within parcel
		Contribution to Green Belt purposes					
1	133.2	Weak	Moderate	Strong	Weak	Strong	222, 223, 224, 238, 239, 264
2	11.5	Weak	Moderate	Moderate	Weak	Strong	
3	212.7	Weak	Strong	Strong	Weak	Strong	144, 145, 168, 225, 226, 227, 228, 229, 230, 231, 232, 264, 92
4	1.1	Weak	Moderate	Moderate	Weak	Strong	16
5	1.9	Weak	Moderate	Moderate	Weak	Strong	
6	2.4	Weak	Moderate	Moderate	Weak	Strong	
7	4.8	Weak	Moderate	Moderate	Weak	Strong	137
8	1.0	Moderate	Moderate	Moderate	Weak	Strong	152
9	2.5	Moderate	Moderate	Moderate	Weak	Strong	
10	11.0	Moderate	Moderate	Moderate	Weak	Strong	05
11	399.7	Weak	Moderate	Strong	Weak	Strong	06, 137, 148, 149, 171, 177, 233, 245, 246, 99
12	10.4	Moderate	Weak	Moderate	Weak	Strong	
13	2.5	Moderate	Weak	Weak	Weak	Strong	
14	8.4	Moderate	Weak	Moderate	Weak	Strong	87
15	1.7	Moderate	Moderate	Moderate	Weak	Strong	
16	4.7	Moderate	Moderate	Moderate	Weak	Strong	108, 109, 110, 15

Parcel no.	Parcel size (ha)	P1	P2	P3	P4	P5	Sites which fall within parcel
		Contribution to Green Belt purposes					
17	0.02	Weak	Weak	Moderate	Weak	Strong	
18	7.1	Weak	Weak	Weak	Weak	Strong	
19	1023.7	Moderate	Moderate	Strong	Weak	Strong	100, 106, 107, 120, 121, 136, 139, 143, 146, 147, 148, 15, 154, 162, 163, 164, 167, 170, 171, 197, 198, 199, 200, 201, 202, 203, 204, 206, 220, 221, 23, 234, 235, 236, 237, 24, 241, 243, 244, 247, 248, 249, 25, 252, 26, 30, 31, 41, 42, 55, 64, 77
20	11.8	Strong	Moderate	Strong	Weak	Strong	53, 86, 98
21	41.2	Strong	Moderate	Strong	Weak	Strong	127, 256, 44, 48, 54, 68, 69
22	4.1	Moderate	Moderate	Moderate	Weak	Strong	
23	92.8	Moderate	Strong	Strong	Weak	Strong	105, 40
24	11.1	Weak	Moderate	Moderate	Weak	Strong	
25	1.2	Strong	Weak	Strong	Weak	Strong	
26	5.9	Moderate	Moderate	Moderate	Weak	Strong	160
27	1.6	Moderate	Weak	Moderate	Weak	Strong	
28	2.2	Strong	Moderate	Moderate	Weak	Strong	
29	11.3	Strong	Strong	Strong	Weak	Strong	127, 182, 250, 254
30	4.4	Weak	Moderate	Moderate	Weak	Strong	
31	17.8	Strong	Moderate	Strong	Weak	Strong	
32	1.0	Moderate	Moderate	Moderate	Weak	Strong	01, 102
33	80.2	Strong	Weak	Strong	Weak	Strong	

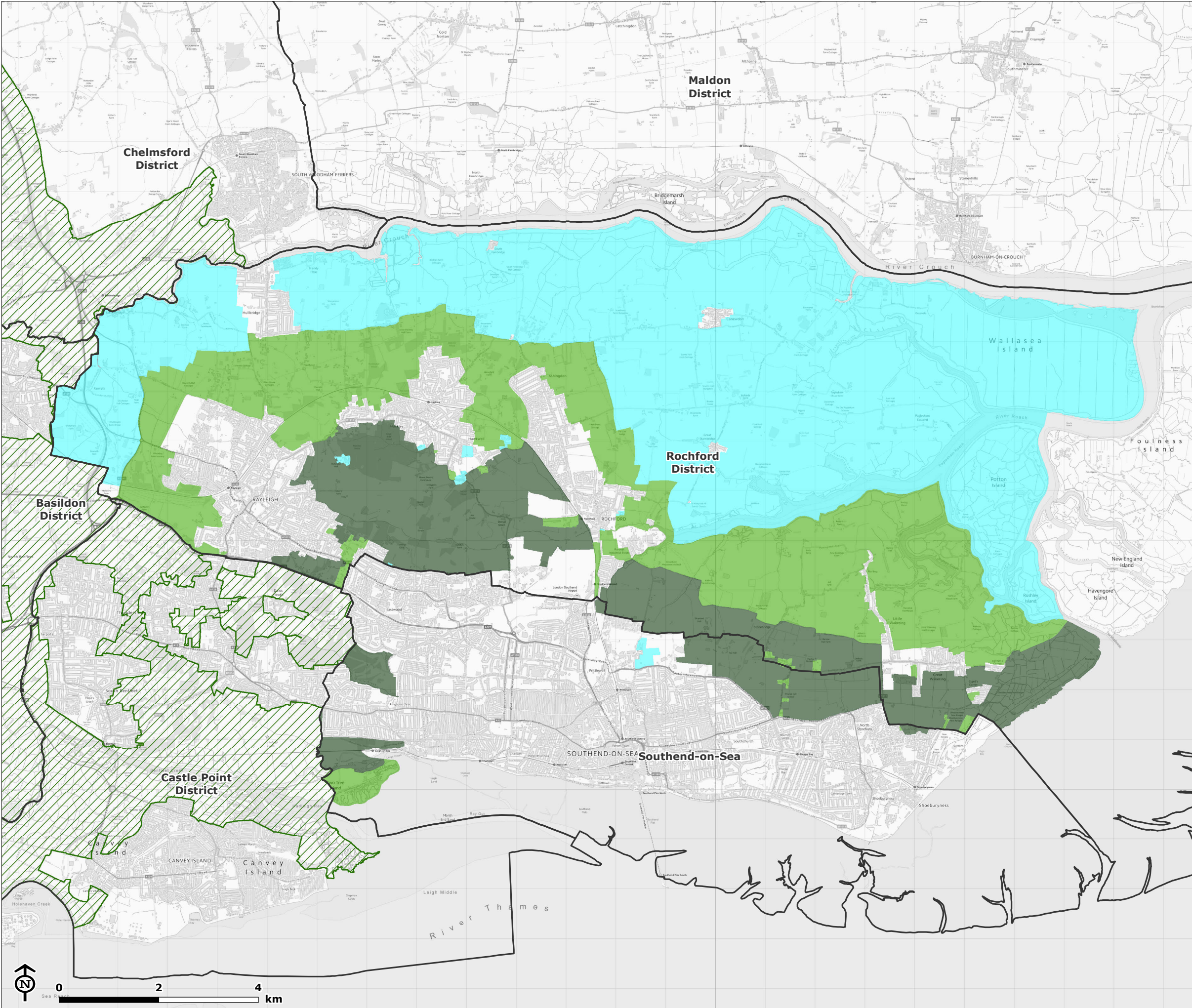
Parcel no.	Parcel size (ha)	P1	P2	P3	P4	P5	Sites which fall within parcel
		Contribution to Green Belt purposes					
34	23.7	Moderate	Strong	Moderate	Weak	Strong	01, 03, 102, 127, 14, 178, 181, 207, 212, 250, 47, 89
35	77.3	Moderate	Weak	Strong	Weak	Strong	
36	8.8	Strong	Moderate	Strong	Weak	Strong	
37	67.5	Strong	Weak	Strong	Weak	Strong	
38	0.5	Weak	Weak	Weak	Weak	Strong	59
39	4.8	Weak	Moderate	Moderate	Weak	Strong	
40	718.8	Weak	Moderate	Strong	Weak	Strong	101, 128, 151, 172, 19, 190, 193, 216, 33
41	1.6	Weak	Weak	Weak	Weak	Strong	
42	9.8	Strong	Moderate	Strong	Weak	Strong	45a
43	0.4	Moderate	Weak	Moderate	Weak	Strong	45a
44	1018.9	Strong	Strong	Strong	Weak	Strong	02, 03, 132, 134, 135, 160, 161, 18, 183, 191, 219, 22a, 22b, 240, 251, 255, 27, 29, 36, 37, 45b, 59, 74, 78, 79, 80, 81, 82, 83, 84, 85, 98
45	2.5	Moderate	Moderate	Moderate	Weak	Strong	49
46	2.4	Moderate	Moderate	Moderate	Weak	Strong	23
47	4.8	Weak	Weak	Weak	Weak	Strong	02
48	1.7	Weak	Moderate	Moderate	Weak	Strong	
49	4.6	Moderate	Moderate	Strong	Weak	Strong	242, 88
50	4.9	Weak	Weak	Weak	Weak	Strong	
51	6.1	Moderate	Moderate	Moderate	Weak	Strong	
52	2.6	Moderate	Moderate	Moderate	Weak	Strong	140
53	1.9	Weak	Moderate	Moderate	Weak	Strong	

Parcel no.	Parcel size (ha)	P1	P2	P3	P4	P5	Sites which fall within parcel
		Contribution to Green Belt purposes					
54	203.5	Moderate	Strong	Strong	Weak	Strong	08a, 08b, 133, 150, 159, 169, 17, 194, 20, 259, 39, 93
55	4.6	Weak	Weak	Weak	Weak	Strong	194
56	1.6	Moderate	Moderate	Moderate	Weak	Strong	
57	1.0	Moderate	Weak	Moderate	Weak	Strong	
58	13.5	Moderate	Moderate	Moderate	Weak	Strong	35, 85
59	10.4	Moderate	Moderate	Moderate	Weak	Strong	66
60	0.3	Weak	Weak	Weak	Weak	Strong	
61	376.0	Moderate	Weak	Strong	Weak	Strong	07, 104, 111, 112, 113, 114, 116, 119, 124, 126, 129, 13, 130, 131, 180, 217, 218, 265, 266, 28, 50
62	0.8	Moderate	Moderate	Weak	Weak	Strong	63
63	20.4	Moderate	Moderate	Moderate	Weak	Strong	63, 67
64	1.4	Weak	Weak	Weak	Weak	Strong	50
65	97.2	Strong	Strong	Strong	Weak	Strong	266, 95, 165,
66	17.2	Weak	Weak	Weak	Weak	Strong	260
67	16.3	Moderate	Strong	Strong	Weak	Strong	76, 123, 266
68	388.0	Strong	Moderate	Strong	Weak	Strong	155, 165, 260, 262, 266, 267, 268, 269
69	390.8	Moderate	Moderate	Strong	Weak	Strong	266, 267, 268
70	1.4	Moderate	Moderate	Moderate	Weak	Strong	269
71	1.0	Moderate	Weak	Moderate	Weak	Strong	269
72	0.9	Moderate	Moderate	Moderate	Weak	Strong	269
73	1.0	Moderate	Weak	Moderate	Weak	Strong	
74	1.9	Moderate	Moderate	Moderate	Weak	Strong	263, 269

Parcel no.	Parcel size (ha)	P1	P2	P3	P4	P5	Sites which fall within parcel
		Contribution to Green Belt purposes					
75	1.0	Moderate	Weak	Moderate	Weak	Strong	
76	1.5	Moderate	Weak	Moderate	Weak	Strong	
77	3.1	Moderate	Weak	Moderate	Weak	Strong	269, 71
78	3.9	Moderate	Weak	Moderate	Weak	Strong	270
79	5496.7	Weak	Weak	Strong	Weak	Strong	10a, 10b, 12, 122, 141, 166a, 166b, 173, 184, 187, 188, 21, 213, 215, 265, 266, 32, 38, 43, 46, 51, 52, 58, 61, 62, 72, 73, 75, 90, 94
80	31.6	Weak	Weak	Moderate	Weak	Strong	
81	0.3	Moderate	Weak	Moderate	Weak	Strong	
82	1117.5	Moderate	Weak	Strong	Weak	Strong	04, 60, 103, 142, 153, 192, 258, 268, 270
83	2.8	Moderate	Weak	Moderate	Weak	Strong	
84	775.6	Strong	Weak	Strong	Weak	Strong	195, 257, 261, 263, 268, 269, 270, 271, 34, 56, 57, 65, 70, 71, 97
85	2.0	Moderate	Weak	Moderate	Weak	Strong	56
86	6.9	Moderate	Weak	Moderate	Weak	Strong	
87	2.7	Strong	Weak	Moderate	Weak	Strong	11
88	2.7	Moderate	Moderate	Moderate	Weak	Strong	163, 164

Table 3.2: Weaker contributing parcels

Number of weak ratings	Number of moderate ratings	Area (ha)	Parcels
4	0	42.3	P18, P38, P41 P47, P50, P55, P60, P64, P66
3	1	34.2	P13, P17, P80
2	2	94.4	P02, P04, P05, P06, P07, P12, P14, P24, P27, P30, P39, P43, P48, P53, P57, P62, P70, P71, P72, P73, P74, P75, P76, P77, P78, P81, P83, P85, P86, P87
1	3	98.3	P08, P09, P10, P15, P16, P22, P26, P32, P45, P46, P51, P52, P56, P58, P59, P63, P88
0	4	0	-



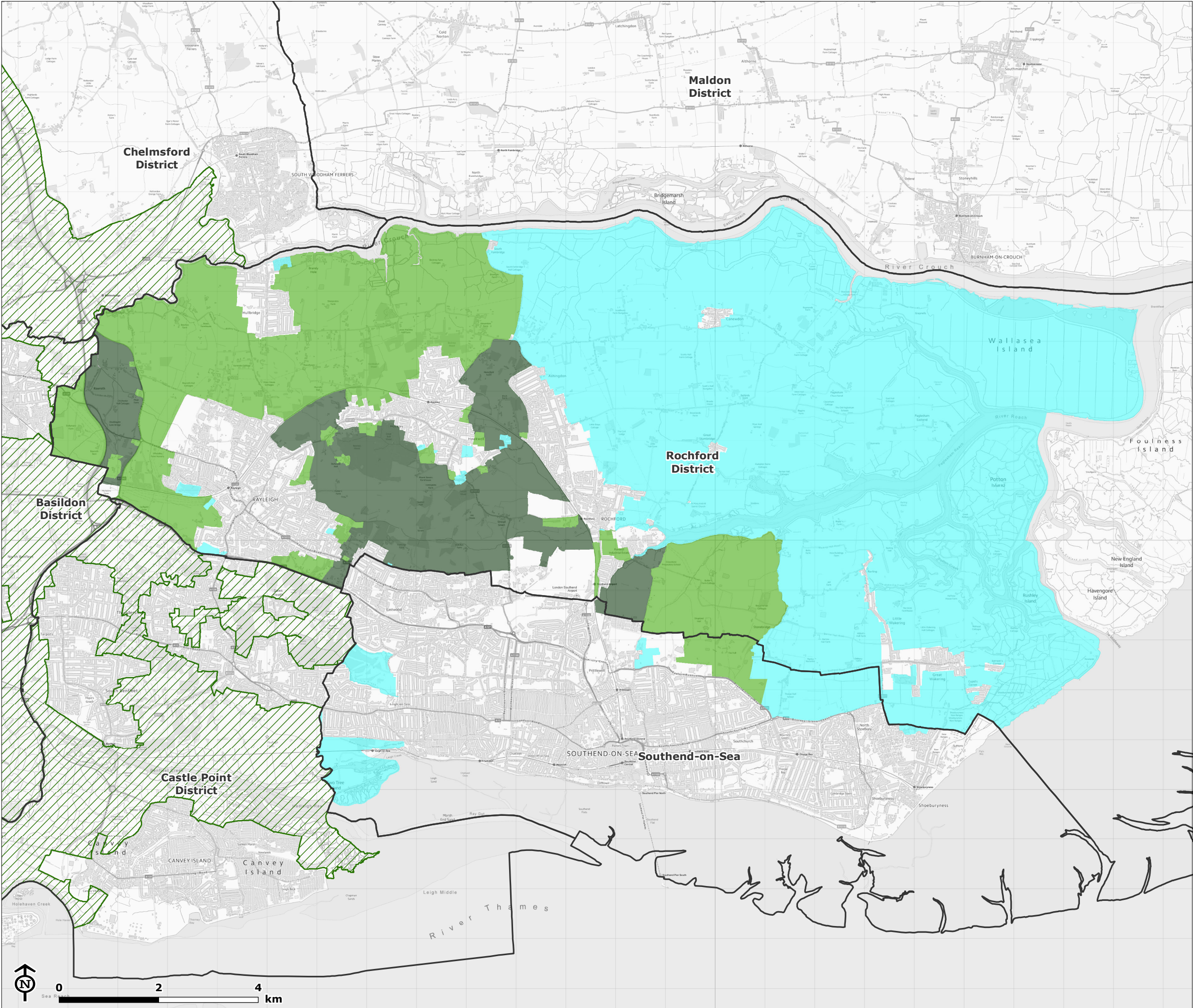
Rochford and Southend Green Belt Study

Figure 3.1: Purpose 1 Assessment - To Check the Unrestricted Sprawl of Large Built Up Areas

- District Boundaries
- Other Green Belt
- Purpose 1 Assessment**
 - Strong
 - Moderate
 - Low

Map Scale @A3: 1:75,000





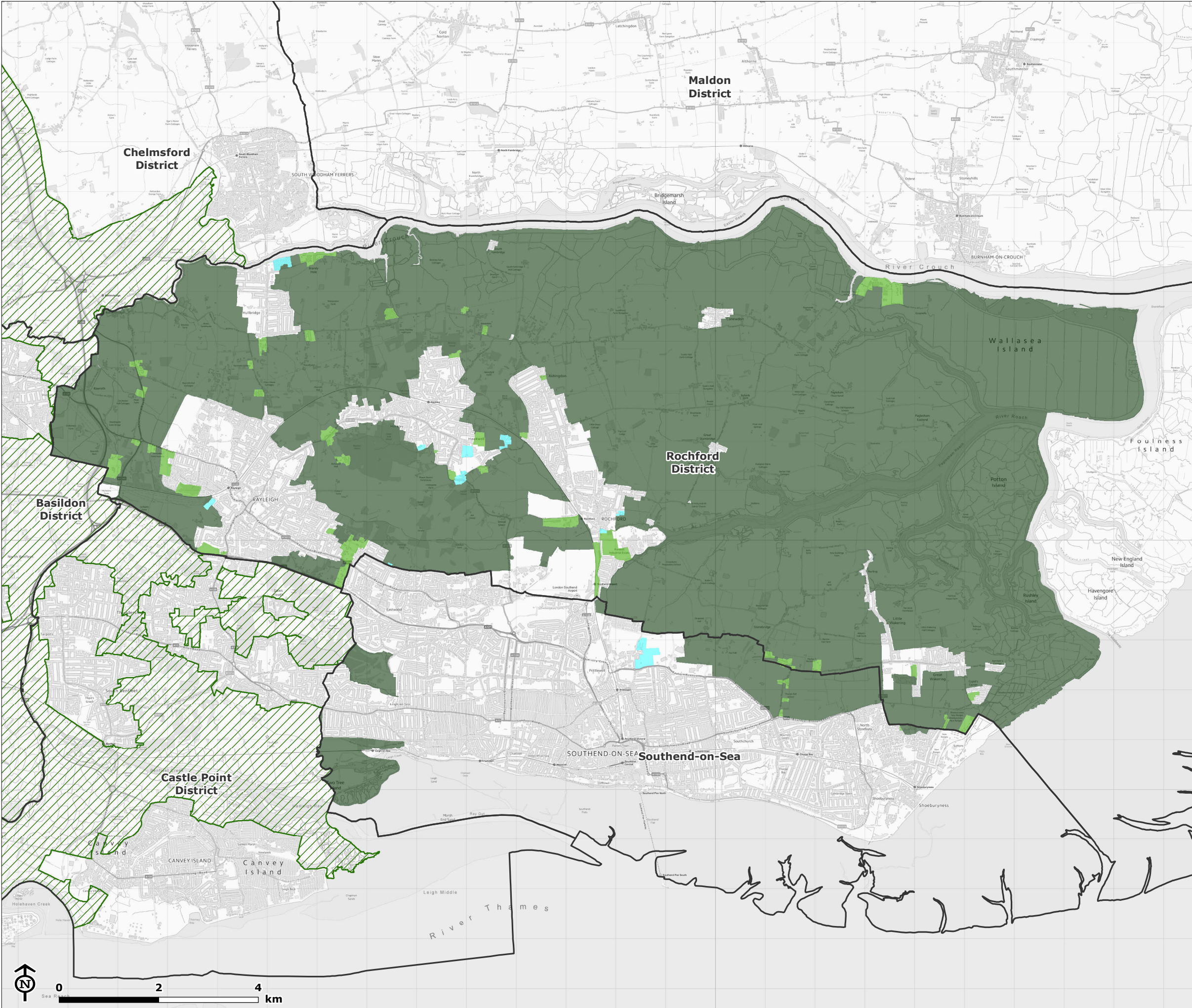
Rochford and Southend Green Belt Study

Figure 3.2: Purpose 2 Assessment - To Prevent Neighbouring Towns From Merging Into One Another

- District Boundaries
- Other Green Belt
- Purpose 2 Assessment**
 - Strong
 - Moderate
 - Low

Map Scale @A3: 1:75,000





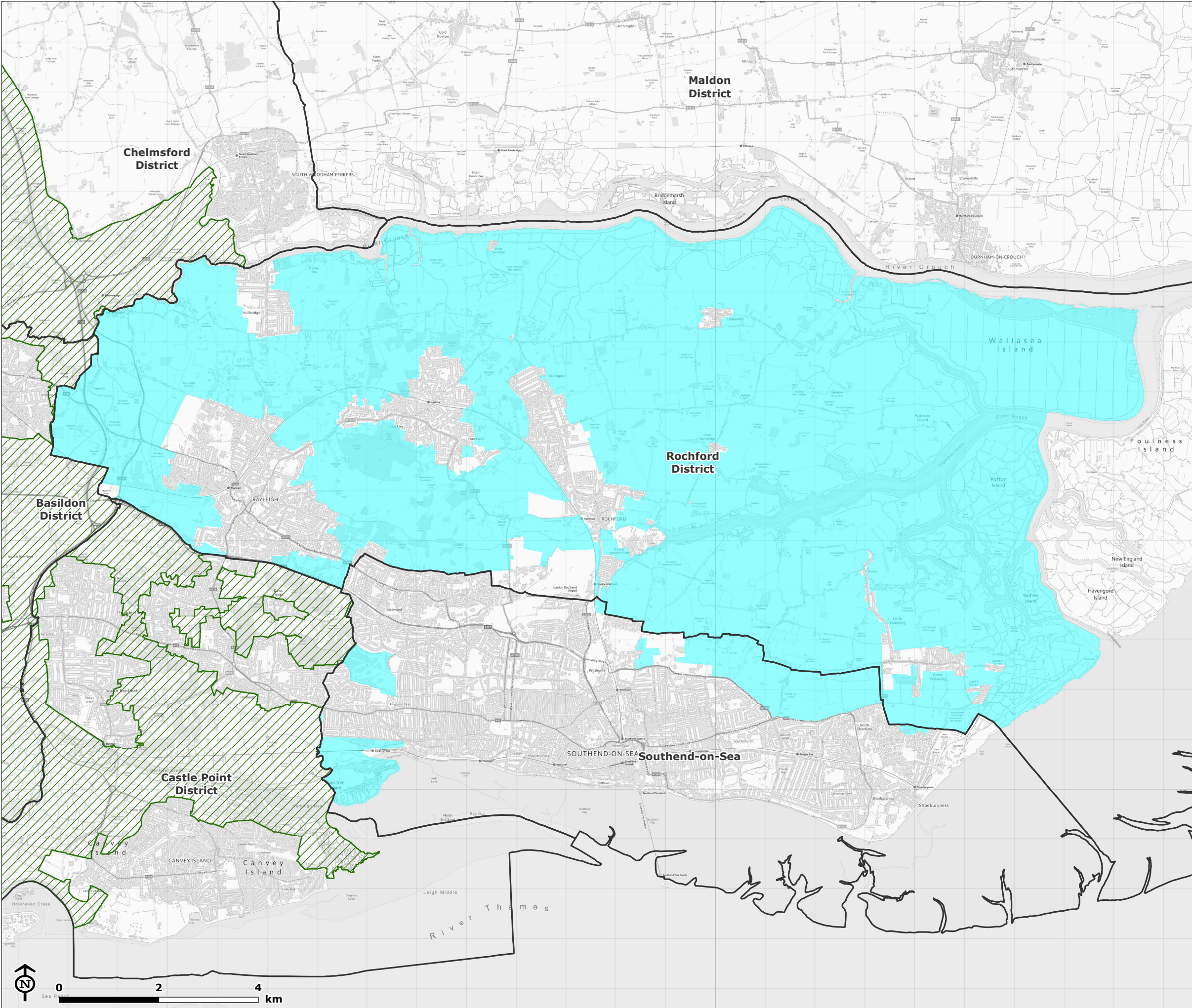
**Rochford and Southend
Green Belt Study**

**Figure 3.3: Purpose 3 Assessment -
To Assist in Safeguarding the
Countryside from Encroachment**

- District Boundaries
- Other Green Belt
- Purpose 3 Assessment**
 - Strong
 - Moderate
 - Low

Map Scale @A3: 1:75,000





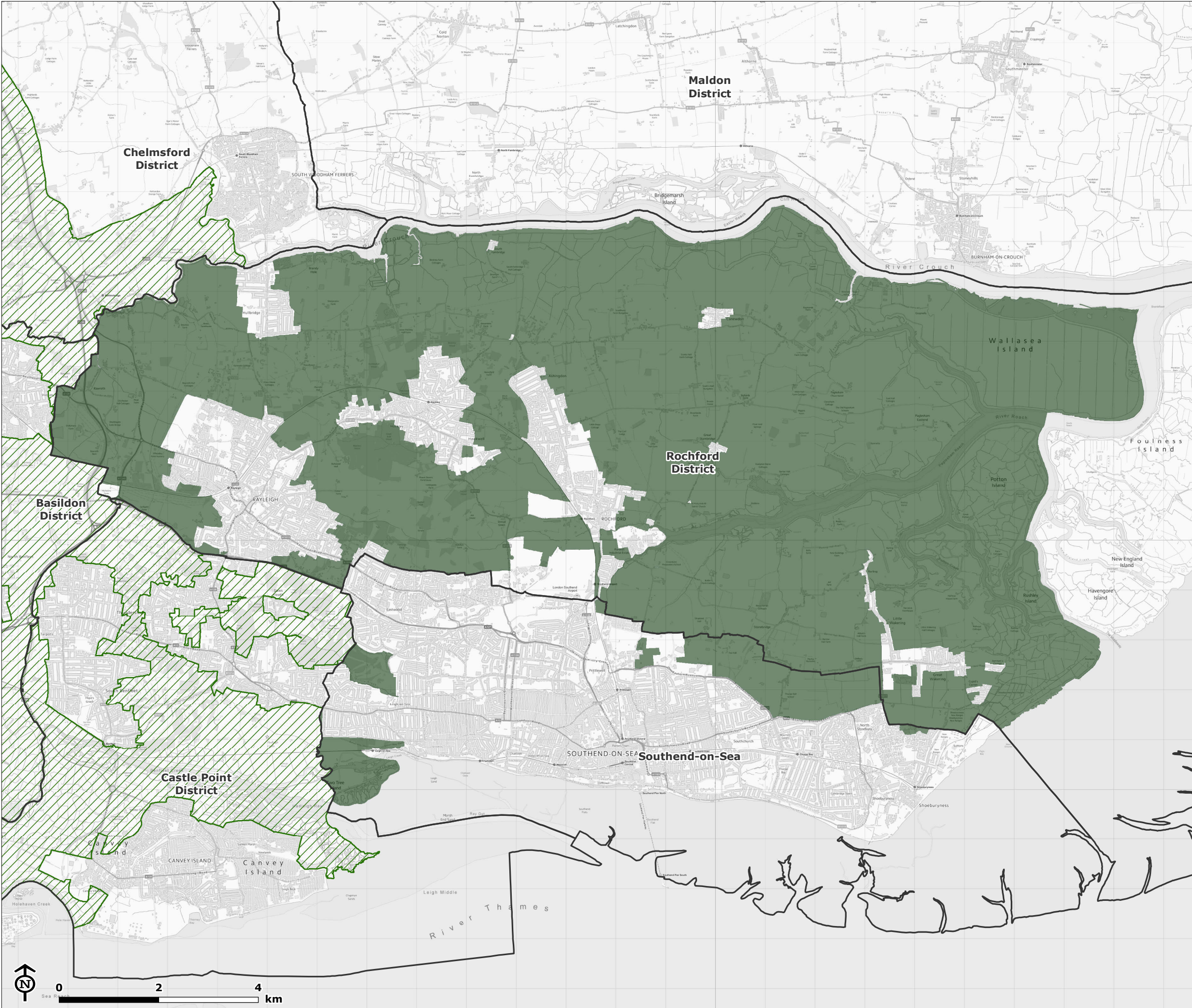
Rochford and Southend Green Belt Study

Figure 3.4: Purpose 4 Assessment - To Preserve the Setting and Special Character of Historic Towns

- District Boundaries
- Other Green Belt
- Purpose 4 Assessment**
 - Strong
 - Moderate
 - Low

Map Scale @A3: 1:75,000





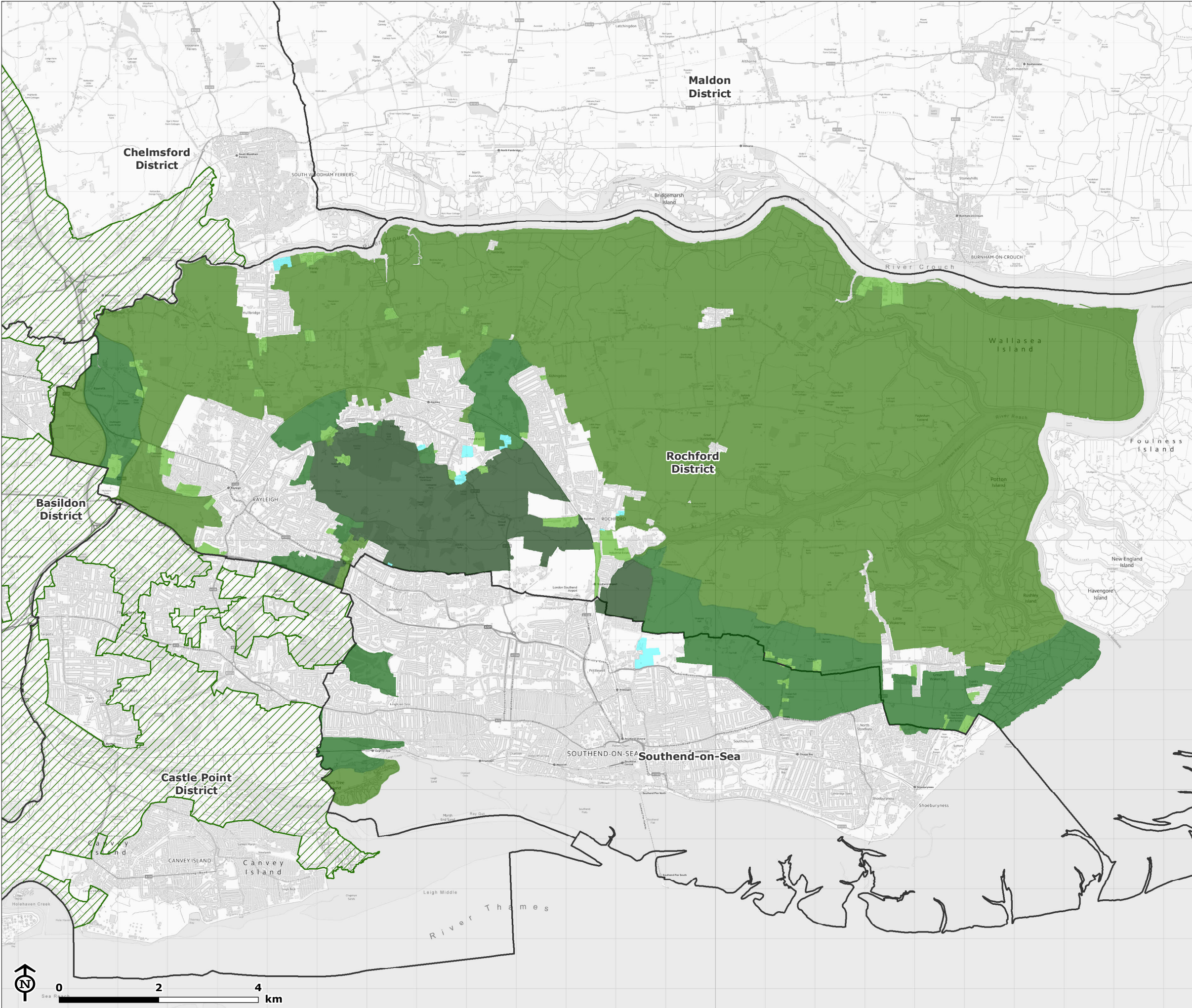
Rochford and Southend Green Belt Study

Figure 3.5: Purpose 5 Assessment - To Assist in Urban Regeneration by Encouraging the Recycling of Derelict or Other Urban Land

- District Boundaries
- Other Green Belt
- Purpose 5 Assessment**
 - Strong
 - Moderate
 - Low

Map Scale @A3: 1:75,000





**Rochford and Southend
Green Belt Study**

**Figure 3.6: Highest Contribution to
Green Belt Purposes (Purpose 1 - 4)**

- District Boundaries
- Other Green Belt

Highest Rating (Purpose 1-4)

- Three Strong Ratings
- Two Strong Ratings
- One Strong Rating
- Moderate
- Low

All Green Belt land within the study area was judged to make a Strong contribution to Purpose 5. Consequently, Purpose 5 has been purposefully excluded from this figure in order to illustrate the variations in contribution identified at Stage 1.

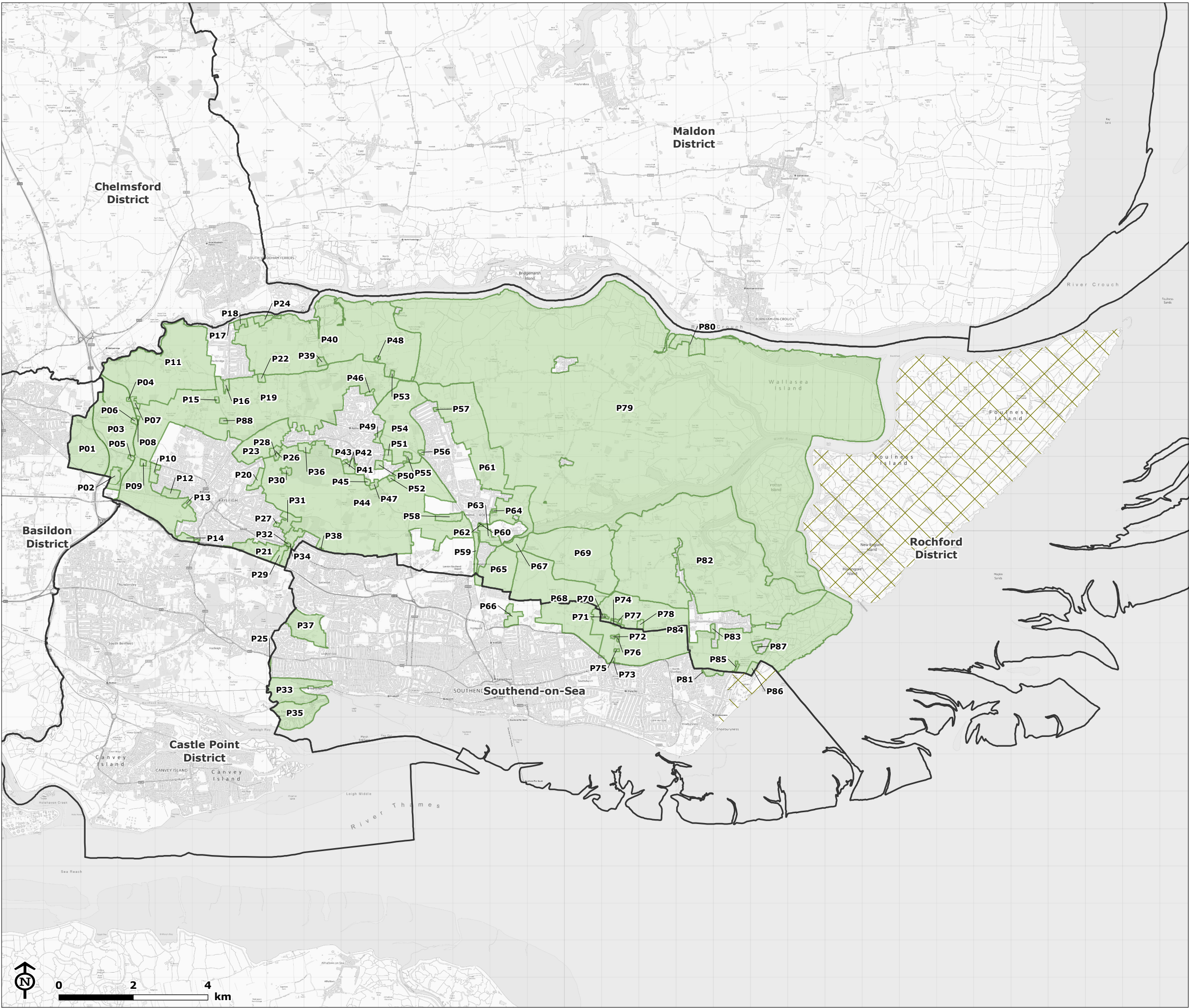
Map Scale @A3: 1:75,000



Rochford and Southend
Green Belt Study

Figure 3.7: Stage 1 Contribution
Parcels

- District Boundaries
- Green Belt Parcels
- Potential New Green Belt



Map Scale @A3: 1:100,000



Assessment of the Potential for Designating New Green Belt

- 3.32 Paragraph 135 of the NPPF states that the general extent of Green Belt across the country is already established and that new Green Belts should only be established in exceptional circumstances, when planning for larger scale development such as new settlements or major urban extensions. Once the spatial strategy for Rochford District and Southend-on-Sea Borough has been confirmed, the Councils will be in a position to consider how the designation of new Green Belt land could help promote the sustainable pattern of development proposed in the plan period and in the longer term.
- 3.33 The NPPF clearly states what is required of local planning authorities defining new Green Belt boundaries. Paragraphs 135 and 139 state that local planning authorities should:
- *"demonstrate why normal planning and development management policies would not be adequate;*
 - *set out whether any major changes on circumstances have made the adoption of this exceptional measure necessary;*
 - *show what the consequences of the proposal would be for sustainable development;*
 - *demonstrate the necessity for the Green Belt and its consistency with local plan for adjoining areas;*
 - *show how the Green Belt would meet the other objectives of the framework;*
 - *... not include land which it is unnecessary to keep permanently open;*
 - *be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
 - *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."*
- 3.34 There are two significant pockets of open countryside contiguous with the existing Green Belt in Rochford and Southend-on-Sea which are currently not designated as Green Belt and could therefore be considered for designation in the future:
- **Foulness Island in Rochford** is located on the east coast, with the North Sea to the east, the River Crouch to the north and the River Roach to the west, separating it from the mainland. The island is almost entirely open countryside but contains a couple of very small settlements – Churchend and Courtsend, a number of isolated dwellings and farms and Ministry of Defence (MOD) buildings. The island is currently owned and used exclusively by the MOD. All land on and within the immediate vicinity of the island is also designated as Flood Zone 3 and much of the island is designated to protect national and European protected habitats and species. It is therefore considered that existing planning and development management policies facilitate the protection of this area without the need for its designation as Green Belt. There is therefore no strategic justification to designate Foulness Island as Green Belt at the present time.
 - **Land to the east of Southend-on-Sea**, bordered by the North Sea to the east, the boundary of Rochford District to the north and the developed area of Southend-on-Sea / Shoeburyness to the west and south. The land is predominantly open and well vegetated by woodland and scrubland. Much of the open land in the northern portion (north of Blackgate Road) is peppered with buildings and railway tracks associated with the old railway terminus. Like Foulness Island, this area is currently owned and used exclusively by the MOD and designated as Flood Zone 3. Therefore, for the same reasons set out above, there is currently considered to be no strategic justification to designate the land to the east of Southend-on-Sea as Green Belt.
- 3.35 **Figure 3.8** illustrates the location of these broad areas of potential.

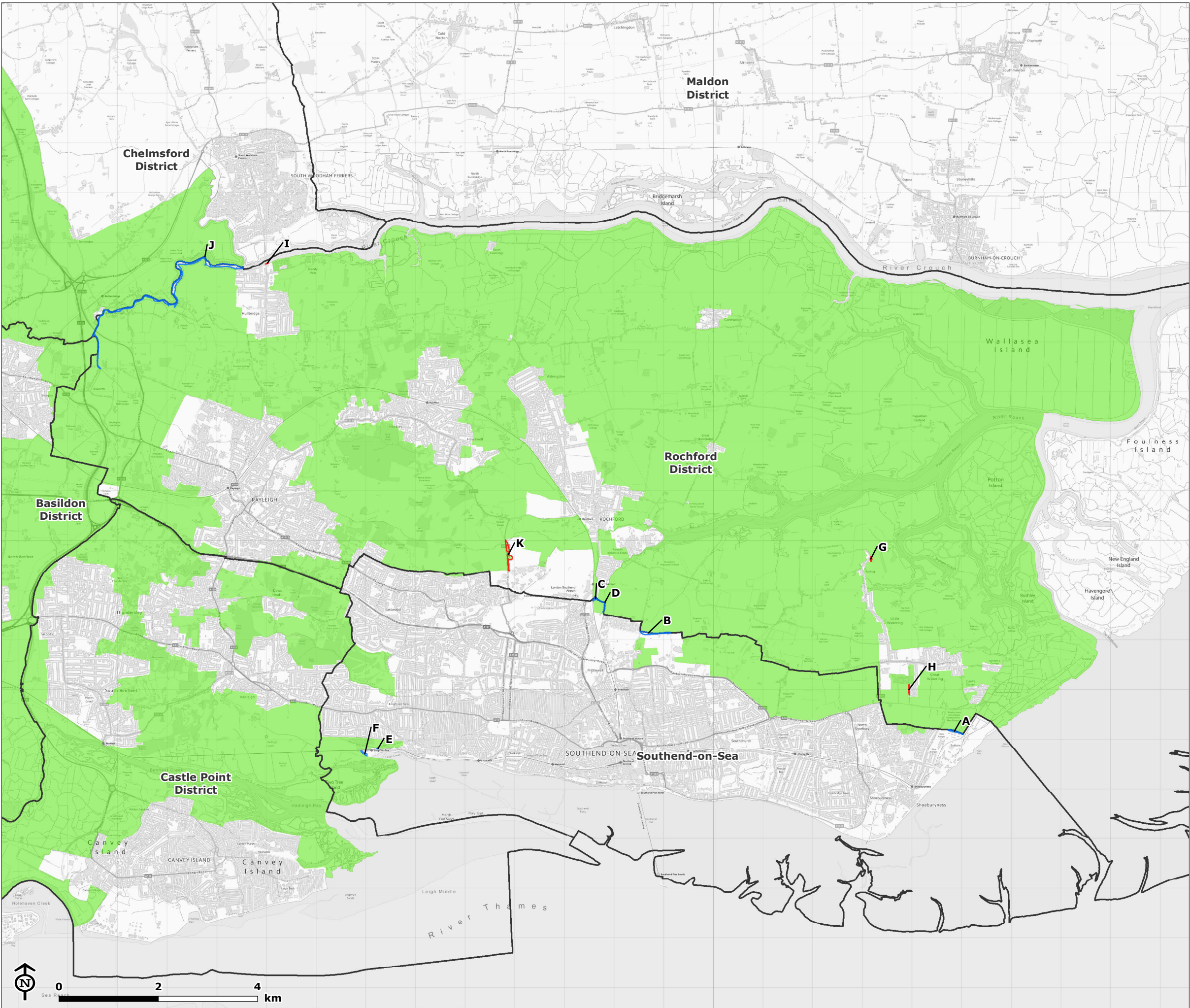
Minor Green Belt Realignments

- 3.36 As part of the Stage 1 assessment, consideration was given to the accuracy and robustness of the Councils' existing Green Belt boundaries, with a view to highlighting areas of potential for realignments along alternative permanent and readily recognisable physical features where necessary, or just to resolve digital mapping errors. These potential minor Green Belt boundary adjustments are set out in detail in **Appendix 2**. An overview map of the potential adjustments is included as **Figure 3.8**.
- 3.37 In some locations, it is proposed that the Green Belt boundary is re-aligned so that it is consistent with the settlement edge. Where the existing boundary cuts through the large residential gardens, but follows the urban edge and is robust and regular, it is not proposed that the boundary is re-aligned (as it assumed that the Green Belt boundary was drawn in these locations to limit the potential for further development within residential gardens). Where the Green Belt boundary would be more consistent if re-aligned along the rear of reasonably small gardens, it is recommended that the boundary should be amended.

Rochford and Southend
Green Belt Study

Figure 3.8: Potential Minor Green Belt Boundary Realignments

- District Boundaries
- Green Belt
- Add to Green Belt
- Remove from Green Belt



Map Scale @A3: 1:75,000



Stage 1 Conclusions

- 3.38 This Stage 1 Green Belt study is an important part of the Councils' Local Plan evidence base. The study highlights variations in the contribution of Green Belt land to the Green Belt purposes, identifying areas which make a relatively stronger or weaker contribution to the Green Belt.
- 3.39 The vast majority of the Green Belt in Rochford and Southend-on-Sea continues to serve the Green Belt purposes well, in particular with regard to maintaining the openness of the countryside. However, there are several pockets of Green Belt adjacent to the existing urban edges that make a weak contribution to the majority of the Green Belt purposes. Although these locations are likely to represent the most appropriate locations for Green Belt release and development in Green Belt terms, there are other important planning considerations that need to be taken into account before sites are selected for allocation. Indeed the most sustainable growth within the Green Belt may be located in places that make a strong contribution to the Green Belt purposes. In each location where alterations to Green Belt boundaries are being considered, planning judgement will be required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.
- 3.40 In addition, there are several potential minor boundary adjustments that could be made to the existing Green Belt boundary GIS data layer held by the Councils, to correct digitisation errors and realign boundaries along more permanent and readily recognisable features.
- 3.41 The only significant areas of open countryside currently not designated as Green Belt – Foulness Island and the land to the east of Southend-on-Sea – are currently under the ownership and operation of the MOD and designated as Flood Zone 3. A significant proportion of Foulness Island is also designated for national and European nature conservation reasons. It is, therefore, concluded that existing planning and development management policies would enable the protection of these areas without the need for their designation as Green Belt.
- 3.42 The detailed Stage 1 assessments are included in **Appendix 3**.

4 Stage 2 Assessment Methodology

- 4.1 The primary aim of the Stage 2 assessment is to establish the potential harm of Green Belt release. This assessment is undertaken for specific promoted sites identified by Rochford and Southend-on-Sea Councils, in addition to the areas that made the weakest contribution to the Green Belt purposes as identified in the Stage 1 strategic assessment (see **Table 3.2**).

Identification of areas for Stage 2 assessment

- 4.2 In discussion with the Councils, the areas making the weakest contribution to the Green Belt purposes and the sites identified through the Councils' 'Call for Sites' exercises were assessed in the Stage 2 assessment. These were overlaid with a set of 'absolute' environmental constraints – i.e. areas within which the Council would not permit development.²⁴ The following environmental designations were considered absolute constraints to development in the Study:
- Registered Parks and Gardens.
 - Scheduled Monuments.
 - Special Areas of Conservation.
 - Special Protection Areas.
 - Ramsar Sites.
 - Sites of Special Scientific Interest.
 - National Nature Reserves.
 - Local Nature Reserves.
 - Local Wildlife Sites.
 - Ancient Woodland.
- 4.3 These are illustrated in the context of Rochford District and Southend Borough on **Figure 4.1**.
- 4.4 It is acknowledged that there are other important environmental and planning designations that represent significant constraints to development, for example Flood Zone 3; however, generally, not all forms of development are considered to be inappropriate in the environmental and planning designations that remain. Therefore, it would be inappropriate to disregard the potential for development in such locations at this stage in the plan-making process.
- 4.5 The weakest areas of Green Belt identified at Stage 1, or promoted sites that do not fall wholly within with the 'absolute' constraints were assessed in in Stage 2. These areas are shown on **Figure 4.2**.

²⁴ This approach is consistent with the Inspector's comments on the Welwyn Hatfield Green Belt Study (October 2017): "There are of course sites, which for other purposes are unlikely to ever be developed. I would include the statutory conservation sites, land potentially at risk of flooding, and the major heritage assets in this category but the final choice should be a rational value judgement on the importance of the protection. It nevertheless seems pointless to me to carry out a detailed Green Belt assessment for such sites however they are defined."

- 4.6 A precautionary approach has been taken to defining the areas of Green Belt land considered to make the weakest contribution to the Green Belt purposes. Pockets of Green Belt land which make a weak or moderate contribution to Green Belt purposes (with the exception of Purpose 5, against which all Green Belt is considered to make a strong contribution) have been identified as making the weakest contribution to the Green Belt purposes (see **Table 3.2**).

Development of assessment areas

- 4.7 The weaker performing parcels and promoted sites were assessed as 'assessment areas'. 158 assessment areas were identified and are shown on **Figure 4.3**.
- 4.8 The assessment areas consist of either single promoted sites, or weaker performing parcels or, where appropriate, a group of sites and / or weaker performing parcels.
- 4.9 Sites and weaker performing parcels were grouped into 'assessment areas' in order to streamline the assessment process. Sites and parcels were grouped together where they overlapped or lay directly adjacent to one another, while being reasonably similar in character, as well making a similar contribution to the Green Belt purposes. Isolated sites and weaker performing parcels, or sites and parcels separated by significant boundary features, or sites and parcels which made significantly different contributions to the Green Belt purposes were not grouped together, and were assessed individually.
- 4.10 Any differences in the harm associated with the release of specific smaller areas within an assessment area, individual sites or parcels, or portions of sites or parcels, are identified through differing 'harm scenarios'. An absence of multiple harm scenarios within an assessment area means that the harm of Green Belt release is broadly the same for the entire assessment area or its smaller constituent parts, including individual sites and parcels, within it.
- 4.11 Where a 'call for sites' submission by an individual promoter contained multiple adjoining sites the Councils requested these sites to be assessed as a group as well as individually. Other 'call for sites' having a direct relationship with these grouped sites were also incorporated into this assessment. Although these additional assessment area assessments do not change the overall findings of the sites in these locations, they present the results at a more user friendly scale.
- 4.12 **Table 4.1** below shows which sites and / or parcels form each assessment area. These assessment areas were agreed with the Councils prior to the assessment of Green Belt harm. A similar table organised by site is included in **Appendix 6**.

Table 4.1: Sites and parcels that form assessment areas

Assessment Area	Sites	Parcels	Assessment Area	Sites	Parcels
1	222, 223, 238, 239		80	242	
2	224		81	23, 197, 198, 199, 200, 201, 202, 203, 204, 206, 236	P46
3	225		82		P48
4	226, 227		83		P50
5	144, 145, 168, 228, 229, 230, 231		84	88	
6	232		85	235	
7		P02	86	17, 93	P51
8	233		87	259	
9	16	P04	88	140	P52

Assessment Area	Sites	Parcels
10	92	
11		P05
12		P06
13	143	
14	137, 177	P07
15		P09
16	5	P10
17	146, 147, 152, 167	P08
18	55, 77, 121	
19	171	
20		P12
21	136, 148, 154, 170	
22	87	P14
23		P13
24	31, 162, 220, 221	
25	25	
26	139	
27	6, 99, 149	
28	247	
29	243, 244	
30	245, 246	
31	163, 164, 248, 249	P88
32		P15
33	15	
34	106, 107, 108, 109, 110	P16
35	26, 120	
36		P18
37	241	
38	105	
39	68	
40	33, 151, 172, 190, 193	
41	69	
42	48	
43	100	
44	86	
45	128	
46		P22
47	27, 29, 53, 98	
48		P24
49	44, 54, 256	
50	41, 42, 234, 237	

Assessment Area	Sites	Parcels
89	39	
90	19	P53
91	18	
92	36	
93	78, 79, 83	
94	132, 219, 240	
95	20, 150, 169, 194	P55
96	2, 81, 82	
97	216	
98	80	
99	133	
100	38, 51, 215	
101	08a, 08b	
102		P56
103	159	
104	46, 184, 187, 188, 10a, 10b	
105	84	
106	21	
107		P57
108	180	
109	255, 22a, 22b	
110	35, 85	P58
111	13, 119, 129, 130, 131	
112	7, 126	
113	28	
114	218	
115	66	P59
116	63, 67	P60, P62, P63
117	217	
118	52	
119	32	
120	50, 116, 117, 124	P64
121	111	
122	260	P66
123	104, 112, 113	
124	114	
125	43	
126	141	
127	94	
128	58	
129	75	

Assessment Area	Sites	Parcels	Assessment Area	Sites	Parcels
51		P26	130	72	
52		P27	131	213	
53	127, 182, 250, 254		132	73	
54	101		133	61, 62	
55	212		134	12	
56	160, 161		135	71, 76, 95, 103, 123, 155, 165, 192, 258, 261, 262, 263, 266, 267, 268, 269, 270, 271	P70, P71, P72, P73, P74, P75, P76, P77, P78
57		P30	136	173	
58	47, 89, 178		137	166a, 166b	
59	40		138	4	
60	1, 102	P32	139		P80
61	181		140		P81
62	3, 183		141	34, 97	
63	252		142		P83
64	207		143	122	
65	14		144	90	
66	64		145	57, 65, 70	
67	134		146	56, 195	P85
68	59	P38	147	153	
69	37		148		P86
70		P39	149	257	
71	24		150	11	P87
72	251		151	222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 238, 239, 264	
73	135		152	7, 28, 111, 126, 217, 218, 265	
74		P41	153	266	
75	191, 45a, 45b	P43	154	267	
76	74		155	268	
77	30		156	269	P70, P71, P72, P74, P77
78	49	P45	157	270	P78
79		P47	158	261, 271	P73, P73, P76

Stage 2 assessment process

- 4.13 LUC has a tried and tested methodology for assessing the harm of releasing Green Belt. The release of an area that makes a strong contribution to any one Green Belt purpose will potentially result in a high level of harm; conversely, the release of an area that makes a weak contribution to all Green Belt purposes will potentially result in a low level of harm. However, in order to conclude what the impact of release would be on the integrity of the

remaining Green Belt, consideration must be given to the relationship between the area being considered for release and the impact on the adjacent Green Belt land and the potential form of the residual Green Belt boundaries.

- 4.14 If Green Belt release significantly weakens the contribution of the adjacent Green Belt to the Green Belt purposes, then the harm is likely to be greater; conversely, if there is no or limited impact on the contribution of the adjacent Green Belt, then the harm is likely to be less.
- 4.15 If the new Green Belt boundary results in a longer, more varied edge, or creates a less distinct boundary between settlement and countryside, the Green Belt release under assessment is likely to weaken the Green Belt.
- 4.16 The Stage 2 assessment is comprised of the following steps:
 - Step 1: Considered Stage 1 contribution ratings to determine the loss of contribution to the Green Belt purposes that would result from the release of land.
 - Step 2: Assessed potential impact of release on the integrity of the remaining Green Belt, including consideration of the strength of residual Green Belt boundaries.
 - Step 3: Assessed overall Green Belt harm.
 - Step 4: Considered harm resulting from alternative Green Belt release 'scenarios' – i.e. any variations in harm within the assessment areas.
- 4.17 These steps are explained in further detail below.
- 4.18 Site visits were made to provide field verification of the desktop findings.

Criteria for assessment of harm resulting from Green Belt release

Step 1: Considered Stage 1 contribution ratings

- 4.19 The greater the contribution of Green Belt land to the Green Belt purposes the greater the potential harm of Green Belt release. The release of land that makes a strong contribution to one or more purpose is likely to result in higher harm than the release of land that makes only a moderate or low contribution to the Green Belt purposes.

Step 2: Assess potential impact of release on the integrity of the remaining Green Belt

- 4.20 The assessment of contribution at Stage 1 already considered the relationship between a parcel and adjacent Green Belt land, but at the assessment area level it is possible to address how the loss of a specific area of land will affect Green Belt boundaries and the strength / integrity of the adjacent Green Belt.
- 4.21 If Green Belt release significantly weakens the contribution of the adjacent Green Belt to the Green Belt purposes, then the harm is likely to be greater than identified in step 1. However, if there is no, or limited impact on the contribution of the adjacent Green Belt then the harm is likely to be less.
- 4.22 If Green Belt release results in a longer, more varied Green Belt boundary, or creates a less distinct boundary between settlement and countryside, the Green Belt release under assessment is likely to weaken the wider Green Belt. Even if a strong alternative boundary can be defined, there is potential for the remaining Green Belt to be weaker, for example where a narrow strip of Green Belt remains between settlements or at the Green Belt fringe. Harm is lowest where release would have no adverse impact on the adjacent Green Belt and the boundary would be strengthened, either through creation of a shorter, simpler

boundary, or through use of a feature that marks a stronger or more widely consistent distinction between an urban area and countryside.

- 4.23 With respect to purposes 1, 3 and 4, the assessment considered harm to adjacent Green Belt by assessing whether the contribution made by that land would be weakened as a result of release of the assessment area. For purpose 2 it is the robustness of the gap that would remain after release that was the key consideration, rather than impact on the contribution of the adjacent Green Belt as the latter will increase as the gap becomes more fragile.
- 4.24 The considerations that were taken into account when assessing the impact of release on the strength of adjacent Green Belt included:
- **Purpose 1:** Would Green Belt release create or strengthen a relationship between adjacent Green Belt and a large built-up area, either through increasing urban influence or increasing connectivity with the large built-up area?
 - **Purpose 2:** How strong would the remaining settlement gap be if the Green Belt land were released? In order to answer this question consideration must be given to the size of the gap, the role of constraints and the location of separating and connecting features.
 - **Purpose 3:** Would Green Belt release diminish the extent to which adjacent Green Belt could be considered countryside, either through increasing urban influence or reducing connectivity with the wider countryside? Unless detailed development proposals are being considered the urbanising influence of future development is difficult to judge, so it is assumed that land beyond a new boundary that currently makes a significant contribution to Purpose 3 will continue to make a significant contribution to Purpose 3.
 - **Purpose 4:** Would the role of remaining Green Belt in forming a distinctive setting to a historic town be diminished by loss of openness in the parcel/site under assessment?
 - **Purpose 5:** As outlined above, all Green Belt land within the Study area is considered to make an equal **Strong** contribution to Purpose 5, therefore harm to Green Belt Purpose 5 will be the same throughout the Borough.

Step 3: Assess overall Green Belt harm

- 4.25 Step 3 represents a drawing together of the findings of Steps 1 and 2 collectively considering:
- Openness – i.e. absence of urbanising development.
 - Containment by urbanising influences – e.g. other development.
 - Distinction between the Green Belt and the inset urban edge.²⁵
- 4.26 The guidelines below provide an indication as to how the contribution to the Green Belt, the impact on adjacent Green Belt and the strength of the boundary influence the overall harm of Green Belt release. However, **professional judgement** is required in each individual case to consider how much weight to attach to each contributing element. For example:
- Where land makes a relatively strong contribution to multiple Green Belt purposes and where its release would weaken the adjacent Green Belt (for example by leaving a narrow gap between towns, or increasing its containment by urban areas), harm is likely to be **high**.
 - Where land makes a moderate contribution to at least one of the Green Belt purposes but where its release would significantly weaken the adjacent Green Belt (for example by isolating an area of Green Belt that makes a stronger contribution), or where land makes a strong contribution to the Green Belt purposes but its release would not

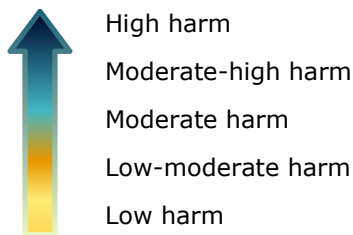
²⁵ Further detail with regards to these concepts can be found in **Chapter 2**.

significantly weaken adjacent Green Belt due to its containment and/or the creation of a stronger or more consistent alternative Green Belt boundary, harm is likely to be **moderate-high**.

- Where land makes a moderate contribution to at least one of the Green Belt purposes, but where its release would only partially weaken the adjacent Green Belt (for example by increasing containment of adjacent open land, or by creating a less consistent boundary line), harm is likely to be **moderate**.
- Where land makes a moderate contribution to one of the Green Belt purposes, but where its release would create a simplified, more consistent boundary and/or would not weaken the adjacent Green Belt due to its containment and lack of distinction from the existing settlement edge, harm is likely to be **low-moderate**.
- Where land makes a weak contribution to the Green Belt purposes and release would create a simplified, more consistent boundary and/or would not weaken the adjacent Green Belt, harm is likely to be **low**.

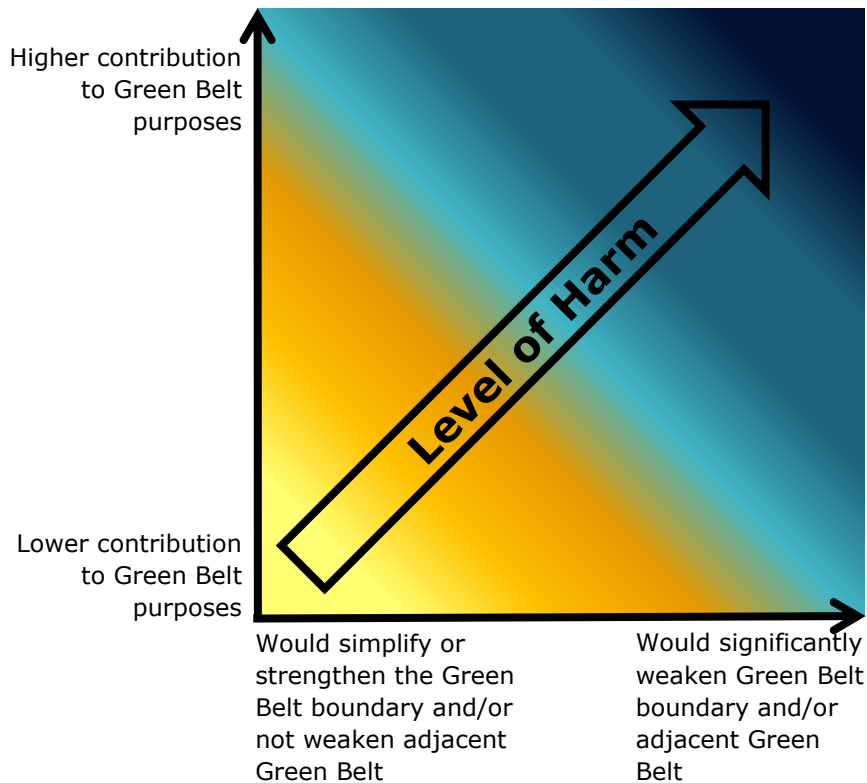
4.27 These example judgements represent broad generalisations of the types of scenarios that would result in each rating to aid understanding of the rating system, but there will always be exceptions to these general rules. The professional judgements exercised on each assessment area are clearly reported in the assessment pro forma in **Appendix 4**.

4.28 Green Belt harm has been rated using a five point scale ranging from high to low harm.



4.29 Clear and detailed justification is provided for all ratings (see **Appendix 4**) in relation to how the overall judgement of Green Belt harm was reached.

Guidelines for rating harm on the basis of contribution to Green Belt purposes and impact of release on adjacent Green Belt



Step 4: Consider harm resulting from alternative release 'scenarios'

- 4.30 Assessors first considered the release of the assessment area as a whole, to identify which area(s) within the assessment area would result in the highest harm if released. Where sites and parcels were located adjacent to inset settlements it was assumed that land would be released out from an inset settlement edge, with harm typically increasing with greater distance from the existing inset urban edge (if it is not already judged to be high immediately beyond the settlement edge).
- 4.31 Assessment areas located in isolated locations away from inset settlements in the Green Belt were assessed as new inset areas.
- 4.32 Consideration was then given as to whether the release of a smaller part or parts of an assessment area would result in less harm to Green Belt purposes. Where this was the case, separate release scenarios were mapped, with separate ratings given for each lower level of harm identified, supported by text setting out the reason(s) for the reduced level of Green Belt harm.

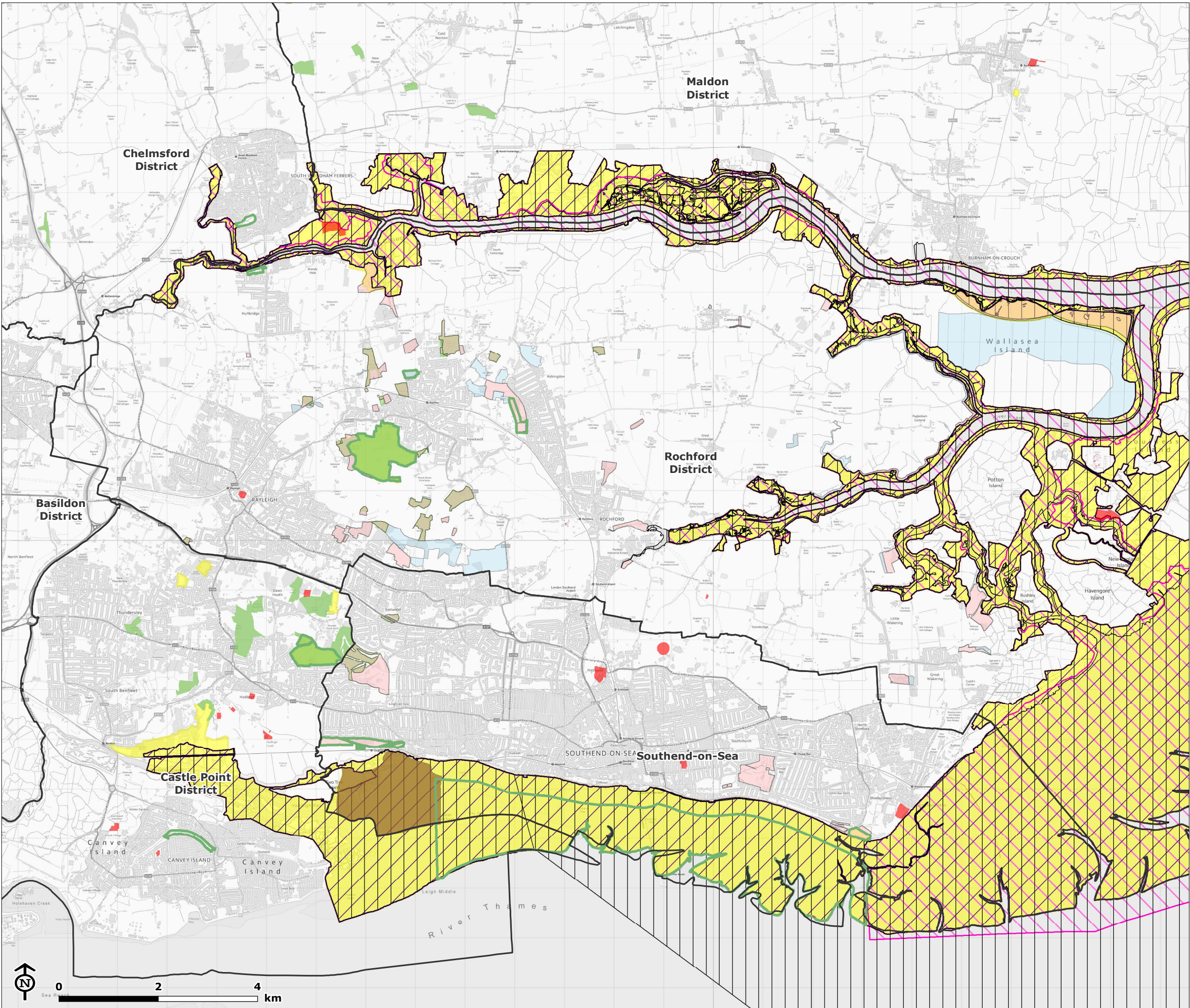
Stage 2 assessment outputs

- 4.33 As outlined above, the Stage 2 study assesses the relative harm that will result from release of different potential development sites, or parcels identified in the Stage 1 study as making a weaker contribution to Green Belt purposes. For each assessment area (a parcel, a site, or a group of related sites and/or parcels), an assessment report has been produced (see **Appendix 4**). This includes the following information:
 - Assessment area reference and brief description.

- Ordnance Survey map showing the sites and parcels within the assessment area and the surrounding context including absolute development constraints and any nearby parcels and sites.
 - An aerial view of the mapped area.
 - A list of the sites that fall within the Stage 2 assessment area.
 - A list of the Stage 1 parcels that overlap with the Stage 2 assessment area.
 - A representative photograph taken during a visit to the assessment area.
 - Reference to whether the land within the assessment area has been assessed as an extension to a settlement inset within the Green Belt, or as a potential new inset settlement.
 - Text setting out the analysis of harm that would result from release of the whole assessment area, together with a harm rating;
 - Harm analysis and rating for any alternative 'harm scenarios' identified for the assessment area – for example where potential harm could be reduced through the release of smaller areas of land within the assessment area, including specific sites and parcels, or parts of sites or parcels as appropriate.
- 4.34 Without a clear definition of the scale, type and design of development which will come forward following Green Belt release, the harm assessment is based on the assumption that the openness (in Green Belt terms) of a defined area will be lost. It does not take into account specific development proposals. This approach ensures consistent in the assessment of assessment areas across the Study area.

Rochford and Southend
Green Belt Study

Figure 4.1: Absolute Constraints



- District Boundaries
- Scheduled Monument
- Local Nature Reserve
- Local Wildlife Site
- Ancient Woodland Inventory
- National Nature Reserve
- Site of Special Scientific Interest
- Special Protection Area
- Special Area of Conservation
- Ramsar

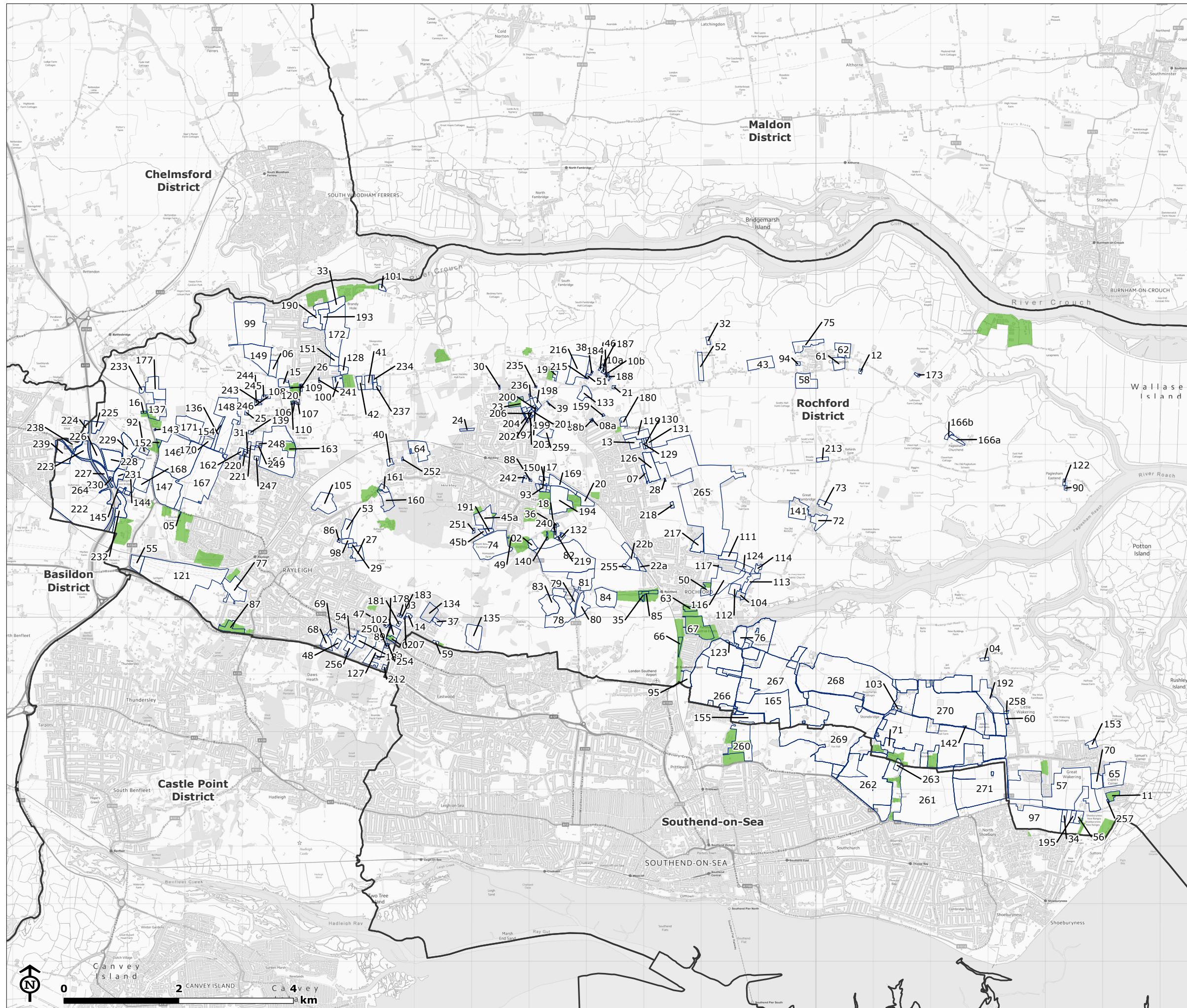
Map Scale @A3: 1:75,000



Rochford and Southend Green Belt Study

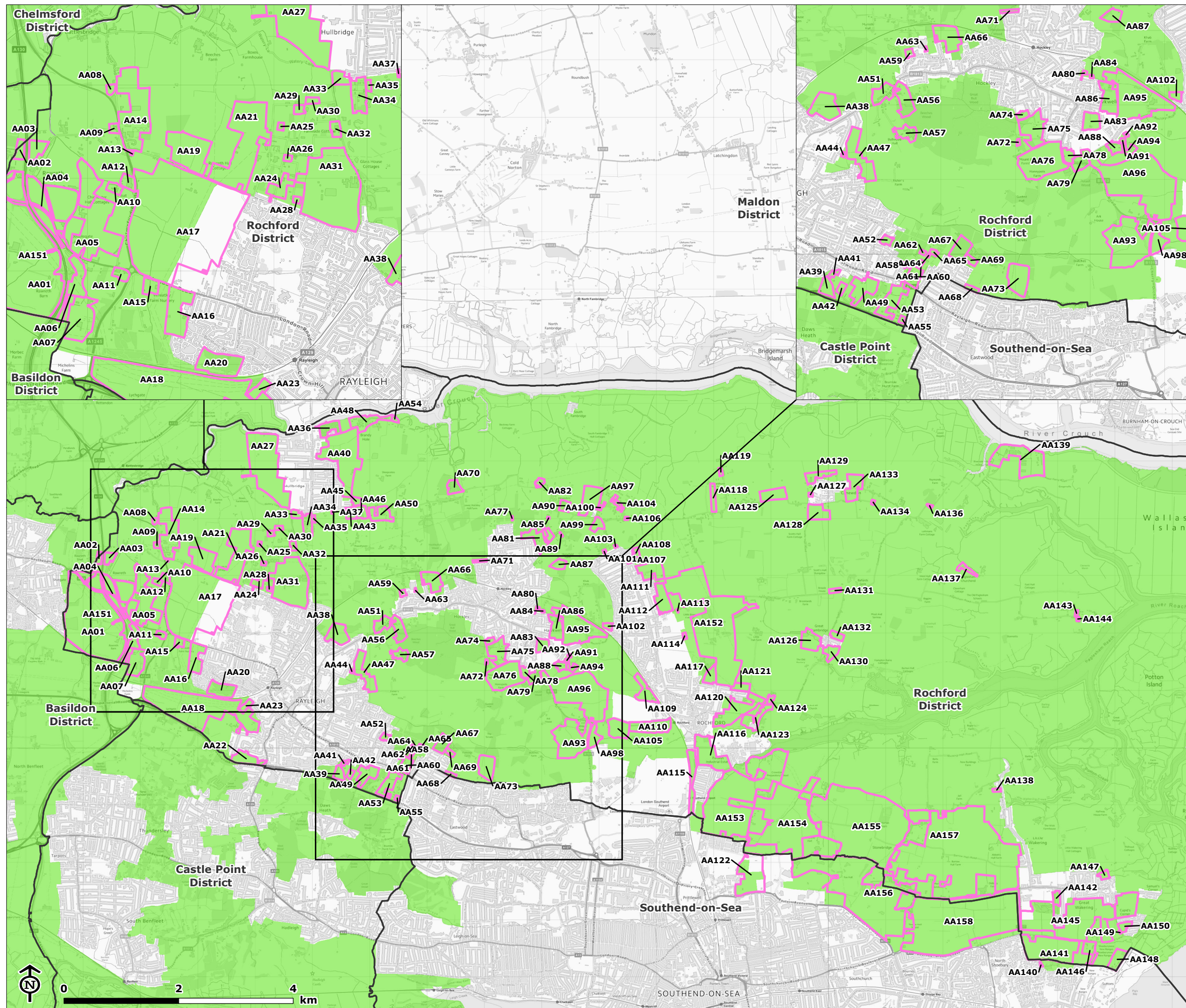
Figure 4.2: Stage 2 Sites and Weaker Performing Parcels

- District Boundaries
- Stage 2 Sites
- Highest Rating (Purpose 1-4)**
- Weaker Performing Parcels



Map Scale @A3: 1:65,000





Rochford and Southend Green Belt Study

Figure 4.3: Stage 2 Assessment Areas

- Assessment Areas
- District Boundaries
- Green Belt

Map Scale @A3: 1:65,000

LUC

5 Stage 2 Assessment Findings

- 5.1 This chapter sets out the findings of the assessment of Green Belt harm.
- 5.2 As outlined in the previous chapter the assessment of harm included the following steps:
- Step 1: Consideration of contribution ratings in more depth.
 - Step 2: Assessment of potential impact of release on the integrity of the remaining Green Belt, including consideration of the strength of residual Green Belt boundaries.
 - Step 3: Assessment of overall Green Belt harm.
 - Step 4: Consideration of harm resulting from alternative Green Belt release 'scenarios'.
- 5.3 Where there were variations in the three factors influencing Green Belt harm across assessment areas, different harm scenarios were identified. This took into account the fact that harm may vary if development is constrained to a smaller area within a given assessment area, including promoted sites and/or weaker performing Stage 1 parcels.
- 5.4 The findings for the Stage 2 assessment of harm are presented in detail in **Appendix 4**. Although the detailed Stage 2 findings are organised by assessment area, all the sites and lower performing parcels that fall within assessment areas are clearly mapped so that it is possible to see the likely harm of releasing specific sites or parcels within an assessment area. Ratings and commentary are provided for each release scenario considered.
- 5.5 The findings are summarised in **Table 5.1** below. Assessment areas, sites and parcels assessed as urban extensions are coloured red; assessment areas, sites and parcels assessed as new inset areas are shaded in blue. **Figure 5.1** illustrates the harm of release within all the identified assessment areas across the Study area.
- 5.6 The assessment findings represent a point in time based on the land uses, separating and connecting features at the time of assessment. Changes in land use, the creation of new or the loss of existing features have the potential to significantly affect the contribution of Green Belt land to the Green Belt purposes. For example, to loss of woodland block has the potential significantly increase the relationship of Green Belt land sandwiched between the woodland and settlements with the wider countryside.
- 5.7 Where assessment areas (sites / weaker performing parcels) have been assessed as having lower harm on the Green Belt if they were to be removed from the Green Belt, this does not necessarily mean that those areas should be released. Any release of Green Belt land requires consideration of the 'exceptional circumstances' justifying its release. The relatively poor performance of the land against Green Belt purposes is not, of itself, an exceptional circumstance that can justify release of land from the Green Belt. Other factors, such as the sustainability and the ability to meet development needs outside of the Green Belt need to be taken into consideration.

Table 5.1: Assessment areas within which no variation in harm was identified

Stage 2 AA	Sites / Parcels	Harm
AA01	222	High
	223	High
	238	High
	239	High
AA02	224	High
AA03	225	High

Stage 2 AA	Sites / Parcels	Harm
AA83	P50	Low
AA84	88	Moderate-High
AA85	235	High
AA86	See Table 5.2 for scenarios	
AA87	259	High
AA88	140	Moderate-High

Stage 2 AA	Sites / Parcels	Harm
AA04	226	High
	227	High
AA05	144	High
	145	High
	168	High
	228	High
	229	High
	230	High
	231	High
AA06	232	High
AA07	P02	High
AA08	233	High
AA09	16	Moderate-High
	P04	Moderate-High
AA10	92	High
AA11	P05	High
AA12	P06	High
AA13	143	Moderate-High
AA14	See Table 5.2 for scenarios	
AA15	P09	High
AA16	05	Moderate
	P10	Moderate
AA17	146	Moderate-High
	147	Moderate-High
	152	Moderate-High
	167	Moderate-High
	P08	Moderate-High
AA18	See Table 5.2 for scenarios	
AA19	171	High
AA20	P12	Low-Moderate
AA21	136	High
	148	
	154	
	170	
AA22	See Table 5.2 for scenarios	
AA23	P13	Moderate
AA24	162	High
	220	High
	221	High
	31	High
AA25	25	High
AA26	139	High
AA27	See Table 5.2 for scenarios	
AA28	247	High
AA29	243	High
	244	High
AA30	245	High

Stage 2 AA	Sites / Parcels	Harm
	P52	Moderate-High
AA89	39	High
AA90	See Table 5.2 for scenarios	
AA91	18	Moderate-High
AA92	36	Moderate-High
AA93	78	High
	79	High
	83	High
AA94	132	High
	219	High
	240	High
AA95	See Table 5.2 for scenarios	
AA96	See Table 5.2 for scenarios	
AA97	216	High
AA98	80	High
AA99	133	High
AA100	215	High
	38	High
	51	High
AA101	08a	Moderate-High
	08b	Moderate-High
AA102	P56	Low-Moderate
AA103	159	Moderate-High
AA104	10a	High
	10b	High
	184	High
	187	High
	188	High
	46	High
AA105	84	High
AA106	21	High
AA107	P57	Low-Moderate
AA108	180	High
AA109	See Table 5.2 for scenarios	
AA110	35	Moderate-High
	85	Moderate-High
	P58	Moderate-High
AA111	See Table 5.2 for scenarios	
AA112	See Table 5.2 for scenarios	
AA113	28	High
AA114	218	Moderate-High
AA115	See Table 5.2 for scenarios	
AA116	63	Moderate
	67	Moderate
	P60	Moderate
	P62	Moderate
	P63	Moderate

Stage 2 AA	Sites / Parcels	Harm
	246	High
AA31	See Table 5.2 for scenarios	
AA32	P15	High
AA33	15	Moderate-High
AA34	See Table 5.2 for scenarios	
AA35	120	High
	26	High
AA36	P18	Low-Moderate
AA37	241	Moderate-High
AA38	105	Moderate-High
AA39	68	Moderate-High
AA40	See Table 5.2 for scenarios	
AA41	69	Moderate-High
AA42	48	High
AA43	100	Moderate-High
AA44	86	High
AA45	128	High
AA46	P22	Moderate-High
AA47	See Table 5.2 for scenarios	
AA48	P24	Moderate-High
AA49	See Table 5.2 for scenarios	
AA50	234	High
	237	High
	41	High
	42	High
AA51	P26	Moderate-High
AA52	P27	Low-Moderate
AA53	127	High
	182	High
	250	High
	254	High
AA54	101	High
AA55	212	Moderate-High
AA56	160	High
	161	High
AA57	See Table 5.2 for scenarios	
AA58	See Table 5.2 for scenarios	
AA59	40	Moderate-High
AA60	01	Moderate-High
	102	Moderate-High
	P32	Moderate-High
AA61	181	High
AA62	03	High
	183	High
AA63	252	Low-Moderate
AA64	207	High
AA65	14	High

Stage 2 AA	Sites / Parcels	Harm
AA117	217	Moderate-High
AA118	52	High
AA119	32	High
AA120	See Table 5.2 for scenarios	
AA121	See Table 5.2 for scenarios	
AA122	260	Low
	P66	Low
AA123	104	High
	112	High
	113	High
AA124	114	High
AA125	43	High
AA126	141	High
AA127	94	Low-Moderate
AA128	58	High
AA129	75	High
AA130	See Table 5.2 for scenarios	
AA131	213	High
AA132	73	High
AA133	61	High
	62	High
AA134	12	High
AA135	See Table 5.2 for scenarios	
AA136	173	High
AA137	166a	High
	166b	High
AA138	See Table 5.2 for scenarios	
AA139	P80	Moderate-High
AA140	P81	Low-Moderate
AA141	34	High
	97	High
AA142	P83	Low
AA143	122	High
AA144	90	High
AA145	See Table 5.2 for scenarios	
AA146	56	High
	195	High
	P85	High
AA147	153	Moderate
AA148	P86	Moderate-High
AA149	257	High
AA150	11	Low-Moderate
	P87	Low-Moderate
AA151	222	High
	223	High
	224	High
	225	High

Stage 2 AA	Sites / Parcels	Harm
AA66	64	Moderate-High
AA67	134	High
AA68	59	Moderate
	P38	Moderate
AA69	37	High
AA70	P39	Moderate-High
AA71	24	Low-Moderate
AA72	251	High
AA73	135	High
AA74	P41	Low-Moderate
AA75	See Table 5.2 for scenarios	
AA76	74	High
AA77	30	High
AA78	49	Low-Moderate
	P45	Low-Moderate
AA79	See Table 5.2 for scenarios	
AA80	242	Moderate-High
AA81	See Table 5.2 for scenarios	
AA82	P48	Moderate-High

Stage 2 AA	Sites / Parcels	Harm
	226	High
	227	High
	228	High
	229	High
	230	High
	231	High
	232	High
	238	High
	239	High
	264	High
AA152	See Table 5.2 for scenarios	
AA153	See Table 5.2 for scenarios	
AA154	267	High
AA155	268	High
AA156	See Table 5.2 for scenarios	
AA157	See Table 5.2 for scenarios	
AA158	See Table 5.2 for scenarios	

- 5.8 A number of sites and weaker performing parcels were identified as having more than one harm scenario as described in paragraph 5.3. These are shown in the table below.

Table 5.2: Assessment areas within which variations in harm were identified

Stage 2 AA	Sites / Parcels	Harm Scenario	Harm Rating
AA14	137, 177 and P07	Release of whole assessment area or sites in isolation	High
	P07 and part of 137	Release of the housing development	Moderate-High
AA18	55, 77 and 121	Release of whole assessment area or sites 55 and 121 in isolation	Moderate-High
	77	Release of easternmost site, site 77	Moderate
AA22	87 and P14	Release of whole assessment area or site 87 in isolation	Low-Moderate
	Part of P14	Release of easternmost end north of the A127 and A129 junction	Low
AA27	06, 99 and 149	Release of whole assessment area or sites 99 and 149 in isolation	High
	06 and part of 149	Release of south eastern half of the assessment area (site 06 and the eastern third of site 149)	Moderate-High
AA31	P88, 163, 164, 248, 249	Release of all land within assessment area	High
	P88, 163, 164	Release of south eastern half of assessment area, including site 163	Moderate-High
AA34	106, 107, 108, 109, 110 and P16	Release of the whole assessment area, including the undeveloped land (Sites 106 and 107)	High

Stage 2 AA	Sites / Parcels	Harm Scenario	Harm Rating
	108, 107, 110 and P16	Release of developed land within the assessment area (including Sites 108, 109 and 110)	Moderate-High
AA40	33, 151, 172, 190 and 193	Release of whole assessment area (sites 190, 193, 33, 172 and 151 in combination)	High
	190 and 193	Release of sites 190 and 193	Moderate
	151	Release of site 151	Moderate-High
	Part of 190	Release of the small field to the south of the junior school in the westernmost corner of site 190	Low-Moderate
AA47	27, 29, 53 and 98	Release of whole assessment area, or sites in isolation	High
	Part of 27	Release of western end of site 27	Moderate-High
AA49	44, 54 and 256	Release of the whole assessment area, or sites in isolation	High
	Part of 44	Release of the northern portion of site 44	Moderate-High
AA57	P30	Release of whole assessment area	High
	Part of P30	Release of eastern half of the assessment area	Moderate-High
AA58	47, 89 and 178	Release of whole assessment area, or sites 89 and 178 in isolation	Moderate-High
	47	Release of site 47	Moderate
AA75	45a, 45b, 191 and P43	Release of whole assessment area or sites 45b and 191 in isolation	High
	45a and P43	Release of eastern half of site 45a	Moderate-High
	P43	Release of P44	Low-Moderate
AA79	P47	Release of whole assessment area	Moderate-High
	Part of P47	Release of northern half of assessment area north of Main Road	Low-Moderate
AA81	23, 197, 198, 199, 200, 201, 202, 203, 204, 206 and 236	Release of whole assessment area, or sites in isolation	High
	P46	Release of north western corner of assessment area retained by Beckney Wood	Moderate
AA86	17, 93 and P51	Release of whole assessment area, or release of site 17 in isolation	High
	93	Release of site 93	Moderate-High
	P51	Release of P51	Moderate
AA90	19 and P53	Release of whole assessment area or site 19 in isolation	High
	P53	Release of just the garden centre	Moderate-High
AA95	20, 150, 169, 194 and P55	Release of whole assessment area or sites 20, 150, 169 or 194 in isolation	High
	Parts of 194	Release of the south eastern portions of Site 194	Moderate-High

Stage 2 AA	Sites / Parcels	Harm Scenario	Harm Rating
	P55	Release of P55	Moderate
AA96	81, 82, 02	Release of any land within the assessment area	High
	P47, 02, 82	Release of Site 02 in isolation	Moderate-High
AA109	22b	Release of all land within the assessment area	High
	22a, 22b	Release of Site 22a in isolation	Moderate
	22b, 255, 22a	Release of Site 22a, 255 and the southern half of 22b.	Moderate-High
AA111	119, 129, 13, 130, 131	Release of all land within the assessment area	High
	13	Release of central southern portion of Site 13, retaining woodland	Moderate
AA112	07 and 126	Release of all land within assessment area, including any land within site 126	Moderate-High
	07	Release of only site 07	Moderate
AA115	66 and part of P59	Release of Green Belt to the east of the railway track (east of Southend Airport Rail Station)	Moderate
	Part of P59	Release of land to the north and south of the detached and semi-detached dwellings on the western side of Southend Road in between the road and the railway line	Low-Moderate
AA120	P64, 116, 117, 124, 50	Release of all land within the assessment area	High
	P64, 116, 50	Release of any land within the curtilage of the Castle Point and Rochford Adult Community Centre	Low-Moderate
	P64, 116, 50	Release of Castle Point and Rochford Adult Community Centre and associated land in site 51	Moderate-High
AA121	111	Release of all land within the assessment area (all of site 111).	High
	111	Release of the more contained southern portion of the area (half of site 111).	Moderate-High
AA130	72	Release of all land within the assessment area	High
	72	Release of the contained northern half of the area, adjacent to Great Stambridge	Moderate-High
AA135	60, 71, 76, 95, 103, 123, 142, 155, 165, 192, 258, 261, 262, 263, 266, 267, 268, 269, 270, 271, P70, P71, P72, P73, P74, P75, P76, P77, P78	Release of whole assessment area or individual promoted sites	High

Stage 2 AA	Sites / Parcels	Harm Scenario	Harm Rating
	P71, P72, P73, P74, P75, P76, P77, P78	Release of land to the west of Sutton Road and/or the weaker performing parcels P71, P72, P73, P74, P75, P76, P77 or P78 in isolation (not in combination)	Moderate-High
AA138	04	Release of eastern half of the area	Moderate
	04	Release of all land within the assessment area	Moderate-High
AA145	57, 65, 70	Release of all land within the assessment area	High
	57	Release of contained northern portions of site 57	Moderate-High
AA152	265, 111, 218, 28	Release of whole assessment area.	High
	07, 126	Release of only site of 07	Moderate
	217, 07, 126	Release of land within sites 07, 126, 217	Moderate-High
AA153	266	Release of all land within the assessment area	High
	266	Release of the land to the west of Sutton Road	Moderate-High
AA156	P71, P77, P70, P74, P72, 269	Release of whole assessment area.	High
	P71, P77, P70, P74, P72	Release of weaker performing parcels P70, P71, P72, P74 or P77 in isolation (not in combination)	Moderate-High
AA157	142, 270, 60	Release of whole assessment area.	High
	P78, 270	Release of weaker performing parcel P78 in isolation	Moderate-High
AA158	261, 271	Release of whole assessment area.	High
	P76, P75, P73	Release of weaker performing parcels P73, P75 or P76 in isolation (not in combination)	Moderate-High

5.9 **Table 5.3** and **Table 5.4** summarises the area of land which falls within each category of harm (excluding any identified absolute constraints).

Table 5.3: Total area of Rochford Green Belt land assessed at each harm rating

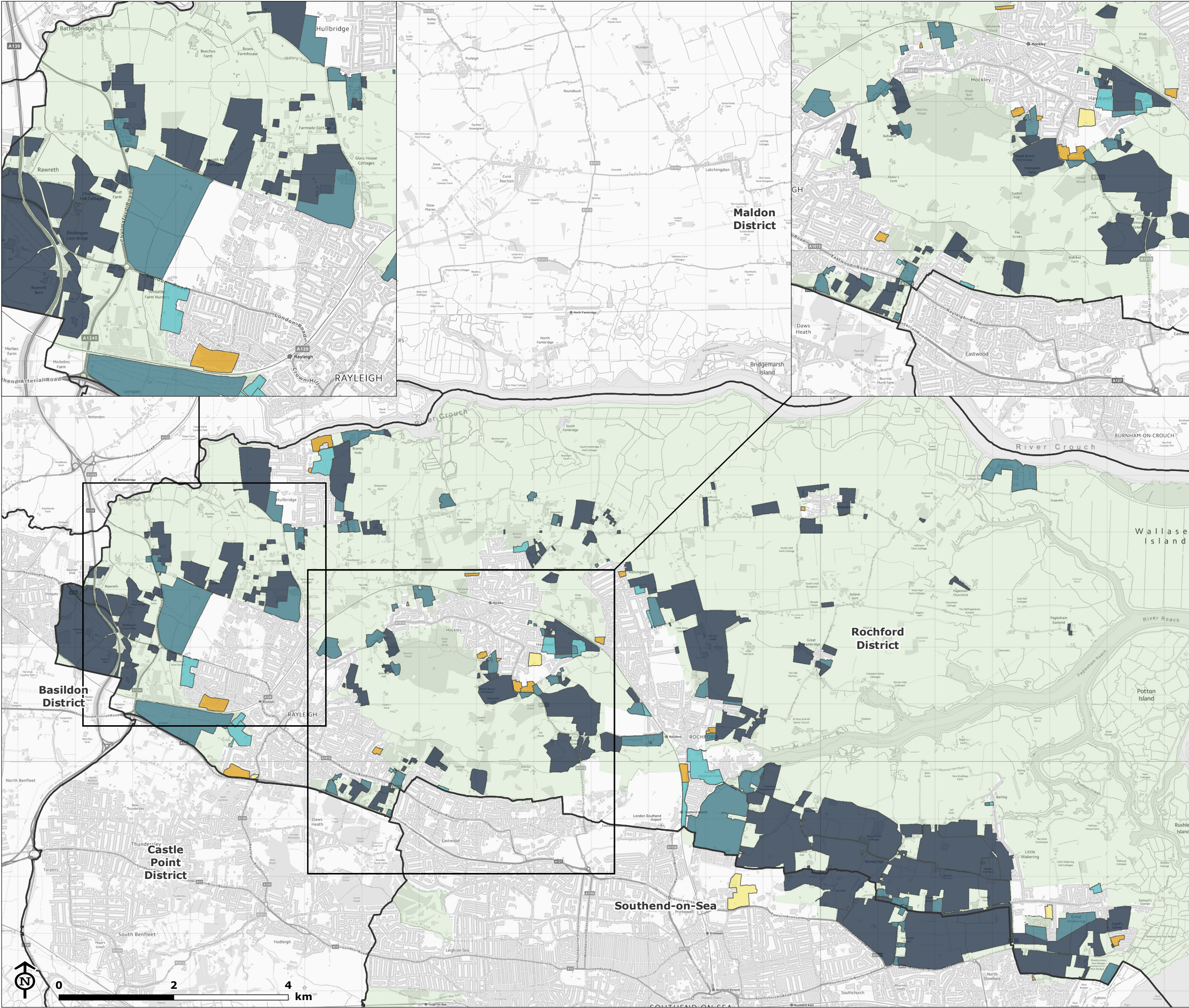
Harm Rating	Total Area of Land (excluding constraints)	
	Area (Ha)	Percentage of Site/Parcel Area
High	1510.03	70.49
Moderate - High	490.12	22.88
Moderate	86.53	4.04
Low - Moderate	47.02	2.19
Low	8.55	0.40

Table 5.4: Total area of Southend-on-Sea Green Belt land assessed at each harm rating

Harm Rating	Total Area of Land (excluding constraints)	
	Area (Ha)	Percentage of Site/Parcel Area
High	280.57	92.14
Moderate - High	6.50	2.13
Moderate	0.00	0.00
Low - Moderate	0.28	0.09
Low	17.15	5.63

Role of Green Belt Harm Assessment

- 5.10 Consideration of the harm to Green Belt that could result from the release of land for development is an essential aspect of establishing the exceptional circumstances for making alterations to Green Belt boundaries. However, there are other important factors that need to be considered in order to establish the necessary exceptional circumstances, most notably the environmental and sustainability effects of development. Whilst the ideal would be to minimise harm to the Green Belt, it may be that the most sustainable locations for development will result in high harm to the Green Belt. Conversely, the release of Green Belt land likely to result in low harm may not be appropriate or sustainable. In each location where alterations to Green Belt boundaries are being considered, planning judgement will be required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.
- 5.11 In light of the above, this assessment of harm to Green Belt purposes does not draw conclusions as to where land should be released to accommodate development, but identifies relative variations in the harm to the designation.
- 5.12 The Study does not assess the cumulative impact of the release of multiple sites and/or parcel scenarios on the Green Belt as a whole. That lies outside the scope of this Study as there are numerous permutations of the scenarios and sites that could be considered for release.



Rochford and Southend Green Belt Study

Figure 5.1: Harm Assessment

District Boundaries

Green Belt

Stage 2 Harm Assessment

High

Moderate high

Moderate

Moderate low

Low

Map Scale @A3: 1:65,000

LUC

Figure 5.1: Harm Assessment

6 Making Changes to the Green Belt

- 6.1 This chapter sets out the key steps that need to be considered if the Councils consider there is a need to release land from the Green Belt. The chapter also sets out some potential mitigation measures that could be applied to reduce the potential harm to the Green Belt, if land is released. This is followed by a discussion of the potential opportunities for enhancing the beneficial use of the Green Belt (in line with paragraph 141 of the NPPF). However, it should be noted that this chapter does not contain an exhaustive list of potential mitigation measures or enhancement opportunities. It is therefore recommended that mitigation and enhancement are carefully considered in the context of what development is finally proposed when more detailed information is available.

Making changes to the Green Belt

- 6.2 The NPPF requires changes to the Green Belt to be made through the Local Plan process. If such changes are made, the process should include demonstration of exceptional circumstances, including consideration of the need to promote sustainable patterns of development, i.e. planning for economic growth, housing need, health and wellbeing, accessibility and biodiversity, cultural heritage and climate change resilience.
- 6.3 A common interpretation of the policy position is that, where necessitated by development requirements, plans should identify the most sustainable locations for growth. This policy position should be maintained unless the benefits of the most sustainable locations are outweighed by adverse effects on the overall integrity of the Green Belt according to an assessment of the whole of the Green Belt based around the five purposes²⁶. In other words the relatively poor performance of the land against the Green Belt purposes is not, of itself, an exceptional circumstance that would justify release of the land from the Green Belt. In fact the release of Green Belt land likely to result in low harm may not be appropriate or sustainable.
- 6.4 In developing an 'exceptional circumstances' case it will be necessary to look at the objectively assessed needs for development, the needs to promote sustainable patterns of development and whether these needs can be accommodated without releases from the Green Belt. The NPPF sets out clear steps that local authorities need to consider, specifically:
1. making effective use of suitable brownfield sites and underutilised land;
 2. optimising the density of development in town and city centres and other locations well served by public transport; and
 3. exploring whether other authorities can help meet some of the identified development requirement.²⁷
- 6.5 Should the Councils conclude "*that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously developed and/or is well-served by public transport.*"²⁸ Furthermore, careful consideration will also need to be given to the form of the amended Green Belt boundaries. As set out in paragraph 139 of the NPPF:

²⁶ Planning on the Doorstep: The big Issues – Green Belt Planning Advisory Service (PAS), 2015.

²⁷ Paragraph 137 of the NPPF.

²⁸ Paragraph 138 of the NPPF.

"When defining Green Belt boundaries, plans should:

- a. ensure consistency with the development plans strategy for meeting identified requirements for sustainable development;*
- b. not include land which it is unnecessary to keep permanently open;*
- c. where necessary, identify areas of safeguarded land between the urban area and the Green Belt in order to meet longer term development needs stretching well beyond the plan period;*
- d. make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;*
- e. be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and*
- f. define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."*

- 6.6 Further guidance on establishing the necessary 'exceptional circumstances' for making alterations to Green Belt boundaries is set out in the recent High Court judgement: *Compton Parish Council and others v Guildford Borough Council and others (2019)*. This involved an appeal opposed to the principle and extent of land proposed for release from the Green Belt in the Council's submitted Local Plan. The judge concluded there is no definition of the policy concept of 'exceptional circumstances' for altering Green Belt boundaries. *"This itself is a deliberate policy decision, demonstrating that there is a planning judgment to be made in all the circumstances of any particular case."*

"The 'exceptional circumstances' can be found in the accumulation or combination of circumstances, of varying natures, which entitle the decision-maker, in the rational exercise of a planning judgment, to say that the circumstances are sufficiently exceptional to warrant altering the Green Belt boundary...there will almost inevitably be an analysis of the nature and degree of the need, allied to consideration of why the need cannot be met in locations which are sequentially preferable for such developments, an analysis of the impact on the functioning of the Green Belt and its purpose, and what other advantages the proposed locations, released from the Green Belt, might bring, for example, in terms of a sound spatial distribution strategy."

- 6.7 It is suggested that outline policy guidance or masterplans could be prepared as part of, or following on from the local plan process. Masterplans could draw on the findings of the Green Belt study and any detailed site-based Green Belt assessment work to indicate precise development areas, new permanent Green Belt boundaries (existing or new features) and appropriate considerations for the layout and design of new developments. Such an approach, together with specific policies for the development of the land, would help to minimise harm to the remaining Green Belt.

Mitigation to reduce harm to the Green Belt

The concept of mitigation

- 6.8 One of the factors weighed up in the judgement of harm resulting from release of a Green Belt area is the impact that the loss of openness would have on other Green Belt land. This is assessed by considering how neighbouring land would rate in terms of its contribution to Green Belt purposes were the area in question to be urbanised i.e. would its contribution be lessened? In many cases this is a key factor in the judgement: a site might in itself be small, but its development could represent a more significant change than its physical area might suggest if, for example, this resulted in the breaching of a strong boundary feature, or an increase in the built containment of adjacent land.

- 6.9 There is the potential to reduce harm to the remaining Green Belt by implementing measures which will affect the relationship between the remaining Green Belt land and urban areas. Measures which increase the contribution that land is judged to make to Green Belt purposes, offsetting to some degree the predicted reduction in contribution, could strengthen the case for release of a particular area. Although release of Green Belt land will still require 'exceptional circumstances' to be demonstrated.
- 6.10 Mitigation relates to land under the control of the site developer, and could therefore apply either to land being released or land being retained as Green Belt. There is an overlap between the latter and the concept of beneficial use of Green Belt land as set out in the NPPF, in that mitigation can also present an opportunity to enhance beneficial use.

Mitigation themes

- 6.11 The extent to which harm can be mitigated will vary from site to site, but potential measures can be considered under different themes. The Green Belt purposes are considered to relate to the relationship between the land area in question, developed land and the countryside. This relationship is influenced by: the location of the area; the extent of openness within it; and the role of landscape / physical elements, including boundary features (in either separating the area from or connecting it) to built-up areas and the wider countryside.
- 6.12 **Table 6.1** below lists some mitigation measures that could be considered as part of the planning and development process. Which mitigation measures are the most appropriate will vary depending on local circumstances and will need to be defined as part of the masterplanning process.

Table 6.1: Potential measures to mitigate harm to Green Belt

Mitigation measure	Benefits	Considerations
Use landscaping to help integrate a new Green Belt boundary with the existing edge, aiming to maximise consistency over a longer distance.	Maintaining separation between urban and open land.	A boundary that is relatively homogeneous over a relatively long distance is likely to be stronger than one which has more variation. Landscaping works can help to minimise the impact of 'breaches' in such boundaries.
Strengthen boundary at weak points – e.g. where 'breached' by roads.	Reducing opportunities for sprawl.	The use of buildings and landscaping can create strong 'gateways' to strengthen settlement-edge function.
Define Green Belt edge using a strong, natural element which forms a visual barrier – e.g. a woodland belt.	Reducing perception of urbanisation, and may also screen residents from intrusive landscape elements within the Green Belt (e.g. major roads).	Boundaries that create visual and movement barriers can potentially have detrimental effects on the character of the enclosed urban areas and the amenity of residents.
Create a transition from urban to rural, using built density, height, materials	Reducing perception of urbanisation.	This may however have implications in terms of reducing housing yield.

Mitigation measure	Benefits	Considerations
and landscaping to create a more permeable edge.		
Consider ownership and management of landscape elements which contribute to Green Belt purposes.	Ensuring permanence of Green Belt.	Trees and hedgerows require management to maintain their value in Green Belt terms, and the visual screening value that can be attributed to them is more limited if they are under private control (e.g. within back gardens).
Enhance visual openness within the Green Belt.	Increasing perception of Countryside.	Although openness in a Green Belt sense does not correspond directly to visual openness, a stronger visual relationship between countryside areas, whether directly adjacent or separated by other landscape elements, can increase the extent to which an area is perceived as relating to the wider countryside.
Preserve / enhance landscape elements which contribute to the setting of historic settlements and views which provide an appreciation of historic setting and special character.	Preserving setting and special character of historic towns.	Landscape character and historic settings assessment can help to identify valued characteristics that should be retained and if possible strengthened, and intrusive elements that should be diminished and where possible removed.
Enhance access within the Green Belt.	Increasing perception of countryside.	Uses of the countryside that permit an appreciation of it as a connected area with value characteristics can counter urbanising influences – e.g. enhancement of connectivity of rights of way to avoid truncation by major roads, or provision of access along the Green Belt boundary to strengthen its role.
Improve management practices to enhance countryside character.	Increasing strength of countryside character.	Landscape character assessment can help to identify valued characteristics that should be retained and where possible strengthened, and

Mitigation measure	Benefits	Considerations
		intrusive elements that should be diminished and where possible removed.
Design and locate buildings, landscaping and green spaces to minimise intrusion on settlement settings.	Maintaining perceived settlement separation by minimising the extent to which new development intrudes on the settings of other settlements.	Analysis of settlement settings, including consideration of viewpoints and visual receptors, can identify key locations where maintenance of openness and retention of landscape features would have the most benefit.
Maintain / create separation between existing washed-over settlements and new inset settlement.	Minimising urbanising influences that could weaken the justification for retaining the washed over settlement's status.	Ensure the gap is sufficiently wide to maintain a sense of separation.
Design road infrastructure to limit perception of increased urbanisation associated with new development.	Reducing perception of urbanisation.	Increased levels of 'activity' can increase the perception of urbanisation.
Use sustainable drainage features to define / enhance separation between settlement and countryside.	Strengthening separation between urban and open land.	Need to determine if local topography and ground conditions are suitable.

Beneficial use of Green Belt

- 6.13 The purposes of Green Belt do not make any reference to the quality or use of land falling within the designation, but the NPPF, at paragraph 141, states that:
- "Once Green Belts have been defined, 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."*
- 6.14 Furthermore, paragraph 138 of the NPPF states that where it has been concluded that it is necessary to release Green Belt land for development, plans should *"set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land"*. This could be achieved through legal agreements in conjunction with the release of land and planning consent for development, or through strategic enhancement initiatives e.g. creation of community woodland.
- 6.15 The NPPF suggests types of beneficial use. They relate principally to the environmental quality of the land, but can also, through strengthening boundary / buffer roles and affecting landscape and visual character, affect the contribution of land to Green Belt purposes.

- 6.16 The accompanying Planning Practice Guidance elaborates on paragraph 138 of the NPPF, endorsing the preparation of supporting landscape, biodiversity or recreation evidence to identify appropriate compensatory improvements, including:
- *'new or enhanced green infrastructure;*
 - *woodland planting;*
 - *landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);*
 - *improvements to biodiversity, habitat connectivity and natural capital;*
 - *new or enhanced walking and cycle routes; and*
 - *improved access to new, enhanced or existing recreational and playing field provision.'*
- 6.17 Finally, the guidance offers some suggested considerations for securing the delivery of identified compensatory improvements – the need for early engagement with landowners and other interested parties to obtain the necessary local consents, establishing a detailed scope of works and identifying a means of funding their design, construction and maintenance through planning conditions, section 106 obligations and/or the Community Infrastructure Levy.
- 6.18 Some of the mitigation measures listed in the previous section which relate to Green Belt land can also be considered beneficial uses, but there is broader scope for introducing or enhancing uses of Green Belt land that (by adding to its value) will strengthen the case for that land's future protection, regardless of whether it is classified as Green Belt. Some examples are provided in **Table 6.2** below.
- 6.19 Beneficial uses could be achieved through planning conditions, section 106 obligations and/or the Community Infrastructure Levy. The Planning Practice Guidance stresses the need for early engagement with landowners and other interested parties to obtain the necessary local consents, establishing a detailed scope of works and identifying a means of funding their design, construction and maintenance.

Table 6.2: Potential beneficial uses of Green Belt

Beneficial use	Considerations
Improving access	Enhancing the coverage and condition of the rights of way network and increasing open space provision.
Providing locations for outdoor sport	Some outdoor sports can represent an urbanising influence; an emphasis on activities which do not require formal facilities is less likely to harm Green Belt purposes.
Landscape and visual enhancement	Using landscape character assessment as guidance, intrusive elements can be reduced and positive characteristics reinforced.
Increasing biodiversity	Most Green Belt land has potential for increased biodiversity value – e.g. the management of hedgerows and agricultural field margins and provision of habitat connectivity. Linkages could be provided to identified environmental networks.
Improving damaged and derelict land	Giving land a functional, economic value is a key aspect of avoiding damage and dereliction through lack of positive management, but this needs to be achieved with minimum harm to characteristics /

Beneficial use	Considerations
	qualities which help it contribute to Green Belt purposes.

- 6.20 Many of the beneficial uses outlined in **Table 6.2** are likely to be identified through the strategic green and blue infrastructure study jointly commissioned by the South Essex local planning authorities, including Rochford and Southend-on-Sea. Furthermore, there are a number of strategy documents that have already been prepared by the Councils (e.g. Southend Green Spaces Strategy, Southend Local Biodiversity Action Plan, South Essex Green Grid Strategy, Rochford Environmental Capacity Study, Essex Landscape Character Assessment and Rochford Open Space Strategy). Together these studies will help identify the key opportunities for landscape, access, recreation and biodiversity enhancements within the Green Belt and beyond.

Conclusion

- 6.21 This study has assessed contribution to the five Green Belt purposes and the harm to these Green Belt purposes of releasing land for development. The findings of this study will form an important piece of evidence for the emerging Local Plan.
- 6.22 However, as outlined above there are other important factors that need to be considered when establishing exceptional circumstances for making alterations to Green Belt boundaries, most notably sustainability, viability and deliverability issues. Whilst the ideal would be to minimise harm to the Green Belt, it may be that the most sustainable locations for development will result in high harm to the Green Belt.
- 6.23 In each location where alterations to Green Belt boundaries are being considered, planning judgement is required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation. In addition, consideration will also need to be given to potential measures to mitigate harm to the Green Belt, as well as potential opportunities to enhance the beneficial use of the Green Belt. It is noted that many potential enhancement opportunities may relate to land which is in private ownership and therefore careful consideration will need to be given to how and if these opportunities can be delivered.
- 6.24 Should the Council decide to release land from the Green Belt, it is suggested that outline policy guidance or masterplans could be prepared as part of, or following on from the Local Plan process. Masterplans could draw on the findings of the Green Belt Study and any detailed site-based Green Belt assessment work to indicate precise development areas, new permanent Green Belt boundaries (existing or new features) and appropriate considerations for the layout and design of new developments and opportunities to enhance beneficial use. Such an approach, together with specific policies for the development of the land, may help to minimise harm to the remaining Green Belt.

Appendix 1

Green Belt Policy and Guidance

Origins of the Metropolitan Green Belt

The Green Belt land within Rochford and Southend-on-Sea forms part of the Metropolitan Green Belt. The principle of maintaining a ring of open country around London can be traced back to the 16th century when, by royal proclamation, Elizabeth I forbade any building on new sites within three miles of the city gates of London. This was motivated by public health reasons, to prevent the spread of the plague, and to ensure a constant supply of food for the metropolis.

The importance of these considerations was later recognised by Ebenezer Howard, a pioneer of British town planning, in his book of 1898 *Tomorrow: a Peaceful Path to Real Reform* in which he referred to “*an attractive setting within the town could develop and which would maintain, close at hand, the fresh delights of the countryside- field, hedgerow and woodland*”.

The only mechanism available at the time to realise this vision, however, was the acquisition of land by public authorities. The most active agency in this field was the City of London Corporation whose programme of acquisition, initiated in 1878, included Hampstead Heath, Epping Forest and Kenley Common.

The Metropolitan Green Belt as a standalone concept was first suggested by Raymond Unwin in 1933 as a ‘green girdle’. In 1935 the London County Council put forward a scheme ‘*to provide a reserve supply of public open spaces and of recreational areas and to establish a Green Belt or girdle of open space lands, not necessarily continuous, but as readily accessible from the completely urbanised area of London as practicable*’. This arrangement was formalised by the 1938 Green Belt (London and Home Counties) Act, under which 14,400 hectares of land around London were purchased by the London County Council and adjacent counties, either individually or jointly.

During the Second World War, the newly formed Ministry of Town and Country Planning commissioned Professor Patrick Abercrombie to prepare an advisory plan for the future growth of Greater London. The Ministry gave its formal approval of Abercrombie’s Green Belt proposals and the 1947 Town and Country Planning Act enabled local authorities to protect Green Belt land without acquiring it.

In 1955 the Government established (through Circular 42/55) the three main functions of the Green Belt as:

- Checking growth of large built-up areas;
- Preventing neighbouring settlements from merging; and,
- Preserving the special character of towns

Emphasis upon the strict control of development and the presumption against building in the Green Belt except in special circumstances was set out through further Government Green Belt guidance in 1962. The essential characteristic of Green Belts as permanent with boundaries only to be in exceptional circumstances was established through Circular 14/84.

In January 1988 PPG (Planning Policy Guidance Note) 2, Green Belts (subsequently replaced in 1995 and further amended in 2001) explicitly extended the original purposes of the Green Belt to add:

- to safeguard the surrounding countryside from further encroachment; and,
- to assist in urban regeneration (subsequently replaced in 1995 and further amended in 2001).

PPG2 was replaced through the publication of the National Planning Policy Framework (NPPF) in March 2012²⁹, revised and re-published in July 2018 and February 2019, and this document currently provides national Green Belt policy. The current and evolving Green Belt position of the Government in relation to Green Belt provided through the NPPF is detailed later in this report.

²⁹ Department of Communities and Local Government, 2012, National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

The Greater London Development Plan³⁰, approved in 1976, defined the full extent of the London Metropolitan Green Belt. It stated that “The Green Belt gives definition to the built-up area as a whole, limits urban sprawl and provides an area where open recreational activities can take place. At the same time it plays an important role in the retention of areas of attractive landscape on London’s fringes”.

As of March 2017 the entirety of the Metropolitan Green Belt covers around 514,000 hectares, across London, the East and South East of England. Roughly 40% of the Metropolitan Green Belt falls in London. Land within the Metropolitan Green Belt accounts for approximately 31% of the total 1,634,700 hectares of Green Belt land in England³¹.

National Planning Policy

Government policy on Green Belt is set out in chapter 13 of the adopted National Planning Policy Framework (NPPF)³² and associated National Planning Practice Guidance³³. Paragraph 133 of the NPPF states that *‘the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence’*.

This is elaborated in NPPF paragraph 134, which states that Green Belts should serve five purposes, as set out below.

The purposes of Green Belt

- To check the unrestricted sprawl of large built-up areas.
- To prevent neighbouring towns merging into one another.
- To assist in safeguarding the countryside from encroachment.
- To preserve the setting and special character of historic towns.
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The NPPF emphasises in paragraph 135 and 136 that local planning authorities should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. It goes on to state that *‘once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries having regard to their intended permanence in the long term, so they can endure beyond the plan period Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.’*

Paragraph 137 of the NPPF requires that the ‘strategic plan-making authority should have examined fully all other reasonable options for meeting its identified need for development’ before concluding that the exceptional circumstances exist (paragraph 137), specifically whether the strategy:

- ‘makes as much use as possible of suitable brownfield sites and underutilised land;
- optimises the density of development, including whether policies promote a significant uplift in minimum density standards in town and city centres, and other locations well served by public transport; and

³⁰ Greater London Council, 1976, Greater London Development Plan.

³¹ GIS data from the Department for Communities and Local Government, 2017.

³² Ministry of Housing, Communities and Local Government, 2019, National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733637/National_Planning_Policy_Framework_web_accessible_version.pdf

³³ Ministry of Housing, Communities and Local Government, 2019, National Planning Practice Guidance [online] available at: <https://www.gov.uk/guidance/green-belt>

- has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.'

Paragraph 138 of the NPPF indicates that *'when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable 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. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously developed and / or is well served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.'*³⁴

Paragraph 139 of the NPPF suggests that Local Planning Authorities may wish to identify areas of 'safeguarded land' between the urban area and the Green Belt to accommodate long-term development needs well beyond the plan period.

Paragraph 135 of the NPPF indicates that, if proposing new Green Belt, local planning authorities should:

- Demonstrate why normal planning and development management policies would not be adequate;
- Set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
- Show what the consequences of the proposal would be for sustainable development;
- Demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
- Show how the Green Belt would meet the other objectives of the Framework.

Current guidance therefore makes it clear that the Green Belt is a strategic planning tool designed primarily to prevent the spread of development and the coalescence of urban areas. To this end, land should be designated because of its position, rather than its landscape quality or recreational use. However, the NPPF states *"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"* (Paragraph 141).

It is important to note, however, that these positive roles should be sought for Green Belt once designated. The lack of a positive role, or the poor condition of Green Belt land, does not necessarily undermine its fundamental role to prevent urban sprawl by being kept permanently open. Openness is not synonymous with landscape character or quality.

Paragraph 143 and 144 state that *"inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances... 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."*

Paragraphs 145 sets out the types of development that are appropriate in the Green Belt:

- *'buildings for agriculture and forestry;*
- *appropriate facilities for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

³⁴ This NPPF requirement will be met as part of the wider Local Plan preparation process, although the findings of this review will form part of this.

- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *limited infilling in villages;*
- *limited affordable housing for local community needs under policies set out in the development plan; and*
- *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - *not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*
 - *Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

Paragraph 146 sets out other forms of development that are not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- *'mineral extraction;*
- *engineering operations;*
- *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- *the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- *material changes in the use of land (such as changes of use for outdoor sport or recreation or for cemeteries or burial grounds); and*
- *development brought forward under a Community Right to Build Order.'*

Planning Practice Guidance

The NPPF's Green Belt policies are supplemented by additional planning practice guidance. The guidance sets out some of the factors that can be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are not presented as an exhaustive list, but rather a summary of some common considerations born out through specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects³⁵. Other circumstances which have the potential to affect judgements on the impact of development on openness include the duration of development and its remediability to the equivalent, or an improved state of, openness, and the degree of activity likely to be generated by development, such as traffic.

The guidance also elaborates on paragraph 138 of the NPPF which requires local planning authorities to set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. The guidance endorses the preparation of supporting landscape, biodiversity or recreation evidence to identify appropriate compensatory improvements, including:

- *'new or enhanced green infrastructure;*
- *woodland planting;*
- *landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);*
- *improvements to biodiversity, habitat connectivity and natural capital;*
- *new or enhanced walking and cycle routes; and*

³⁵ Two important planning appeal judgements (Heath & Hampstead Society v Camden LBC & Vlachos (2008) and Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016)) define openness as having both a spatial aspect and a visual aspect. Further details are set out in Chapter 2 and in the case law section in Appendix 1 below.

- *improved access to new, enhanced or existing recreational and playing field provision.*'

Finally, the guidance offers some suggested considerations for securing the delivery of identified compensatory improvements – the need for early engagement with landowners and other interested parties to obtain the necessary local consents, establishing a detailed scope of works and identifying a means of funding their design, construction and maintenance through planning conditions, section 106 obligations and/or the Community Infrastructure Levy.

Other Relevant Guidance and Case Law

Planning Advisory Service Guidance

Neither the National Planning Policy framework (NPPF) nor National Planning Practice Guidance (NPPG) provides guidance on how to undertake Green Belt reviews. However, the Planning Advisory Service (PAS) have published a useful advice note that discusses some of the key issues associated with assessing Green Belt.

The PAS Guidance³⁶ considers the way in which the five purposes of Green Belt should be addressed, as follows:

- Purpose 1: To Check the Unrestricted Sprawl of large built up areas – this should consider the meaning of the term 'sprawl' and how this has changed from the 1930s when Green Belt was conceived.
- Purpose 2: To Prevent Neighbouring Towns from merging into one another – assessment of this purpose will be different in each case and a 'scale rule' approach should be avoided. The identity of a settlement is not determined just by the distance to another settlement; instead the character of the place and the land between settlements must be acknowledged. Landscape Character Assessment is therefore a useful analytical tool to use in undertaking this purpose.
- Purpose 3: To assist in safeguarding the countryside from encroachment – the most useful approach for this purpose is to look at the difference between the urban fringe and open countryside. As all Green Belt has a role in achieving this purpose, it is difficult to apply this purpose and distinguish the contribution of different areas.
- Purpose 4: Preserving the Setting and Special Character of Historic Towns – this applies to very few places within the country and very few settlements in practice. In most towns, there is already more recent development between the historic core and the countryside.
- Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land – the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. The value of various land parcels is unlikely to be distinguished by the application of this purpose.

It also states that the assessment of the performance of Green Belt should be restricted to the Green Belt purposes and not consider other planning considerations, such as landscape, which should be considered in their own right as part of the appraisal and identification of sustainable patterns of development.

- The guidance goes on to list the types of areas of land that might make a relatively limited contribution to the Green Belt, or which might be considered for development through a review of the Green Belt according to the five Green Belt purposes:
- land partially enclosed by development, i.e. where new development would effectively be 'infill' development;
- land where development would be well contained by the landscape;
- land where harm to the qualities that contributed to the distinct identity of separate settlements would be limited; and,

³⁶ Planning on the Doorstep: The Big Issues – Green Belt, Planning Advisor Service (2015).

- a strong boundary could be created with a clear distinction between 'town' and 'country'.

The Planning Advisory Service has since updated their 'Plan Making Question and Answer' advice with regard to the assessment of Green Belt within Local Plans³⁷. The service advises that Green Belt Reviews should be considered in the context of its strategic role. This indicates that Green Belts should not necessarily be just reviewed for each authority, and could include a joint methodology.

Planning Inspectorate Local Plan Examination Reports

Since the adoption of the National Planning Policy Framework in March 2012, there have been several important Planning Inspectorate Local Plan Examination Reports which have informed Green Belt planning³⁸. These include:

- The Inspector's preliminary conclusions (S Emerson) to Bath and North East Somerset Council (June 2012) highlighted the importance of having an *"up-to-date and comprehensive review of the Green Belt in the district is necessary to see whether all the land so designated fulfils the Green Belt purposes"*.
- The Inspector's report (A Thickett) to Leeds City Council (September 2014) emphasised that Green Belt studies should be *"fair, comprehensive and consistent with the Core Strategy's aim of directing development to the most sustainable locations"*, i.e. Green Belt reviews should be 'comprehensive' rather than 'selective'.
- The Inspector's interim views (S J Pratt) to Cheshire East Council (October 2014) and further interim views (December 2015) highlighted several flaws in the approach to the Council's Green Belt assessment:
 - Contribution to the Green Belt purpose were not the only factors used to inform the assessment, land ownership, availability and deliverability were also considered, weighting overall Green Belt judgements against the purposes of the designation.
 - The Green Belt was divided-up in to assessment parcels inconsistently: large areas were assessed in the same way as small sites and some areas of Green Belt were not assessed.
 - Green Belt Purposes 4 and 5 were not assessed.
 - The Council's two stage Green Belt assessment update involving an initial assessment of large general areas followed by smaller parcels for a five Green Belt purposes, was subsequently approved by the Inspector. However, the Inspector emphasised the needs for consistency and transparency: *"This is a complex process, which needs to be undertaken in a consistent and transparent manner using available and proportionate evidence, involving professional judgements; it was not simply a desk-based study, but one which involved many site visits by CEC's officers or consultants to confirm the assessments and judgements."*
 - With regard to the assessment of Purpose 4 the Inspector commented that *"the assessment utilises a variety of historical evidence, which enables a full assessment of the smaller settlements; this could be criticised as being too detailed for a Green Belt assessment which focuses on the larger historic towns, but is not necessarily inappropriate or irrelevant"*.
 - With regard to the assessment of Purpose 5 which focussed on the area of brownfield land within the settlement nearest to the Green Belt land under assessment, the Inspector found the approach to be *"consistent, transparent and proportionate."*
- The Inspector's interim findings (H Stephens) to Durham City Council (November 2014) clarified that assessments against the Green Belt purposes should form the basis of any justification for releasing land from the Green Belt, and in reviewing land against the purposes Green Belt studies should consider the reasons for a Green Belt's designation.

³⁷ <http://www.pas.gov.uk/pm-q-a-green-belt#Q: When should you carry out a Green Belt review?>

³⁸ Case notes referring to the NPPF that pre-date July 2018 make reference to the original March 2012 NPPF document.

- The Inspectors' Letter (L Graham) to Cambridge City and South Cambridgeshire Councils (May 2015) emphasised that Green Belt studies should make clear *"how the assessment of 'importance to Green Belt' has been derived"* from assessments against the individual purposes of Green Belt and highlighted the importance of revisions to Green Belt boundaries to *"take account of the need to promote sustainable patterns of development, as required by paragraph 85 of the NPPF [even if] such an exercise would be carried out through the SEA/SA process."*
- The Inspector's Letter (M Middleton) to Welwyn Hatfield Borough Council (December 2017) highlighted that the Council has supplied insufficient justification to not allocate sufficient housing development proposals in the Local Plan. The Council's primary source of justification was the Council's Green Belt review. Then inspector found the Phase 1 of the review was too strategic to draw out finer grained variations in Green Belt performance and Phase 2 of the review, although more detailed, failed to assess all potential development sites and did not examine all potentially suitable areas and did not assess the extent to which the Green Belt would be harmed by the loss of a parcel in part, in its entirety or in combination with other parcels. The inspector noted the Green Belt review had incorrectly incorporated an examination of landscape character into the consideration of openness, which *"should only be concerned about the absence of built development and other dominant urban influences"*. In addition, the inspector noted that if the quantum of development required can't be met adjacent to urban areas, the Council should assess other locations that are large enough to accommodate a new settlement.
- The Inspector's report (D Smith) to the London Borough of Redbridge (January 2018) supported the Council's decision not to assess the Borough's Green Belt against Purpose 4 on the grounds that there are no historic towns in the Borough. The inspector also noted that contribution to Purpose 5 had not been assessed because all brownfield sites with reasonable prospects of development had been identified. The inspector concluded that this reasoning was *"flawed as a matter of principle because the aims of the Green Belt are long-term but as this purpose applies to most land it does not form a particularly useful means of evaluating sites"*.

Planning Appeal Decisions

Since the adoption of the National Planning Policy Framework in March 2012, there have been several important planning appeal decisions that have informed general interpretation of national Green Belt policy³⁹. These include:

- *Heath & Hampstead Society v Camden LBC & Vlachos* (2008) concerned a proposal to demolish an existing residential building on Metropolitan Open Land and replace it with a new, larger building which represented a spatial intrusion upon the openness of the MOL but which did not intrude visually on that openness. The inspector concluded that *"while it may not be possible to demonstrate harm by reason of visual intrusion as a result of an individual – possibly very modest – proposal, the cumulative effect of a number of such proposals, each very modest in itself, could be very damaging to the essential quality of openness of the Green Belt and Metropolitan Open Land"*. Although the case related to previous policy in relation to the Green Belt as set out in Planning Policy Guidance 2 (PPG 2), this portion of the judgement was cited in *Turner v Secretary of State for Communities and Local Government & East Dorset District Council* (see below) as relevant guidance in relation to the concept of openness of the Green Belt in the NPPF.
- *Calverton Parish Council v Greater Nottingham Councils & others* (2015) indicates that planning judgments setting out the 'exceptional circumstances' for the amendment of Green Belt boundaries require consideration of the 'nature and extent of harm' to the Green Belt and 'the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent':

"the planning judgments involved in the ascertainment of exceptional circumstances in the context of both national policy and the positive obligation located in section 39(2) should, at least ideally, identify and then grapple with the following matters: (i) the acuteness/intensity

³⁹ Case notes referring to the NPPF that pre-date July 2018 make reference to the original March 2012 NPPF document.

of the objectively assessed need (matters of degree may be important); (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development; (iii) (on the facts of this case) the consequent difficulties in achieving sustainable development without impinging on the Green Belt; (iv) the nature and extent of the harm to this Green Belt (or those parts of it which would be lost if the boundaries were reviewed); and (v) the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent."

- Timmins and Lymn Family Funeral Service v Gedling Borough Council and Westerleigh Group Limited (2015) clarifies that any material change of use of land in the Green Belt generally (and the use of land as a cemetery in particular) should be regarded as inappropriate unless listed in paragraphs 89 and 90 of the NPPF.
- Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016) was an appeal heard in the High Court relating to a previous appeal judgement in which a refusal for planning permission in the Green Belt by East Dorset District Council was upheld. The High Court appeal was dismissed, but the judgement concluded that:
 - *"openness is open-textured and a number of factors are capable of being relevant when it comes to applying it to the particular facts of a specific case. Prominent among these will be factors relevant to how built up the Green Belt is now and how built up it would be if redevelopment occurs...and factors relevant to the visual impact on the aspect of openness which the Green Belt presents"*
 - *"The question of visual impact is implicitly part of the concept of 'openness of the Green Belt' as a matter of the natural meaning of the language used in para. 89 of the NPPF... There is an important visual dimension to checking 'the unrestricted sprawl of large built-up areas' and the merging of neighbouring towns...openness of aspect is a characteristic quality of the countryside, and 'safeguarding the countryside from encroachment' includes preservation of that quality of openness. The preservation of 'the setting ... of historic towns' obviously refers in a material way to their visual setting, for instance when seen from a distance across open fields."*
 - *"The openness of the Green Belt has a spatial aspect as well as a visual aspect, and the absence of visual intrusion does not in itself mean that there is no impact on the openness of the Green Belt as a result of the location of a new or materially larger building there."*
- Lee Valley Regional Park Authority v Epping Forest DC and Valley Grown Nurseries Ltd (2016) found that glasshouse development in the Green Belt is appropriate since it is a 'building for agriculture' under the first bullet of paragraph 89 of the NPPF and therefore not capable of generating harm to the Green Belt designation.
- Samuel Smith Old Brewery (Tadcaster) and Oxtun Farm v North Yorkshire County Council and Darrington Quarries Ltd (2018) involved a challenge to a planning permission for a 6 hectare quarry extension in the Green Belt. Although paragraph 90 of the NPPF states that "mineral extraction" is not "inappropriate development" in the Green Belt, it was found that the Council failed to take into account visual impacts when considering whether the proposal would "preserve the openness of the Green Belt" as required in paragraph 90 of the NPPF. Lord Justice Lindblom found that the council had limited its consideration of the effects of the proposed development on the openness of the Green Belt to spatial impact and nothing more, despite the fact that, on the council's own assessment of the likely effects of the development on the landscape, visual impact on openness was "quite obviously" relevant to its effect on the openness of the Green Belt. This judgement was subsequently overturned in the Supreme Court (on the application of Samuel Smith Old Brewery (Tadcaster) and others) (Respondents) v North Yorkshire County Council (Appellant) [2020] UKSC 3. Contrary to Samuel Smith Old Brewery (Tadcaster) and Oxtun Farm v North Yorkshire County Council and Darrington Quarries Ltd (2018), visual impact was found not to be an obligatory consideration when assessing Green Belt. It was found that *"a proper reading of the NPPF in its proper historic context, visual quality of landscape is not in itself an essential part of openness for which the Green Belt is protected."* *"The concept of 'openness' in paragraph 90 of the NPPF is a broad policy concept which is the counterpart of urban sprawl and is linked to the purposes to be served by the Green Belt. Openness is not necessarily a statement about the visual qualities of the land, nor does it imply freedom from all forms of development."*

- Compton Parish Council and others v Guildford Borough Council and others (2019) was a High Court judgement involving an appeal opposed to the principle and extent of land proposed for release from the Green Belt in the Council's submitted Local Plan. The judgement includes the following helpful guidance on establishing the necessary 'exceptional circumstances' for making alterations to Green Belt boundaries:

"The "exceptional circumstances" can be found in the accumulation or combination of circumstances, of varying natures, which entitle the decision-maker, in the rational exercise of a planning judgment, to say that the circumstances are sufficiently exceptional to warrant altering the Green Belt boundary...there will almost inevitably be an analysis of the nature and degree of the need, allied to consideration of why the need cannot be met in locations which are sequentially preferable for such developments, an analysis of the impact on the functioning of the Green Belt and its purpose, and what other advantages the proposed locations, released from the Green Belt, might bring, for example, in terms of a sound spatial distribution strategy. The analysis in Calverton PC of how the issue should be approached...is not exhaustive or a checklist. The points may not all matter in any particular case, and others may be important especially the overall distribution of development, and the scope for other uses to be provided for along with sustainable infrastructure."

- Mr C Luke v Tonbridge & Malling Borough Council (2020) was a High Court judgement involving an appeal against a refusal to grant outline planning permission for the erection of a detached dwelling for an agricultural worker relating to a nursery business to replace a mobile home. The appeal was allowed and outline planning permission granted on the grounds that the appellant had presented an appropriate 'very special circumstances' case. The existing mobile home was found not to be a building or 'previously developed land' as defined in the NPPF, so the scheme was not considered to be an 'exception' under paragraph 145 of the NPPF and therefore 'inappropriate' and harmful to the Green Belt by definition. However, the inspector concluded that there would be "limited to negligible effect on the visual aspect of the Green Belt's openness." And, while "the spatial reduction in the Green Belt's openness...would remain", the benefits of the scheme – visual improvement, energy efficiency, quality of life – were "persuasive and thus worthy of sufficient weight to tip the balance in favour of the appeal scheme."

Rochford District Development Plan

The Rochford Development Plan is formed of a number of documents including:

- The Core Strategy, adopted 2011⁴⁰
- The Development Management Plan, adopted 2014⁴¹
- The Site Allocations Plan, adopted 2014⁴²

These documents are supported by the Essex and Southend Replacement Waste Local Plan, a number of Area Action Plans and Supplementary Planning Documents.

These documents will be replaced by a new Local Plan which is currently in the process of being prepared, and is due for adoption in Summer 2021. This Green Belt Study will form part of the evidence base for the new Local Plan.

Core Strategy

Rochford's Core Strategy is the main document of the Local Development Framework. It sets out the overall strategy for the District up to 2025 and explains how the Council will deliver the spatial aspects of the Council's vision as well as how regional and national policies will be applied locally.

Green Belt policy is set out in section 6. Policy GB1 requires development to be directed away from the Green Belt and prioritises its protection based on how well the land helps to achieve the

⁴⁰ https://www.rochford.gov.uk/sites/default/files/planningpolicy_cs_adoptedstrategy.pdf

⁴¹ https://www.rochford.gov.uk/sites/default/files/documents/files/planning_jaap_dpdadopted_0.pdf

⁴² https://www.rochford.gov.uk/sites/default/files/documents/files/planning_all_allplan.pdf

purposes of the Green Belt. Policy GB2 sets out allowances for rural diversification including: conversion of existing buildings for small scale employment use or small scale hotels; green tourism; and outdoor recreation and leisure activities.

Development Management Plan

Rochford's Development Management Plan sets out the day to day planning policies through which development in the district will be delivered.

Chapter 3 addresses appropriate development in the Green Belt. Policy DM10 relates to development of previously developed land in the Green Belt and states that the Council will favour proposals for the redevelopment of previously developed land which accord with Policy GB2 of the Core Strategy. Proposals for development of other uses on previously developed land may be considered appropriate if it can be demonstrated that this would constitute sustainable development. Any development should not undermine the five purposes of Green Belt and should not impact its openness. Policies DM11 to DM23 set out forms of development that may be permitted in the Green Belt and the conditions and restrictions on these.

The Site Allocations Plan

Rochford's Site Allocations Plan sets out policies for allocated sites in the Green Belt and the revised Green Belt boundary created following the allocation of land for development. The number of dwellings required on Green Belt land is recorded at 775 by 2015, 1,010 by 2021 and 1,000 post 2021.

Area Action Plans

Area Action Plans (AAP) have been prepared for Hockley, London Southend Airport and Environs, Rochford Town Centre and Rayleigh Town Centre.

The Hockley AAP⁴³, prepared in 2014, guides development of Hockley centre as well as the adjoining industrial areas and the rail station. Central to the AAP is balancing the need to protect the village character of Hockley against the need to attract new investment.

The London Southend Airport and Environs AAP⁴⁴, prepared in 2014, was jointly prepared by Rochford District Council and Southend-on-Sea Borough Council in response to the challenges and opportunities raised by the airport. The plan integrates land use, transport, environmental and regeneration proposals with mechanisms for delivery.

The Rochford Town Centre AAP⁴⁵, prepared in 2015, is designed for use as a framework for the redevelopment of Rochford town centre and the determination of associated planning applications. The AAP provides a framework for carefully managed change that respects the town's historic fabric.

The Rayleigh Town Centre AAP⁴⁶, prepared in 2015, is designed for use as a framework for the redevelopment of Rayleigh. It guides development of the town centre, also considering the immediate surroundings. The AAP provides a framework that builds on the towns existing strengths and allows for development that enhances its offer.

Southend-on-Sea Borough Development Plan

The current development plan documents for Southend-on-Sea include:

- The Core Strategy, adopted 2007⁴⁷.
- The Development Management Policies, adopted 2015⁴⁸

43 https://www.rochford.gov.uk/sites/default/files/documents/files/planning_haap_adopted.pdf

44 https://www.rochford.gov.uk/sites/default/files/documents/files/planning_jaap_adoptedversion.pdf

45 https://www.rochford.gov.uk/sites/default/files/documents/files/planning_RocAAPAdopted.pdf

46 https://www.rochford.gov.uk/sites/default/files/documents/files/Rayleigh_Centre_AAP_Adopted_Version.pdf

47 http://www.southend.gov.uk/downloads/file/1540/core_strategy_dpd1.pdf

48 http://www.southend.gov.uk/downloads/file/3737/southend_development_management_document_adopted_version

These are supported by the Essex and Southend Replacement Waste Local Plan and Area Action Plans.

These documents will be replaced by a new Local Plan which is currently in the process of being prepared, and is due for adoption in 2021. This Green Belt Study will form part of the evidence base for the new Local Plan.

Core Strategy

Southend-on-Sea's Core Strategy provides the vision, objectives and broad strategy for the spatial development of Southend. It sets out key policies against which all planning applications will be assessed.

Green Belt policy is set out in Policy KP1 which states that a Green Belt will be maintained around the urban area and that minor amendments may only be allowed where this would enable delivery of specific objectives and policies in the Core Strategy that could not otherwise be achieved in a sustainable manner. The openness of the remaining Green Belt must be maintained. Policy CP4 requires the maintenance of the function and open character of a sustainable Green Belt.

Development Management Document

Southend-on-Sea's Development Management Document sets out the Council's policies for positively managing development in Southend-on-Sea and is used to assess and determine planning applications. This document does not set out any specific policies regarding the Green Belt but protecting the openness and function of the Green Belt is mentioned as a priority for the Two Tree Island, Leigh Marshes and Belton Hills Seafront Character Zones.

Area Action Plans

The Southend Central Area Action Plan⁴⁹, prepared in 2018, acts as a driver for inward investment and for the delivery of the remaining proportion of planned regeneration and growth in the Southend Central area.

The London Southend Airport and Environs AAP⁵⁰, prepared in 2014, was jointly prepared by Rochford District Council and Southend-on-Sea Borough Council in response to the challenges and opportunities raised by the airport. The plan integrates land use, transport, environmental and regeneration proposals with mechanisms for delivery.

Safeguarded Land

There are a number of areas of open land in Rochford and Southend-on-Sea that are not designated as Green Belt. However, these have not been considered further for potential extensions to the Green Belt as they are designated Safeguarded Land in the Council's current Local Plan. The majority of the areas are earmarked for future residential development as part of strategic settlement extensions. These include:

- Land west of Hullbridge (one area allocated for settlement extension post 2021 and one area pre 2021)
- Land north west of Rayleigh (allocated post 2021)
- Land east of Rochford (one area allocated pre 2021 and one post 2021)
- Land west of Rochford (pre 2021)
- Land north of Southend at Fossetts Farm (pre 2021)
- Land west of Great Wakering (two areas allocated post 2021 and one area allocated pre 2021)

⁴⁹ http://www.southend.gov.uk/downloads/file/5409/southend_central_area_action_plan_-_2018

⁵⁰ https://www.rochford.gov.uk/sites/default/files/documents/files/planning_jaap_adoptedversion.pdf

Other designations include the London Southend Airport and Environs Joint Area Action Plan Area and employment land allocations, one of which is located south of Rochford town and one of which is located east of Rayleigh on the Rochford District boundary.

Neighbouring Authority Green Belt Reviews

Chelmsford City Council

Chelmsford City Council has not undertaken a review of their Green Belt.

Current protection for Green Belt is set out in Policy DC1 of the Core Strategy, which requires all development proposals to preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

Once adopted, the new Local Plan will continue this protection through Strategic Policies S1 and S13 as well as directly through policies: CO1 – Green Belt, Green Wedges, Green Corridors and Rural Areas; CO2 – New Buildings and Structures in the Green Belt; CO5 – Infilling in the Green Belt; and CO7 – Extensions to Existing Buildings Within the Green Belt.

Basildon Borough

Basildon Council undertook a review of Green Belt land within the Borough in 2016 and 2017⁵¹, to inform the preparation of a new Local Plan, determining permanent Green Belt boundaries that can endure for the long term and setting the framework for Green Belt and settlement policy.

The purpose of the review was to enable the Council to understand how the Borough's Green Belt land contributes to the fundamental aim, characteristics and purposes of the Green Belt. The assessment was undertaken in four stages: Stage 1 – identifying the assessment areas; Stage 2 – carrying out the assessments; Stage 3 – identifying the contribution to Green Belt purposes; Stage 4 – drawing out the conclusions. The main stage of the review was the assessment of the contribution of each of the parcels defined in Stage 1 against the first four purposes of the Green Belt. Purpose 5 was not included as it was considered that Green Belt by nature contributes to the recycling of derelict and urban land.

The study identified the major urban area of Basildon, the large towns of Billericay and Wickford, the serviced settlements of Bowers Gifford, Crays Hill and Ramsden Bellhouse and the un-serviced settlement of Noak Hill as 'large built up areas' in regards to Purpose 1 of the Green Belt. These settlements, along with others outside of the administrative boundary were also defined as 'neighbouring towns' for the assessment of Purpose 2.

In regards to Purpose 4, the Borough has no nationally recognised 'historic towns' therefore, designations such as Conservation Areas, Ancient Woodlands, Scheduled Monuments and Listed Buildings have been considered as offering 'special character'.

All Green Belt was considered to contribute equally to Purpose 5.

Castle Point Borough

Castle Point Borough Council has undertaken a number of Green Belt assessments which will inform the preparation of their new Local Plan. This includes a Green Belt Functions Assessment, Green Belt Landscape Assessment and a Green Belt Boundaries Review.

The Green Belt Functions Assessment⁵², 2010, assesses the Green Belt within Castel Point at the local and strategic level to evaluate whether the functions of the Green Belt are being fulfilled. The study was carried out in three stages: Stage 1 identified the Green Belt to be assessed; Stage 2 identified the assessment parcels of Green Belt based on clear physical features or boundaries; and Stage 3 analysed and classified each of the functions of the Green Belt parcels at the local level and evaluated the strategic context of these functions, i.e. the five Green Belt purposes.

51 <http://www.basildon.gov.uk/CHttpHandler.ashx?id=8032&p=0>

52 <https://www.castlepoint.gov.uk/download.cfm?doc=docm93jjm4n833.pdf&ver=981>

The functions assessment defines 'large built up areas' under Purpose 1 and 'towns' under Purpose 2 of the Green Belt as: Benfleet, Thundersley, Hadleigh and Canvey Island. The assessment did not consider Purpose 4 with the reasoning that the towns in Castle Point are not characteristically historic.

Green Belt land adjacent to urban settlements which are designated for long term growth, redevelopment or regeneration are considered to contribute to Purpose 5.

The Green Belt Landscape Assessment⁵³, 2010, was prepared to provide additional information to inform the Green Belt policy of the Borough. The methodology was informed by Landscape Character Assessment guidance. The assessment was both desk and field based and considered the landscape and visual sensitivity of areas identified.

The Castle Point Green Belt Boundaries Review⁵⁴, 2013, recommends amendments to the extent of the Borough's Green Belt as part of the new Local Plan process. A series of sites were assessed with consideration given to; whether the Green Belt in the vicinity of the site would continue to fulfil its purposes, whether development could occur without significant impact on the visual sensitivity of the landscape and, whether the Green Belt boundary could be clearly redefined, using physical features that are readily recognisable and likely to be permanent.

⁵³ <https://www.castlepoint.gov.uk/download.cfm?doc=docm93jjjm4n833.pdf&ver=981>

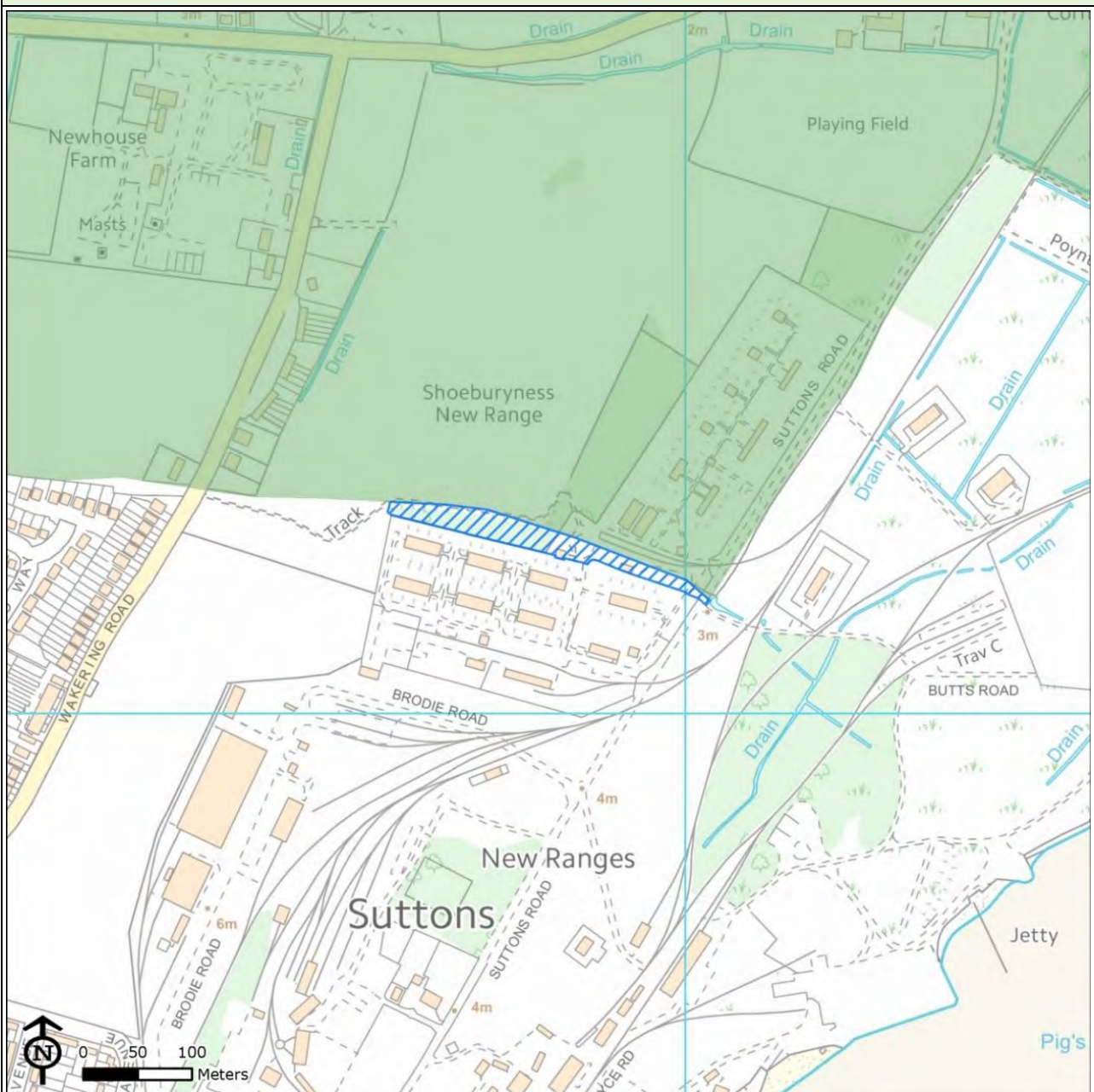
⁵⁴ <https://www.castlepoint.gov.uk/download.cfm?doc=docm93jjjm4n834.pdf&ver=982>

Appendix 2

Potential Minor Green Belt Realignments

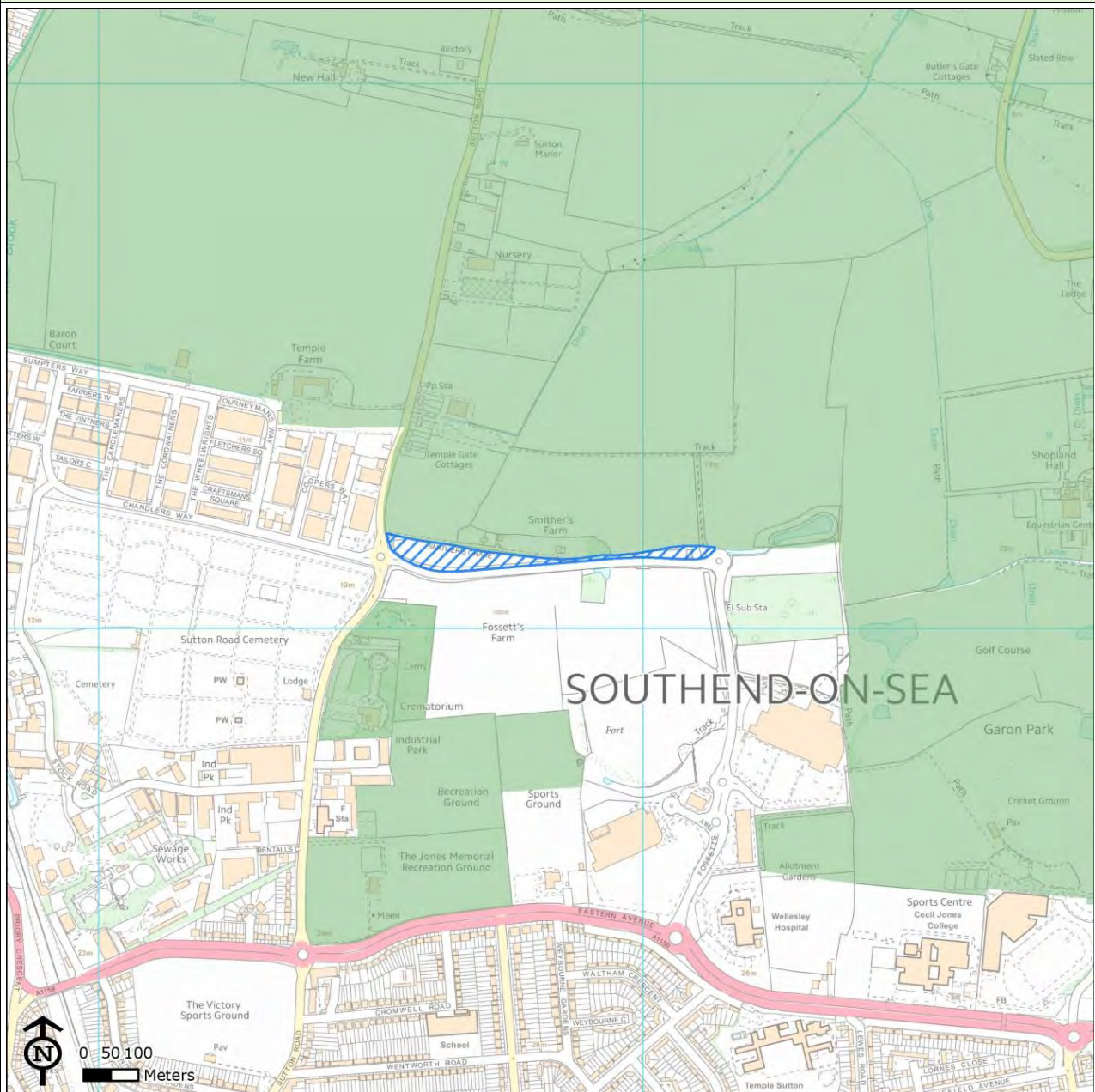
A

Green Belt addition to the north of Shoeburyness.



Green Belt boundary realigned along the property perimeter, which forms a more readily recognisable Green Belt boundary.

Green Belt addition to the north of Fossetts Way, Southend.



Green Belt boundary realigned to abut with Fossetts Way, which forms a more readily recognisable Green Belt boundary.

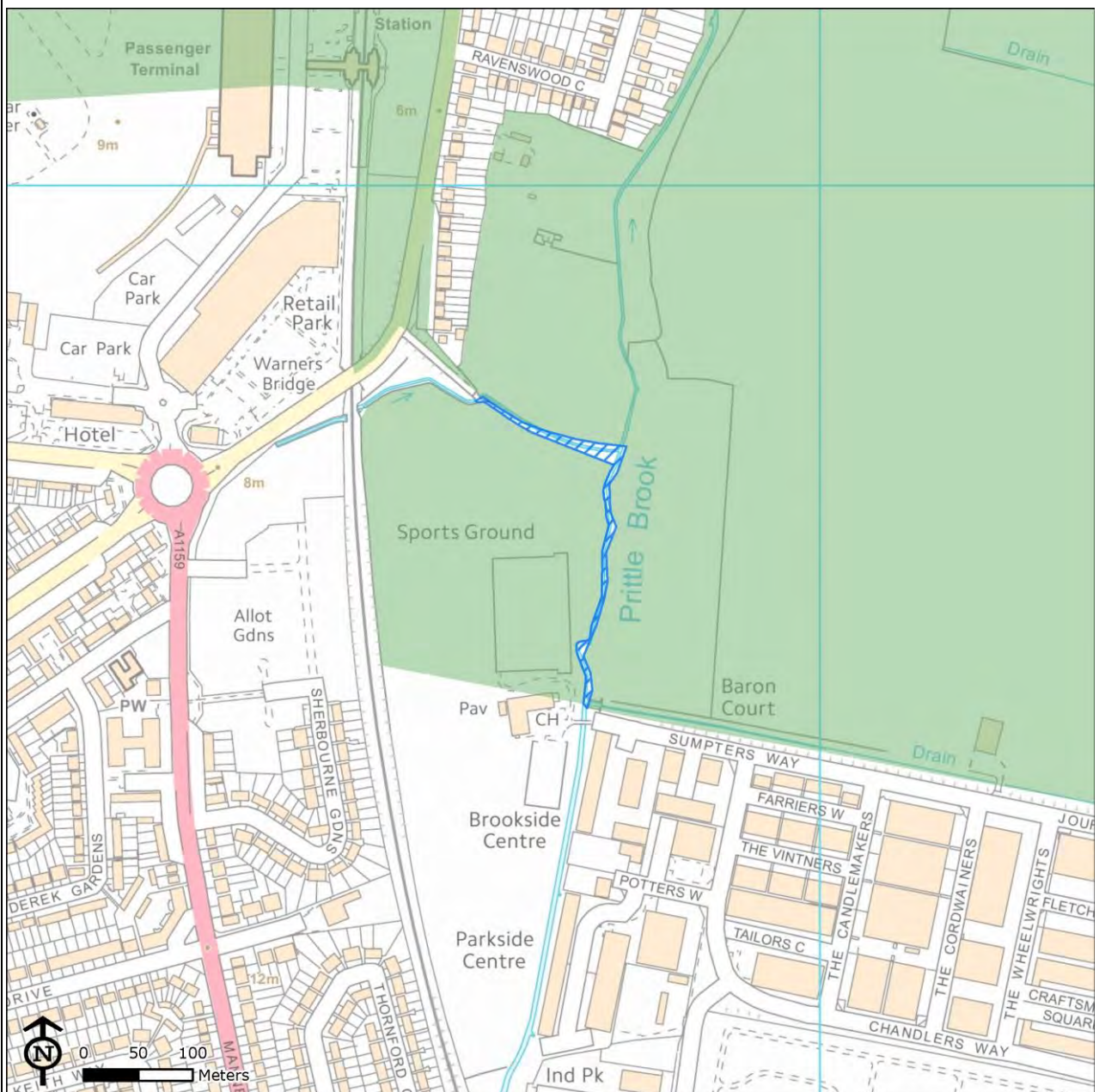
C

Green Belt addition south of Southend Road.



Green Belt boundary realigned along Southend Road, which forms a more readily recognisable Green Belt boundary.

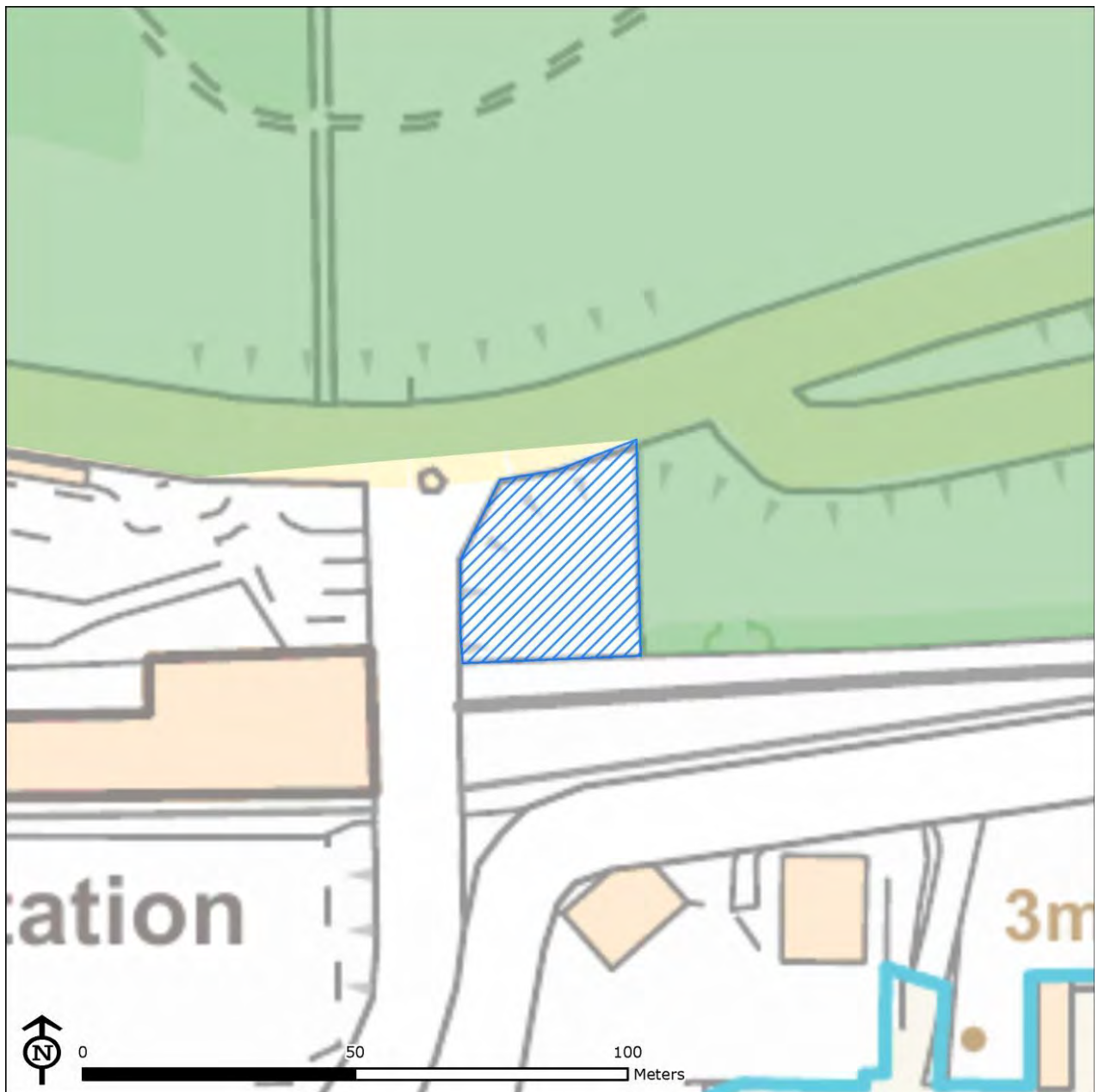
Green Belt addition along the Prittle Brook, north of Temple Farm Industrial Estate.



Green Belt boundary realigned to include the narrow gap.

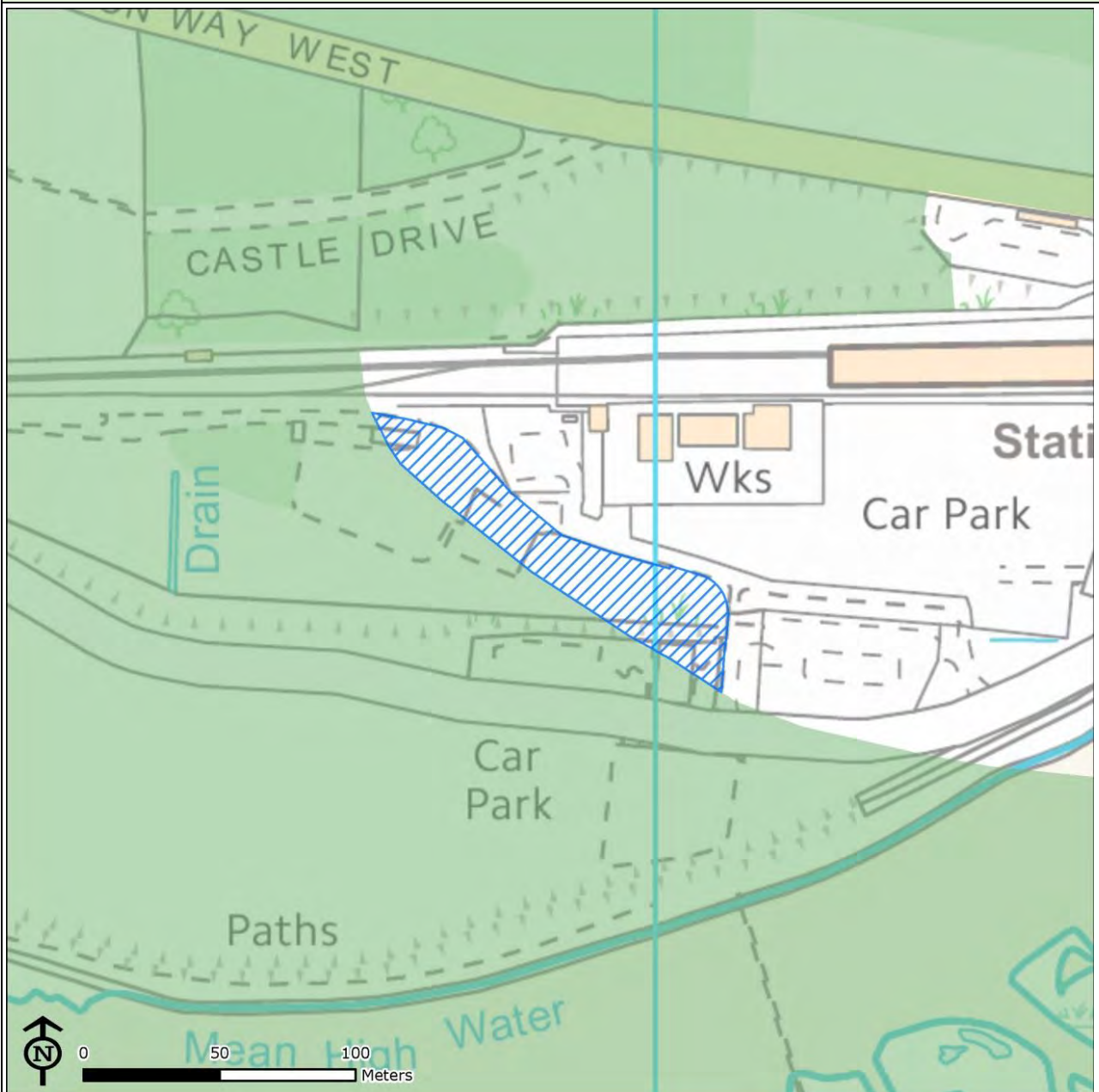
E

Green Belt addition south of Belton Way, Leigh-on-Sea rail station.



Green Belt boundary realigned to Belton Way and adjacent road, which form a more readily recognisable Green Belt boundary

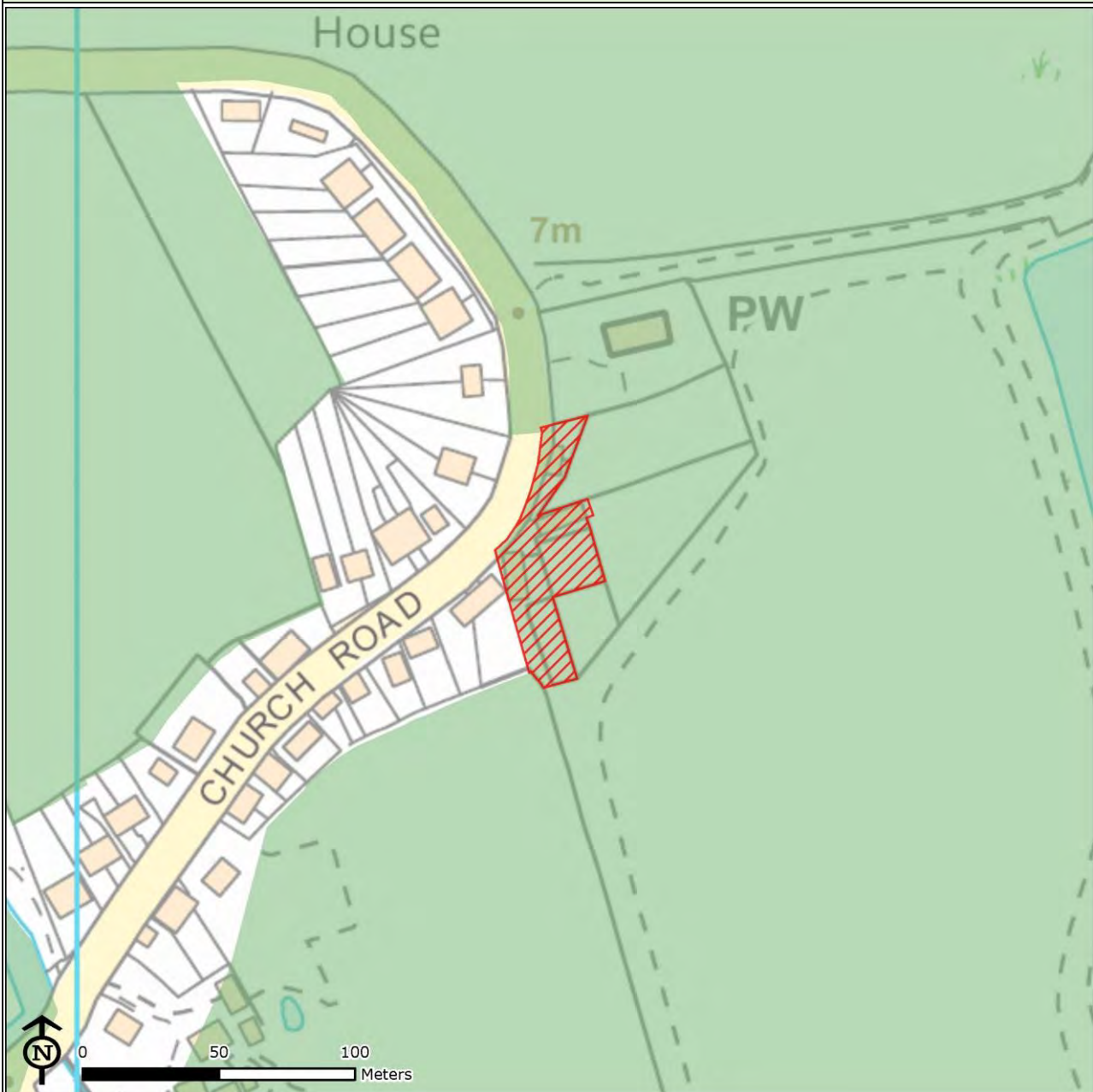
Green Belt addition south of Leigh-on-Sea rail station.



Green Belt boundary realigned along the access track which acts as a boundary feature.

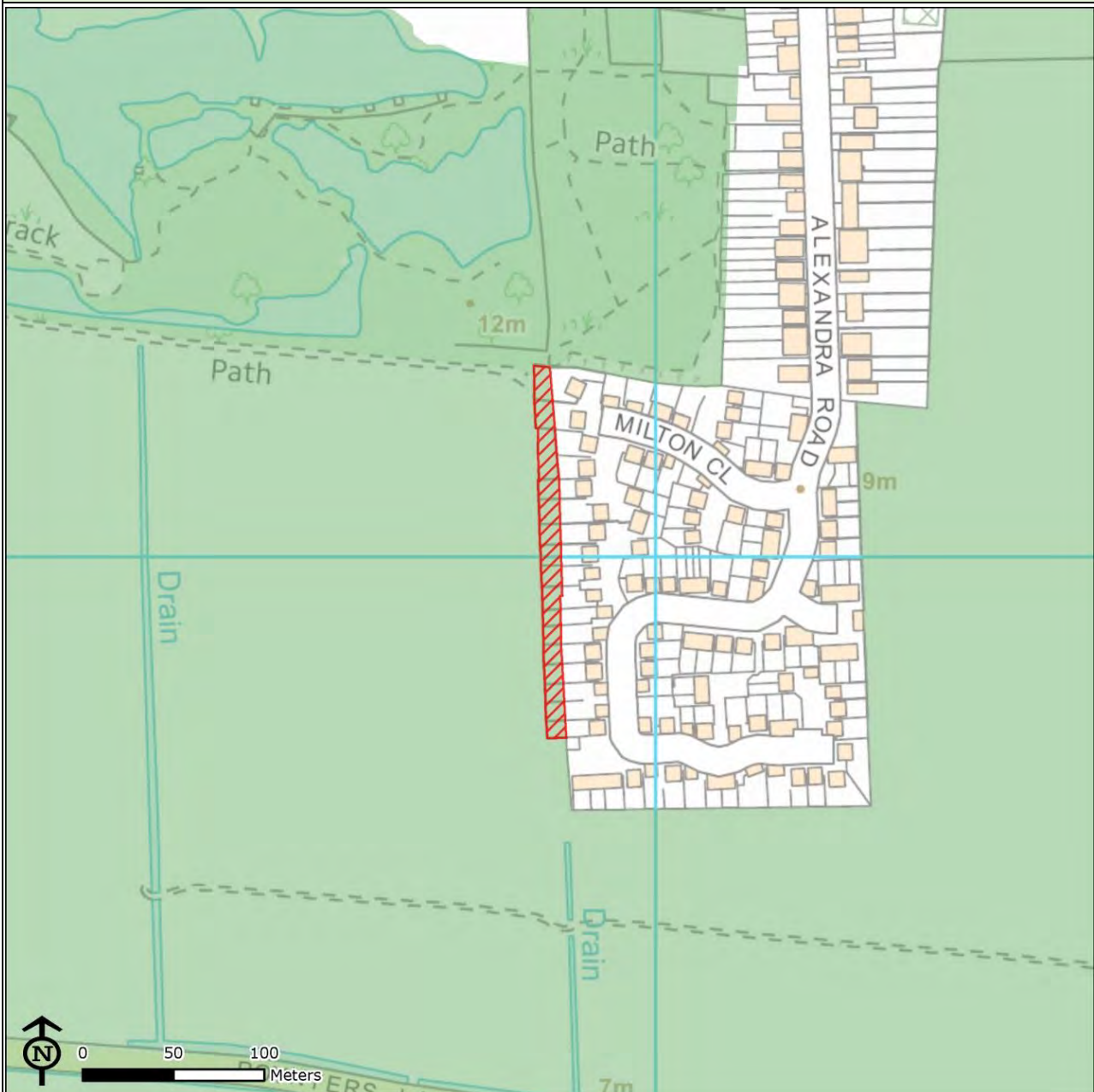
G

Green Belt removal east of Church Road, Barling.



Green Belt boundary realigned along the settlement edge which forms a more readily recognisable Green Belt boundary.

Green Belt removal west of Milton Close, Great Wakering.



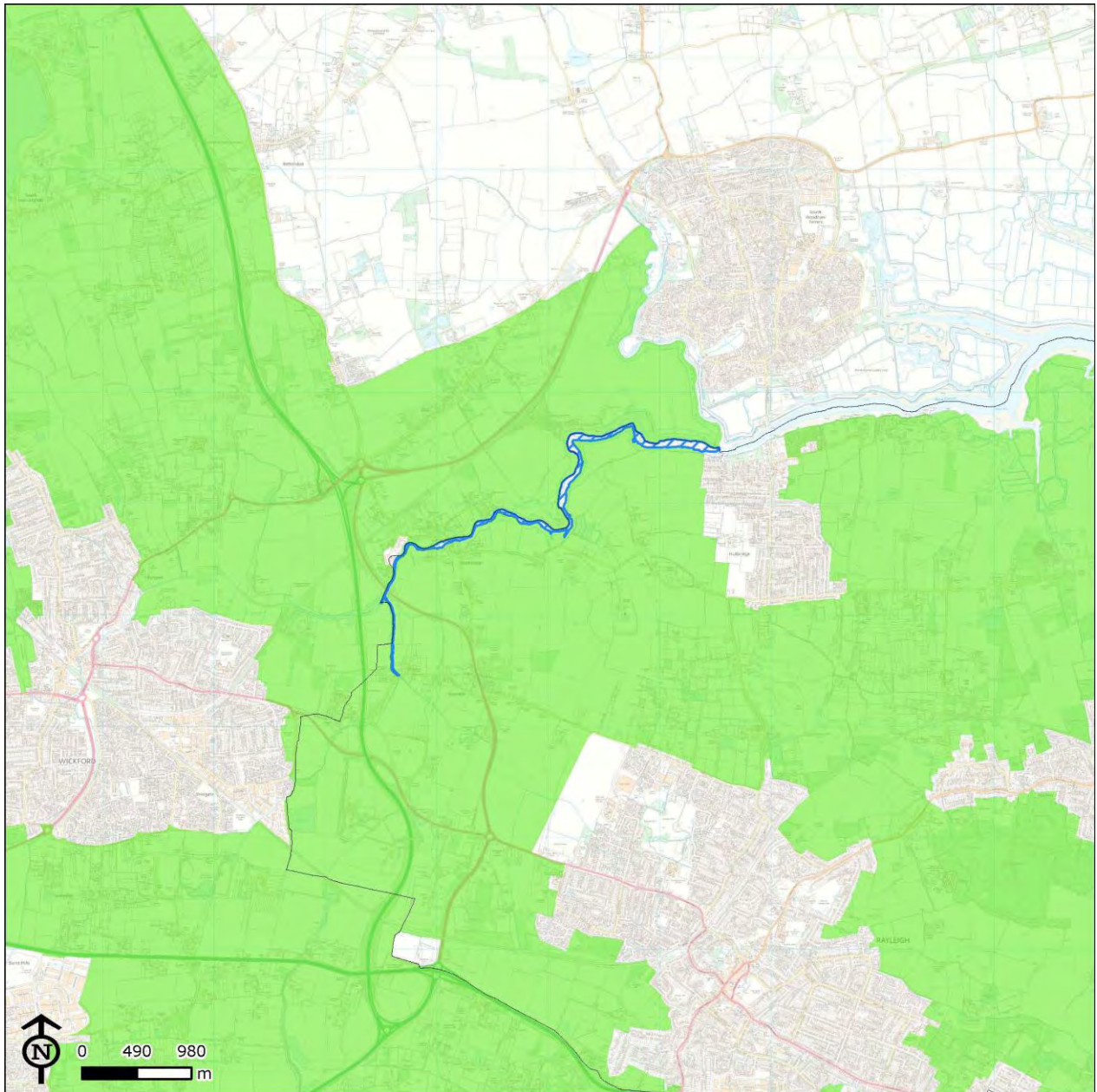
Green Belt boundary realigned along the rear gardens of residential properties which forms a more regular and consistent boundary feature.

Green Belt removal north of Hullbridge.



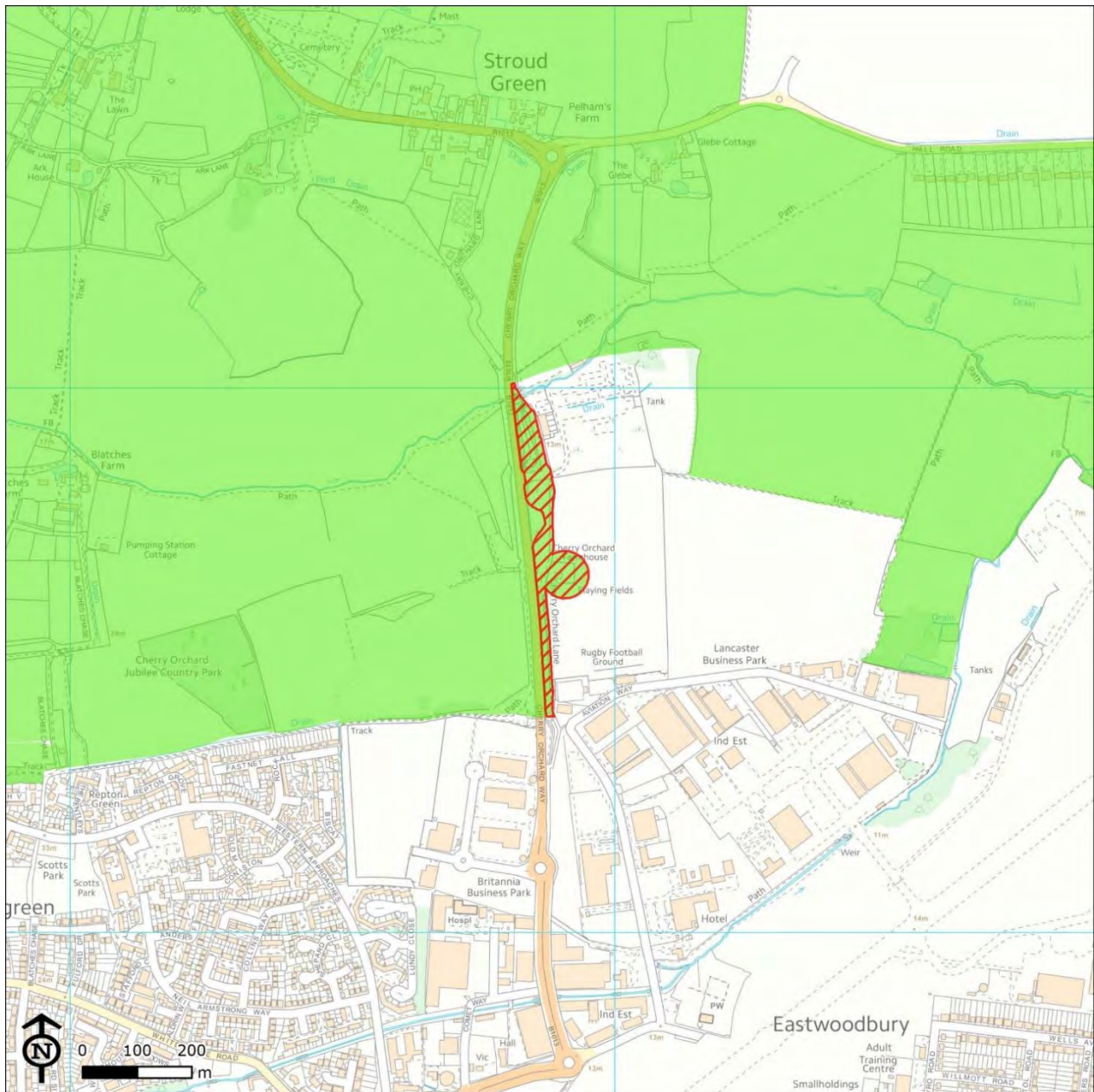
Small area of Green Belt removed as this is separated from the wider Green belt, only covers an extremely small area and falls on the river bank.

Green Belt addition to include River Crouch in between Green Belt in Rochford and Chelmsford to the north



Including the river within the Green Belt creates a more regular Green Belt boundary.

Green Belt removal east of B1013



Green Belt boundary realigned along the eastern edge of the B1013, which forms a more regular and consistent boundary feature.

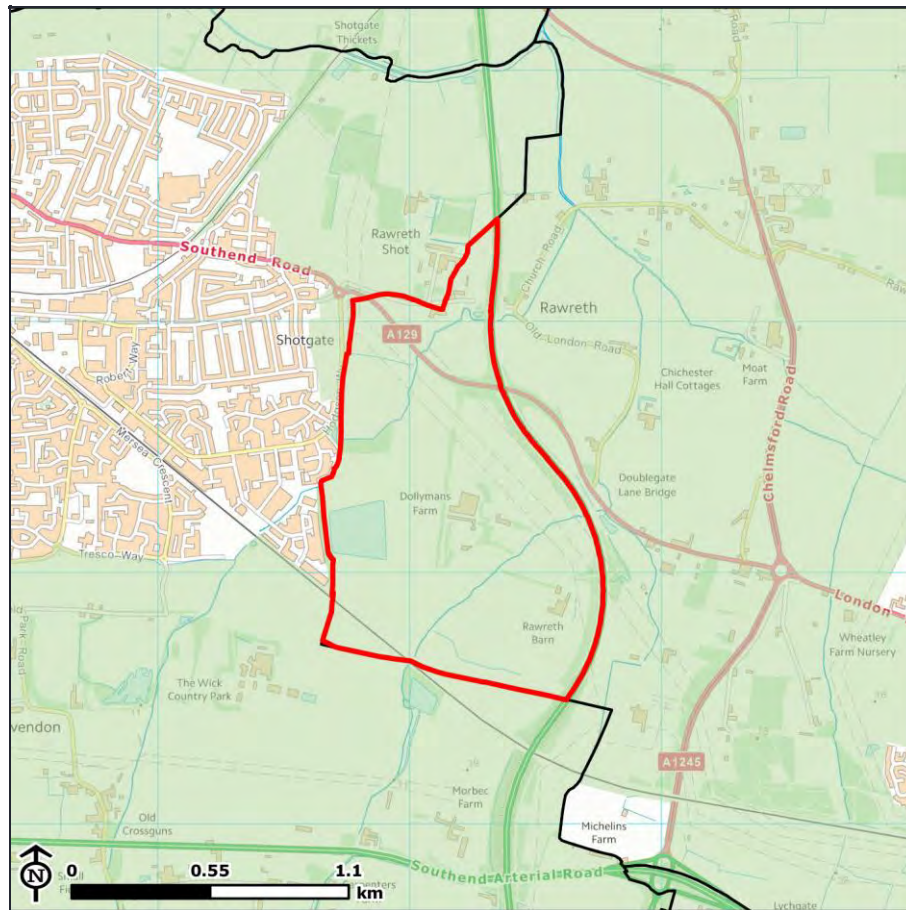
Appendix 3

Detailed Stage 1 Parcel Assessments

Rochford and Southend Green Belt Study

Stage 1 - Parcel P01

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated or distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Rayleigh and Wickford which are near each other, but lies where there is sufficient physical separation in the form of the A130 and visual separation to prevent the coalescence of the towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P01

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P02

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated (by the A1245) and distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area. The land also contains development in the form of an electricity sub station which limits its contribution.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land contributes to separation between Rayleigh and Wickford however, this contribution has been reduced by development in the form of an electricity sub station.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P02

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development, in the form of an electricity sub station within it.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

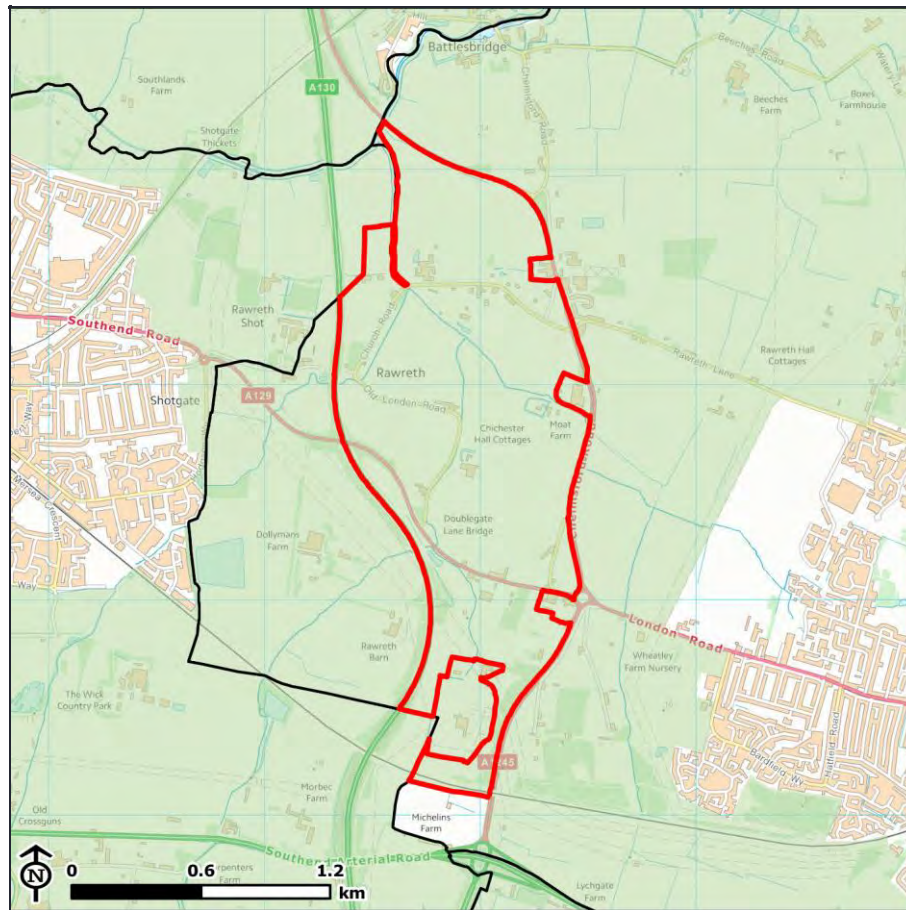
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P03

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated (by the A1245) and distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Strong

Comments

Land forms a gap between Rayleigh and Wickford and is significant to maintaining a sense of separation between them. The land is visually open with few separating features. The loss of this land would weaken the boundaries to the east and west formed by the A1245 and A130 respectively.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P03

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. it is largely absent of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P04

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated (by the A1245) and distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Rayleigh and Wickford which are near each other in a location that is significant to maintaining a sense of separation between them. While the loss of this land would weaken the boundary to the east formed by the A1245, the presence of urbanising development on the land reduces its contribution.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P04

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development, in the form of a garage, vehicle repair centre and parking area, within it.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P05

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated (by the A1245) and distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Rayleigh and Wickford which are near each other in a location that is significant to maintaining a sense of separation between them. While the loss of this land would weaken the boundary to the east formed by the A1245, the presence of urbanising development on the land reduces its contribution.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P05

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of a car showroom and garages within it.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P06

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated (by the A1245) and distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Rayleigh and Wickford which are near each other in a location that is significant to maintaining a sense of separation between them. While the loss of this land would weaken the boundary to the east formed by the A1245, the presence of urbanising development on the land reduces its contribution.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P06

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development, in the form of a garden centre and other buildings, within it.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

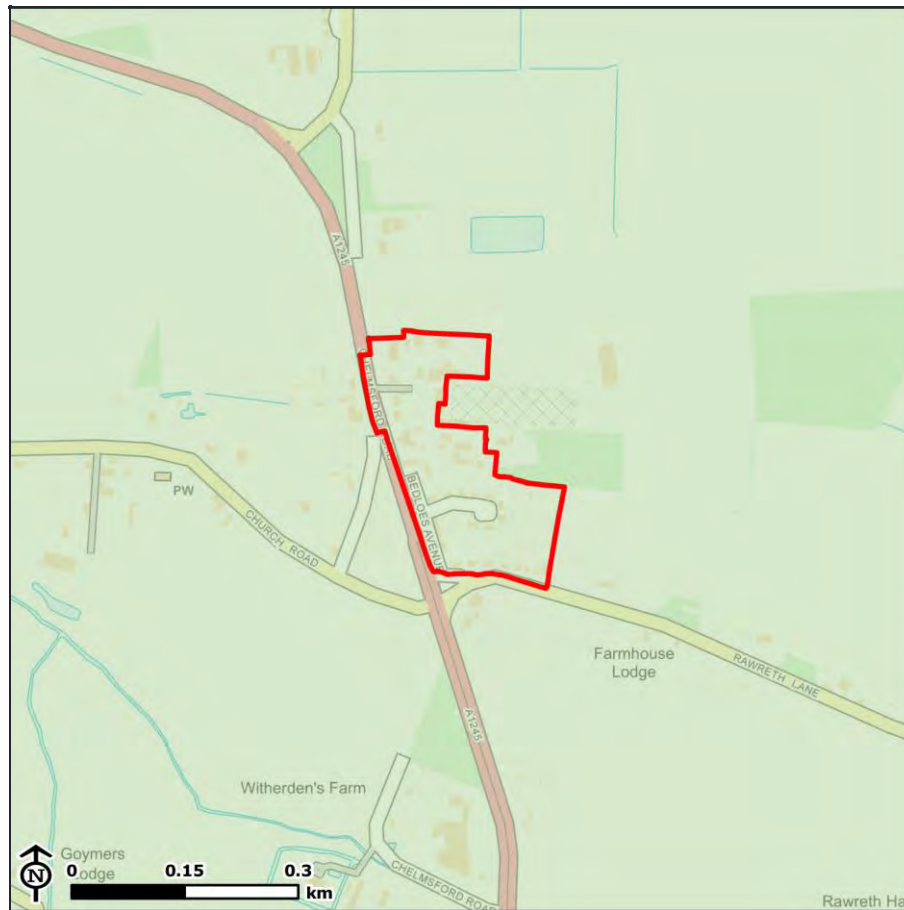
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P07

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Rayleigh and Wickford which are near each other, but lies where there is sufficient physical (in the form of the A1245 and A130) and visual separation to prevent the coalescence of the towns. The presence of urbanising development, in the form of dwellings, builders merchants and other buildings, on the land also reduces its contribution.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P07

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development, consisting of a number of dwellings, builders merchants and other buildings and storage yards, within it.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P08

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to Rayleigh which has very little separation from the large built up area of Southend-on-Sea. It contains some urban development, but retains a relatively strong sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Rayleigh and Wickford which are near each other, but contains development in the form of static caravans and lies where there is sufficient physical separation (by the A4125) to prevent the coalescence of the towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P08

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development - including static caravans, within it.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

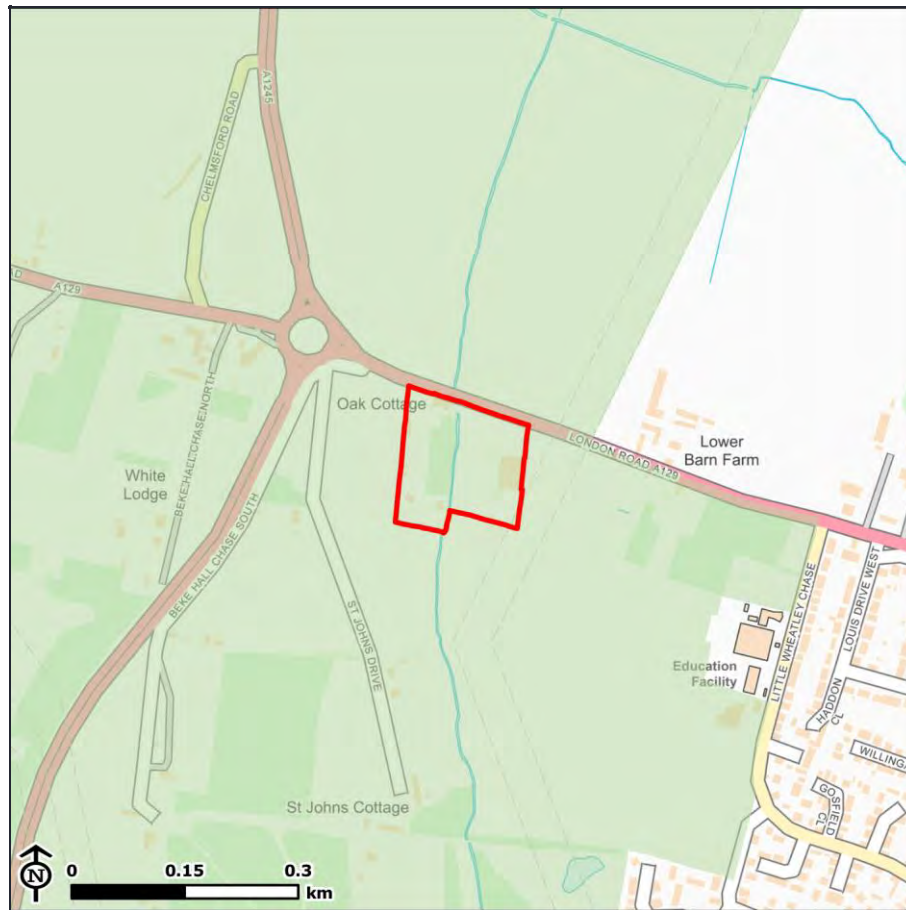
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P09

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Rayleigh which has very little separation from the large built up area of Southend-on-Sea. It contains some urban development in the form of an aquatics centre and garden centre but retains a relatively strong sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Rayleigh and Wickford which are near each other, but it contains urbanising development in the form of an aquatics centre and garden centre and lies where there is sufficient physical separation, by the A1245 to prevent the coalescence of the towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P09

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development including a garden centre and aquatics centre within it.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P10

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Rayleigh which has very little separation from the large built up area of Southend-on-Sea. It has a strong sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Rayleigh and Wickford which are near each other, but lies where there is sufficient physical separation in the form of the A1245 to prevent the coalescence of the towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P10

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), but is partially enclosed by development on the eastern and southern edges and allocated land to the north.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

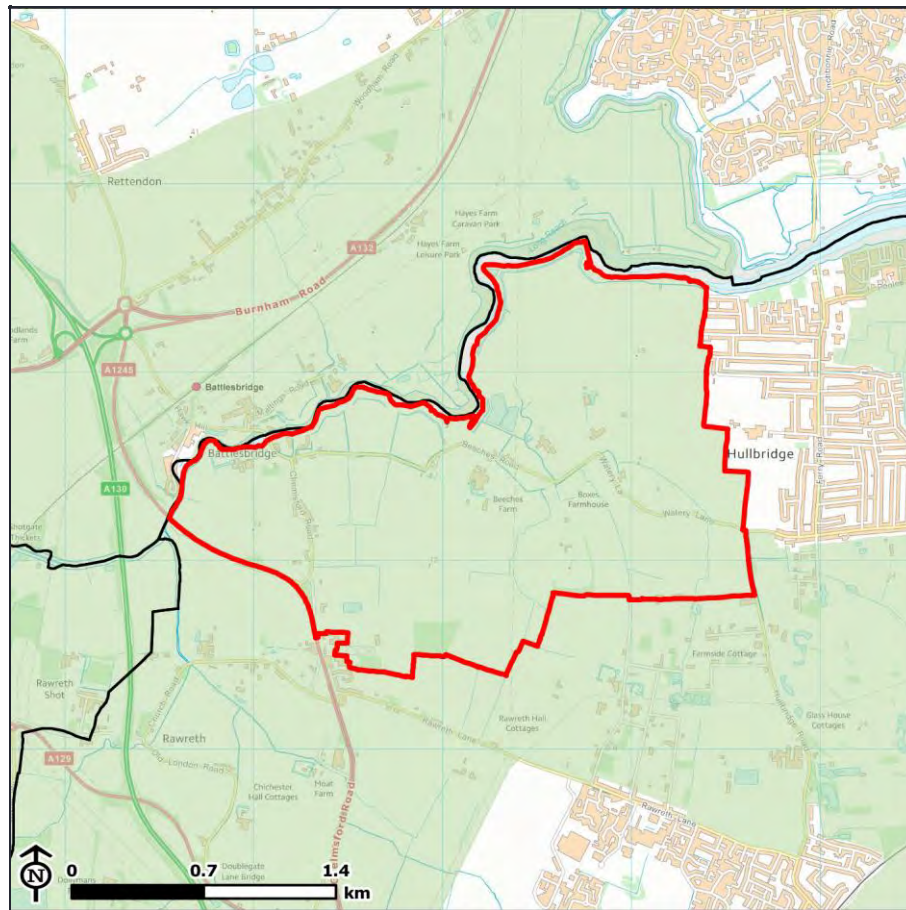
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P11

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Hullbridge, Rayleigh and Wickford which are near one another, but lies where there is sufficient physical separation to prevent the coalescence of the towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P11

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

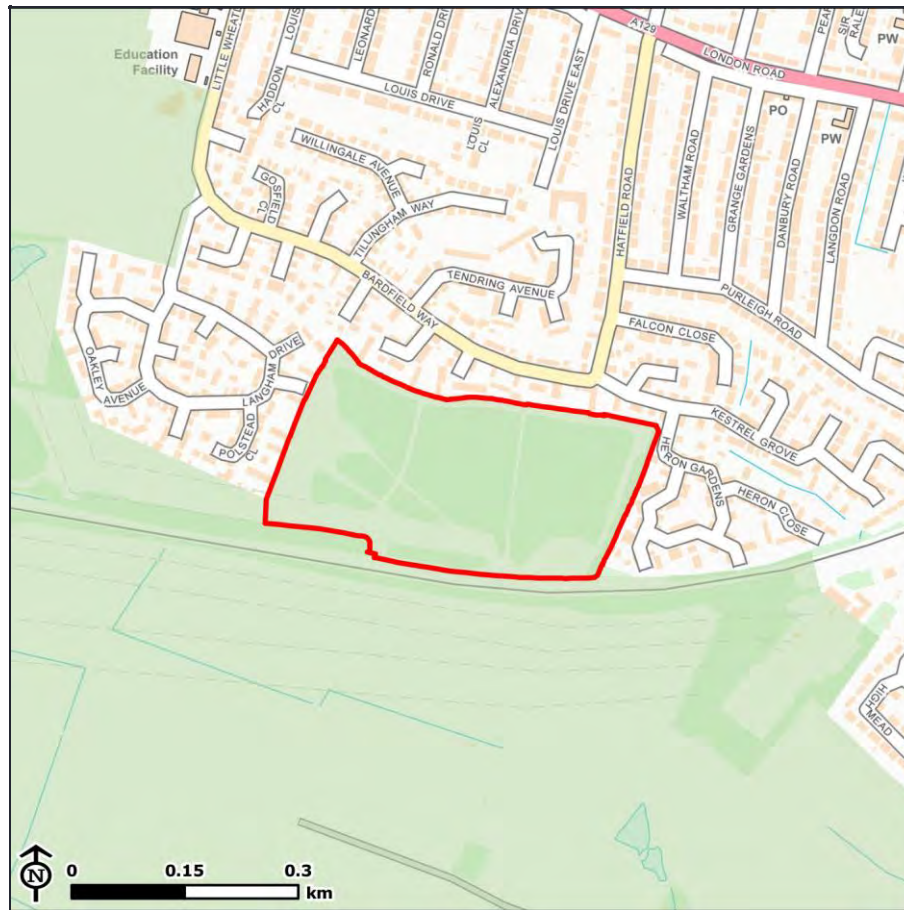
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P12

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent or close to Rayleigh which has very little separation from the large built up area of Southend-on-Sea. It is to an extent contained by urban development, to the north, east and west and is separated from the wider countryside to the south by railway tracks, but it retains a relatively strong sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land plays a very limited role in maintaining the separation between towns due to the presence of separating features in the form of woodland and the railway tracks to the south, and the enclosure of the land to the east and west by development which lies closer to the neighbouring town than the land itself.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P12

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

The land is contained by the urban area to the north, east and west, and is separated from the wider countryside to the south by railway tracks. While the area retains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), the area has a more limited relationship with the wider open countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

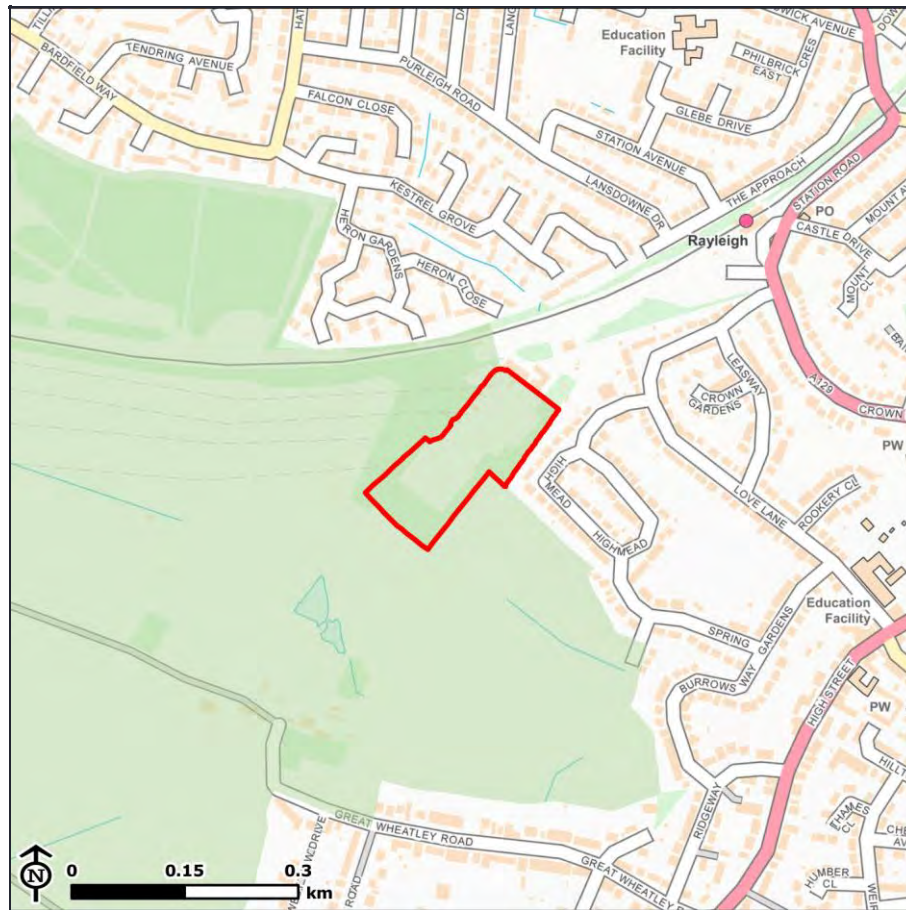
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P13

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Rayleigh which has very little separation from the large built up area of Southend-on-Sea. It contains urban development in the form of an electricity sub-station but retains some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land plays no significant role due to the extent of development within it.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P13

Purpose 3 - Assist in safeguarding the countryside from encroachment

Weak

Comments

Land contains urbanising development in the form of an electricity sub station that significantly compromises openness.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

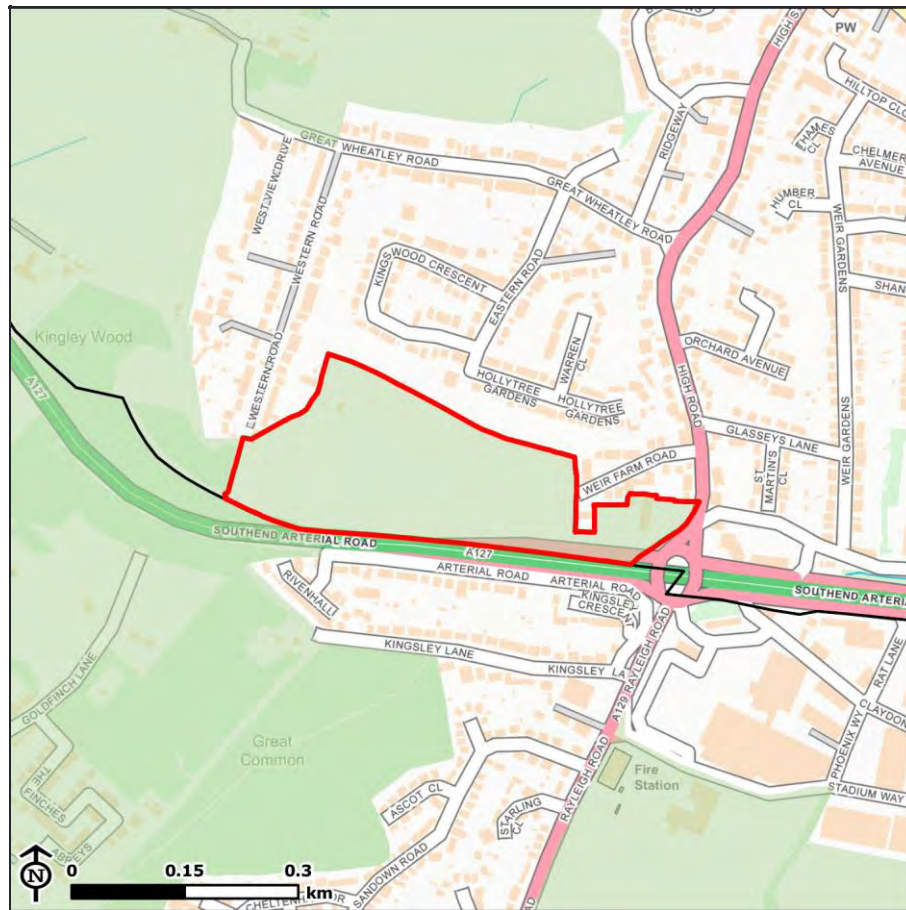
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P14

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Rayleigh which has very little separation from the large built up area of Southend-on-Sea. It is to an extent contained by urban development and retained by the A road (A127) to the south, but retains a relatively strong sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land plays a very limited role in maintaining the separation between towns due to the presence of a separating feature in the form of the A127 to the south, and the enclosure of the land to the east and west by development which lies closer to the neighbouring town than the land itself.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P14

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

The land is contained by the urban area to the north, east and west, and is separated from the wider countryside to the south by the Southend Arterial Road (A127). While the area retains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms), the area has a more limited relationship with the wider open countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

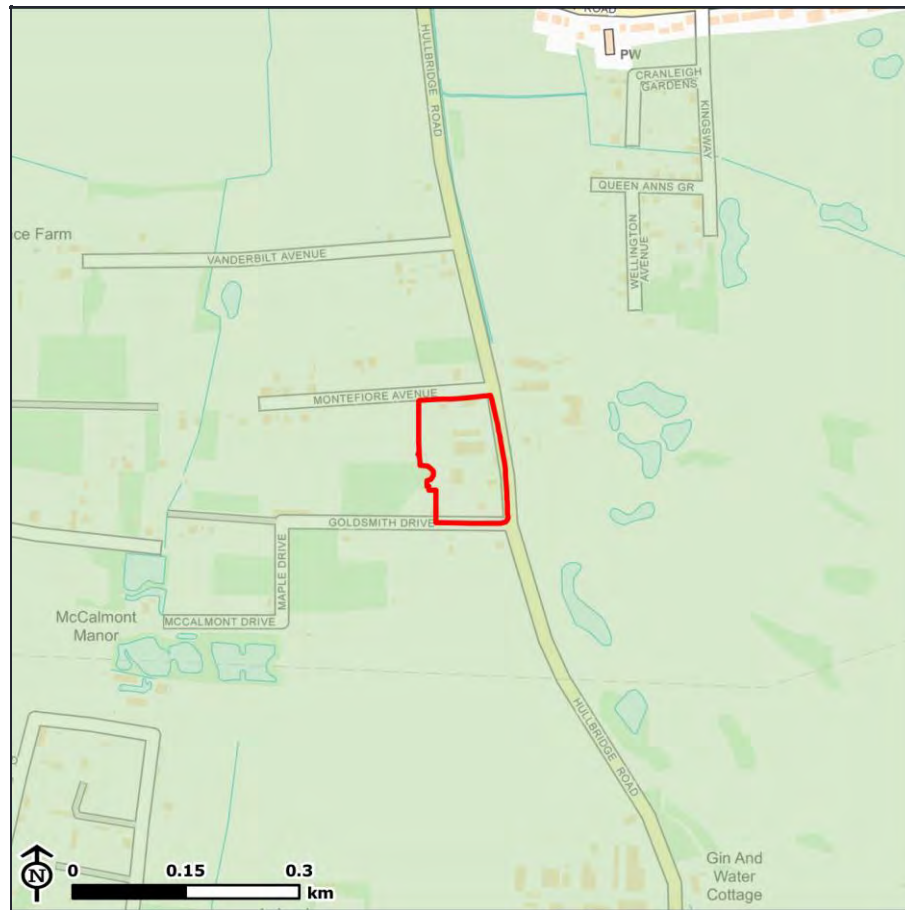
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P15

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to Rayleigh which has very little separation from the large built up area of Southend-on-Sea. It contains some urban development in the form of dwellings, retail units and caravans, but retains a sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Hullbridge and Rayleigh which are near each other, but lies where there is sufficient physical / visual separation to prevent the coalescence of the towns. Furthermore, the contribution of the land has been compromised by the presence of urbanising development including dwellings, retail units and caravans.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P15

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development including dwellings, retail units and caravans within it.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P16

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to Rayleigh which has very little separation from the large built up area of Southend-on-Sea. It contains some urban development in the form of dwellings, but retains a sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Hullbridge and Rayleigh which are near each other, but lies where there is sufficient physical / visual separation to prevent the coalescence of the towns. Furthermore, the land is compromised by urbanising development in the form of dwellings.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P16

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development within it including dwellings.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

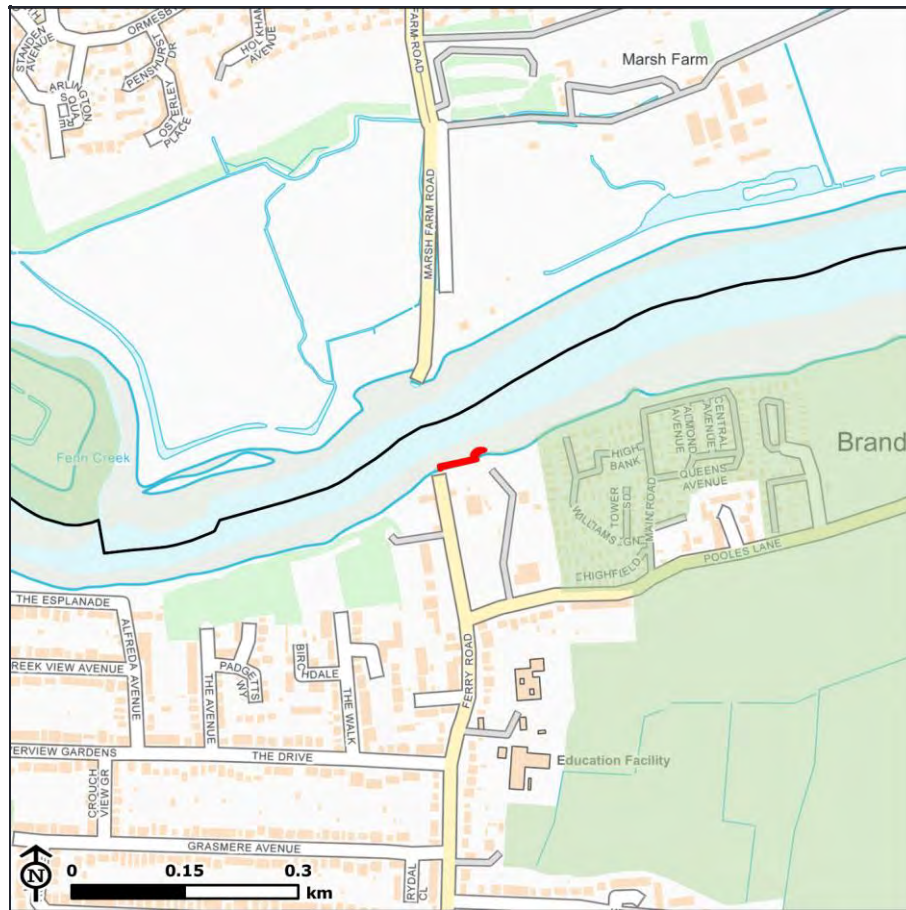
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P17

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated or distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is located between Hullbridge and South Woodham Ferrers however, it is enclosed to the south, east and west by development and the River Crouch to the north provides a strong separating feature between the towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P17

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

The land is contained by the urban area to the south, east and west and is separated from the countryside to the north by the River Crouch and therefore it has a strong relationship with the urban area. However, the flat open land to the north does maintain some sense of openness and a relationship with the wider countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

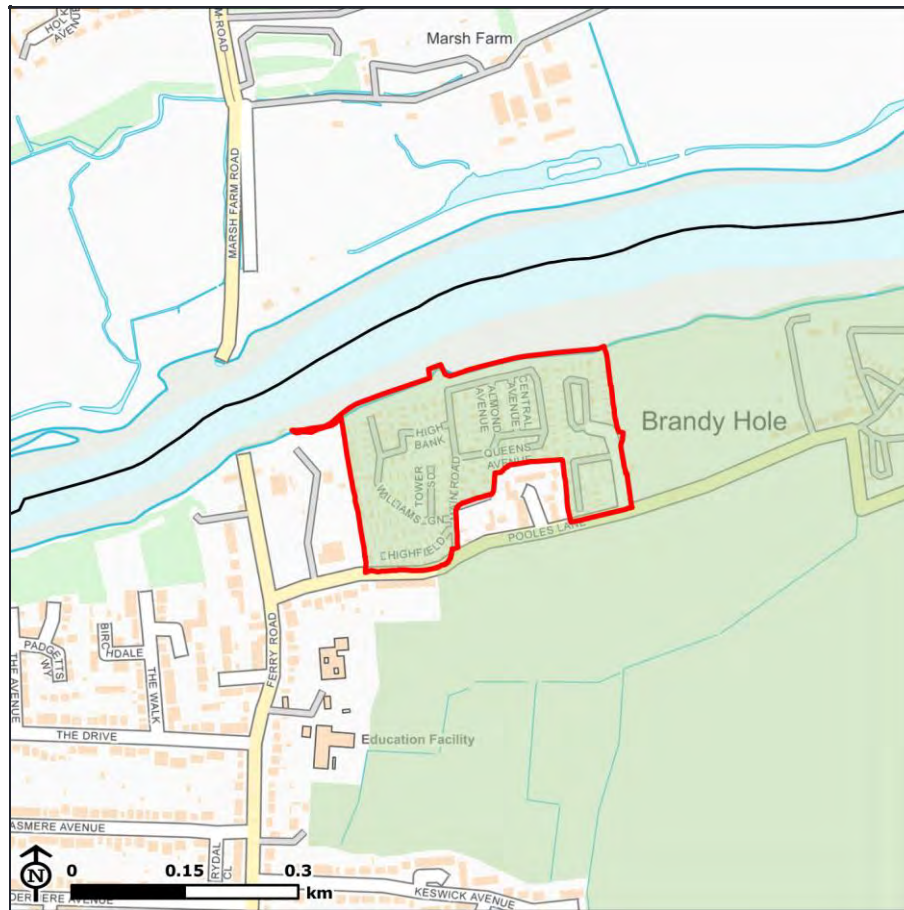
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P18

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated or distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is located between Hullbridge and South Woodham Ferrers however the land is developed by a static caravan site and has a strong relationship with Hullbridge to the west.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P18

Purpose 3 - Assist in safeguarding the countryside from encroachment

Weak

Comments

Land contains urbanising development in the form of a static caravan site that significantly compromises openness. Furthermore, the area lies directly adjacent to the inset urban area of Hullbridge limiting its relationship with the wider open countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

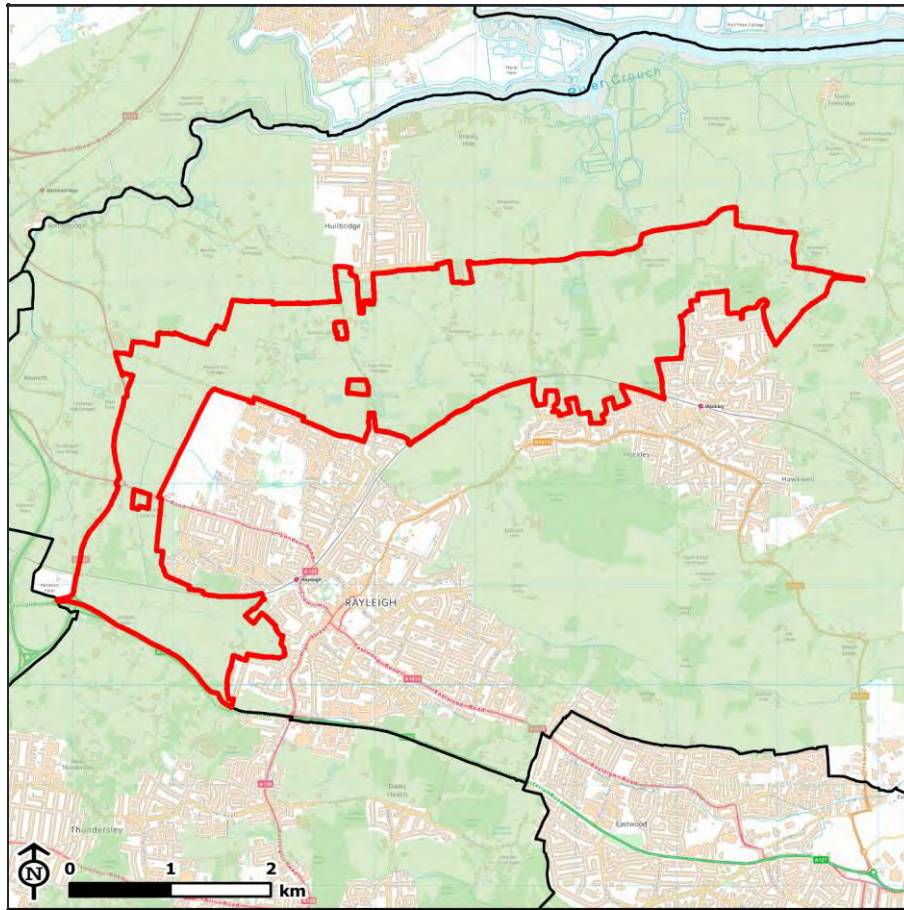
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P19

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Rayleigh and Hockley which have very little separation from the large built up area of Southend-on-Sea. It has a strong sense of openness.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Wickford, Rayleigh, Hullbridge and Hockley which are near each other, but lies where there is sufficient physical and visual separation to prevent the coalescence of the towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P19

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

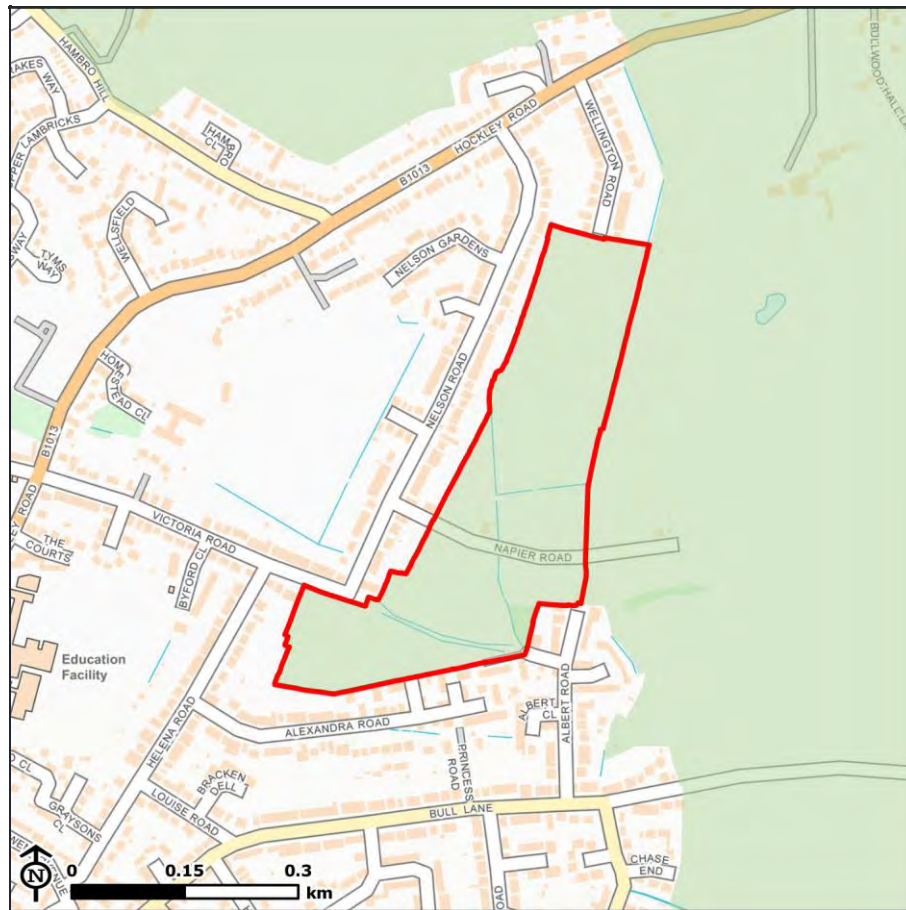
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P20

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is adjacent to Rayleigh which has very little separation from the large built up area of Southend-on-Sea and lies close to Southend-on-Sea, it contains no significant urban development and relates strongly to the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Rayleigh and Hockley which are near each other. However the land is enclosed by development to the north and south which lies closer to the neighbouring town of Hockley than the land itself.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P20

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

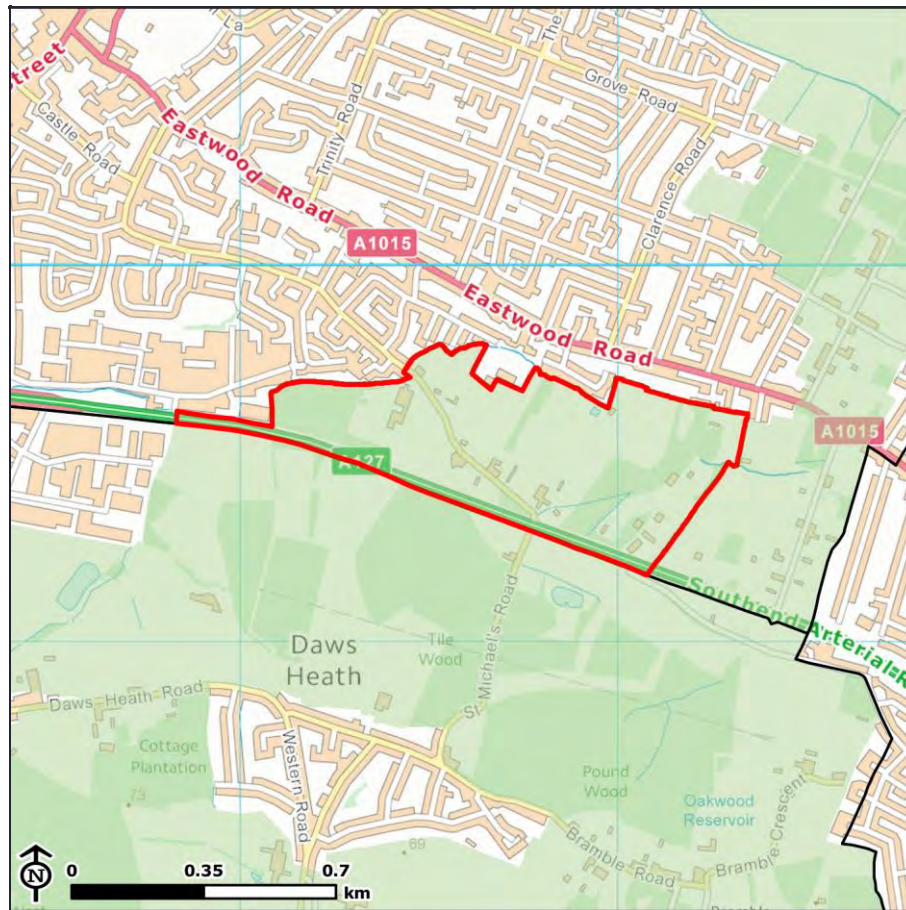
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P21

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is close to the large built up area of Southend-on-Sea, it contains no significant urban development, and has strong openness.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Southend-on-Sea and Rayleigh which are near each other, but lies where there is sufficient physical separation to prevent the coalescence of the towns, given the fact that the gap between the settlements is significantly narrower to the east of the area.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P21

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P22

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the Rayleigh which has very little separation from the large built up area of Southend-on-Sea. It contains urban development in the form of dwellings, but retains some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Hockley and Hullbridge which are near each other, but lies where there is sufficient physical / visual separation to prevent the coalescence of the towns. Furthermore, the land is compromised by urbanising development in the form of dwellings and lies where there is sufficient physical separation to prevent the coalescence of towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P22

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of dwellings within it.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

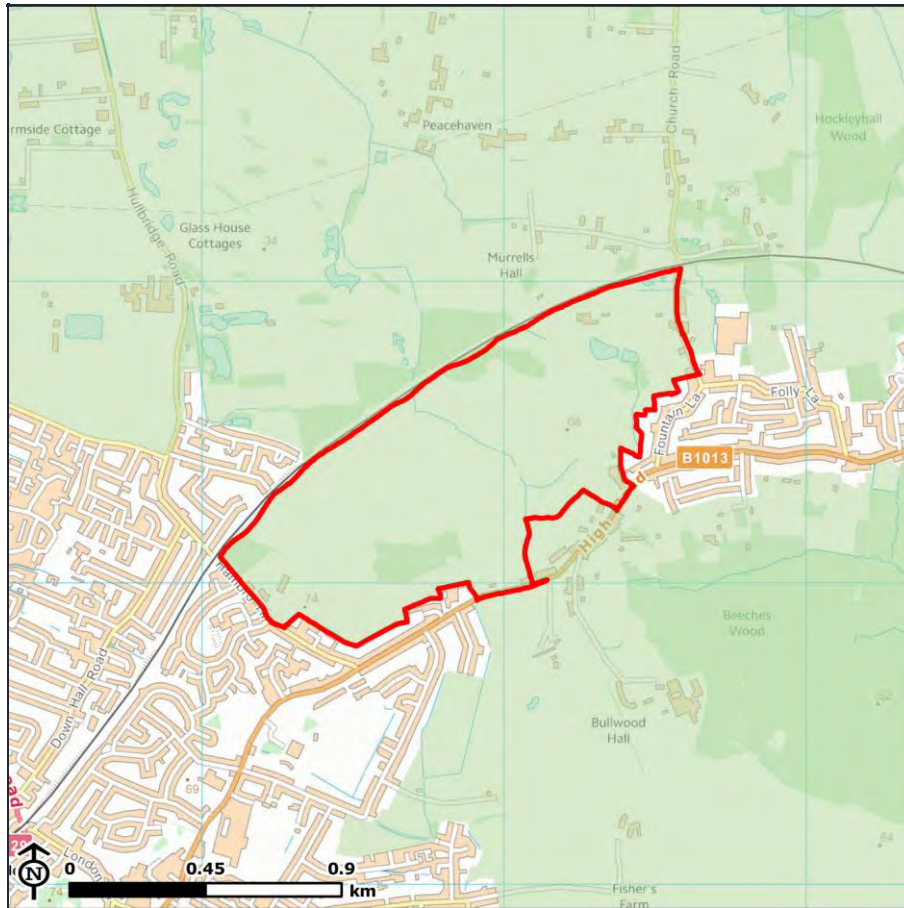
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P23

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Rayleigh and Hockley which have very little separation from the large built-up area of Southend-on-Sea. It has a strong sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Strong

Comments

Land forms a narrow gap between Rayleigh and Hockley, and is essential to maintaining a sense of separation between them. The land is visually open with few separating features.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P23

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P24

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated or distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Hockley and South Woodham Ferrers, but is compromised by development in the form of a static caravan park and lies where there is sufficient physical and visual separation to prevent the coalescence of the towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P24

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development including a static caravan park within it.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P25

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is adjacent or close to the large built up area of Southend-on-Sea, it contains no significant urban development, and has strong openness. It relates strongly to the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P25

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P26

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land lies close to Rayleigh and Hockley which have very little separation from the large built up area of Southend-on-Sea. The land is partially compromised by residential development along High Road.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies in a narrow gap between Rayleigh and Hockley, however it has been compromised by residential development along High Road.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development (dwellings) within it.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P26

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

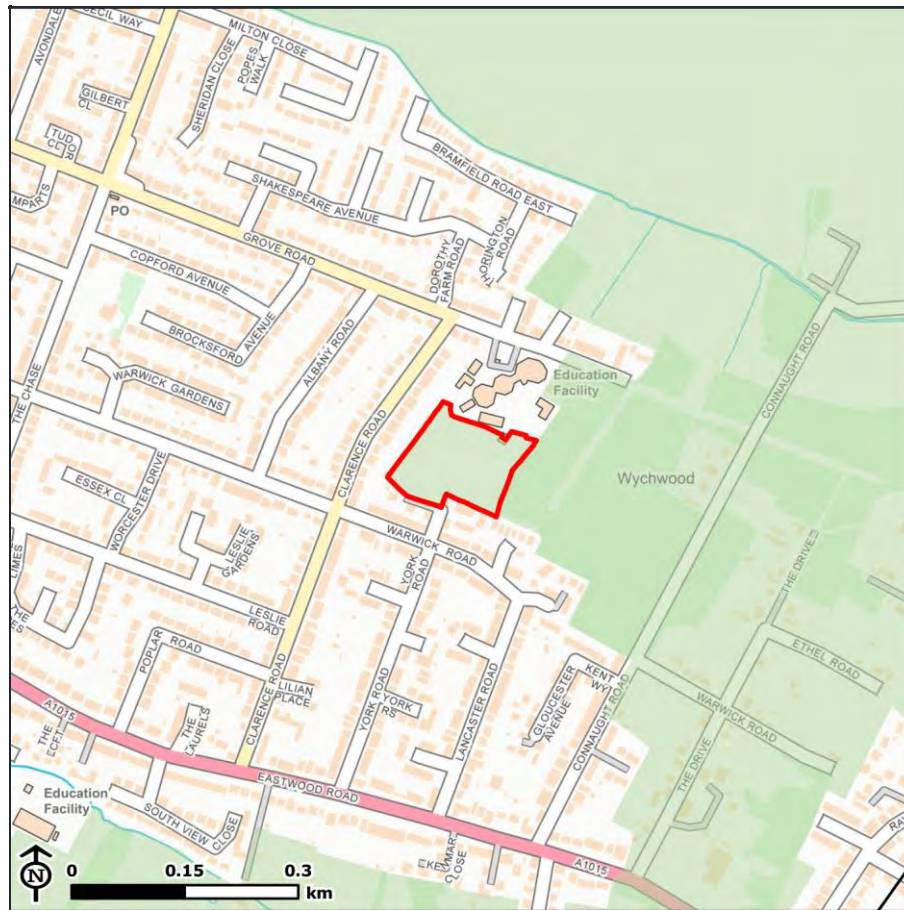
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P27

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Rayleigh which has very little separation from the large built up area of Southend-on-Sea. It is contained by urban development on three sides but contains no urbanising development and retains a sense of openness.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is located between Southend-on-Sea and Rayleigh. However, the enclosure of the land by urban development on three sides means the land sits behind an area of development within Rayleigh that is in closer proximity to Southend-on-Sea.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P27

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Although the land is open and does not contain any urbanising development, it is contained by development on three sides and the relationship with the wider countryside is restricted by woodland to the east.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P28

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is close to the large built up area of Southend-on-Sea as well as being adjacent to Rayleigh and Hockley which have very little separation from Southend-on-Sea, it contains some urban development in the form of dwellings but retains a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies in a narrow gap between Rayleigh and Hockley but is compromised by urbanising development in the form of dwellings along the B1013.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P28

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness and a relationship with the wider countryside, but is compromised by urbanising development in the form of dwellings along the B1013.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

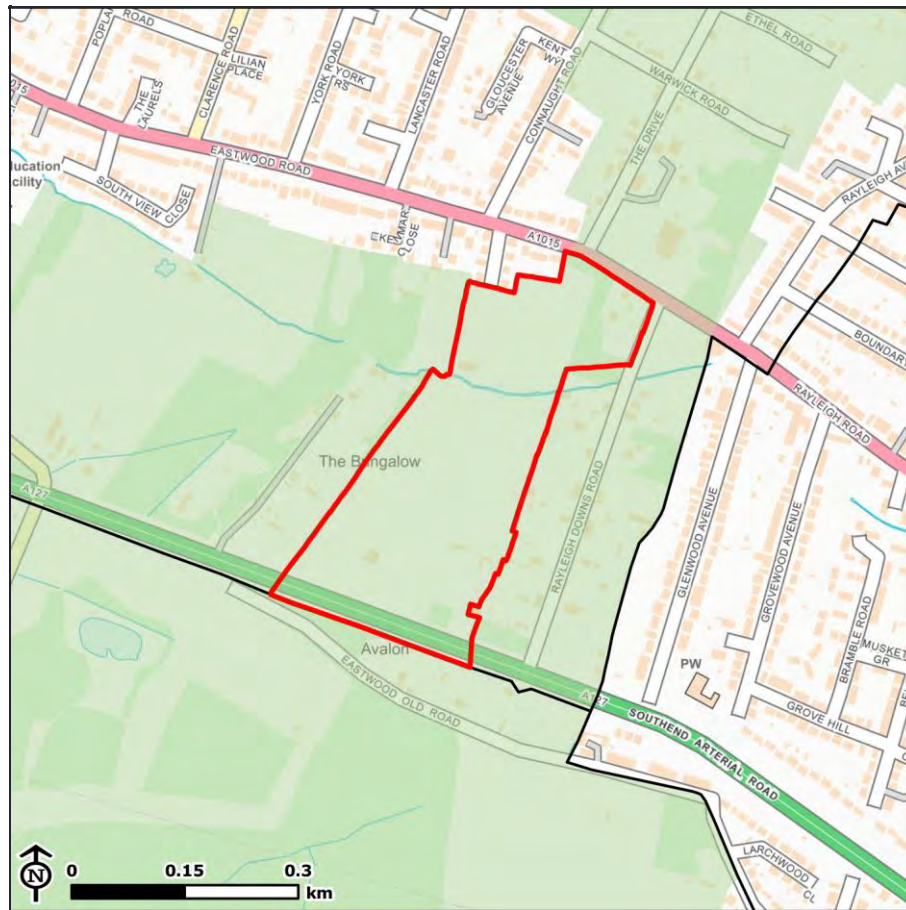
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P29

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is close to the large built up area of Southend-on-Sea and is adjacent to Rayleigh which has very little separation from Southend-on-Sea, it contains no significant urban development and has strong openness.

Purpose 2 - Prevent neighbouring towns merging into one another

Strong

Comments

Land lies within a narrow gap between Southend-on-Sea and Rayleigh and is essential to maintaining a sense of separation between them. The land is visually open with few separating features.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P29

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P30

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is located close to Rayleigh and Hockley which have little separation from the large built up area of Southend-on-Sea, however it has been compromised by urbanising development, including Bullwood Hall - a former prison.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Southend-on-Sea, Rayleigh and Hockley which are near each other. However it has been compromised by urbanising development and lies next to a large wood which acts as a separating feature between Hockley and Southend-on-Sea.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P30

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness and a relationship with the wider countryside, but is compromised by urbanising development within it, most significantly the former prison of Bullwood Hall.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Land lies between Southend-on-Sea and Rayleigh which are near each other, but lies where there is sufficient physical separation in the form of woodland to prevent the coalescence of the towns. Furthermore, the narrowest portion of the gap between the settlements is located to the south of the area.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P31

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

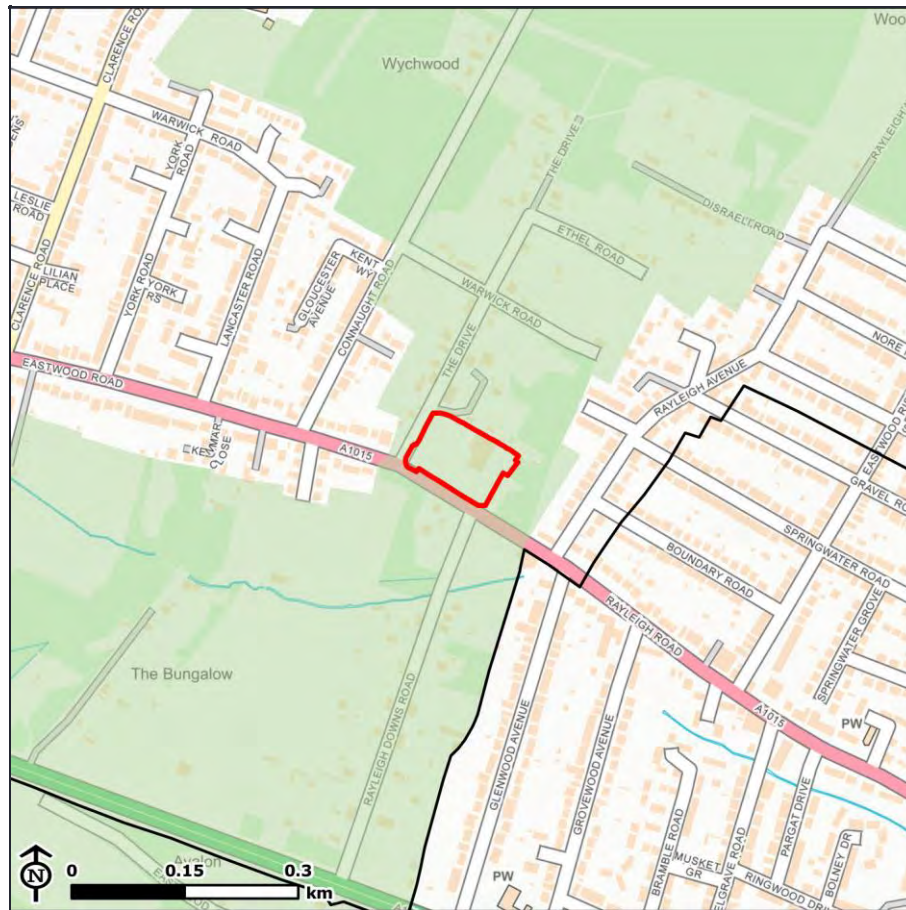
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P32

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent close to the large built-up area of Southend-on-Sea, it contains some urbanising development in the form of a garden centre.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies within the narrow gap between Southend-on-Sea and Rayleigh but has been compromised by some urbanising development in the form of a garden centre.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by some urbanising development in the form of a garden centre.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P32

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P33

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is adjacent or close to the large built up area of Southend-on-Sea, it contains no significant urban development, and has strong openness. It relates strongly to the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P33

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

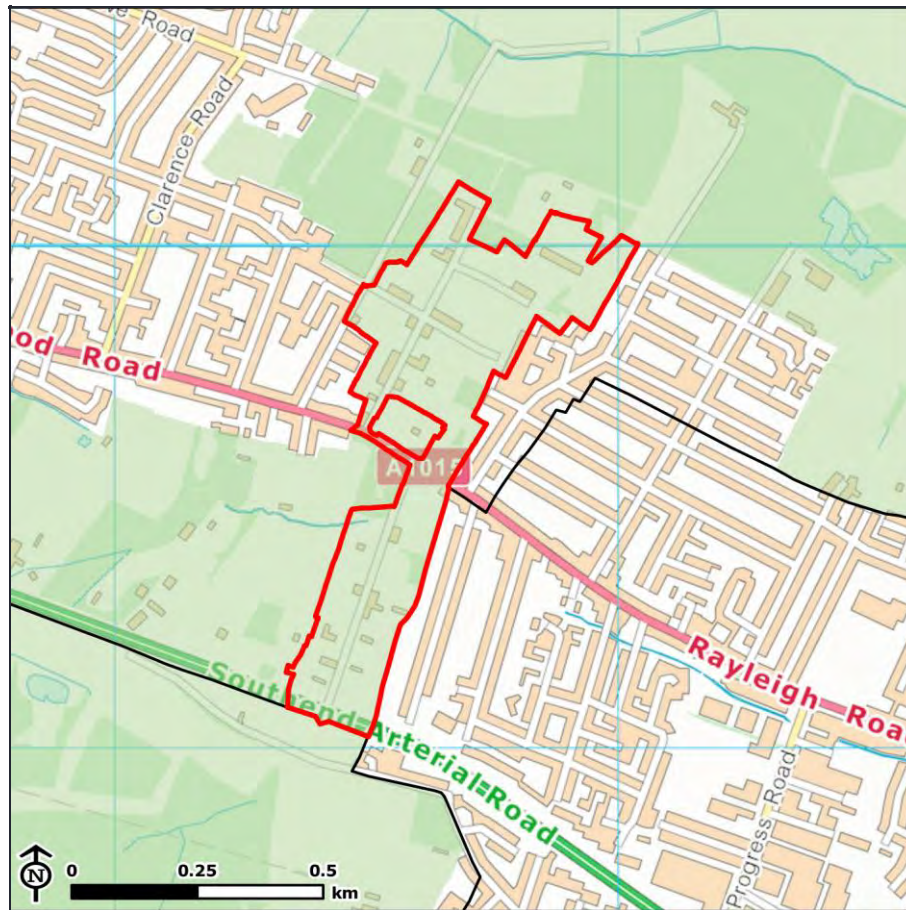
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P34

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to the large built-up area of Southend-on-Sea. It contains some urbanising development largely in the form of dwellings but retains a relatively strong sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Strong

Comments

Land forms a narrow gap between Southend-on-Sea and Rayleigh, and while it contains some urbanising residential development but retains a sense of openness and is essential to maintaining a sense of separation between the towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P34

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of dwellings.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

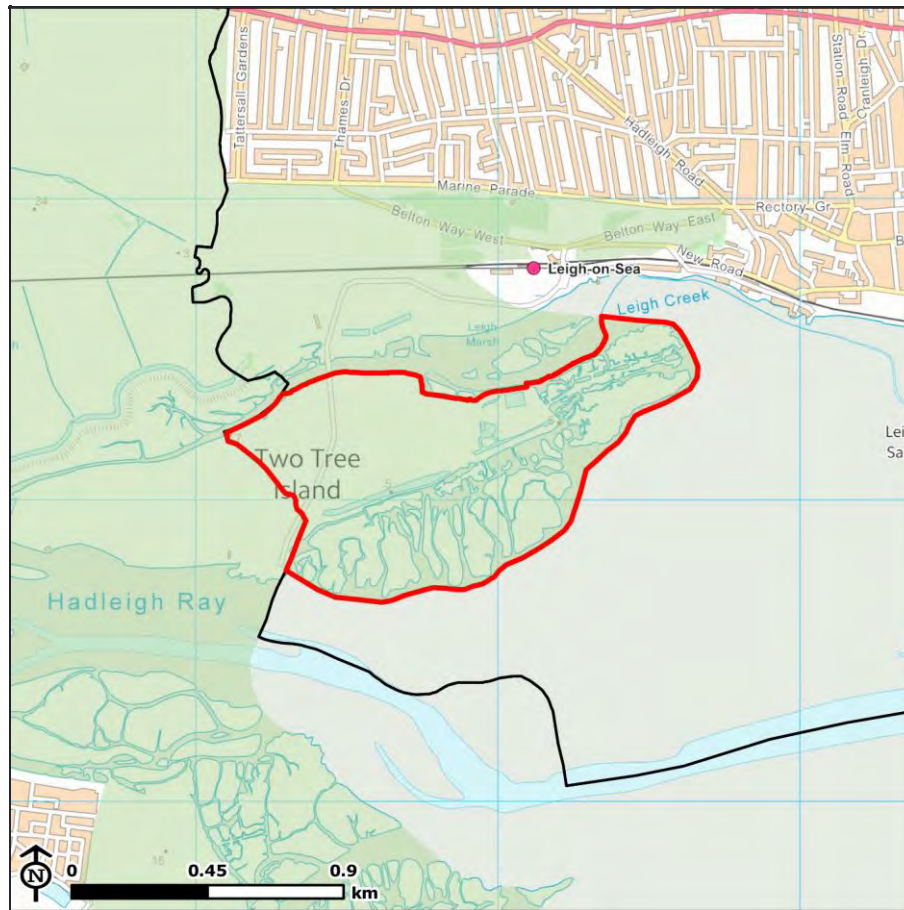
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P35

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea however it is separated from it by Leigh Creek, limiting the potential for sprawl.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P35

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

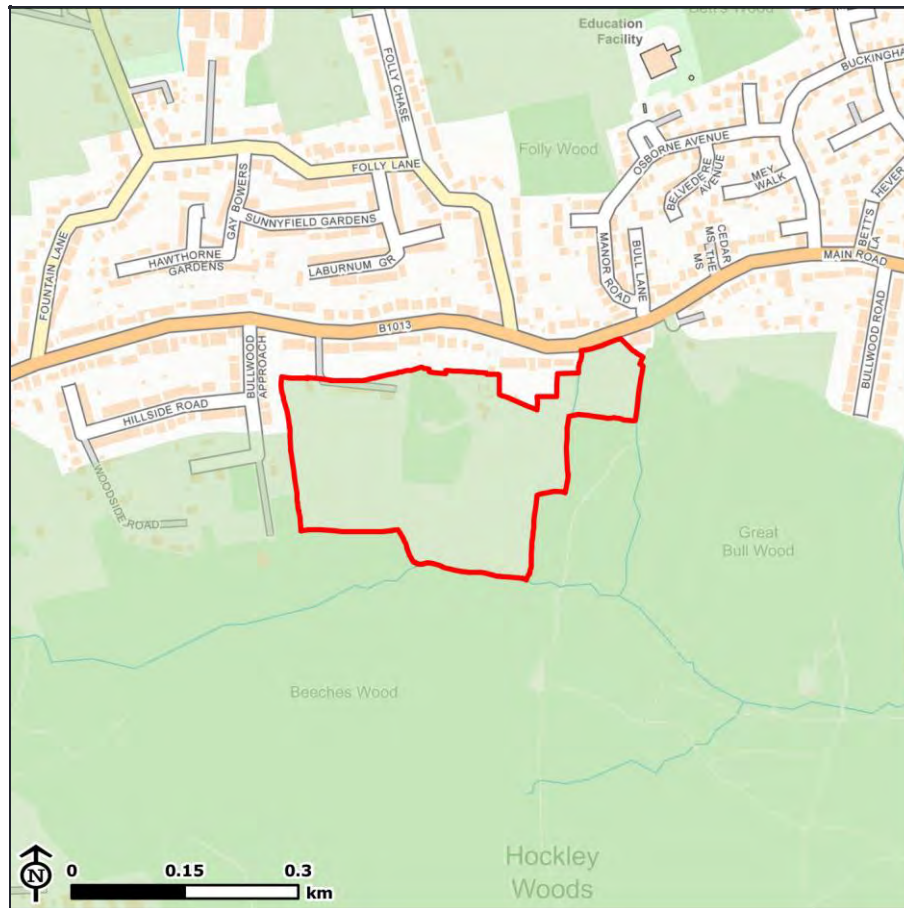
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P36

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is close to Southend-on-Sea and is adjacent to Hockley which has very little separation from the large built up area of Southend-on-Sea. It contains no significant urban development, and has strong openness.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Southend-on-Sea, Rayleigh and Hockley which are near each other, but lies where there is sufficient physical and visual separation in the form of woodland to the south to prevent the coalescence of the towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P36

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

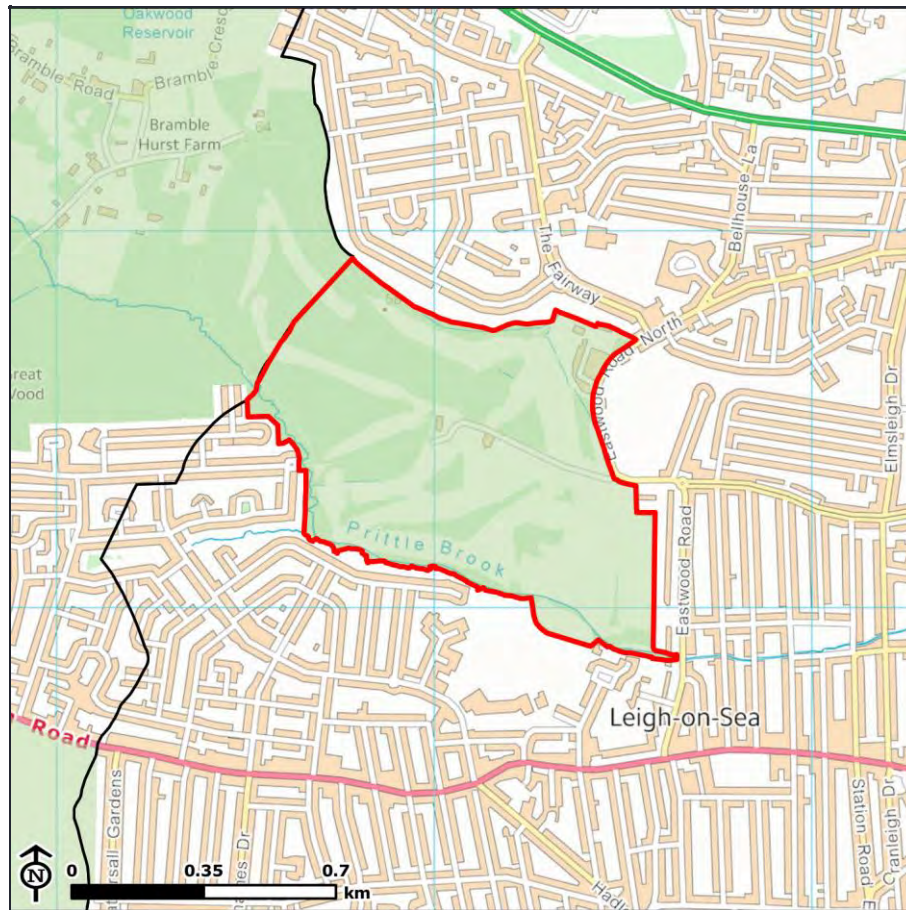
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P37

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is adjacent to the large built up area of Southend-on-Sea, it contains no significant urban development and has strong openness.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P37

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

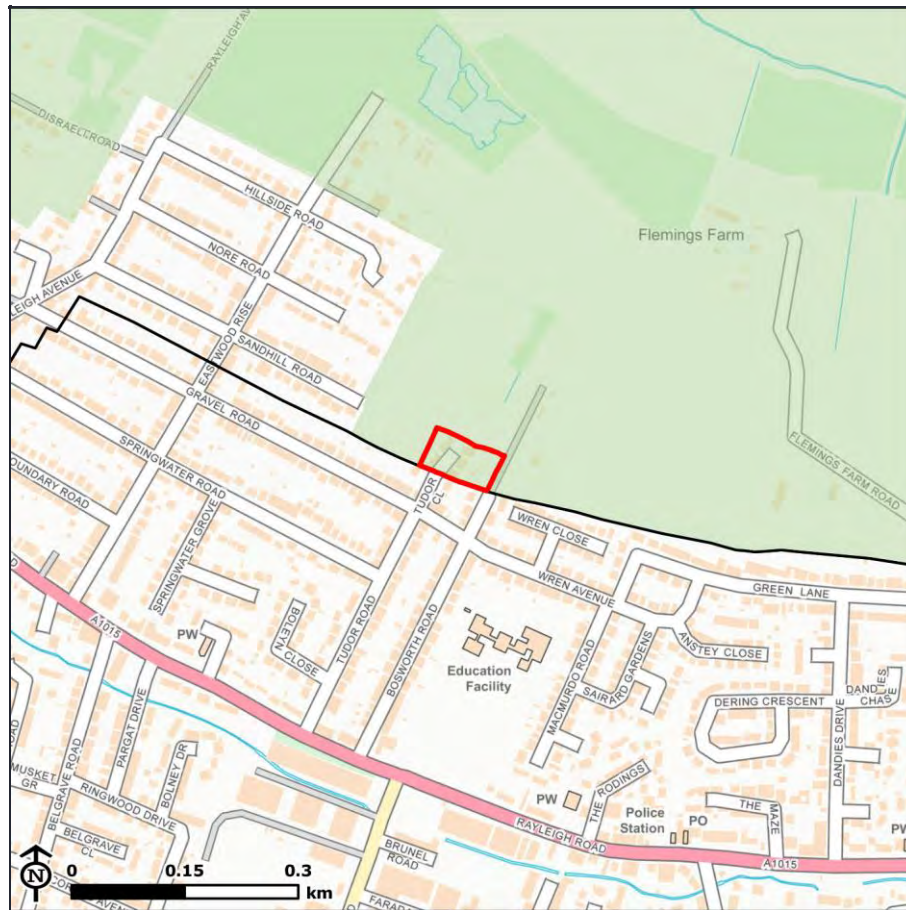
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P38

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is adjacent to the large built up area of Southend-on-Sea however, its contribution is limited due to development in the form of dwellings.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies within the gap between Southend-on-Sea and Hockley, but has been compromised by some urbanising development.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Weak

Comments

Land contains urbanising development in the form of dwellings that compromise openness.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P38

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P39

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated and distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Hockley and Hullbridge which are near each other, but contains urbanising development in the form of a static caravan park and lies where there is sufficient physical separation to prevent the coalescence of the towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P39

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of a caravan park within it.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

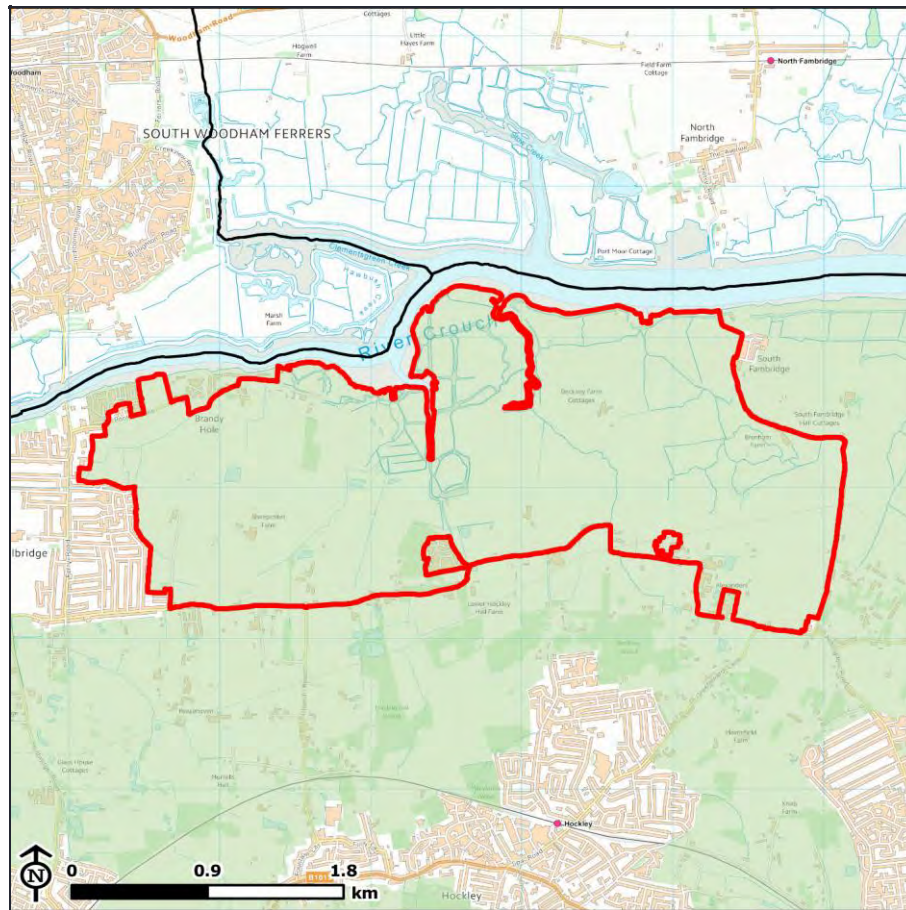
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P40

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated and distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Hullbridge, Hockley and South Woodham Ferrers which are near each other, but lies where there is sufficient physical separation to prevent the coalescence of the towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P40

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

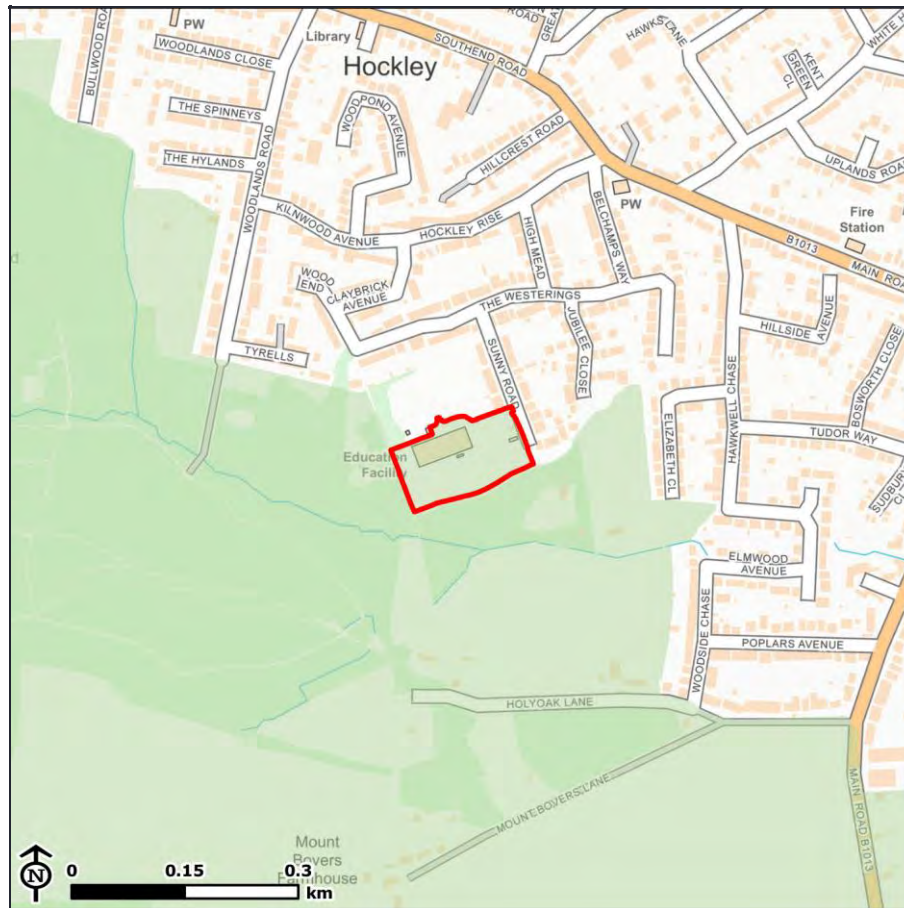
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P41

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is adjacent to Hockley which has very little separation from the large built up area of Southend-on-Sea however, the contribution of the land is compromised as it is almost wholly developed by a primary school and has a stronger relationship with the urban area than the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is located between Hockley and Southend-on-Sea. However its contribution has been reduced by development in the form of a primary school and the strong separating feature of the woodland to the south.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P41

Purpose 3 - Assist in safeguarding the countryside from encroachment

Weak

Comments

Land contains urbanising development, in the form of a primary school that significantly compromises openness. The woodland to the west and south screens views of the wider countryside. Therefore the land has a stronger relationship with the urban area than the wider countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

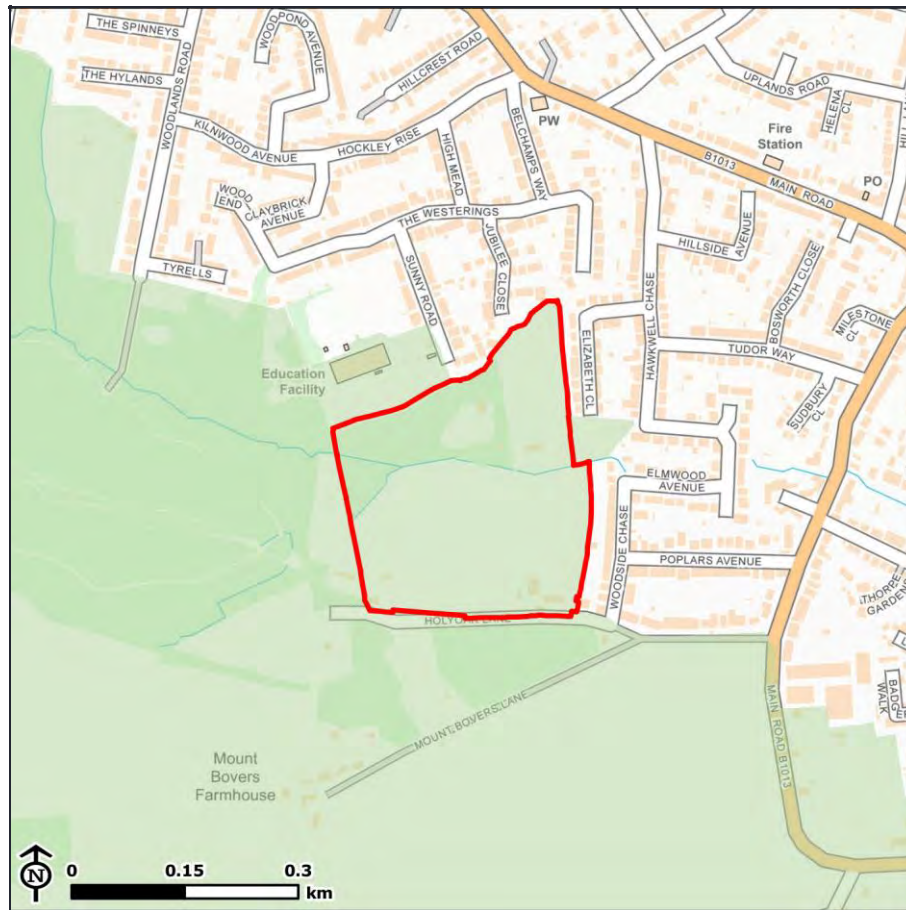
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P42

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is adjacent to Hockley which has very little separation from the large built up area of Southend-on-Sea and is close Southend-on-Sea. The area contains no significant urban development and has strong openness.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Southend-on-Sea and Hockley which are near each other, but contribution is limited by development to the east which stretches closer to Southend-on-Sea than the land itself.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P42

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

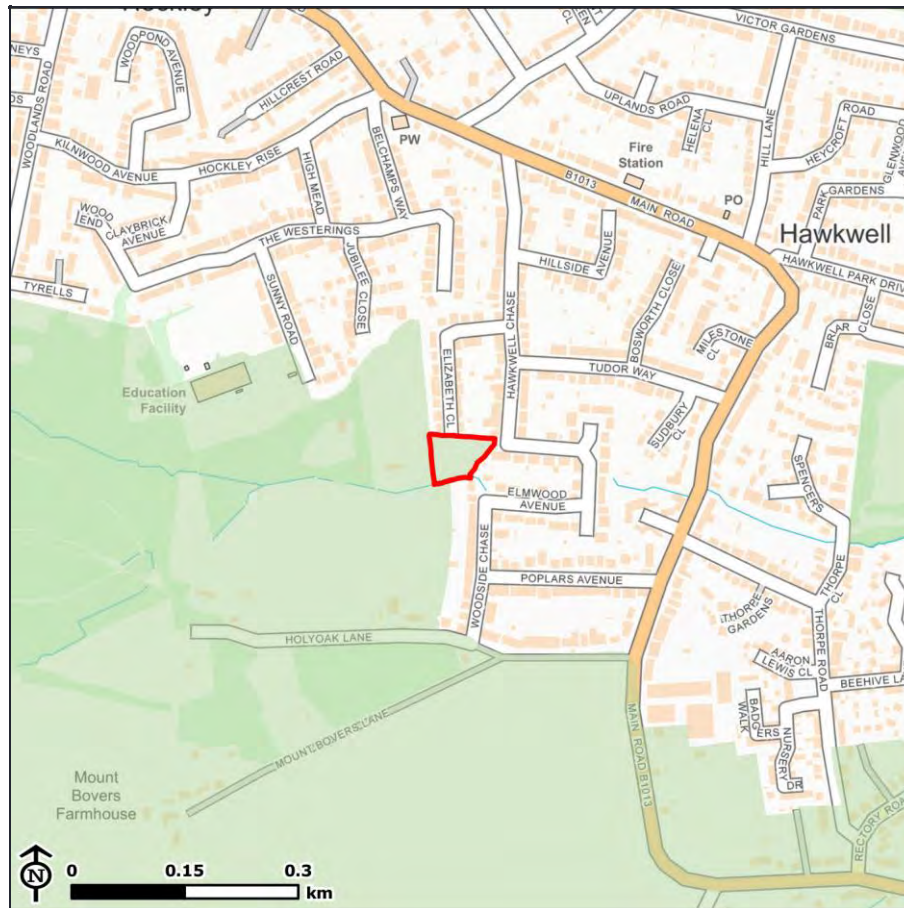
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P43

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Hockley which has little separation from the large built up area of Southend-on-Sea. It is relatively open but is enclosed by development on three sides giving the land a relationship with the urban area.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land lies between Southend-on-Sea and Hockley which are near each other, but the area is enclosed on three sides by development. The development to the south stretches closer to Southend-on-Sea than the land itself, limiting its contribution.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P43

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land is enclosed by development on three sides and is separated from the wider countryside to the west to by a tree belt. However, the land does not contain urbanising development and so retains some openness.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

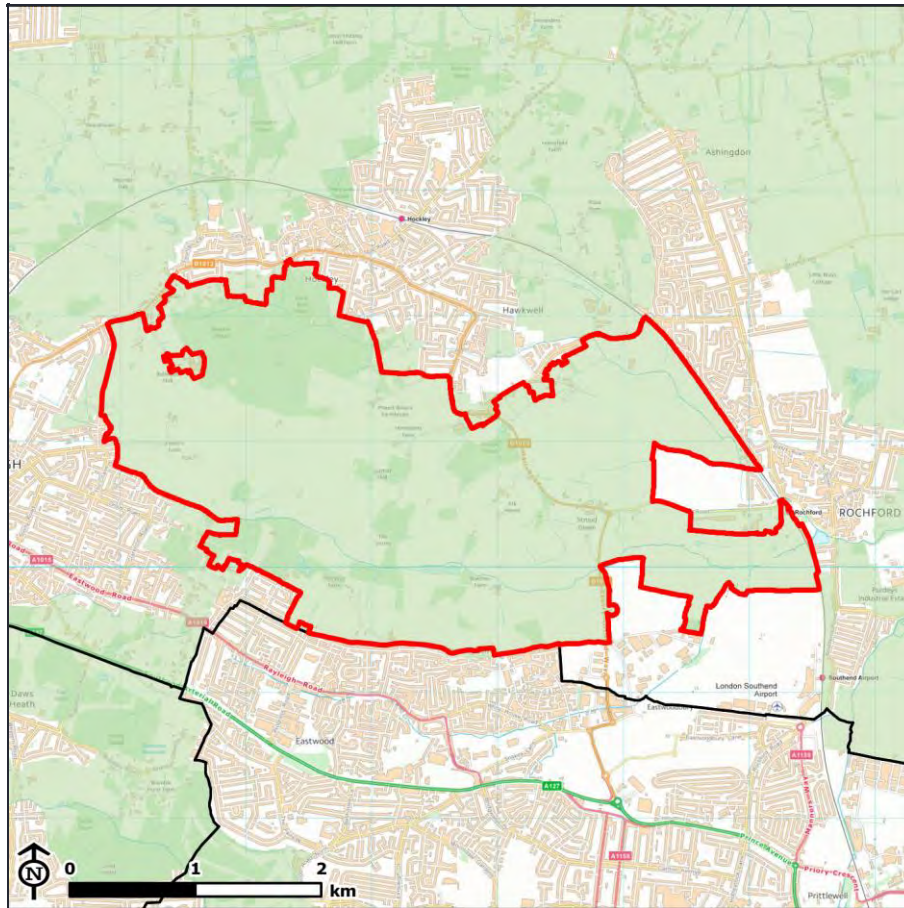
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P44

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is adjacent to the large built up area of Southend-on-Sea, it contains no significant urban development and has strong openness. It relates strongly to the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Strong

Comments

Land forms a gap between Southend-on-Sea, Rayleigh, Hockley and Rochford and is essential to maintaining a sense of separation between them. The land is visually open.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P44

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

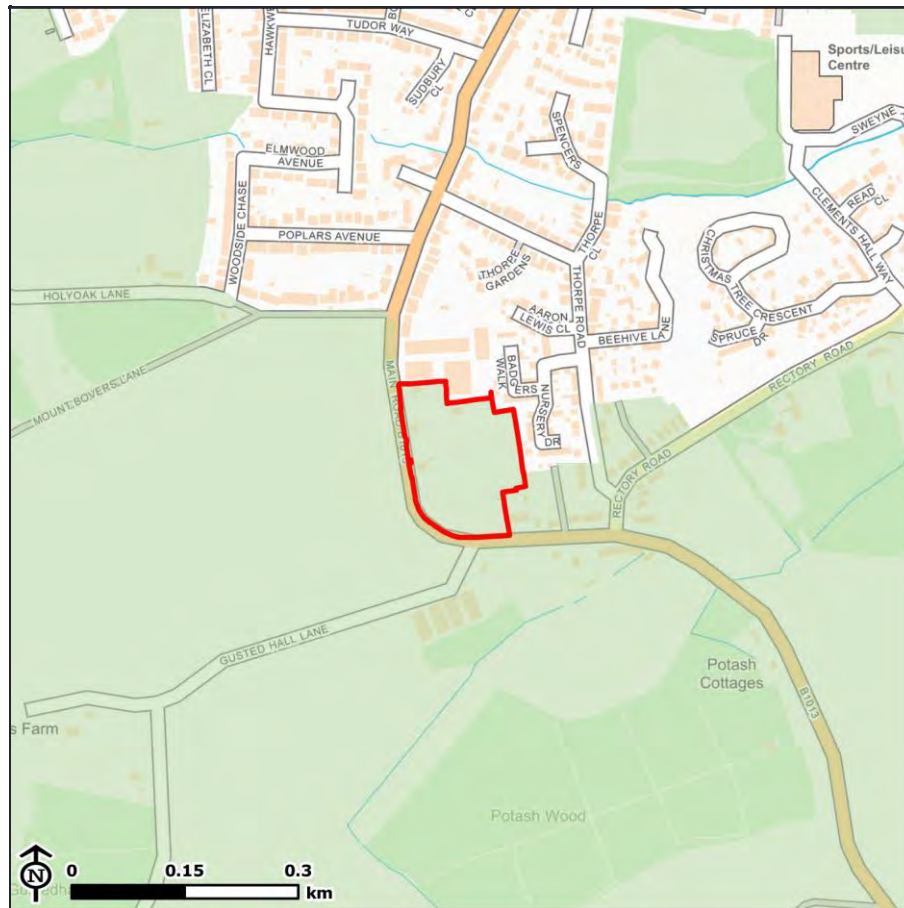
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P45

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Hockley which has very little separation from the large built-up area of Southend-on-Sea, it contains some urban development and is to an extent contained by the B1013 which reduces its relationship with the wider countryside. However, the land retains a relatively strong sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Southend-on-Sea and Hockley which are near each other, but has been compromised by development in the form of a garden centre.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P45

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of a garden centre.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

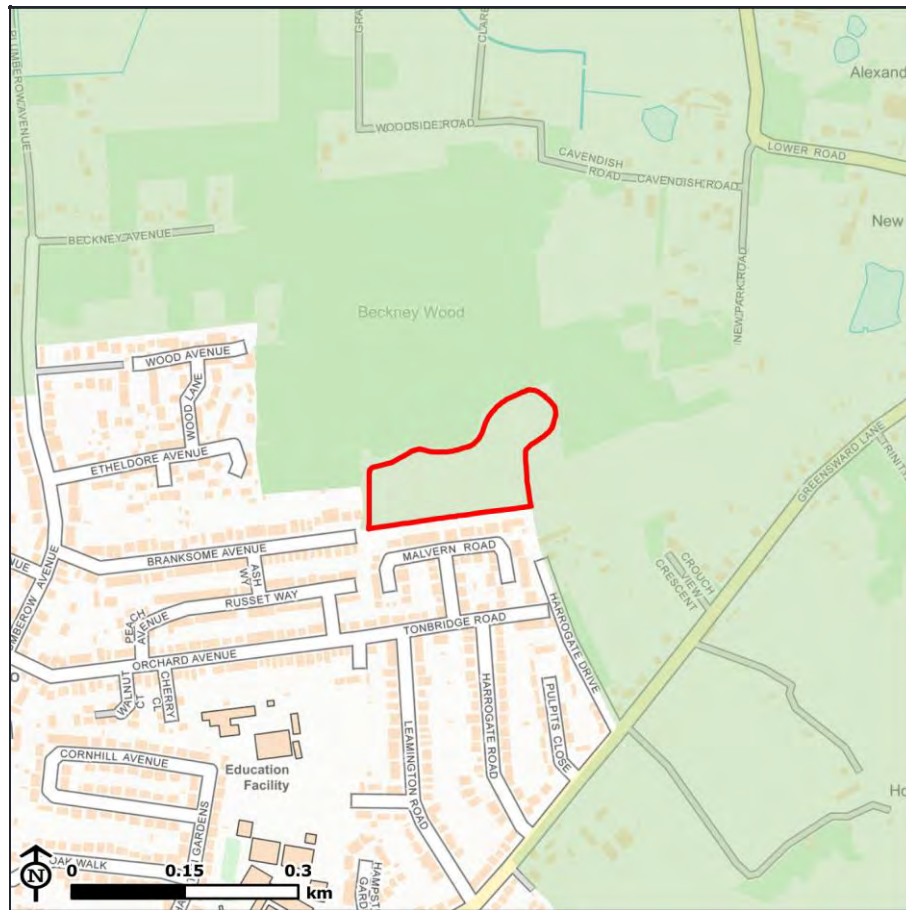
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P46

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Hockley which has very little separation from the large built-up area of Southend-on-Sea, it has a strong sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Hockley and Rochford which are near each other, but lies where there is sufficient physical visual separation in the form of woodland to prevent the coalescence of the towns. Furthermore, the gap between the two settlements is narrower to the south east of the area.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P46

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

The land is open and undeveloped however, the relationship with the wider countryside is restricted by woodland and there is little physical separation between the land and the urban edge.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

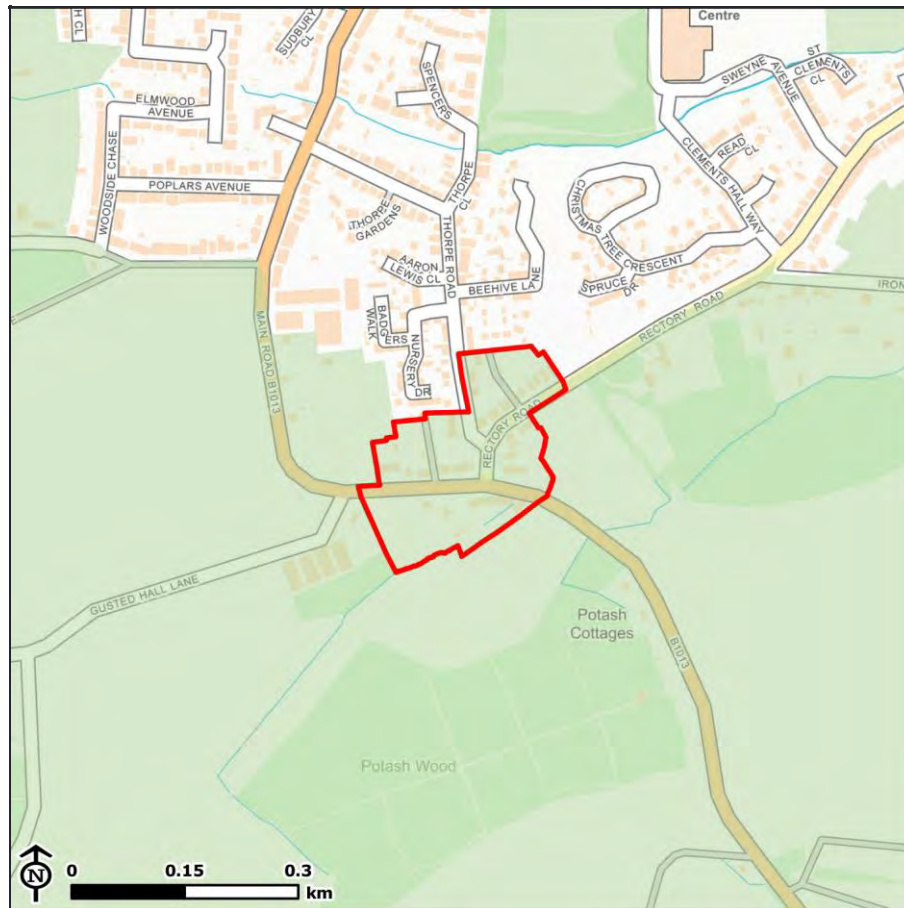
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P47

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is adjacent to Hockley which has little separation from the large built up area of Southend-on-Sea. However the contribution of the land is compromised by development formed of dwellings and a garden centre.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land lies between Southend-on-Sea and Hockley however development in the form of dwellings and a garden centre has significantly reduced its contribution.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Weak

Comments

Land contains urbanising development in the form of dwellings and a garden centre that significantly compromises openness.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P47

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

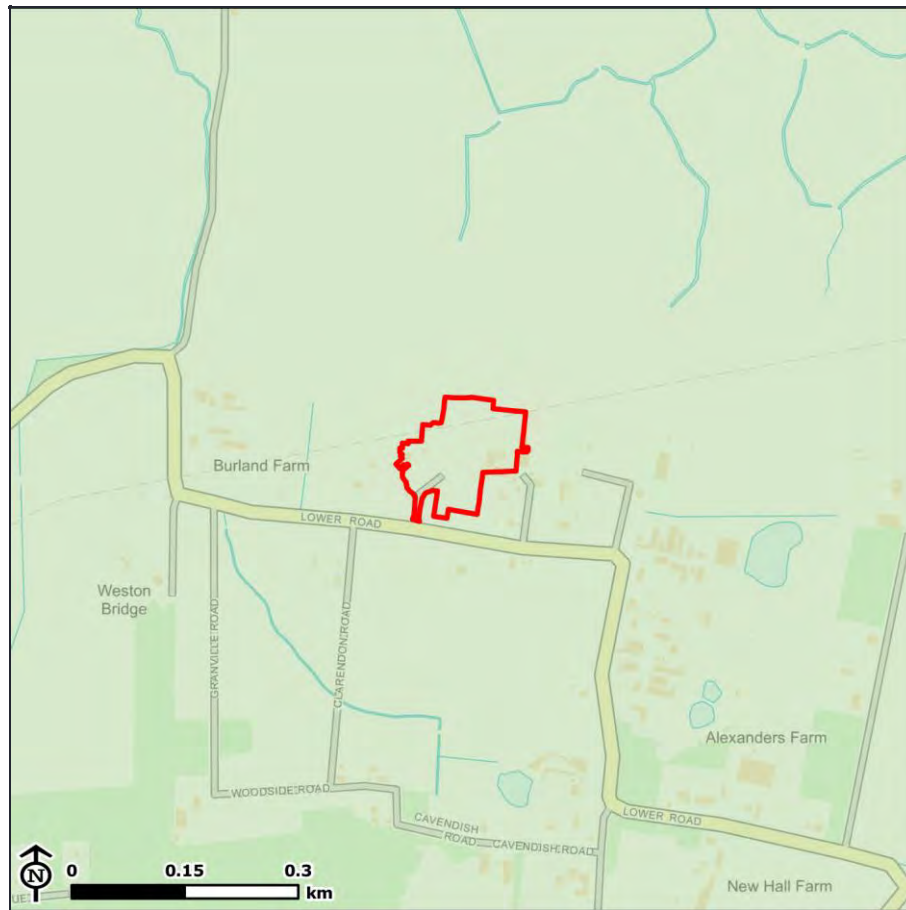
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P48

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated or distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area. Additionally the land has been compromised by development in the form of a garden centre.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies to an extent between Hockley and Rochford and Hockley and Rochford and Hullbridge to the west, but its contribution has been reduced by the presence of urbanising development in the form of a garden centre. Furthermore, it does not form part of the main gaps between the settlements.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P48

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of a garden centre.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P49

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

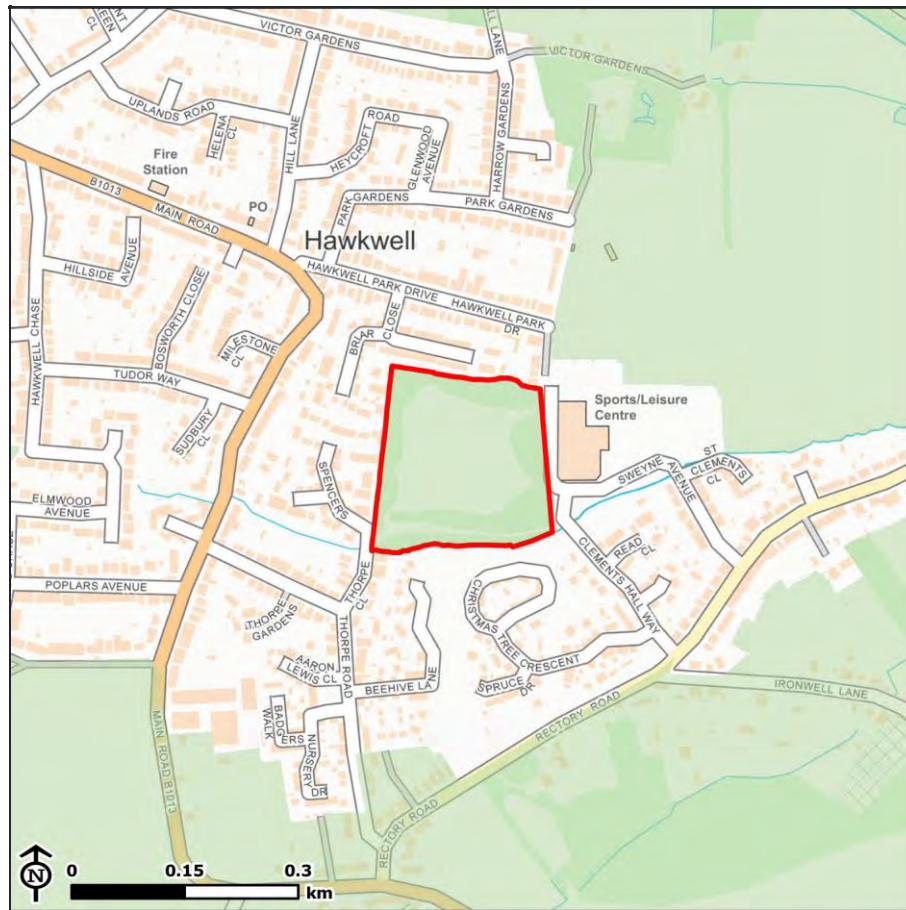
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P50

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

While the land is open it is surrounded by development and therefore makes no contribution to preventing sprawl of the large built up area of Southend-on-Sea.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is surrounded by development and therefore is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Weak

Comments

While the land is open, it is contained on all sides by development and therefore has a stronger relationship with the urban area than the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P50

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

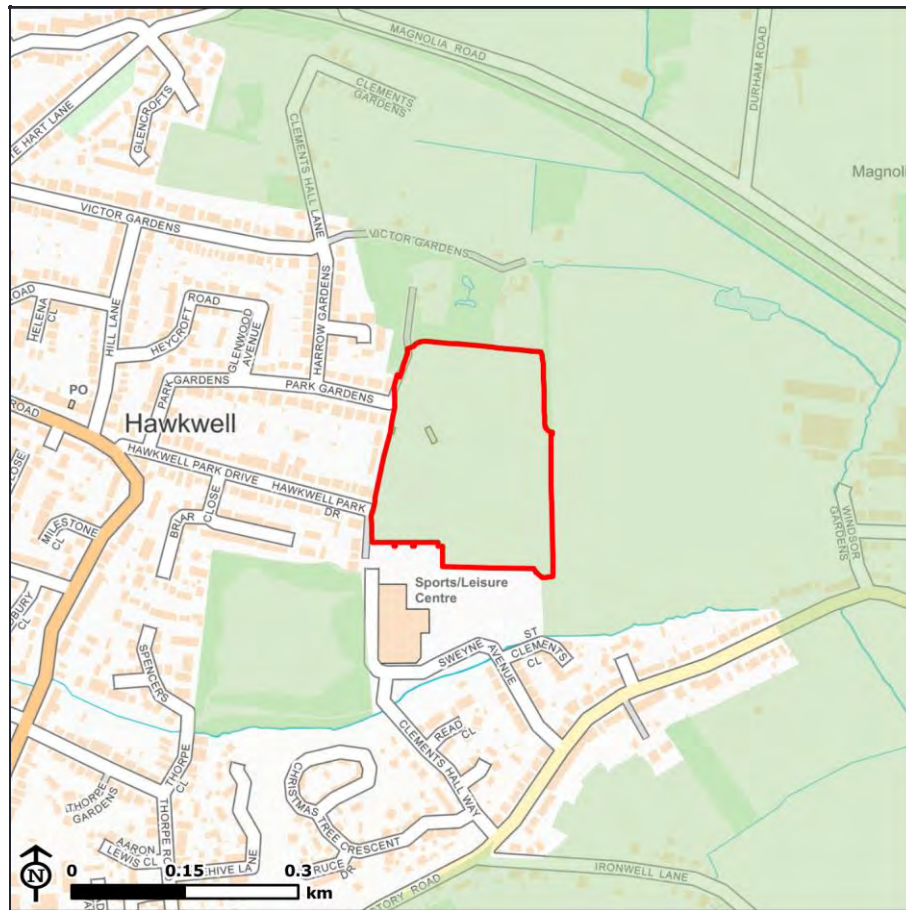
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P51

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Hockley which has very little separation from the large built-up area of Southend-on-Sea, it has a sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Hockley and Rochford which are near each other, but its contribution is limited by development to the south which stretches closer to Rochford than this area.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

The land is open and retains some relationship with the wider countryside to the east, however it is contained on two sides by development and its relationship with the countryside to the north is reduced by woodland.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P51

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

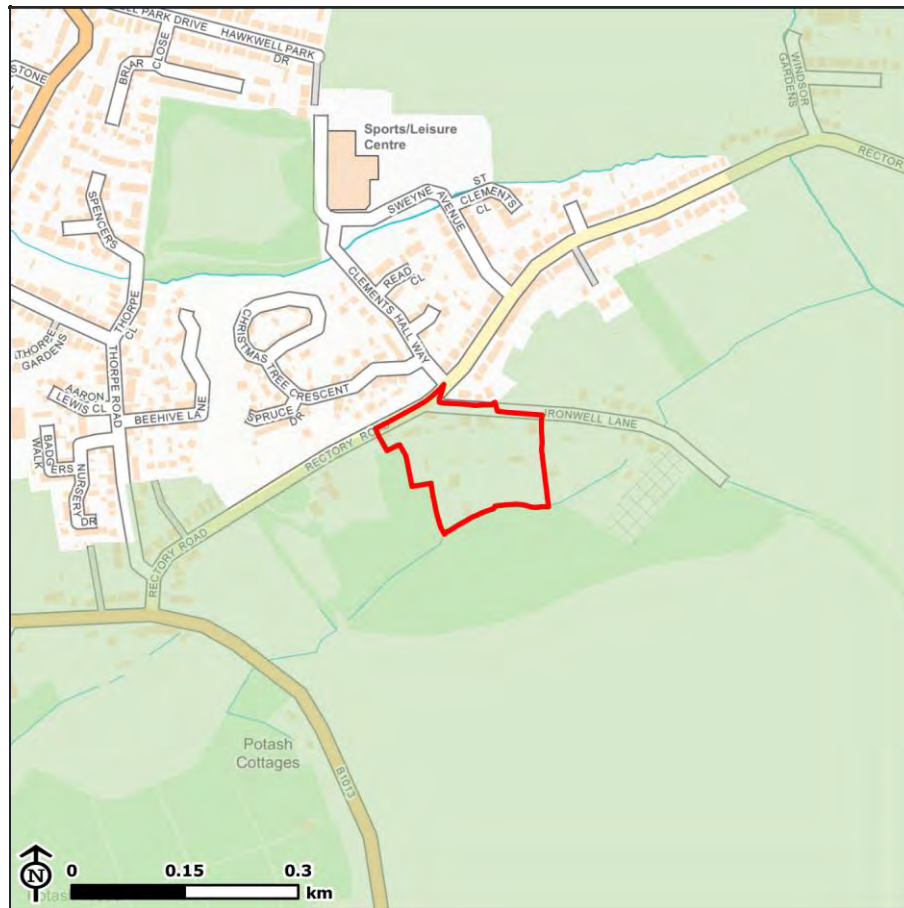
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P52

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built up area of Southend-on-Sea and is adjacent to Hockley which has very little separation from Southend-on-Sea. It retains a sense of openness and a relationship with the wider countryside, however its contribution has been compromised by the presence of development in the form of dwellings and a commercial nursery.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Southend-on-Sea and Hockley which are near each other, but its contribution is reduced by the presence of development in the form of dwellings and a commercial nursery.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P52

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness and a relationship with the wider countryside but is compromised by urbanising development within it in the form of dwellings and a commercial nursery.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

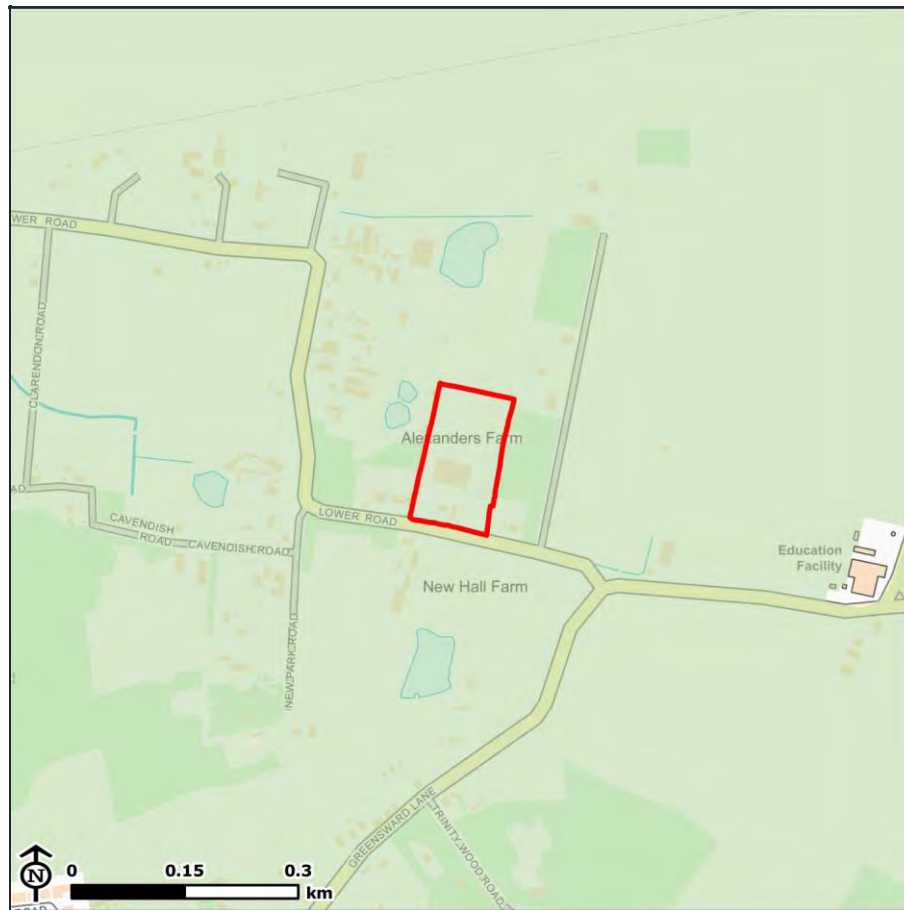
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P53

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated or distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies to some extent between Hockley and Rochford which are near each other however, its contribution has been compromised by development in the form of a garden centre and other retail units.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of a garden centre and other retail units.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P53

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

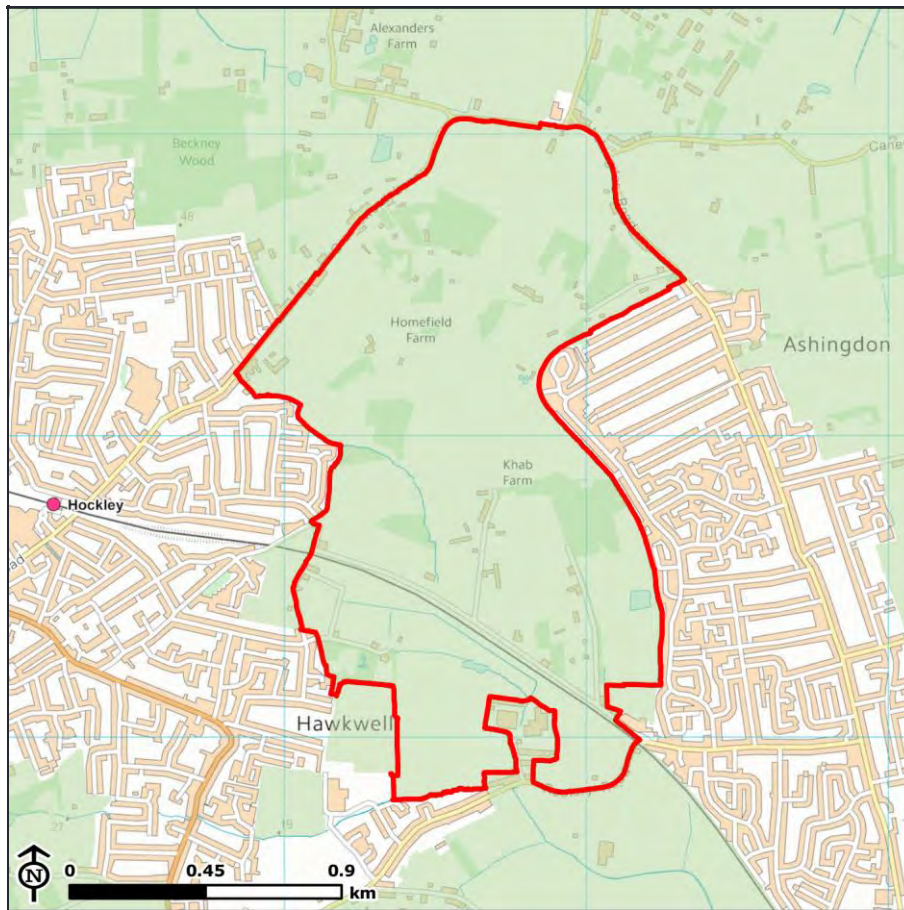
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P54

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to both Hockley and Rochford which have very little separation from the large built-up area of Southend-on-Sea, it has a strong sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Strong

Comments

Land forms the gap between Hockley and Rochford and is essential to maintaining a sense of separation between them. The land is visually open with few separating features.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P54

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

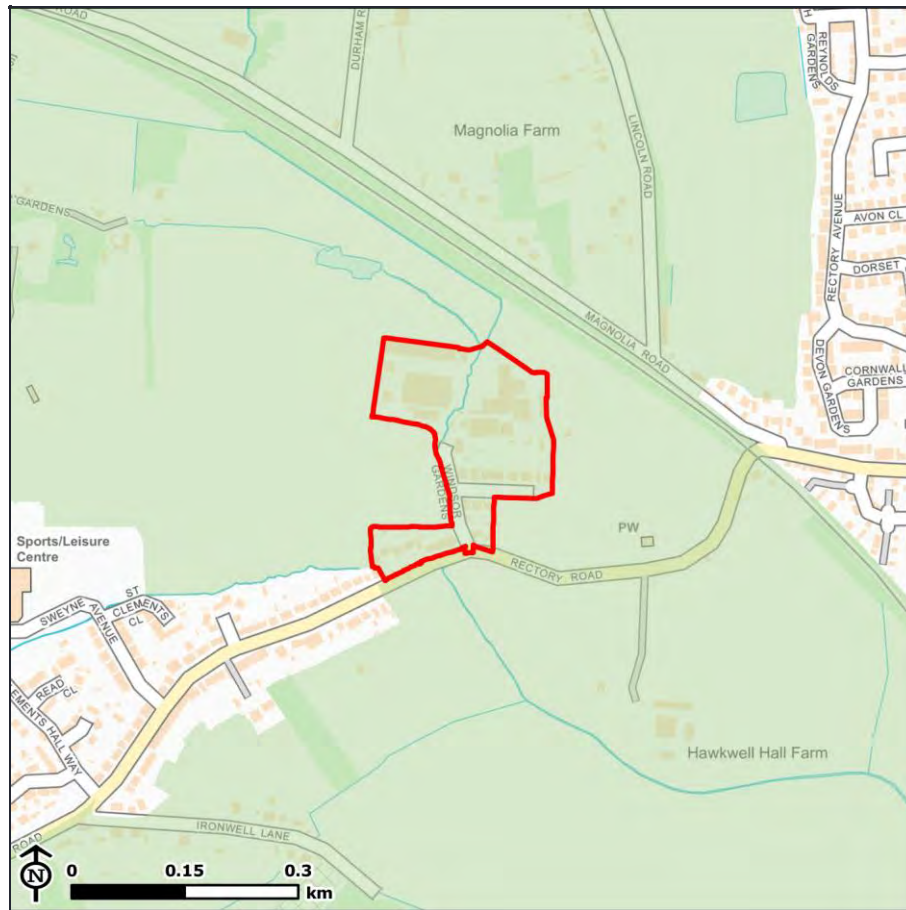
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P55

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land lies close to Hockley and Rochford which have very little separation from the large built up area of Southend-on-Sea. However the contribution of the land is limited by the presence of development in the form of dwellings and industrial / retail units.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is located between Hockley and Rochford which are near one another however, the land plays no significant role in preventing their merging due to the extent of development in the form a dwellings and retail / industrial units.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P55

Purpose 3 - Assist in safeguarding the countryside from encroachment

Weak

Comments

Land contains urbanising development in the form of dwellings and industrial / retail units, which significantly compromise openness.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P56

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Rochford which has very little separation from the large built up area of Southend-on-Sea. It is to an extent contained by urban development, but retains a relatively strong sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Hockley and Rochford which are near each other, but due to its enclosure by development to the south and west, and to an extent the railway line which runs diagonally north west - south east, its contribution is reduced.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P56

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

The land is open and free of development however, it is enclosed by development on three sides and its relationship with the wider countryside to the north is reduced by woodland, meaning the land has a stronger relationship with the urban area.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P57

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Rochford which has very little separation from the large built-up area of Southend-on-Sea, it contains some urban development and is contained by urban development on three sides, but retains a relatively strong sense of openness and some relationship with the wider countryside to the east.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P57

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is enclosed by development on three sides and further compromised by urbanising development in the form of a memorial hall. However, the land retains a relatively strong relationship with the wider countryside to the east.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

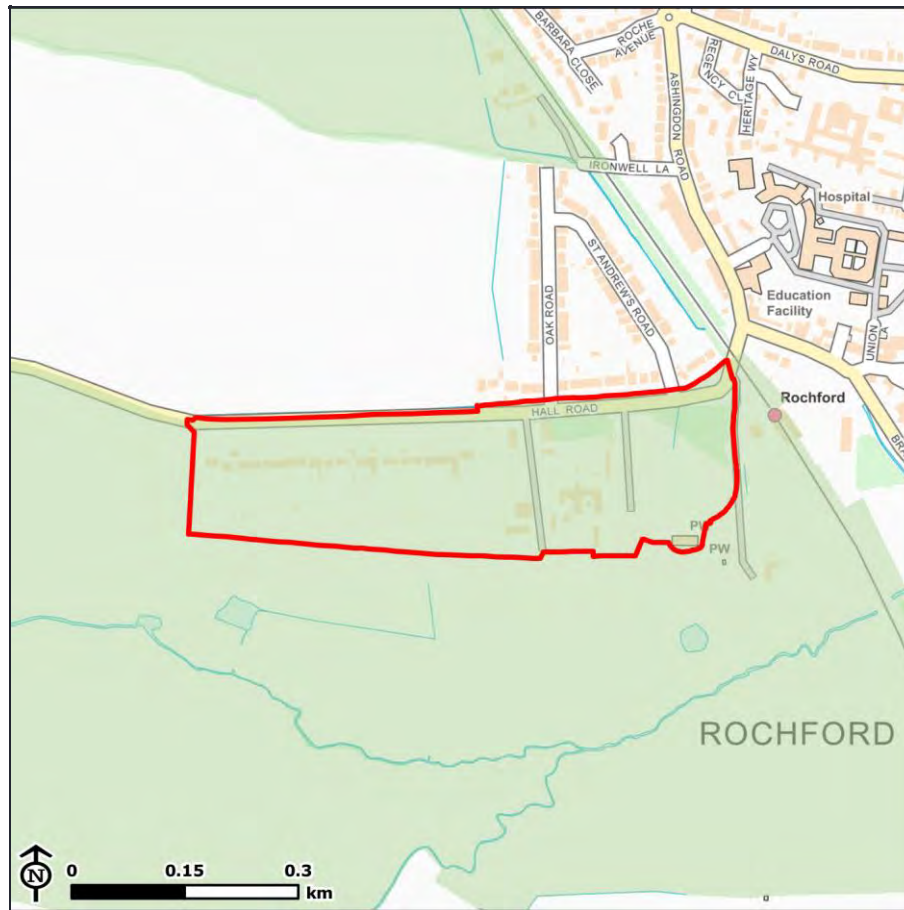
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P58

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built area of Southend-on-Sea and is adjacent to Rochford which has very little separation from Southend-on-Sea. It contains some urban development in the form of dwellings but retains a sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Rochford and Southend-on-Sea which are near each other, but its contribution is limited by the presence of development in the form of dwellings.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P58

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness and a relationship with the wider countryside but is compromised by urbanising development in the form of dwellings.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

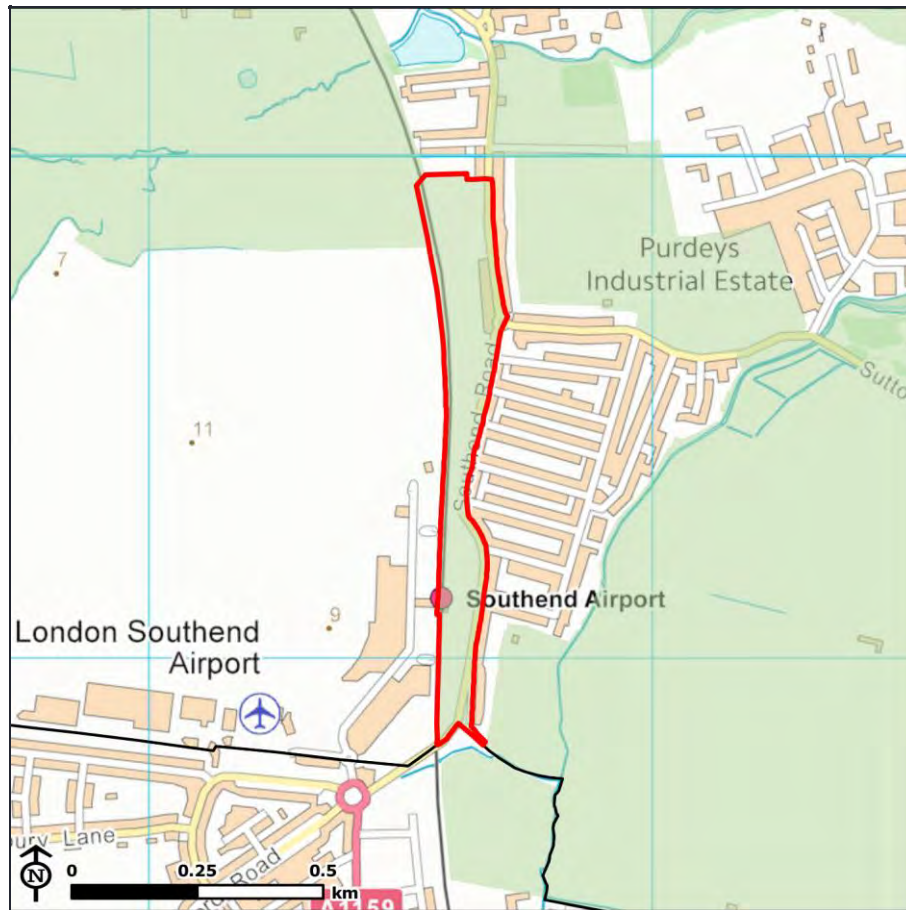
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P59

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to the large built-up area of Southend-on-Sea, it contains some urban development in the form of some dwellings but retains some sense of openness.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies in the narrow gap between Southend-on-Sea and Rochford, but its contribution is reduced by the presence of urbanising development, including residential development within and adjacent to the area and adjacent buildings and infrastructure associated with the airport.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P59

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development within it and directly adjacent to it in the form of part of adjacent dwellings and infrastructure associated with the airport.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

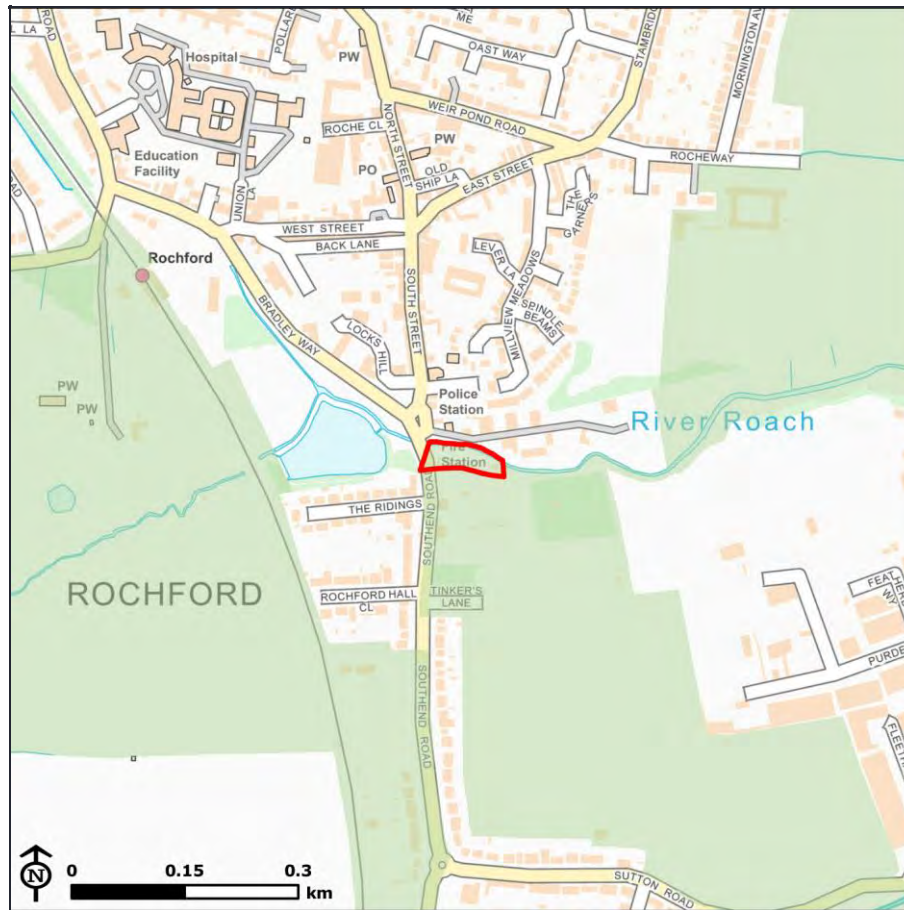
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P60

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is close to the large built up area of Southend-on-Sea and is adjacent to Rochford which has very little separation from the Southend-on-Sea. However, its contribution to checking sprawl is limited by the presence of development in the form of a pub and associated car park.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

While the land is located on an island of Green Belt between Rochford and Southend-on-Sea its contribution is reduced by the presence of development in the form of a pub and the enclosure of the land on three sides by development.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P60

Purpose 3 - Assist in safeguarding the countryside from encroachment

Weak

Comments

Land is enclosed by development and urbanising development on the land in the form of a pub significantly compromises openness and results in a stronger relationship with the urban area than the wider countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

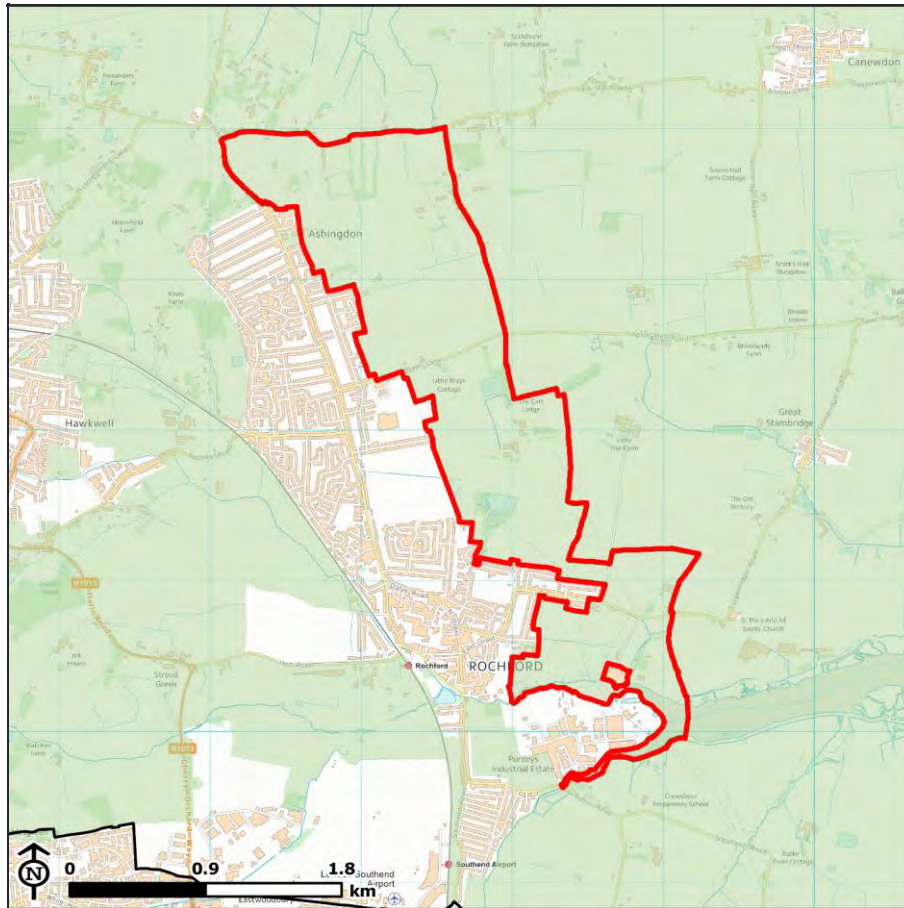
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P61

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to Rochford which has very little separation from the large built-up area of Southend-on-Sea. It has a strong sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P61

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

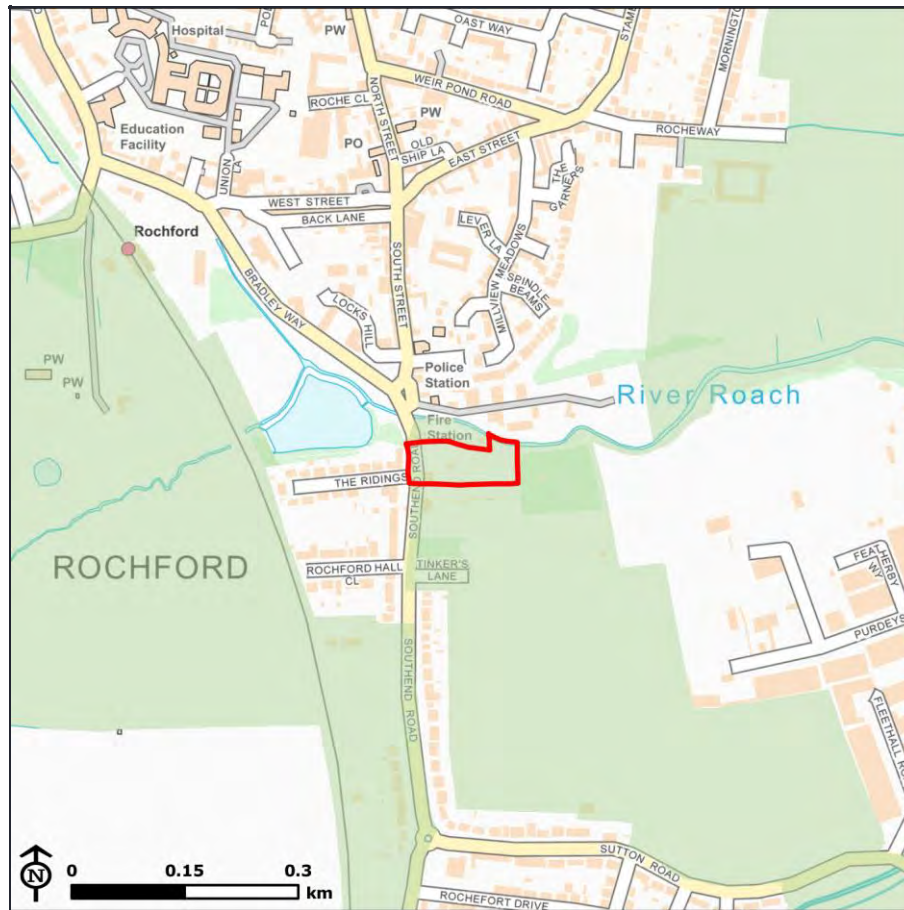
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P62

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea and is adjacent to Rochford which has very little separation from Southend-on-Sea. It contains some urban development in the form of dwellings and a garden centre and is to an extent contained by urban development.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land represents an island of Green Belt between Rochford and Southend however its contribution to preventing the towns merging is reduced by the presence of development in the form of a garden centre and dwellings, and the enclosure of the area of Green Belt by development.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P62

Purpose 3 - Assist in safeguarding the countryside from encroachment

Weak

Comments

Land contains urbanising development in the form of a garden centre which significantly compromises openness. The land has no separation from the urban edge to the west which gives it a relationship with the urban area.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

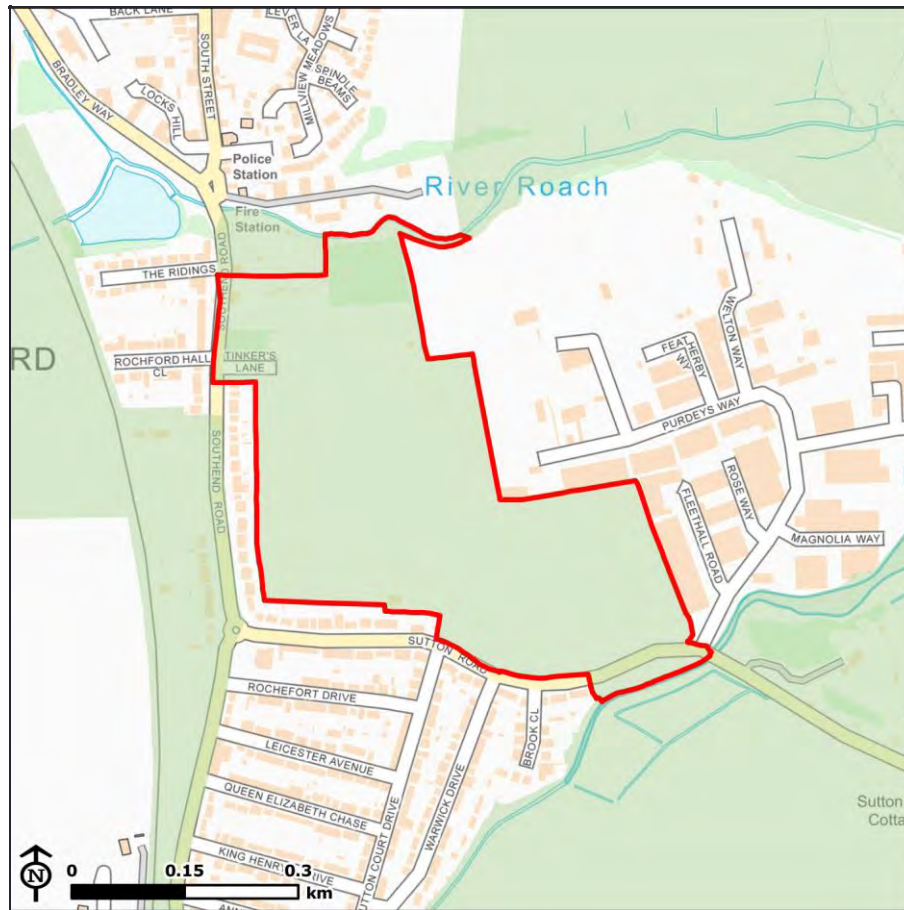
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P63

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea and adjacent to Rochford which has very little separation from Southend-on-Sea. While the land is to an extent contained by urban development, it retains a relatively strong sense of openness.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

The land forms an island of Green Belt between Rochford and Southend-on-Sea, but its containment by urban development on all sides, particularly to the east and west reduces its contribution.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P63

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by its containment by urban development which gives the land more of a relationship with the urban area than the wider countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

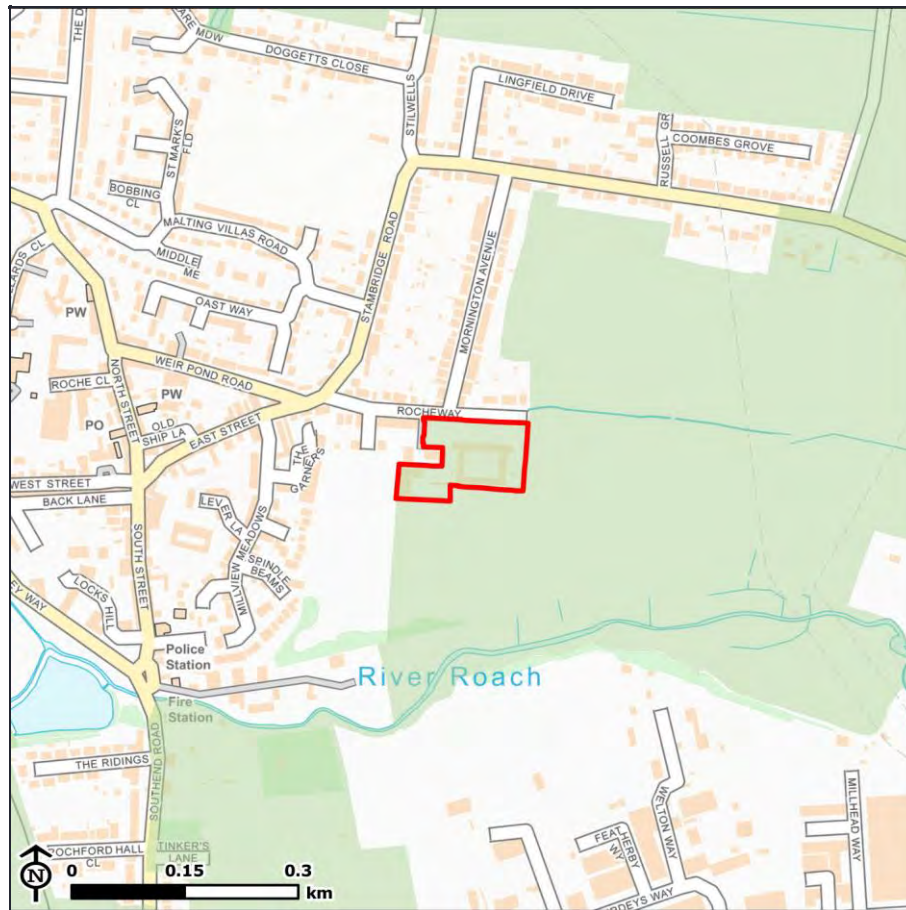
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P64

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is adjacent to Rochford which has very little separation from the large built-up area of Southend-on-Sea. However, the contribution of land has been reduced by the presence of development in the form of a community college.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P64

Purpose 3 - Assist in safeguarding the countryside from encroachment

Weak

Comments

Land contains urbanising development in the form of a community college which significantly compromises openness.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

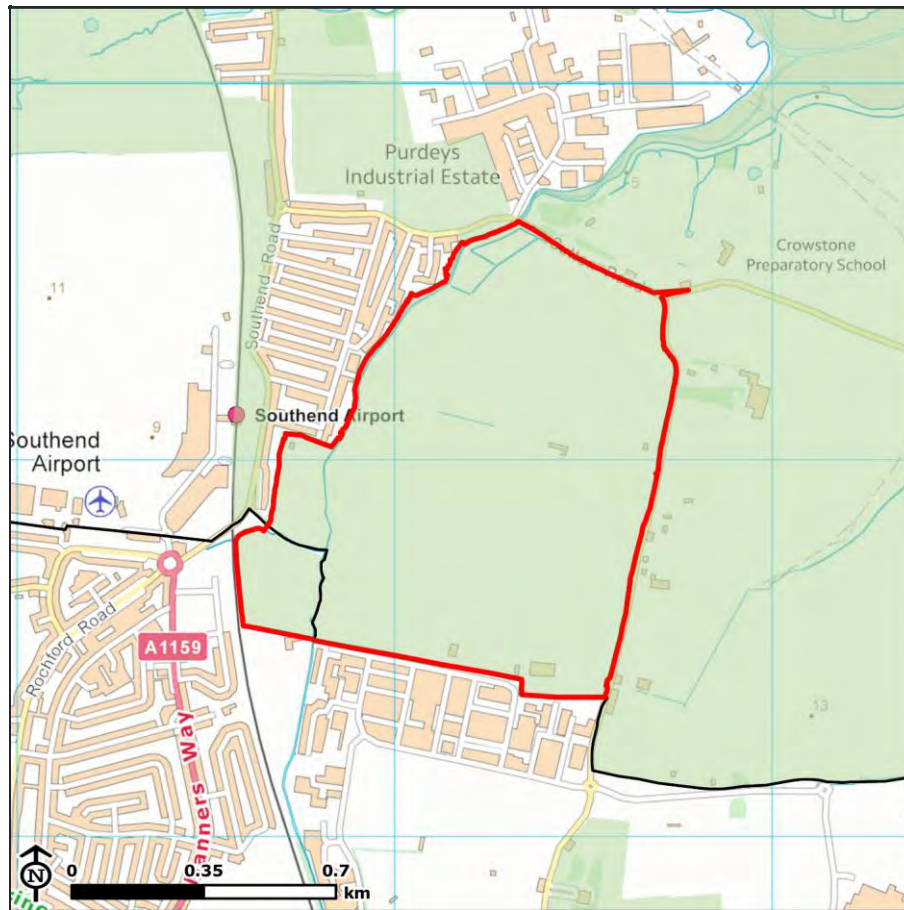
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P65

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is adjacent or close to the large built up area of Southend-on-Sea, it contains no significant urban development, and has strong openness. It relates strongly to the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Strong

Comments

Land forms part of the gap between Southend-on-Sea and Rochford, and is essential to maintaining a sense of separation between them. The land is visually open with few separating features.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P65

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

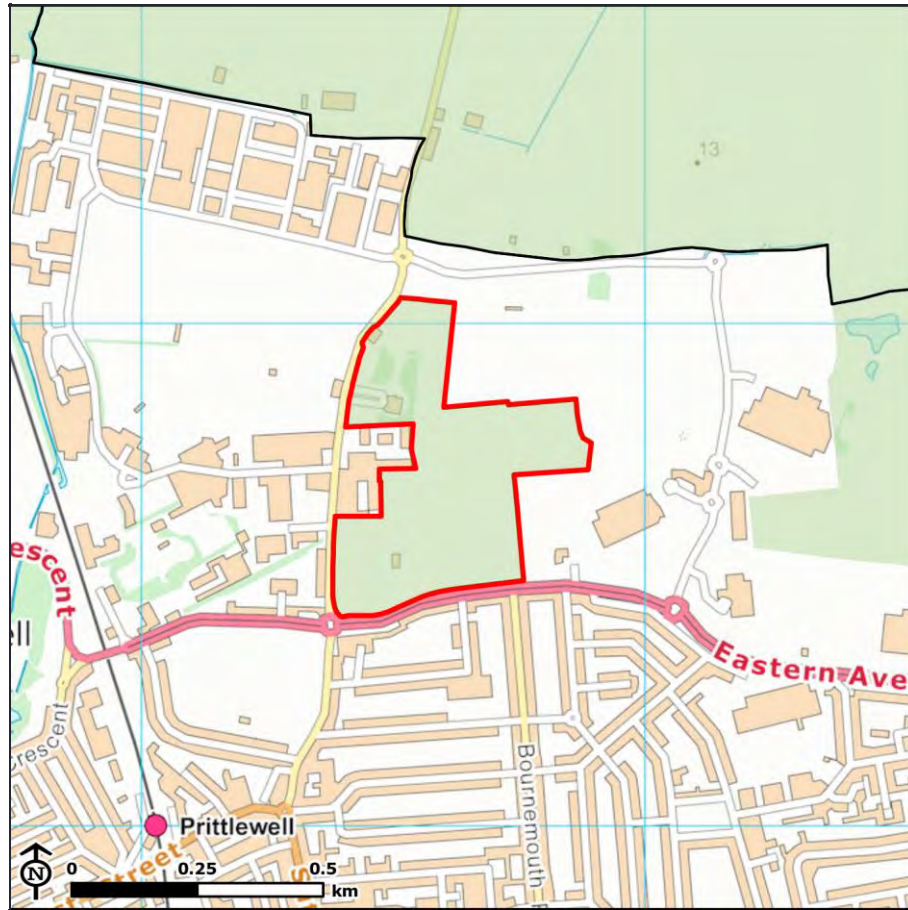
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P66

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is completely enclosed by the large built up area of Southend-on-Sea and allocated land and therefore does not contribute to restricting sprawl.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P66

Purpose 3 - Assist in safeguarding the countryside from encroachment

Weak

Comments

While the land retains some openness it is enclosed by development and land allocated for development which restricts any relationship with the wider countryside and instead gives the land a stronger relationship with the urban area.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P67

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea and is adjacent to Rochford which has very little separation from Southend-on-Sea. It has a strong sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Strong

Comments

Land forms part of the gap between Southend-on-Sea and Rochford, and is important in maintaining a sense of separation between them. The land is visually open with few separating features.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P67

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

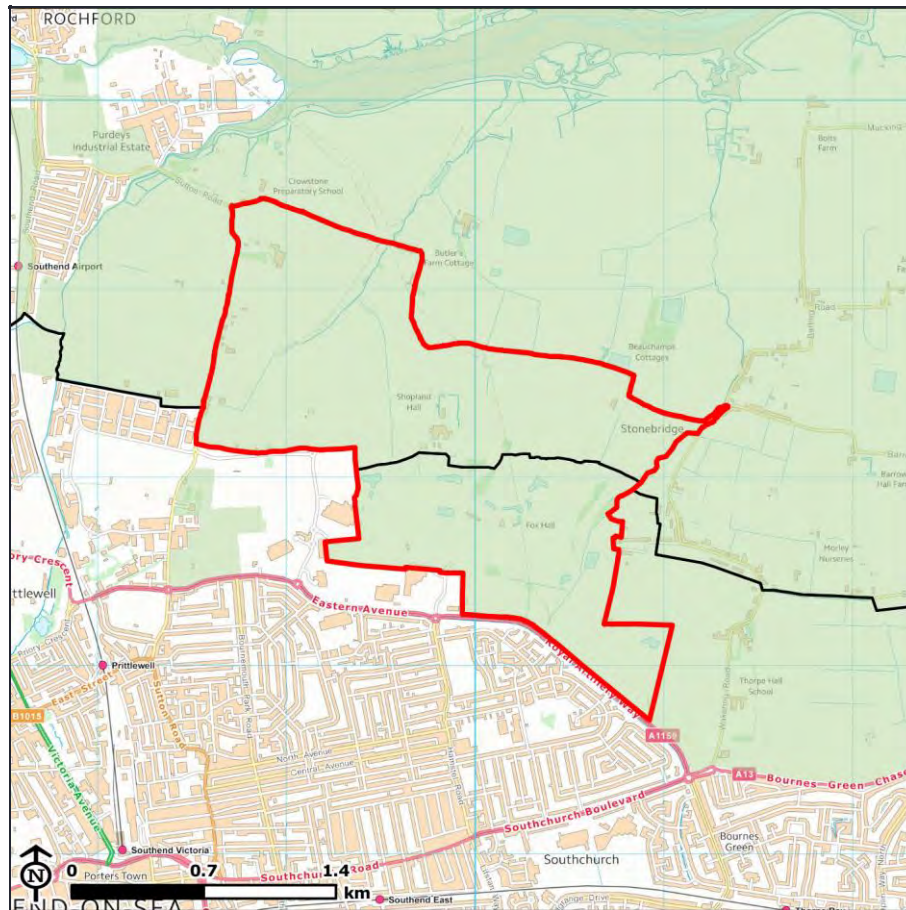
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P68

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is adjacent to the large built up area of Southend-on-Sea, it contains no significant urban development, and has strong openness. It relates strongly to the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies to an extent between Southend-on-Sea and Rochford which are near each other, but lies where there is sufficient physical separation to prevent the coalescence of the towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P68

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

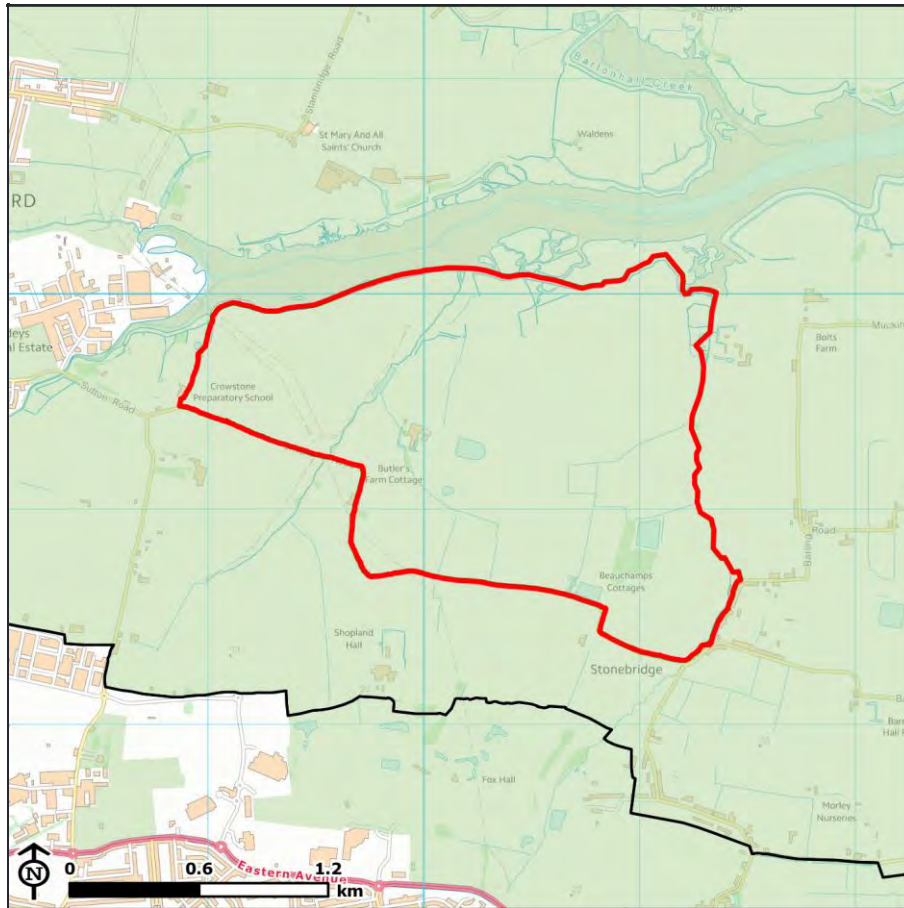
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P69

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close but not adjacent to the large built-up area of Southend-on-Sea. It has a strong sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies to an extent between Southend-on-Sea and Rochford which are near each other, but lies where there is sufficient physical separation to prevent the coalescence of the towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P69

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

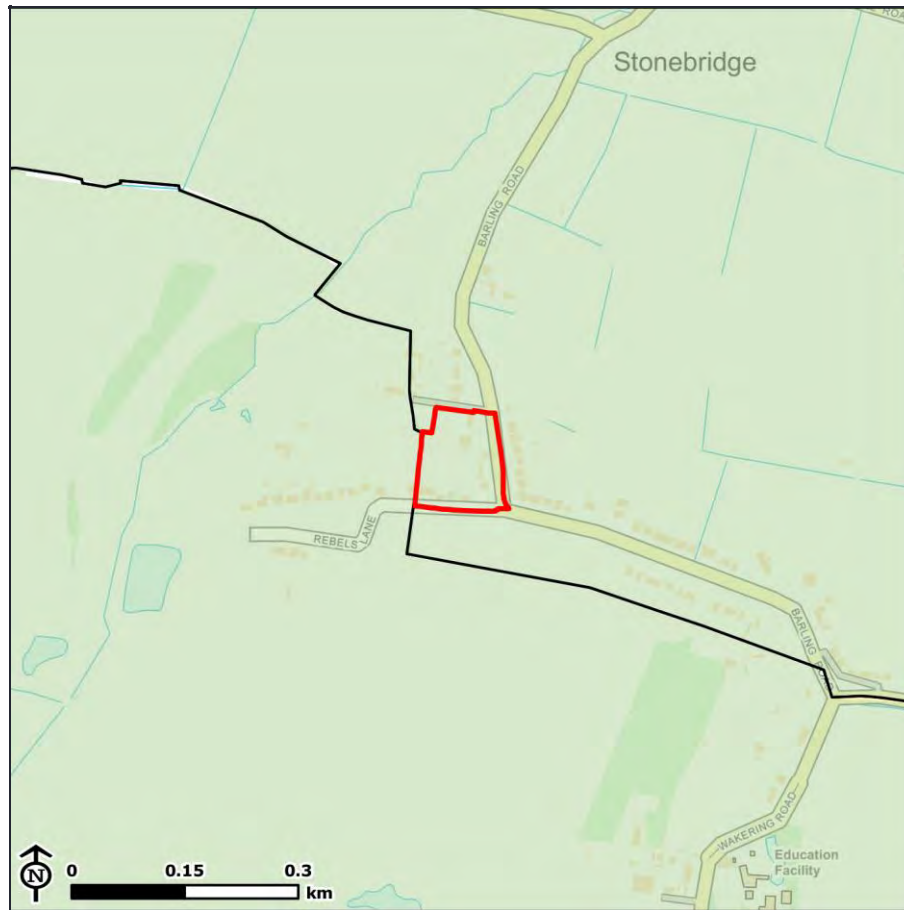
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P70

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea. Its contribution has been reduced by the presence of development in the form of dwellings along the southern and eastern edges of the area. The land retains some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies to an extent between Southend-on-Sea and Rochford which are near each other, but has been compromised by development and lies where there is sufficient physical separation to prevent the coalescence of the towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P70

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of dwellings along its southern and eastern edges.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

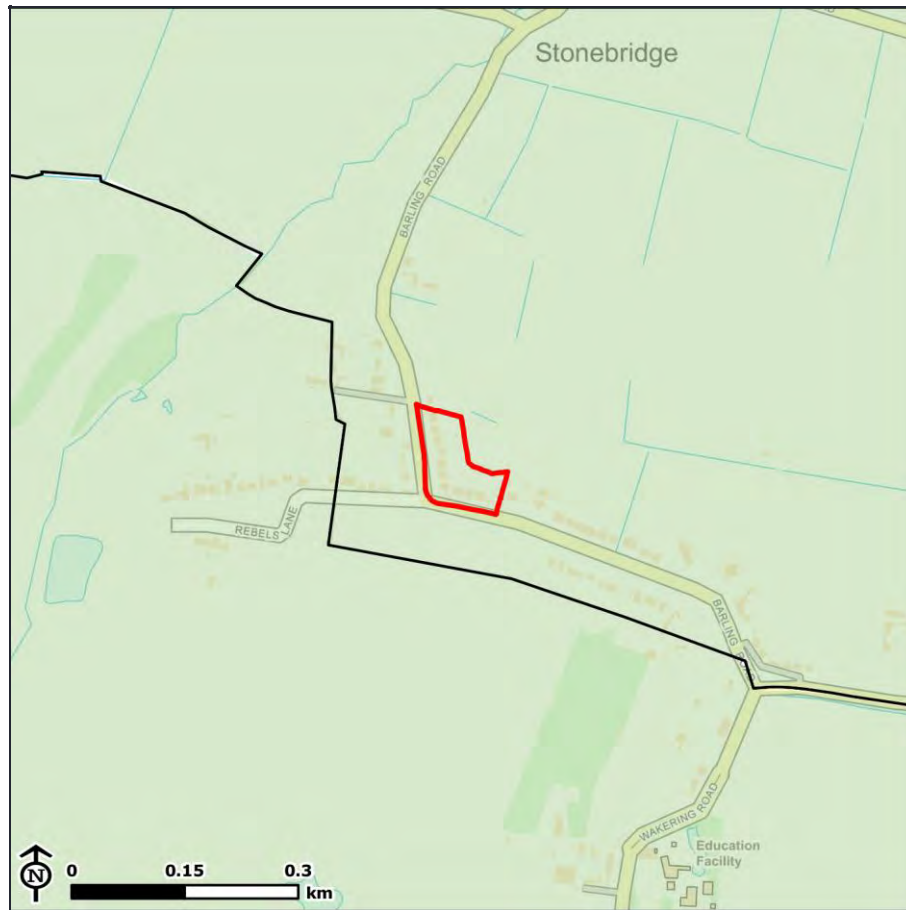
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P71

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea. Its contribution has been reduced by the presence of development in the form of dwellings. The land retains some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of dwellings.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P71

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P72

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea, it contains some urban development in the form of a gym and some dwellings but retains a relatively strong sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P72

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of a gym and dwellings.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

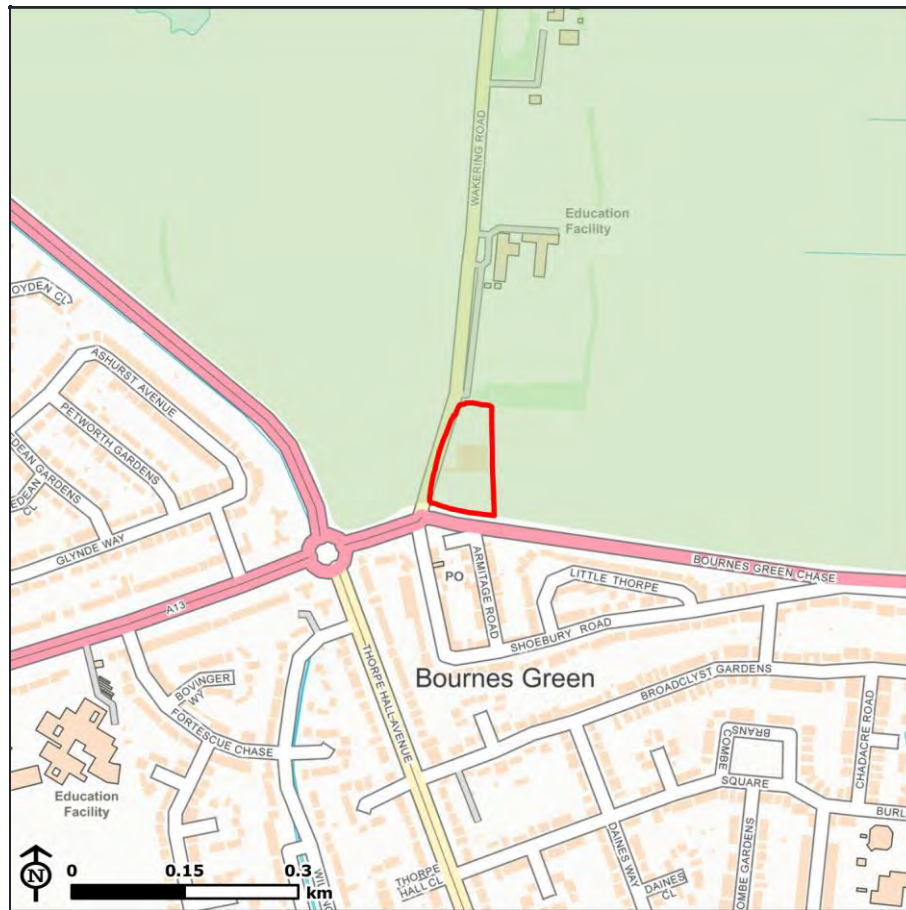
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P73

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to the large built-up area of Southend-on-Sea, it contains some urban development in the form of a fitness club but retains a sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of a fitness club.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P73

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

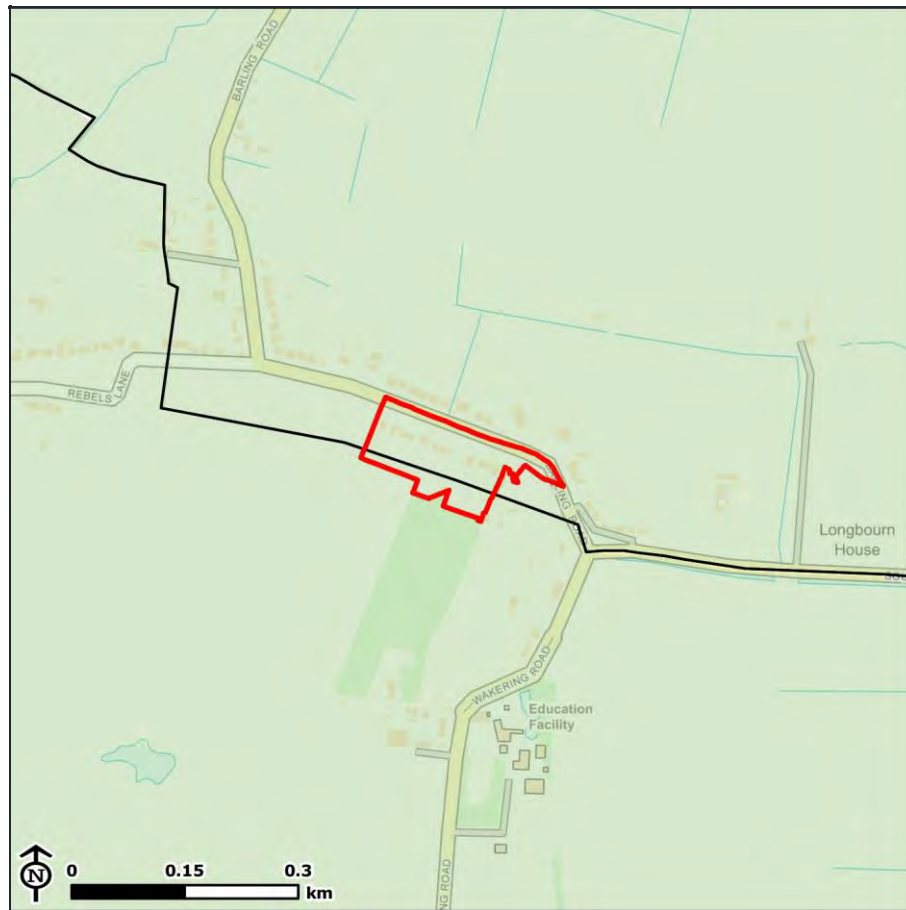
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P74

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea, it contains some urban development in the form of dwellings, but retains a relatively strong sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of dwellings.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P74

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

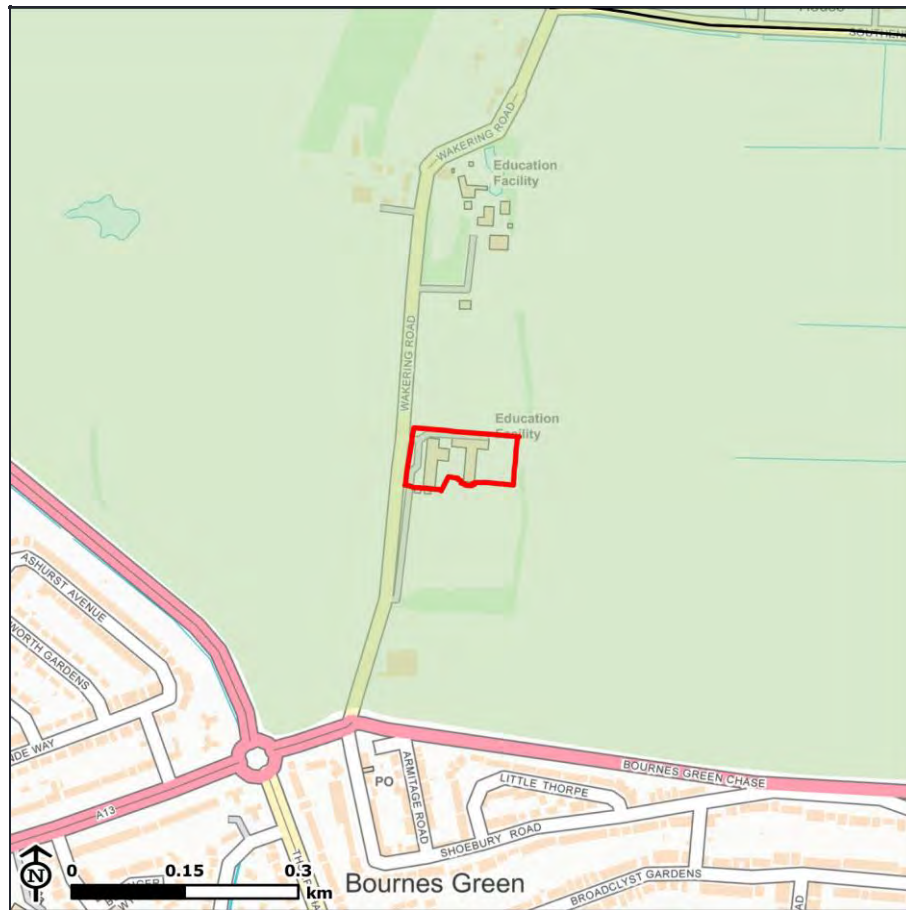
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P75

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea, it contains some urban development in the form of Thorpe Hall School but retains some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development (Thorpe Hall School) within it.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P75

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P76

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea, it contains some urban development in the form of Alleyn Court Preparatory School but retains some openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development (Alleyn Court Preparatory School) within it.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P76

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

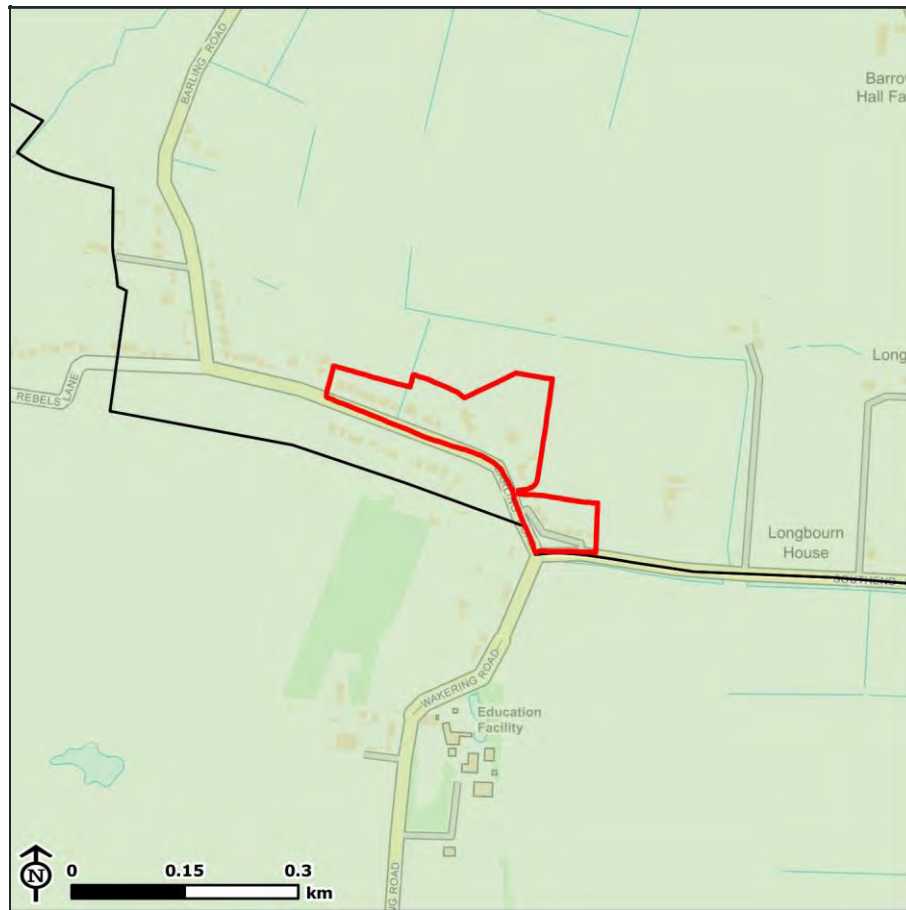
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P77

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea, it contains some urban development in the form of dwellings but retains a sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of dwellings.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P77

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

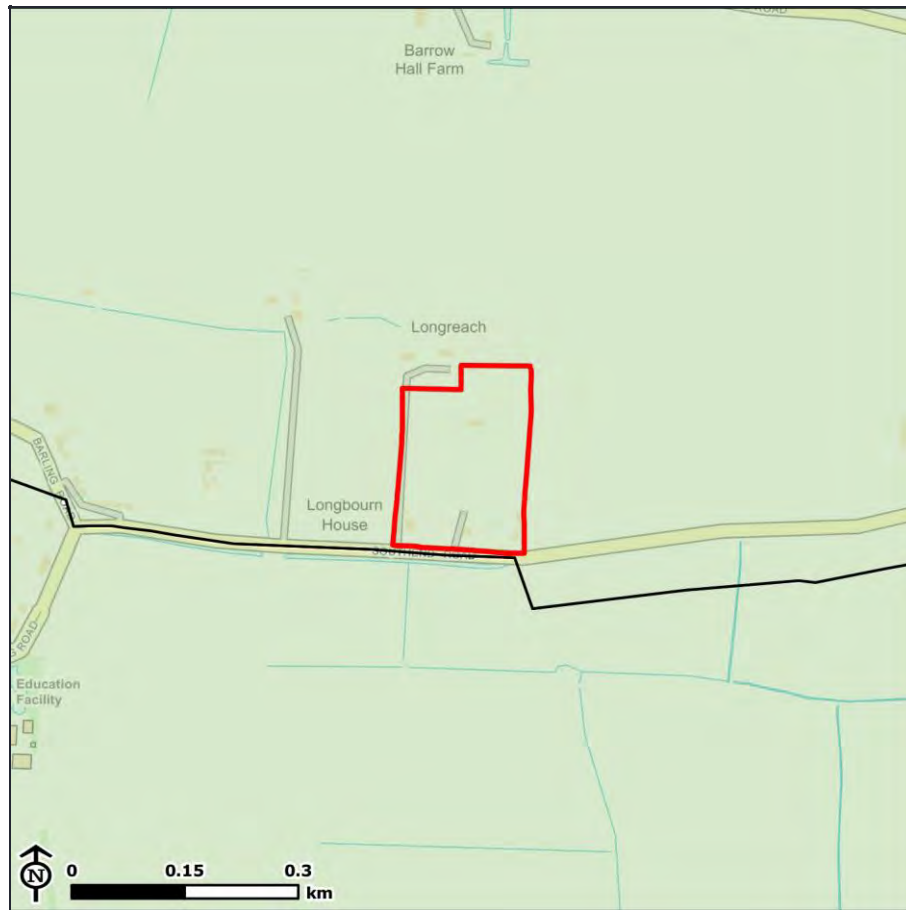
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P78

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea, it contains urban development in the form of a garden centre but retains some openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development in the form of a garden centre.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P78

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

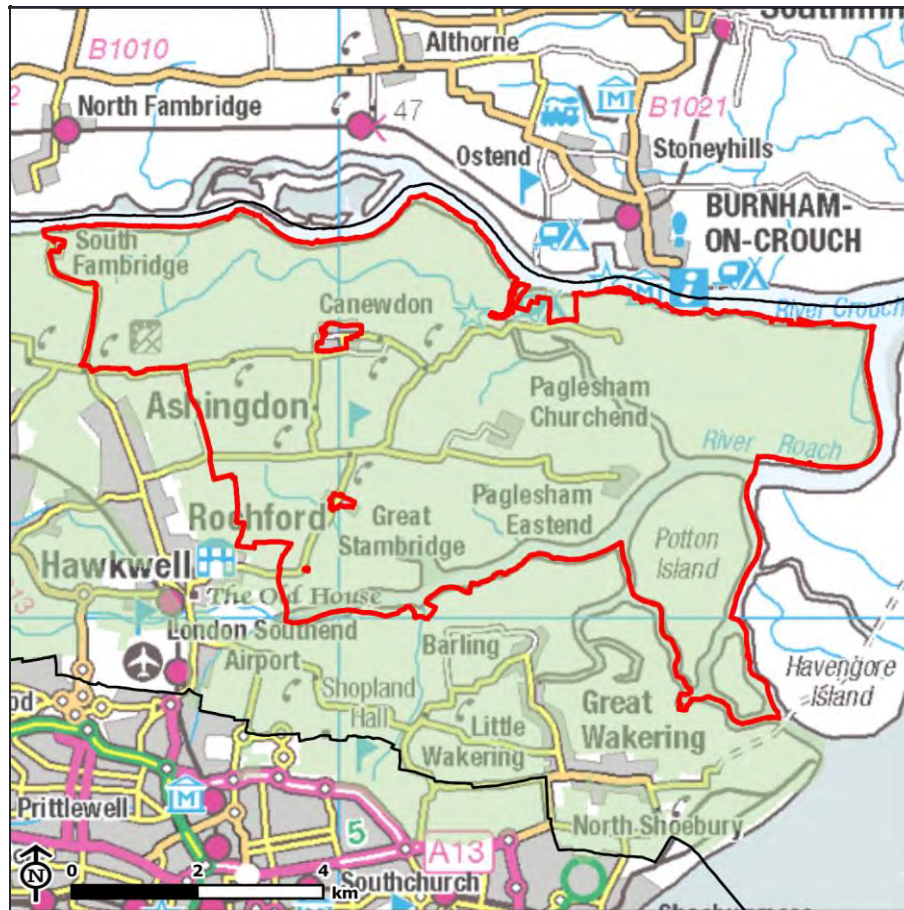
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P79

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated or distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P79

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

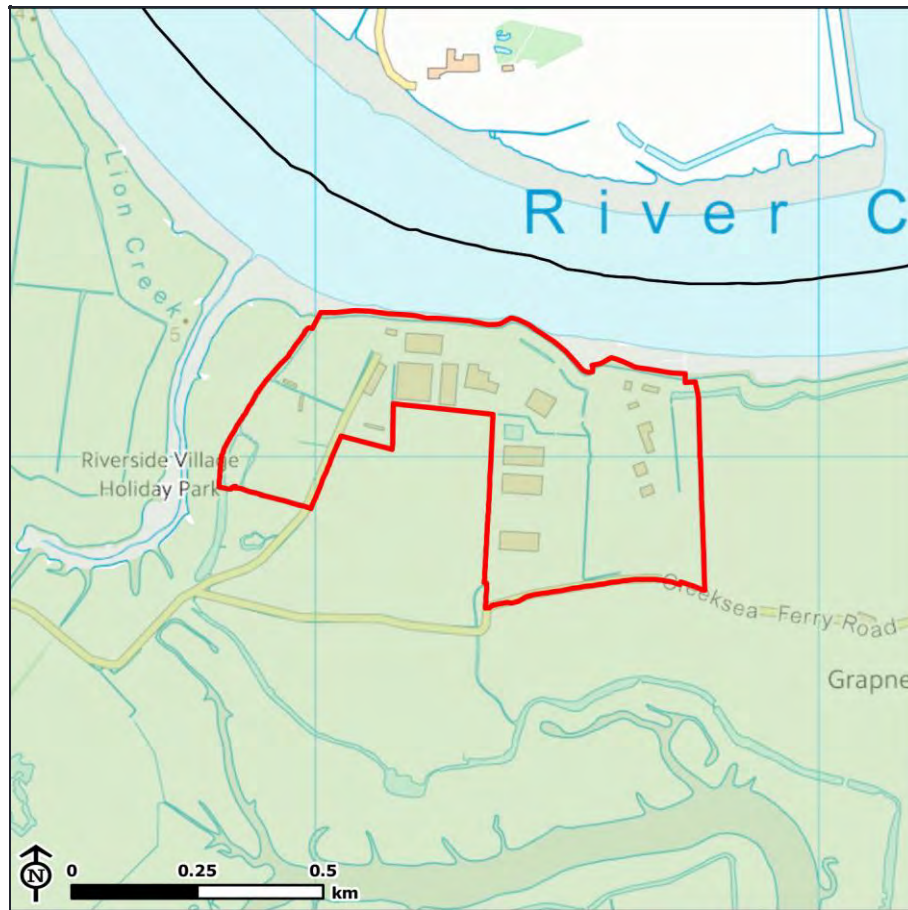
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P80

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Weak

Comments

Land is sufficiently separated or distant from the large built-up area of Southend-on-Sea for there to be no significant potential for urban sprawl from the large built up area.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P80

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness due to the flat land offering panoramic long ranging views of the wider countryside, however the area is compromised by urbanising development in the form of a holiday park, boat storage and distribution depot.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

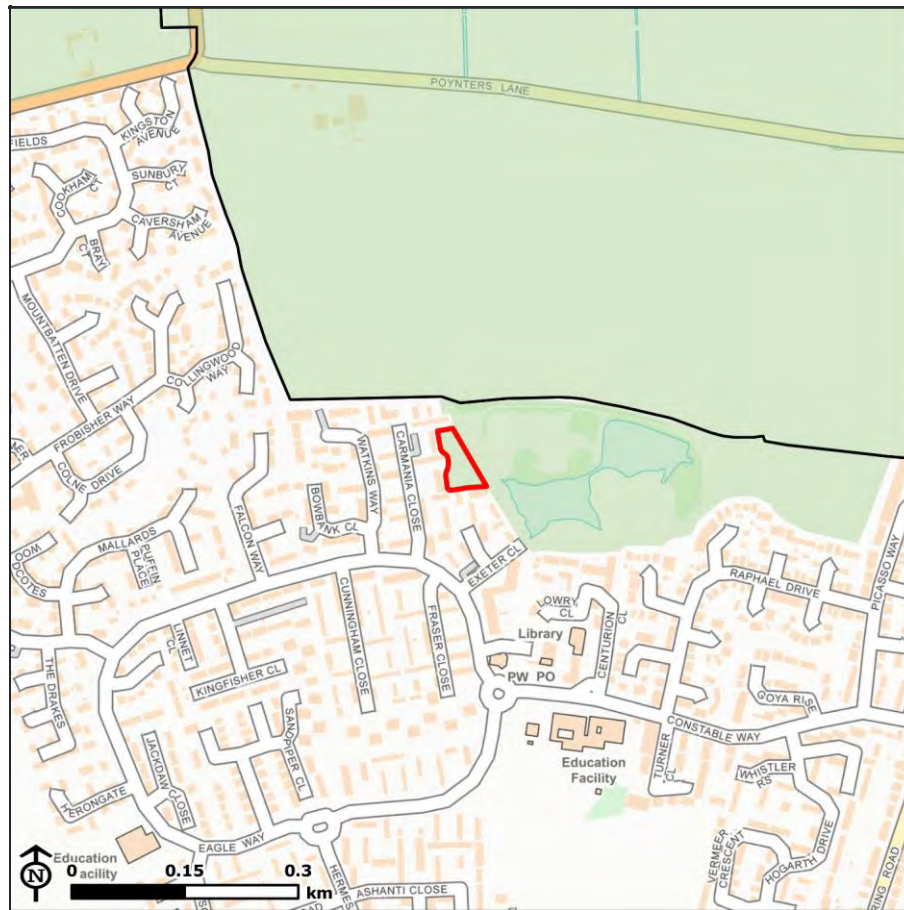
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P81

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to the large built-up area of Southend-on-Sea, it is to an extent contained by urban development to the north and south but retains a relatively strong sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P81

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains its openness and a relationship with the wider countryside however, it is contained by development on three sides which also gives the land a relationship with the urban edge.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

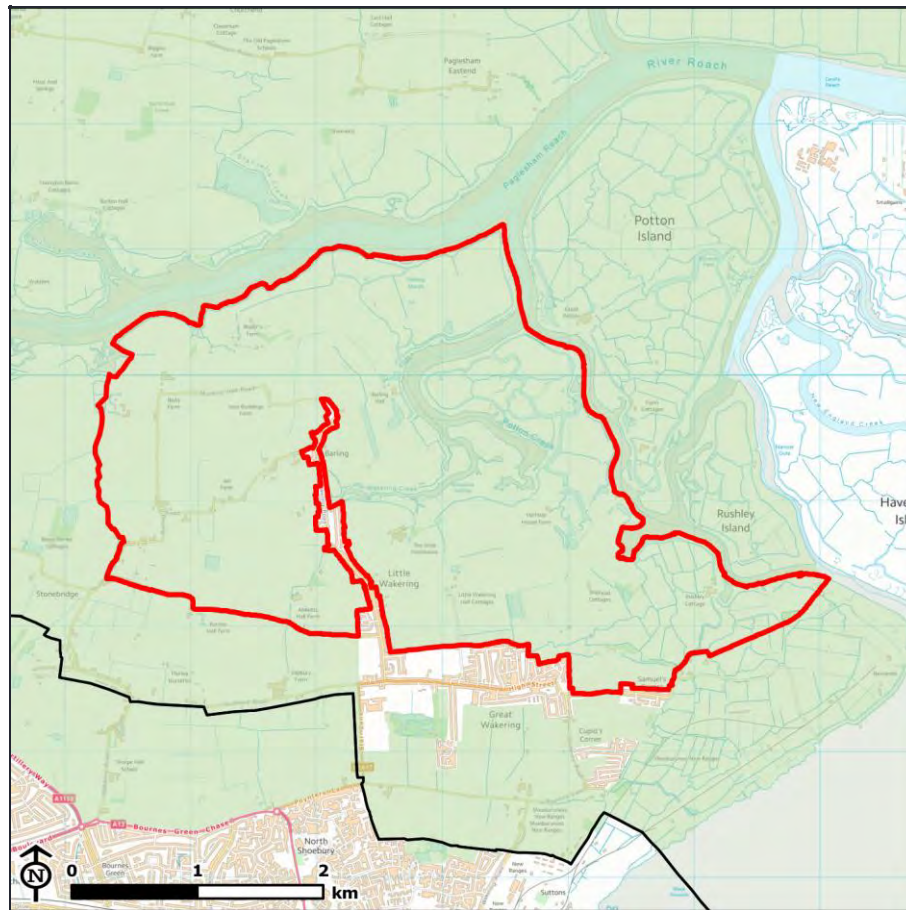
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P82

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is relatively close to the large built-up area of Southend-on-Sea, however it is sufficiently separated that there is limited potential for urban sprawl from the large built up area. The land has a strong sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P82

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

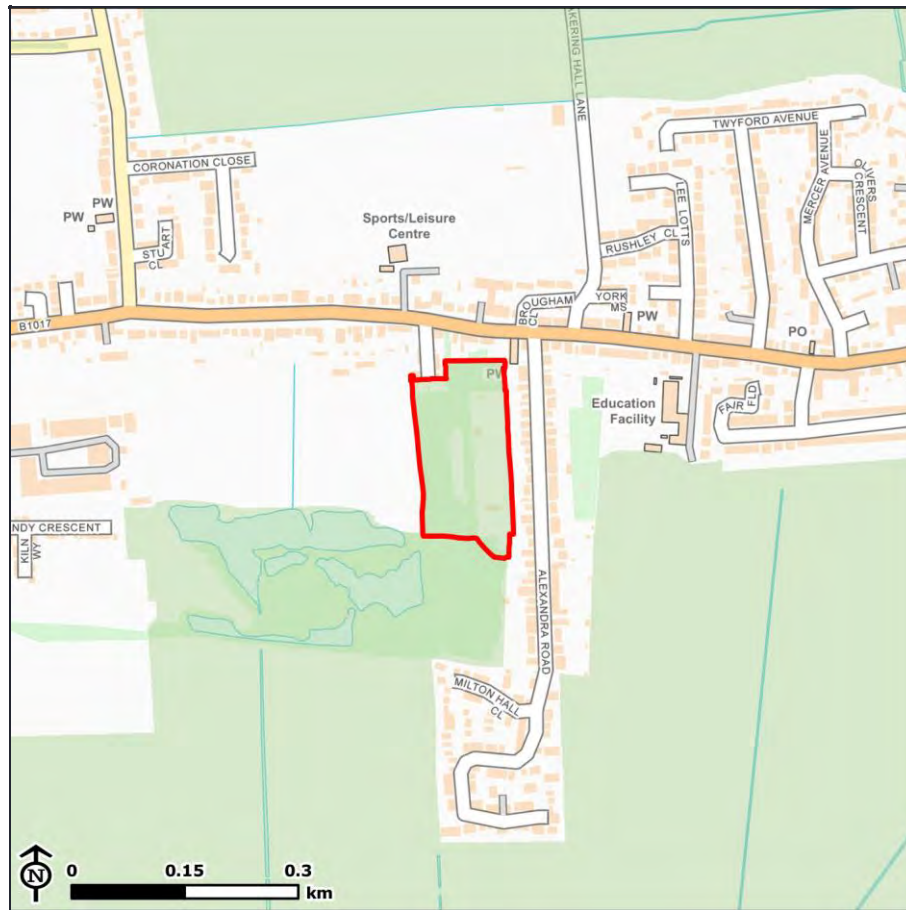
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P83

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea, however while it retains some openness it is relatively contained by urban development and its relationship with the wider countryside is restricted by woodland.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is enclosed by development to the north and east. The relationship with the wider countryside is restricted by woodland, giving the land an equally strong relationship with the urban area.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P83

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

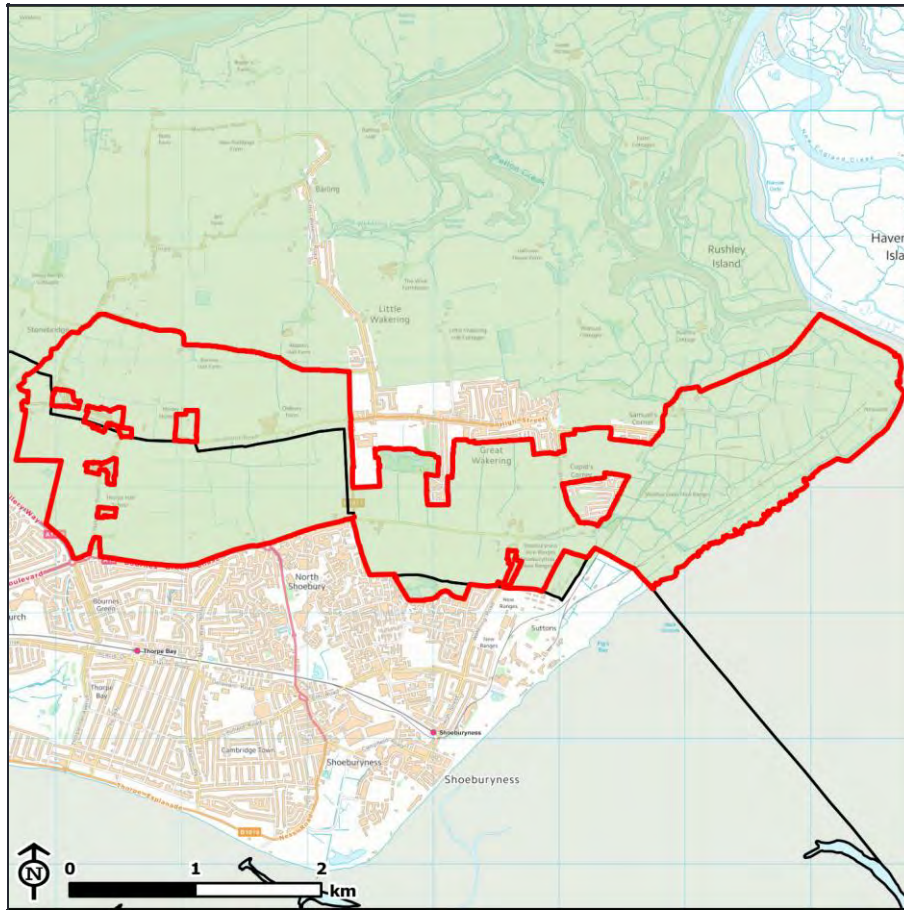
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P84

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Strong

Comments

Land is adjacent or close to the large built up area of Southend-on-Sea, it contains no significant urban development, and has strong openness. It relates strongly to the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Strong

Comments

Land contains the characteristics of open countryside (i.e. an absence of built or otherwise urbanising uses in Green Belt terms) and does not have a stronger relationship with the urban area than with the wider countryside.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P84

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

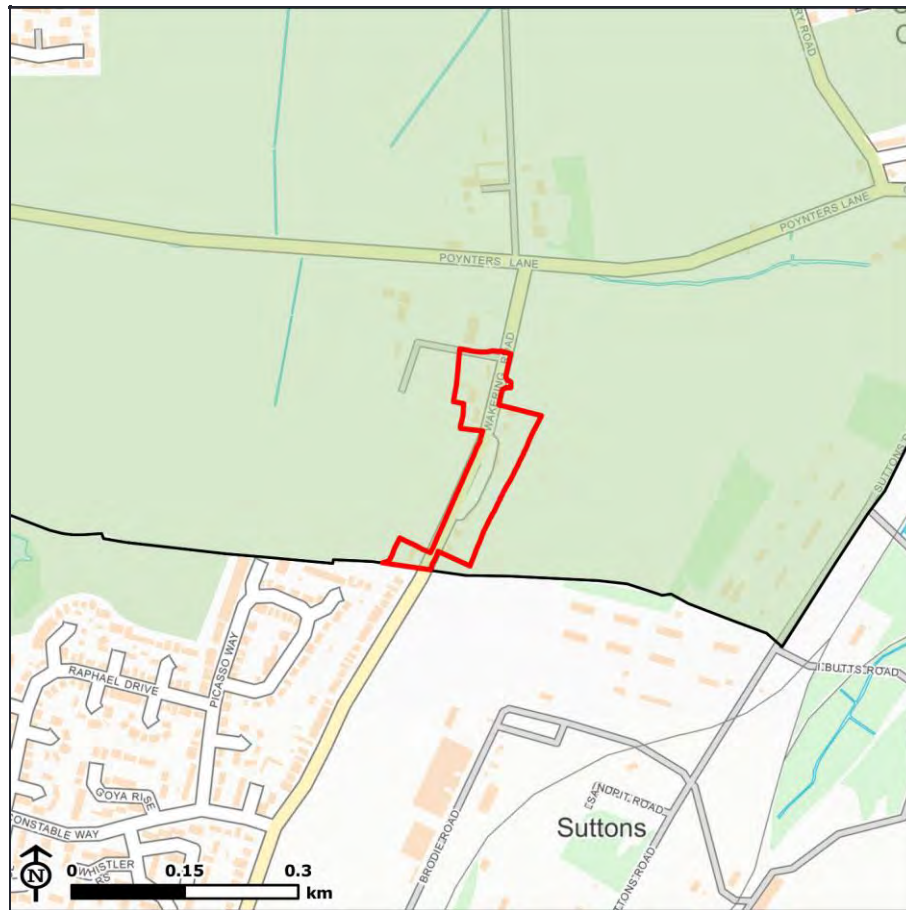
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P85

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built-up area of Southend-on-Sea, it contains some urban development in the form of dwellings but retains some openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some openness and a relationship with the wider countryside however it has been compromised by development in the form of dwellings.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P85

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

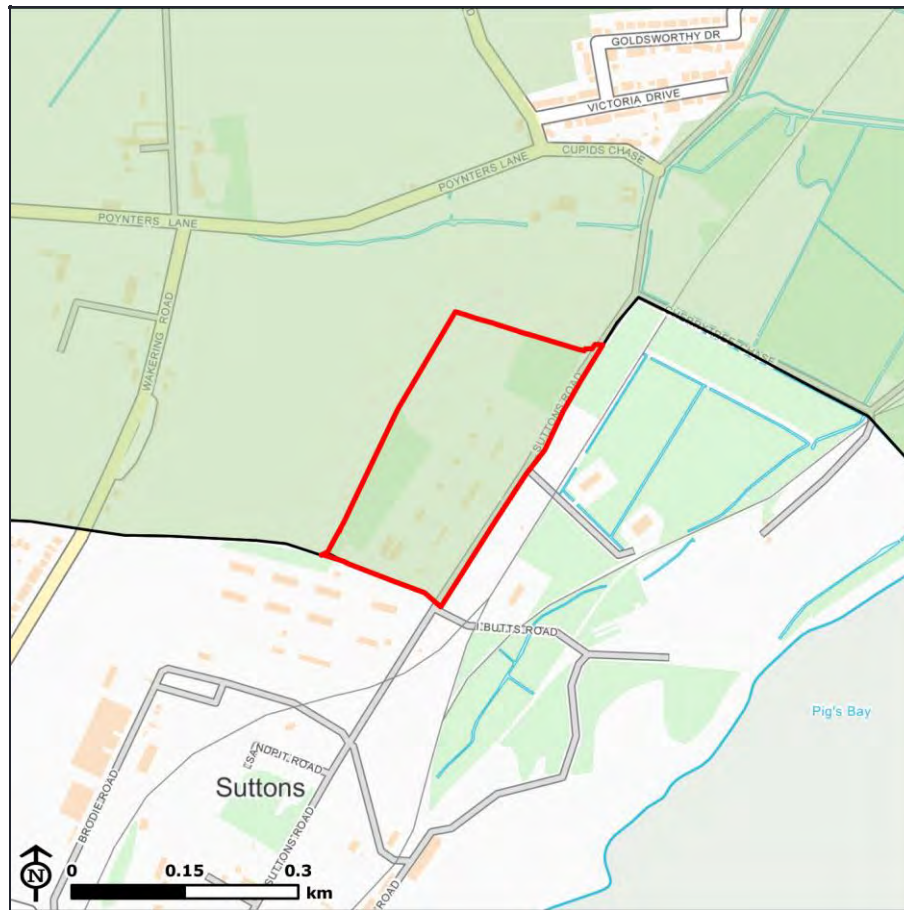
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P86

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is adjacent to the large built-up area of Southend-on-Sea. It contains some urban development in the form of Ministry of Defence buildings but retains a relatively strong sense of openness and a relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P86

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains a relatively strong sense of openness and has a relationship with the wider countryside, however it has been compromised by the presence of Ministry of Defence buildings.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

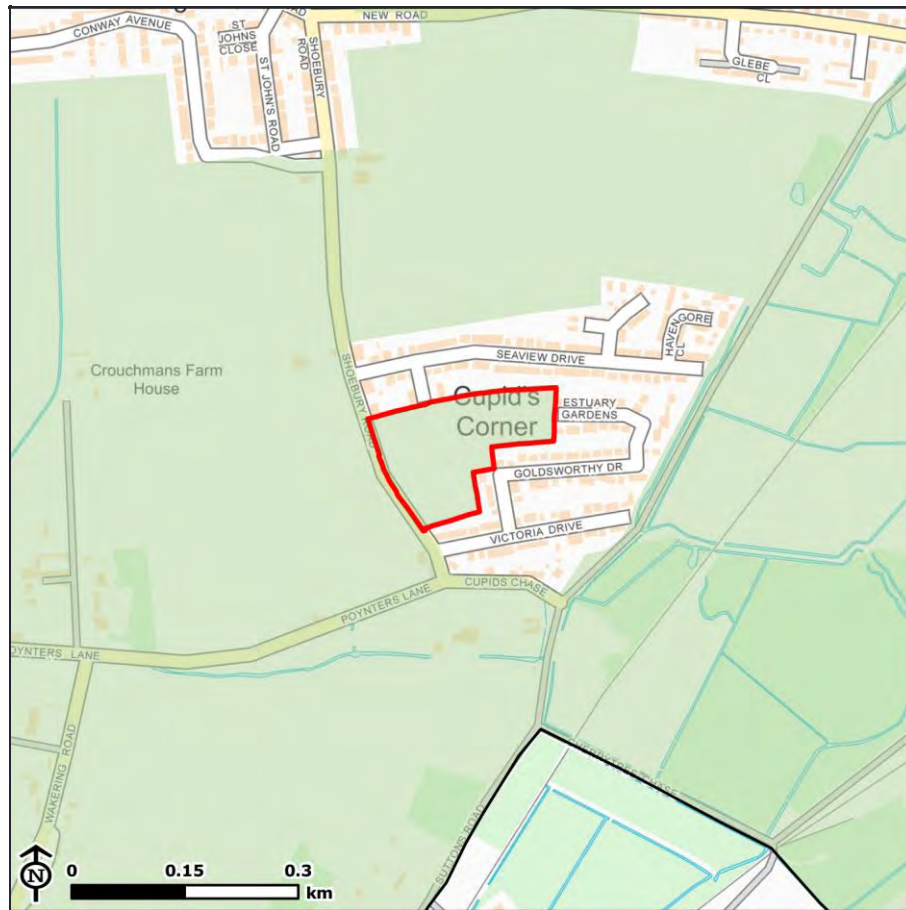
Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P87

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to the large built up area of Southend-on-Sea, it is to some extent contained by development but is open and retains some relationship with the wider countryside to the west.

Purpose 2 - Prevent neighbouring towns merging into one another

Weak

Comments

Land is not located within a gap between towns.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P87

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

The land is open and retains some relationship with the wider countryside to the west, however this is restricted by development to the north, east and south coupled with weak boundary features, giving the land a notable relationship with the urban area.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P88

Contribution to Green Belt purposes



Purpose 1 - Check the unrestricted sprawl of large built up areas

Moderate

Comments

Land is close to Rayleigh which has very little separation from the large built up area of Southend-on-Sea. It contains some urban development in the form of commercial development and retail units, but retains a sense of openness and some relationship with the wider countryside.

Purpose 2 - Prevent neighbouring towns merging into one another

Moderate

Comments

Land lies between Hullbridge and Rayleigh which are near each other, but lies where there is sufficient physical / visual separation to prevent the coalescence of the towns. Furthermore, the contribution of the land has been compromised by the presence of urbanising development including commercial development and retail units.

Rochford and Southend Green Belt Study

Stage 1 - Parcel P88

Purpose 3 - Assist in safeguarding the countryside from encroachment

Moderate

Comments

Land retains some degree of openness but is compromised by urbanising development including commercial development and retail units.

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

Weak

Comments

Land does not preserve the setting and special character of a historic town.

Purpose 5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Strong

Comments

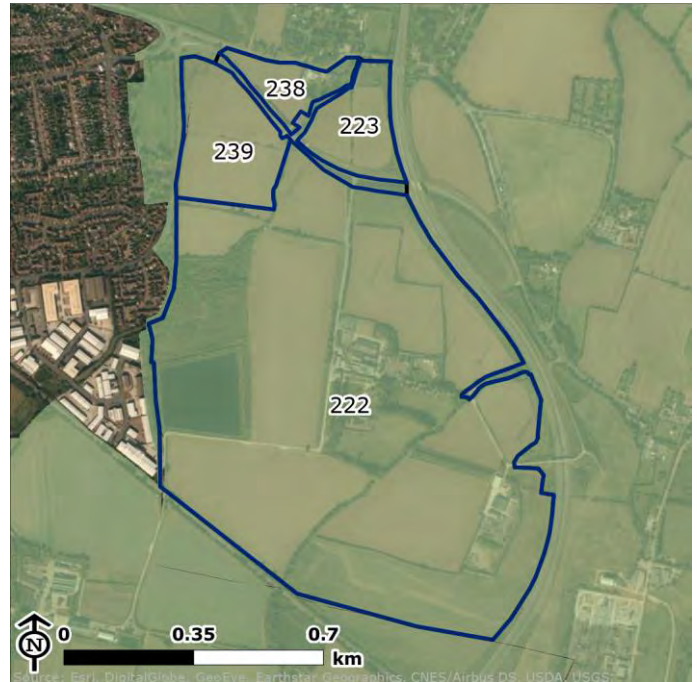
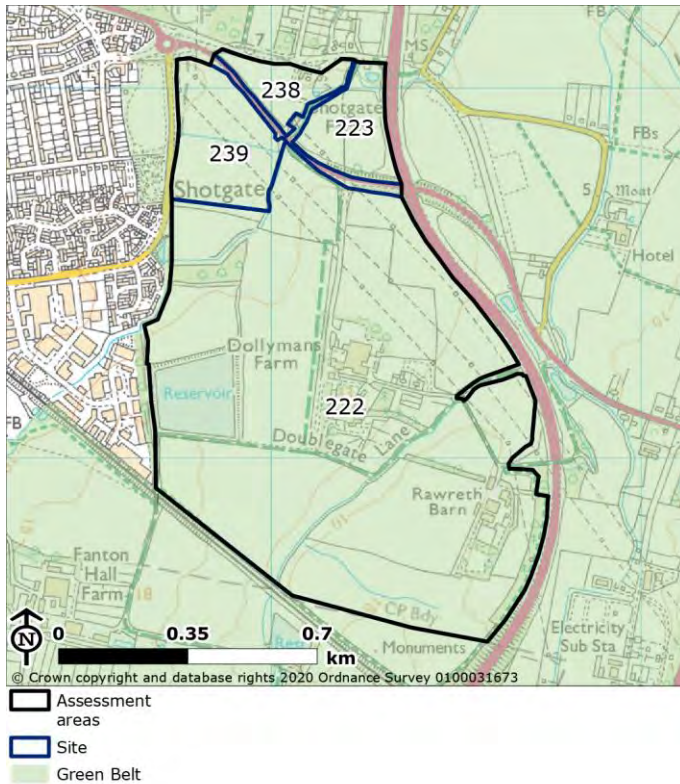
All Green Belt land can be considered to support urban regeneration and it is not possible to distinguish which parcels perform this to a greater or lesser degree.

Appendix 4

Detailed Stage 2 Assessments

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA01



Description

The assessment area lies adjacent to the eastern edge of Wickford and is located in the gap between the towns of Wickford and Rayleigh. It comprises of a number of open agricultural fields, a reservoir, Dollymans Farm and Rawreth Barn. In addition, a section in the north of the assessment area (severed from the majority of the assessment area by the A129) includes additional agricultural fields and Shotgate Farm. The assessment area is bounded to the east by the A130 road, the railway track to the south, the urban edge of Wickford and Hodgson Way to the west and Southend Road to the north.

Assessment Type

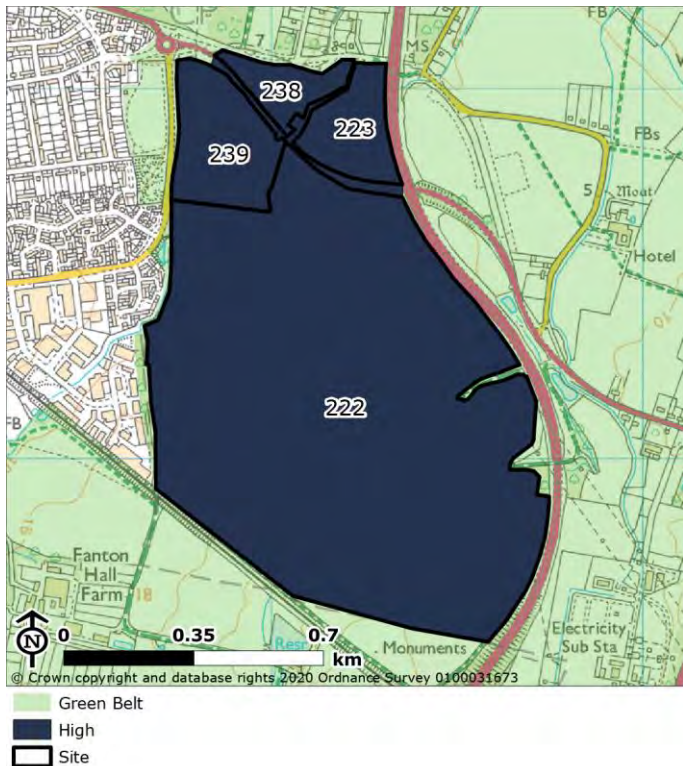
Urban Extension

Sites falling within Stage 2 Site Assessment Area

222
223
238
239

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA01

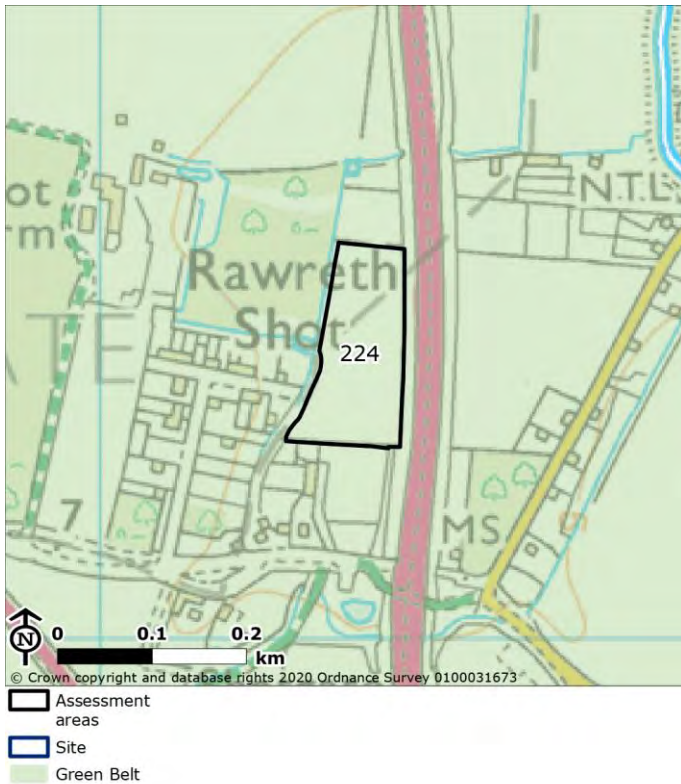


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area, a moderate contribution to preventing the merging of Rayleigh and Wickford and a strong contribution to preventing encroachment on the countryside. Despite being loosely contained by the road network, the area remains undeveloped and has a strong relationship with the wider countryside. Release of any land within the assessment area would reduce the gap between Wickford and Rayleigh along the connecting A129 road. The current boundary with Wickford, formed by a brook, reservoir and woodland is strong however, the outer boundaries of the assessment area- the A130, A129 and railway tracks would form equally strong boundary features.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA02



Description

The assessment area lies adjacent to the A130 between the towns of Wickford and Rayleigh. It consists of an open field that is surrounded on all sides by a hedgerow. It is important to note that the north western half of this parcel is located within the neighbouring Borough of Basildon.

Assessment Type

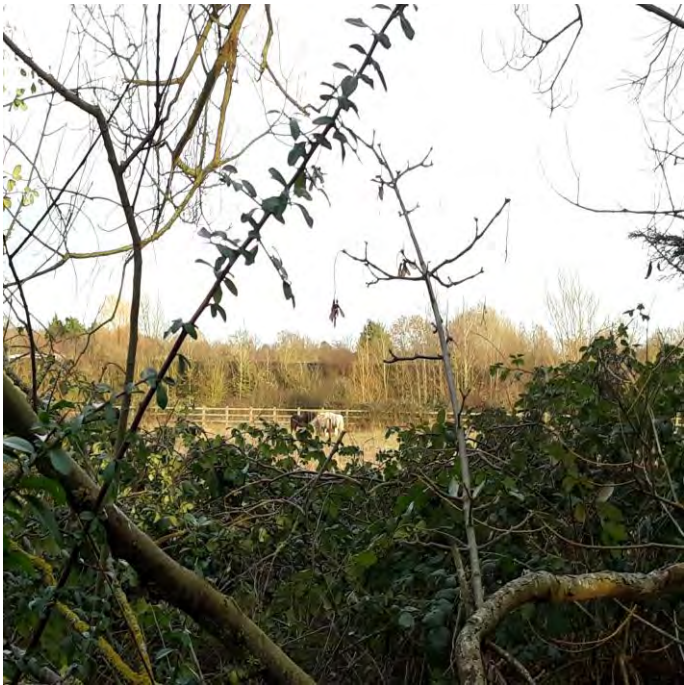
Inset

Sites falling within Stage 2 Site Assessment Area

224

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA02

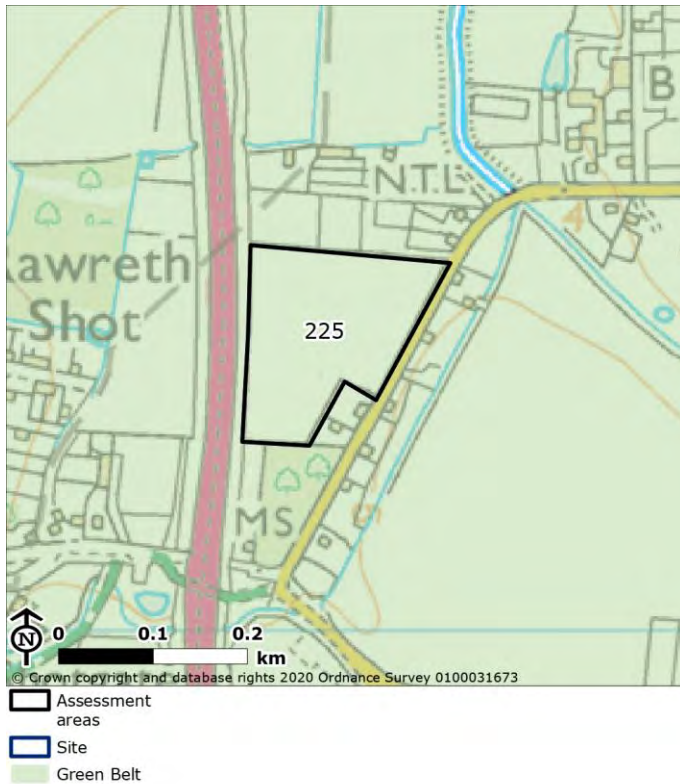


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area, a moderate contribution to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Despite being adjacent to a row of isolated dwellings off Enfield Road, the assessment area is undeveloped and has a strong relationship with the open countryside. Release of the assessment area would create a new inset area to the east of Wickford (most likely including the washed over residential development to the west and south) which would narrow the gap between the towns of Wickford and Rayleigh. Its release would threaten the integrity of Green Belt to the south of the assessment area, which is contained to the east by the A130 and London Road to the south, but has relatively weak western and northern boundaries that could be breached by development.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA03



Description

The assessment area lies east of Wickford and is located in the gap between the towns of Wickford and Rayleigh. The area comprises of an individual open field. The assessment area is bounded to the west by A130 and a dense hedgerow, Church Road to the east, and a dense hedgerow to the north and south. The site is undeveloped and has a strong relationship with the wider countryside.

Assessment Type

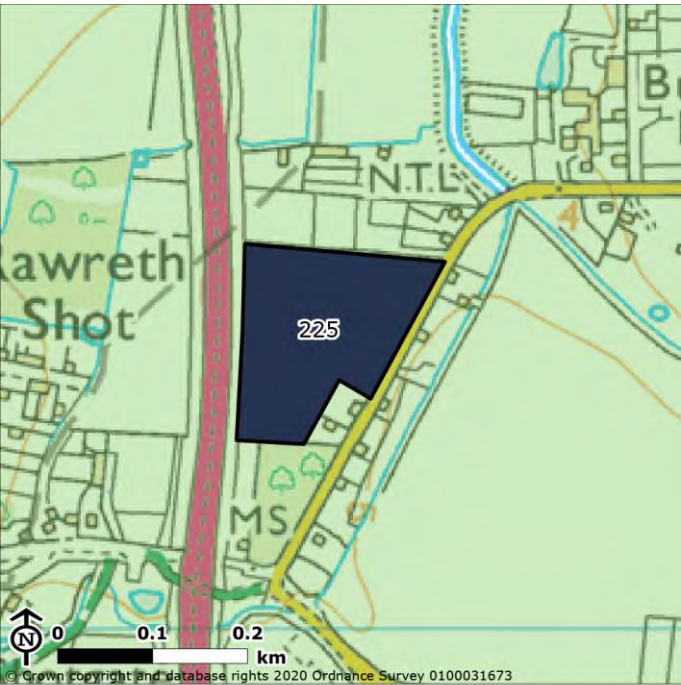
Inset

Sites falling within Stage 2 Site Assessment Area

225

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA03

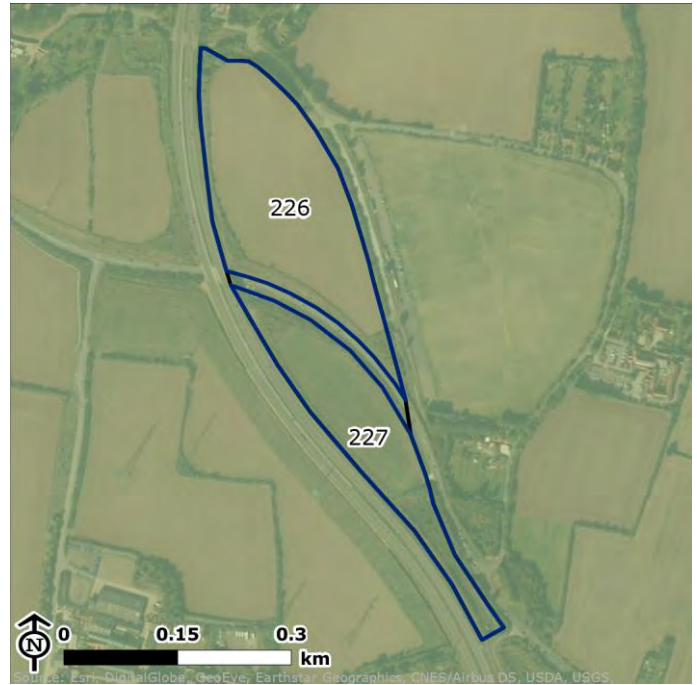


Harm Assessment

Scenario	Justification	Score
Release of the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing the merging of Rayleigh and Wickford and preventing encroachment on the countryside. Release of the assessment area would create a new inset area to the east of Wickford. This, in turn, would create a new Green Belt boundary that would weaken the integrity of the neighbouring Green Belt on all sides, particularly to the east of the A130. In addition to this, the addition of a new inset area between Wickford and Rayleigh would contribute to the visual coalescence and merging of the two towns.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA04



Description

The assessment area lies in between the towns of Raleigh and Wickford. The site comprises of two playing fields which are separated by the A129 road. The site is bounded to the west by the A130, to the north by Old London Road, to the east by hardstanding and an associated hedge and a farm track to the south.

Assessment Type

Inset

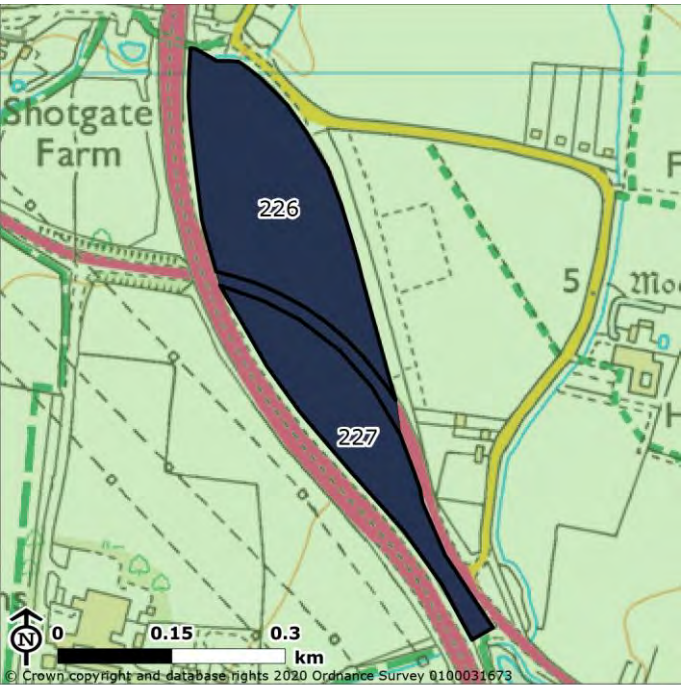
Sites falling within Stage 2 Site Assessment Area

226

227

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA04

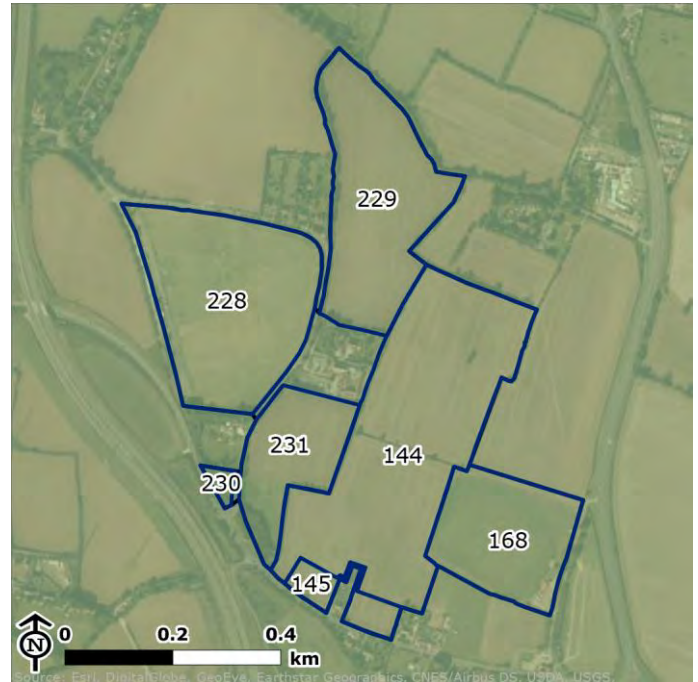
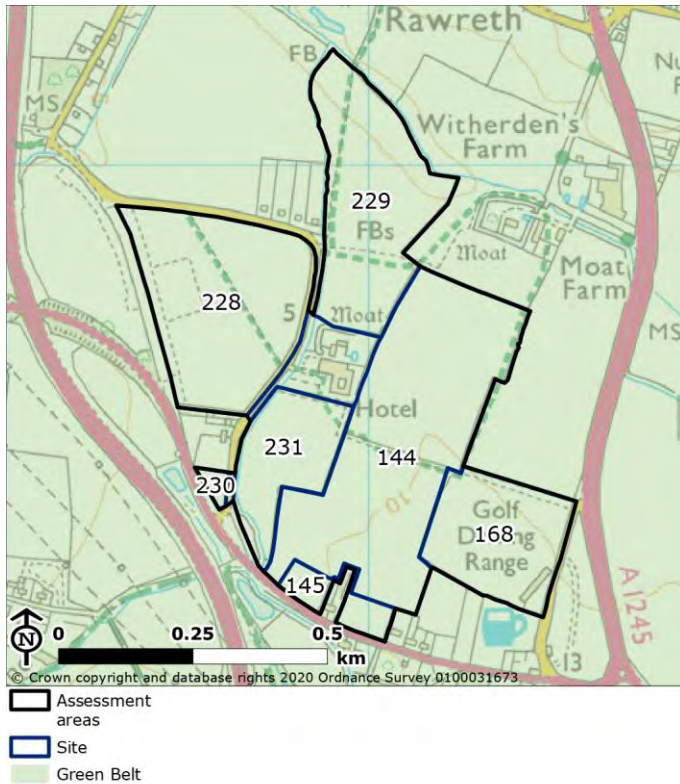


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of towns and to preventing encroachment on the countryside, and a weak contribution to preventing the sprawl of Southend-on-Sea. Despite the assessment area being contained by roads, the site is open and maintains a strong relationship with the wider countryside to the east. Release of this undeveloped assessment area would create a new inset area, which, in turn, would contribute to the merging and visual coalescence of Rayleigh and Wickford. The development of this assessment area would weaken the integrity of the Green Belt, particularly to the north and east, where the remaining Green Belt would not follow the surrounding A roads.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA05



Description

The assessment area lies between Rayleigh and Wickford and consists of open spaces including a playing field with associated hardstanding, the Chichester Hotel with car parking, a number of agricultural fields and a woodland in the south west of the assessment area. The assessment area is bounded to the south by London Road (A129), by a patchy tree line to the west and by hedgerows and simple field boundaries to the north and east. The assessment area includes a small settlement along Old London Road, however overall the assessment area remains open.

Assessment Type

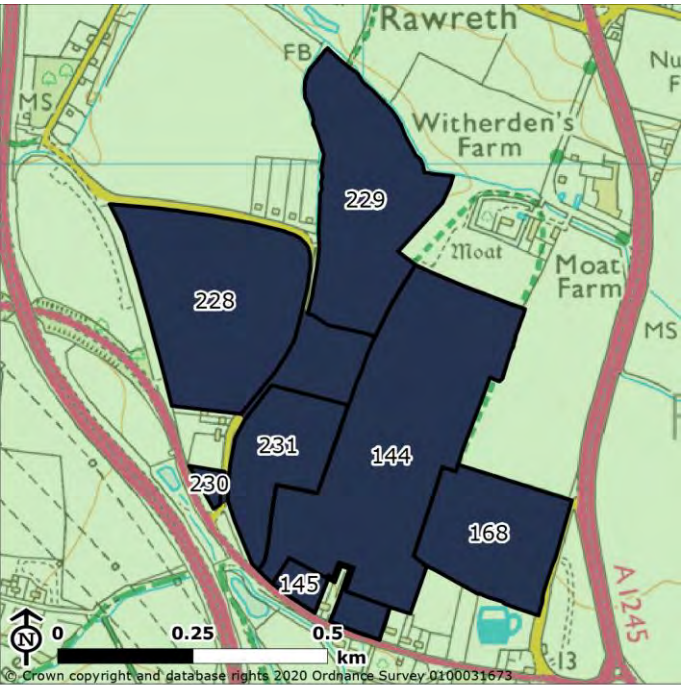
Inset

Sites falling within Stage 2 Site Assessment Area

144
145
168
228
229
230
231

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA05

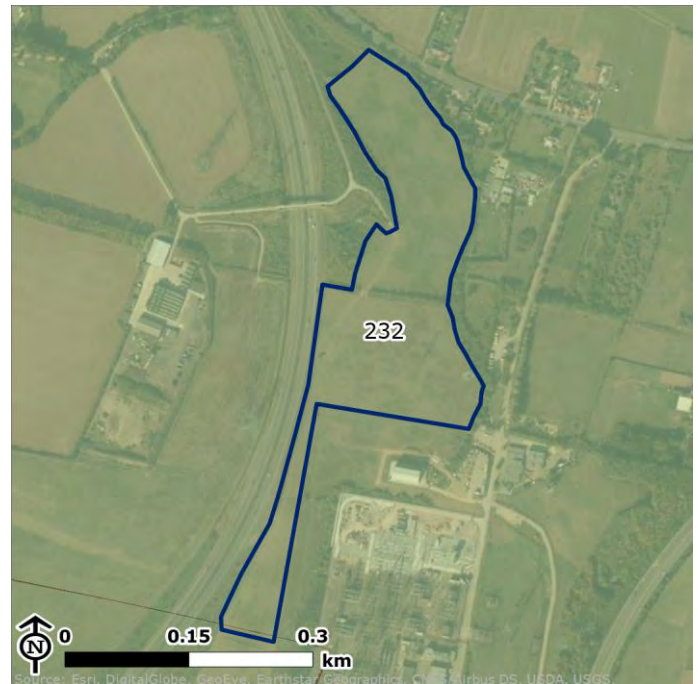
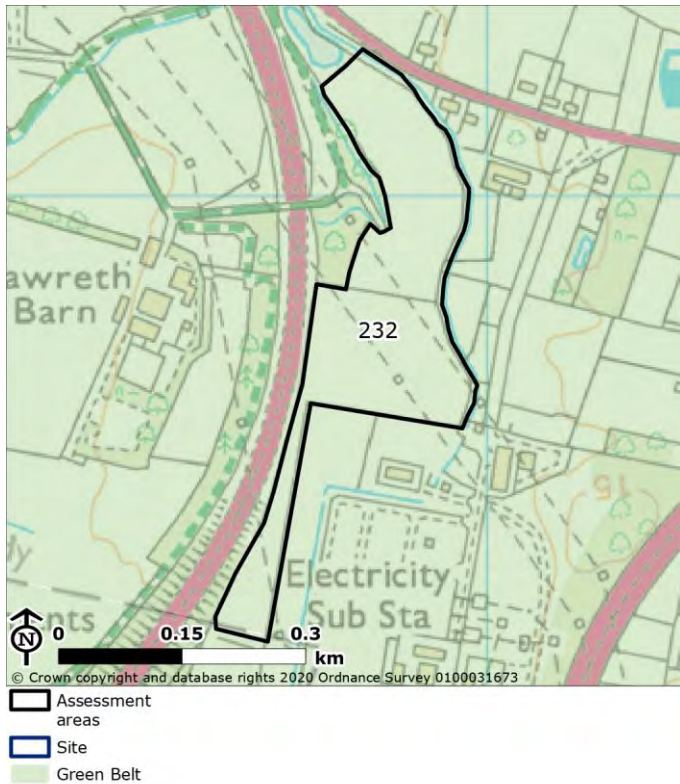


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of towns and preventing encroachment on the countryside, and a weak contribution to preventing the sprawl of the large built-up area. Release of any land within the assessment area would create a new inset area which would narrow the gap between the towns of Rayleigh and Wickford, as the assessment area is strategically located adjacent to the A129 a connecting road between the two towns. Release of Green Belt land in this location would significantly weaken adjacent Green Belt land, particularly the undeveloped pockets along the A129. It is noted that the irregular edges of the assessment area would create some pockets of more contained land.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA06



Description

The assessment area lies adjacent to the A130 between the towns of Wickford and Rayleigh. It consists of three irregularly shaped agricultural fields. The assessment area is bounded to the west by the A130 and sloped wooded verges, London Road (A129) to the north and a dense tree line and field boundary to the east. The site lies in close proximity to an electricity substation which acts as a visual barrier to the open countryside to the south east.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

232

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA06

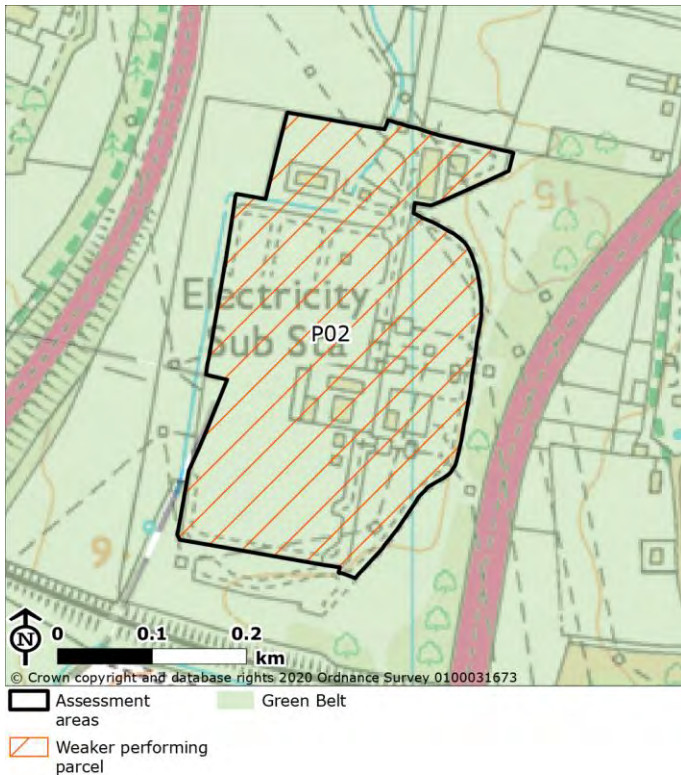


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing the merging of towns and to preventing encroachment on the countryside. Release of any land within the assessment area would create an inset area that lies in close proximity to the electricity substation. The wider area is contained by the A1245, A129, A130 and railway track. Therefore, the release of land within the assessment area would weaken the integrity of the neighbouring Green Belt, as the area lacks strong internal boundary features, and would therefore be vulnerable to further release/development adjacent to the electricity substation and stronger boundaries created by the A roads. Furthermore, release of this area would contribute to the visual coalescence of Rayleigh and Wickford and the merging of the two settlements.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA07



Description

The assessment area consists of an electricity substation and associated buildings and adjacent pockets of open land. The assessment area is bounded on all sides by field boundaries and tracks associated with the substation.

Assessment Type

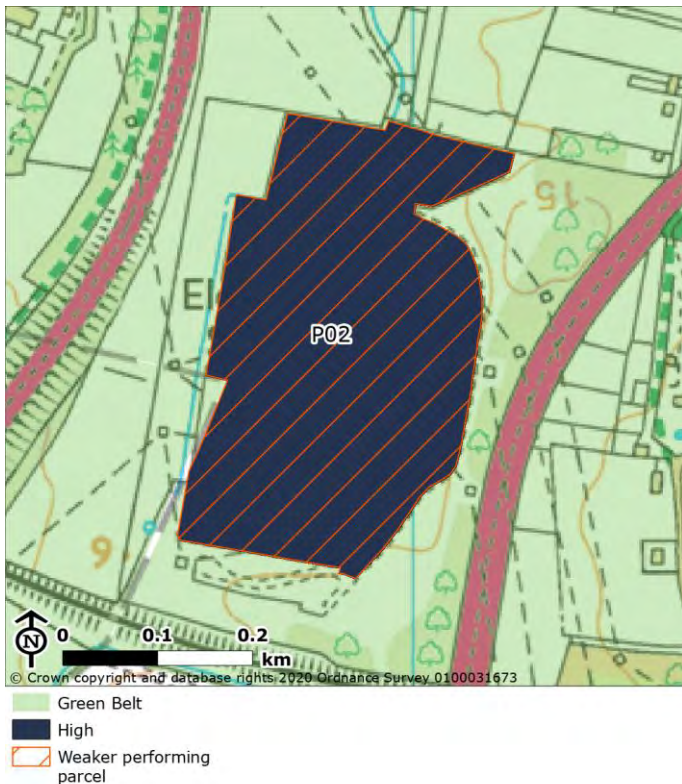
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P02

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA07



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a moderate contribution to preventing the merging of towns and to preventing encroachment on the countryside. The assessment area is urbanised by the substation yet retains some openness and has a relationship with the surrounding fields. Release of this assessment area would create a new inset area between Rayleigh and Wickford and would weaken the integrity of Green Belt on all sides, as none of the existing boundaries are considered to be strong and/or defensible.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA08



Description

The assessment area lies adjacent to the A1245 between the towns of Wickford and Hullbridge. It consists of a small commercial nursery, comprised of glasshouses with an associated car park and open space. The assessment area is bounded to the south, east and west by a dense conifer hedgerow, and a residential garden fence to the north.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

233

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA08



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the merging of settlements, a strong contribution to preventing encroachment on the countryside, and a weak contribution to preventing the sprawl of the large built-up area. Release of the assessment area would create a new inset area which would sit within the gap between the towns of Hullbridge and Wickford. Furthermore, its release would weaken the integrity of neighbouring Green Belt, particularly to the west, on Green Belt situated between Chemsford Road and the A1245, where the existing hedgerow constitutes a weak western Green Belt boundary. There would also be little justification for not insetting the residential dwellings to the north, which would weaken the integrity of the Green Belt in between the assessment area and the hamlet of Battlesbridge, as well as the hamlet itself.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA09



Description

The assessment area lies adjacent to the A1245 between the towns of Wickford and Hullbridge. It consists of two isolated properties with rear gardens and a salvage yard. The assessment area is bounded to the south, north and west by a dense hedgerow and trees, and the A1245 to the east.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

16

Stage 1 parcels that fall within Stage 2 Assessment Area

P04

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA09



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the merging of settlements and to preventing encroachment on the countryside, and a weak contribution to preventing the sprawl of the large built-up area. Release of the assessment area would create a new inset area in between the towns of Hullbridge and Wickford. However, the area has already been significantly urbanised by a vehicle garage, salvage and sales yard and a few dwellings. Although its development is unlikely to significantly weaken the integrity of neighbouring Green Belt, parts of which are also developed and urbanised, its release would compromise the integrity of the open land to the north and west and significantly reduce the justification for not also insetting the developed land to the south and east.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA10



Description

The assessment area lies to the west of the A1245 between the towns of Wickford and Rayleigh. It consists of an isolated dwelling, agricultural building and associated open land. The site is bounded to the north by a brook and section of Chelmsford Road and on all other sides by a tree line and an inner moat. The assessment area consists of some urbanising influences, yet has a strong relationship with the wider countryside.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

92

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA10



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing the merging of towns and to preventing encroachment on the countryside. Release of the assessment area would create a new inset area within the narrow gap between Wickford and Rayleigh. Its release would also weaken the integrity of the surrounding Green Belt, including the Vale Garden Centre to the north east which would have little justification for being retained as washed over Green Belt land.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA11



Description

The assessment area is located adjacent to the A1245 road and consists of two car forecourts, two salesroom buildings, outbuildings and associated car parking. The site is bounded to the east by the A1245, the A129 to the north and hedgerows to the south and west.

Assessment Type

Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P05

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA11

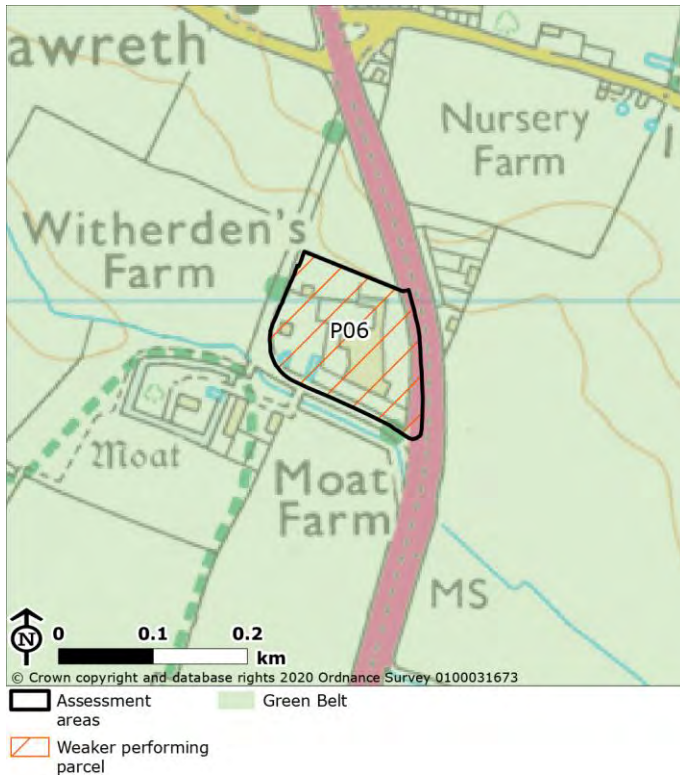


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area, a moderate contribution to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. While the assessment area is relatively urbanised, it sits within a wider expanse of open countryside a significant distance from the Wickford to the west and Rayleigh to the east. Release of this assessment area would create a new inset area between Rayleigh and Wickford which, in turn, would weaken the integrity of the surrounding Green Belt, most significantly to the south and west where there are no roads to provide distinction from the wider Green Belt.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA12



Description

The assessment area is located along Chelmsford Road and consists of a commercial glasshouse and associated car parking. The site is bounded to the east by Chelmsford Road, to the south by an access road and wooded boundaries to the north and west.

Assessment Type

Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P06

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA12



- Green Belt
- High
- Weaker performing parcel



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a moderate contribution to preventing the merging of towns and to preventing encroachment on the countryside. The assessment area is urbanised by the commercial garden centre. Release of this assessment area would create a new inset area in between the narrow gap between Rayleigh and Wickford, which, in turn, would undermine the integrity of adjacent Green Belt, particularly to the north, west and south away from the road, where there are no defensible boundary features.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA13



Description

The assessment area sits on the edge of washed over settlement of Rawreth, between the towns of Rayleigh and Wickford. It is a small area which consists of an individual building on a road junction. It is bounded to the north and west by Chelmsford Road and Rawreth Lane, another building to the south and to the east by a patchy tree line. The site is fully developed and has a strong relationship with the adjacent urban area to the north and south.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

143

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA13

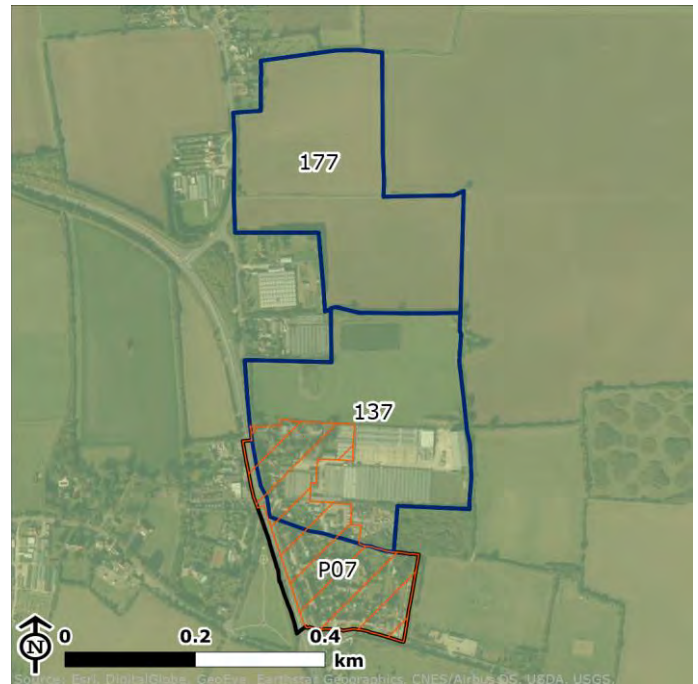
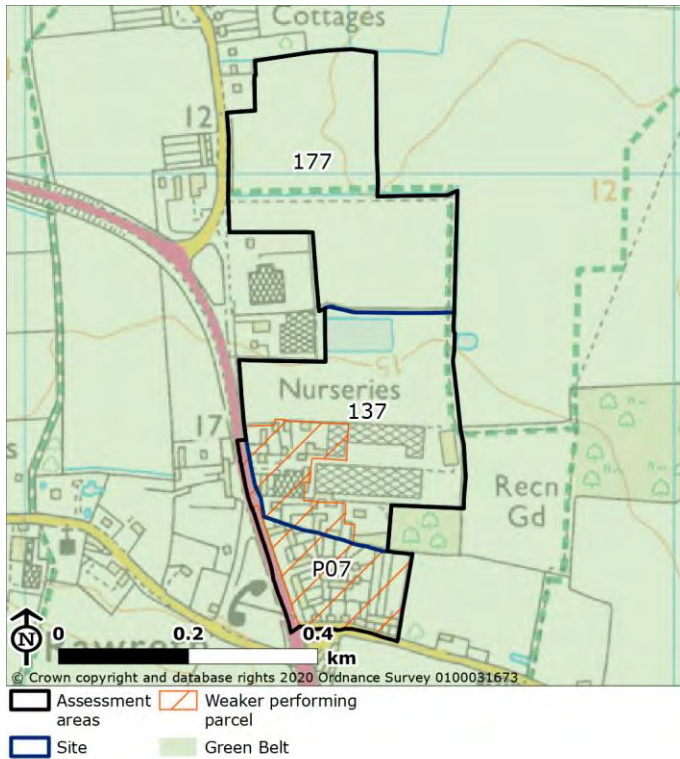


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a small inset area directly within the narrow gap between Wickford and Rayleigh. Although its development is unlikely to significantly weaken the integrity of neighbouring Green Belt to the north and south which are also developed and urbanised, its release would compromise the integrity of the open land to the east and significantly reduce the justification for not also insetting the developed land to the north and south.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA14



Description

The assessment area falls to the north west of Rayleigh. The northern half of the assessment area is formed of three open agricultural fields. The southern half of the assessment area contains urbanising housing development and glasshouses which are considered appropriate use in the Green Belt. The western border is formed of the A1245, the northern and eastern boundaries formed by field edges and the southern boundary consists of Rawreth Lane.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

137

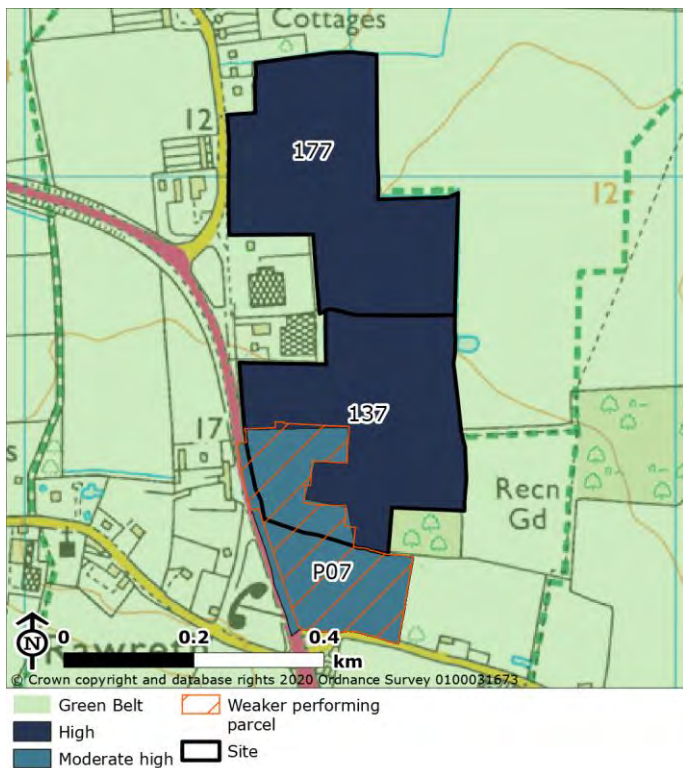
177

Stage 1 parcels that fall within Stage 2 Assessment Area

P07

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA14

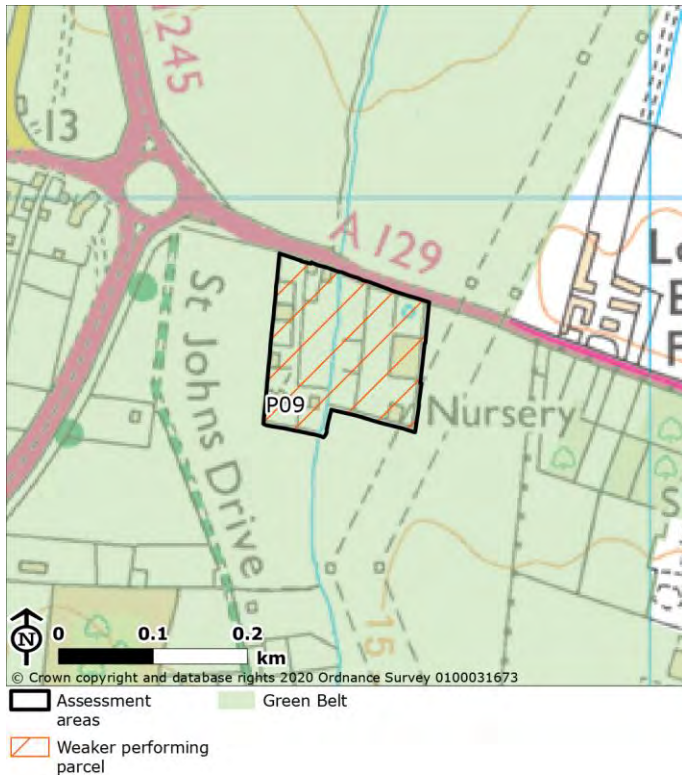


Harm Assessment

Scenario	Justification	Score
Release of whole assessment area or sites in isolation	The northern half of the assessment area, including the glasshouses, which are not considered to be urbanising development, makes a moderate contribution to preventing the merging of towns and contributes strongly to protecting the countryside from urban encroachment. The area is open and undeveloped and has a strong relationship with the wider countryside, particularly to the north and east. Due to relatively weak boundaries formed of field edges the strength of the adjacent Green Belt to the north and east would be compromised. While the A1245 forms a stronger boundary to the west it has been breached by development in a number of places weakening its integrity as a potential Green Belt boundary. It is noted that the irregular boundary of the assessment area would increase the containment of pockets of adjacent Green Belt land.	High
Release of the housing development	This area makes a moderate contribution to preventing the merging of towns and encroachment on the countryside as it already contains urbanising development in the form of dwellings but retains some openness. Although its development is unlikely to significantly weaken the integrity of neighbouring Green Belt to the west and south which are also partially developed and retained by roads, its release would compromise the integrity of the open land to the north and east where there is a lack of boundary features and significantly reduce the justification for not also insetting the developed land to the west and south.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA15



Description

The assessment area is located to the west of the town of Rayleigh. It is formed of an aquatics centre, a garage, car wash and valet centre and associated parking and a garden centre. A small café and woodland / scrub area falls in the centre of the assessment area. The south, eastern and western boundaries are formed by field edges and the northern boundary is formed by the A129 London Road.

Assessment Type

Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

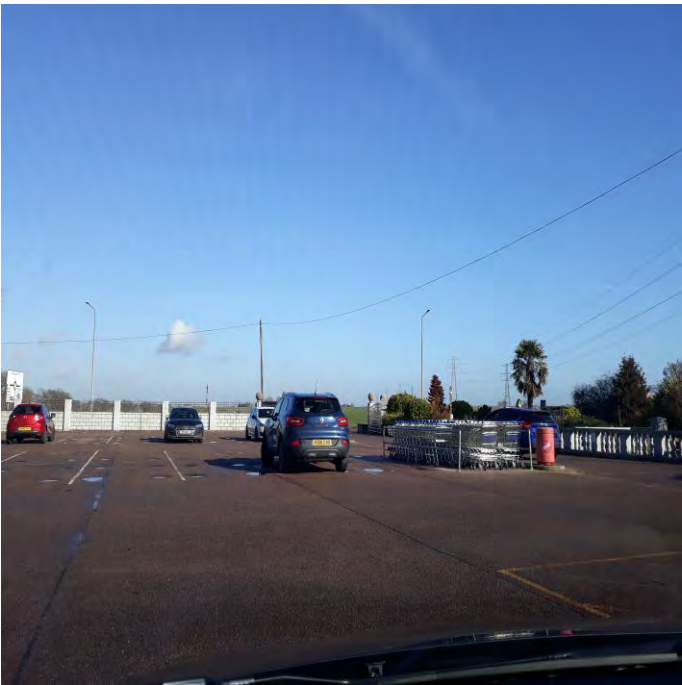
P09

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA15



- Green Belt
- High
- Weaker performing parcel

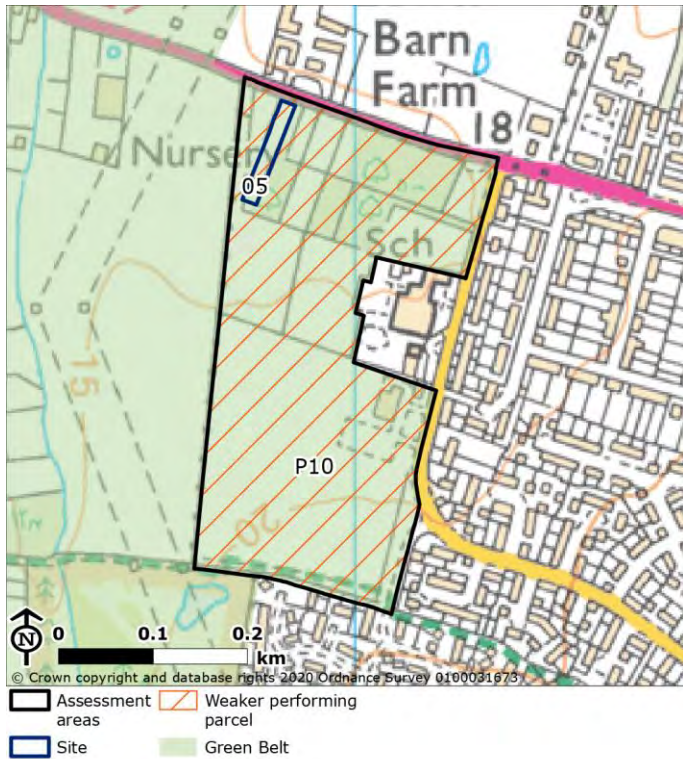


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to checking sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area contains a number of urbanising uses such as a garden centre, garage and aquatics centre, but it retains some openness and a relationship with the wider countryside. Release of the assessment area would create a small, isolated inset area which would compromise the surrounding Green Belt. To the east, along the A129, a small area of Green Belt would remain between the new inset area and the urban edge of Rayleigh and to the west a small area would remain between the new inset area and the A125 which would form a stronger boundary feature, these areas of Green Belt would be significantly weakened.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA16



Description

The assessment area is located adjacent to the Our Lady of Ransom Catholic Primary School to the west of Rayleigh. The site consists of Rayleigh Grange Community Centre and an associated open recreation space, school grounds, hardstanding and a wooded area. The site is bounded to the north by the A129, Little Wheatley Chase road to the east and a well-defined hedgerow to the south and west.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

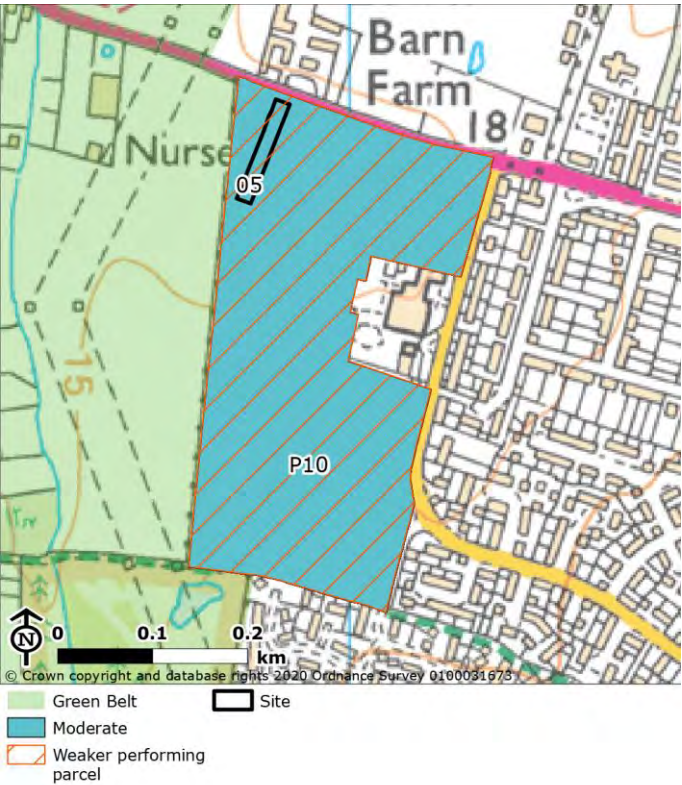
05

Stage 1 parcels that fall within Stage 2 Assessment Area

P10

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA16

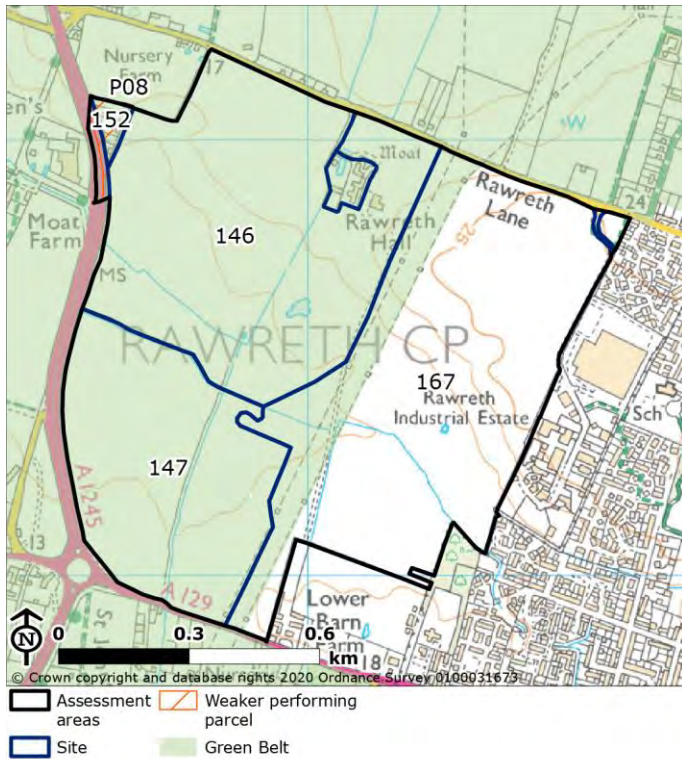


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea, to preventing the merging of towns and to preventing encroachment on the countryside. Release of any land within the assessment area would narrow the gap between Rayleigh and the nearby town of Wickford. Although the parcel is already partially contained by inset land to the north, east and south, its release would allow development to breach Little Wheatley Chase road westward, creating a weaker Green Belt boundary along the existing hedgerows. This, in turn, would somewhat increase containment of neighbouring already partially urbanised Green Belt to the west, containing it between the urban edge and the A1245. However the land to the north, to east of Lower Barn Farm and west of Rawreth Industrial Estate, has already been released for development. Therefore, the hedgerow would form a consistent boundary with the released land to the north and the developed land to the south.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA17



Description

The assessment area lies to the west of Rayleigh and consists of a number of agricultural fields that are separated by grass field boundaries and hedges. The site is bounded to the north by Rawreth Lane, Chelmsford Road (A1245) to the west, London Road (A129) to the south, and the urban edge of Rayleigh to the east. The assessment area is flat and has a strong relationship with the surrounding countryside.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

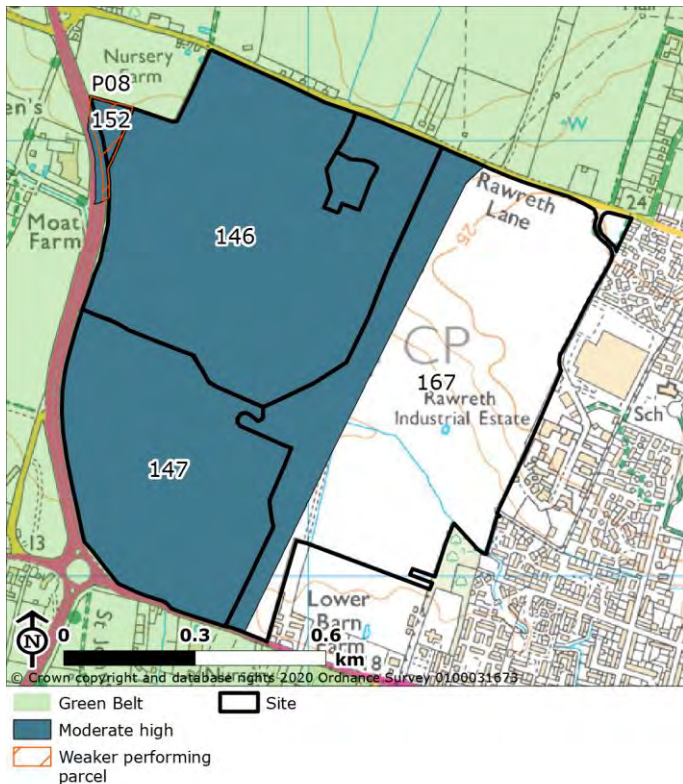
146
147
152
167

Stage 1 parcels that fall within Stage 2 Assessment Area

P08

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA17

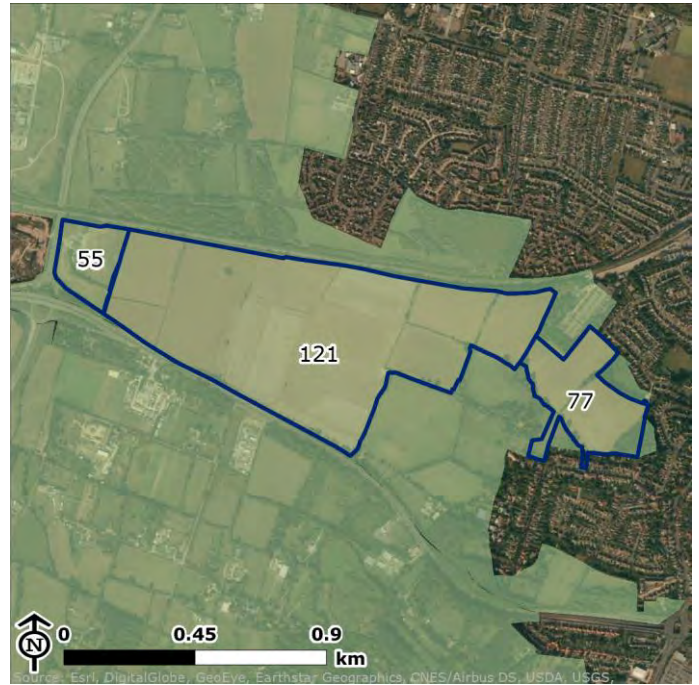
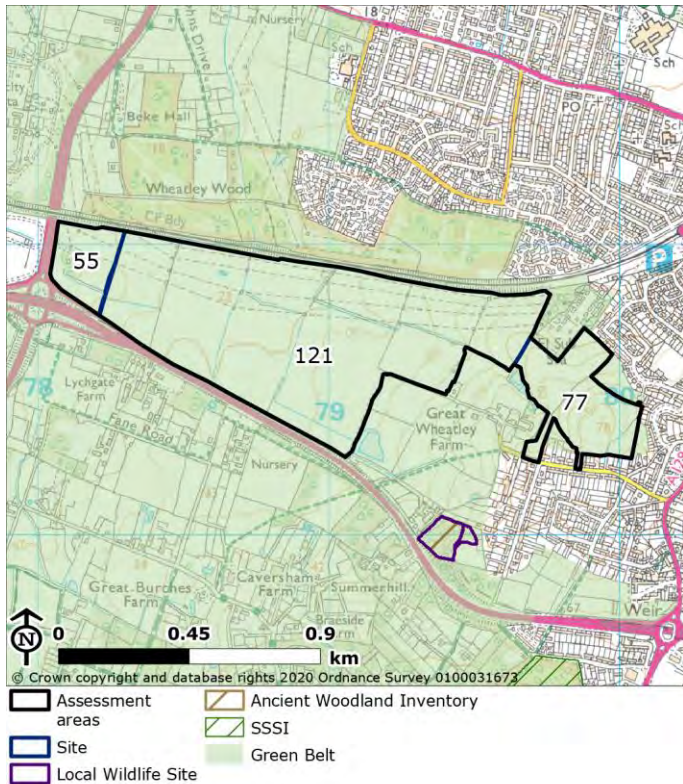


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The majority of the assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. The north western corner of land containing low-density settlements makes a moderate contribution to all purposes listed above. The easternmost third of the assessment area has already been released from the Green Belt for development and therefore can be taken to be the existing urban edge. The release of any further land within the remaining area would reduce the gap between Rayleigh and Wickford. Despite the small parcel in the north west of the area contributing less to Green Belt purposes, the release of this land would increase containment of the land directly to the south which would become further contained on two sides and to an extent to the east where land would become more contained in the gap between Rayleigh and Wickford. However, the assessment area is bounded by the A129 to the south, the A1245 to the west and Rawreth Lane to the north, which provide stronger boundary features than the existing boundary formed by field edges.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA18



Description

The assessment area abuts the western edge of Rayleigh. The assessment area is almost wholly comprised of agricultural fields, yet also contains an open space in the west. The site is bounded to the north by a railway line, the A1245 road to the west, the A127 road to the south and a combination of a farm track, patchy hedgerows and the urban edge of Rayleigh to the east. The assessment area boundary is reinforced on all sides by a hedgerow.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

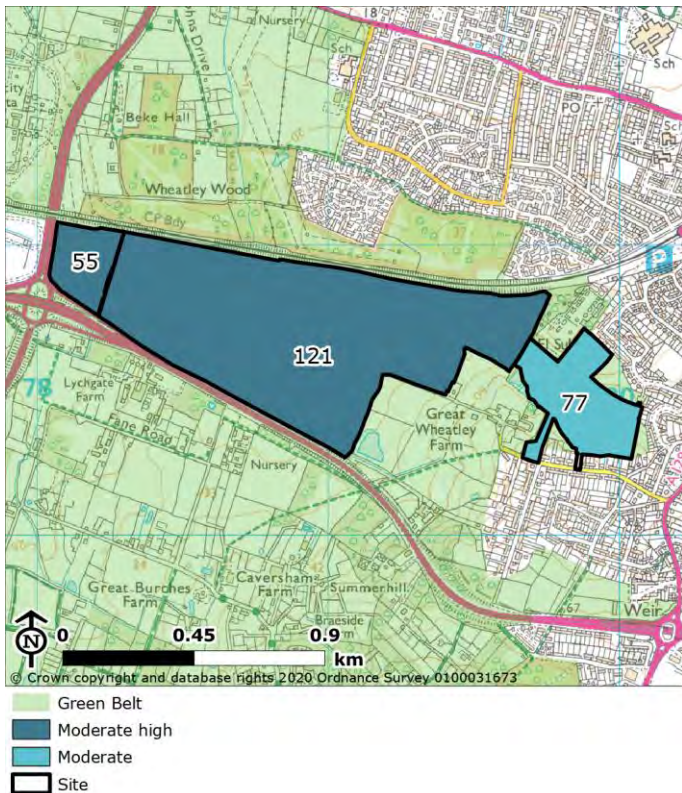
121

55

77

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA18



Harm Assessment

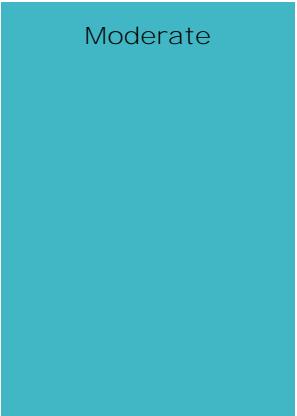
Scenario	Justification	Score
Release of any land within the assessment area or sites 55 and 121 in isolation	The assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and to preventing the merging of towns, and a strong contribution to preventing encroachment on the countryside. Despite the assessment area being bound by a main road and railway line, these emanate out from the existing urban edge. Furthermore the site is open with long ranging views of the wider countryside to the west maintaining a strong relationship with the wider countryside. Release of this undeveloped assessment area would envelop an area of Green Belt to the south (including Great Wheatley Farm) contained also by the A127 to the south and the urban edge of Rayleigh to the east, though it is noted that this area of Green Belt is not stronger performing than the assessment area itself. Furthermore, despite the presence of the railway line to the north and the A127 to the south, the integrity of the Green Belt land to the north and south east of the A1245/A13 would also be weakened. However the boundaries of the assessment area, formed by A roads and the railway line would form a stronger Green Belt boundary than the existing Green Belt boundary formed mainly by residential gardens and tree lines.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA18

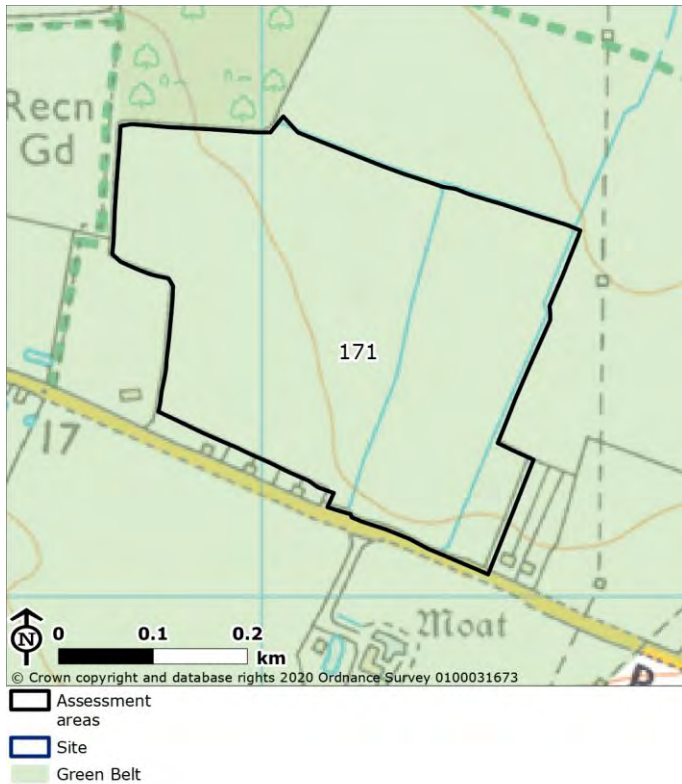
Release of easternmost site, site 77

Site 77 makes a moderate contribution to preventing the sprawl of Southend-on-Sea and to preventing the merging of towns, and a strong contribution to preventing encroachment on the countryside. The release of this area would result in the isolation of three wooded pockets of Green Belt land in between the existing urban edge of Rayleigh and the site. There would therefore be limited justification for these wooded areas to be retained as Green Belt. However its release would create a more consistent Green Belt boundary with the existing urban edges of Rayleigh to the north and south due to the extent of containment by the urban edge.



Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA19



Description

The assessment area lies to the north west of Rayleigh in between the towns of Rayleigh and Wickford. It consists of three agricultural fields. The area is bounded to the south by a row of isolated pockets of dwellings along Rawreth Lane and is bounded on all other sides by field boundaries and hedgerows.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

171

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA19

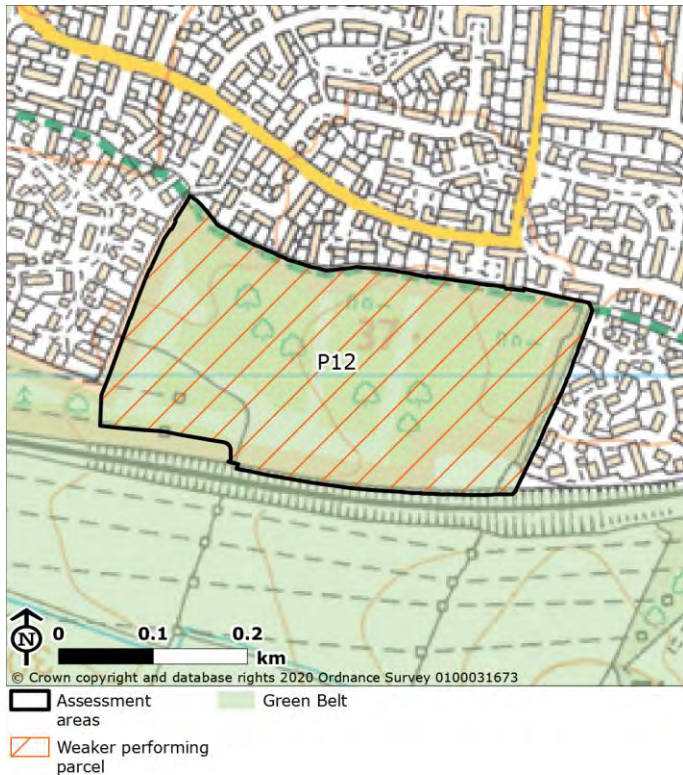


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and preventing the merging of Rayleigh and Wickford and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a new inset area to the north west of Rayleigh and would narrow the gap between the towns of Rayleigh and Wickford. Furthermore, release of this assessment area would weaken the integrity of neighbouring Green Belt on all sides, but particularly land to the west, which would become sandwiched between new development and the washed over settlement of Rawreth and east towards the low density development to the north of Rayleigh.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA20



Description

The assessment area lies on the south western edge of the town of Rayleigh. It is formed of an area of open space, the majority of which is wooded. The northern, eastern and western boundaries are formed by the urban edge of Rayleigh. The area is surrounded on its north, east and west sides by the existing urban edge; the southern boundary is formed by the railway tracks, beyond which lie agricultural fields.

Assessment Type

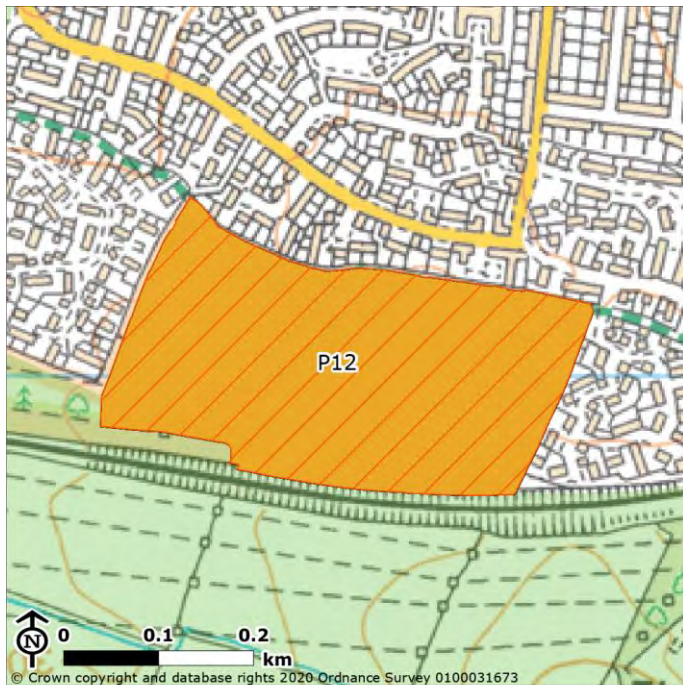
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P12

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA20



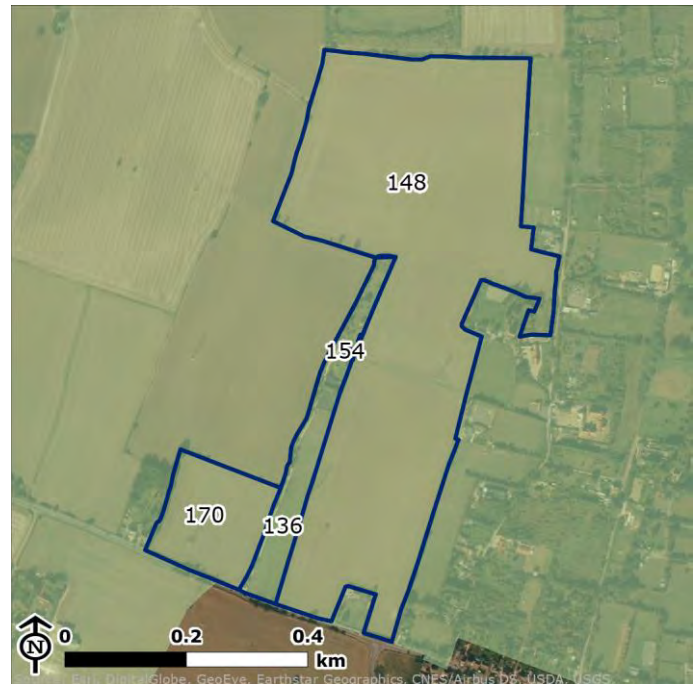
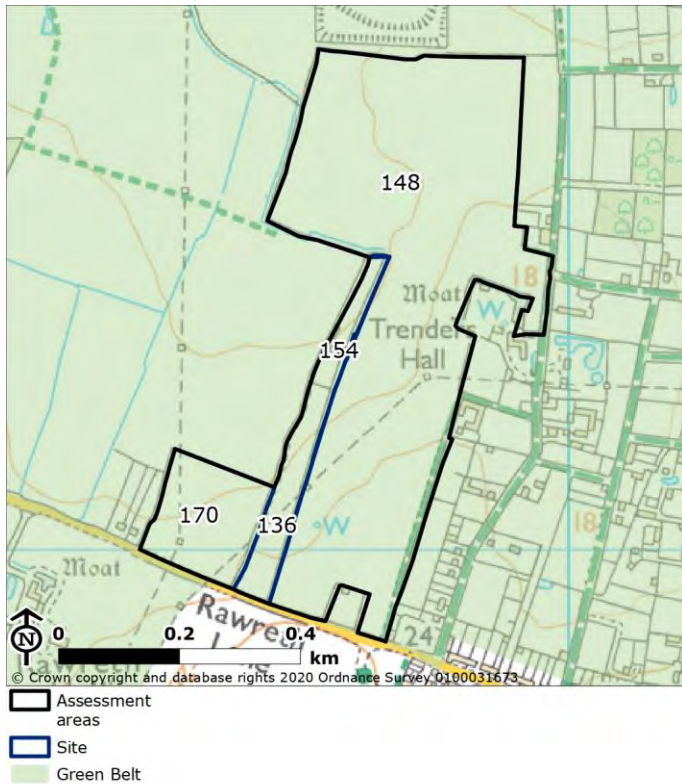
- Green Belt
- Moderate low
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
Release of any land which falls within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large urban area and preventing encroachment into the countryside. The area is open and undeveloped however, it is contained on three sides by the inset settlement of Rayleigh, and the railway tracks, which form the southern boundary to the area, provide separation from the wider countryside beyond. Furthermore the railway tracks form a strong, defensible boundary feature which would prevent harm to the Green Belt that lies beyond. Release of the assessment area would form a more regular Green Belt edge around the settlement of Rayleigh, and the railway tracks form a more robust Green Belt boundary than the existing edge.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA21



Description

The assessment area lies to the north of Rayleigh and south west of Hullbridge. It is formed of a number of open agricultural fields and an isolated dwelling with an accompanying building. Land in the north of the assessment area is bounded by simple field boundaries. Land in the south of the assessment area is bounded to the east by Havana Drive, Rawreth Lane to the south and a combination of Madrid Avenue and patchy hedgerows to the west. The assessment area is largely undeveloped and has a strong relationship with the wider countryside.

Assessment Type

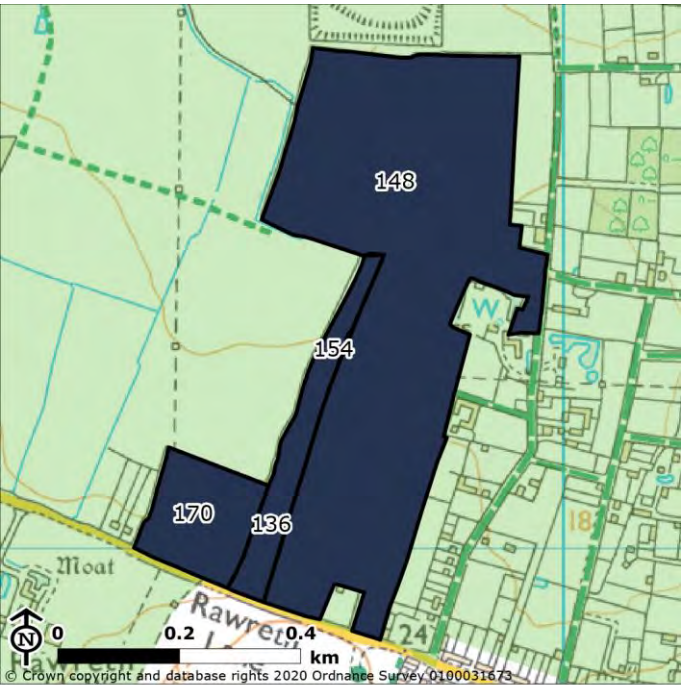
Urban Extension

Sites falling within Stage 2 Site Assessment Area

- 136
- 148
- 154
- 170

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA21

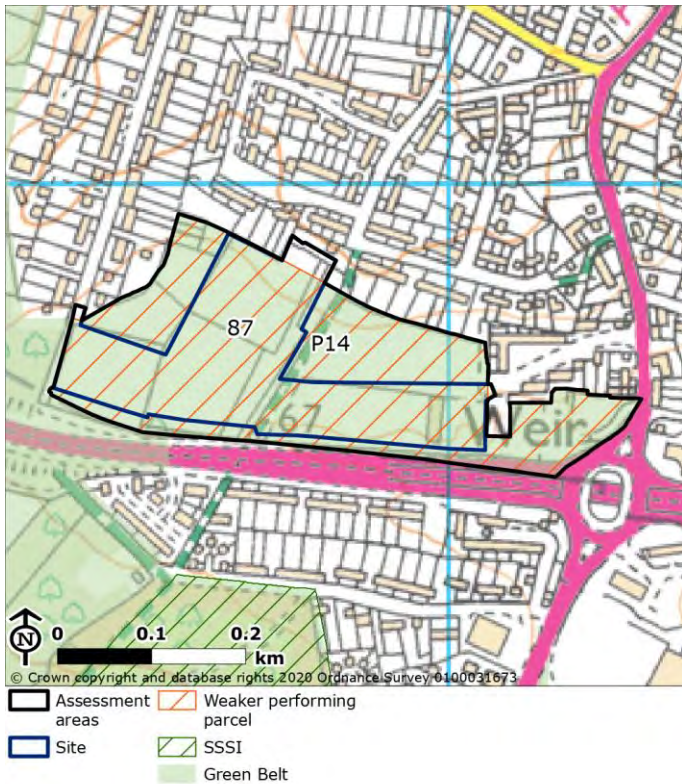


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would significantly reduce the gap between Rayleigh and Hullbridge and would entirely contain an area of Green Belt along Rawreth Lane, leaving no justification for retaining its Green Belt status, though it is noted that this area of Green Belt does not perform higher than the assessment area. In addition, the development of this assessment area would weaken the integrity of the neighbouring Green Belt, particularly in the east and west where land would become increasingly contained. It is also noted that the existing Green Belt boundary, formed by Rawreth Lane is a stronger edge than the outer boundary of the assessment area, formed by field edges.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA22



Description

The assessment area is located on the southern edge of Rayleigh. The assessment area consists of woodland and open fields. The eastern half is more wooded and enclosed by existing development when compared to the west. The assessment area is bounded to the north by rear garden fencing and thick hedgerows, the A127 road and track to the south and east and thick hedgerows to the west. The site is undeveloped and open, although the A127 and surrounding residential development act as a visual barrier to the open countryside.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

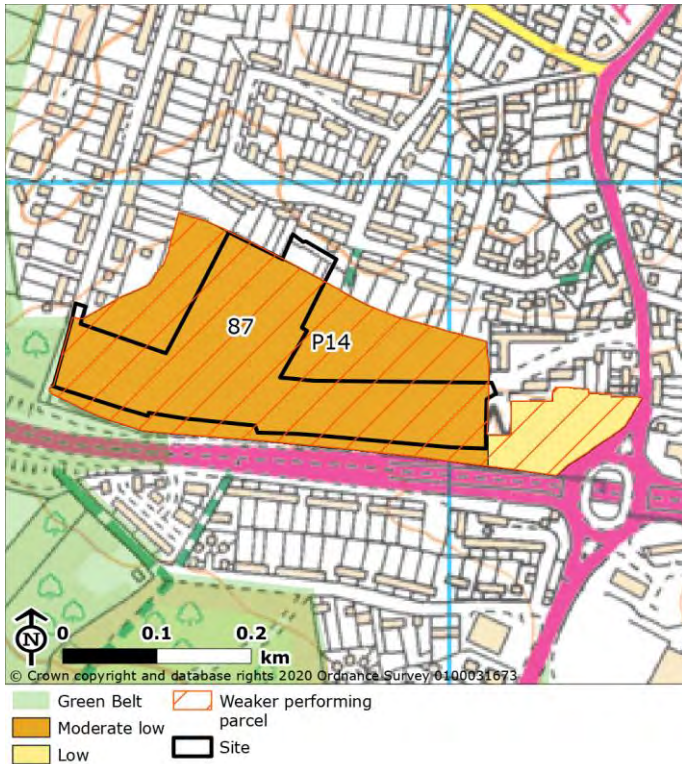
87

Stage 1 parcels that fall within Stage 2 Assessment Area

P14

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA22



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area or site 87 in isolation	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing encroachment on the countryside and a weak contribution to preventing the merging of towns. The assessment area is relatively contained by existing development along Western Road, Holytree Gardens, Weir Farm Road and the A127, with boundaries formed by treelined residential gardens and the A127. Release of this assessment area would create a more consistent Green Belt boundary which aligns to the A127 road boundary to the south.	Low-Moderate
Release of easternmost end north of the A127 and A129 junction	Confining release to the narrow pocket of Green Belt north of the A-road junction would result in low harm to the Green Belt due to the significant containment of this pocket of Green Belt by the A127 and the development to the north and west. This pocket of Green Belt has no significant relationship with the wider Green Belt therefore there is a limited likelihood that its release would result in harm to neighbouring Green Belt. Indeed, its release would result in the creation of a clearer distinction between the settlement and the countryside.	Low

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA23



Description

The assessment area lies on the south west edge of the town of Rayleigh and contains an electricity sub-station. The northern part of the western boundaries of the area adjoins the urban edge of Rayleigh, to the north west is a small scrubland area beyond which is the railway tracks and to the south and south west are field boundaries.

Assessment Type

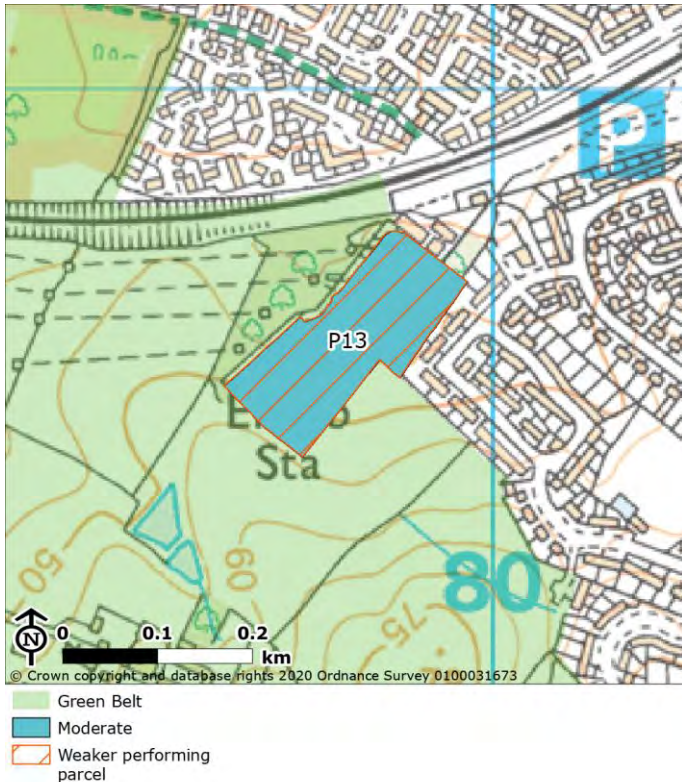
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P13

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA23

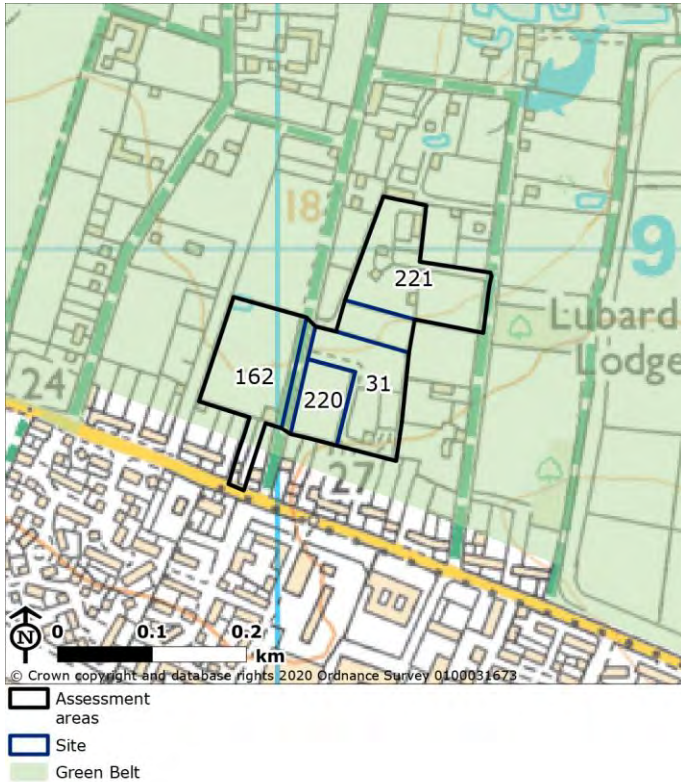


Harm Assessment

Scenario	Justification	Score
Release of any land which falls within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large built up area. The area is entirely covered by an electricity substation which has an urbanising influence on the land within and immediately adjacent to the area. The assessment area is contained on two sides by the inset settlement of Rayleigh with a boundary formed by residential garden edges and buildings. Although its release would weaken the integrity of the Green Belt to the north, increasing its containment in between the substation and the railway line, and south in between the substation and the existing urban edge, the substation's urbanising influence has already done this to some degree.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA24



Description

The assessment area lies adjacent to the northern edge of the inset settlement of Rayleigh. The site comprises of a number of open fields, a wooded area, a section of Parkhurst Drive, hardstanding and an individual property and accompanying rear garden. The site is bounded to the west by an unnamed track and a combination of Rawreth Lane to the south, Parkhurst Drive to the east, interspersed with fencing and patchy hedgerows on all four sides. The assessment area has some urbanising influences but has retained its openness.

Assessment Type

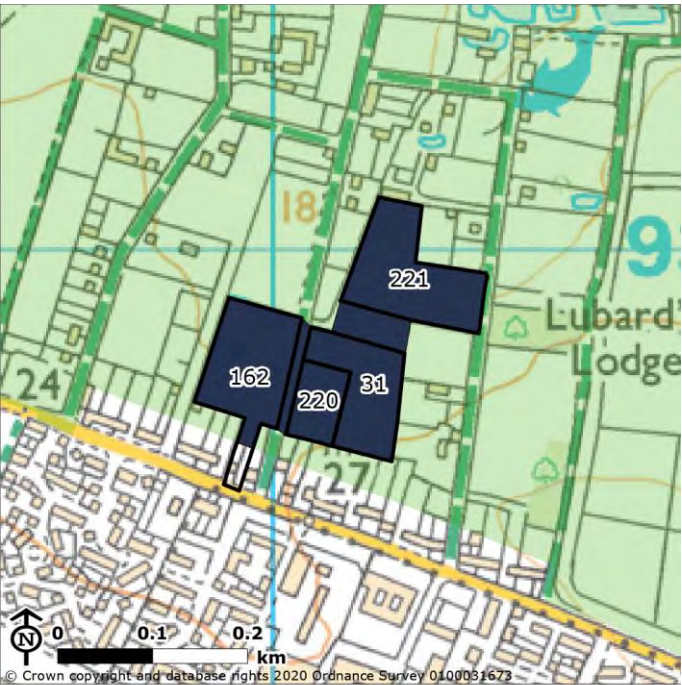
Urban Extension

Sites falling within Stage 2 Site Assessment Area

162
220
221
31

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA24



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns, and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would narrow the gap between the towns of Rayleigh and Hullbridge. The assessment area includes an isolated dwelling, the majority of which lies outside the Green Belt. The release of any of the Green Belt land in this location would create an irregular extension to the urban edge of Rayleigh, and would not result in a stronger Green Belt boundary. It would also increase the containment of Green Belt land to the east and west which would become contained on two sides by inset development, the remaining Green Belt in between the area and the residential development along the northern edge of Rawreth Lane would become entirely contained.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA25



Description

The assessment area is located north of the urban edge of Rayleigh. It consists of a wooded patch of land off Montefiore Avenue. It is bounded to the north by Montefiore Avenue and on all other sides by a dense tree line. Although there are a few isolated dwellings close to the assessment area along Montefiore Avenue, the assessment area is undeveloped and has a strong relationship with the wider countryside.

Assessment Type

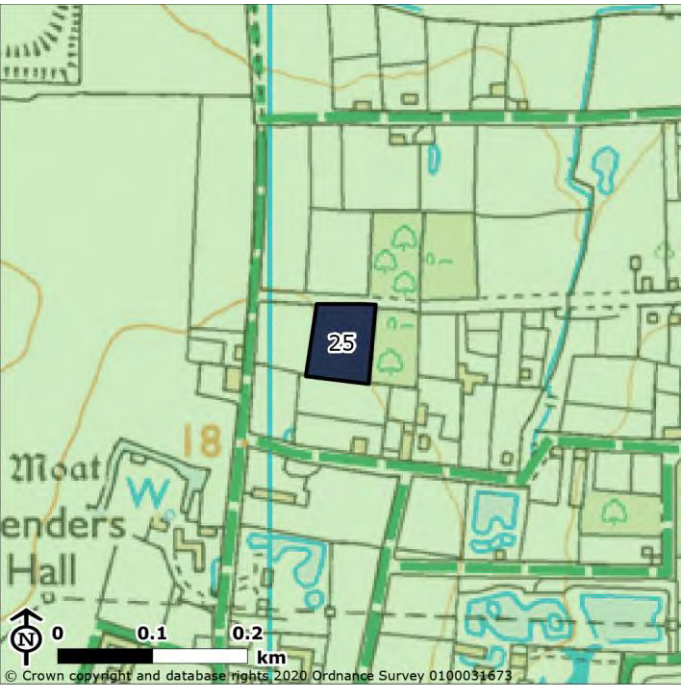
Inset

Sites falling within Stage 2 Site Assessment Area

25

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA25

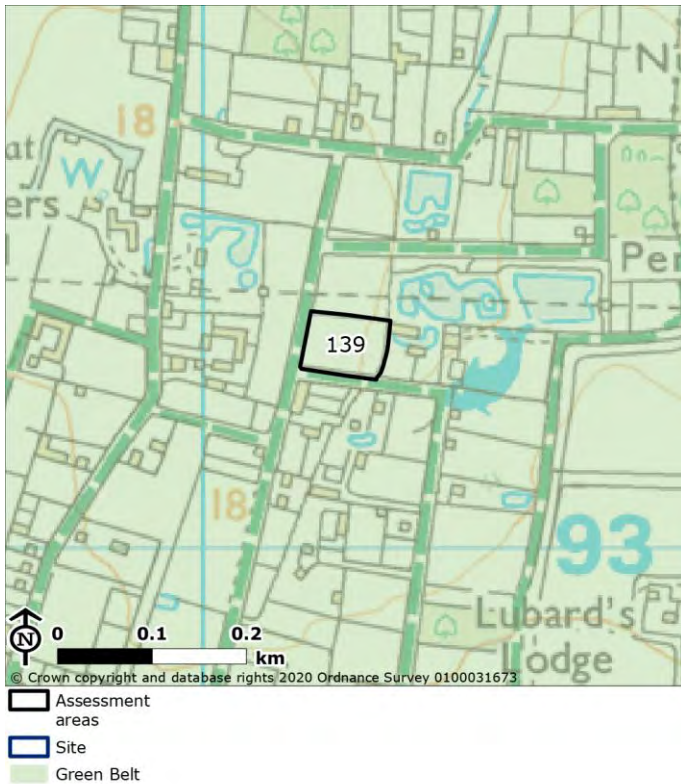


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a new inset area in between the gap between Rayleigh and Hullbridge. This, in turn, would compromise the integrity of the surrounding Green Belt	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA26



Description

The assessment area lies to the north of Rayleigh in the gap between the towns of Rayleigh and Hullbridge. It consists of an open field with an outbuilding. The site is bounded to the south by Hooley Drive, Parkhurst Drive to the west, a dense tree line to the east and a grass verge to the north.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

139

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA26

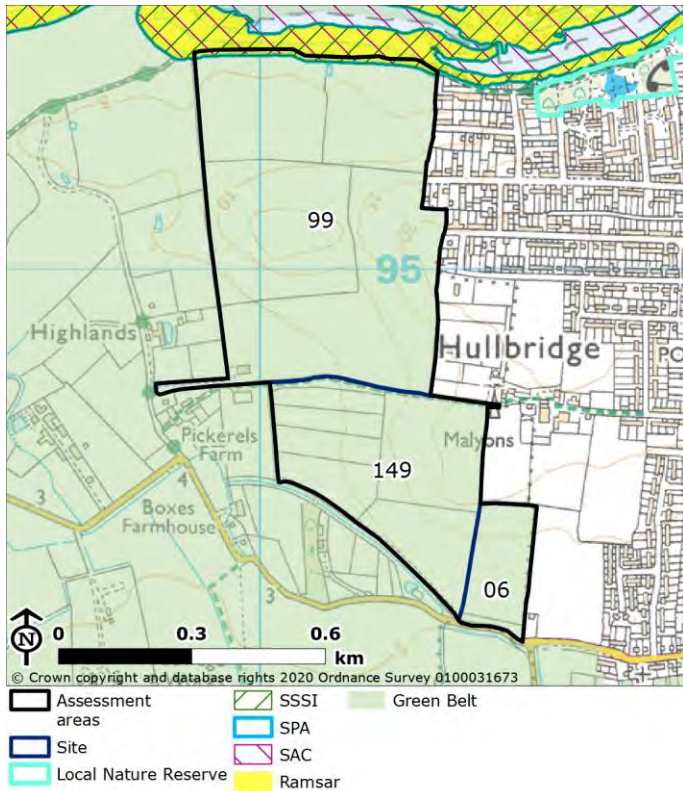


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. The area is adjacent to a row of isolated dwellings off Parkhurst Drive, however the area is undeveloped and has a strong relationship with the open countryside due to a lack of boundary features. Release of the assessment area would create a new inset area to the north of Rayleigh which would narrow the gap between the towns of Hullbridge and Rayleigh. Its release would compromise neighbouring Green Belt in particular the wshed over development to the south.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA27



Description

The assessment area lies to the west of the inset settlement of Hullbridge. It is formed of a number of open, undeveloped agricultural fields, separated by hedgerows. The land is flat, with views out to the surrounding countryside and the town of Hullbridge. Boundaries are formed by the River Crouch to the north, Watery Lane to the south, field boundaries to the west and field boundaries and the settlement edge to the east.

Assessment Type

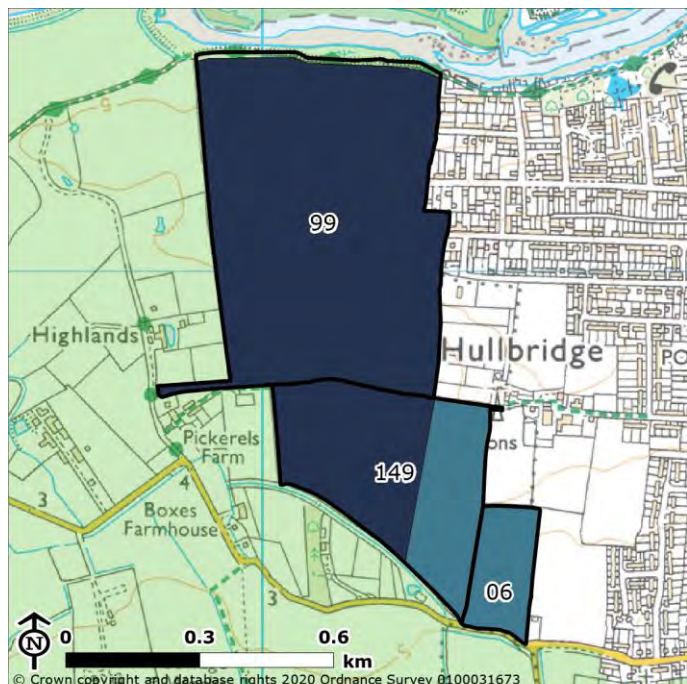
Urban Extension

Sites falling within Stage 2 Site Assessment Area

06
149
99

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA27

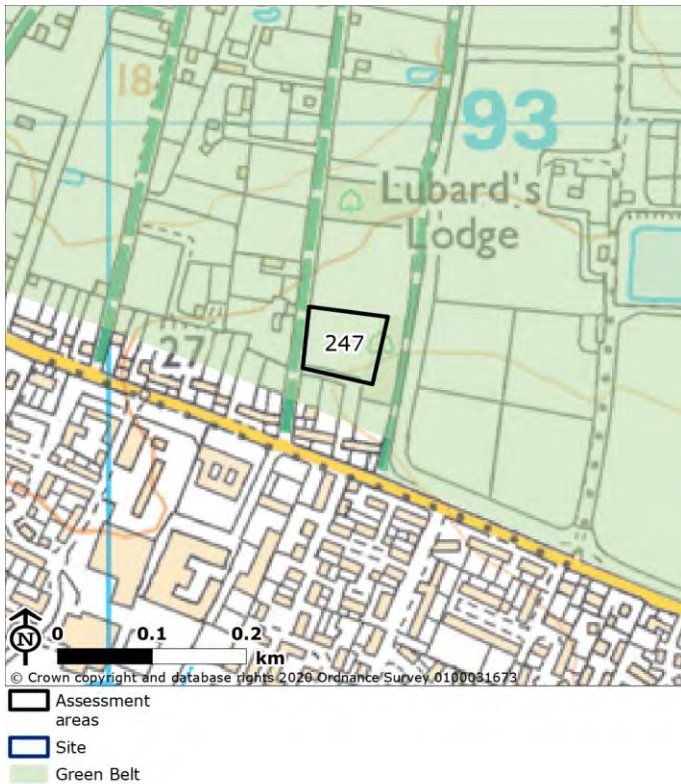


Harm Assessment

Scenario	Justification	Score
Release of whole assessment area or sites 99 and 149 in isolation	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The land is open and undeveloped and has a strong relationship with the adjacent countryside. This relationship strengthens westwards away from the urbanising influence of Hullbridge as there is little distinction between the settlement and the countryside, with boundaries formed by field edges and residential gardens. Release would impact the adjacent Green Belt, particularly to the west and south west where the outer boundaries of the assessment area are weak and a small area of Green Belt would lie between the inset area and Watery Lane which would form a stronger boundary than the field edges.	High
Release of south eastern half of the assessment area (site 06 and the eastern third of site 149)	Although the contribution of this land is the same as the remainder of the assessment area, the harm of release is considered to be slightly less than the release of land further west and north due to the fact that this area is contained on two sides by inset land identified for development, giving it more of a direct relationship with the urban area of Hullbridge. Although a portion of the southernmost boundary is formed by Watery Lane and a treed hedge line, a small area of Green Belt lies between the assessment area and Watery Lane, and would become more contained.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA28



Description

The assessment area is located north of the urban edge of Rayleigh. It consists of a section of an open field that lies adjacent to the rear gardens of residential development emanating from the inset urban edge of Rayleigh along Rawreth Lane. It is bounded to the west by Hooley Drive, a dense tree line to the south and east and a grass verge to the north.

Assessment Type

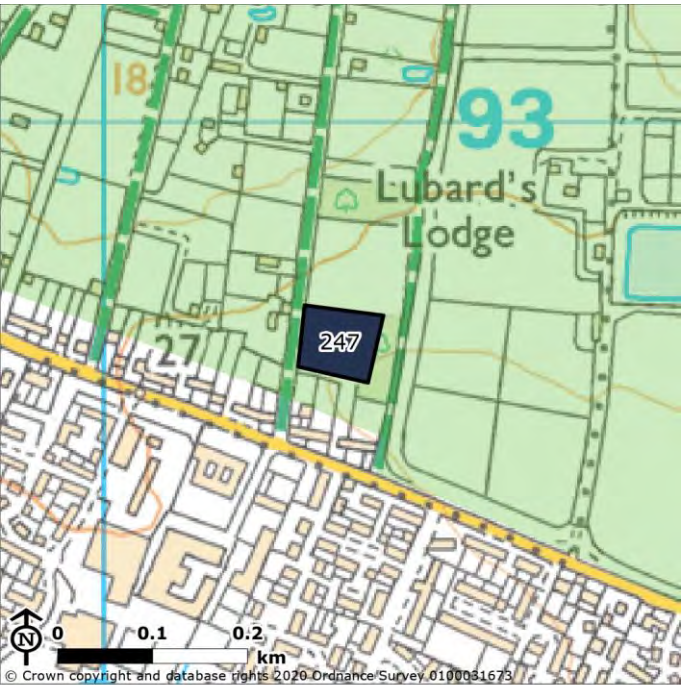
Inset

Sites falling within Stage 2 Site Assessment Area

247

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA28

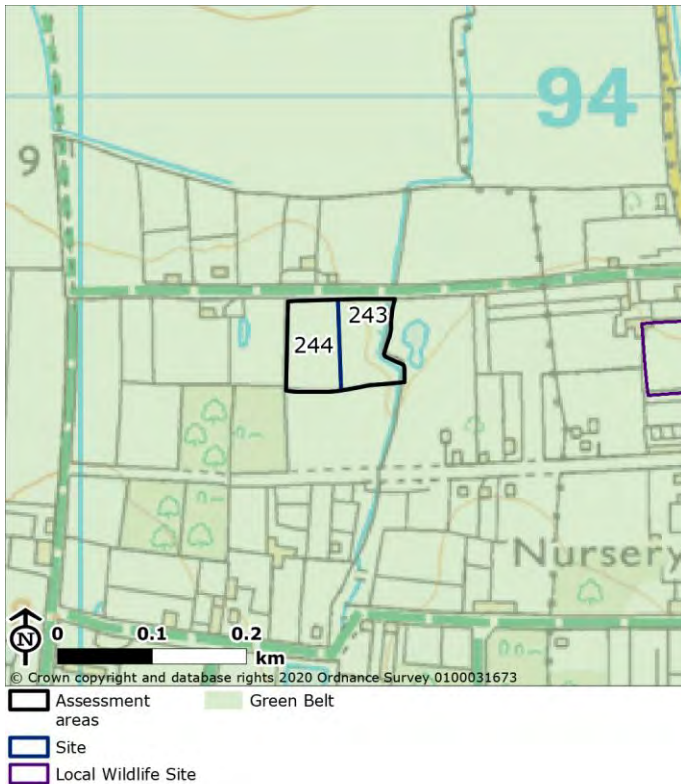


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a new inset area with a narrow strip of land consisting of rear gardens between the assessment area and the edge of Rayleigh. Its release would also weaken the integrity of land to the north, east and west due to a lack of significant boundary features.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA29



Description

The assessment area lies to the south west of Hullbridge. The assessment area comprises of two open fields which are bounded on all sides by a dense tree line and a patchy hedgerow to the south east. Beyond the south eastern boundary of the assessment area are a number isolated dwellings off Montefiore Avenue.

Assessment Type

Inset

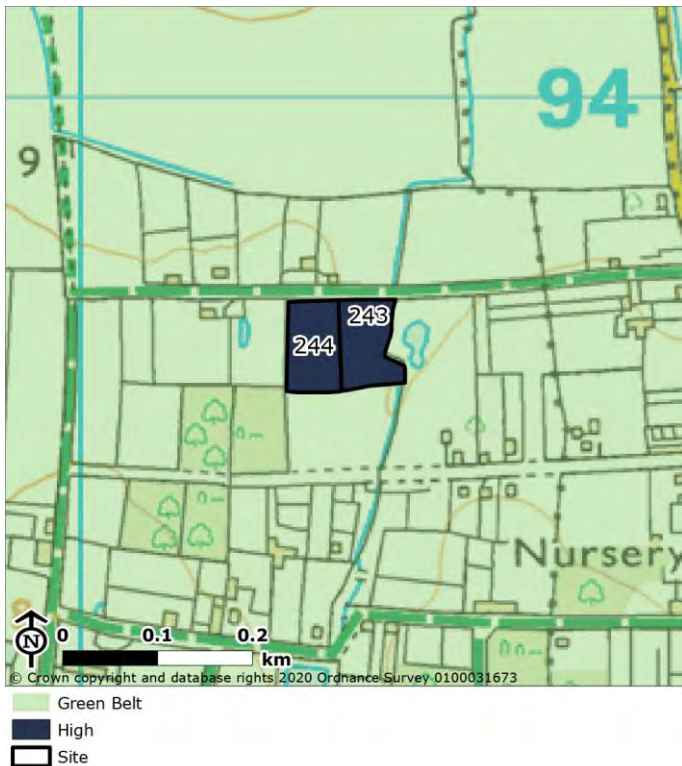
Sites falling within Stage 2 Site Assessment Area

243

244

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA29

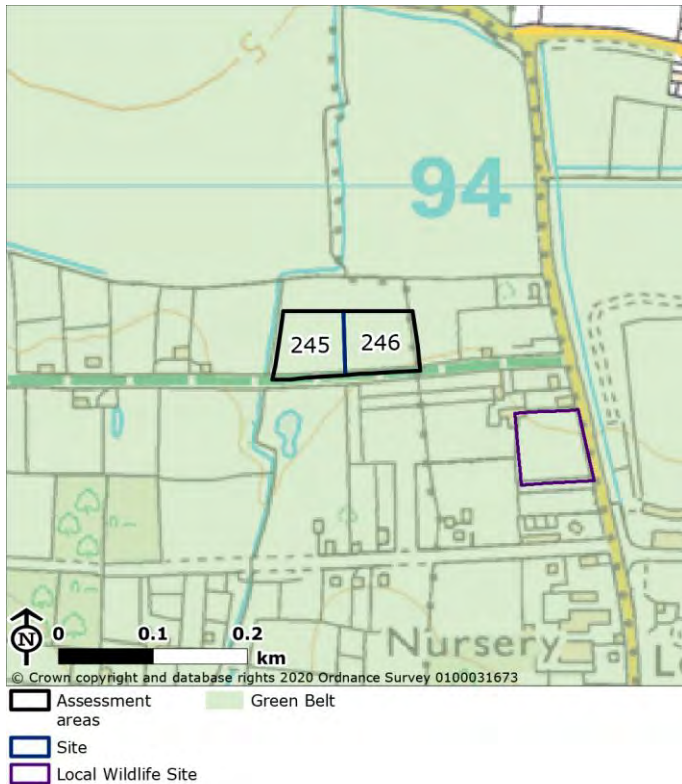


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a new inset area between Hullbridge and Rayleigh, compromising the integrity of neighbouring Green Belt.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA30



Description

The assessment area lies to the south west of Hullbridge. The assessment area comprises of a section of an open field which is bounded on all sides by a dense tree line. The area is surrounded by isolated dwellings off Montefiore Avenue and a developed site to the south east along Hullbridge Road. Despite this, the assessment area is open and has a strong relationship with the wider countryside.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

245

246

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA30

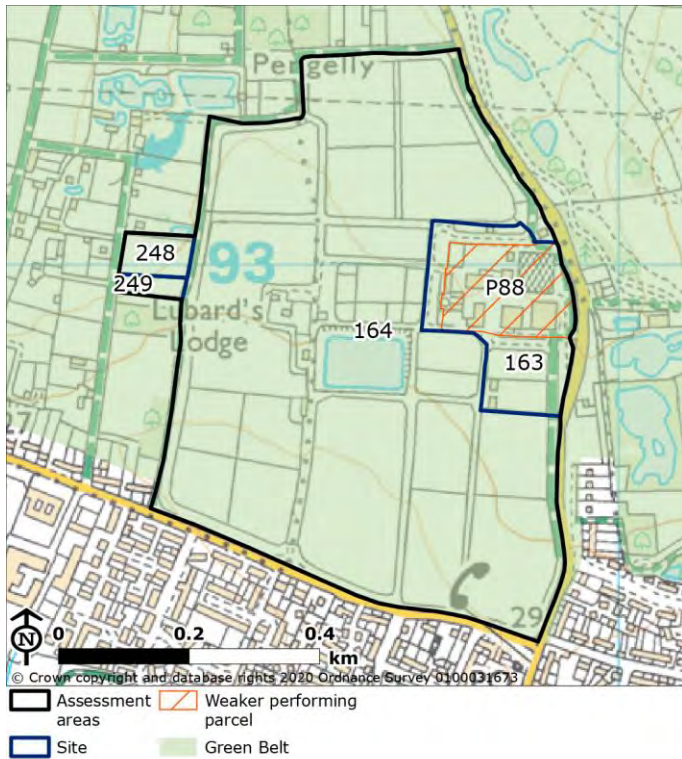


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a new inset area between Hullbridge and Rayleigh, compromising neighbouring Green Belt in particular to the east and north east between the assessment area and Hullbridge Road and the urban edge of Hullbridge.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA31



Description

The assessment area lies adjacent to the northern edge of the inset settlement of Rayleigh. The site comprises of a number of open fields, a manmade lake, a cluster of commercial buildings, Peafs Farm Shop and associated agricultural buildings and hardstanding. The assessment area is bounded to the south by Rawreth Lane and Hullbridge Lane to the east, Hooley Drive and an unnamed track to the west, and a hedgerow to the north. Despite containing a concentrated cluster of commercial buildings, the land is open and retains a strong relationship with the wider countryside.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

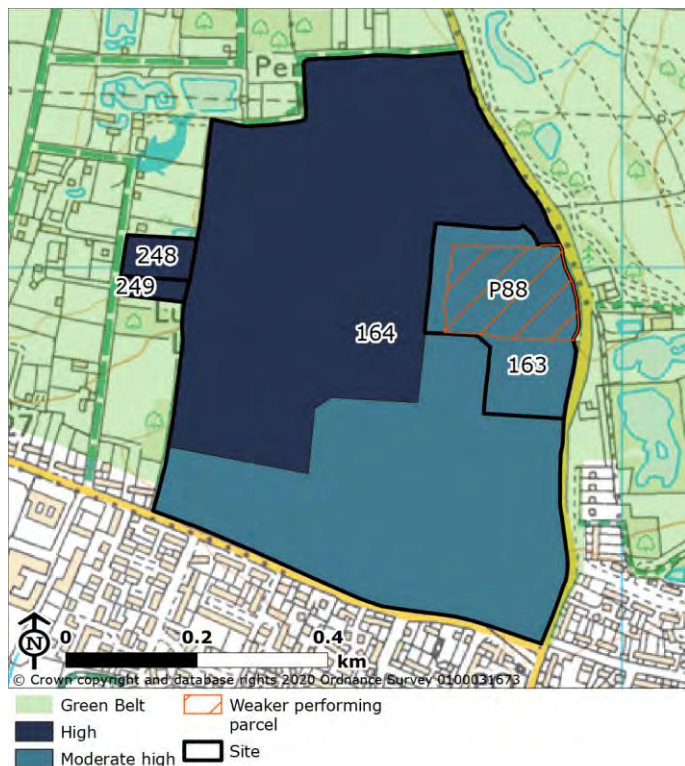
163
164
248
249

Stage 1 parcels that fall within Stage 2 Assessment Area

P88

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA31

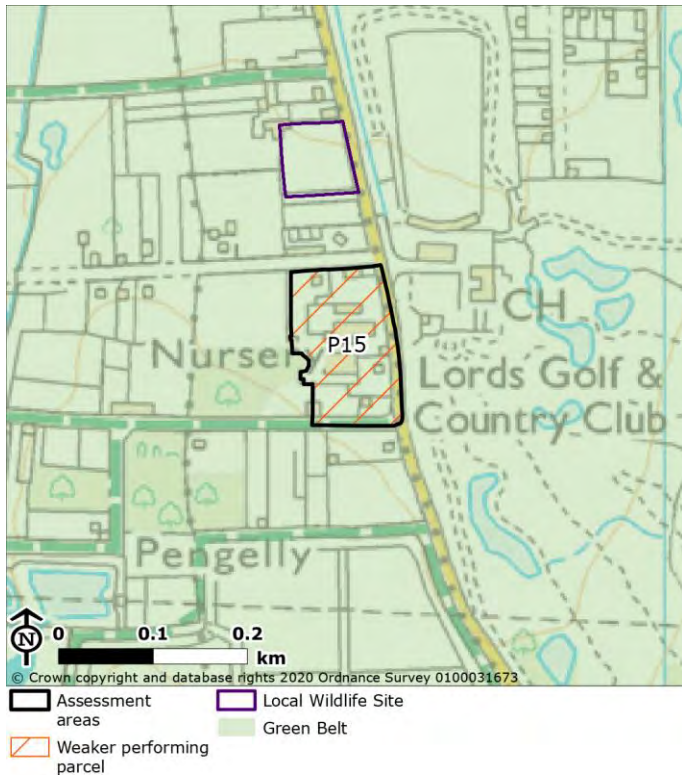


Harm Assessment

Scenario	Justification	Score
Release of all land within assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns. The majority of the area makes a strong contribution to preventing encroachment on the countryside, however the developed area in the east is considered to make a moderate contribution to preventing the encroachment of the countryside. Release of the assessment area would narrow the gap between the towns of Rayleigh and Hullbridge. This is particularly significant for the land within the area located adjacent to Hullbridge Road, which is the connecting road between the two towns. This road provides a reasonably strong Green Belt boundary, although it has been breached to the east and west. The outer boundaries of the assessment area are formed by field edges to the north and east which would not form a stronger boundary. Release of all the land would increase containment of Green Belt to the east and west.	High
Release of southeastern half of assessment area, including site 163	Release of the land in the southern and south eastern corner of the assessment area up to and including the developed site 163 is significantly more contained by urbanising development. Consequently its release would have a more limited impact on adjacent Green Belt land. Whilst it would lead to the breaching of a strong boundary along Rawreth Lane, development has already taken place to the north of this road to the west and east of the parcel.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA32



Description

The assessment area is located along Hullbridge Road and consists of commercial buildings and associated parking. The assessment area also includes an agricultural glasshouse which is considered an appropriate use of Green Belt. The area is bounded to the north, east and south by Montefiore Avenue, Hullbridge Road and Goldsmith Drive respectively. The site is bounded to the west by a tree line.

Assessment Type

Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P15

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA32



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area, to preventing the merging of towns and to preventing encroachment on the countryside. The assessment area is relatively urbanised and has a relationship with adjacent developed land along Hullbridge Road. However, release of this assessment area would create a new inset area within the gap between Hullbridge and Rayleigh which in turn would weaken the integrity of neighbouring Green Belt on all sides. This is particularly the case for land to the west of the assessment area, which only consists of a tree line boundary.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA33



Description

The assessment area is located to the south west of Hullbridge. It consists of an open, undeveloped field. It is bounded to the north by Lower Road, Hullbridge Road to the west and a thick hedgerow and garden fence to the east and south.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

15

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA33

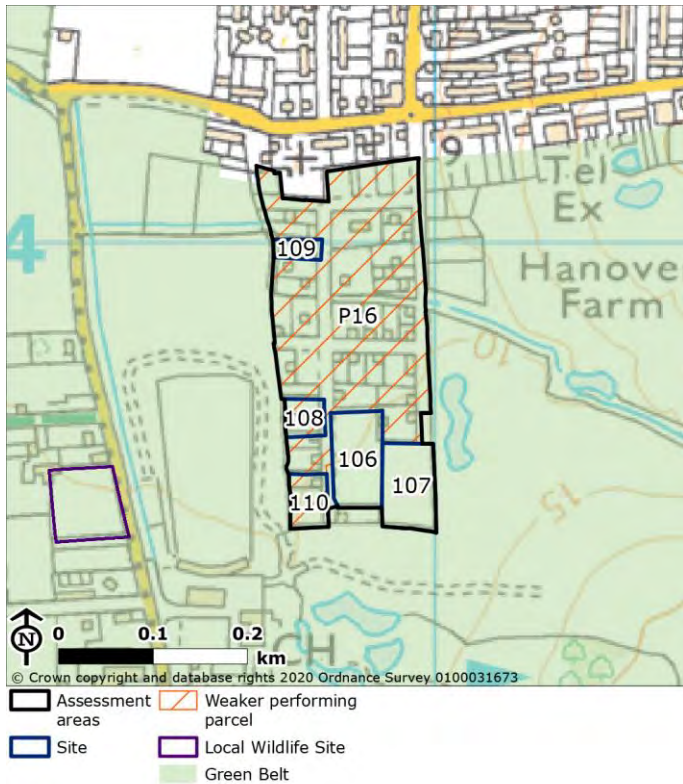


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns, and a strong contribution to preventing encroachment on the countryside. The area is open and undeveloped, though there is some sense of containment from inset land to the north and north east and washed over development to the east. The land to the north, on the opposite side of the Lower Road has been released from Green Belt for development and roughly follows the same alignment as Hullbridge Road, which forms the western edge of the area. Although Lower Road has already been breached as a boundary feature by the washed over development along Kingsway to the east, it provides distinction from the inset area and the release of the assessment area would further breach this and significantly reduce the justification for retaining the Green Belt status of the washed over development to the east, which would in turn also compromise the open land further east. Furthermore, the release of the assessment area would also impact the Green Belt to the south due to a lack of strong boundary features along this edge, making Hullbridge road more vulnerable to southward ribbon development towards Rayleigh.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA34



Description

The assessment area lies to the south of Hullbridge and consists of a number of low density dwellings along Wellington Avenue, Kingsway, Queen Anns Grove and Cranleigh Gardens. The south eastern corner of the assessment area consists of a wooded area. The assessment area is predominantly bounded on all sides by a tree line, however Cranleigh Gardens and Kingsway create defensible boundaries along the eastern and northern boundaries. The majority of the assessment area is enveloped by the grounds of the Rayleigh Golf Club.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

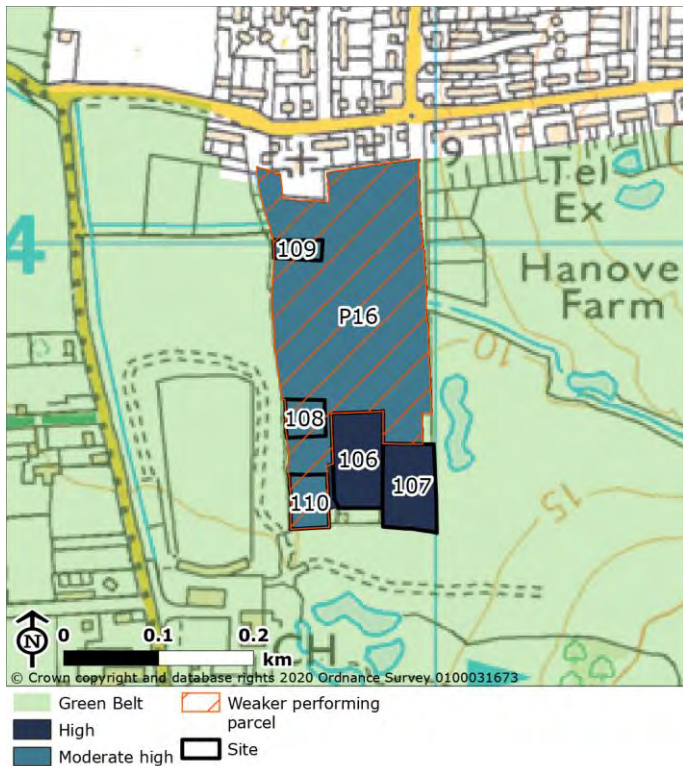
106
107
108
109
110

Stage 1 parcels that fall within Stage 2 Assessment Area

P16

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA34

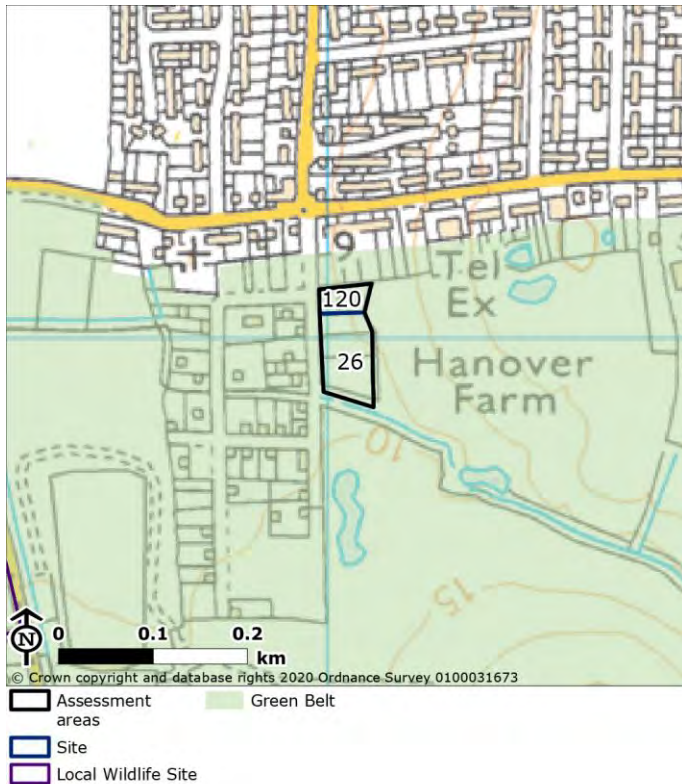


Harm Assessment

Scenario	Justification	Score
Release of the whole assessment area, including the undeveloped land (Sites 106 and 107)	With the exception of the southern half of site 106 and site 107, both of which are largely undeveloped a significant distance from the urban edge of Hullbridge, the majority of the assessment area makes a moderate contribution to preventing the sprawl of the large built-up area, to preventing the merging of towns and to preventing encroachment on the countryside. Being undeveloped and open, the south eastern corner makes a strong contribution to protecting the countryside from encroachment. Therefore its loss would result in greater harm than the developed land to the west and south.	High
Release of developed land within the assessment area (including Sites 108, 109 and 110)	With the exception of the southern half of site 106 and site 107, both of which are largely undeveloped a significant distance from the urban edge of Hullbridge, the majority of the assessment area makes a moderate contribution to preventing the sprawl of the large built-up area, to preventing the merging of towns and to preventing encroachment on the countryside. This is due to the fact that the area contains residential development which compromise the openness of the Green Belt and has an urbanising influence on the Green Belt within its immediate vicinity. Being developed, the integrity of neighbouring Green Belt has already been compromised to a degree, however, being located to the south of Lower Road, the area has a stronger relationship with the wider countryside than the urban edge of Hullbridge, though distinction from the settlement edge is limited. Its release would increase containment of the open Green Belt to the east and west, including the open land sandwiched between the developed area and Hullbridge Road to the west, and would not result in a stronger or more consistent Green Belt boundary.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA35



Description

The assessment area lies to the south of Hullbridge and consists of an open field that is bounded on all sides by trees and grass field boundaries, and a larger open field in the south which is bounded on all sides by a tree line and by Kingsway road to the west. Despite lying adjacent to wased over dwellings along Kingsway, the assessment area remains open and undeveloped.

Assessment Type

Inset

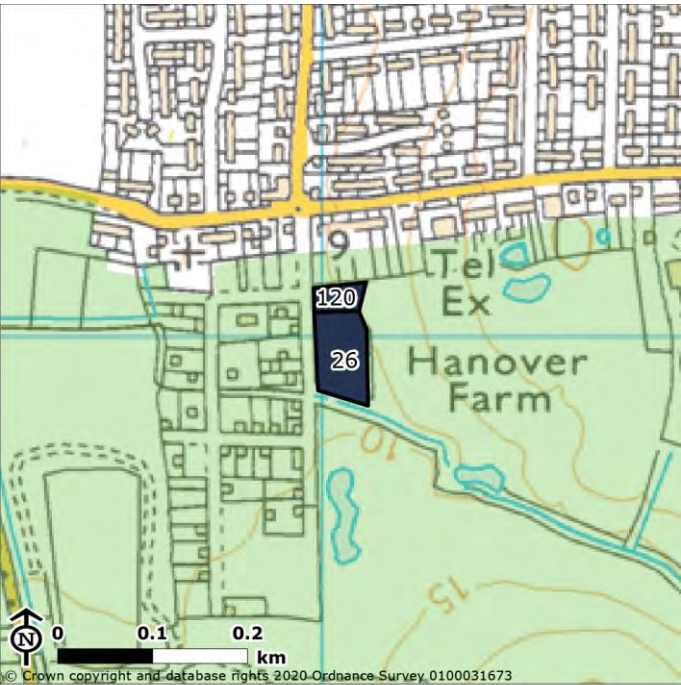
Sites falling within Stage 2 Site Assessment Area

120

26

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA35

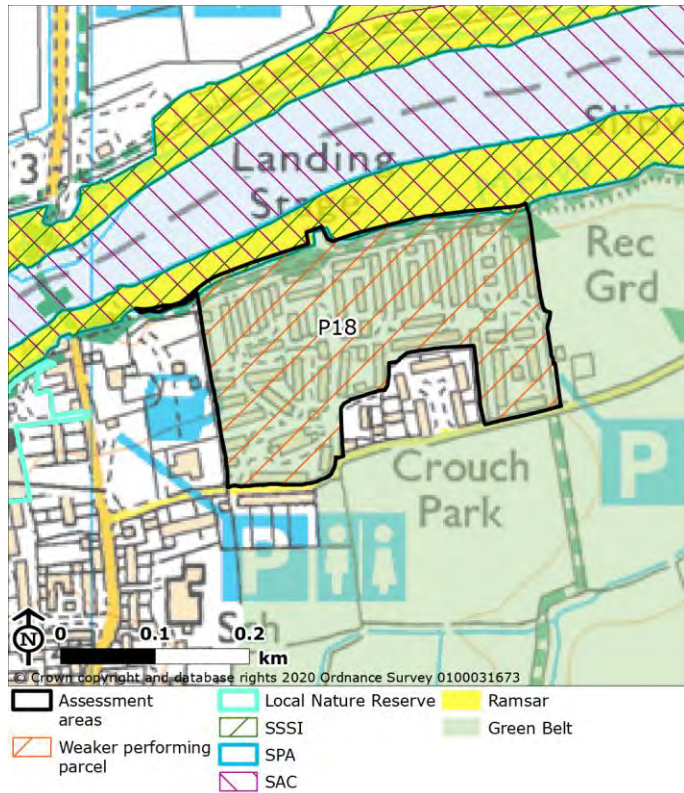


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Despite being bordered by mature trees, the area is undeveloped and open. Release of the assessment area would reduce the gap between Rayleigh, Hullbridge and Hockley and would create an inset area in close proximity to the urban edge of Hullbridge. This would weaken the integrity of the Green Belt contained between the assessment area and the urban edge of Hullbridge, though it is noted that this area already has a relationship with the urban area. In addition, given the area directly to the west is developed, the insetting of site 26 would significantly reduce the justification for the retention of the neighbouring developed area as Green Belt.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA36



Description

The assessment area is located to the north east of the edge of Hullbridge. It consists of the Tower Park static caravan park. The assessment area is bounded to the south by Pooles Lane, the River Crouch to the north and tree lines to the east and west.

Assessment Type

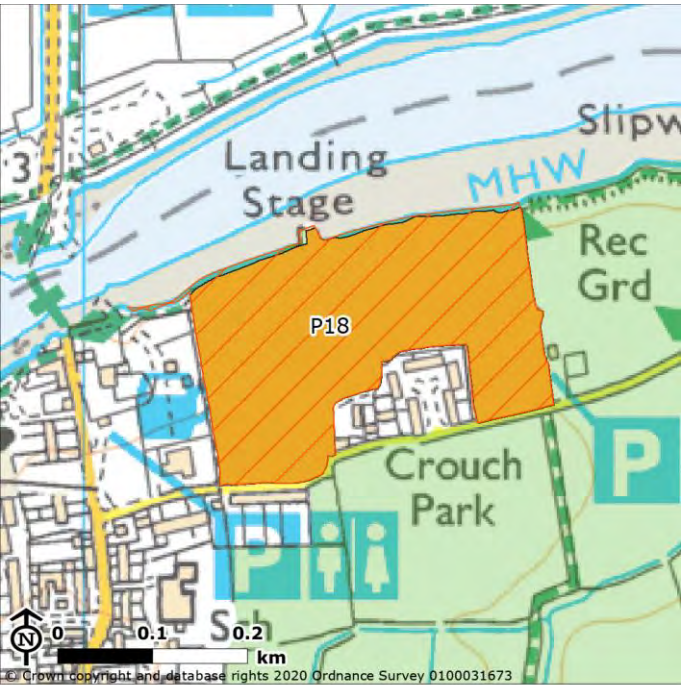
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P18

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA36



- Green Belt
- Moderate low
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to all Green Belt purposes. The assessment area is directly connected to the urban edge of Hullbridge, is contained by urban development on two sides and is developed and therefore has a weak relationship with the wider countryside. Release of the assessment area would create a more consistent Green belt boundary and a clearer distinction between the settlement and the countryside with boundaries formed by Pooles Lane and a residential road. The Green Belt to the east is used as a recreation ground beyond which lies the washed over settlement of Brady Hole. Due to the fact that the area has already been developed, the release of the area from Green Belt is not considered to significantly compromise the integrity of the open Green Belt land to the east.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA37



Description

The assessment area falls on the southern edge of the settlement of Hullbridge. It is formed of the rear garden, garage and outbuilding of a large detached building off Lower Road. Boundaries are mainly formed by the edges of the garden and surrounding Gardens, with the southern boundary formed by an area of bushes / scrubland and part of the eastern boundary by the car park for Hullbridge Sports Club.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

241

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA37

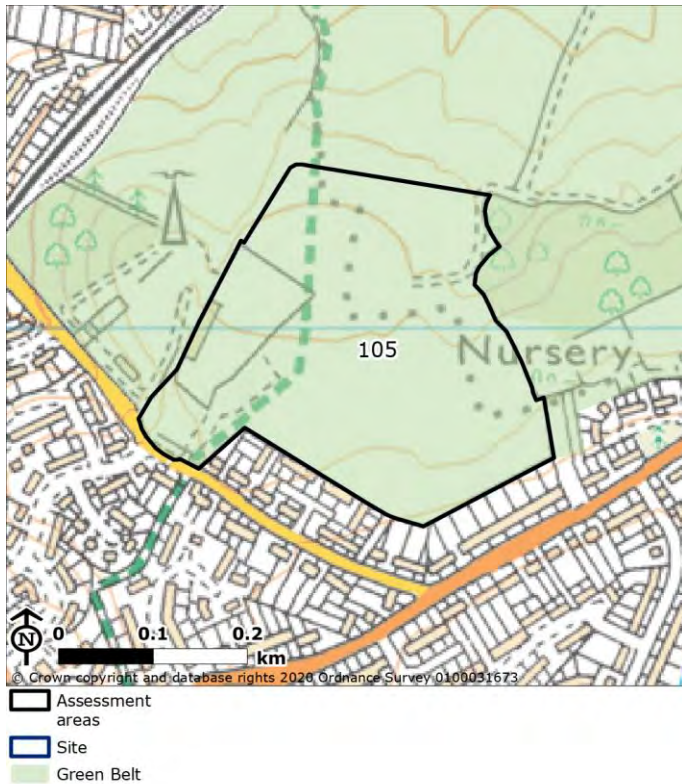


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to checking the sprawl of the large built up area and preventing the merging of towns. The assessment area retains a relationship with the surrounding countryside due to a lack of boundary features however, it lies on the edge of the inset settlement of Hullbridge, with which it has little distinction and contains a garage and outbuilding, all of which exert an urbanising influence on the assessment area and give it a relationship with the urban area. However, release of the assessment area would create an irregular Green Belt boundary along the southern edge of Hullbridge and would increase containment of land to the east and west.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA38



Description

The assessment area is located on the northern edge of the town of Rayleigh. It contains an agricultural field and area of grassland / scrubland with a number of tracks and / or footpaths running through it and a large car park and garage building located along the western edge. To the south of the assessment area lies the town of Rayleigh, to the east and west are woodland areas while the northern edge cuts across a couple of fields.

Assessment Type

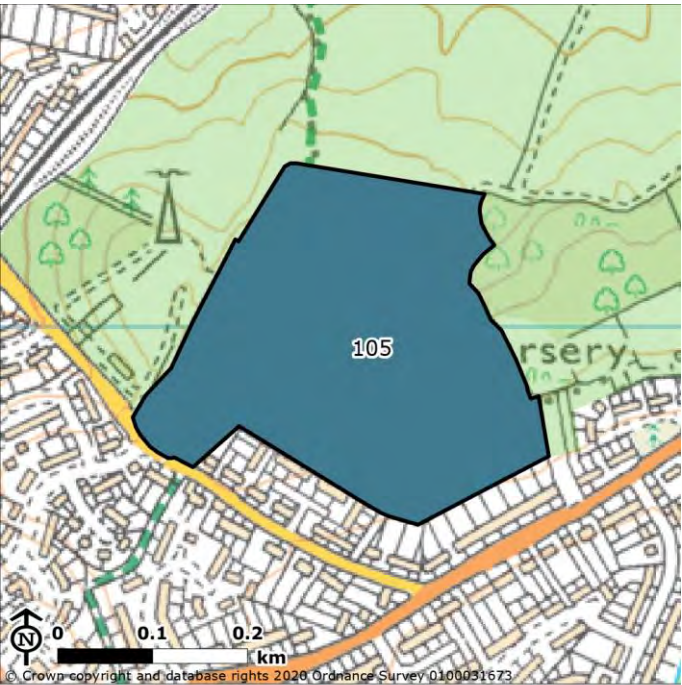
Urban Extension

Sites falling within Stage 2 Site Assessment Area

105

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA38



Green Belt
Moderate high
Site

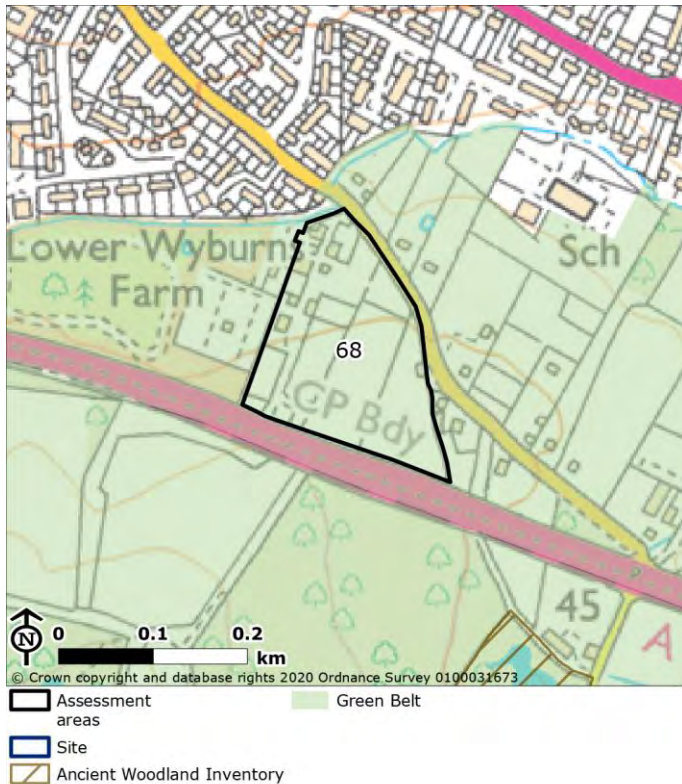


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large built up area and makes a strong contribution to preventing the merging of towns and encroachment into the countryside. Apart from the garage building which is not particularly urbanising, the assessment area is open and undeveloped and retains a strong relationship with the wider countryside to the north, due to the lack of boundary features. The relationship with the countryside to the east and west is restricted by woodland and the inset settlement of Rayleigh lies to the south. Although there is a lack of distinction between this land and the settlement, it does not have a significant urbanising influence on the assessment area. Release of the assessment area would significantly weaken the small area of Green Belt to the west as this would then be contained on three sides by development, although this is mitigated by the woodland. Likewise Green Belt to the east would be weakened as it would be contained on two sides by development, although, again, this is mitigated by the woodland. Due to the lack of boundary features to the north the adjacent Green Belt here would also be impacted.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA39



Description

The assessment area falls on the southern edge of the town of Rayleigh. A number of agricultural buildings lie along the western edge of the assessment area with the remainder formed by a couple of small fields and a camping and caravan pitch in the northern corner. The northern edge of the site is formed by Daws Hill Lane, the eastern edge by a tree line, beyond which is washed over dwellings, the southern boundary is formed by the A127 and the western boundary by a small area of woodland and an allotment site.

Assessment Type

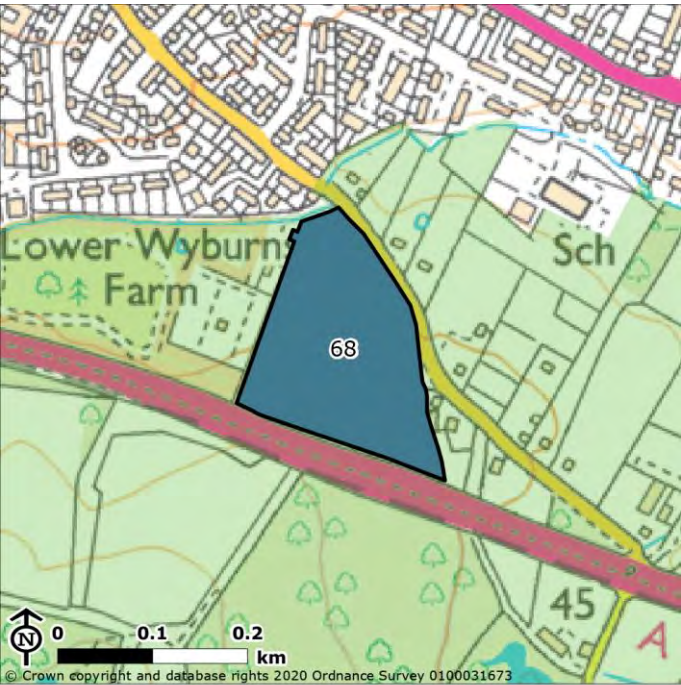
Urban Extension

Sites falling within Stage 2 Site Assessment Area

68

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA39



Green Belt
Moderate high
Site

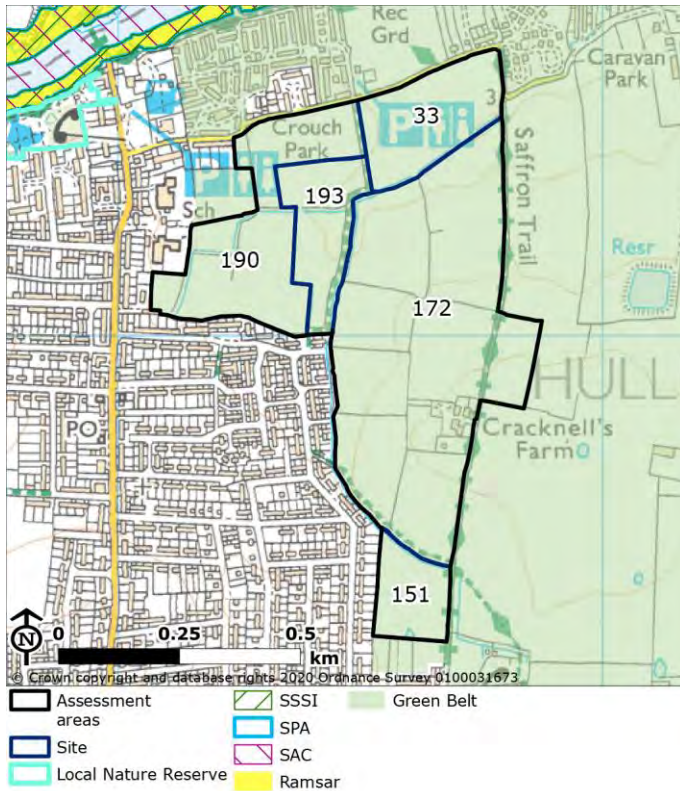


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large built up area and preventing encroachment into the countryside. It makes a moderate contribution to preventing the merging of towns. The site is open and the agricultural buildings along the western edge do not have an urbanising influence. While the inset town of Rayleigh lies to the north of the assessment area and the relationship of the site with the wider countryside is restricted to the south by the A127 the area does retain some relationship with the countryside to the east and west. These areas would be impacted by release of the assessment area as they would become more contained by inset development, though it is noted that the Green Belt to the east does not perform as strongly as that in the assessment area due to its existing containment. Furthermore, the A127 to the South and Daws Heath Road to the east would create stronger Green Belt boundaries than the existing boundary, although it would create an irregular edge.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA40



Description

The assessment area lies along the eastern edge of the settlement of Hullbridge. It is formed of a number of agricultural fields separated by hedgerows and small trees. Other than a small farm which lies on the eastern edge of the assessment area, it is open and undeveloped. Boundaries are formed by the urban edge of Hullbridge to the west, field edges to the east and south, and part field boundaries/part washed over development in the form of dwellings and a park homes site to the north.

Assessment Type

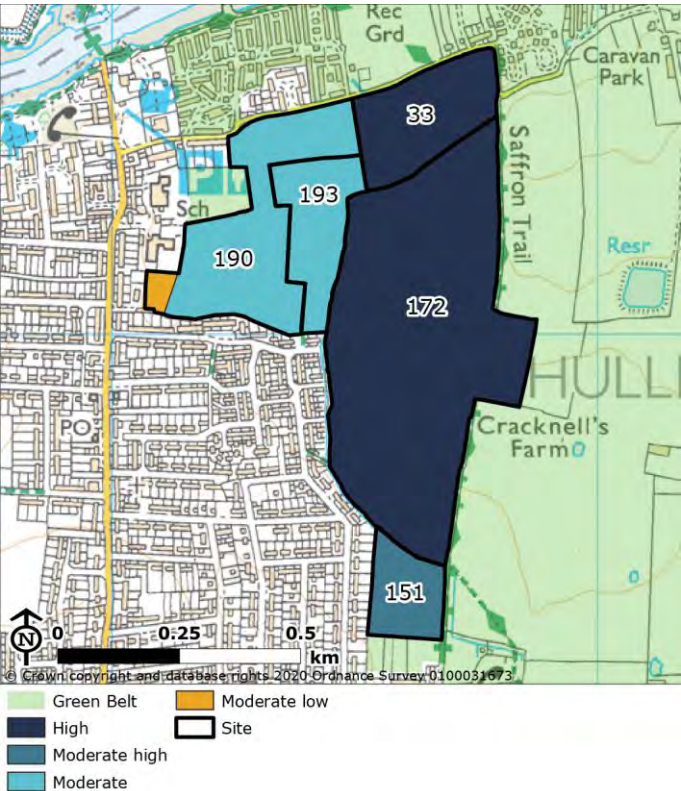
Urban Extension

Sites falling within Stage 2 Site Assessment Area

151
172
190
193
33

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA40



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area (sites 190, 193, 33, 172 and 151 in combination)	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The land is open and undeveloped and has a strong relationship with the adjacent countryside. This relationship strengthens eastwards moving away from the urbanising influence of Hullbridge, with which there is little distinction along the urban edge. Due to the lack distinction with the wider countryside, release would impact the adjacent Green Belt, particularly to the east. Release of the assessment area would compromise adjacent Green Belt to the north in between Hullbridge and the washed over caravan park, for which there would remain limited justification for it to retain its Green Belt status. Although it is noted that this land is lower performing Green Belt. The release of the whole area would result in the isolation of a single field in the north west corner adjacent to the school, although in order to create a more consistent Green Belt boundary it is acknowledged that this field would be best released alongside the rest of the area.	High

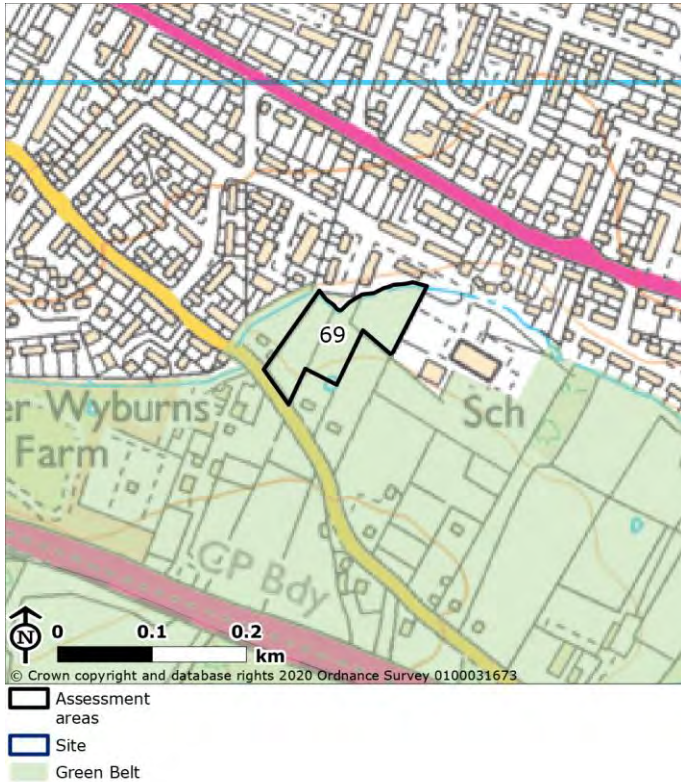
Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA40

Release of sites 190 and 193	<p>This part of the assessment area makes the same contribution to the Green Belt purposes as the wider assessment area. The area is open and undeveloped and has a strong relationship with the wider countryside to the east due to a lack of boundary features. However, this area is also contained by development to the north, east and south and there is a lack of distinction from the urban edge, with the boundary mainly formed by residential gardens. The release of this area would result the isolation of a single field in the north west corner adjacent to the school, although in order to create a more consistent Green Belt boundary it is acknowledged that this field would be best released alongside sites 190 and 193. Consequently, the release of these two sites would result in the definition of a more consistent Green Belt boundary.</p>	Moderate
Release of site 151	<p>This part of the assessment area makes the same contribution to the Green Belt purposes as the wider assessment area. The area is open and undeveloped and has a strong relationship with the wider countryside to the east due to limited boundary features. However, this area lacks distinction from the inset settlement and is partially contained by development to the south along Coventry Close. The release of site 151 would create a more readily recognisable Green Belt boundary along Long Lane to the east and following the wooded field boundary to the north, which is also used to mark the urban edge of Hullbridge to the west. The release of this area would result the containment of the woodland in between the site and Coventry Close to the south. In order to fully benefit from consistent Green Belt boundary offered by Long Lane to the east it is acknowledged that this area would also be best released alongside site 151.</p>	Moderate-High
Release of the small field to the south of the junior school in the westernmost corner of site 190	<p>This part of the assessment area makes the same contribution to the Green Belt purposes as the wider assessment area. However, it is a small area, lacking distinction from the inset settlement and enclosed on three sides by inset development. Its relationship with the wider countryside is slightly restricted by a tree line. Consequently, the area has a stronger relationship with the urban area than the wider countryside. Furthermore, the release of this field would not have an impact on the integrity of neighbouring Green Belt to the east.</p>	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA41



Description

The assessment area lies along the southern edge of the town of Rayleigh. It consists of a number of trees and scrubland and a number of small polytunnels. The edge of residential gardens form the southern boundary, the south eastern boundary is defined by Daws Heath Road, the north western boundary by a washed over dwelling and the remaining boundaries by the settlement edge of Rayleigh.

Assessment Type

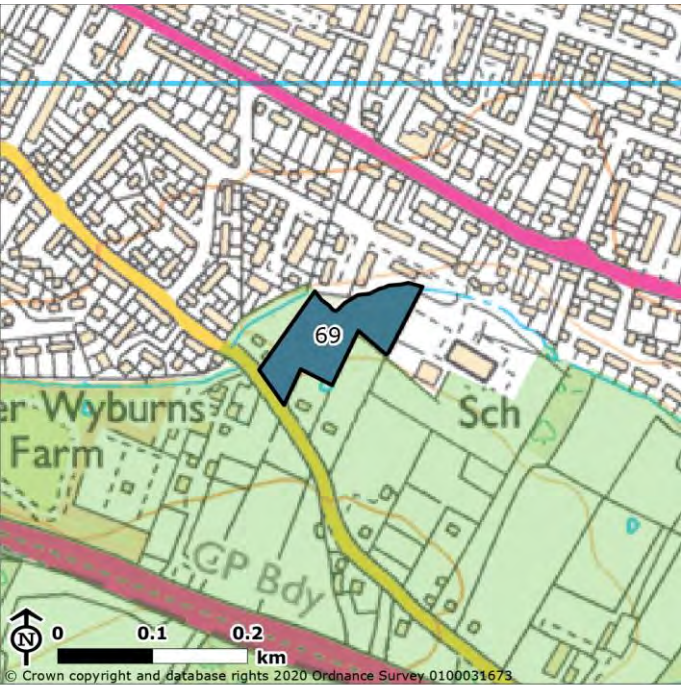
Urban Extension

Sites falling within Stage 2 Site Assessment Area

69

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA41



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking sprawl of the large built up area and preventing encroachment into the countryside. It makes a moderate contribution to preventing the merging of towns. The assessment area is open and undeveloped and retains some relationship with the wider countryside to the south and east. A thick treeline provides some distinction from the inset edge. The area is partially contained by the inset settlement to the north and north west, although a small area of Green Belt lies between the assessment area and the settlement to the north west. Its release would significantly weaken this land, as it would be almost completely isolated by development, although it is noted that this area would likely be released alongside the assessment area, creating . However, release of the assessment area would increase containment of land to the east, which would become contained on two sides by inset development, although the land to the south is already developed with detached dwellings.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA42



Description

The assessment area is located just to the south of the town of Rayleigh. It is formed of a couple of small fields and contains a small stable block, a dwelling and outbuilding in the south eastern corner. Daws Heath Road forms the southern boundary, the eastern boundary is formed by woodland, the northern by a treeline beyond which is school playing fields and to the west lies a dwelling, driveway and outbuildings.

Assessment Type

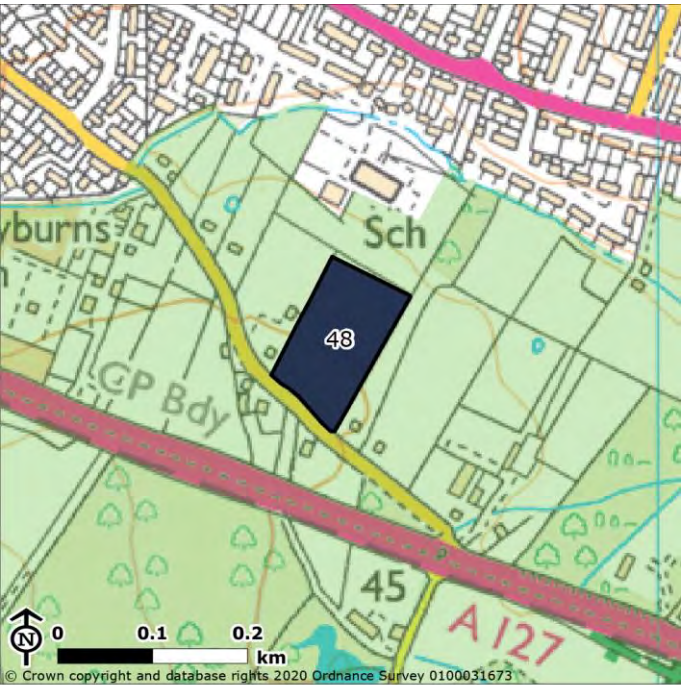
Inset

Sites falling within Stage 2 Site Assessment Area

48

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA42

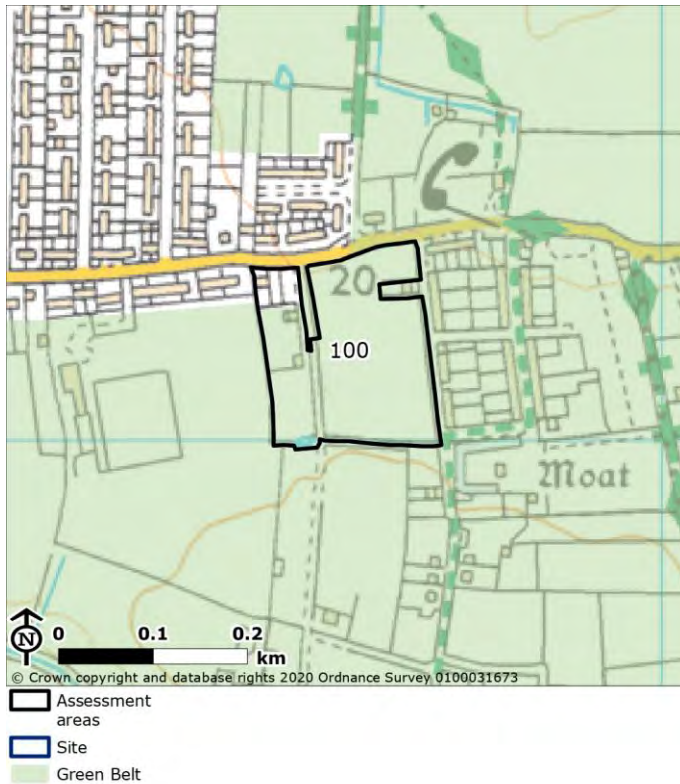


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking sprawl from the large built up area and preventing encroachment into the countryside. It makes a moderate contribution to preventing the merging of towns. The assessment area is open and undeveloped and the washed over development within it and around it does not have an urbanising influence. The area retains a relationship with the wider countryside and this would be weakened by its release, which would create an isolated inset area. It is considered that the Green Belt to the south of the assessment area would be significantly weakened as the A127 to the south forms a stronger Green Belt boundary. The school playing fields to the north would also be significantly weakened as there would form a very small gap between the new inset area and the urban edge of Rayleigh. The Green Belt land to the west would also be compromised by the release of the area, as it would become almost completely contained on three sides by inset development and on the fourth by the A127.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA43



Description

The assessment area falls along the southern edge of the settlement of Hullbridge. It is formed of one open agricultural field and a car / tyre storage yard. To the north is Lower Road and beyond this the urban edge of Hullbridge. The eastern boundary is formed by Central Avenue and washed over dwellings. The southern boundary is defined by a treeline which forms the field edge and the western boundary is formed by the treelined edge of some sports pitches.

Assessment Type

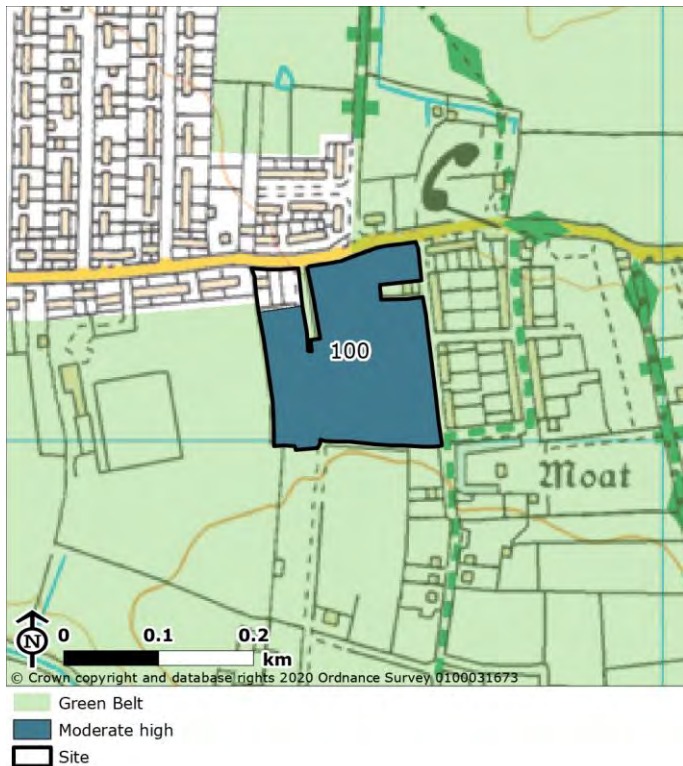
Urban Extension

Sites falling within Stage 2 Site Assessment Area

100

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA43

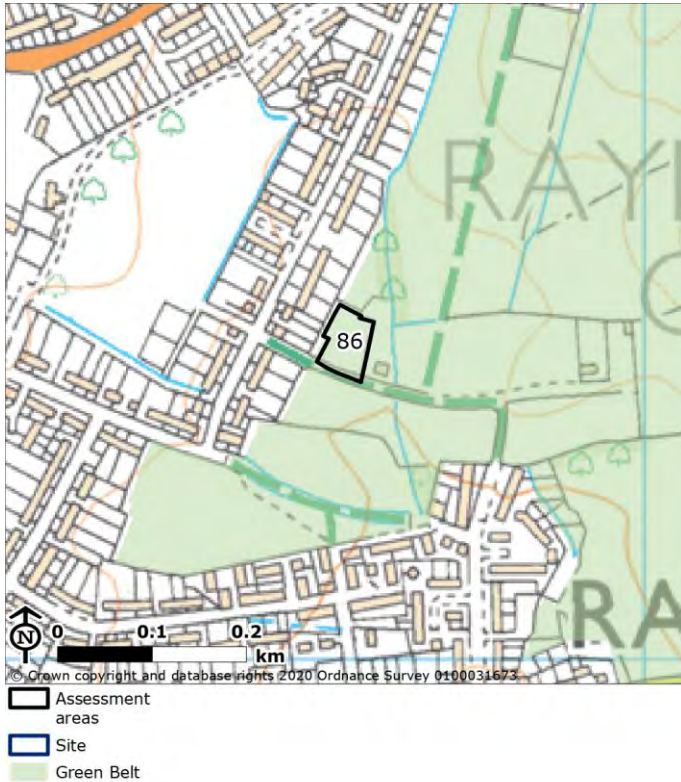


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside. It makes a moderate contribution to preventing the sprawl of the large built up area and preventing the merging of towns. Although it has been breached, Lower Road provides some distinction from the inset settlement to the north, though distinction from the houses along the southern side of this road is limited and these, coupled with the reasonably dense washed over development to the east provides some sense of containment. While a tyre storage yard is located on the western half of the assessment area this is not considered to be a significant urbanising influence, and the assessment area is open and undeveloped and retains a reasonably strong relationship with the wider countryside to the south and west, although this is restricted somewhat by treelines. Release of the assessment area would comprehensively merge the ribbon development directly to the east along Central Avenue to the urban edge of Hullbridge and create an irregular Green Belt boundary along the southern edge of Hullbridge. Although Lower Road has already been breached as a boundary feature, release of the assessment area would further breach this, and the treeline along its southern edge is not considered to be a stronger Green Belt boundary. Adjacent Green Belt to the west would become more contained and release would significantly reduce the justification for retaining the Green Belt status of the washed over development to the east.</p>	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA44



Description

The assessment area lies along the eastern edge of the town of Rayleigh. It is formed of a small field. The western edge is formed by the urban edge of Rayleigh, the northern boundary by hedgerows onto residential back gardens, the eastern boundary by a dwelling and the southern boundary by a hedgerow onto Napier Fields Park and Garden.

Assessment Type

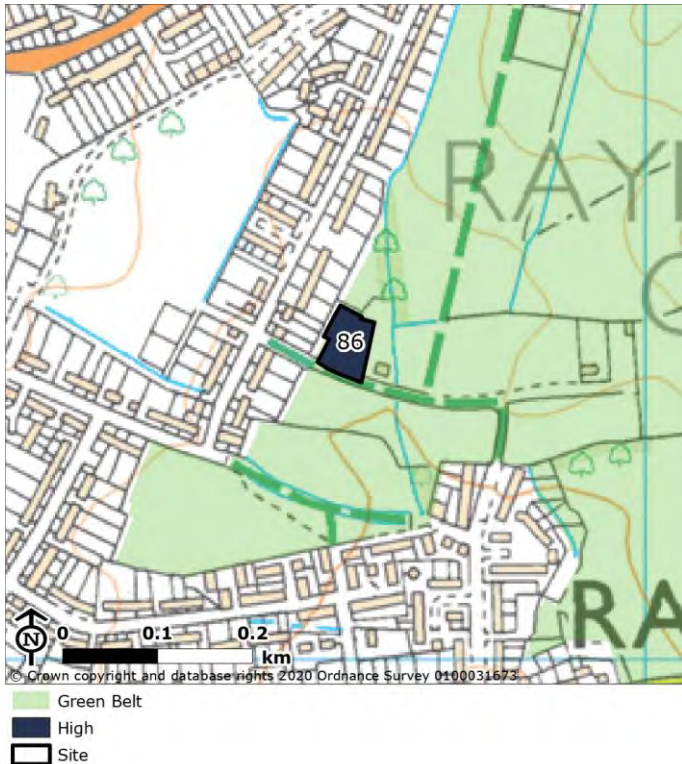
Urban Extension

Sites falling within Stage 2 Site Assessment Area

86

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA44



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large urban area and preventing encroachment into the countryside. It makes a moderate contribution to preventing the merging of towns. The assessment area is open and undeveloped but its relationship with the wider countryside is slightly restricted by thick treelines, a dwelling to the east and a lane to the south furthermore, there is little distinction from the urban edge with the boundary formed by the edges of residential gardens. Release of the area would however result in an irregular Green Belt boundary along the edge of Rayleigh and the boundaries of the assessment area are not considered to be stronger than the existing inset boundary. Therefore, adjacent Green Belt would become increasingly contained by development.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA45



Description

The site assessment area falls on the eastern edge of the settlement of Hullbridge. It is formed of a single field which contains a couple of small agricultural buildings and a number of large trees. The northern and eastern boundaries are defined by the tree lined field edge, the southern boundary by Lower Road and the western boundary by a washed over dwelling and the urban edge of Hullbridge.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

128

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA45



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The assessment area is open and undeveloped and although its relationship with the wider countryside is restricted somewhat by Lower Road and the washedover development to the south and the treelines to the north and east, it still maintains a relationship with the surrounding countryside. The wooded eastern and southern boundaries to the site maintain some distinction from the inset settlement edge to the west and washedover development to the south, despite their containing influence. Release of the assessment area would create a more irregular boundary around Hullbridge and would consolidate the ribbon development along Lower Road to the south weakening adjacent Green Belt to the north (east of Long Lane), south and east (the woodland to the north of Coventry Close). A very small area of Green Belt, which contains a washed over dwelling would fall between the new inset area and the settlement edge. It is likely that this would be released alongside the assessment area.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA46



Description

The assessment area is located to the south east of Hullbridge and consists of three rows of homes along Pevensey Gardens and Central Avenue and a section of an allotment site. The site is bounded to the north by Lower Road, a moat and patchy hedgerow to the south, Central Avenue to the west and an allotment site to the east.

Assessment Type

Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P22

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA46

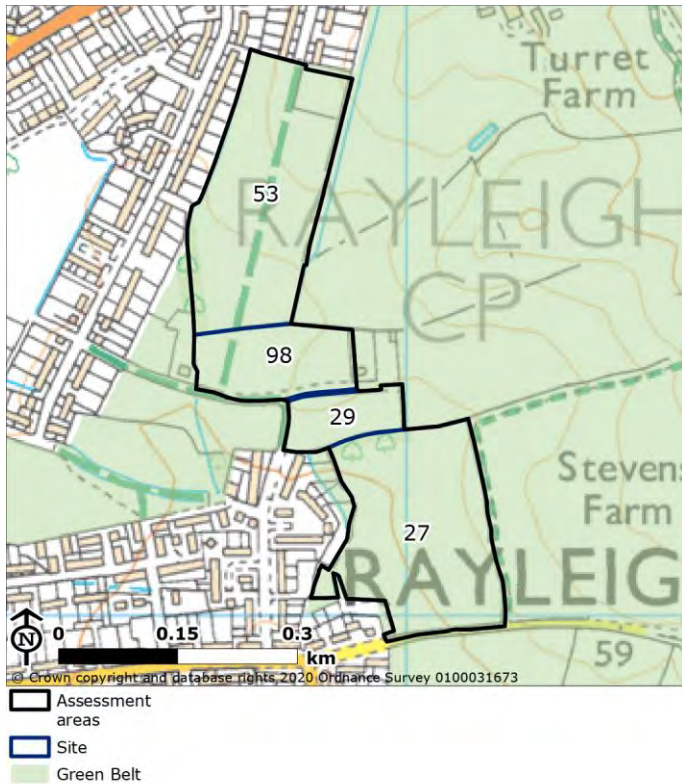


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area, to preventing the merging of towns and to preventing encroachment on the countryside. The assessment area is largely developed and constitutes ribbon development emanating from the urban edge of Hullbridge along Lower Road. Being developed, the integrity of neighbouring Green Belt has already been compromised to a degree, however, being located to the south of Lower Road, the area has a stronger relationship with the wider countryside than the urban edge of Hullbridge. Its release would increase containment of the open Green Belt to the west, including the open space sandwiched between Burlington Gardens and Central Avenue, and to the north along the northern edge of Lower Road however, it is noted that these areas are already contained to an extent between the inset urban edge and the washed over development.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA47



Description

The assessment area lies along the eastern edge of the town of Rayleigh. It is formed of four agricultural fields separated by field boundaries and treeline. The southern boundary of the assessment area is formed by Bull Lane, the eastern boundary by field boundaries, the northern boundary by the urban edge of Rayleigh and the western boundary partly by the urban edge and partly by field boundaries.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

27

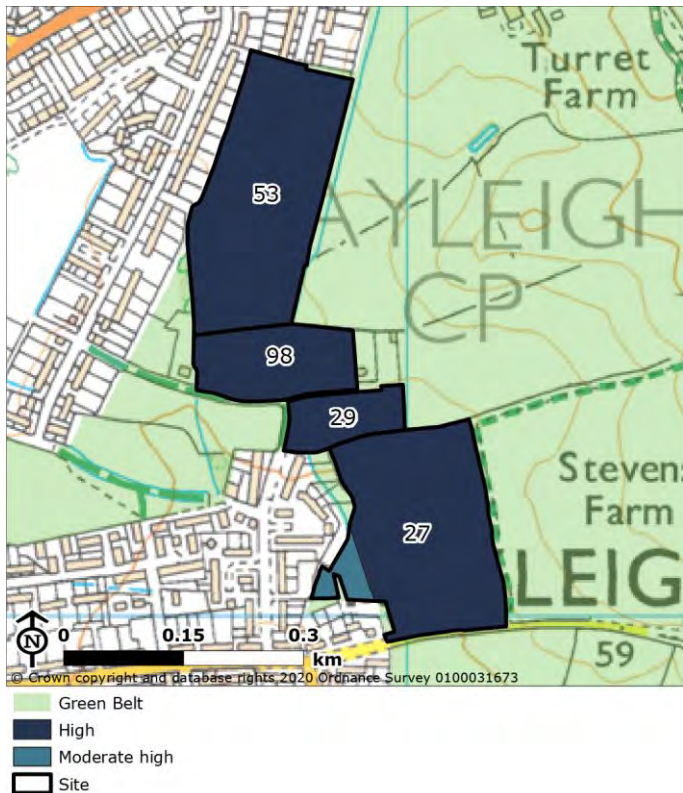
29

53

98

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA47



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area, or sites in isolation	<p>The northern half of the assessment area comprising sites 53 and the western half of site 98 makes a strong contribution to checking sprawl from the large built up area and preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The southern half comprising the eastern half of site 98 and sites 29 and 27 make a strong contribution to checking sprawl from the large built up area, preventing encroachment into the countryside and a preventing the merging of towns. Although there is little distinction where the area abuts the urban edge, the assessment area is open and undeveloped and retains a strong relationship with the wider countryside to the east where boundaries are only formed by field edges. Release of any land within the assessment area would create a more irregular Green Belt boundary around the inset town of Rayleigh. The release of any or all of sites 53, 98 and 29 would enclose the Green Belt land to the west significantly weakening it, although due to its current containment this area of Green Belt land does not perform as strongly. The release of site 27 would compromise the integrity of the Green Belt to the north and south, but particularly to the south, where the adjacent Green Belt would become contained on three sides by the inset urban edge of Rayleigh.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA47

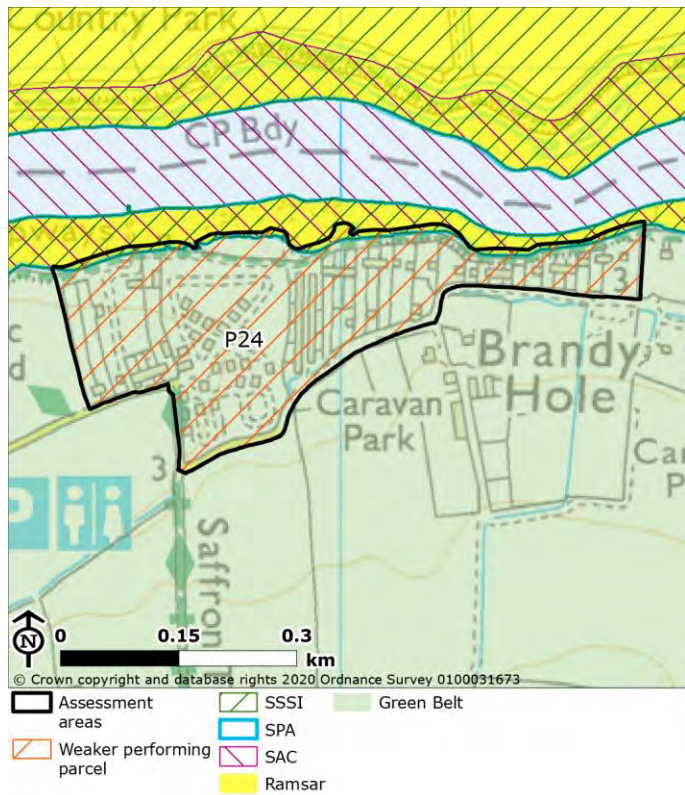
Release of western end of site 27

There is a small area on the western edge of site 27 which extends into the urban area. This area is contained on three sides by inset development, although some distinction from the urban edge is maintained by the presence of mature woodland. Its release would form a more regular boundary around the edge of Rayleigh and would not result in the containment of adjacent Green Belt land. However, there is a lack of boundary features which would impact Green Belt land to the east.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA48



Description

The assessment area is located to the north east of the edge of Hullbridge. It consists of a static caravan park and a row of dwellings with large rear gardens. The site is bounded to the north by the River Croucha designated Ramsar site, Kingsmans Farm Road to the south, garden fencing and a patchy tree line to the west and hardstanding to the east.

Assessment Type

Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P24

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA48



- Green Belt
- Moderate high
- Weaker performing parcel

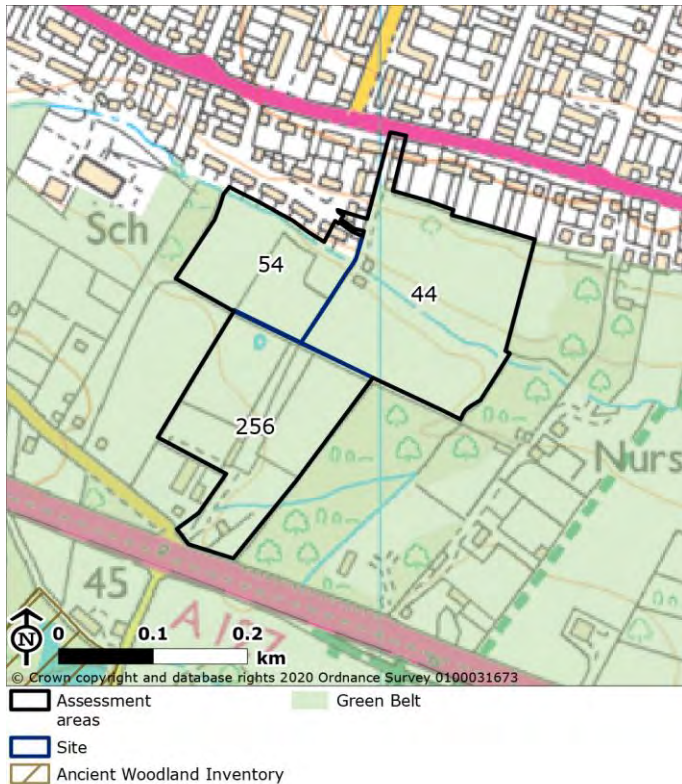


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a moderate contribution to preventing the merging of towns and to preventing encroachment on the countryside. Release of the assessment area would create a new inset area to the north east of Hullbridge, creating a narrow gap between the assessment area and the urban edge of Hullbridge. Although the existing development in the area has already weakened the integrity of the Green Belt within and adjacent to the area, the area still has a relationship with the wider countryside and insetting it would serve to weaken this relationship and compromise the integrity of open Green Belt land to the west, where it would become increasingly contained and to south west.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA49



Description

The site assessment area lies along the southern edge of the town of Rayleigh. It is formed of a number of small fields separated by treelines. The town forms the northern boundary of the assessment area, woodland forms the eastern and western boundaries while the southern boundary is partly defined by the A127 and partly by a builders yard / storage area.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

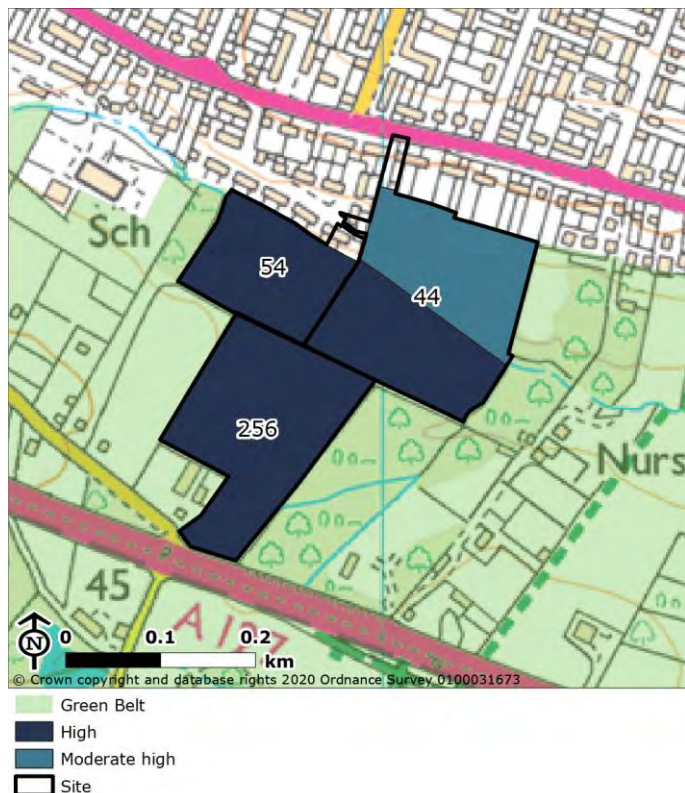
256

44

54

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA49

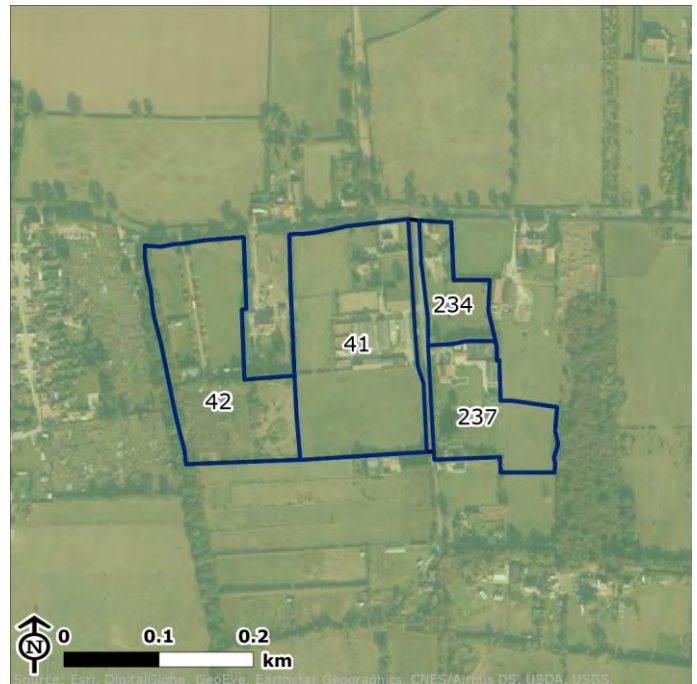


Harm Assessment

Scenario	Justification	Score
Release of the whole assessment area, or sites in isolation	The assessment area makes a strong contribution to checking the sprawl of the large built up area and preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The assessment area is open and undeveloped and although there is limited distinction, the urban edge of Rayleigh to the north does not exert a significant urbanising influence. However, the relationship with the wider countryside is restricted to an extent by woodland to the east and west and by the A127 to the south, which would form stronger Green Belt boundaries than the existing. Release of the assessment area would however significantly weaken the Green Belt to the east and west. In both directions the release of the entire assessment would contain open Green Belt land on three sides, with the fourth being the strong boundary of the A127.	High
Release of the northern portion of site 44	While this part of the assessment area makes the same contribution to the Green Belt purposes as the wider assessment area, it is contained by inset development on two edges and woodland to the east forms a relatively strong boundary feature. The release of this area, while impacting Green Belt to the east, would not significantly increase the irregular form of the current urban edge of Rayleigh.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA50



Description

The assessment area lies to the south east of the settlement of Hullbridge. It consists of a number of small fields, a farm and agricultural buildings and a couple of detached dwellings. Boundaries to the south and east are formed by field edges, to the west by a small lane beyond which are allotments, and to the north by Lower Road.

Assessment Type

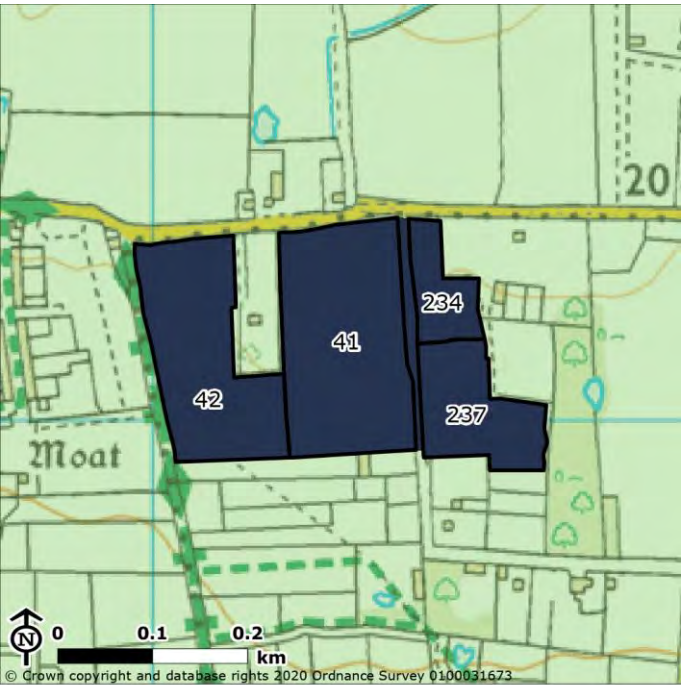
Inset

Sites falling within Stage 2 Site Assessment Area

234
237
41
42

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA50

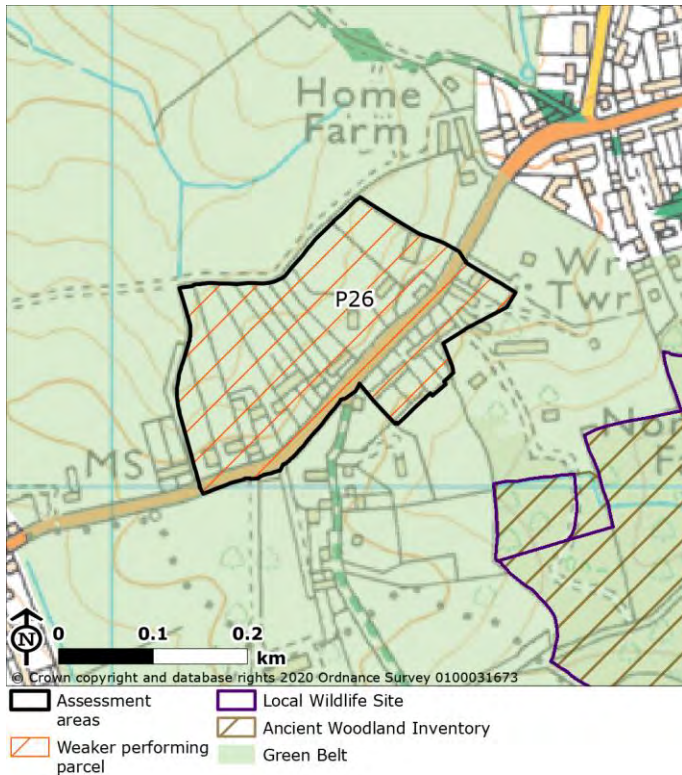


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to checking sprawl from the large built up area and preventing the merging of towns. The assessment area contains some washed over development in the form of dwellings, as well as some agricultural buildings. These are not considered urbanising and the assessment area has a strong relationship with the wider countryside. Release of the assessment area would create an isolated inset area which would weaken adjacent Green Belt. It would create ribbon development along Lower Road which would in particular compromise Green Belt to the west which would lie between the new inset area and the inset settlement of Hullbridge. It would also reduce the justification for leaving the existing washed over development to the east in the Green Belt. Green Belt to the west would also be compromised as Church Road would form a stronger Green Belt boundary than the boundary of the assessment area. It is noted that the irregular edges of the assessment area some what increase containment of pockets of adjacent Green Belt land.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA51



Description

The assessment area is located adjacent to High Road between the towns of Hockley and Rayleigh. The assessment area comprises ribbon residential development along High Road with accompanying rear gardens. The assessment area is bounded to the south by the garden fences of the residential development running along the southern side of High Road (B1013), to the north by an unnamed track and to the east and west by garden fences.

Assessment Type

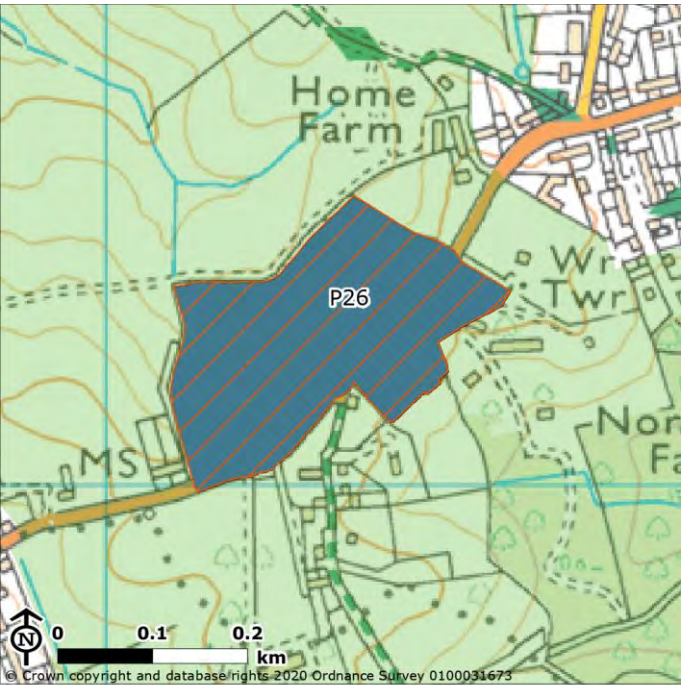
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P26

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA51



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area, to preventing the merging of towns and to preventing encroachment on the countryside. The assessment area contains ribbon development along the northern and southern edges of High Road. Release of this area would create a new inset area in between the narrow gap between the edges of Hockley and Rayleigh, which would in turn increase containment of the open Green Belt land to the north east and south west. Being developed, the integrity of neighbouring Green Belt has already been compromised to a degree, however the area has a stronger relationship with the wider countryside than the urban edges of either Hockley or Rayleigh.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA52



Description

The assessment area is located on the eastern edge of the town of Rayleigh. It consists of the playing fields of Grove Wood School. The assessment area is contained on three sides by the urban area of Rayleigh and to the east by Grove Woods.

Assessment Type

Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P27

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA52

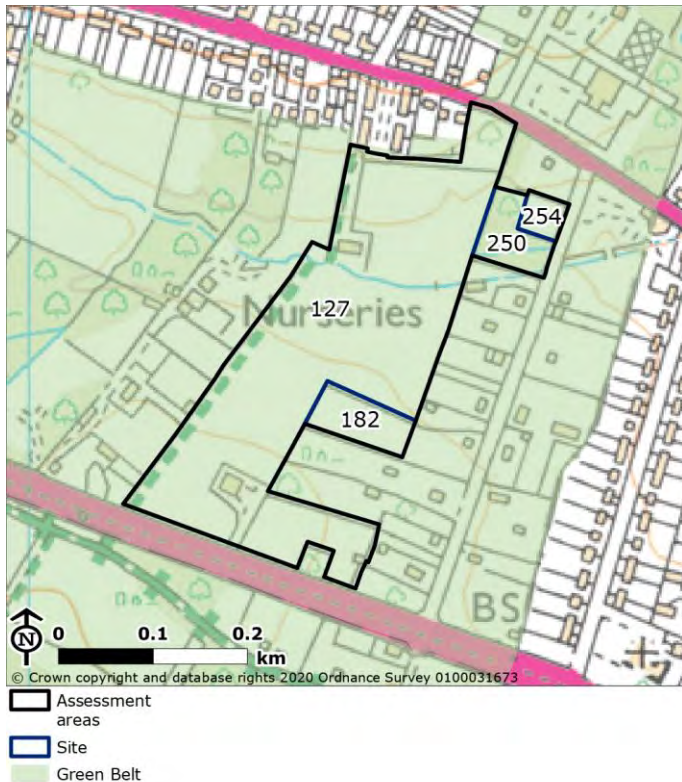


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to checking the sprawl of the large built up area and to preventing encroachment into the countryside. The assessment area is undeveloped, however it is contained on three sides by the inset settlement of Rayleigh which, due a lack of distinction exerts an urbanising influence over the land. Woodland provides seperation from the wider countryside on the fourth edge and the area has a limited relationship with the wider countryside. Due to its containment, release of the assessment area would not compromise the integrity of neighbouring Green Belt and would create a more regular urban edge, with the woodland to the east forming a strong boundary feature.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA53



Description

The assessment area lies on the southern edge of the town of Rayleigh. It is formed of a couple of fields separated by a tree line. It contains two small agricultural buildings and a small area of woodland within the eastern corner. The northern boundary is formed by the urban edge of Rayleigh, the southern boundary by the A127, the eastern boundary by a treeline beyond which lies washed over dwellings and the western boundary is formed partly by woodland and partly by a tree line.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

127

182

250

254

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA53

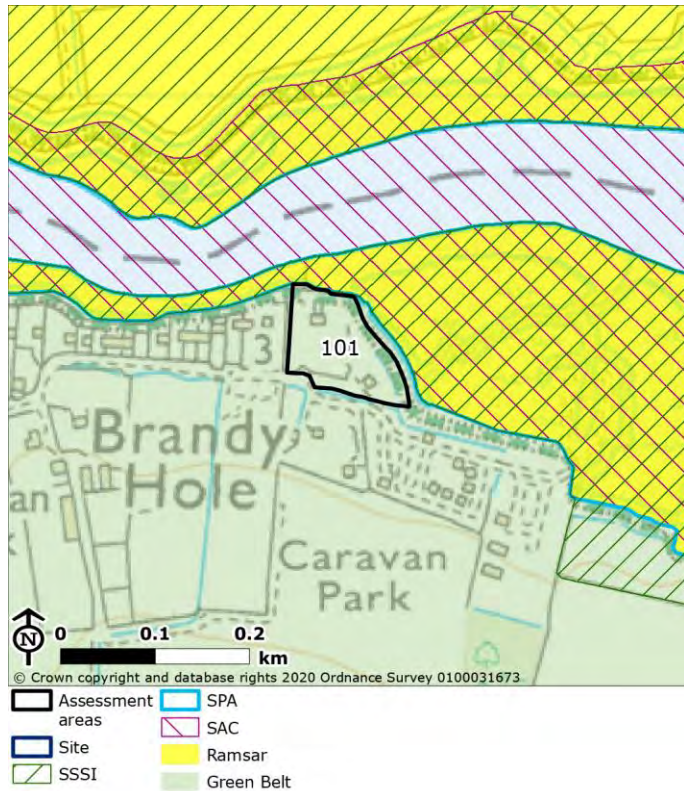


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a strong contribution to checking the sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and undeveloped and retains a relationship with the Green Belt to the west and east. While the inset settlement of Rayleigh lies to the north and there is little distinction between the two, it is considered that this does not have a significant urbanising influence. Release of any land within the assessment area would impact surrounding Green Belt land, particularly that to the east which, although somewhat compromised by washed over development, would become sandwiched between the new inset area and the urban edge of Southend-on-Sea, with roads connecting Southend-on-Sea and Rayleigh forming the northern and southern boundaries. Furthermore the justification for leaving the washed over residential development to the east within the Green Belt would be significantly reduced. There is a very small area of Green Belt that lies outside the assessment area which is in between the northern edge of the assessment area and the urban edge of Rayleigh. If the assessment area were to be released, in order to create a more consistent Green Belt boundary it would make sense to release this small area. It is noted that the A127 which forms the southern boundary of the assessment area would form a stronger boundary feature than the existing inset edge.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA54



Description

The assessment area lies north east of the settlement of Hullbridge, alongside the River Crouch. It consists of a small building which provides events space, its car park and terraces and some open grassland. Boundaries are formed by the River Crouch to the north, streams and marshland to the east, Kingsmans Farm Road to the south and a field edge to the west.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

101

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA54



- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. While the assessment area contains one building, this is not considered to have an urbanising influence and the assessment area is otherwise open and undeveloped with a strong relationship with the wider countryside. Release of the assessment area would create an isolated inset area which would compromise adjacent Green Belt, particularly to the west where the justification for leaving the washed over dwellings in the Green Belt would be reduced, though this area has already been compromised by urbanising development. The River Crouch to the north provides a very strong boundary to prevent harm to the north and, likewise, the streams and marshland to the east.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA55



Description

The assessment area lies on the western edge of the settlement of Southend-on-Sea. It contains a single detached dwelling and garden on the northern edge while the remainder of the assessment area containing wooded. The A127 forms the boundary to the south and Rayleigh Downs Road forms the western boundary. The northern and eastern boundaries are formed by treelines beyond which are residential gardens. The inset settlement of Southend-on-Sea lies to the east.

Assessment Type

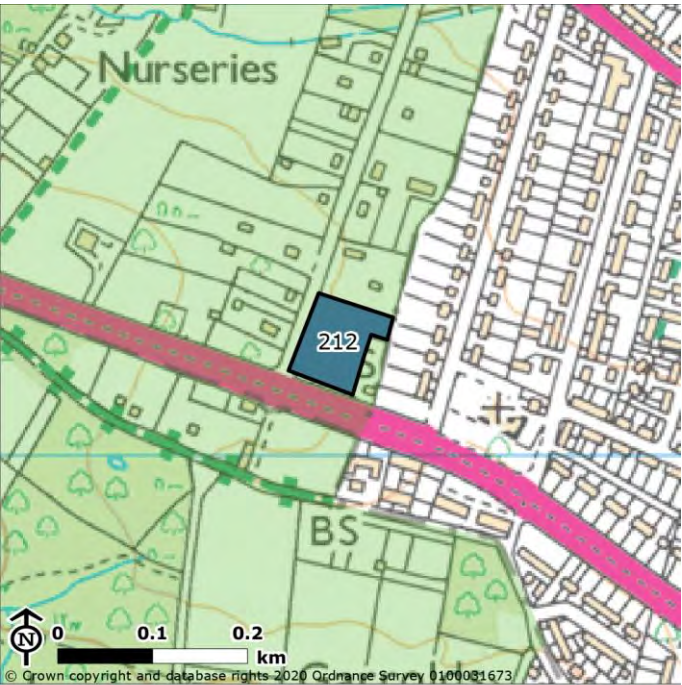
Urban Extension

Sites falling within Stage 2 Site Assessment Area

212

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA55

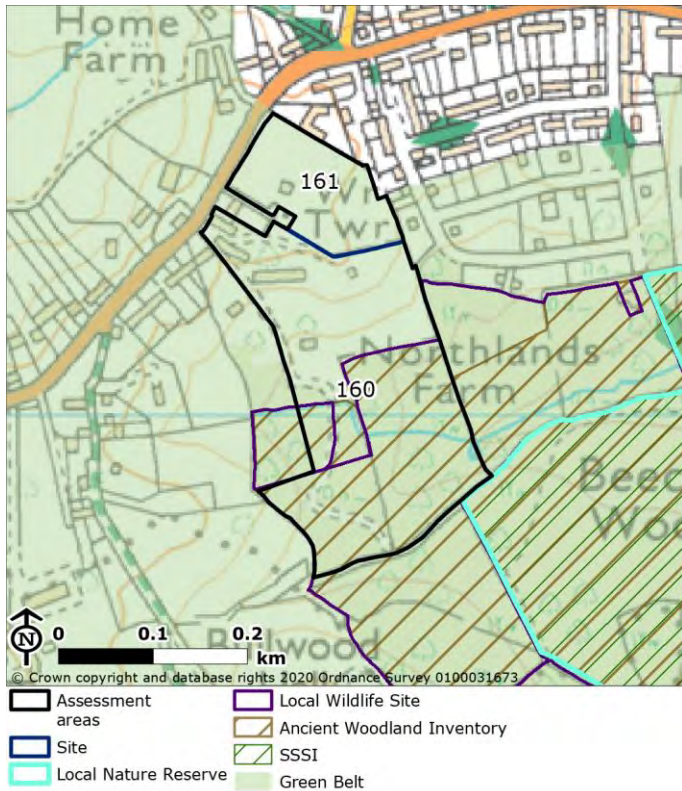


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a strong contribution to preventing the merging of the towns of Southend-on-Sea and Rayleigh. It makes a moderate contribution to checking sprawl from the large built up area and preventing encroachment into the countryside. While the northern edge of the assessment area contains a washed over dwelling this does not have a significant urbanising influence on the site, similarly the washed over dwelling to the east and the urban edge of Southend-on-Sea, while there is little distinction between the two, also do not have a significant urbanising influence. However, the relationship with the wider countryside is restricted by the A127 to the south and washed over dwellings to the north and west. Release of the site would result in a more irregular Green Belt boundary along the edge of Southend-on-Sea, impacting adjacent Green Belt to the north in between the urban edge of Southend and Rayleigh Downs Road. The release of the site would result in a small area of Green Belt to the east (a washed over dwelling) left in between site and the urban edge. It is acknowledged that this would likely need to be released alongside the assessment area in order to create a consistent Green Belt boundary.</p>	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA56



Description

The site assessment area abuts the western edge of the inset town of Hockley. The southern half of the assessment area is covered by woodland and contains a local wildlife site and ancient woodland. The northern half of the assessment area contains a couple of dwellings, an outbuilding, informal fields and gardens. Boundaries are formed by Hockley to the north east, High Road to the north west and trees / woodland for the remainder.

Assessment Type

Urban Extension

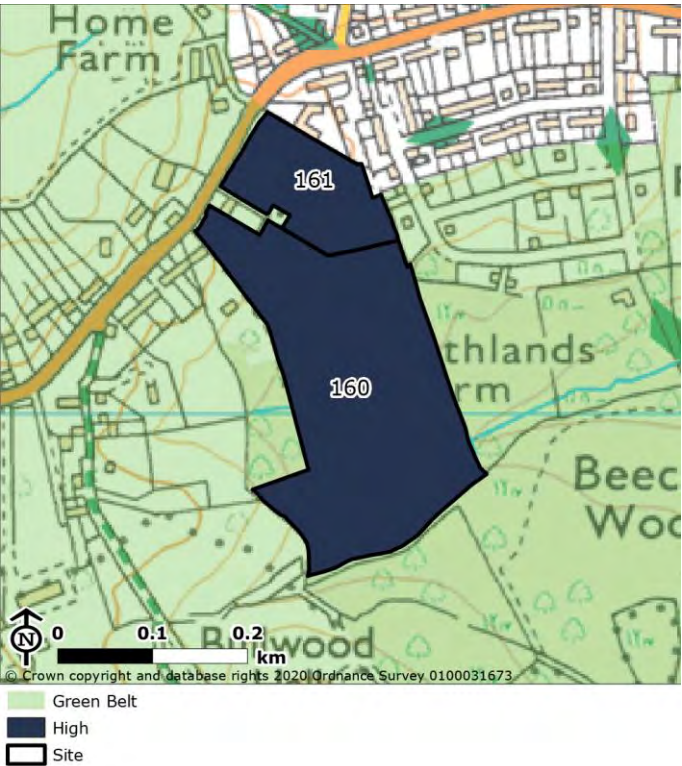
Sites falling within Stage 2 Site Assessment Area

160

161

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA56

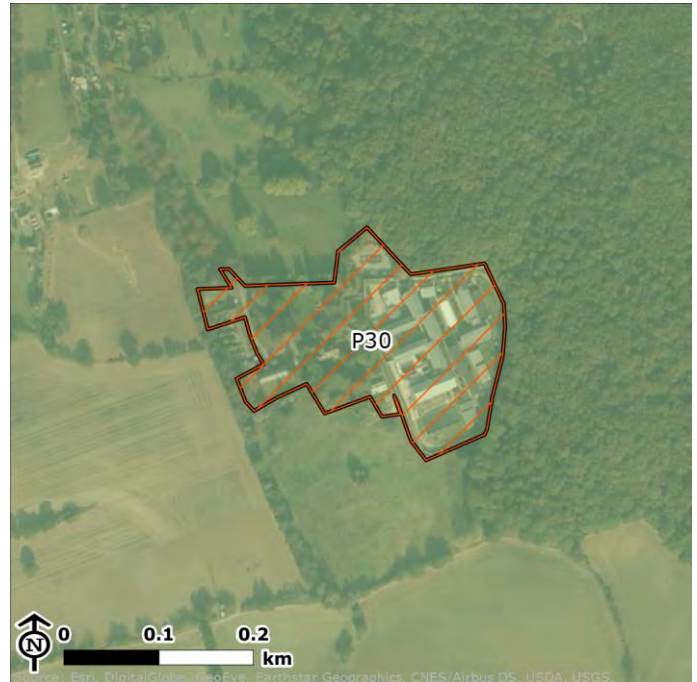
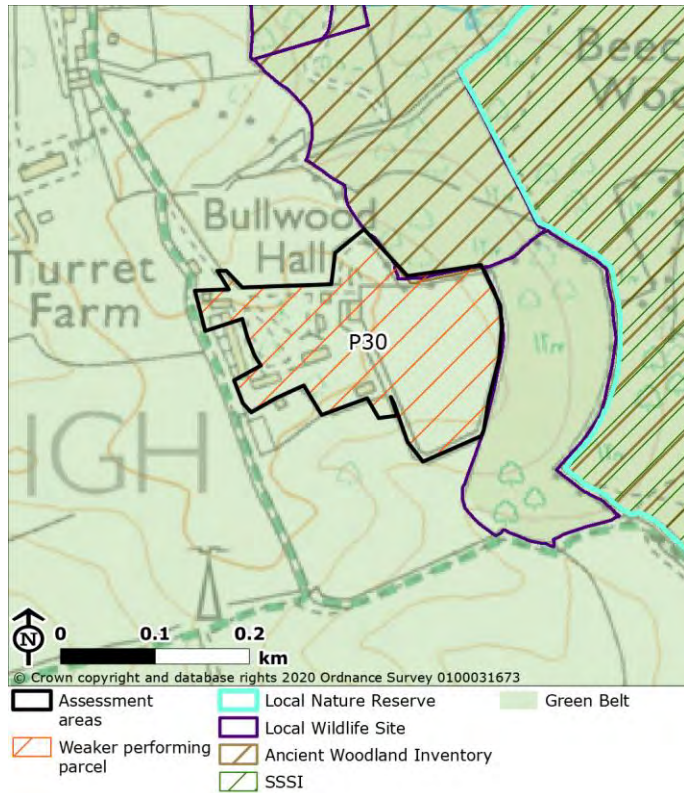


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a strong contribution to preventing sprawl of the large urban area, preventing the merging of towns and preventing encroachment on the countryside. The northwestern end of the assessment area is partially contained by the inset urban edge to the north east and the washed over residential dwellings to the west. There is little distinction along the inset settlement edge. Release of both sites 161 and 160 would create a less consistent Green Belt boundary and so would impact the adjacent Green Belt, particularly to the west where a small area of Green Belt would remain between the inset area and the B1013 High Road and the access road to Bullwood Hall, both of which form stronger boundaries as well as the inset settlement edge of Rayleigh. It is not considered that the boundaries of the parcel would form a significantly stronger Green Belt edge than the existing boundary. A few houses are located in the north corner of the assessment area and have a limited urbanising influence on the immediate surroundings, however if just this area (including all of site 160) were to be released then what remains of the open and undeveloped and in between Hockley and the ribbon development along High Road would be lost. Furthermore, the justification for leaving the ribbon development along High Road washed over by the designation would be reduced giving rise to the potential for further areas of Green Belt to be isolated and compromised. A Local Wildlife Site and an area of ancient woodland cover the southern portion of site 160. This area is extremely unlikely to be developed and so has not been assessed.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA57



Description

The assessment area lies in between the settlements of Hockley and Rayleigh. It is formed of the former HM Bullwood Prison and a number of associated buildings, the former of which is being redeveloped for housing. The boundaries of the assessment area are formed by the former prison perimeter fencing and woodland to the north and east, the remainder of the northern boundary is formed by Bullwood Hall Lane, the western boundary by a the rear of dwellings and a thick tree line and the southern boundary is open to a small field.

Assessment Type

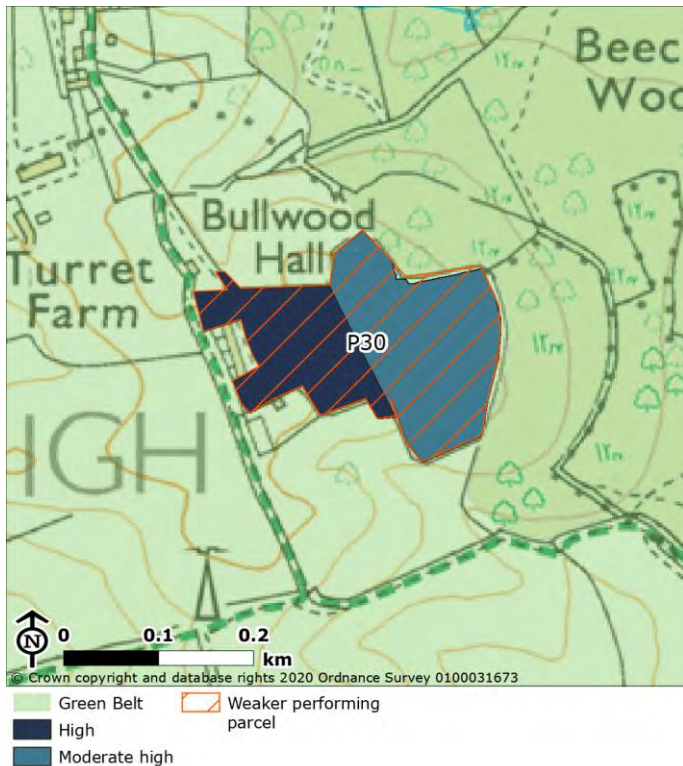
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P30

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA57

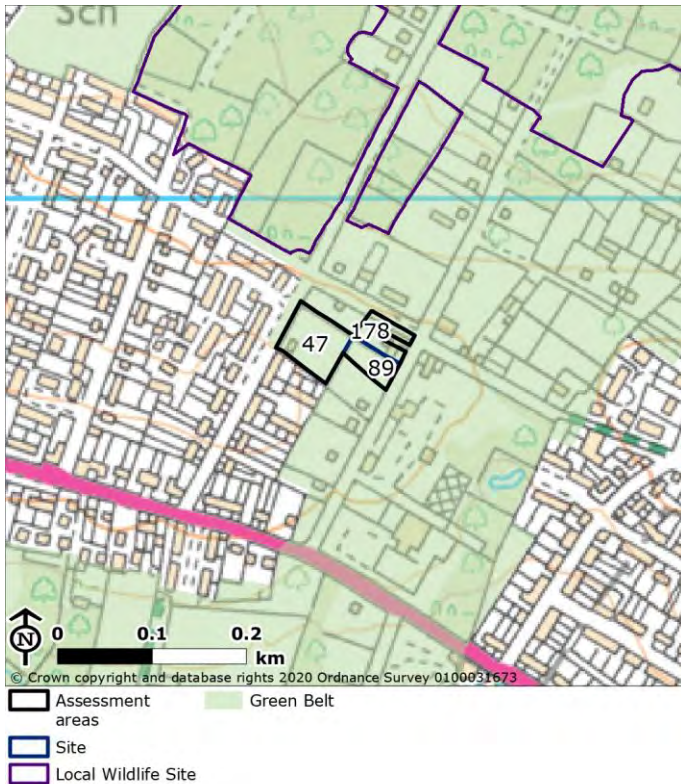


Harm Assessment

Scenario	Justification	Score
Release of whole assessment area	The assessment area makes a moderate contribution to preventing the merging of towns and to preventing encroachment into the countryside. It is considered to retain some openness and some relationship with the wider countryside, particularly to the west and south. Release of the assessment area would create an isolated, inset area which would compromise surrounding Green Belt, particularly to the south where there is a lack of boundary features, and to the west between the new inset area and the urban edge of Rayleigh.	High
Release of eastern half of the assessment area	The assessment area makes a moderate contribution to preventing the merging of towns and to preventing encroachment into the countryside. This section of the assessment area contains urbanising development in the form of large prison buildings and its relationship with the wider countryside is limited to the north, east and south by woodland. However, release of this section of the assessment area would create an isolated inset area which would compromise surrounding Green Belt, particularly to the west this area already contains a number of buildings which, along with the urbanising impact of the prison buildings has weakened it.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA58



Description

The assessment area lies on the eastern edge of the town of Rayleigh. The area is formed of two dwellings and their gardens. Boundaries are formed by The Drive to the east, Connaught Road and the urban edge of Rayleigh to the west, Warwick Road and a small field boundary to the north and the urban edge of Rayleigh and washed over dwellings to the south.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

178

47

89

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA58



- Green Belt
- Moderate high
- Moderate
- Site



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area, or sites 89 and 178 in isolation	<p>The assessment area makes a strong contribution to preventing the merging of the towns of Southend-on-Sea and Rayleigh, and makes a moderate contribution to checking sprawl of the large urban area and preventing encroachment into the countryside. The assessment area is contained on two sides by the inset settlement of Rayleigh which exerts some urbanising influence on the western half of the area due to a significant lack of distinction. The assessment area contains two detached dwellings, although these do not have a significant urbanising influence. The remaining areas of land are open and retain a relationship with the countryside to the north and east. Due to the presence of The Drive and the washed over residential development to the east, the release of all three sites would not significantly weaken the Green Belt to the east. However their release would create an irregular Green Belt boundary along the edge of Rayleigh which would compromise the washed over dwellings to the north and south, but particularly the Green Belt land to the south in between the urban edge of Rayleigh and The Drive. The release of the area would also harm the small area to Green Belt directly to the west and north as Connaught Road and Warwick Road would form more consistent boundary features. In order to create a regular urban edge to Rayleigh it would make sense to release these two pockets of Green Belt alongside the assessment area.</p>	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA58

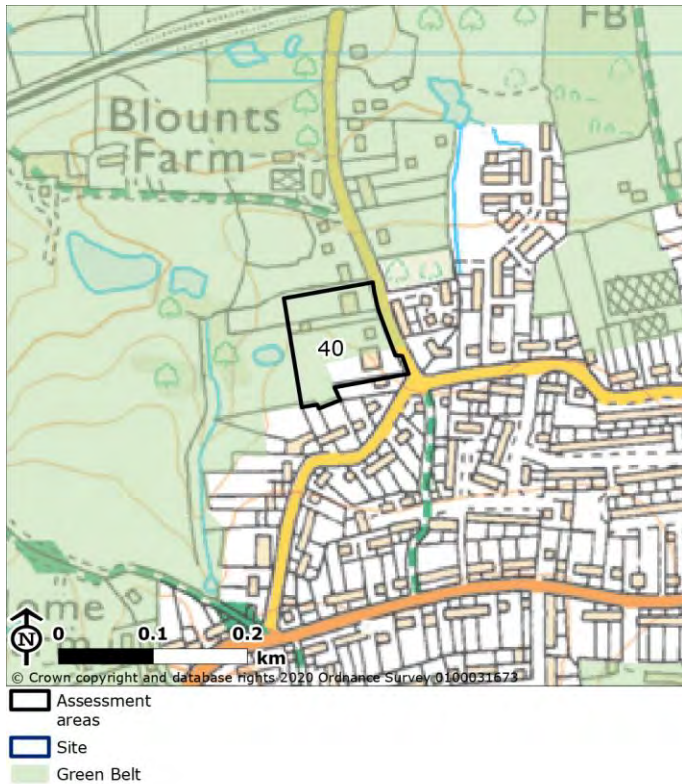
Release of site 47

Site 47 makes the same contribution to the purposes of the Green Belt as the wider assessment area. However, the site is more contained than the other two sites to the south and west by the inset settlement of Rayleigh, which exerts an urbanising influence, and has very limited distinction with the inset urban area. The release of site 47 would not cause the Green Belt boundary around Rayleigh to become more irregular. However, the release of the area would harm the small area to Green Belt directly to the north west as Connaught Road and Warwick Road would form more consistent boundary features. In order to create a regular urban edge to Rayleigh it would make sense to release these two pockets of Green Belt alongside the site.

Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA59



Description

The assessment area lies on the north western edge of the town of Hockley. The south eastern corner of the assessment area lies within the inset town and contains a large detached dwelling. The remainder of the assessment area is formed of the rear gardens of this dwelling, and an adjacent dwelling. To the south and east of the area is the urban edge of Hockley, to the west is the remainder of the rear garden and to the north is a further residential dwelling and garden.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

40

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA59



- Green Belt
- Moderate high
- Site



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large built up area and a strong contribution to preventing the merging of towns and encroachment into the countryside. The assessment area is contained on two sides by inset development and contains two large dwellings. However this, and the urban edge of Hockley do not have a strong urbanising influence on the area which retains some relationship with the wider countryside to the west and north. There is however little distinction with the inset settlement to the south but Church Road provides some distinction to the east. The boundaries of the assessment area, formed by gardens would not form a stronger Green Belt edge than the existing. The tree line / small woodland area at the rear of the garden to the west would form a stronger and more regular Green Belt boundary.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA60



Description

The assessment area lies between the settlements of Southend-on-Sea and Rayleigh. It consists of a garden centre and nursery, a caravan parking / storage area, a couple of detached dwellings a small field and a couple of blocks of trees along the eastern edge. The southern edge of the assessment area is defined by the A1015, the western edge by The Drive and the northern edge by a treeline and Warwick Road. The eastern edge is formed by some small blocks of trees beyond which lies the inset settlement of Southend on Sea.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

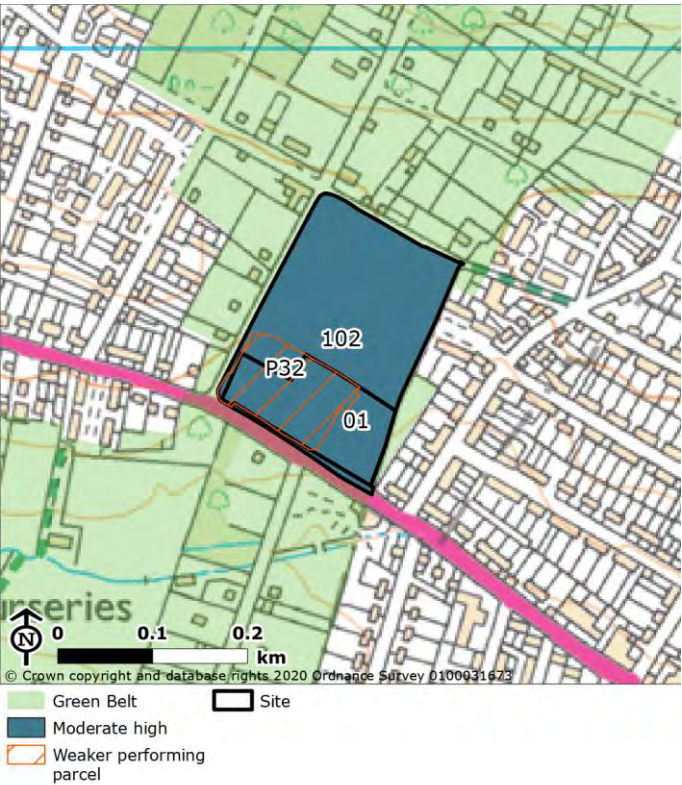
01
102

Stage 1 parcels that fall within Stage 2 Assessment Area

P32

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA60

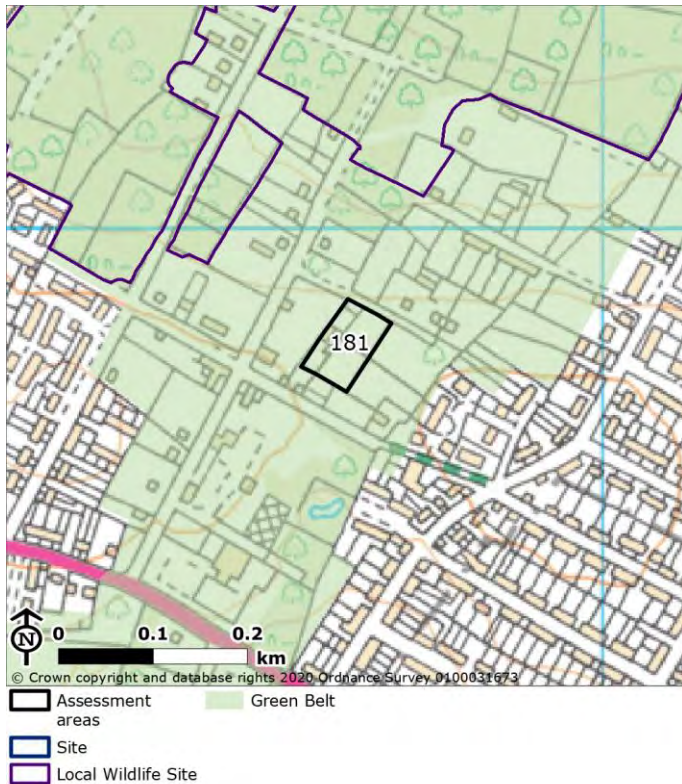


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The majority of the assessment area makes a strong contribution to preventing the merging of the towns of Southend-on-Sea and Rayleigh and a moderate contribution to preventing sprawl from the large built up area and preventing encroachment into the countryside. The assessment area contains a Wyvale Garden Centre, which has an urbanising influence and so makes a moderate contribution to preventing the merging of the towns. The northern half of the assessment area is relatively open and undeveloped and retains some relationship with the wider countryside to the north; however, any relationship with the countryside to the south is restricted by the A1015 and to the east and west lie the inset settlements, resulting in the assessment area having a sense of containment. Where it abuts the urban edge of Southend there is little distinction. While the assessment area is considered to be relatively contained by roads to the south west and north, which would provide distinguishable boundary features, its release would remove what remains of the open gap between Rayleigh and Southend, resulting in their coalescence. The area which contains the garden centre makes a weaker contribution to the Green Belt purposes but release of this area would significantly compromise the small areas of Green Belt that would remain to the east and west and would again effectively merge the two inset settlements.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA61



Description

The assessment area falls just to the west of the settlement of Southend-on-Sea. The eastern half of the assessment area is formed of two small agricultural fields that are separated by a small hedgerow. The western section of the area contains a driveway and small parking area, an equine school and a number of agricultural buildings and barns. The southern and eastern boundaries of the assessment area are formed by fenced field boundaries, the western boundary the rear garden of an adjacent dwelling and the northern boundary by Ethel Road.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

181

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA61

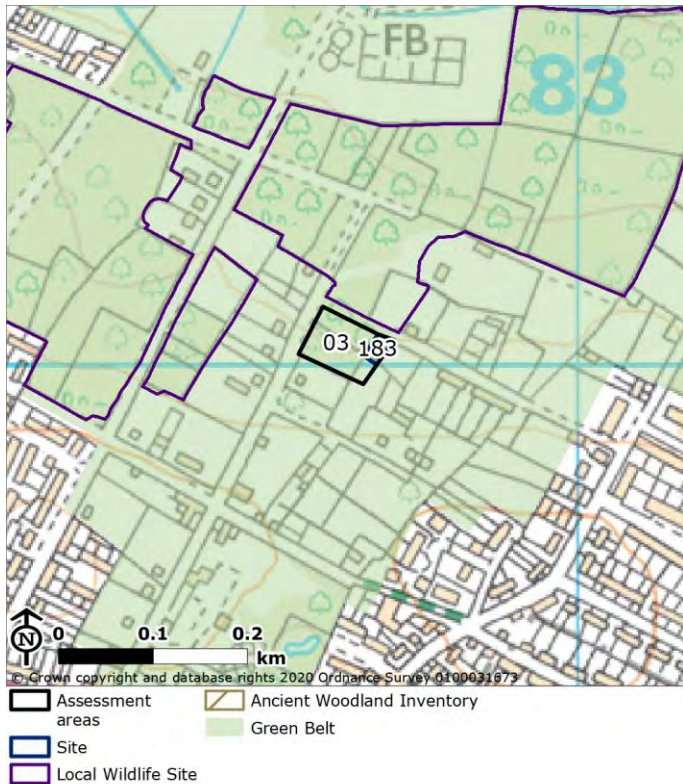


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of the towns of Southend-on-Sea and Rayleigh and makes a moderate contribution to checking sprawl from the large built up area and preventing encroachment into the countryside. The assessment area contains a small number of agricultural buildings however, these are not urbanising and the land is open. The site retains a relationship with the wider countryside, particularly with the area of Green Belt to the east due to the lack of boundary features. Release of the assessment area would result in a small, isolated inset area which would compromise adjacent Green Belt. The area to the east would be significantly weakened as this would form a very small gap between the new inset area and the urban edge of Southend. Likewise, a reasonably small Green Belt gap would be left to the west between the inset area and the town of Rayleigh. Consequently, what remains of the open gap in between these two towns would be significantly compromised.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA62



Description

The assessment area lies to the east of the town of Rayleigh and just north west of the town of Southend-on-Sea. It is formed of a small section of a larger woodland block, which stretches to the north. To the south and east lie washed over dwellings, to the west is a smaller woodland and a couple of small fields.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

03
183

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA62



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and undeveloped and has a relationship with the wider countryside. Its release would create a new isolated inset area which would compromise adjacent Green Belt. Green Belt to the east which would form the narrow gap between the new inset area and the urban edge of Southend-on-Sea, and also contains washed over development, would be weakened. The same would occur to the west towards Rayleigh. This would compromise the Green Belt gap between the towns of Southend-on-Sea and Rayleigh.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA63



Description

The assessment area lies to the north west of the town of Hockley. It is formed of a small area of trees contained on three side by Hockley. To the south are the back gardens of residential dwellings and to the west and north is a small trading estate. To the east lies a grassed area and beyond this a nursery.

Assessment Type

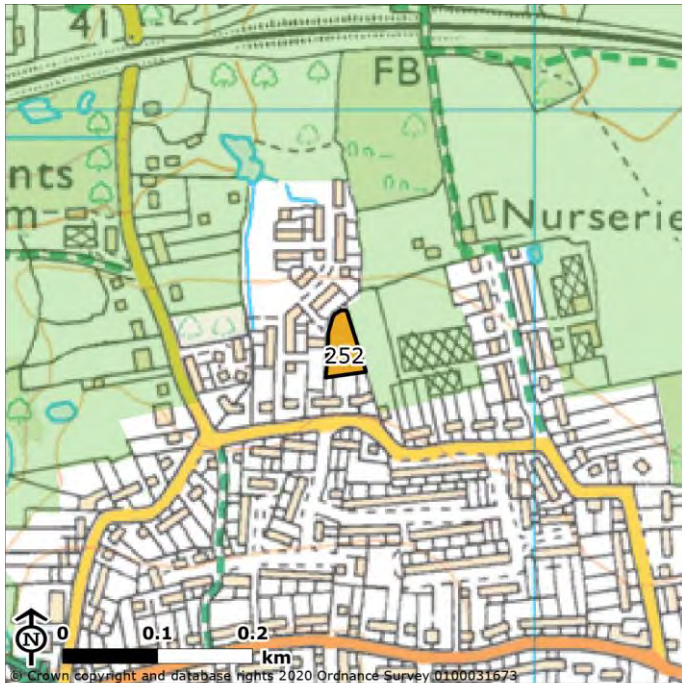
Urban Extension

Sites falling within Stage 2 Site Assessment Area

252

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA63

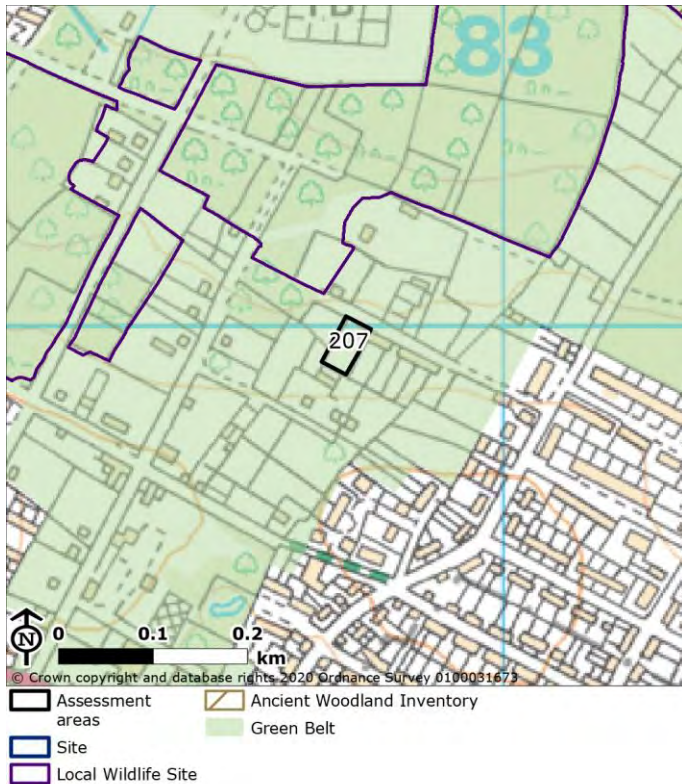


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large built up area and preventing the merging of towns and makes a strong contribution to preventing encroachment into the countryside. While the assessment area is undeveloped it is contained on three sides by the inset town of Hockley, with little distinction to the south resulting in the area having a strong sense of containment and a stronger relationship with the urban area than the wider countryside. While the Green Belt immediately to the east would be more contained by release of the assessment area, this Green Belt land is already significantly contained and the Green Belt boundary of Hockley would be simplified, marking a clearer distinction between the settlement and the countryside.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA64



Description

The assessment area is located just to the west of the town of Southend-on-Sea and east of the town of Rayleigh. It contains a single semi-detached dwelling and its rear garden. Disraeli Road to the north and the property boundaries form the edges. An area of woodland lies just to the east. More washedover dwellings lie to the west.

Assessment Type

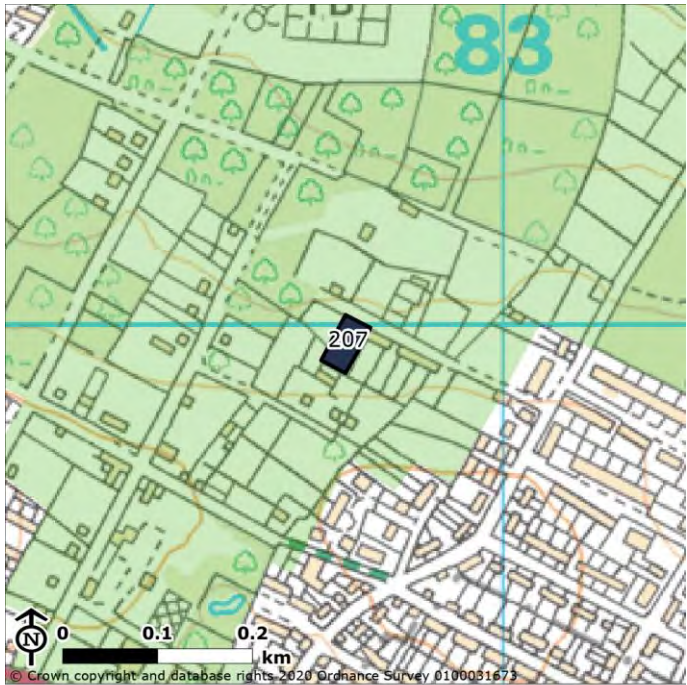
Inset

Sites falling within Stage 2 Site Assessment Area

207

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA64

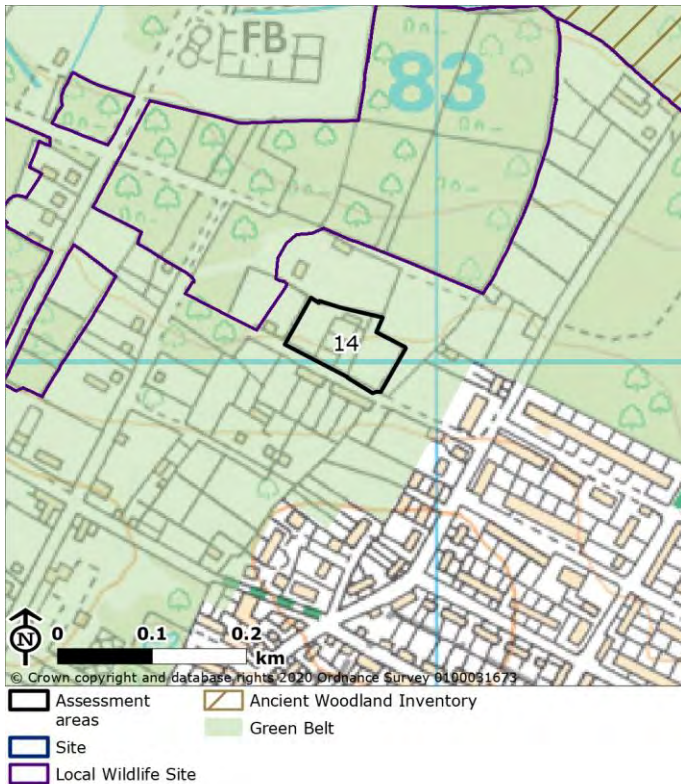


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of Southend-on-Sea and Rayleigh. It makes a moderate contribution to preventing sprawl from the large urban area and preventing encroachment on the countryside. The assessment area contains a single washed over dwelling which does not have a significant urbanising influence. The reminder of the area is open. Release of the assessment area would create a small inset area which would compromise adjacent Green Belt. The area to the east in particular would be significantly weakened as this would lie in the small gap between Southend-on-Sea and the new inset area, and the justification for retaining the current washed over dwellings in the Green Belt would be reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA65



Description

The assessment area is located to the north west of the settlement of Southend-on-Sea. It contains two small fields, an equine school and a barn / stable. The southern boundary of the assessment area is formed by Disraeli Road and washed over dwellings. Other boundaries are formed by thick tree lines.

Assessment Type

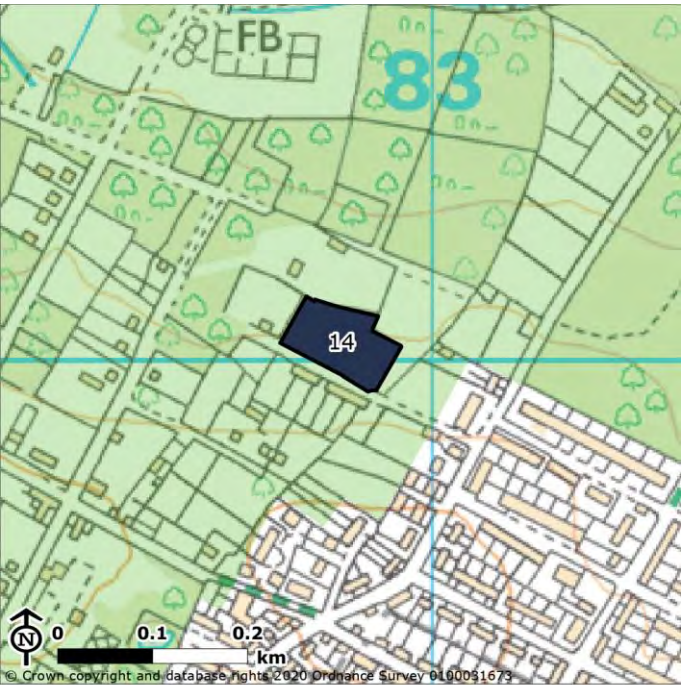
Inset

Sites falling within Stage 2 Site Assessment Area

14

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA65



- Green Belt
- High
- Site

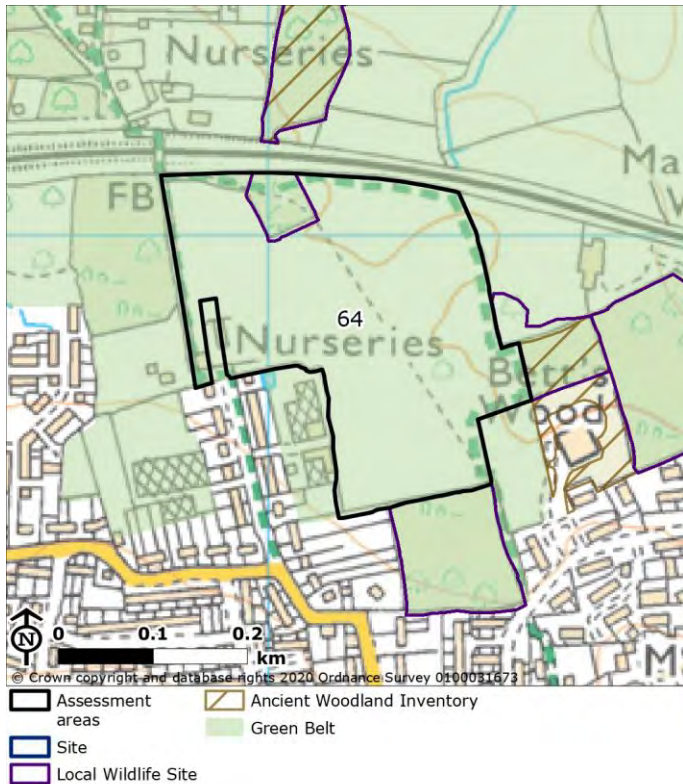


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of Southend-on-Sea and Rayleigh. It makes a moderate contribution to preventing sprawl from the large urban area and preventing encroachment into the countryside. The assessment area is open and undeveloped, only containing a couple of small agricultural buildings. The washed over dwellings along the southern edge do not present a significant urbanising impact. While the woodland to the north and the washed over dwellings to the south provide strong boundaries and some containment to the area, release of the assessment area would result in a small isolated inset area, which would leave the small area of Green Belt to the east and south east, which would fall in between the new inset area and the urban edge of Southend-on-Sea, significantly weakened. The justification for leaving adjacent residential dwellings washed over by Green Belt would also be significantly reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA66



Description

The assessment area falls on the north western edge of the town of Hockley. It is formed of a single, open agricultural field with a small woodland area along the northern edge which is a designated Local Wildlife Site. The northern boundary is formed of the railway tracks, the eastern boundary by a field edge and woodland, the southern boundary by field edges, woodland and the settlement edge, and the western boundary by woodland and a nursery.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

64

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA66

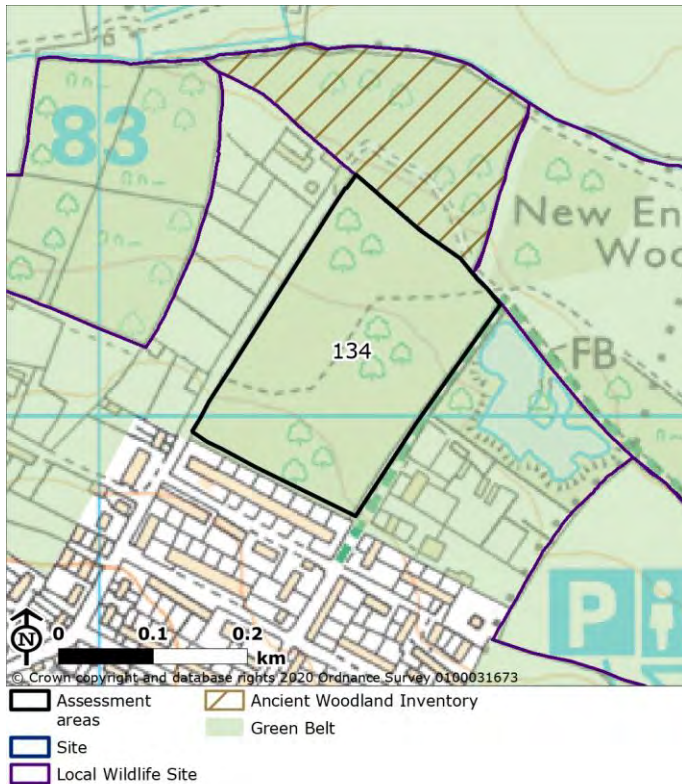


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large built up area and preventing the merging of towns. It makes a strong contribution to preventing encroachment into the countryside. The assessment area is open and undeveloped and retains a relationship with the wider countryside, although this is limited to an extent by the railway line to the north and the small woodland blocks to the east and west. The town of Hockley lies to the south but this does not exert an urbanising influence on the assessment area due to wooded boundaries. It is acknowledged that the areas of Green Belt to the south, between the assessment area and the urban edge which would be left isolated, would likely be released alongside the assessment area. However, the Green Belt land to the east and west, which would be enclosed on three sides by development and the fourth by the railway line, would be severely weakened, though it is noted that the Green Belt to the east is already more contained than the assessment area itself. The small woodland area along the northern edge of the site is a designated Local Wildlife Site and so it is extremely unlikely that this area would be developed. It is noted that the railway tracks would provide a stronger Green Belt boundary than the existing inset settlement edge formed by residential gardens, limiting the impact on Green Belt to the north.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA67



Description

The assessment area lies on the northern edge of the settlement of Southend-on-Sea. It is formed of a single wooded field, the boundaries of which are formed by Eastwood Rise and woodland to the east, Rayleigh Avenue to the west, woodland to the north and the urban edge of Southend-on-Sea to the south.

Assessment Type

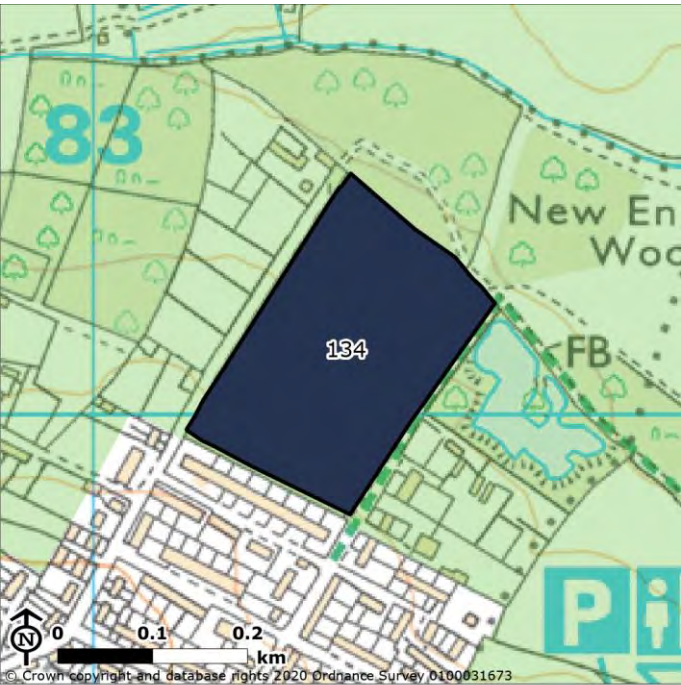
Urban Extension

Sites falling within Stage 2 Site Assessment Area

134

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA67

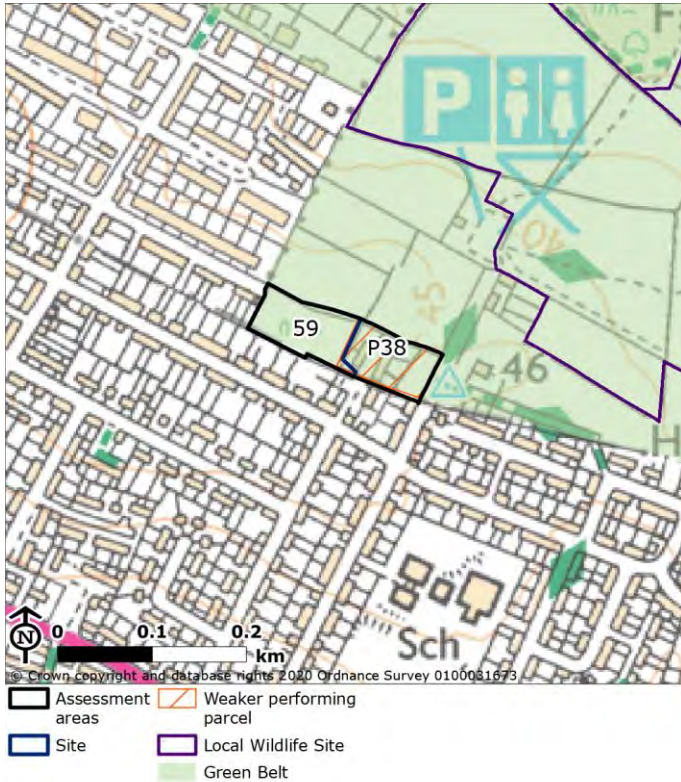


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is partially contained in its southern portion; however, it is open and undeveloped and has a relationship with the wider countryside, though this is restricted somewhat by woodland to the north and west. The urban edge of Southend-on-Sea lies along the southern edge of the assessment area and although there is little distinction, due to the rear gardens and tree line this does not have a significant urbanising influence. Release of the assessment area would result in a more irregular Green Belt boundary along the edge of Southend-on-Sea and, due to a lack of strong boundary features to the east and west the adjacent Green Belt would be impacted, in particular the washed over development to the east, and the open land between the assessment areas and the woodland to the west. It is noted that the woodland to the north would provide more distinction between the settlement and the countryside than the existing inset urban edge.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA68



Description

The site assessment area lies on the northern edge of the settlement of Southend-on-Sea. It is formed of two small fields separated by a sparse hedgerow and the dwellings that form the end of Tudor Mews cul-de-sac. The southern and western boundaries of the assessment area lie along the edge of the settlement. The eastern boundary is formed by the access road to an allotment to the north and the northern boundary by a tree line, beyond which lies a further open field.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

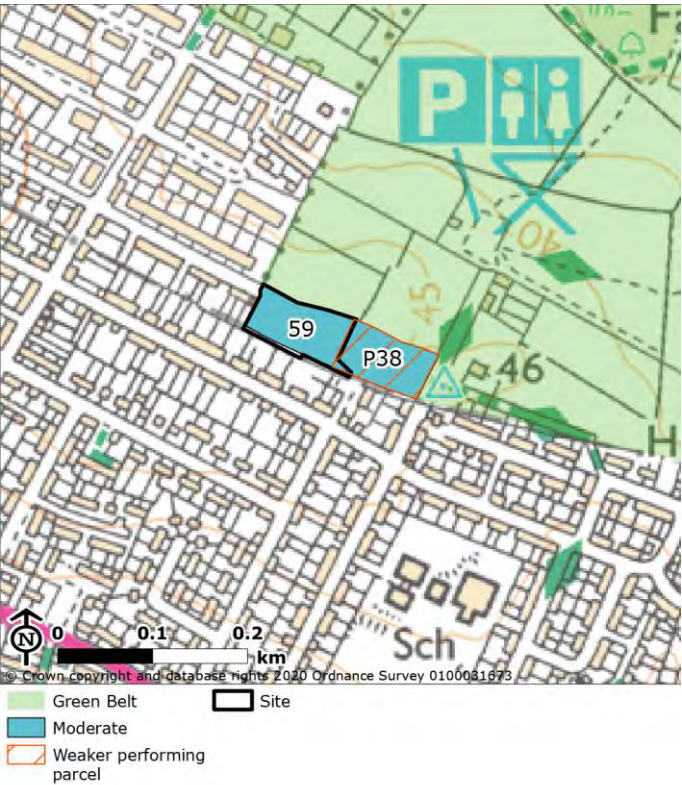
59

Stage 1 parcels that fall within Stage 2 Assessment Area

P38

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA68

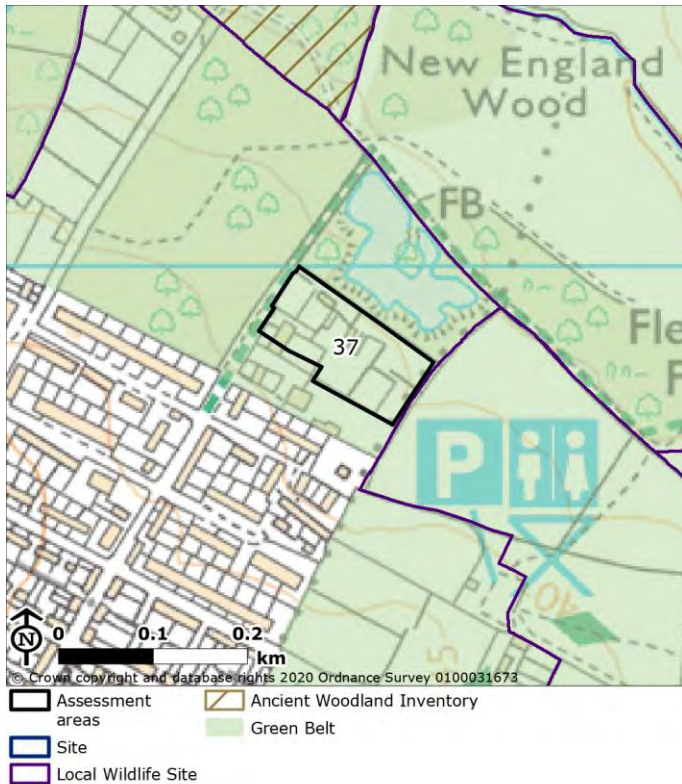


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The open western half of the assessment area makes a strong contribution to preventing sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The developed eastern half makes a low contribution to preventing sprawl from the large urban area and preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The area is contained on two sides by inset development, and the western open half is contained on three sides; however this portion still has some relationship with the wider countryside to the north. However, due to the lack of significant boundary features the urban edge of Southend-on-Sea to the west and south have an urbanising influence on this area, as do the washed over dwellings in the eastern half of the area. The justification for retaining the eastern or western half of the assessment area as Green Belt would be significantly reduced if one was released. The release of both halves together would form a clearer distinction between the settlement and the countryside; however, the assessment area does not have strong outer boundaries and their release would breach the relatively consistent boundary along Green Lane to the west and undermine the integrity of the Green Belt to the north in between residential development off Eastwood Rise to the west and Flemings Farm Road to the east.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA69



Description

The assessment area lies just to the north of the settlement of Southend-on-Sea. The area contains a dwelling, a couple of small fields, a couple of agricultural buildings, stables and an equine school. The boundaries of the assessment area are formed by a pond and woodland to the north, field boundaries to the east, a track to the west and washed over dwellings to the south.

Assessment Type

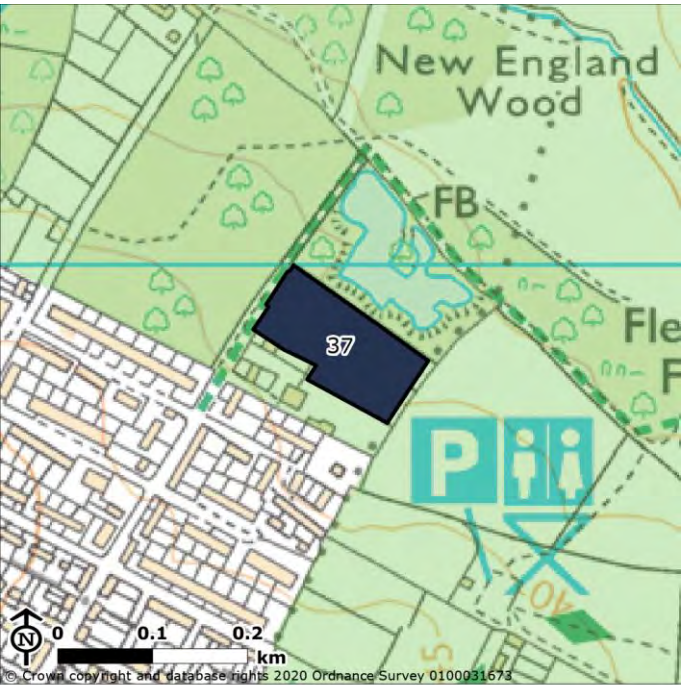
Inset

Sites falling within Stage 2 Site Assessment Area

37

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA69

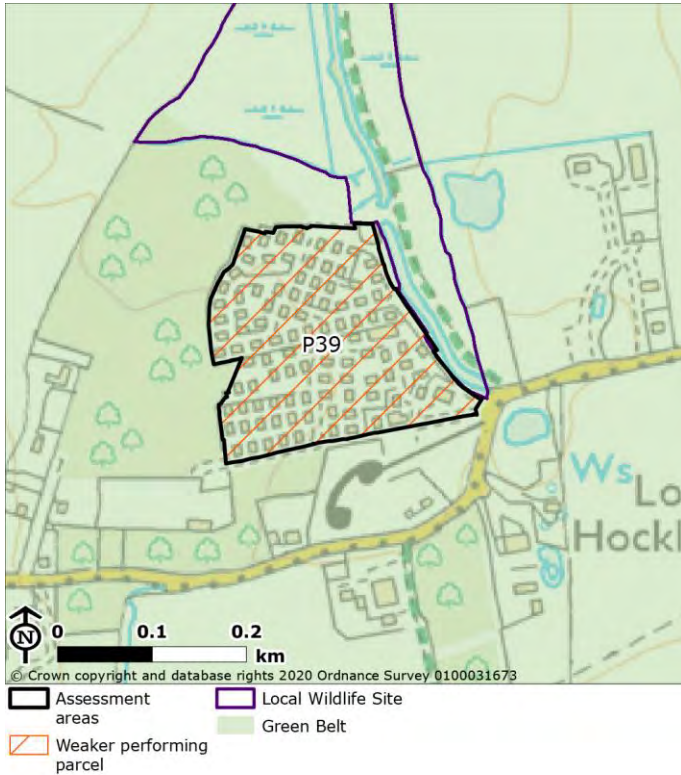


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area contains a dwelling and a number of agricultural buildings however, these do not have an urbanising effect on the area and it retains a relationship with the wider countryside. Release of the assessment area would result in a small, isolated inset area that would compromise adjacent Green Belt and leave a very small Green Belt gap to the south between this area and the edge of Southend-on-Sea, though it is noted that this area also already contains two large, washed over dwellings.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA70



Description

The assessment area is located to the north of Hockley. It consists of a mobile home park that is bounded to the west and north by a wooded area, The Spur road to the south and an access road to the east and north east. The site is developed.

Assessment Type

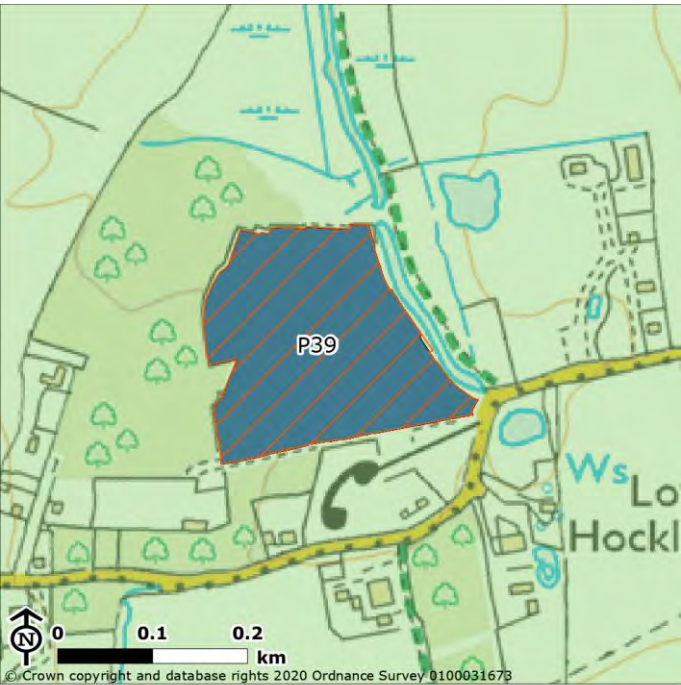
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P39

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA70

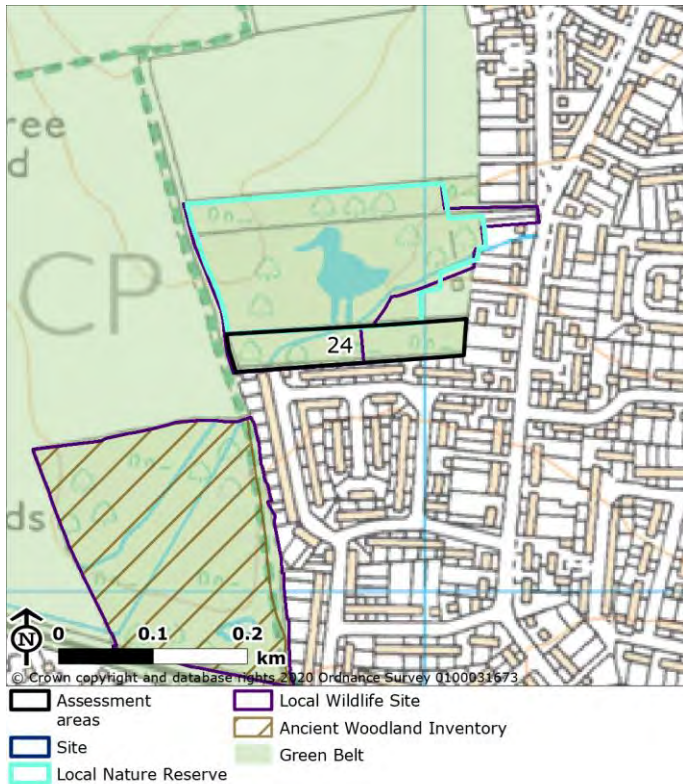


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a moderate contribution to preventing the merging of towns and to preventing encroachment on the countryside. Release of the assessment area would create a new inset area in the Green Belt gap between Hockley and Hullbridge, weakening the integrity of adjacent Green Belt. Despite this, the assessment area is already developed and is contained to the west and south by woodland, The Spur road to the south, and a designated local wildlife site, which is unlikely to be developed upon, to the east which somewhat limits harm to adjacent Green Belt.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA71



Description

The assessment area falls along the north western edge of the town of Hockley. It is formed of a small strip of woodland and further woodland lies to the north. To the south and east is the urban edge of Hockley while the western border is formed by a field boundary beyond which lies an open agricultural field.

Assessment Type

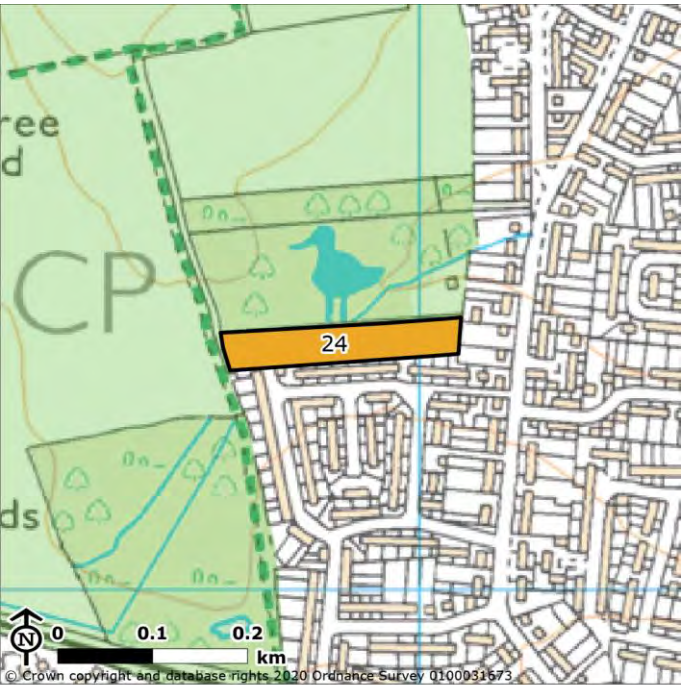
Urban Extension

Sites falling within Stage 2 Site Assessment Area

24

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA71



Green Belt
Moderate low
Site

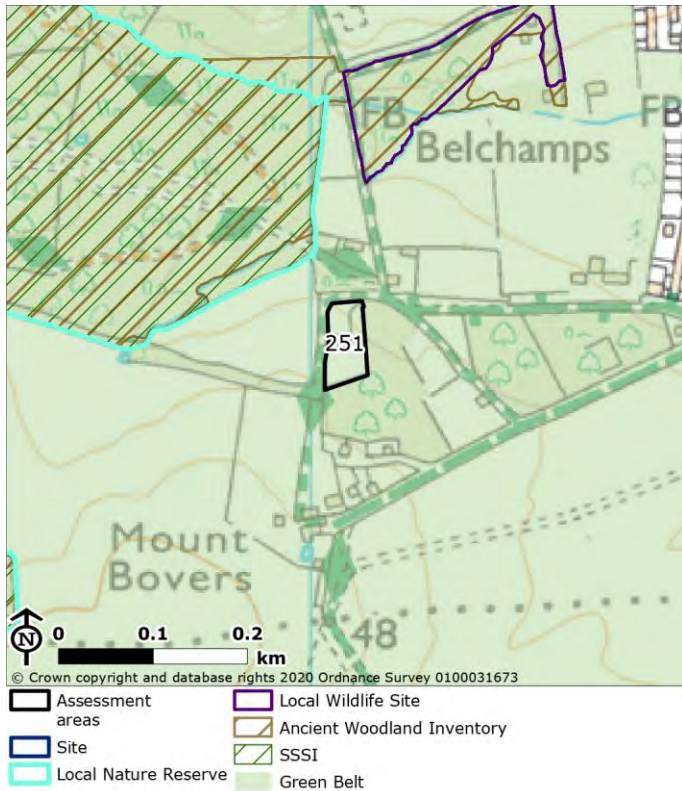


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large urban area and preventing the merging of towns, and a strong contribution to preventing encroachment into the countryside. The assessment area is open and undeveloped; however woodland obscures views of the wider countryside to the west and north. However, the area is contained on two sides by the urban edge of Hockley and to the south this has some urbanising influence on the assessment area as the boundary consists of just short residential gardens. While the Green Belt immediately adjacent to the assessment area may be weakened by its release, this wooded area is designated as a local wildlife site and therefore represents a strong boundary to prevent harm to the wider Green Belt beyond. The urban edge of Hockley would not be made more irregular by the release of the area.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA72



Description

The assessment area falls to the west of the town of Hawkwell. It contains a single detached dwelling, its gardens and a small amount of the surrounding woodland.

Assessment Type

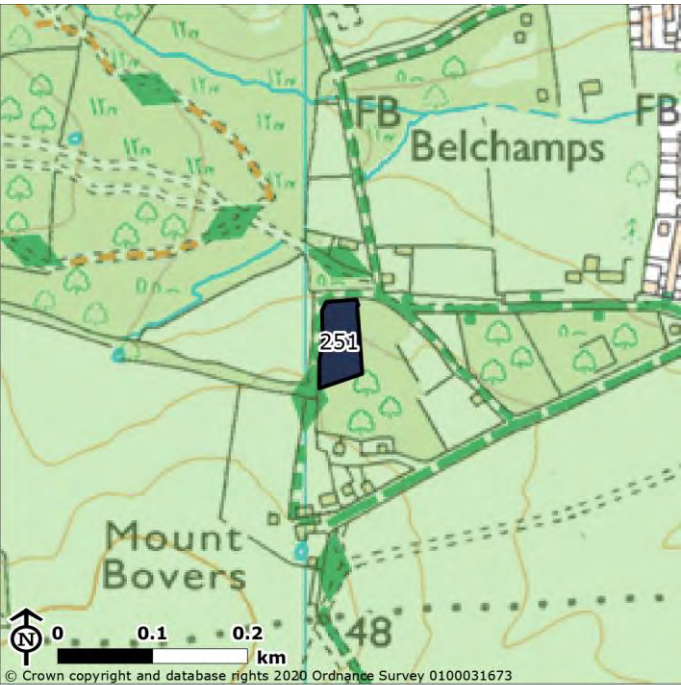
Inset

Sites falling within Stage 2 Site Assessment Area

251

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA72

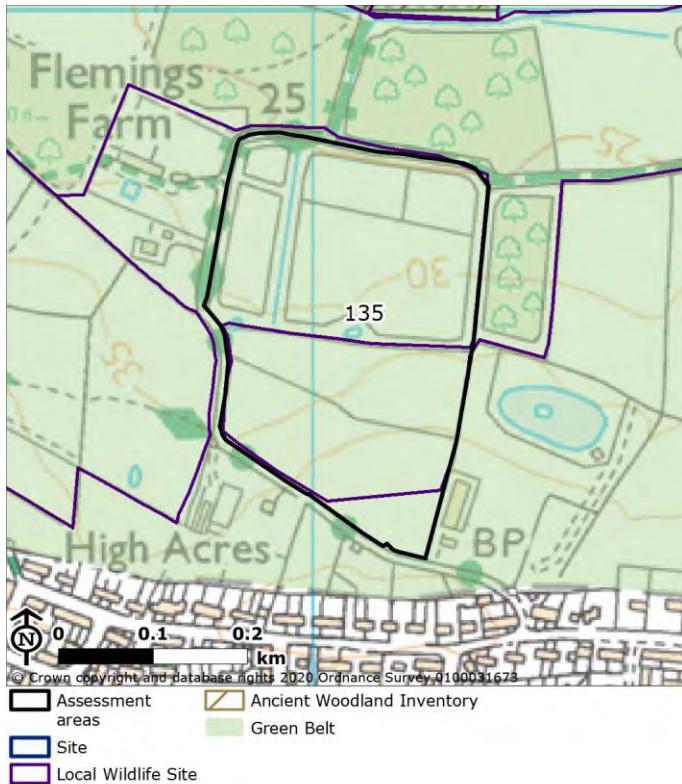


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area contains a single dwelling however, this does not exert an urbanising influence and the area remains open with a relationship with the wider countryside. Release of the assessment area would create a small, isolated inset area which would weaken surrounding Green Belt, particularly the area to the east which would form a small gap between the new inset area and the town of Hawkwell.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA73



Description

The assessment area lies just to the north of the settlement of Southend-on-Sea. It is formed of two open agricultural fields, separated by a thin hedge and contains a campsite. The boundaries of the assessment area are formed by field boundaries.

Assessment Type

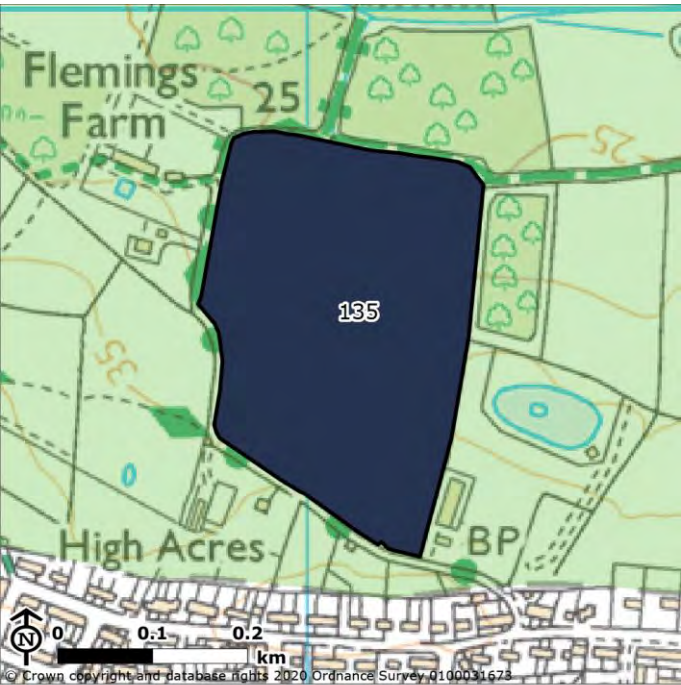
Inset

Sites falling within Stage 2 Site Assessment Area

135

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA73

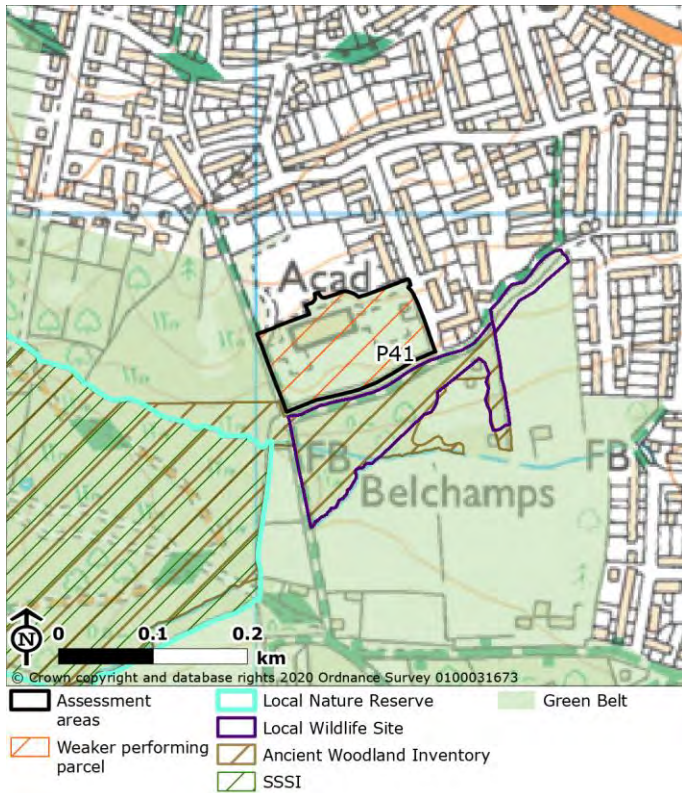


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and undeveloped and has a strong relationship with the wider countryside due to a lack of boundary features. Release of the assessment area would result in an isolated area of inset development which, due to the weak field boundaries would weaken the adjacent Green Belt. The small slice of Green Belt to the south of the assessment area would be particularly weakened as it would be contained between the inset area and Southend, although it is acknowledged that this would likely be released alongside the assessment area. If this was to occur, a much significantly more irregular Green Belt boundary would be created along the north of Southend and Green Belt to the west would become enclosed on three sides by inset development.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA74



Description

The assessment area is located adjacent to the southern edge of Hawkwell and consists of The Westerings Primary School building, two hardstanding areas and an open playing field. The area is bordered by Great Bull Wood to the south and west and is bounded to the east by residential development along Sunny Road and to the north by the school's playing field.

Assessment Type

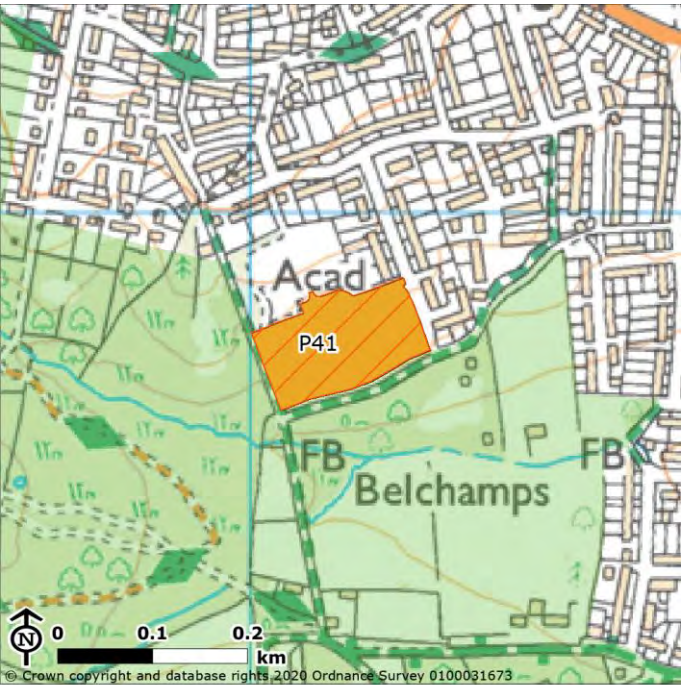
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P41

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA74



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to all Green Belt purposes. It is predominantly developed and contains some urbanising influences associated with The Westerings Primary School. The assessment area is contained on two sides by inset development, with little distinction from the urban edge, and is tightly retained to the south by dense ancient woodland some of which is designated as both a local wildlife site and a SSSI and therefore its release will not impact on adjacent Green Belt.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA75



Description

The assessment area lies along the western edge of the town of Hawkwell. It consists of a few small wooded areas, a scout activity centre and a number of small fields / open spaces separated by tree lines. Boundaries are formed by Mount Bovers Lane to the south, the urban edge of Hawkwell to the east and north, and field boundaries and woodland to the east.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

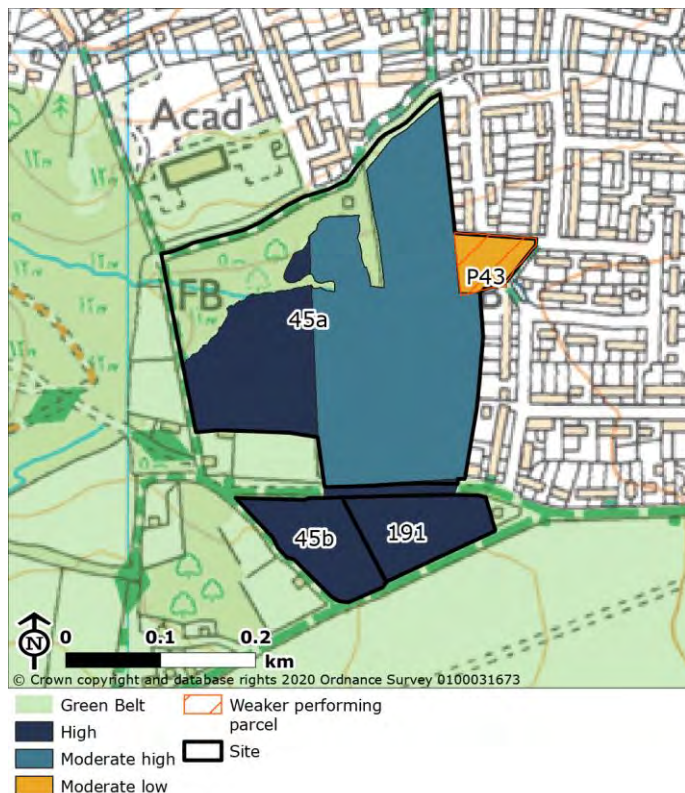
191
45a
45b

Stage 1 parcels that fall within Stage 2 Assessment Area

P43

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA75



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area or sites 45b and 191 in isolation	<p>The majority of the assessment area makes a strong contribution to checking sprawl from the large urban area and preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The southern end of the assessment area (including sites 45b and 191) south of Holly Oak Lane is considered to make a strong contribution to all of the above. In addition, there is a small area along the eastern edge (within site 45a) which is enclosed on three sides by the inset settlement which makes a moderate contribution to all of the above. The assessment area is generally open and undeveloped and retains some relationship with the wider countryside although this is restricted eastwards by woodland which creates distinction from the wider Green Belt. The urban edge of Hockley lies to the east and north creating a degree of containment but apart from the small area which extends into the town, this does not have a particularly urbanising impact due to separation by treelines and back gardens. Release of all of the land within the assessment area, or sites 45b and 191 in isolation would compromise adjacent Green Belt to the north and south where it would become more contained by the new inset areas, though it is noted that the land to the north is weaker performing Green Belt. The Green Belt land to west, north of Mount Bovers Lane would also be compromised. It is not considered that the boundaries of the assessment area, formed by field edges and lanes would form a significantly stronger Green Belt boundary than the existing. The ancient woodland in the north western corner of the assessment area is inappropriate for development and therefore has not been assessed.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA75

Release of eastern half of site 45a

The eastern half of site 45a makes the same contribution to the purposes of Green belt as the western half of the site. However, this section of the site is contained on two sides by the inset settlement and the woodland area along its north eastern edge and thick treeline along the remainder of the eastern edge provide some separation from the wider countryside and represent a more regular Green Belt boundary to the existing one. Again, the ancient woodland in the north western corner of the assessment area is inappropriate for development and therefore has not been assessed.

Moderate-High

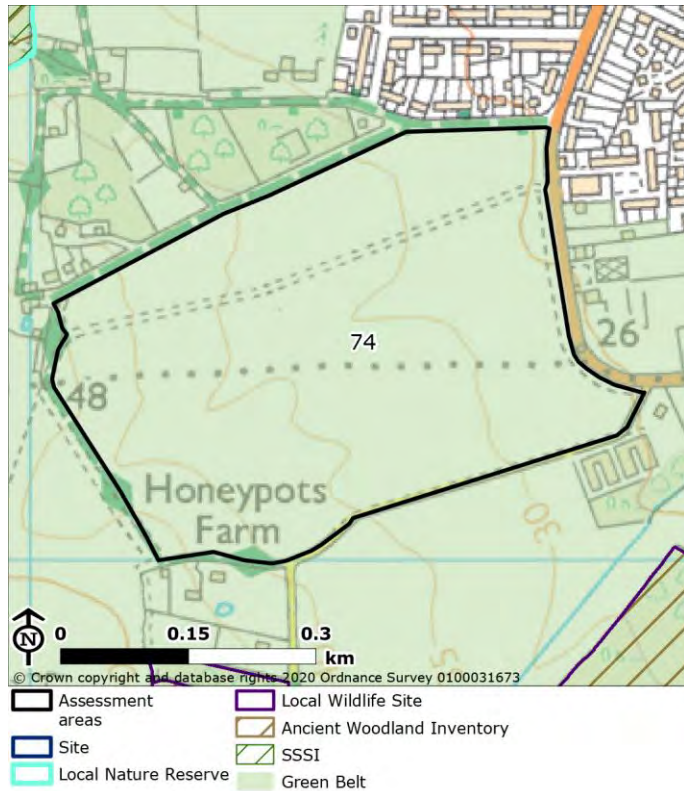
Release of P43

P43 makes a moderate contribution to preventing sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The area contains an informal parking area, and while it is undeveloped it is contained on three sides by the inset settlement of Hawkwell and its relationship with the wider countryside is restricted by a thick tree line. Its release would create a more regular Green Belt boundary around the edge of Hawkwell and would not impact adjacent Green Belt.

Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA76



Description

The site assessment area lies on the south western edge of the town of Hawkwell. It is formed of one large, flat agricultural field. Boundaries are formed by Main Road to the east, Gustedhall Lane to the south, Mount Bovers Lane to the north and a field boundary to the west.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

74

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA76

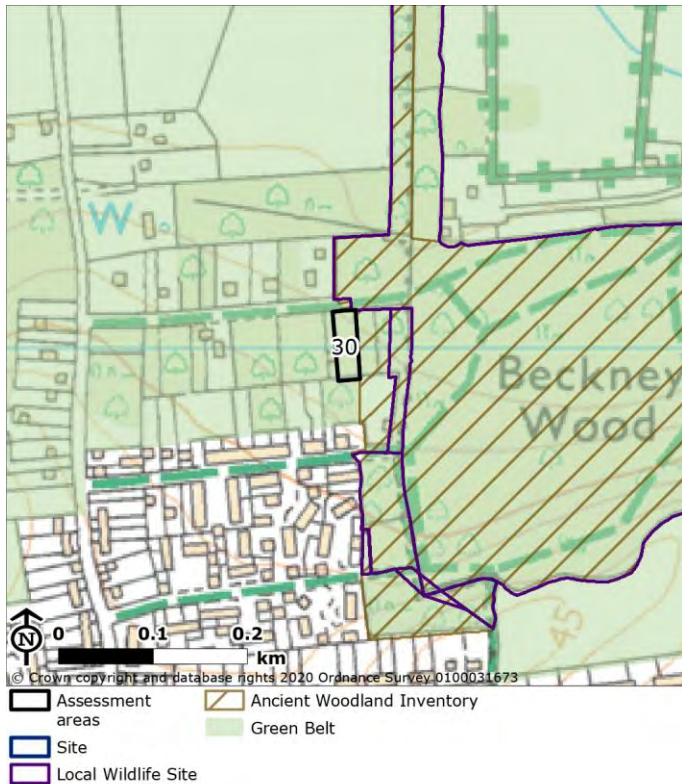


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is uncontained, open and undeveloped and retains a strong relationship with the wider countryside, particularly to the west where there is a lack of boundary features. While the inset settlement of Hawkwell lies to the north east, the urbanising influence is reduced by Mount Bovers Lane and also Main Road which currently provides a reasonably strong boundary feature around this area of the town. Release of the assessment area would create a more irregular Green Belt boundary along the edge of Hockley and impact adjacent Green Belt, particularly to the north and east. It is noted however that due to the containment of these areas and the presence of urbanising development they are not stronger performing areas of Green Belt. The outer boundaries of the assessment area, formed by field edges would not form a stronger Green Belt boundary than the existing settlement edge.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA77



Description

The assessment area falls to the north of Hockley, within Beckney Wood. It is wooded and is surrounded by further woodland. The woodland to the east is designated as a local wildlife site.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

30

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA77

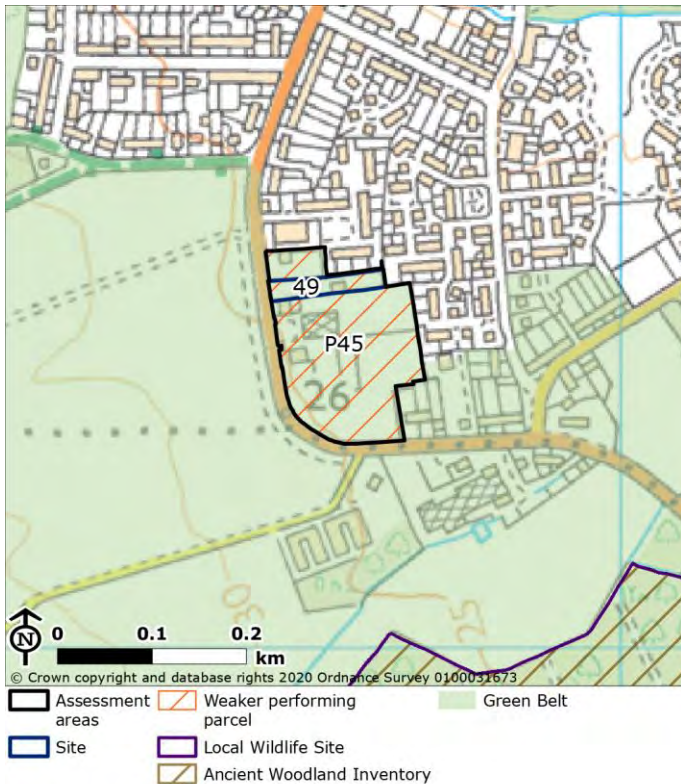


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing sprawl from the large built up area and preventing the merging of towns. The site is open and undeveloped and has a strong relationship with the wider countryside which is also formed of woodland. Its release would create small inset area of Green Belt which would compromise the strength of the surrounding Green Belt, in particular that to the south which could become contained by the inset area to the north and the urban edge of Hockley to the south.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA78



Description

The assessment area lies on the south west corner of the town of Hawkwell. It consists of a couple of detached dwellings and their gardens, a garden centre and an informal grassed area. The settlement edge of Hockley lies to the north and east of the assessment area and the remaining boundaries are formed by Main Road.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

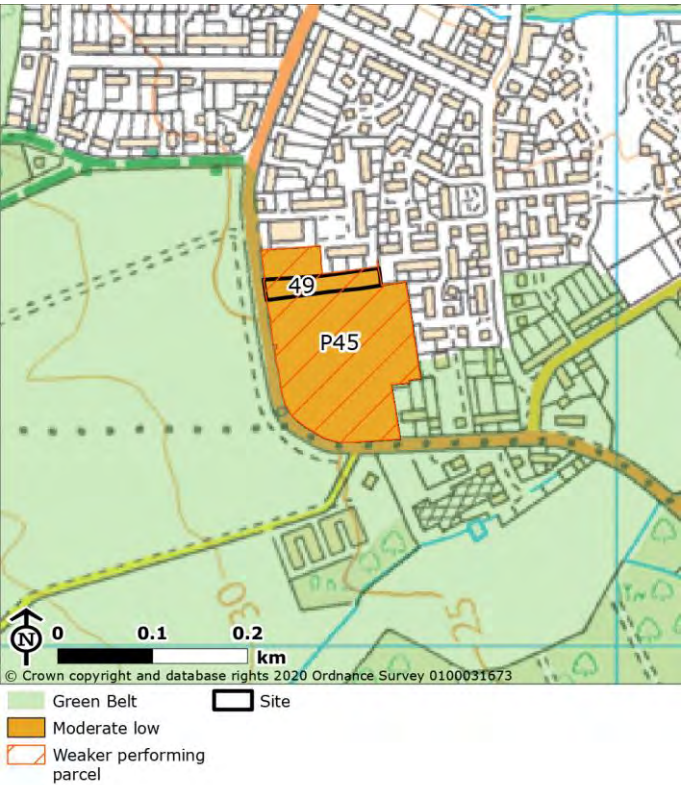
49

Stage 1 parcels that fall within Stage 2 Assessment Area

P45

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA78

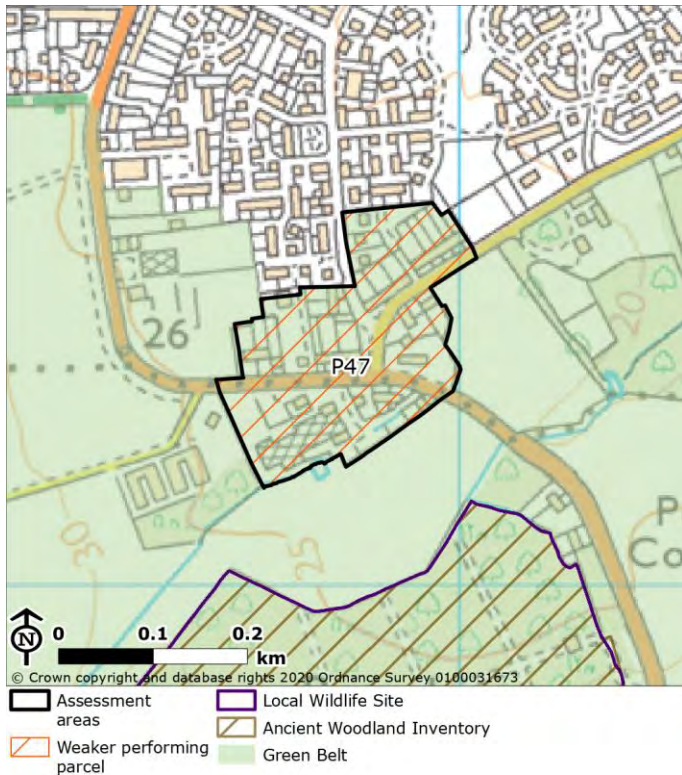


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The site assessment area makes a moderate contribution to checking sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The urban edge of the inset settlement of Hawkwell to the north and east somewhat contains the assessment area and has some urbanising influence on it due to a lack of boundary features. It is further urbanised by the presence of dwellings and a garden centre. Main Road provides a more consistent Green Belt boundary than the existing limiting the impact on adjacent Green Belt. Furthermore, the release of the area would serve to create a clearer distinction between the urban edge of Hawkwell and the countryside. The release of the area would however serve to slightly increase containment of the the Green Belt to the east which is currently contained by the inset settlement and main road and contains washed over development, and therefore the justification for leaving it in the Green Belt would be significantly reduced.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA79



Description

The assessment area lies on the southern edge of the town of Hawkwell. It consists of a number of detached dwellings and a garden centre. The B1013 and Rectory Road run through the centre of the assessment area. The northern boundary of the area is formed by the inset area of Hawkwell, the remaining boundaries are generally formed by field edges.

Assessment Type

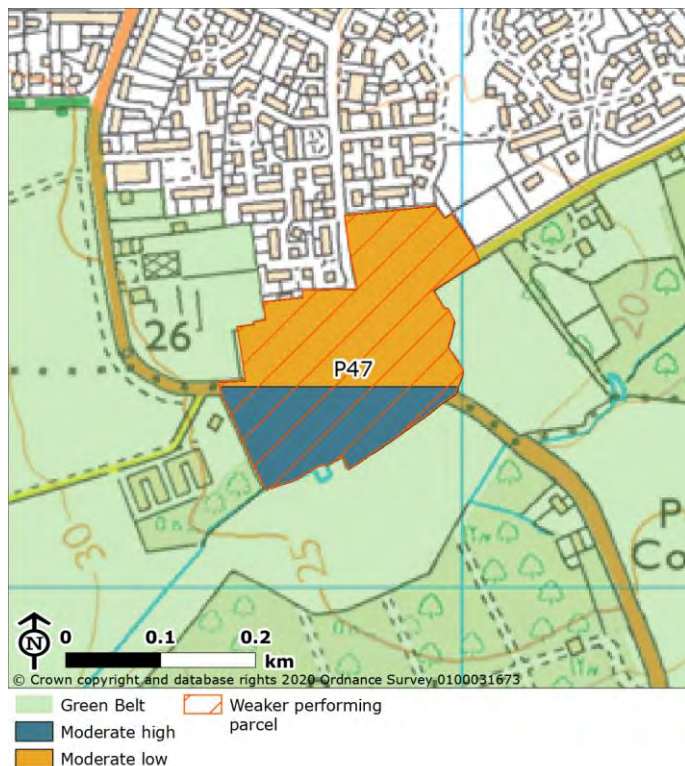
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P47

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA79



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area	The assessment area makes a weak contribution to all of the Green Belt purposes. It is contained on one edge by the inset settlement of Hawkswell and is urbanised due to the presence of dwellings and a garden centre. It's northern edge has little distinction from the inset settlement edge. The land to the south of Main Road is less densely developed and, being removed more from the urban edge of Hawkswell has a more significant relationship with the wider countryside. While the assessment area is already urbanised its release would weaken what would remain of the Green Belt in between the area and Main Road to the west and its boundary, formed by a treeline, would not form a stronger Green Belt boundary than Main Road.	Moderate-High
Release of northern half of assessment area north of Main Road	The release of the developed land north of Main Road would compromise the Green Belt in between this area and Main Road to the west. However, the area has already been densely developed so the containing effect of its release has already occurred. Main Road provides a more consistent Green Belt boundary and the release of the area would serve to create a clearer distinction between the urban edge of Hawkswell and the countryside.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA80



Description

The assessment area lies on the eastern edge of the town of Hawkwell and the southern tip of the assessment area contains a dwelling which falls within the inset area of the town. The remainder of the assessment area is formed of the rear garden of the dwelling and a more informal wooded area. The southern boundary is formed partially by Victor Gardens Road and partially by the gardens of neighbouring properties, which also form the boundaries to the east and west. The northern boundary is formed by a hedgeline and trees.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

242

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA80

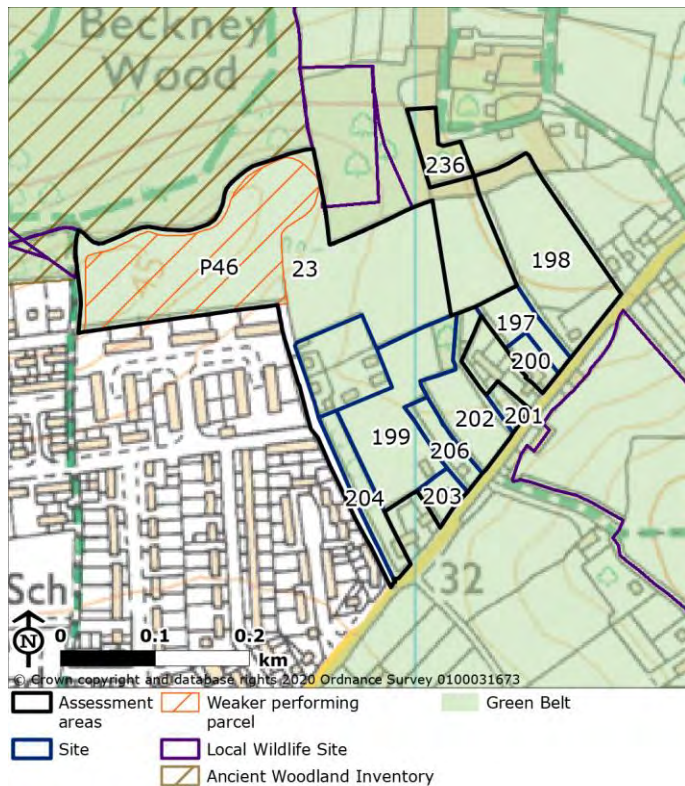


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the sprawl of the large built up area and the merging of towns. With the exception of the access to the site via a residential garden, the site sits away from the inset urban edge and is distinct from it and uncontained by it. Release of the area would lead to the small area of Green Belt to the west being completely contained by development and isolated, although it is noted that this area of Green Belt is currently more contained than the assessment area and would need to be released with it. A small area of Green Belt to the south would also be contained on two sides by the new inset area and on the third by the inset settlement of Hawkwell. Finally, the Green Belt to the north would also be weakened as it would fall between the inset area and the railway line which forms a stronger Green Belt boundary. Release of the site of the site in isolation would also result in a less regular Green Belt boundary around this part of the inset town of Hawkwell. Release of the site in combination with resulting isolated land to the west and contained land to the south and east would create a slightly more regular boundary with limited impact on the adjacent Green Belt to the north and east due to the presence of the existing washed over development	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA81



Description

The assessment area lies along the north eastern edge of the town of Hockley. It primarily consists of fields separated by hedgerows and treelines. A couple of detached dwellings are contained within the area as well as a group of agricultural buildings along the western edge. The southern edge of the assessment area is defined by Greensward Lane, the western edge by the urban edge of Hockley, the northern edge by a large woodland block and the eastern edge by field boundaries and a number of washed over dwellings.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

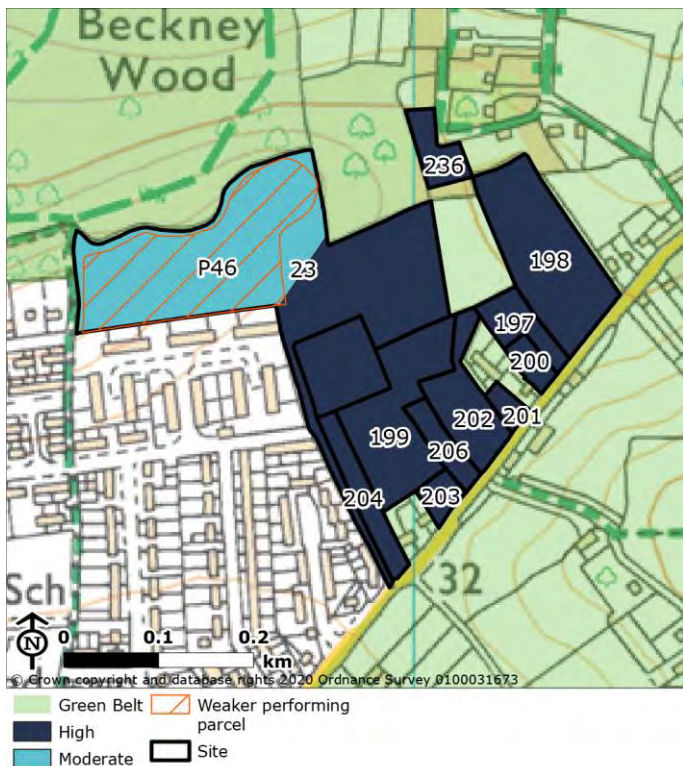
197
198
199
200
201
202
203
204
206
23
236

Stage 1 parcels that fall within Stage 2 Assessment Area

P46

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA81



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area, or sites in isolation	The majority of the assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to checking sprawl from the large urban area and preventing the merging of towns. The north western corner of the assessment area which is more contained by the urban edge of Hockley and the woodland block makes a moderate contribution to all of the aforementioned purposes. Apart from a couple of isolated, detached dwellings which are not urbanising, the assessment area is open and undeveloped. With the exception of the north western corner the wooded Harrogate Drive along the south western edge of the area maintains distinction from the inset urban area, although its relationship with the wider countryside to the north is restricted by woodland. Release of the assessment area would impact adjacent Green Belt to the east due to the weaker boundary features at the edge of the assessment area and it would reduce the justification for retaining the existing washed over development in the Green Belt.	High
Release of north western corner of assessment area retained by Beckney Wood	This part of the assessment area makes a moderate contribution to preventing sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside. It is open and undeveloped however, this section has limited distinction from the inset urban edge of Hockley to the south, the boundary of which is formed of small residential gardens. The woodland to the north and east designated as a national and local wildlife site represents a stronger alternative Green Belt boundary that restricts harm to the Green Belt beyond. The woodland serves to screen the area from the wider countryside.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA82



Description

The assessment area is located to the north of Hockley. It consists of commercial glasshouses, two barns and an accompanying car park and hard standing. It is bounded on all sides by the urban extent of the development with access from the southernmost boundary along Lower Road.

Assessment Type

Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P48

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA82

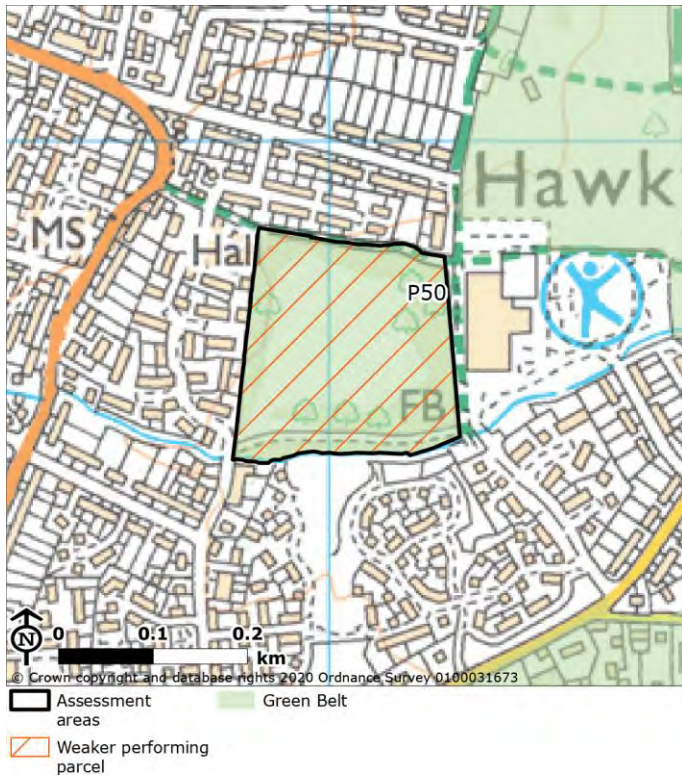


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area, and a moderate contribution to preventing the merging of towns and to preventing encroachment on the countryside. Release of the assessment area would create a new inset area to the north of Hockley. The assessment area is already developed, however the land still retains a strong relationship with the wider countryside due to a lack of boundary features. While it is urbanised, release of this area would create a small, isolated inset area which would compromise the surrounding Green Belt, particularly to the land to the south in between the area and Lower Road.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA83



Description

The assessment area lies within the inset town of Hawkwell and is separated from the wider Green Belt. It contains Spencers Park which has small woodland edges. The area is surrounded by development, with housing to the north and west, a leisure centre to the east and new development to the south.

Assessment Type

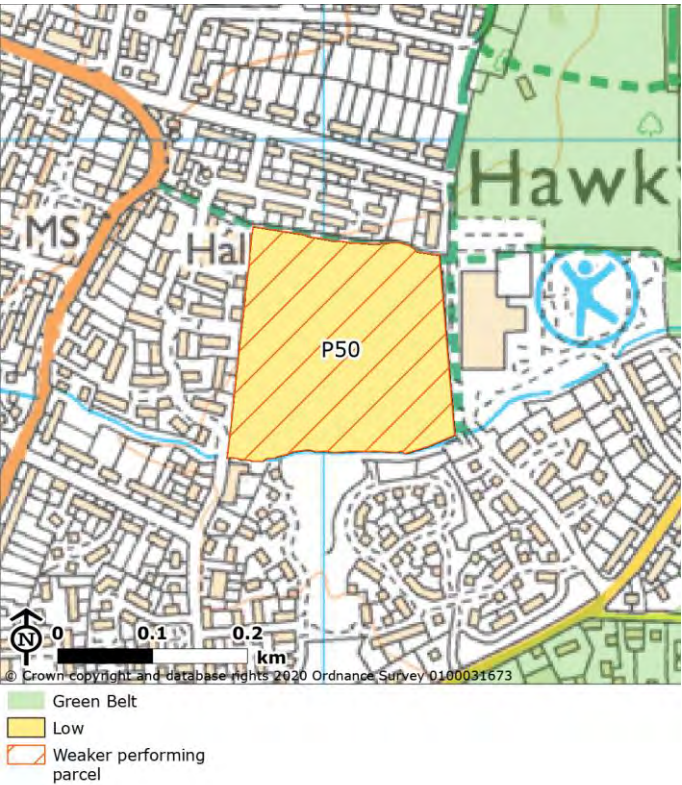
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P50

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA83



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. While the assessment area itself is undeveloped, it is entirely contained by developed land within the settlement of Hawke. Therefore, it retains little relationship with the wider countryside, instead relating more to the urban area and does not impact on adjacent Green Belt.	Low

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA84



Description

The site assessment area lies on the eastern edge of the inset settlement of Hawkwell. It is formed of a small, wooded area and part of a sports court. The northern boundary is formed by a dwelling, the southern boundary by the inset edge of Hockley, the eastern boundary by Clements Hall Lane and the western by the back gardens of properties along Victor Gardens.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

88

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA84

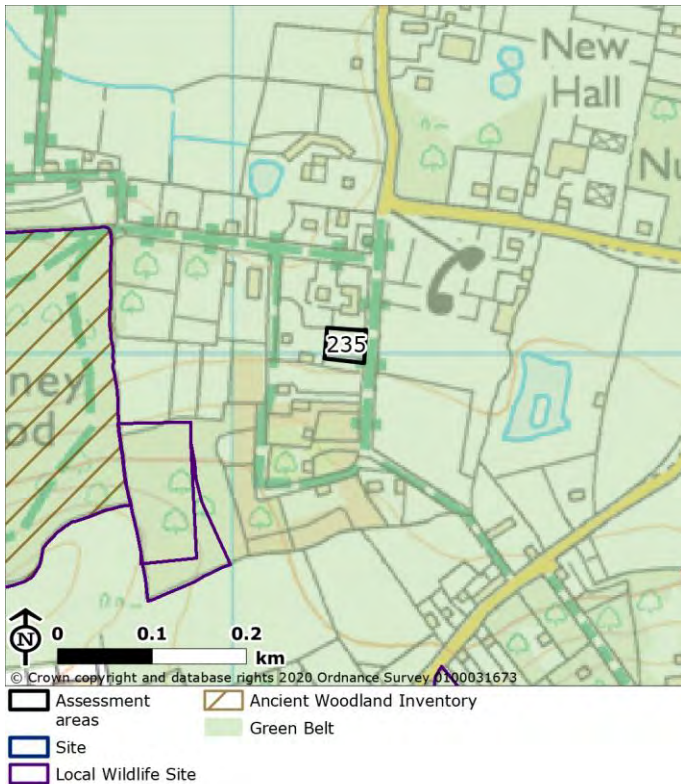


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside. It also makes a moderate contribution to preventing sprawl from the large built up area and preventing the merging of towns. While the assessment area is open and undeveloped it currently has little distinction from the urban edge and its boundaries, which consist of properties and residential gardens to the north and west, the settlement of Hawkwell to the south and Clements Hall Lane to the east have a containing influence and limit the potential harm to the adjacent Green Belt. However, release of the assessment area would weaken the Green Belt to the west as it would become enclosed by development on three sides. Release of the area would also result in a less regular Green Belt boundary around this part of the inset town of Hawkwell. Release of the site in combination with resuting contained land to the west would create a slightly more regular boundary with limited impact on the adjacent Green Belt to the north and east due to the presence of the existing washed over development to the east.</p>	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA85



Description

The assessment area lies north east of the town of Hockley. It is formed of the front garden and driveway of a large detached dwelling. The boundaries of the area are formed by a further dwelling to the north, the remainder of the garden to the west, a parking area to the south and New Park Road to the east.

Assessment Type

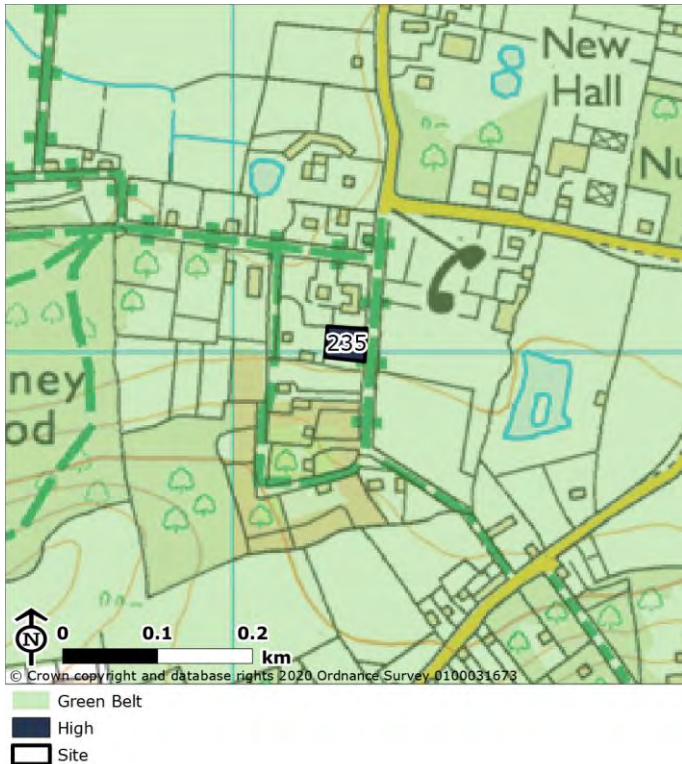
Inset

Sites falling within Stage 2 Site Assessment Area

235

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA85

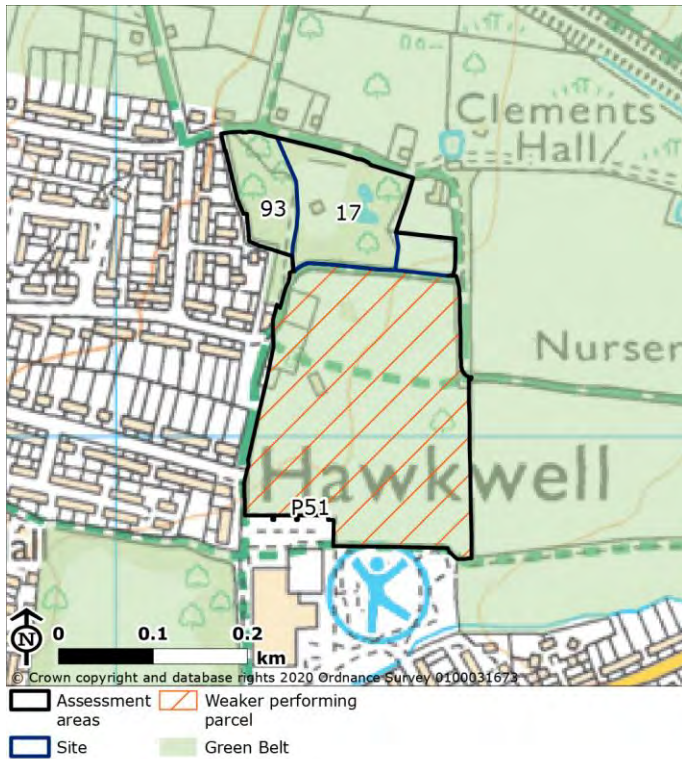


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The site assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing sprawl from the large built up area and the merging of towns. The site is open and undeveloped and has a strong relationship with the wider countryside. The adjacent houses do not have an urbanising influence. Release of the assessment area would create a small, isolated inset area with weak boundaries to the south and east which would weaken surrounding Green Belt. Furthermore if this land were released then the justification for keeping the surrounding houses washed over would be reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA86



Description

The assessment area lies along the eastern edge of the town of Hawkwell. It consists of a park / playing fields, a small woodland area and a single detached dwelling and its gardens. The northern boundary is formed by Victor Gardens, the eastern boundary by a thick tree line beyond which are fields, and the southern and western boundaries are formed by the urban edge of Hawkwell.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

17

93

Stage 1 parcels that fall within Stage 2 Assessment Area

P51

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA86



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area, or release of site in isolation	The northern third of the assessment area makes a strong contribution to preventing the merging of the towns of Ashingdon/Rochford and Hawkwell and to preventing encroachment into the countryside. It makes a moderate contribution to preventing sprawl from the large urban area. The southern two thirds of the assessment area make a moderate contribution to preventing merging towns and encroachment into the countryside. The assessment area is open and undeveloped and retains a relationship with the wider countryside to the east. The urban edge of Hawkwell lies to the west and south of the assessment area, providing a sense of containment, and has some urbanising influence, particularly on the open school playing fields in the southern two thirds of the assessment area due to the lack of boundary features in between the open fields and urban edge. Release of the whole assessment area or site 17 in isolation or in combination with site 93 would compromise adjacent Green Belt to the north inbetween the urban area and railway line, where it will become increasingly contained and to the east where the alternative boundary feature would be a wooded field boundary rather than woodland. Furthermore, the gap between the town of Ashingdon/Rochford and Hawkwell would be narrowed.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA86

Release of P51

P52 makes a moderate contribution to preventing sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The area is contained on two sides by inset development and the small wooded area to the north. Furthermore, the wooded boundary represents a slightly stronger boundary than the relatively weakened existing urban edge to the west and south. Release of this area however would still somewhat weaken adjacent Green Belt to the north and east, primarily due to the fact that the area of open Green Belt land in between Hawkwell, the railway line to the north and Ashingdon/Rochford to the east would be reduced.

Moderate

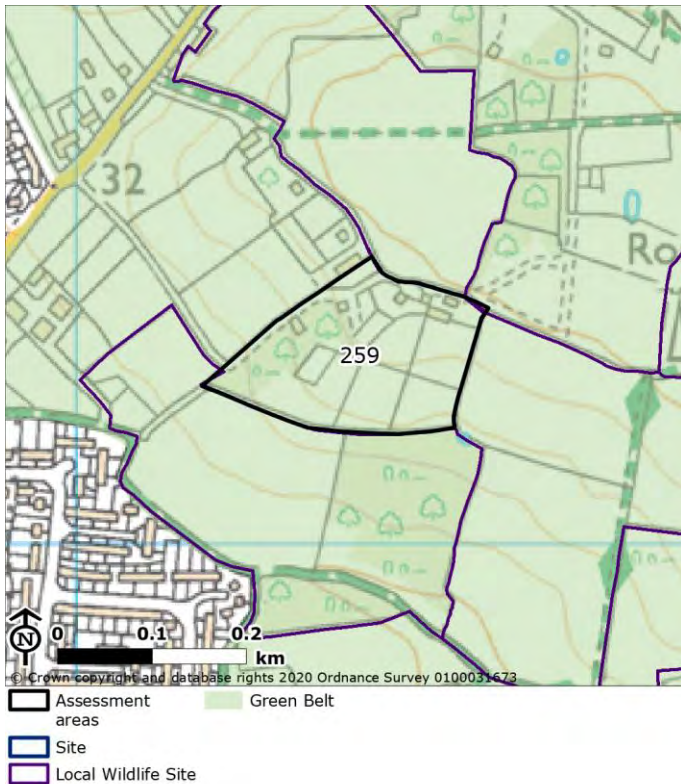
Release of site 93

Although site 93 is considered to make a strong contribution to preventing the merging of the towns of Ashingdon/Rochford and Hawkwell and to preventing encroachment into the countryside (by virtue of the fact it forms part of a larger woodland that sits in between Hawkwell, the railway line to the north and Ashingdon/Rochford to the east), the site is bordered to the south and west by the inset urban edge of Hawkwell. Its release would result in a slightly more regular urban edge, aligning the Green Belt boundary with the urban edge to the north west and south. The remaining woodland would maintain the same level of distinction between the inset urban area and the remaining Green Belt than the existing boundary, i.e. the alternative boundary is not stronger. Furthermore, the remaining woodland to the east and north would continue to protect the wider countryside from encroachment as well as the urbanising influence of the urban area on the wider Green Belt.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA87



Description

The assessment area lies just to the east of Hockley and west of Ashingdon/Rochford and forms part of the gap in between the towns. The area is formed of a couple of agricultural fields, small gardens and a small woodland area along the north western edge. A couple of dwellings and agricultural buildings are located along the northern and north western edges and the boundaries of the assessment area are formed by treelines. The woodland and fields to the north, south and east are designated as national and local wildlife sites.

Assessment Type

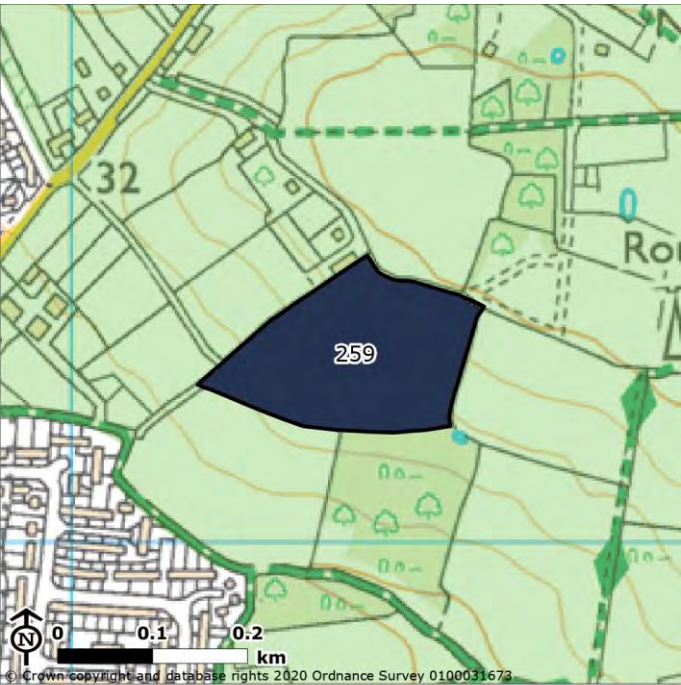
Inset

Sites falling within Stage 2 Site Assessment Area

259

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA87



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of settlements and encroachment into the countryside, and makes a moderate contribution to preventing sprawl from the large built up area. The area is open and undeveloped and has a strong relationship with the wider countryside, although a couple of buildings are located within the assessment area these do not have an urbanising influence. Release of the land would result in a small, isolated inset area which would reduce the strength of the adjacent Green Belt, in particular to the west where the boundary is only formed by a tree line and only a small area of Green Belt would remain between the new inset area and the urban edge of Hockley. Furthermore, its release would significantly compromise the Green Belt gap between Rochford and Hockley.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA88



Description

The assessment area lies on the southern edge of the town of Hawkwell. The area contains a number of large detached dwellings and their gardens as well as a commercial nursery and an equine school. The northern boundary of the assessment area is formed by the edge of the inset settlement of Hawkwell, the southern and western boundaries are field edges and the eastern boundary is defined by a wooded boundary to large detached dwelling.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

140

Stage 1 parcels that fall within Stage 2 Assessment Area

P52

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA88

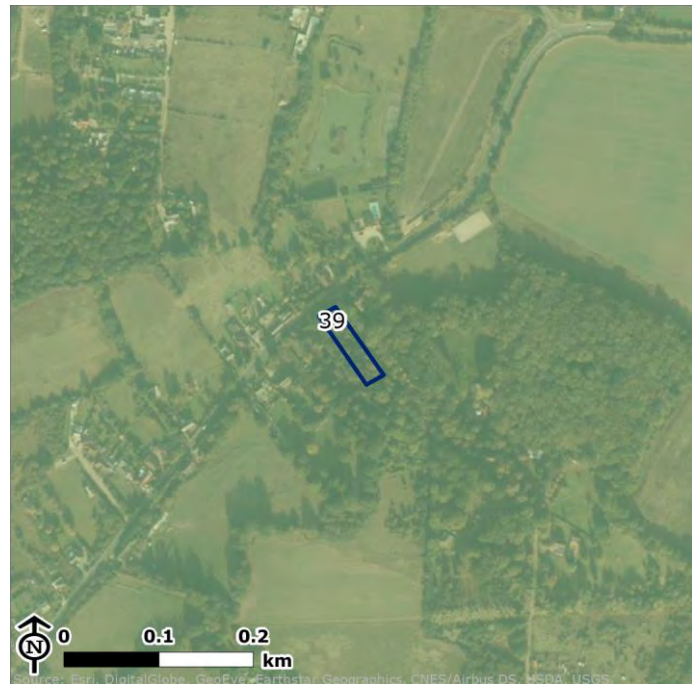


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. While it is uncontained and Rectory Road and Ironwell Lane provide some distinction from the inset settlement, the assessment area does contain some washed over development in the form of detached dwellings and a commercial nursery. It is considered that these influences, coupled with the urban edge of the inset settlement of Hawkwell exert some urbanising influence. However, the area still retains some relationship with the wider countryside due to a lack of boundary features. The release of just this area would breach Rectory Road which currently forms the Green Belt boundary along the south of Hawkwell, this would impact adjacent Green Belt to the east and west and result in an irregular Green Belt boundary. Its release would particularly weaken Green Belt to the west where the thick treeline forms a slightly stronger Green Belt boundary than the existing fence line.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA89



Description

The assessment area is located to the north east of the town of Hockley. It is formed of a small strip of woodland off Greensward Lane, which forms the northern boundary of the site. The north eastern boundary lies along Trinity Wood Road, a dwelling is located to the south west and further woodland is located to the south.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

39

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA89

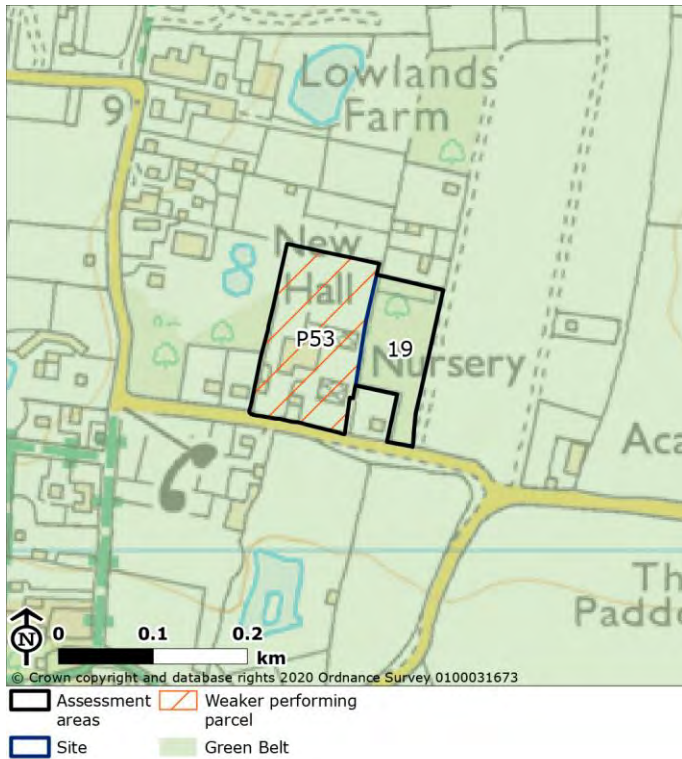


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of towns and encroachment into the countryside and a moderate contribution to preventing sprawl from the large built up area. The site is open and undeveloped and has a strong relationship with the wider countryside. Release of the assessment area would create a small, isolated inset area. Furthermore if this area were realised then the justification of leaving the surrounding properties washed over would be reduced and further insetting would further weaken the area of Green Belt left between this inset area and Hockley to the west.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA90



Description

The assessment area lies to the north east of the town of Hockley and to the north west of the town of Ashingdon/Rochford. A garden centre is located on the western half of the assessment area, while the eastern side is an area of scrubland and trees. The southern boundary to the site is defined by Lower Road and the eastern by New Hall Road. The northern and western boundaries are formed partly by washed over dwellings and partly by field boundaries.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

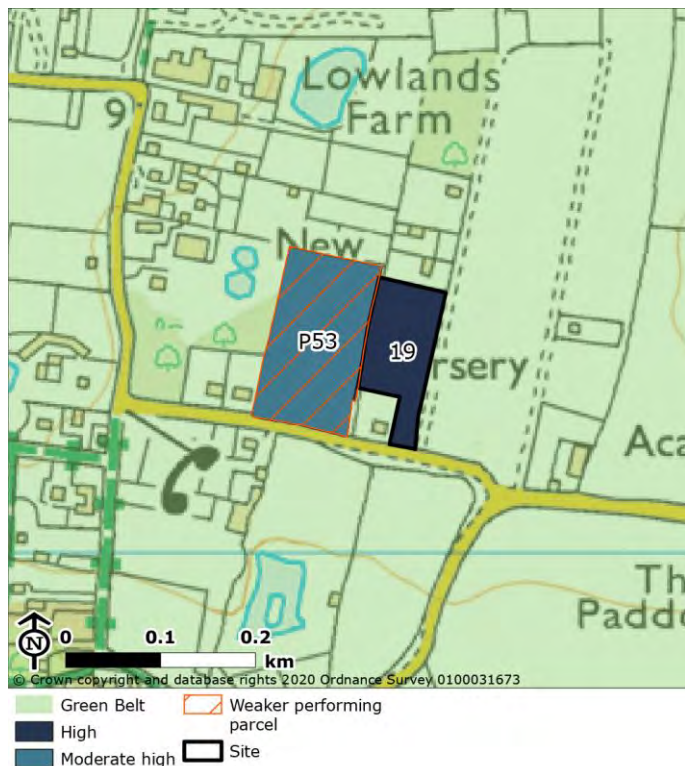
19

Stage 1 parcels that fall within Stage 2 Assessment Area

P53

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA90



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area or site 19 in isolation	The eastern half of the assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The western half of the assessment area contains a garden centre, which is considered to be urbanising development, and therefore, this part of the assessment area makes a moderate contribution to preventing the merging of towns and a moderate contribution to preventing encroachment into the countryside. However, much of the assessment area is open and undeveloped and it retains a relationship with the wider countryside to the east and north. Although Lower Road provides some separation from adjacent Green Belt to the south, release of the assessment area would create an isolated inset area which would weaken adjacent Green Belt. It is noted that the irregular edge to the south of the assessment area increases containment of an adjacent pocket of Green Belt land.	High
Release of just the garden centre	The area which contains the garden centre makes a moderate contribution to preventing the merging of towns and a moderate contribution to preventing encroachment into the countryside. This is because the garden centre is considered to be urbanising development, although it does retain some openness and a relationship with the wider countryside. While it is urbanised, release of this area would create a small, isolated inset area which would compromise the surrounding Green Belt.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA91



Description

The assessment area lies next to the southern edge of the settlement of Hawkwell. It is formed of an informal grassed / scrubland area and contains a number of small trees. Ironwall Lane forms the southern boundary of the assessment area. The northern boundary is formed by a treeline beyond which lies washed over residential gardens, the eastern boundary is formed by a washed over dwelling and its back garden and to the west is a very small slice of washed over Green Belt forming part of the garden of a property which lies within the inset settlement of Hawkwell.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

18

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA91



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. While it lies very close to the urban edge of Hawkwell this does not have a strong urbanising influence and the assessment area retains more of a relationship with the wider countryside, though the presence of washed over dwellings to east limits this to an extent and Iron Wall lane to the south would provide a stronger Green Belt boundary than the existing. Release of the assessment area would compromise adjacent Green Belt, in particular the small area to the west which would become contained by development and Ironwall Lane to the south, and the area to the north which would lie between the new inset area and the edge of Hawkwell, though it is noted that these are not stronger performing areas of Green Belt as they are already more contained. It would also result in the Green Belt boundary of Hawkwell becoming more irregular.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA92



Description

The assessment area is located on the southern edge of the inset settlement of Hawkwell. It is formed of a small woodland / scrub area behind and adjacent to residential properties. The northern and eastern boundaries are formed by the settlement of Hawkwell, boundaries to the south and west are formed by residential gardens.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

36

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA92

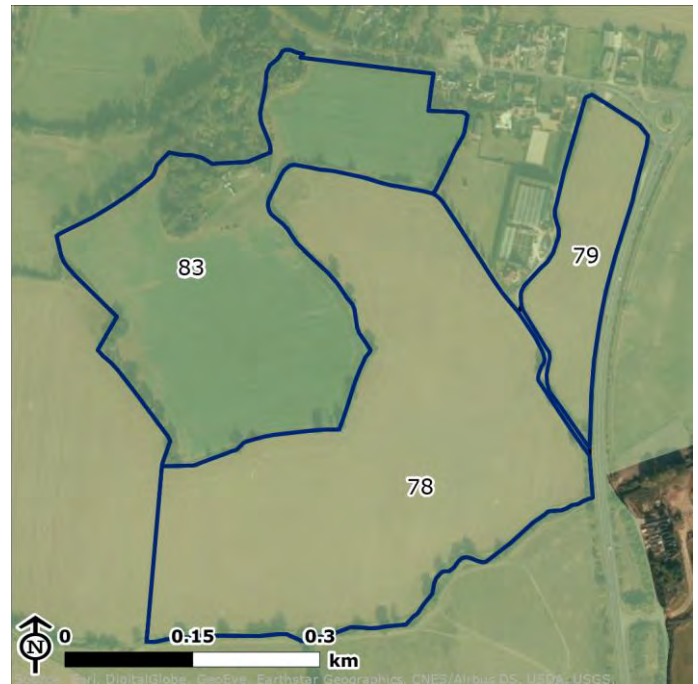
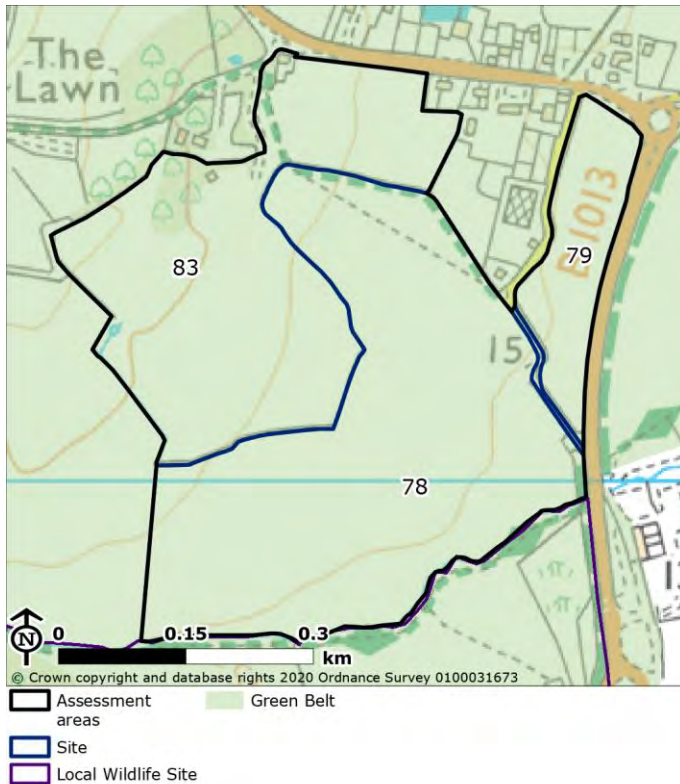


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and undeveloped, but is contained on two sides by the inset settlement of Hawkwell, with which it has some distinction due to tree cover. The area also retains some relationship with the wider countryside. Release of this area would create a slightly more irregular Green Belt boundary and compromise neighbouring Green Belt, particularly to the west where it would become increasingly contained by inset development, and to the south where Ironwall Lane would form a stronger Green Belt boundary.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA93



Description

The site assessment area lies to the north of Southend-on-Sea and to the south west of the town of Rochford. It is formed of three open, agricultural fields separated by sparse tree lines and hedgerows. A small section of woodland associated with a scout site lies on the western edge. The eastern boundary of the assessment area is defined by Cherry Orchard Way, the southern boundary by the River Roach, the eastern by field boundaries and a small woodland block and the northern boundary by Hall Lane.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

78

79

83

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA93

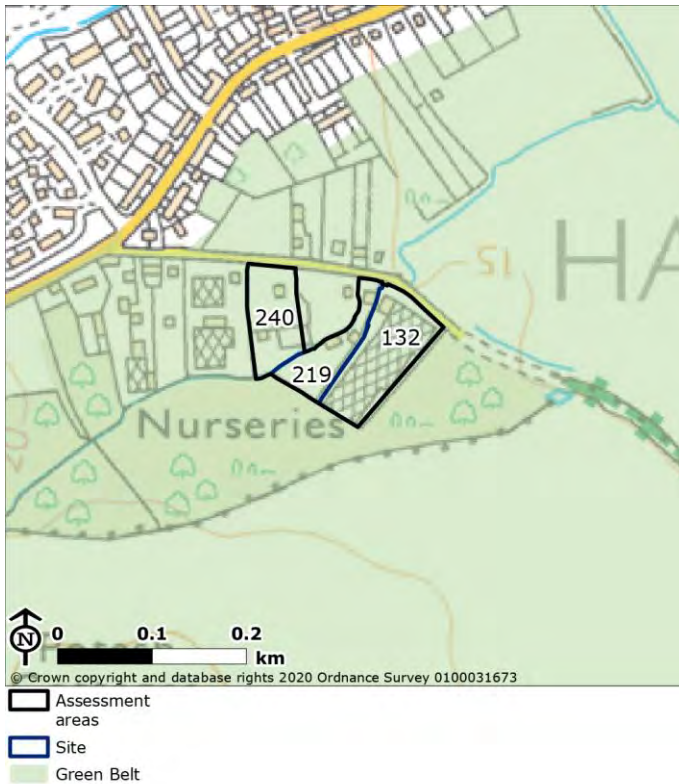


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking the sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside. It is uncontained and retains a relationship with the wider countryside due to a lack of boundary features. Release of any land within this assessment area would weaken the integrity of the neighbouring Green Belt, particularly the Green Belt land to the south adjacent to Cherry Orchard Way, in between the existing urban edges of Southend to the south and east. It is also considered that if this land were released the justification for leaving the hamlet of Stroud Green washed over would be significantly reduced. The release of site 83 in isolation would represent an inset area of Green Belt adjacent to Stroud Green. Despite not being directly adjacent to the inset Southend, its release would still significantly undermine what would remain of the Green Belt in between the inset site, Stroud Green and Southend. The boundaries of the assessment area, formed mainly by field edges would not form a strong Green Belt boundary.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA94



Description

The assessment area is located just to the south of the town of Hawkwell. It is formed of a large, detached dwelling and its gardens, part of a small field and equine school and a nursery / glasshouses. Ironwall Lane forms the northern boundary to the area, a field boundary forms the eastern and southern boundaries and a further washed over dwelling and nursery forms the western boundary.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

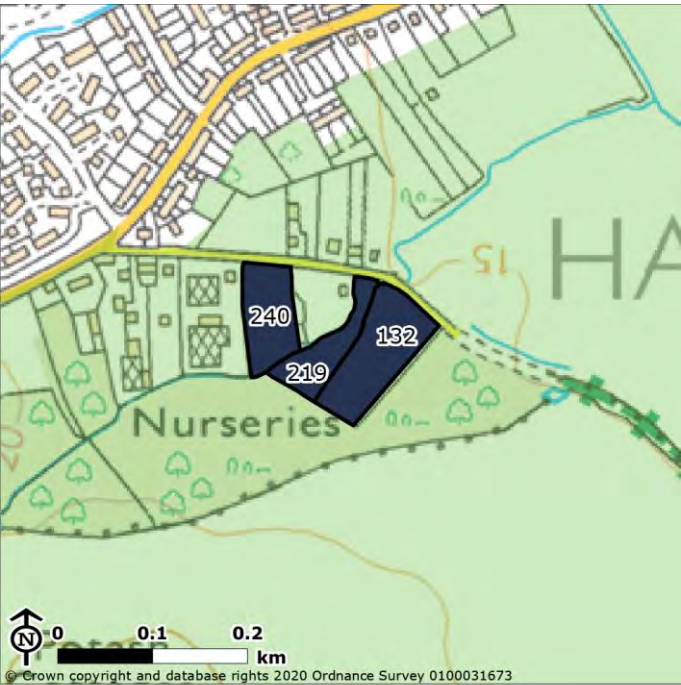
132

219

240

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA94

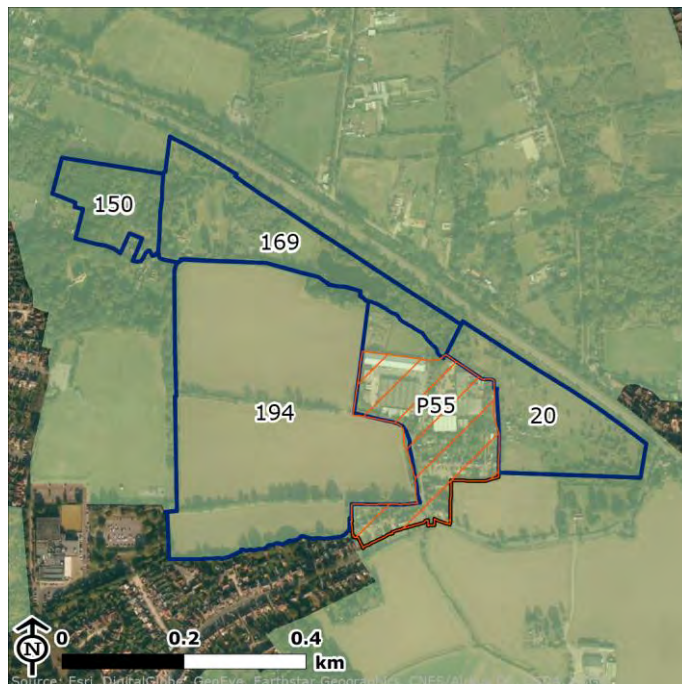
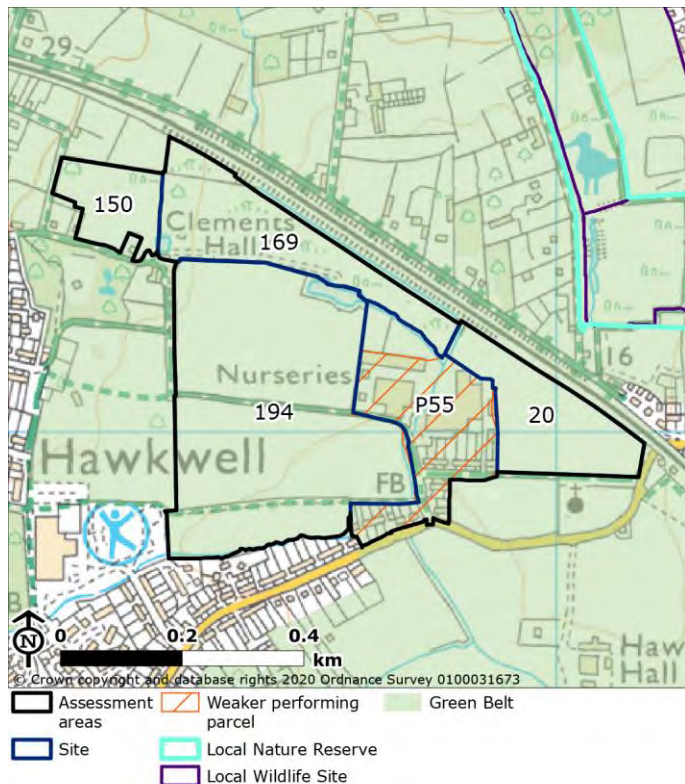


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking sprawl from the large urban area, preventing the merging of the towns and preventing encroachment into the countryside. The assessment area contains a couple of detached dwellings and a number of glasshouses which do not exert an urbanising influence on the area. The area retains a relationship with the wider countryside, particularly to the south and east where the boundaries are weaker. Release of the assessment area would create an isolated inset area close to the edge of Hawkwell and so adjacent Green Belt would be compromised, in particular that to the north west and north east which would lie in between the new inset area and the urban edge, though it is noted that these areas already contain some elements of urbanising development. It is noted that the irregular northern edge to the assessment area increases the containment of a pocket of adjacent Green Belt land.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA95



Description

The assessment area lies to the east of the town of Hawkwell and just to the west of the town of Ashington/Rochford. It is formed of a number of agricultural fields, a small area of woodland in the north western corner along with a church, a pond along the north eastern edge, an area of grassland / scrubland with a number of trees in the south eastern corner and a few industrial buildings and some dwellings in the centre of the assessment area. The eastern boundary of the assessment area is defined by the railway tracks. The southern boundary is partly formed by field boundaries, partly by Rectory Road and partly by the urban edge of Hawkwell. The western boundary is defined by field edges as well as a small area of woodland to the north.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

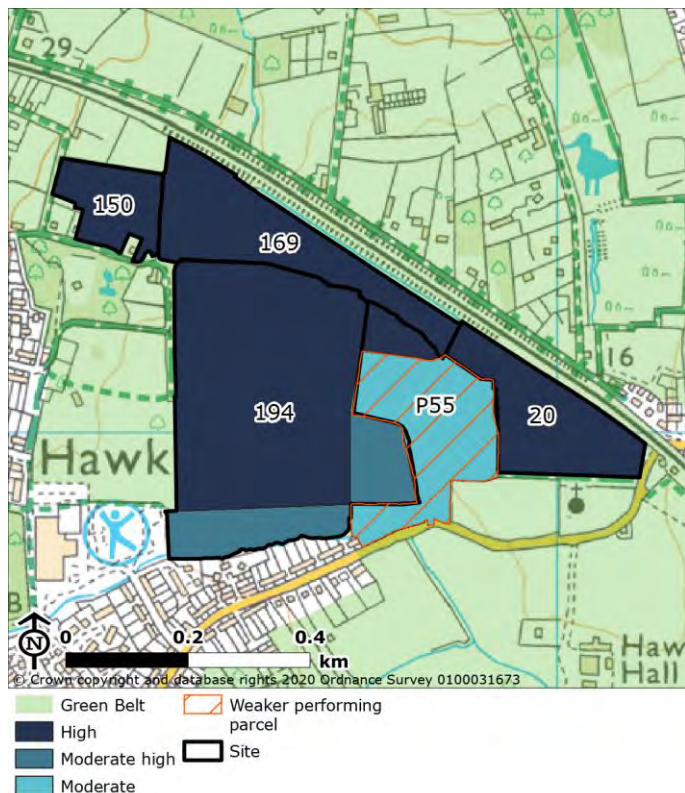
150
169
194
20

Stage 1 parcels that fall within Stage 2 Assessment Area

P55

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA95



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area or sites 20, 150, 169 or 194 in isolation	<p>The majority of the assessment area makes a strong contribution to preventing the merging of the towns of Ashingdon/Rochford and Hawkwell and preventing encroachment into the countryside, and a moderate contribution to checking sprawl from the large urban area. There is an area within the wider assessment area which contains urbanising development in the form of industrial buildings and houses. This area makes a weak contribution to all of the above as it is completely developed. However, the remainder of the assessment area is open and undeveloped and uncontained. A treeline and residential gardens form some distinction from the urban edge. The north eastern boundary of the assessment area follows a railway line, which represents a strong, defensible boundary but in other directions release of all or some of the sites within the assessment area would compromise adjacent Green Belt, though it is noted that due to its containment Green Belt to the west is not as strong performing. The release of site 20 would result in the merging of Hawkwell with Ashingdon/Rochford and would significantly compromise the remaining Green Belt to the south, in between this site and Rectory Road. Release of site 194 in its entirety would significantly compromise what would remain if the Green Belt land to the north in between the site and the railway line and to the west towards the urban edge of Hawkwell. Similarly, the release of sites 150 and 169 either in combination or isolation would result in the containment of the remaining Green Belt land to the west and south.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA95

Release of P55

This part of the assessment area makes a weak contribution to checking sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside as it is wholly developed with urbanising uses. Its release would create an extremely irregular Green Belt edge around Hockley, impacting on adjacent Green Belt. Furthermore, release would create the possibility of the intensification of development in this location, which may further weaken adjacent Green Belt particularly to the east and west where the Green Belt gap between Hawkwell and Ashingdon/Rochford is particularly narrow, but also to the north in between the new inset area and the railway tracks. Although the development within the area has already resulted in the physical containment the adjacent Green Belt, its release would serve to compound this.

Moderate

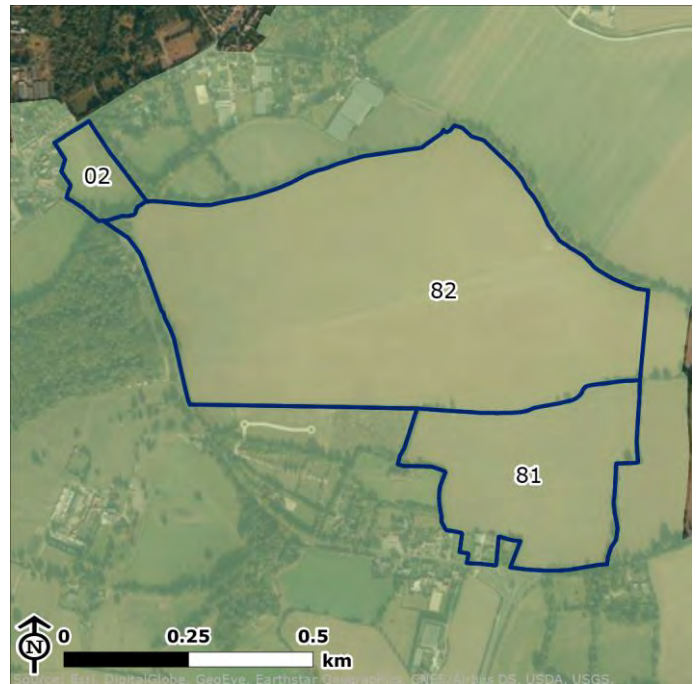
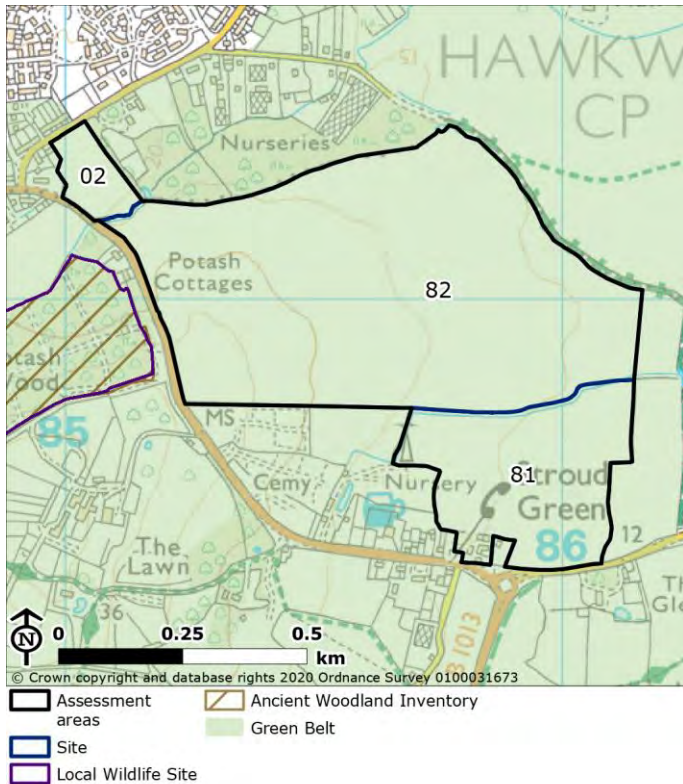
Release of the south eastern portions of Site 194

Although the open land in the southern portion of site 194 is considered to make a strong contribution to preventing the merging of the towns of Ashingdon/Rochford and Hawkwell and preventing encroachment into the countryside, and a moderate contribution to checking sprawl from the large urban area, there are two pockets of development within the southern and south eastern areas of the site that would result in marginally less harm than the wider release of site 194 and the sites to the north and east. This includes the southern portion of the site south of the public right of way that connects the school to the west with the washed over development to the east and the south eastern portion of the site that is surrounded by the densely developed land along Windsor Gardens. Both areas are bordered on three sides by urbanising development and their release would not compromise adjacent Green Belt land.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA96



Description

The assessment area lies to the south of the town of Hockley and just east of Rochford. It is formed of one small agricultural field next to the urban edge (site 02) and two large agricultural fields (sites 81 and 82), separated by treelines and hedgerow. The northern boundary is formed by the urban edge of Hawkwell, the north eastern and eastern boundaries by field boundaries, the southern boundary by Hall Road and the western boundary partly by field boundaries and partly by the B1013.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

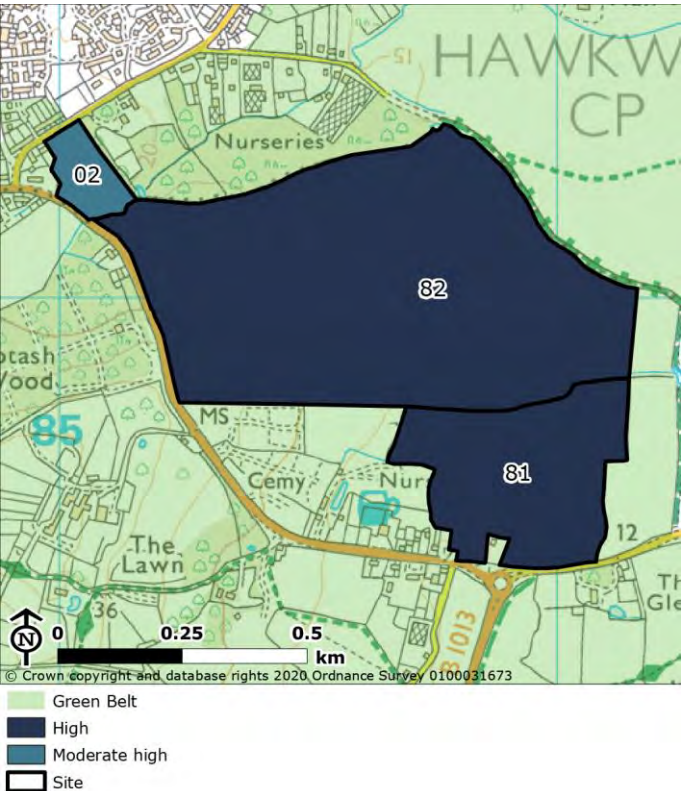
02

81

82

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA96



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking sprawl, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and undeveloped and retains a relationship with the wider countryside, due to a lack of significant boundary features. Rectory Road provides some distinction from the inset settlement to the north. The release of sites 81 and 82 within this assessment area, either in isolation or in combination with site 02 is considered likely to result in high harm to the Green Belt, weakening Green Belt land in all directions, but particularly the remaining Green Belt land to the north in between the new inset area and the existing urban edge of Hawkwell and east in between the new inset area and the existing urban edge of Ashingdon/Rochford, almost merging the towns if all three sites were released together. Release of the sites would create an irregular Green Belt boundary to the south of Hawkwell. The release of sites 81 would also reduce the justification of retaining the washed over hamlet of Stroud Green as Green Belt. It is not considered that the edges of the assessment area, formed mainly by field boundaries and treelines would form a stronger Green Belt boundary than the existing formed by Rectory Road.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA96

Release of Site 02 in isolation

The area marked by Site 02 makes a strong contribution to checking sprawl, preventing the merging of towns and preventing encroachment into the countryside, the site sits directly adjacent to the urban edge of Hockely and is contained on two sides by the inset urban edge. The site is open and undeveloped; however, there is a lack of distinction between the urban area and the Green Belt. The thick band of woodland that marks the eastern and southern boundary represents a stronger alternative Green Belt boundary, limiting views of the wider open countryside. Release of the site would contain remaining Green Belt land to the east inbetween the new inset urban area and the existing inset urban area to the north east.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA97



Description

The site assessment area, located to the north of Ashingdon/Rochford and Hockley, is formed of two open, agricultural fields, separated by a small hedgeline. The land is flat and undeveloped and has views to the wider countryside. The boundaries of the assessment area are formed by field edges to the north and west, Ashingdon Road to the south and Fambridge Road to the east. Ashingdon Primary Academy, which is inset into the Green Belt lies to the south east of the assessment area.

Assessment Type

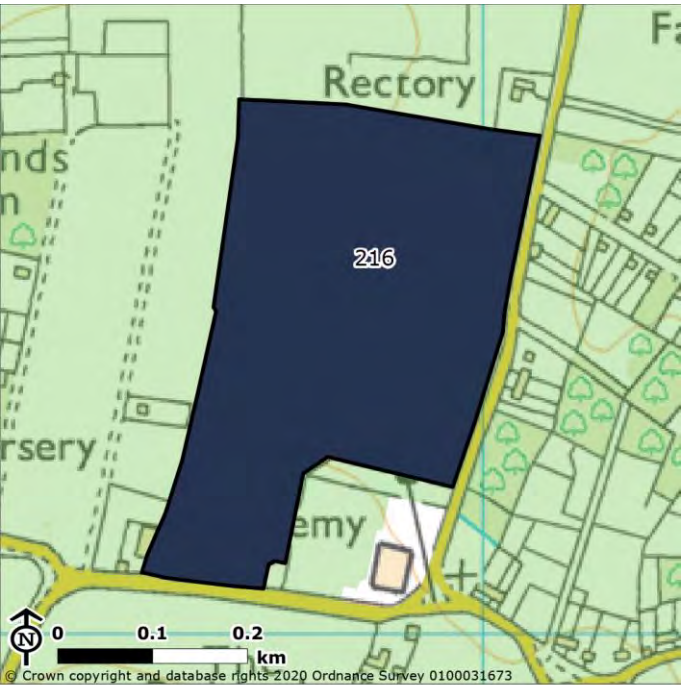
Inset

Sites falling within Stage 2 Site Assessment Area

216

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA97

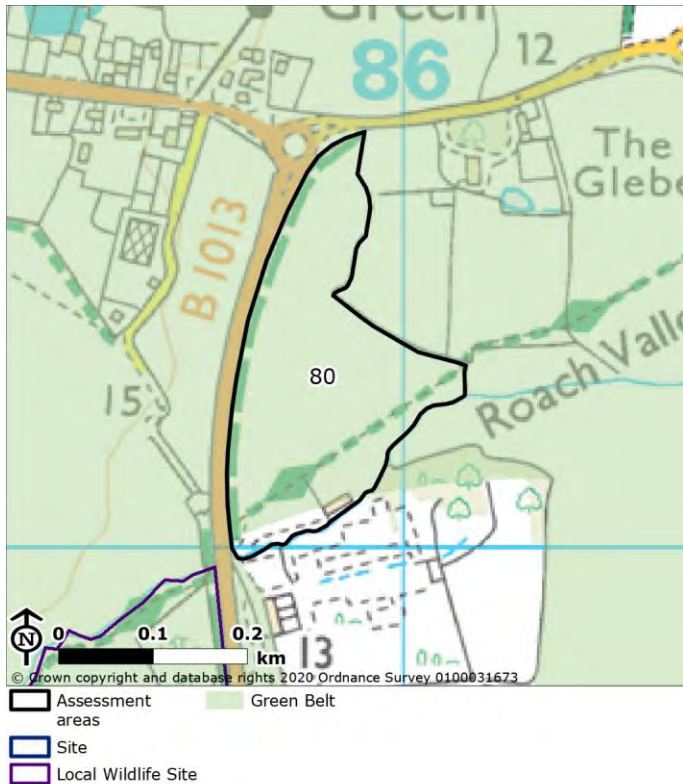


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The land is open and undeveloped and if released would form an isolated inset area. The boundary to the west formed by Fambridge Road and washed over development is considered reasonably strong but release of the assessment area would leave a very small area of Green Belt to the south isolated between the new inset area and the inset primary school. The weaker boundaries to the west and north would also result in adjacent Green Belt being weakened by neighbouring urbanising development.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA98



Description

The assessment area lies to the south west of the town of Rochford. It is formed of a single playing field, which contains a number of sports pitches. The western boundary of the assessment area is defined by Chery Orchard Way, the northern by Hall Road, the eastern by treed field boundaries and the southern boundary by the River Roach.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

80

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA98

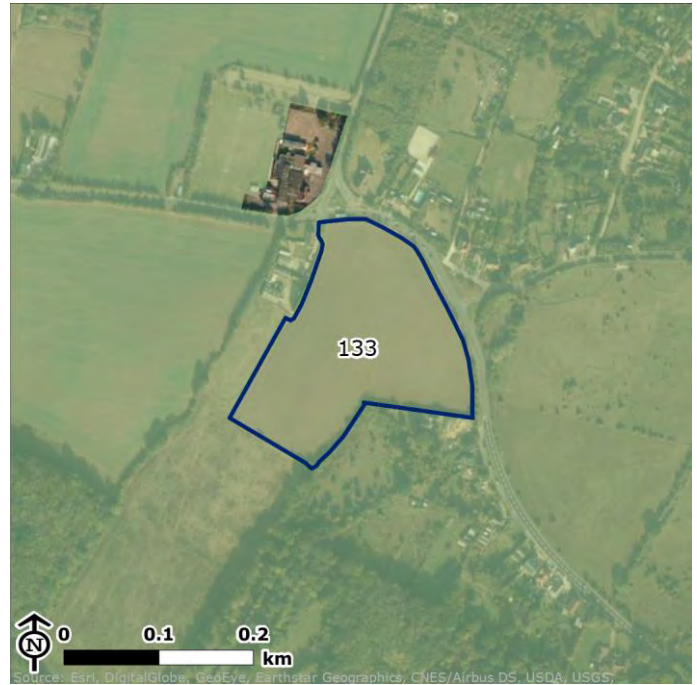


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is uncontained, open and undeveloped and retains a relationship with the wider countryside to the east. A treeline and the River Roach provides some distinction from the inset land to the south. Following a recent urban extension to Southend to the south, there is a limited amount of open countryside to the south of the site. Its relationship with the countryside to the west is restricted by Cherry Orchard Way and to the north by the roundabout of Cherry Orchard Way and Hall Road. Release of the assessment area would represent a significant northwards extension to Southend to the south. While Cherry Orchard Way and Hall Road would limit the impact to the west and north, the Green Belt to the east would fall into a narrow gap in between the new inset area, the northern edge of Southend and the corner of the inset town of Rochford. Release of the assessment area would breach Hall Road as the existing Green Belt boundary along the edge of Rochford and so would compromise the Green Belt to the east which runs along the southern side of this road to the edge of the town. It is also considered that if this land were released the justification for leaving the hamlet of Stroud Green washed over would be significantly reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA99



Description

The assessment area, located to the north of Rochford, is formed of a single open, agricultural field. A cluster of farm buildings form part of the western edge along with field boundaries, which also form the southern edge. Ashingdon Road forms the northern and western boundary.

Assessment Type

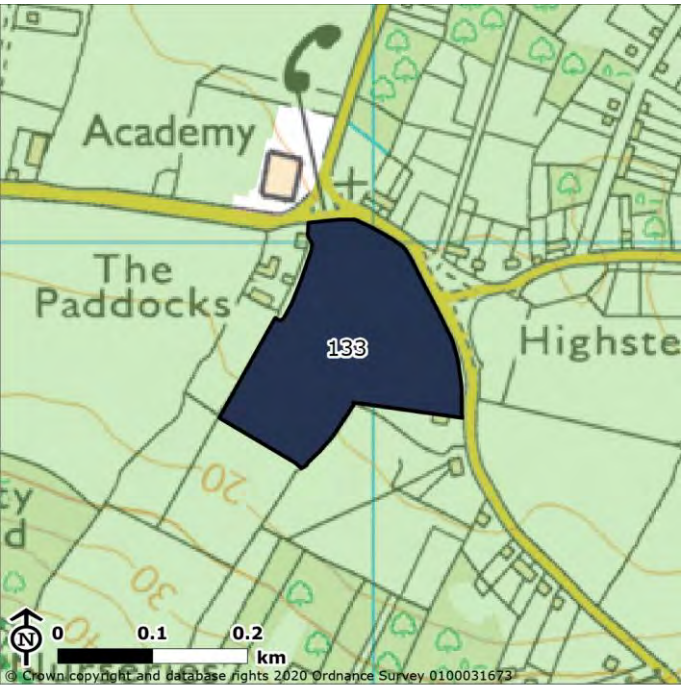
Inset

Sites falling within Stage 2 Site Assessment Area

133

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA99



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of towns and encroachment into the countryside. It makes a moderate contribution to preventing sprawl of the large built up area. It is open and undeveloped and has a strong relationship with the wider countryside. Release of the assessment area would result in a small, isolated inset area. While the northern boundary, formed by Ashingdon Road would form a reasonably strong Green Belt boundary, those to the south and west towards Ashingdon and Hockley are only marked by hedgerows. The Green Belt to the south and west would be particularly compromised by release of the assessment area as they would become sandwiched between the new inset area and the urban edge of Ashingdon and Greensward Lane.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA100



Description

The assessment area is located to the north of the town of Ashingdon/Rochford. It is formed of two small areas of woodland. The western edge of the assessment area is partly defined by Fambridge Road and partly by the rear gardens of washed over dwellings. The remaining boundaries are either formed by field edges or further woodland.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

215
38
51

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA100



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside. It is open and undeveloped and has a strong relationship with the surrounding countryside. Its release would create a small, isolated inset area which would weaken adjacent Green Belt, particularly to the south where Ashingdon Road would form a stronger Green Belt boundary and to the north west where the justification for retaining the existing washed over development in the Green Belt would be reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA101



Description

The site assessment area lies on the northern edge of the town of Ashingdon/Rochford. It is formed of an area of woodland. To the north The Chase Road and east are further areas of woodland, to the west is a dwelling and to the south lies the urban edge of Rochford.

Assessment Type

Urban Extension

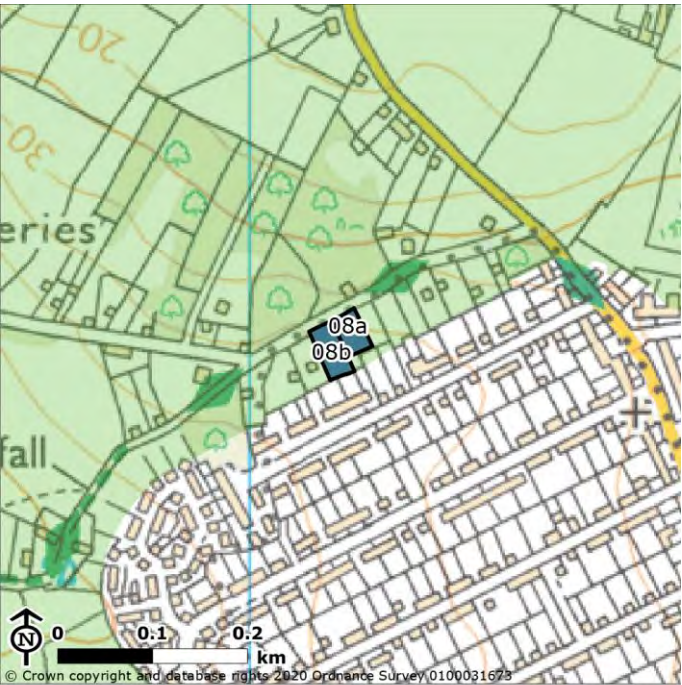
Sites falling within Stage 2 Site Assessment Area

08a

08b

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA101



- Green Belt
- Moderate high
- Site

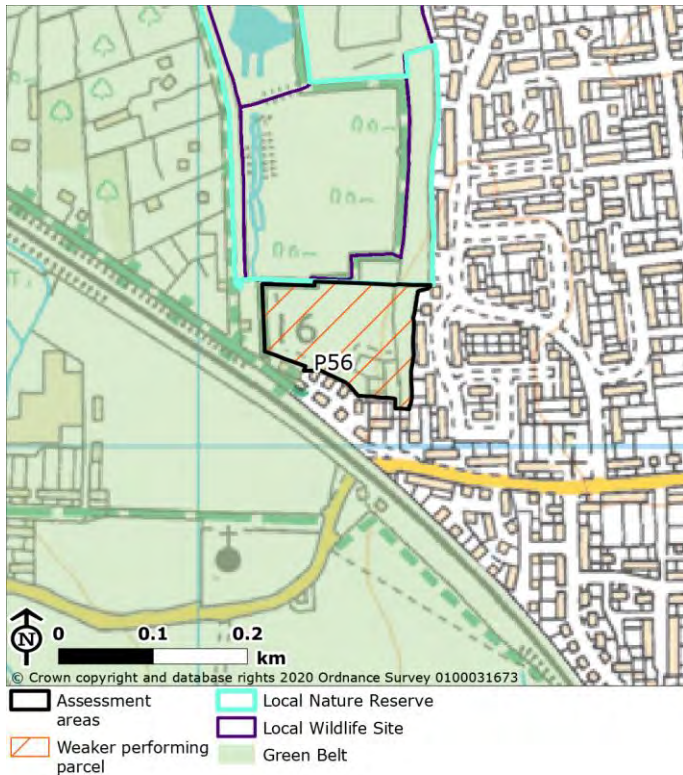


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of towns and encroachment into the countryside. It makes a moderate contribution to preventing sprawl of the large built up area. The assessment area is open and undeveloped but has little distinction from the urban edge, and is contained by Rochford town to the south, The Chase Lane to the north and a dwelling to the west. Although these boundaries would work to contain development, limiting impact on the surrounding Green Belt, release of the assessment area would result in a much more irregular Green Belt boundary along the edge of Rochford with the result of increasing containment of adjacent Green Belt to the east and west.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA102



Description

The assessment area lies on the edge of the inset settlement of Ashingdon/Rochford. It is formed of a park which includes a large formal grassed area / playing field, a play area and a basketball court. The eastern and southern boundaries are formed by the settlement edge of Rochford. To the north is a wooded area consisting of Magnolia Fields Nature Reserve and to the west is a property which serves as a cattery.

Assessment Type

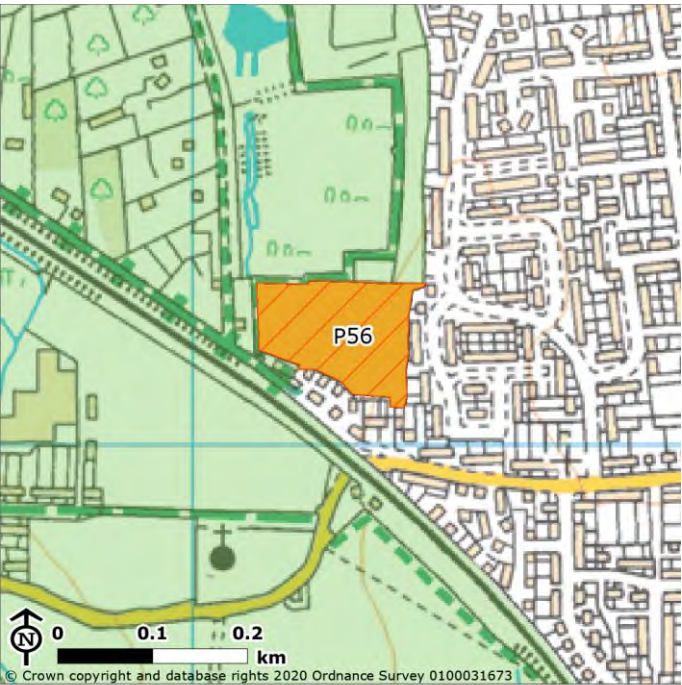
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P56

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA102

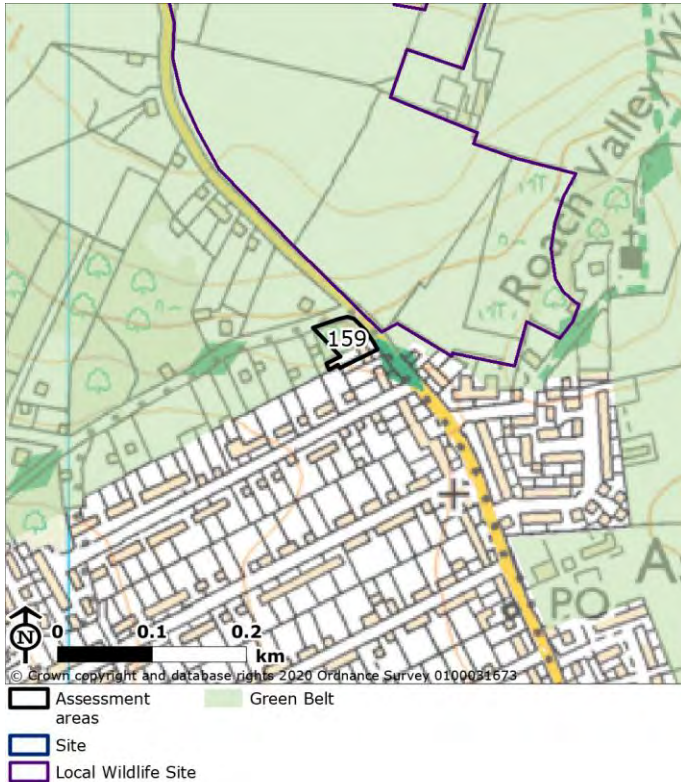


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. While the assessment area is open and undeveloped its relationship with the wider countryside is restricted to the north by woodland, designated as a Local Nature Reserve and to the west by a property. The inset settlement of Rochford contains the area to the east and south and there is little distinction, resulting in the assessment area having a relationship with the urban edge as well as the countryside. The boundaries to the north and west are considered to be strong and would limit harm to the wider Green Belt if the assessment area was released. There would be a very small area of Green Belt, which consists of a washed over property to the south, which lies between the assessment area and the railway tracks which would become isolated and the justification for leaving this area washed over would be reduced.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA103



Description

The assessment area lies on the northern edge of the town of Ashingdon/Rochford. The southern edge of the assessment area falls within the inset area of the town and contains a single dwelling. The remainder of the assessment area is wooded. The eastern boundary is formed by Ashingdon Road, the northern boundary by The Chase Lane and the western boundary by a dwelling.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

159

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA103

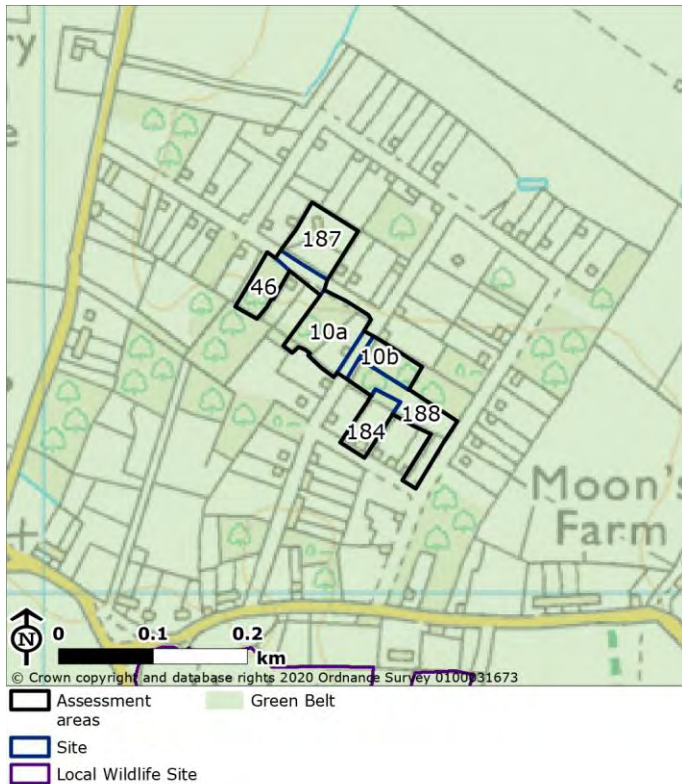


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of towns and encroachment into the countryside. It makes a moderate contribution to preventing sprawl from the large built up area. The assessment area is an extension to the town of Rochford which forms the southern boundary and there is little distinction, the eastern and northern boundaries are defined by roads and the western boundary by a dwelling. These are considered to be reasonably strong boundaries which would contain development and reduce the impact on the surrounding Green Belt. However, release of the assessment area would work to make the current Green belt boundary along the settlement edge more irregular and significantly reduce the justification for retaining the developed Green Belt to the north and west as Green Belt.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA104



Description

The assessment area lies to the north of the town of Ashingdon/Rochford. It is formed of small areas of woodland and grassland that lie in between washed over dwellings. The eastern boundary is formed by Ethelbert Road. The remaining boundaries are defined by dwellings and their gardens or small field boundaries.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

10a
10b
184
187
188
46

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA104

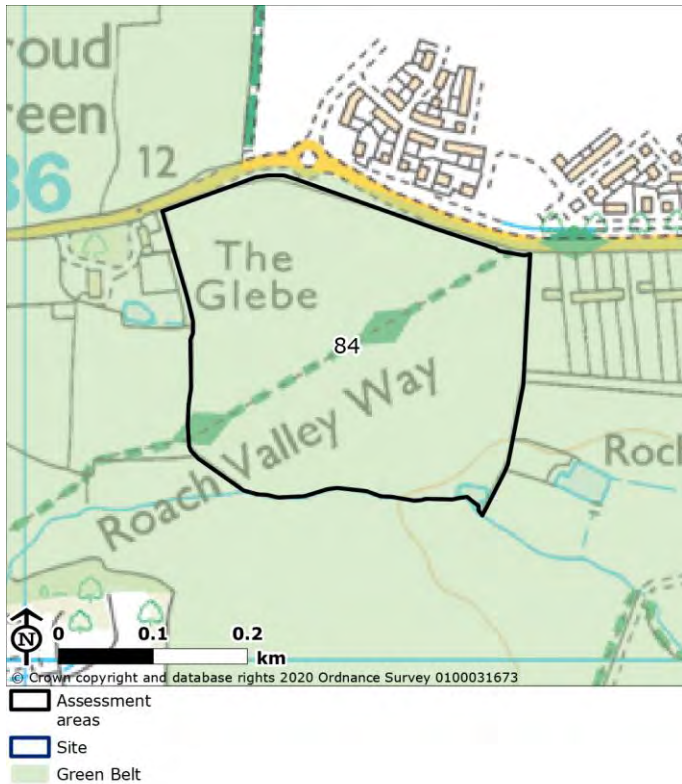


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside. While the area is surrounded by, and contains a couple of washed over, detached dwellings, these do not have a significant urbanising effect on the assessment area and it remains open, retaining a relationship with the wider countryside. Release of the assessment area would create an isolated inset area which, due to the weak boundary features would compromise adjacent Green Belt and reduce the justification for leaving the existing washed over development which surrounds the assessment area in the Green Belt. Irregular edges of the assessment area would leave some areas of Green Belt on the southern and northern edges more contained.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA105



Description

The assessment area lies along the south western edge of the town of Rochford. It is formed of a single open and undeveloped agricultural field. The area is flat, with views to the countryside beyond. Hall Lane forms the northern boundary, washed over houses and the golf course form the eastern boundary, the River Roach forms the southern boundary and the western boundary is defined by fields and the garden of a washed over dwelling.

Assessment Type

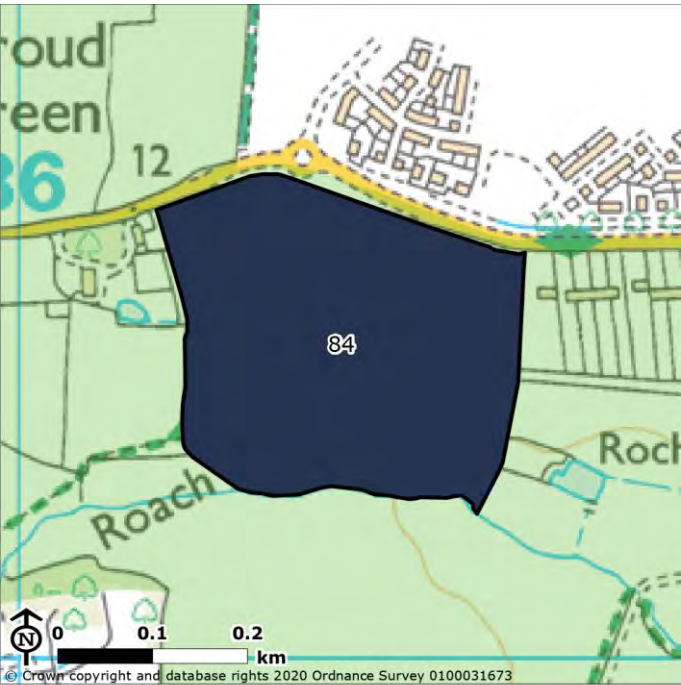
Urban Extension

Sites falling within Stage 2 Site Assessment Area

84

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA105



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking the sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is uncontained, open and undeveloped and retains a relationship with the surrounding countryside. While Hall Road provides distinction from the inset area, it has been breached by the washed over development to the east, however it still represents a barrier between the inset area to the north and the assessment area. While the impact to the south would be reduced by the River Roach which forms a reasonably strong boundary feature, release of the area would significantly narrow the area of open countryside inbetween Rochford and Southend and compromise the Green Belt to the east, which would become contained on three sides by inset development. Furthermore, the justification for leaving the existing dwellings washed over would be reduced. Additionally Green Belt to the west could also be weakened as Cherry Orchard Way would form a more defensible Green Belt boundary than the field boundaries.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA106



Description

The assessment area lies to the north of the town of Ashingdon/Rochford. It consists of a small tree and scrubland area that lies between two small areas of washed over dwellings to the east and west. The southern boundary is defined by Canewdon Road and the northern boundary is formed of a field edge.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

21

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA106



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside. It is open and undeveloped and while Canewdon Road provides a reasonably strong Green Belt boundary to the south, boundaries to the north in particular are weaker and the assessment area retains a strong relationship with the wider countryside. If the area was released this would create a small, isolated inset area which would compromise adjacent Green Belt and the justification for leaving the neighbouring washed over dwellings in the Green Belt would be reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA107



Description

The assessment area lies on the eastern edge of the town of Ashingdon/Rochford. It consists of Ashingdon Memorial Hall, another outbuilding, some formal gardens and a play area, and the edge of the adjacent playing fields. The urban edge of Rochford lies to the north, south and west, while playing fields lie to the east.

Assessment Type

Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P57

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA107



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to checking sprawl of the large built up area and a moderate contribution to preventing encroachment into the countryside. The assessment area lies on the edge of the inset settlement of Rochford, and is contained on three sides by inset, urbanising development which, along with the memorial hall which is located within the area, exert an urbanising influence. There is particularly limited distinction from the urban edge to the north and south. However, the assessment area does retain some openness and has a relationship with the countryside to the east where there is a lack of boundary features. Release of the assessment area would create a more regular boundary along the eastern edge of Rochford and would not increase containment of any adjacent Green Belt land.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA108



Description

The assessment area lies adjacent to the eastern edge of Ashingdon/Rochford. The site consists of an open field adjacent to properties along Highcliff Crescent. The site is bounded to the west by the edge of the existing settlement, and to the north, east and south by a dense tree line. The north western corner of the site has no well-defined boundary and consists of a grass verge.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

180

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA108

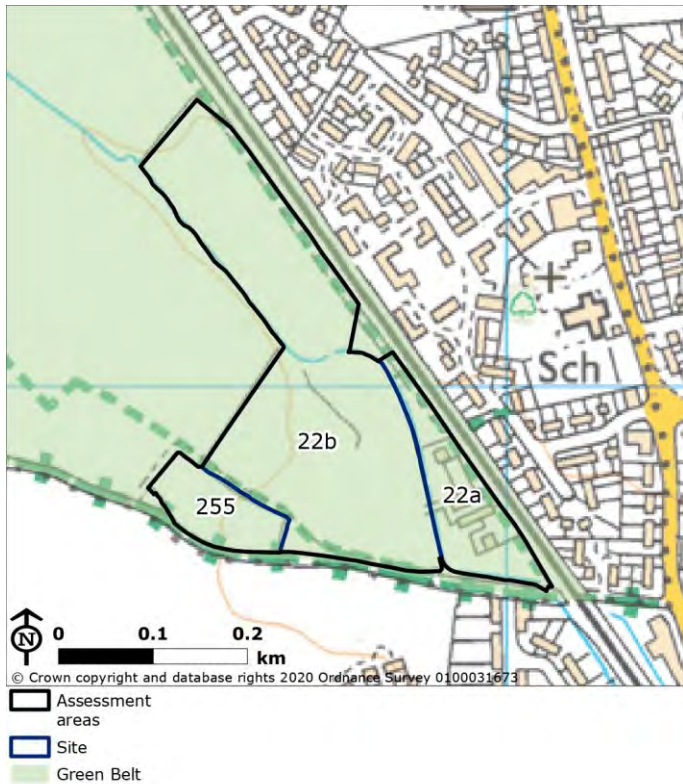


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. It is open and uncontained and it is not considered that the urban edge of Rochford exerts a significant urbanising influence on the assessment area, though at points there is little distinction. Its release would extend the urban edge of Rochford eastwards, and would entirely contain a small pocket of Green Belt containing two outbuildings with access off Highcliff Crescent, therefore there would be no justification in retaining its Green Belt status, though it is noted that this would likely be released alongside the assessment area anyway. In addition, release of the site would lead to the increased containment of agricultural land to the north, specifically the sloping pocket of land adjacent to the assessment area that is sandwiched between the northern site boundary and the washed over development of St Andrew's Church, Ashingdon. While a treeline provides some distinction from the wider Green Belt, this is not considered to be a significantly stronger boundary than the existing settlement edge.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA109



Description

The assessment area is formed of a number of agricultural fields separated by treed field boundaries, and a farm which falls within the south eastern corner. The town of Rochford lies to the east and south of the assessment area and its edges are currently defined by the railway tracks to the east and Ironwell Lane to the south. The remaining boundaries of the assessment area are formed by treed field boundaries.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

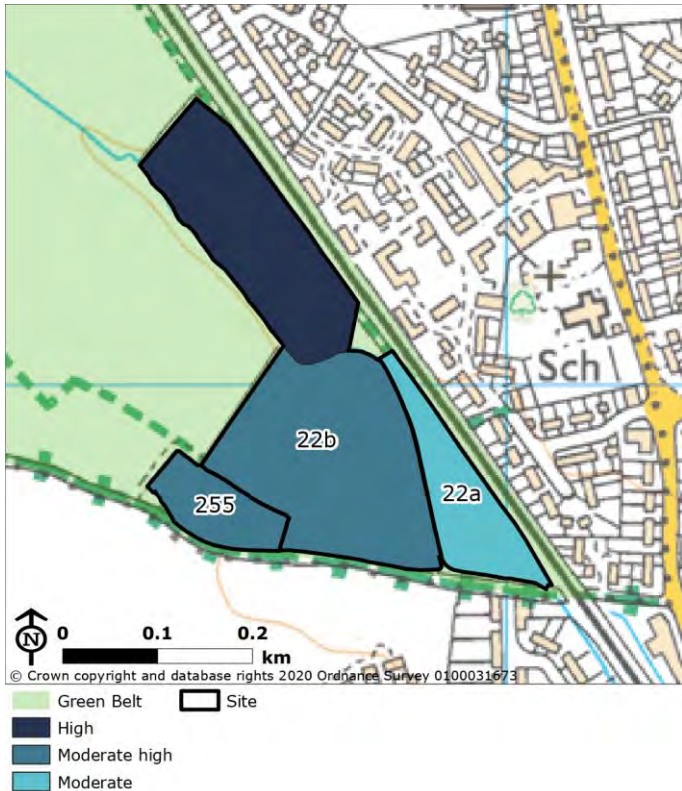
22a

22b

255

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA109



Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and largely undeveloped and retains a strong relationship with the wider countryside to the north and west where boundaries are just formed by field edges. While the assessment area is contained on two sides by the inset settlement of Rochford, the urbanising influence of the town is reduced by the railway tracks to the east and Ironwall Lane to the south which have provided strong boundary features to the town. Release of all land within the assessment area would breach these boundaries compromising their strength as boundary features and weakening the Green Belt adjacent to the assessment area to the north and west, particularly if the the northern half of site 22b were released in conjunction with the rest of the area.	High
Release of Site 22a, 255 and the southern half of 22b.	With the exception of parts of site 22a, sites 22a, 255 and 22b are undeveloped and retain a relationship with the wider countryside to the north and west. While the assessment area is contained on two sides by the inset settlement of Rochford, the urbanising influence of the town is reduced by the railway tracks to the east and Ironwall Lane to the south which have provided strong boundary features to the town. Release of these sites would breach these boundaries compromising their strength as boundary features and weakening the Green Belt adjacent to the assessment area to the north and west. However, the containment of these portions of the area limits their impact on remaining adjacent Green Belt land.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA109

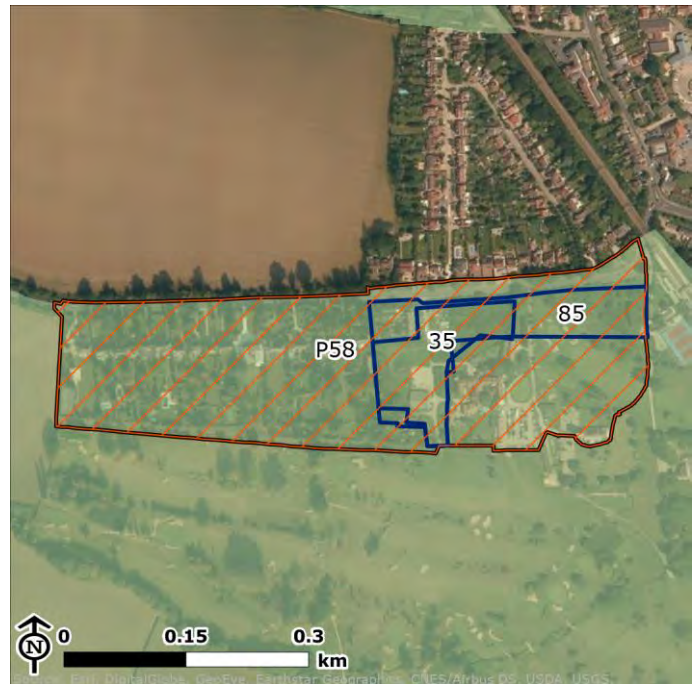
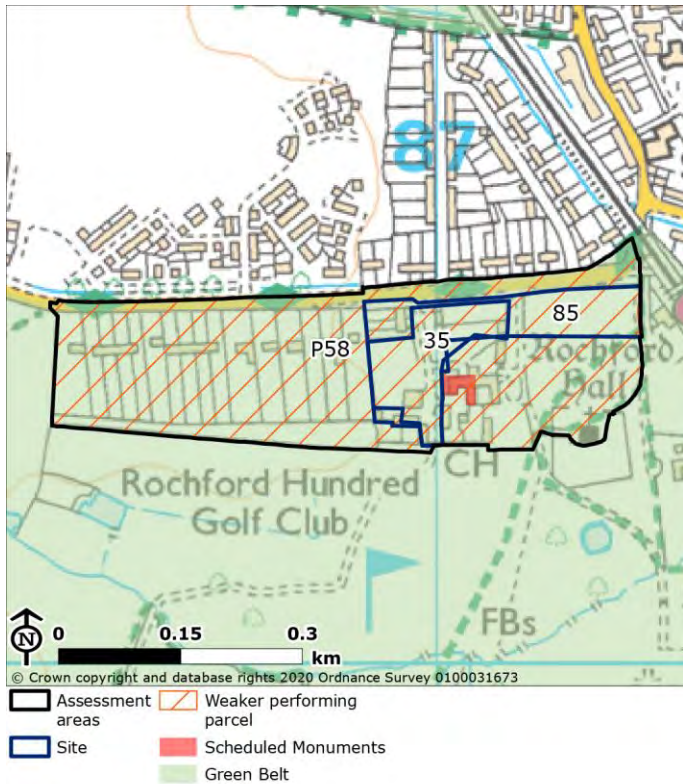
Release of Site 22a in isolation

Site 22a is contained on two sides by the inset settlement of Rochford. Although the urbanising influence of the town is reduced by the railway tracks to the east and Ironwall Lane to the south which have provided strong boundary features to the town, the site contains washed over development in the form of a dwelling and several large out buildings. Although release of the site would breach the boundaries compromising their strength, the development within the parcel has already done this to a degree. Furthermore, the wooded field boundary that forms the western edge of the site, although not as strong as the railwayline to the east, limits harm to the Green Belt to the west of the site.

Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA110



Description

The assessment area lies along the south eastern edge of the town of Rochford. It contains a row of washed over dwellings and their rear gardens, the Rochford Hundred Golf Club and Saint Andrews Church. The northern boundary of the assessment area is formed by Hall Road, the eastern boundary by Church Walk, the southern boundary lies between the back gardens and the golf course and the western boundary is defined by the a field edge.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

35

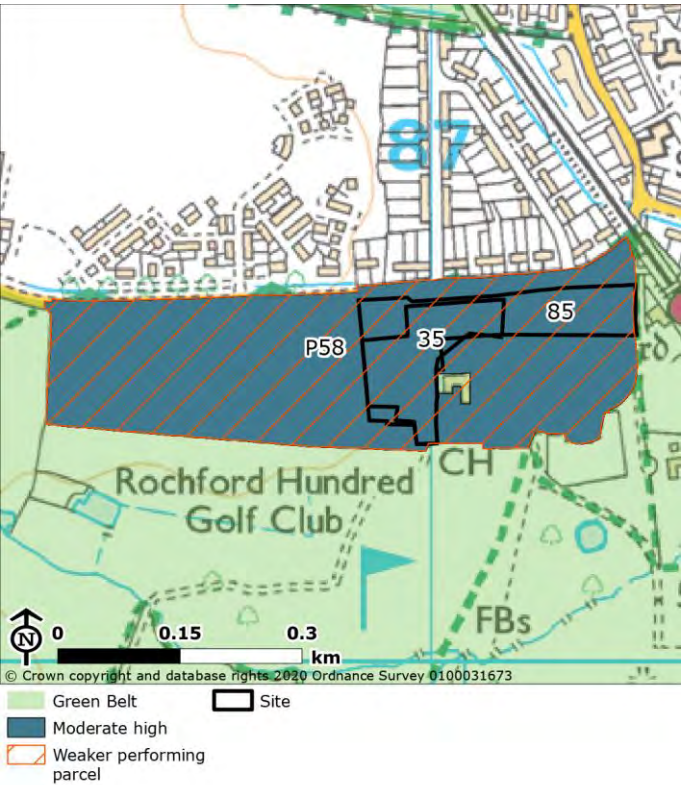
85

Stage 1 parcels that fall within Stage 2 Assessment Area

P58

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA110

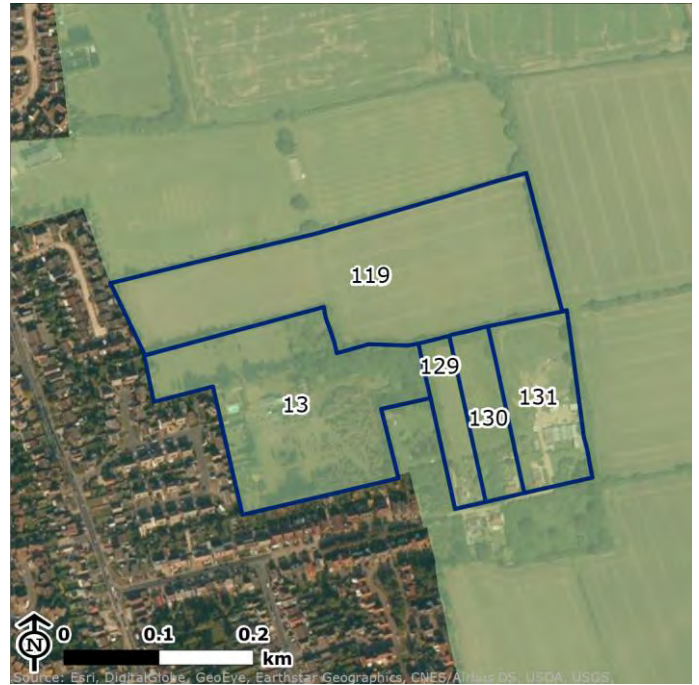


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to checking the sprawl of the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area lies alongside the inset settlement of Rochford and contains washed over development in the form of houses and a golf club, it is partially contained by inset development to the north and east, although containment from the east is limited by the open land containing tennis courts to the east of the area. Despite the development, the area retains some openness and a strong relationship with the wider countryside to the south and west, due to boundaries formed by field edges. Release of the assessment area would create a more irregular boundary around the south western edge of Rochford, which is currently formed by Hall Road. Release of the assessment area would further breach Hall Road undermining its strength as a Green Belt boundary further. This would compromise the area of Green Belt to the west and the small slice of Green Belt that would remain between the inset area and the railway tracks which form the eastern boundary to Rochford town, though this area also contains some washed over development. It is noted that part of the golf club house is a scheduled monument and so this area itself is very unlikely to be re-developed.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA111



Description

The assessment area lies to the east of Rochford and consists of an agricultural field, open space, an agricultural building and a few isolated dwellings. The assessment area is bounded by low-density dwellings along Newton Hall Gardens and Canewdon View Road to the west and south respectively. The northern and eastern boundaries consist of well-defined hedgerows.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

119
129
13
130
131

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA111

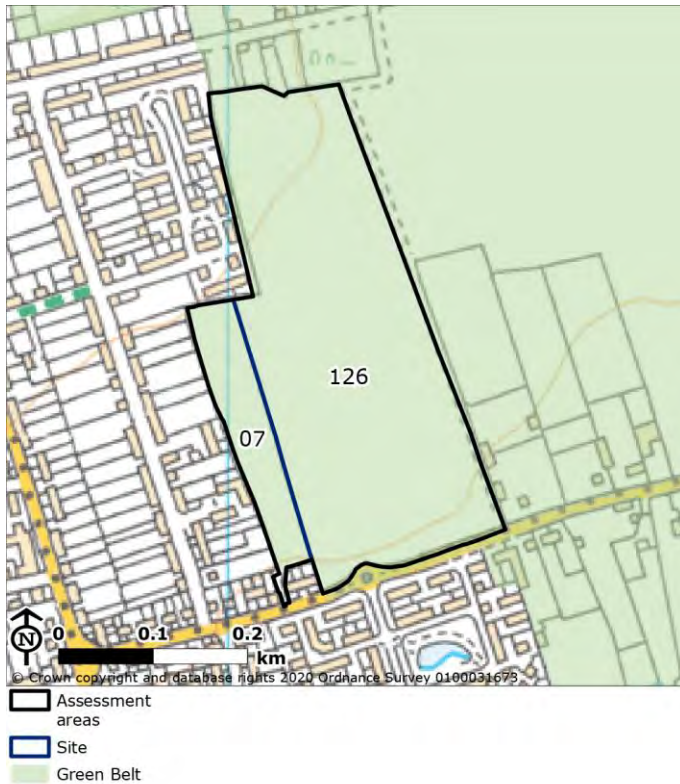


Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. The assessment area is relatively open and maintains a strong relationship with the wider countryside to the east of Rochford, with boundaries formed by treelined field edges. However, there is intermittent distinction from the urban edge of Rochford and the western half of the assessment area is contained by the inset settlement to the west and south. Release of all land within this assessment area would entirely contain the pocket of open land located adjacent to Canewdon View Road, therefore there would be limited justification in it retaining its Green Belt status. Overall, the release of all sites within the assessment area would significantly weaken the integrity of the neighbouring Green Belt as land to the north and south would become contained on two sides.	High
Release of central southern portion of Site 13, retaining woodland	The central southern portion of site 13 is partially developed, although the development has a limited influence on the openness of the Green Belt. It is also contained on two sides by the inset urban edge of Rochford with which this portion of the area has limited distinction due to the existing boundary being formed largely of property boundaries and residential gardens. The woodland within the site would form a stronger Green Belt boundary and would limit harm to adjacent Green Belt to the north and east.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA112



Description

The assessment area lies adjacent to the urban edge of Ashingdon/Rochford. The site consists of a smaller open field contained on three sides by the urban edge and a larger agricultural field which has a strong relationship with the open countryside to the east. The site is bounded to the north and west by the edge of the existing settlement, and to the south by Brays Lane. The eastern extent of the assessment area is defined by a patchy hedgerow.

Assessment Type

Urban Extension

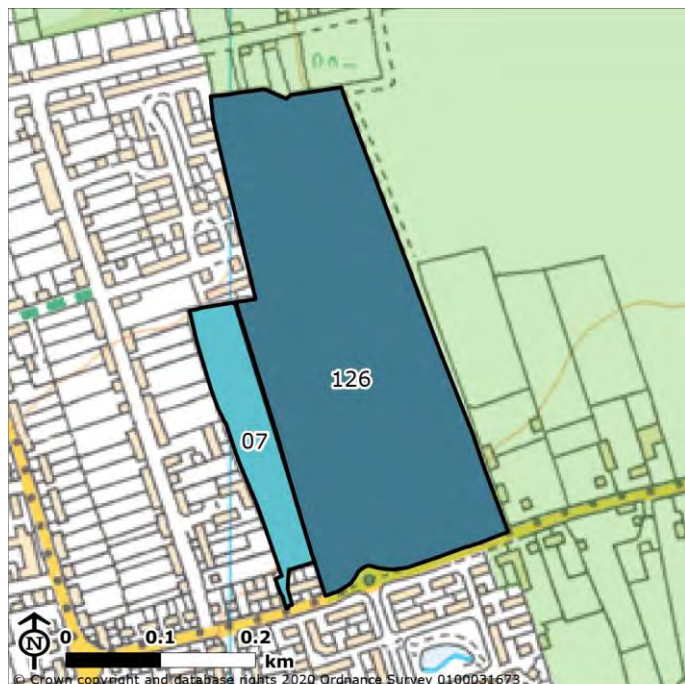
Sites falling within Stage 2 Site Assessment Area

07

126

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA112



Harm Assessment

Scenario	Justification	Score
Release of all land within assessment area, including any land within site 126	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. The area has little distinction from the inset settlement edge and is relatively contained by the urban edge of Rochford to the west and south and some more isolated pockets of washed over development to the south east and north. Therefore the release of this area would create a more consistent eastern boundary to Rochford. Although the release of this land would weaken the integrity of the neighbouring Green Belt to the east, due to a lack of strong boundary features, some of this neighbouring Green Belt has been breached by existing washed over settlements to the north of Bray Lane. However, it should also be noted that the release of this Green Belt land would reduce the justification for retaining the extent of the Green Belt to the north, specifically the washed over development to the north and south of Canewdon View Road, which, if released, would in turn have a containing impact to the north.	Moderate-High
Release of only site 07	Although the release of this site will somewhat weaken the integrity of the neighbouring Green Belt to the east, due to a lack of boundary features, this area is contained by the existing inset edge of Rochford to the north, south and west, limiting effects on the integrity of the wider Green Belt. Its release would create a more consistent eastern boundary to the settlement, following the existing hedgerow that separates the two fields within the assessment area.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA113



Description

The assessment area lies adjacent to Brays Lane, close to the urban edge of Rochford. The site is bounded to the north by Brays Lane and by the east and west by the fences of adjacent properties. The south of the site has no well-defined boundary and consists of a thick cluster of trees. The site itself comprises of a property, dense shrubbery, trees and two outbuildings.

Assessment Type

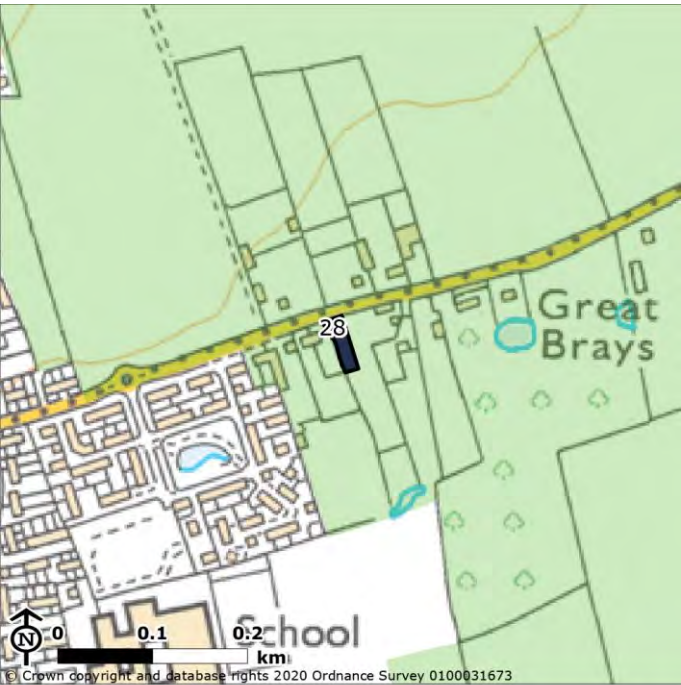
Inset

Sites falling within Stage 2 Site Assessment Area

28

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA113

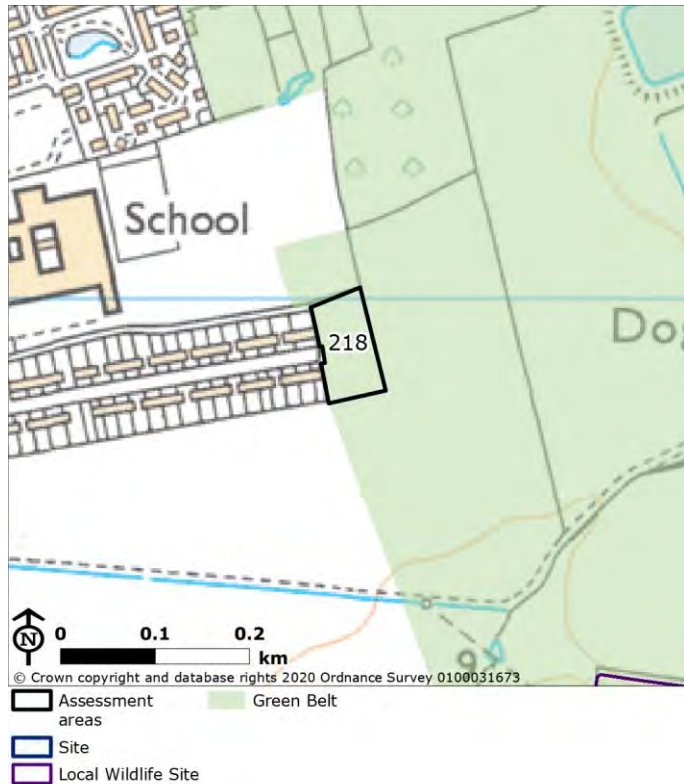


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. Release of this assessment area would create an inset area close to the inset town of Rochford. Release of this land would increase containment of Green Belt to the west, which is sandwiched between the assessment area and the urban edge of Rochford, and weaken the integrity of the Green Belt which surrounds the assessment area.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA114



Description

The assessment area lies adjacent to the urban edge of Rochford. The site is bounded to the west by the end of the long cul-de-sac of homes along Oxford Road and to the north by a hedgerow which defines the southwestern corner of The King Edmund School. The southern and eastern boundaries of the assessment area consist of poorly defined field markings. The site comprises of a pocket of land within an agricultural field.

Assessment Type

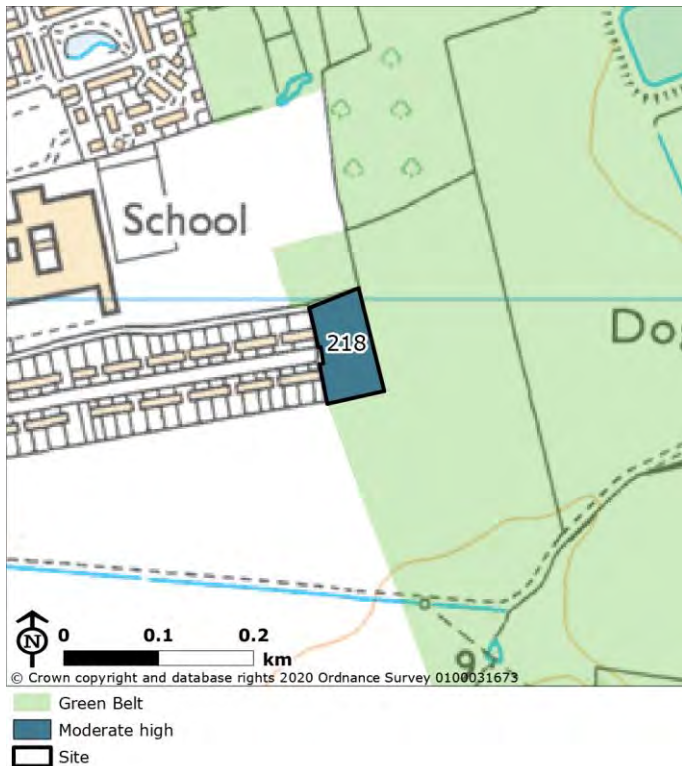
Urban Extension

Sites falling within Stage 2 Site Assessment Area

218

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA114

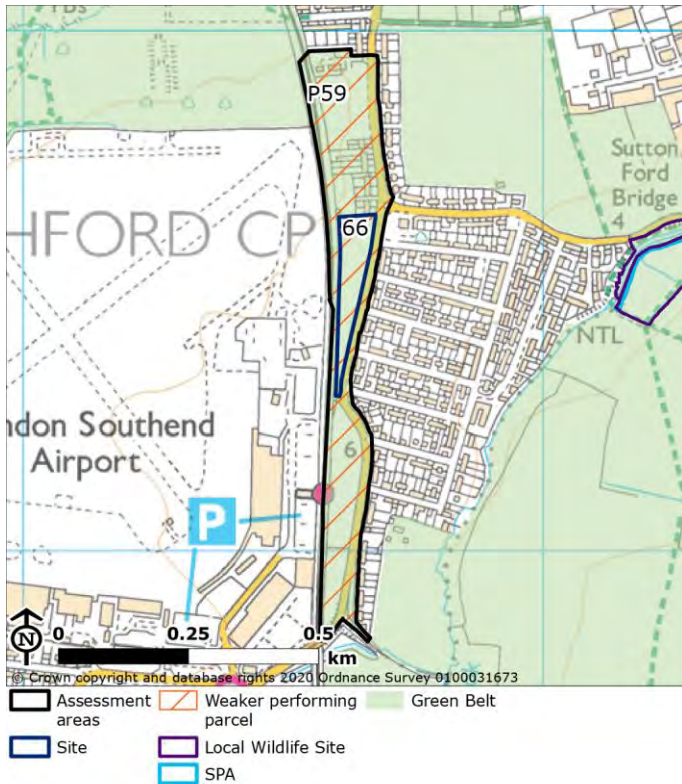


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. It is open and uncontained. With no inner or out boundaries, the area lacks distinction from the urban edge, but also has a strong relationship with the open countryside. The eastward expansion of residential cul-de-sac along Oxford Road would almost entirely contain the pocket of Green Belt to the north of the assessment area (land associated with The King Edmund School) and would weaken the justification for its retention as Green Belt; however, it is noted that this area is already contained on two sides by the inset area and does not perform as strongly as the assessment area. Release of this assessment area would weaken the integrity of the neighbouring Green Belt to the east, due to there being no strong existing eastern boundary, and to the south as this area will become more contained.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA115



Description

The assessment area lies partially within the grounds of London Southend's airport, with the remaining land forming a narrow strip of Green Belt in between the railway line which forms the eastern edge of the airport and Southend Road which forms the western edge of a suburb of Rochford located to the north. The western boundary of the assessment area in the airport follows a tarmacked road used by taxiing aircraft travelling to and from the runway, with the remaining western edge following the railway line; the northern, eastern and southern boundaries are largely defined by the urban edge of Rochford. Two pockets of development fall within the assessment area: the northern end of the Southend Airport terminal and associated traffic control tower and a strip of several detached and semi-detached dwellings on the western side of Southend Road, forming a washed over urban extension to Rochford.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

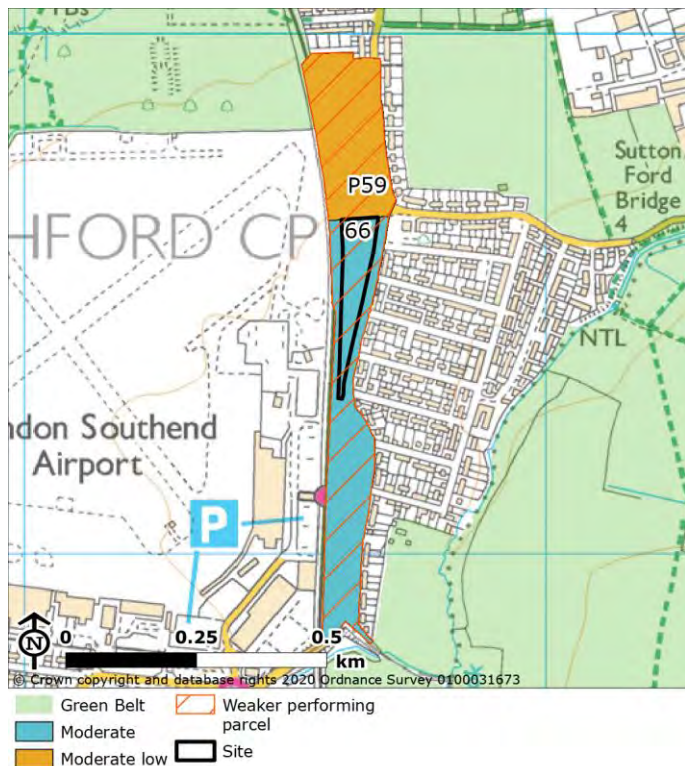
66

Stage 1 parcels that fall within Stage 2 Assessment Area

P59

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA115

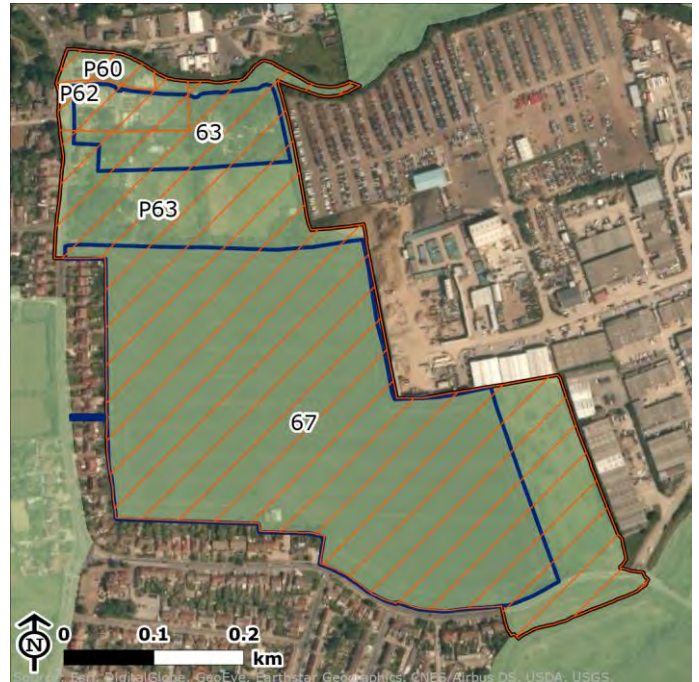
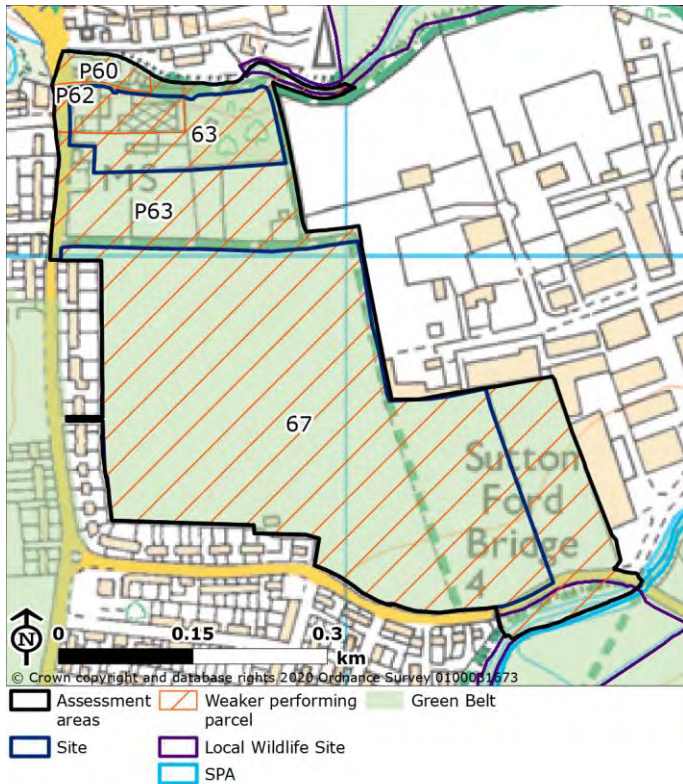


Harm Assessment

Scenario	Justification	Score
Release of Green Belt to the east of Southend Airport Rail Station	Release of Green Belt to the east of the railway track (east of Southend Airport Rail Station) would erase what remains of the gap between Rochford and Southend Airport and Southend-on-Sea beyond. The loss of this gap is recorded as moderate in acknowledgement of the fact this thin strip of Green Belt is contained by the railway line and the inset settlement to the east, having a stronger relationship with the airport and Rochford than the wider Green Belt and it would have no impact on surrounding Green Belt.	Moderate
Release of land to the north and south of the detached and semi-detached dwellings on the western side of Southend Road	Although this area makes the same contribution to Green Belt purposes as the majority of the assessment area, the railway line to the west, Rochford to the north and the inset suburb of Rochford to the south and east contains the area, isolating it from the wider Green Belt including what remains of the gap between Rochford, Southend Airport and Southend beyond to the south. The land has a strong relationship with the adjacent settlement and almost no relationship with the wider Green Belt. Some harm is recorded in recognition of the potential for a loss of openness.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA116



Description

The assessment area is located in the southern-most area of the town of Rochford. It is formed mainly of one large open agricultural field, with a couple of smaller fields, some small woodland areas, a couple of dwellings and a garden centre located in the northern corner. The assessment area is almost completely surrounded by the town of Rochford, with residential areas to the north, south and west and an industrial estate to the east.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

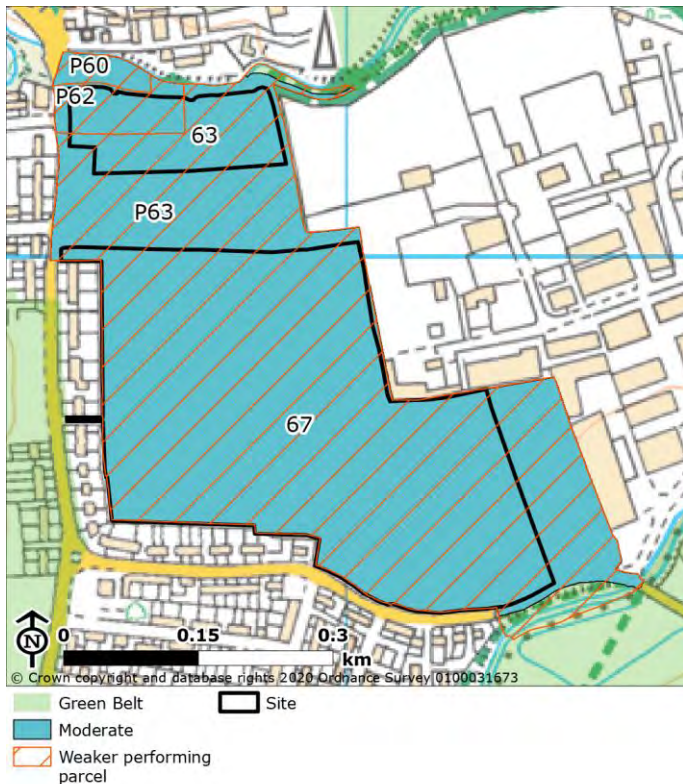
63
67

Stage 1 parcels that fall within Stage 2 Assessment Area

P60
P62
P63

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA116

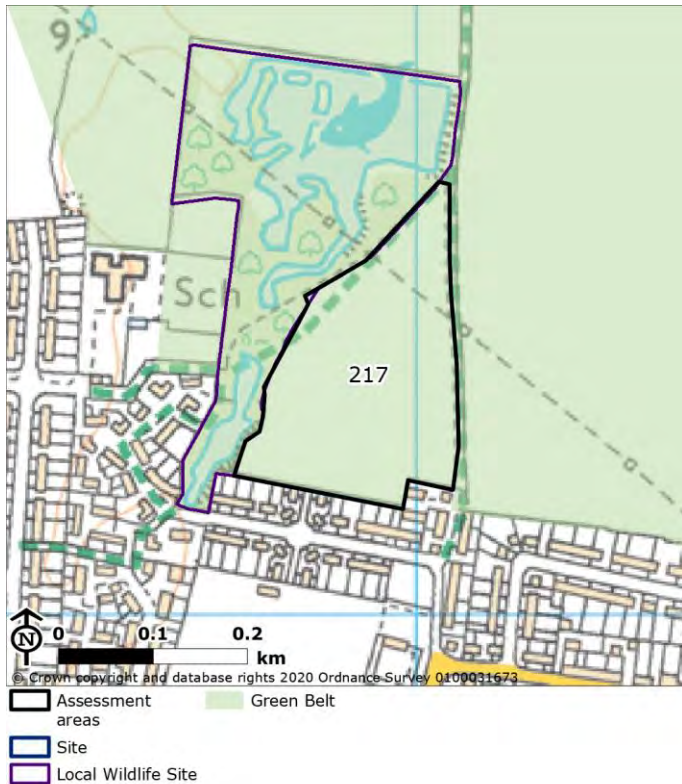


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to checking sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The majority of the assessment area is undeveloped and has a sense of openness. However, it is almost completely contained by the inset settlement of Rochford which limits its relationship with the wider countryside and lends it more of a relationship with the urban area, which has some urbanising impact, particularly along the boundaries of the assessment area. Due to its containment by the inset area, release of any land within the assessment area would not harm adjacent Green Belt. It is noted that the northern most corner is further urbanised by a garden centre, a pub and a couple of dwellings, however release of just this area would breach the brook which forms the current Green Belt boundary and weaken the remainder of the assessment area, particularly to the east between the garden centre and industrial estate and the to the south between the garden centre and the woodland or Tinkers Lane, as these form more consistent boundaries.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA117



Description

The assessment area lies to the north of Doggetts Close adjacent to the town of Rochford. The area is bounded to the east by Doggetts Chase and to the north and west by a thick tree line which demarcates the edge of a local wildlife site. The southern boundary is defined by the existing urban edge of Rochford along Doggetts Close. The assessment area consists of an open agricultural field.

Assessment Type

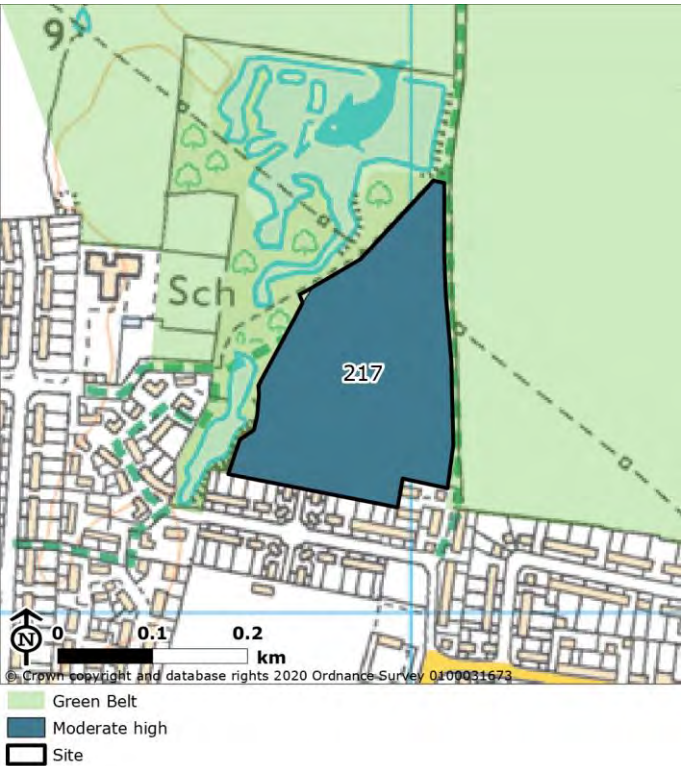
Urban Extension

Sites falling within Stage 2 Site Assessment Area

217

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA117

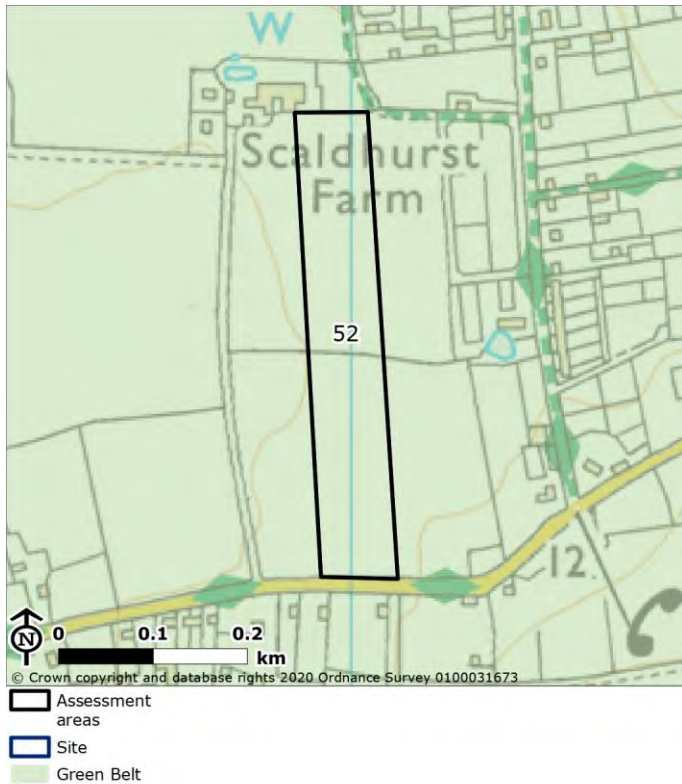


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. The area is open however, it has little distinction from the inset settlement and is contained to the west and north by a designated local wildlife site and Doggetts Chase to the east. While Doggetts Chase provides a boundary feature, release of the parcel would still increase containment of land to the east. Its release would also increase containment of partially developed land associated with Waterman Primary School to the west, though it is noted that this land is already relatively contained. It should be noted that the land to the west of the site is a designated local wildlife site and is therefore deemed inappropriate for development. It designation limits harm to the Green Belt beyond.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA118



Description

The assessment area lies to the west of the inset settlement of Canewdon. It consists of a section of two agricultural fields. The southern boundary of the assessment area is defined by Lark Hill Road and the northern boundary is defined by a hedgerow abutting Scaldhurst Farm. The eastern and western limits of the site have no well-defined boundary. The topography of this site is flat and the land has a strong relationship with the open countryside to the west.

Assessment Type

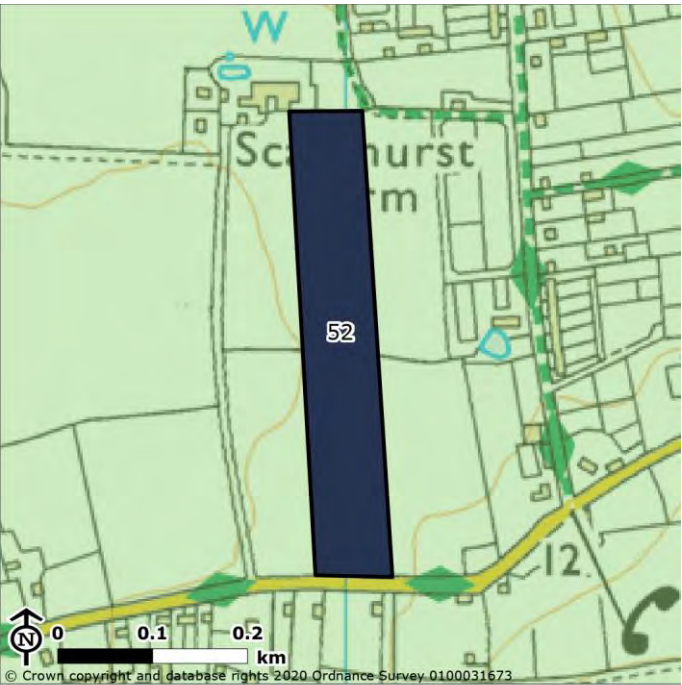
Inset

Sites falling within Stage 2 Site Assessment Area

52

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA118

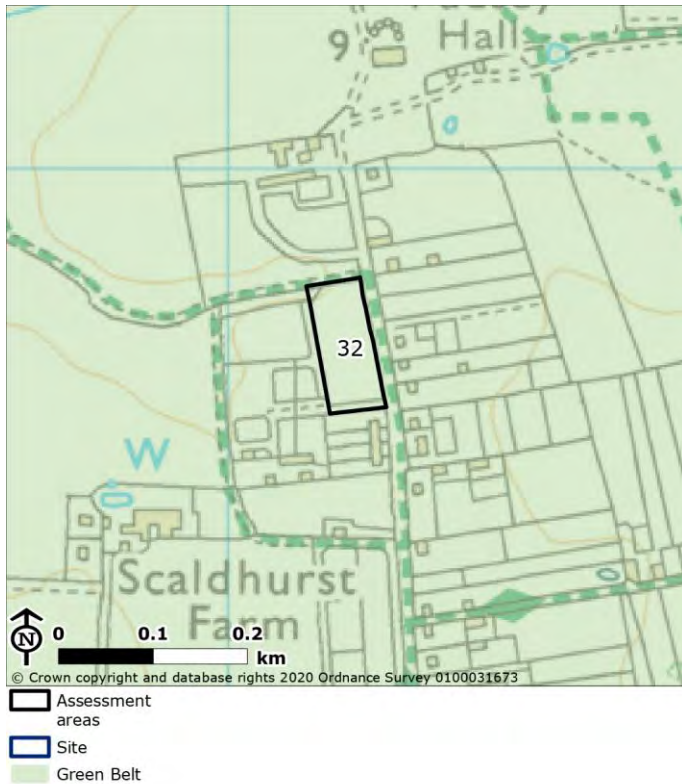


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing urban encroachment on the countryside. The area is open and undeveloped and has a strong relationship with the wider countryside. Release of any land within this assessment area would create a new inset area which would weaken the integrity of the neighbouring Green Belt. In particular, it should be recognised that the release of this assessment area would lead to the increased containment of neighbouring Green Belt to the east, as the area would become sandwiched between developed land and Pudsey Hall Lane which contains washed over development.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA119



Description

The assessment area lies to the west of the inset settlement of Canewdon. It consists of a section of an open field. The area has a strong eastern boundary along Pudsey Hall Lane and is bounded to the south by a rural track and to the north by a grassy verge. The western boundary consists of an open field. There is a low density linear settlement adjacent to the site along Pudsey Hall Lane and to the south of the area. The area itself has a limited relationship with the surrounding settlement.

Assessment Type

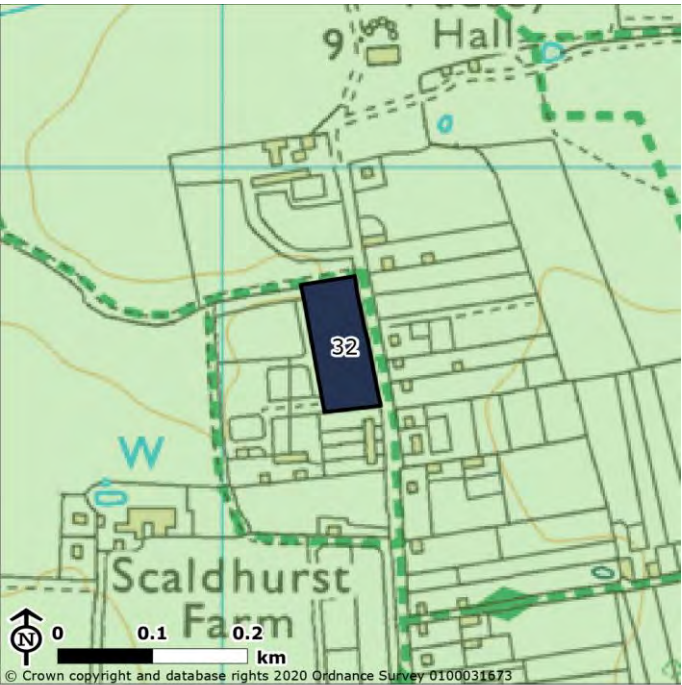
Inset

Sites falling within Stage 2 Site Assessment Area

32

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA119



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open and undeveloped and has a relationship with the surrounding countryside. Release of any land within the assessment area would weaken the adjacent Green Belt to the west and result in the increased containment of it due to the presence of a strong hedgerow boundary to the west of the adjacent area. The justification for leaving the surrounding washed over development in the Green Belt would be reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA120



Description

The assessment area is located to the east of Rochford. The assessment area consists of two sections of agricultural fields, an open space and Castle Point and Rochford Adult Community Centre and one dwelling. The area north of Stambridge Road comprises of a section of an agricultural field and an isolated dwelling. The site is bounded on all sides by a patchy hedgerow which separates the assessment area from the linear settlements along Stambridge Road and Mornington Avenue, and the adjoining allotment site. The western boundary comprises of Rocheway Road and hedgerows. The northern boundary consists of an open field to the north of Stambridge Road.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

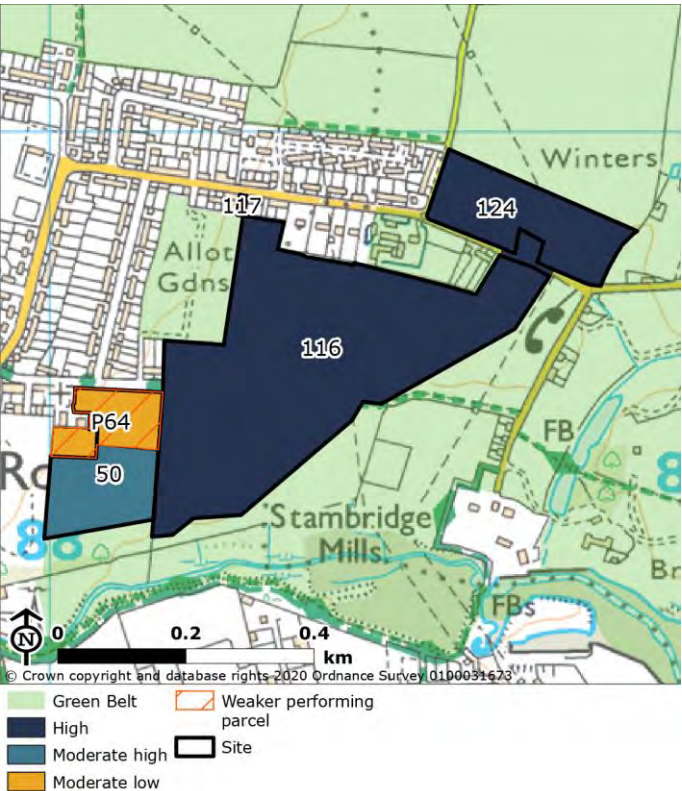
116
117
124
50

Stage 1 parcels that fall within Stage 2 Assessment Area

P64

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA120



Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	The majority of the assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and a strong contribution to preventing encroachment on the countryside, except the developed land at Castle Point and Rochford Adult Community Centre which make weak contributions to all Green Belt purposes. The majority of the area is open and uncontained. Due to the lack of boundary features to the east, it retains a strong relationship with the wider Green Belt. Release of this area would entirely contain the Green Belt consisting of the allotments to the north west off Stambridge Road, resulting in no justification for retaining its Green Belt status however, this land is already contained on three sides. The release of this area would lead to the near coalescence of Purdeys Industrial Estate with Rochford, and would weaken the integrity of the Green Belt to the south and east, which lies adjacent to the local wildlife site at Stambridge Mills. While in areas there is little distinction from the urban area the assessment area lack strong boundary features. It is noted however that while the assessment area itself is uncontained it lies in a wider area of Green Belt that is contained between the industrial estate to the south and Rochford to the west.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA120

Release of Castle Point and Rochford Adult Community Centre and associated land in site 50

The majority of the assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and a strong contribution to preventing encroachment on the countryside, except the developed land at Castle Point and Rochford Adult Community Centre which make weak contributions to all Green Belt purposes. The majority of the area is open and uncontained. Due to the lack of boundary features to the east, it retains a strong relationship with the wider Green Belt. Release of this area would entirely contain the Green Belt consisting of the allotments to the north west off Stambridge Road, resulting in no justification for retaining its Green Belt status however, this land is already contained on three sides. The release of this area would lead to the near coalescence of Purdeys Industrial Estate with Rochford, and would weaken the integrity of the Green Belt to the south and east, which lies adjacent to the local wildlife site at Stambridge Mills. While in areas there is little distinction from the urban area the assessment area lack strong boundary features. It is noted however that while the assessment area itself is uncontained it lies in a wider area of Green Belt that is contained between the industrial estate to the south and Rochford to the west.

Moderate-High

Release of any land within the curtilage of the Castle Point and Rochford Adult Community Centre

This area of the assessment area is considered to make no contribution to any Green Belt Purposes and is highly urbanised. While the release of this land would lead to the increased containment of Green Belt directly to the south, as this area of Green Belt is retained to the south by a local wildlife site, it should be acknowledged that this area of the assessment area is fully developed and has a strong urban edge, therefore its release is considered to be less harmful than the release of the undeveloped land to the south and east.

Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA121



Description

The assessment area lies adjacent to the inset settlement of Rochford and comprises of an agricultural field with far-reaching views of the open countryside to the north. The site is bounded to the south by a row of settlements along Coombes Grove and Little Stambridge Hall Lane to the east. The western boundary is partially defined by hedgerows and settlements along Lingfield Drive, and the northern boundary comprises of a hedgerow.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

111

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA121



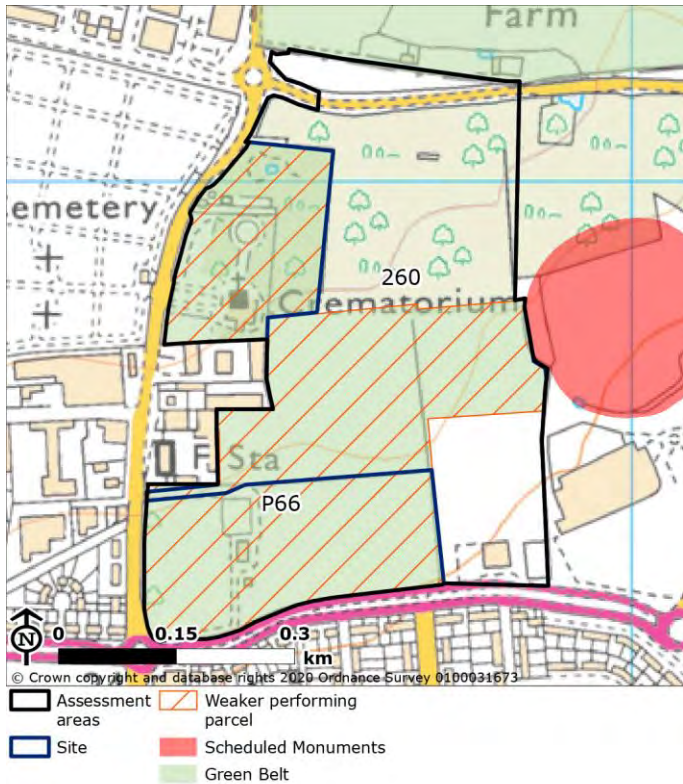
- Green Belt
- High
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area (all of site 111).	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. While it has little distinction from the urban area, it is open and undeveloped and due to the lack of boundary features has a relationship with the wider Green Belt. Release of this land would increase containment of Green Belt to the west which is sandwiched between the assessment area and a designated local wildlife site. The assessment area boundaries, formed by field edges would create a Green Belt boundary of a similar strength to the existing. This, in turn, would weaken the integrity of the Green Belt to the north and west, and to a lesser extent beyond the road immediately to the east.	High
Release of the more contained southern portion of the area (half of site 111).	The southern half of the area is slightly more contained than the rest of the area to the north. Although this area does not have a northern boundary, its isolated release would result in the creation of a more regular Green Belt boundary without containing the Green Belt to the north west.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA122



Description

The assessment area is located to the east of Temple Farm Industrial Site in the gap between Rochford and Southend-on-Sea. The assessment area consists of a crematorium, Sutton Park and Jones Memorial Recreation Ground in the west, and an open space with associated car parking and The Blues Training Ground in the east. The assessment area is bounded to the north by Fossets Way, Sutton Road to the west, the A1159 to the south and a hedgerow to the east. It should be noted that The Blues Training Ground and some open space in the north of the assessment area does not fall within the Green Belt, severing the Green Belt to the south from the wider Green Belt.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

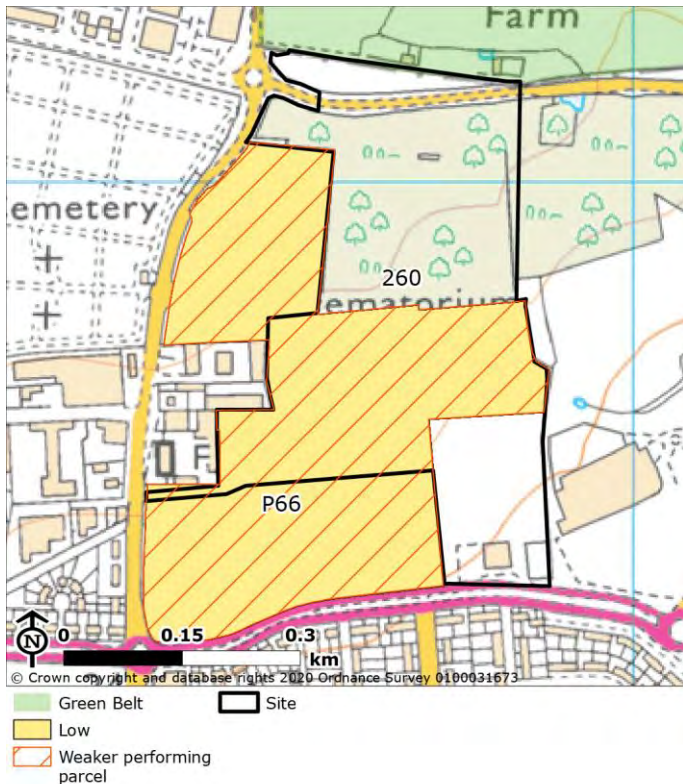
260

Stage 1 parcels that fall within Stage 2 Assessment Area

P66

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA122

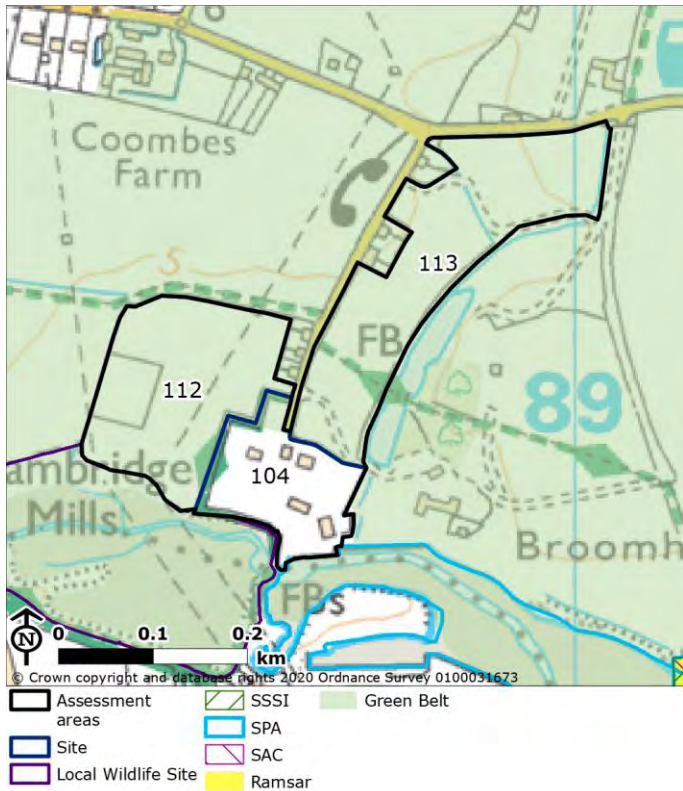


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The Green Belt land within the assessment area makes a weak contribution to all Green Belt purposes due to the fact that it is isolated within the urban area of Southend-on-Sea and has a limited relationship with the wider Green Belt. The assessment area is contained on three sides by urbanising development. Therefore, the release of this assessment area is not considered to weaken the integrity of any of the neighbouring Green Belt and would not increase containment of Green Belt elsewhere. The release of this Green Belt land would simplify the Green Belt boundary at the northern edge of Southend-on-Sea.	Low

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA123



Description

The assessment area is located to the north of Purdeys Industrial Estate, which is merged with Rochford. The assessment area consists of open agricultural fields and three disused industrial buildings with associated hardstanding. The site is bounded to the east by a dense wooded area, to the north by Stambridge Road, to the west by Mill Lane and a patchy hedgerow and to the south adjacent to a grassy verge which leads to the River Roach designated to the east as a SPA and to the west as a Local Wildlife Site.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

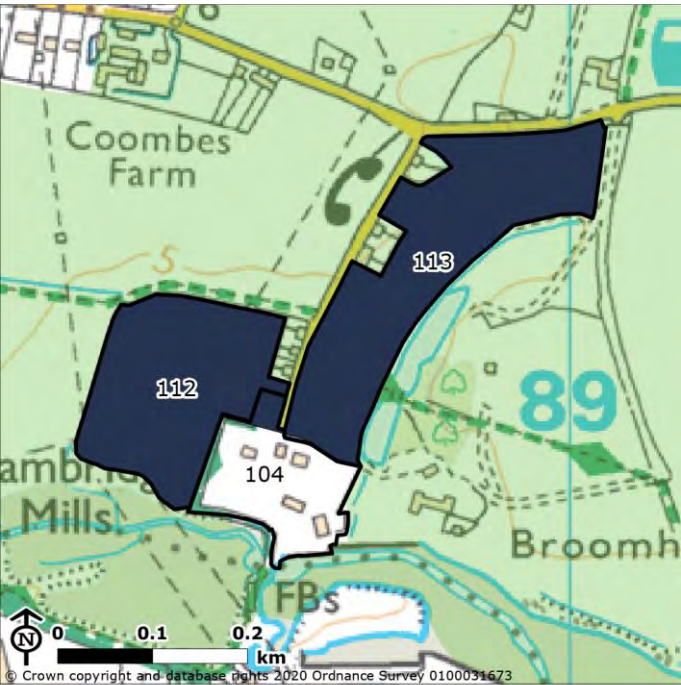
104

112

113

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA123



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and a strong contribution to preventing encroachment on the countryside. Release of any land within the assessment area would create a new inset area north the River Roach, which is designated as a local wildlife site and SPA. The release of this Green Belt land would contain Green Belt to the west, almost surrounding this pocket of Green Belt and screening it from the wider countryside north of Stambridge Road. Although it is noted that the Green Belt and to the west is already more contained by the inset area than land in the assessment area. The resulting Green Belt boundary is likely to be significantly more irregular than the existing Green Belt boundary.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA124



Description

The assessment area lies close to the inset settlement of Rochford and comprises of an isolated property, a central driveway and two open fields. The site is bounded to the south by Stambridge Road and to the north, east and west by a dense tree line. To the north of the assessment area there are four agricultural buildings which are deemed as an appropriate land uses in the Green Belt.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

114

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA124

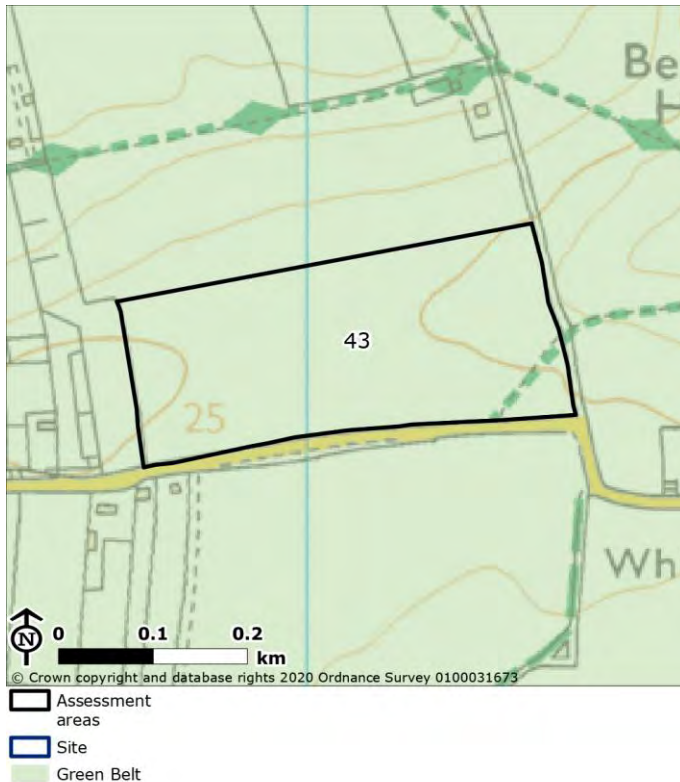


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. Release of this land would create a new inset area to the east of Rochford. This, in turn, would increase the containment of the Green Belt which is sandwiched between the assessment area and the urban edge of Rochford to the west.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA125



Description

The stage two assessment area lies just to the west of the inset settlement of Canewdon. It is formed of one half of an agricultural field. The southern boundary of the assessment area is formed by Lark Hill Road, the eastern boundary by a farm track and the western boundary by a small area of woodland / scrubland. There is no boundary to the remainder of the field to the north. The field is relatively flat and has far reaching views to the wider surrounding countryside.

Assessment Type

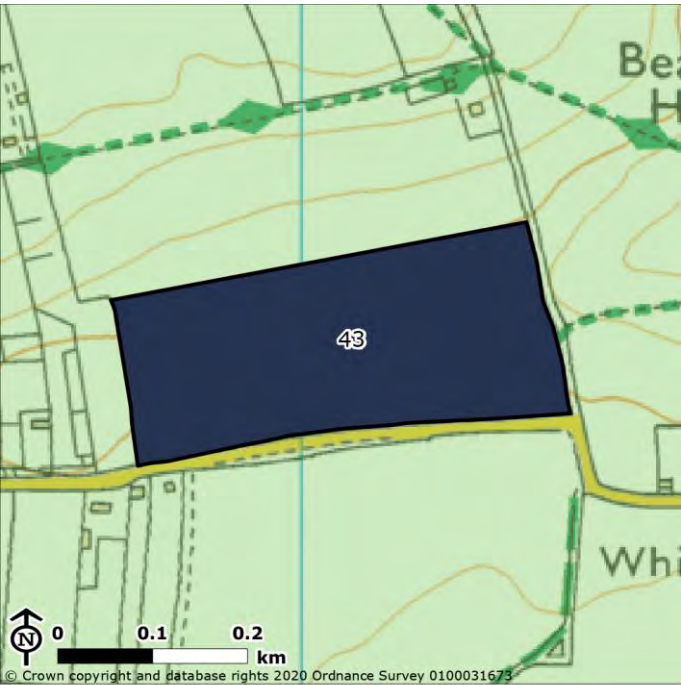
Inset

Sites falling within Stage 2 Site Assessment Area

43

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA125



- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing urban encroachment on the countryside. The assessment area is open and undeveloped and has a strong relationship with the wider countryside and its release would create a small inset area of development. Lark Hill road which forms the boundary to the south is considered to be a relatively strong boundary to prevent further encroachment to the south however, the remaining boundaries are considered weak and so the adjacent Green Belt would be compromised. The area of Green Belt to the east, between the assessment area and the inset settlement of Canewdon would be significantly weakened as this would become more contained by development, as would the area to the west between the site and the washed over ribbon development along Lark Hill Road.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA126



Description

The assessment area lies to the west of the inset settlement of Great Stambbridge. It consists of four open fields (one of which is a football pitch), a single detached dwelling and a pond set within the wooded grounds of Stewards Elm Farm to the north. The eastern, western and southern boundaries are defined by footpaths with patchy hedgerows, and the northern boundary is defined by Stewards Elm Farm Lane.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

141

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA126



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is predominantly uncontained, open and undeveloped and has a strong relationship with the wider countryside due to a lack of significant boundary features. A treeline provides some distinction from the urban edge. Although the northern edge of the assessment area contains a single dwelling and lies adjacent to the buildings associated with Stewards Elm Farm, woodland screens the development from the majority of the open countryside within the parcel. As it does not have strong boundary features, release of any land within this assessment area would weaken the integrity of the neighbouring Green Belt, particularly to the west and south of the wooded brook which runs parallel to Stewards Elm Farm Lane.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA127



Description

The assessment area lies to the west of the inset settlement of Canewdon. The assessment area has a strong western boundary defined by an unnamed road and is bounded on all other sides by dense hedgerows. The assessment area itself has a relationship with the neighbouring settlements and sits on an uphill northward-facing slope.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

94

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA127

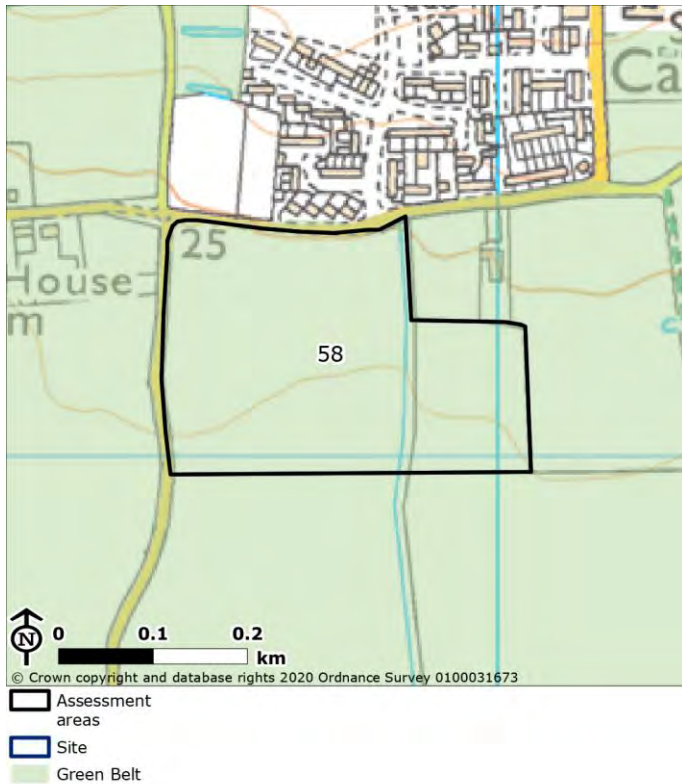


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open and undeveloped, however, it is contained by inset development to the east and south and by a washed over church yard to the north. Release of the assessment area therefore would form a stronger Green Belt boundary along the road the west, limiting harm to the land to the west of the road. Although the release of this site would increase the containment of the land to the north of the site, it is not considered to adversely affect the openness of the Green Belt to the north as the land is already partially developed and largely used as a church yard.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA128



Description

The assessment area lies to the south of the inset settlement of Canewdon and consists of two sections of agricultural fields. The assessment area has a strong northern and western boundary defined by Anchor Lane and Scotts Hall Road respectively. The eastern limit of the area is bounded by a hedgerow and the southern boundary consists of an open field. The assessment area itself has a strong relationship with the open countryside and agricultural land to the south.

Assessment Type

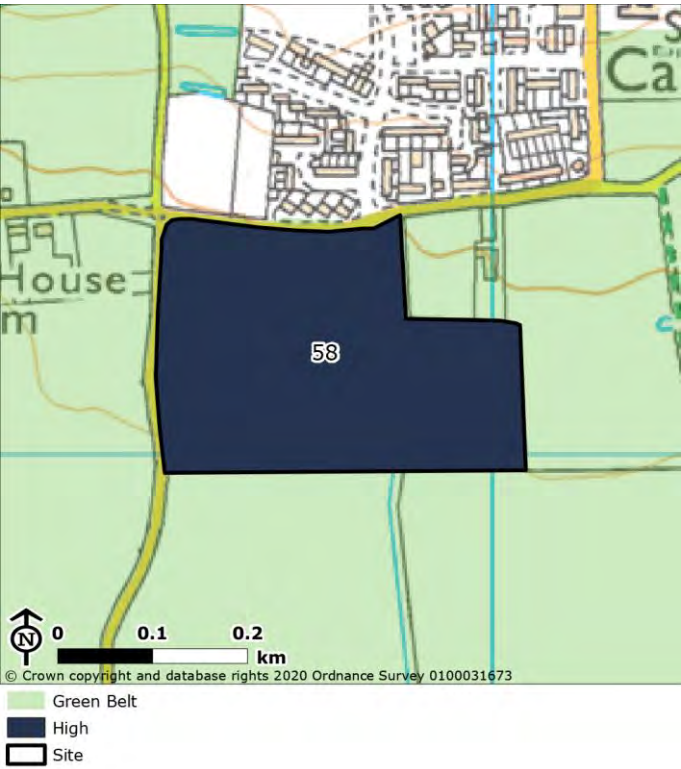
Urban Extension

Sites falling within Stage 2 Site Assessment Area

58

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA128

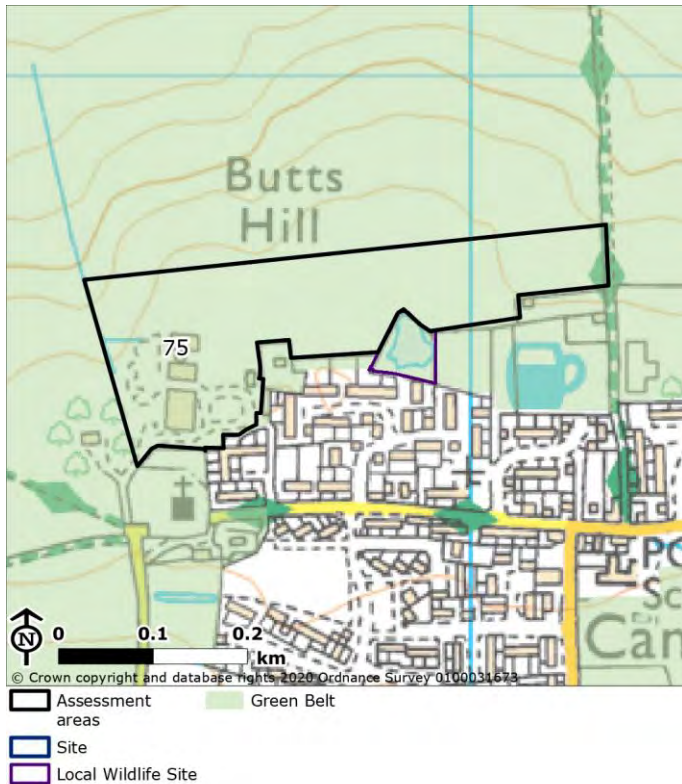


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open, undeveloped and uncontained. Anchor Lane provides distinction from the inset area and forms a regular Green Belt boundary. Release of the assessment area would weaken the integrity of the neighbouring Green Belt as the outer boundaries of the area, formed by field edges would not form as strong a boundary feature.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA129



Description

The assessment area lies to the north of the inset settlement of Canewdon. It consists of a section of an agricultural field and three farm buildings which are considered as appropriate development within the Green Belt. The site has a southern boundary that aligns to the urban edge of Canewdon and the wooded area beyond the northern limit of the settlements which includes Butts Hill Pond. The site is bounded to the east and west by a rural track and the northern boundary consists of an open field. The site itself has a strong relationship with the open farmland to the north of Canewdon.

Assessment Type

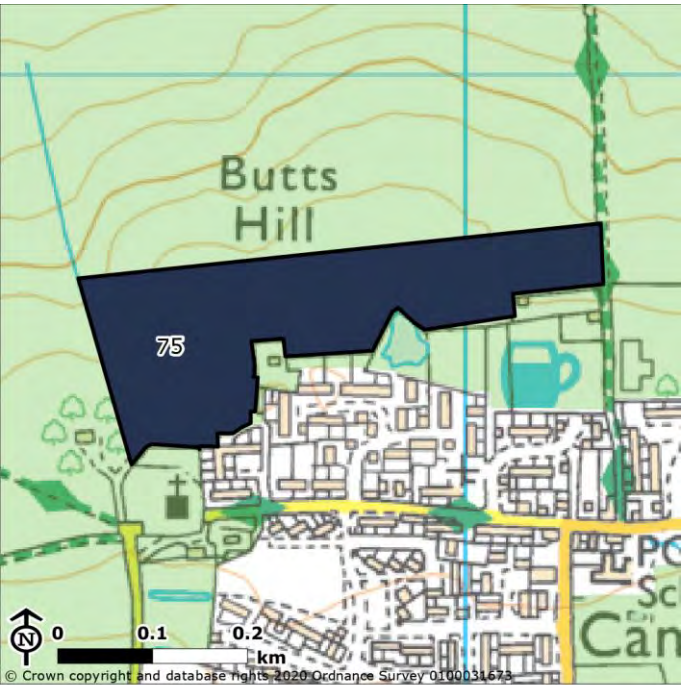
Urban Extension

Sites falling within Stage 2 Site Assessment Area

75

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA129



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is uncontained, open and undeveloped. The woodland to the north of Canute Close screens the development from the open farmland within the assessment area. Release of any land within the assessment area would weaken the adjacent strip of Green Belt to the south and would contain the wooded area including Butts Hill Pond. Furthermore, Butts Hill Pond is a designated Local Wildlife site and is therefore deemed inappropriate for development, resulting in the likelihood of a more irregular Green Belt boundary. The outer boundaries of the assessment area, formed by field edges or cutting across fields will not form a stronger Green Belt edge than the existing.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA130



Description

The assessment area lies to the south of the inset settlement of Great Stambidge. It consists of two sections of two agricultural fields. The site has an irregular, strong northern boundary along the urban edge of Stambidge and western boundary along Stambidge Road. The eastern limit of the site consists of an open field boundary and the southern boundary comprises a patchy hedgerow located next to an isolated building with associated hardstanding. The site is open and has a strong relationship with the farmland to the east.

Assessment Type

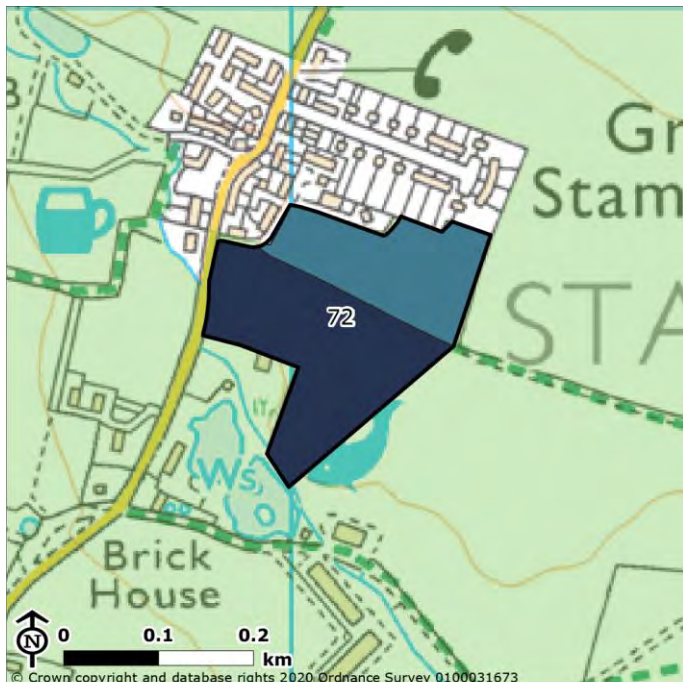
Urban Extension

Sites falling within Stage 2 Site Assessment Area

72

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA130



Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open and undeveloped and has a strong relationship with the agricultural land to the east of Great Stanbridge, despite being situated close to settlement to the north and Stanbridge Fishery and an isolated building to the south. Release of the entire area would weaken the neighbouring Green Belt to the east and would result in the visual coalescence of Stanbridge with urbanising influences to the south, including Stanbridge Fishery and an isolated building.	High
Release of the contained northern half of the area, adjacent to Great Stanbridge	The land north of the footpath adjacent to the inset urban edge of Great Stanbridge is more contained. Restricting release to this portion of site 72 would create a more regular Green Belt boundary without causing significant harm to adjacent Green Belt land.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA131



Description

The assessment area lies to the south of the inset settlement of Canewdon. It consists of an open field located in close proximity to the Ballards Gore Golf Club. The southern boundary of the assessment area is defined by Apton Hall Road and the northern, eastern and western boundaries of the site are defined by a hedgerow boundary which abuts the curtilage of residential dwellings to the east and west.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

213

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA131



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open and undeveloped and has a strong relationship with the wider countryside. Release of any land within this assessment area would create a new inset area which would weaken the integrity of the neighbouring Green Belt, particularly to the north where there is a lack of boundary features and to the east where the justification for leaving the washed over residential development in the Green Belt would be reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA132



Description

The assessment area lies to the north of the inset settlement of Great Stambri. It consists of a section of an agricultural field. The site has a strong southern boundary along the urban edge of Stambri and western boundary along Stambri Road. The northern and eastern boundaries of the site have no well-defined boundary and comprise of open fields. The site is open and has a strong relationship with the agricultural land to the north.

Assessment Type

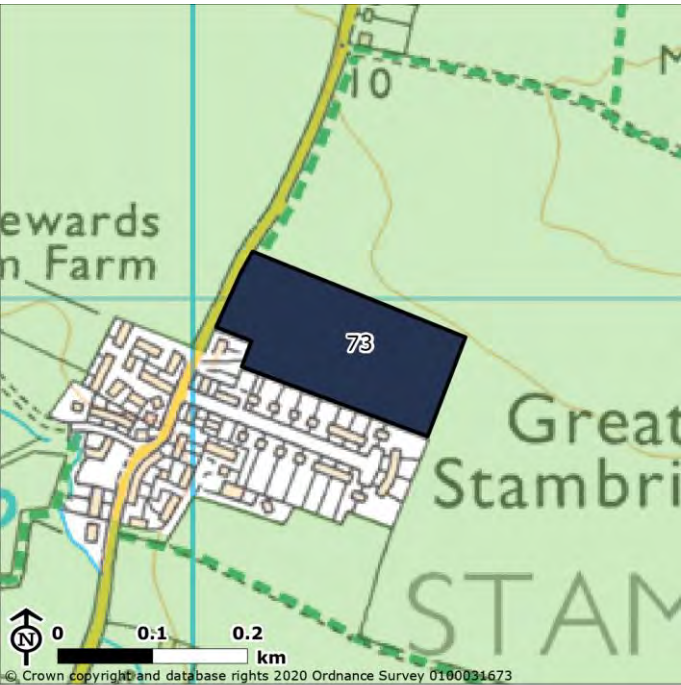
Urban Extension

Sites falling within Stage 2 Site Assessment Area

73

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA132

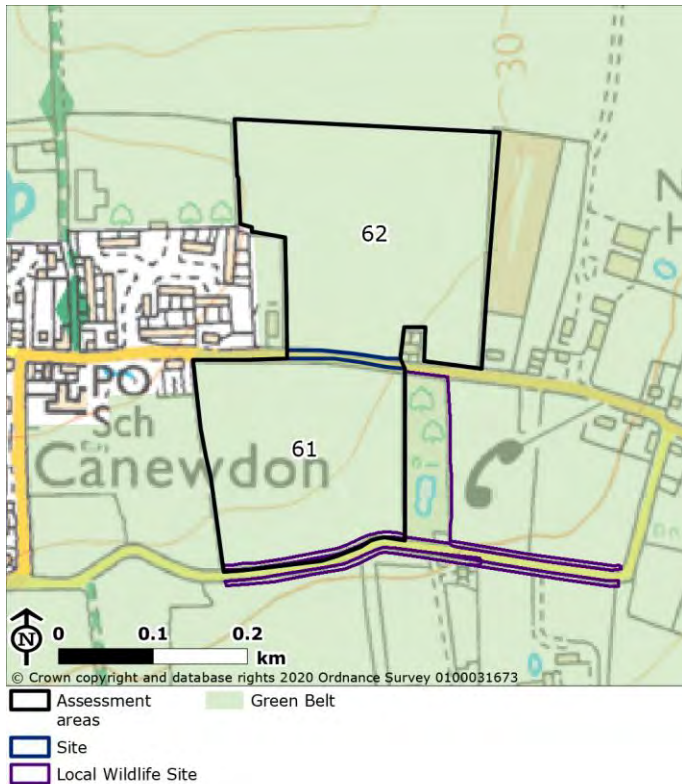


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is uncontained, open and undeveloped and has a strong relationship with the wider countryside, with no boundary features to the north and east. There is a uniform urban edge which clearly delineates the developed edge from the majority of the open countryside. Expansion of Stambri northwards into this assessment area would weaken the integrity of the neighbouring Green Belt, particularly to the west of Stambri Road where development would be contained on two sides. The edges of the assessment area would form weaker distinction between settlement and countryside than the current Green Belt boundary.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA133



Description

The assessment area lies to the east of the inset settlement of Canewdon. The assessment area consists of two sections of agricultural fields. It is bounded to the south by Gardeners Lane. The eastern boundary comprises a wooded boundary, some of which forms a local wildlife site. The western limit is defined by a field boundary and grass verge. The northern boundary runs perpendicular to the northern edge of the woodland belt and consists of an open field.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

61

62

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA133



- Green Belt
- High
- Site



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside and has a strong relationship with the open agricultural fields to the north and south. It is open and uncontained and a small stip of Green Belt provides distinction from the urban edge. It is noted that this land would likely be released alongside the assessment area. The eastward expansion of Canewdon would lead to the increased containment of Green Belt land to the west, and due to the lack of boundary features to the north and south Green Belt in these directions would be impacted. Woodland to the east would however, provide a stronger boundary feature than the existing settlement edge, limiting harm in this direction.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA134



Description

The assessment area lies to the east of the inset settlement of Canewdon. The assessment area has a western boundary comprising of Gardeners Lane and a grassy verge boundary on all other sides of the assessment area boundary. The assessment area is open and undeveloped, yet is in close proximity to a low density settlement along Lambourne Hall Road to the north with associated outbuildings and access routes to the properties.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

12

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA134

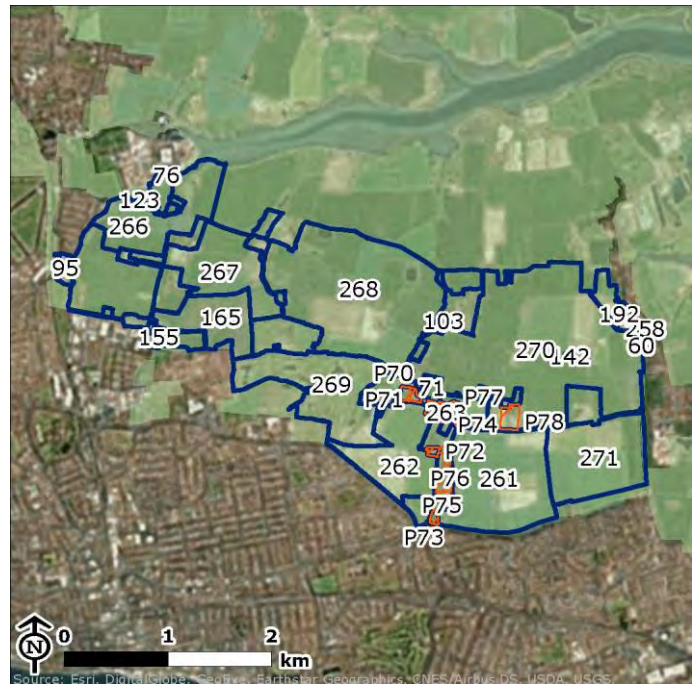
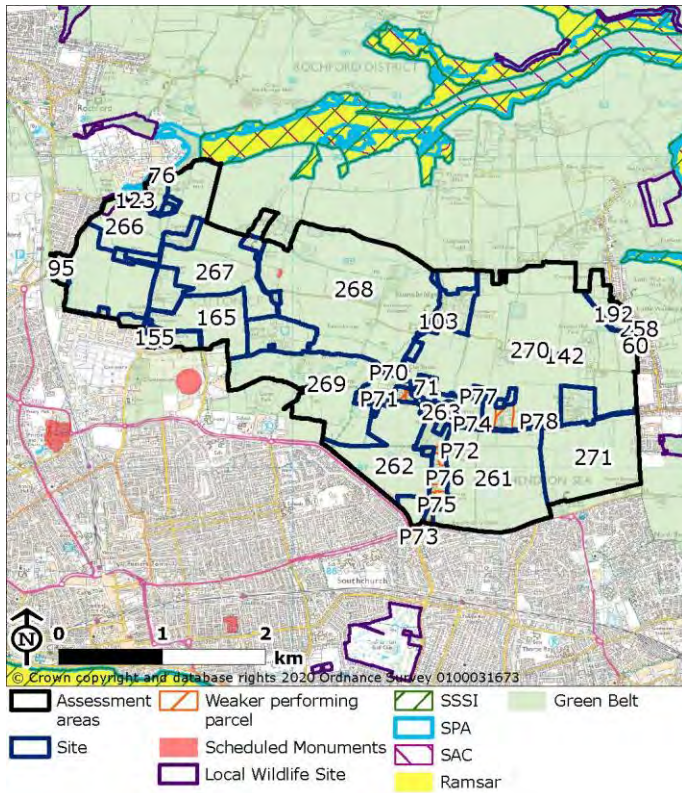


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open, undeveloped and uncontained. Release of the assessment area would create a new inset area, which, in turn, would weaken the integrity of the surrounding Green Belt due to a lack of boundary features, and would increase containment of the Green Belt land in between the new inset area and Canewdon.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA135



Description

The assessment area covers the large area of open Green Belt land north of Southend-on-Sea in between Rochford to the north west and Great and Little Wakering to the east. The centre of the area contains the washed over hamlet of Stonebridge and the associated washed over ribbon development along Wakering Road/Barling Road and Rebels Lane. These pockets of development are made up of a number of detached and semi-detached dwellings and their back gardens, plant nurseries and their associated glasshouses and polytunnels, Thorpe Hall School and Alleyn Court Preparatory School and a fitness centre off Wakering Road. The area also contains the Essex Golf Complex. The sites that fall within this large area generally consist of open agricultural fields with a strong relationship with the open countryside. The area is being promoted as a single large urban extension to Southend-on-Sea to the south potentially merging the inset town with the neighbouring inset settlements of Rochford and Great and Little Wakering. However, there is also potential for some of the smaller sites promoted within the area to come forward in isolation instead of the large urban extension.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

103
123
155
192
258
261
263
266
267
268
269
270
271

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA135

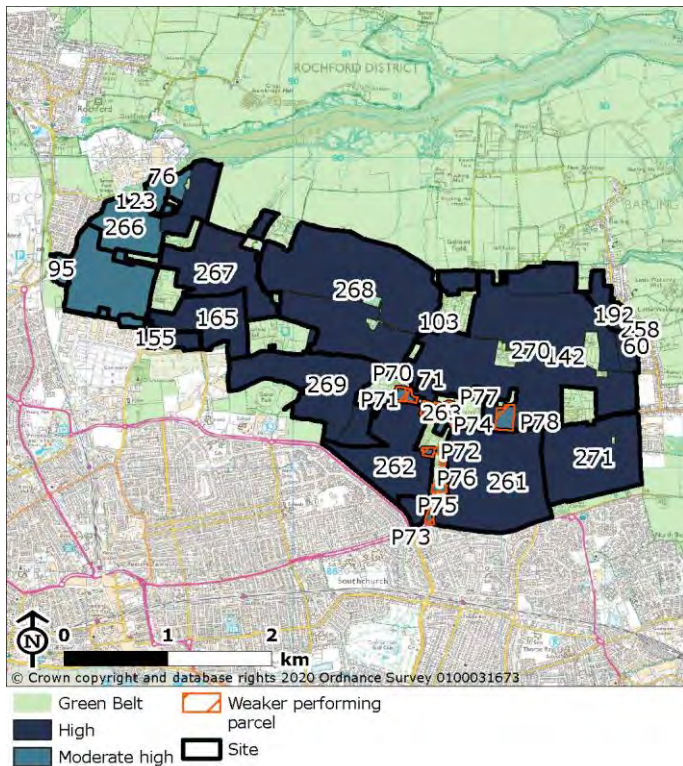
71
95
76
165
262
60
142

Stage 1 parcels that fall within Stage 2 Assessment Area

P70
P71
P72
P73
P74
P75
P76
P77
P78

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA135



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area or individual promoted sites	<p>The whole of the assessment area makes a strong contribution to at least one of the first three Green Belt purposes, and the great majority to two. The southern half makes a strong contribution to checking the unrestricted sprawl of the large built up area of Southend-on-Sea, the land to west of Sutton Road makes a strong contribution to preventing neighbouring towns (Southend-on-Sea and Rochford) from merging into one another, and almost the entirety of the strategic growth area makes a strong contribution to safeguarding the countryside from encroachment. Overall, the release of the vast majority of the area will result in high harm. A cluster of areas along Wakering Road in the centre of the southern half of the strategic growth area were rated as making a lower contribution to some of the Green Belt purposes and would result in slightly lower harm if released (due to the existing presence of washed over development). However, it is considered that if these areas were released as part of a larger urban extension of Southend-on-Sea area, the harm of release would be significantly higher. These areas contain a couple of glasshouses and a number of polytunnels; however, these are not considered to be urbanising and the land on which they sit is otherwise open and undeveloped.</p> <p>While high harm is anticipated, the harm of releasing the Green Belt will generally increase the greater the area of release, i.e. the further away from the existing urban edge the new Green Belt boundary is located. The area likely to generate the least harm to the Green Belt is located to the west of Sutton Road where the Green Belt is contained on three sides by the inset urban edges of Southend-on-Sea, Rochford and the Purdey's Industrial Estate. Moving the outer boundary of an urban extension east and north of Sutton Road is likely to result in higher harm where further release</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA135

would have a more significant containing influence on adjacent Green Belt land. However, release of the land to the west of Sutton road would significantly increase the sense of coalescence of Rochford and Southend-on-Sea.

Release of land to the west of Sutton Road and/or the weaker performing parcels P71, P72, P73, P74, P75, P76, P77 or P78 in isolation (not in combination)

Release of the land to the west of Sutton Road is contained on three sides by the inset urban areas of Southend-on-Sea to the south, Rochford to the west and Purdey's Industrial Estate to the north. Consequently, with the exception of the Green Belt to the north west and south west, which would most likely be released alongside the area, limiting release to the land to the west of the road would minimise harm to adjacent Green Belt. Sutton Road is equally strong when compared to the existing Green Belt boundaries and would represent a more regular Green Belt boundary. However, release of the land to the west of Sutton road would significantly increase the sense of coalescence of Rochford and Southend-on-Sea. The weaker performing parcels represent pockets of washed over development that have an urbanising influence on the Green Belt but still maintain a strong relationship with the wider open countryside. The types of development include detached and semi-detached dwellings, a fitness centre, Thorpe Hall School and a large nursery / garden centre and aquatics centre. With the exception of P45 which is contiguous with the northern edge of Southend-on-Sea, their release would result in an isolated inset area of development that would compromise adjacent Green Belt. In particular the justification for leaving the surrounding washed over development in the Green Belt would be reduced. Although the release of P73 would not result in a small inset area within the main body of the Green Belt, release of the parcel would breach the A13 which currently provides a regular and robust boundary along the northern edge of the inset settlement of Southend-on-Sea. This would compromise the strength of this boundary, create a more irregular Green Belt edge and weaken adjacent Green Belt, particularly to the east.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA136



Description

The assessment area is set within an area of open farmland and consists of an open field with an isolated bungalow and rear garden. The assessment area has a strong eastern and southern boundary which is defined by Creeksea Ferry Lane and a strong wooded boundary to the north. The western boundary is defined by a thick hedgerow.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

173

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA136

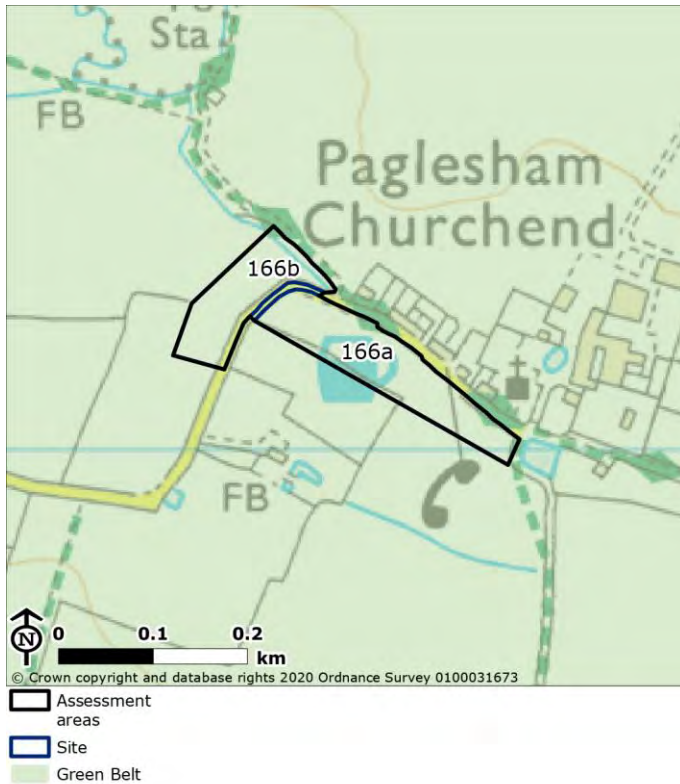


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is predominantly open and undeveloped, containing a single dwelling. Release of the assessment area would create a new inset area, which, in turn, would weaken the integrity of the surrounding Green Belt, though it is noted that Creeksea Ferry Road and the woodland to the north provide defensible boundary features.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA137



Description

The assessment area lies in the small, washed over settlement of Paglesham Churchend. It is formed of two small sections of open and undeveloped agricultural fields separated by a narrow road. Where there are boundaries these are formed by field edges and also Paglesham to the north. The land is flat and there are far reaching views to the surrounding countryside.

Assessment Type

Inset

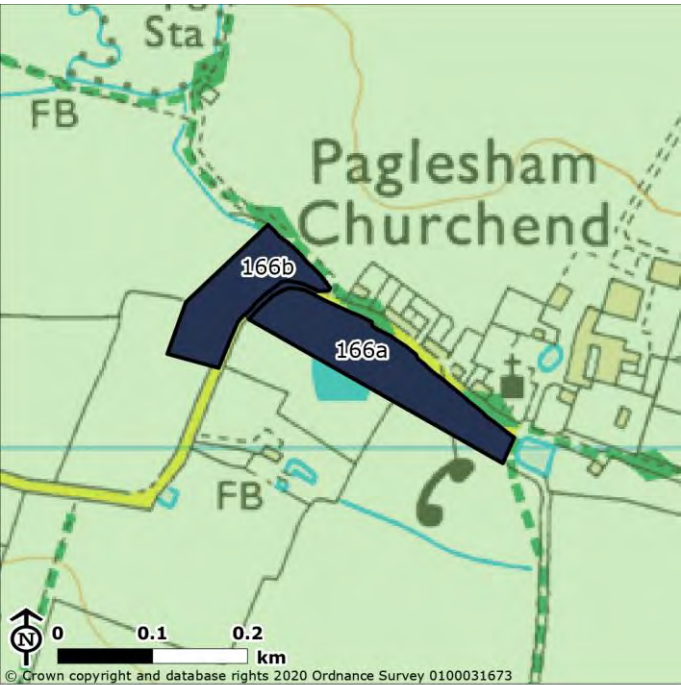
Sites falling within Stage 2 Site Assessment Area

166a

166b

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA137

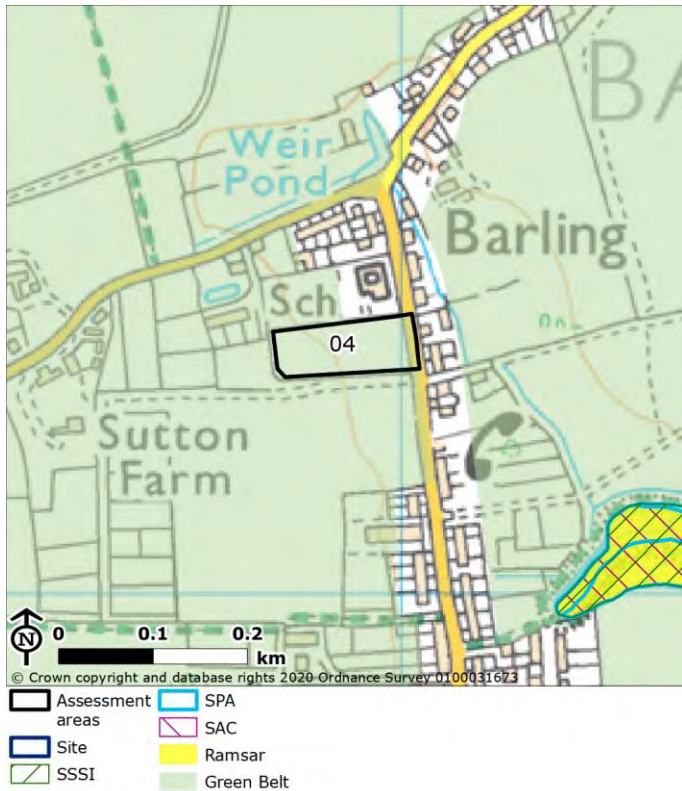


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area contributes strongly to preventing encroachment into the countryside. The land is open and undeveloped and if released would form an isolated inset area of Green Belt. Due to the weak, or lack of, boundary features the strength of the surrounding Green Belt would be compromised. It is also considered that if this land were released the justification for leaving the hamlet of Paglesham Church End washed over would be significantly reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA138



Description

The assessment area lies to the west of the inset linear settlement of Barling and consists of an agricultural field. It is bounded to the south and west by a grassy verge and to the north by a well-defined tree line. The eastern boundary is defined by Little Waking Road.

Assessment Type

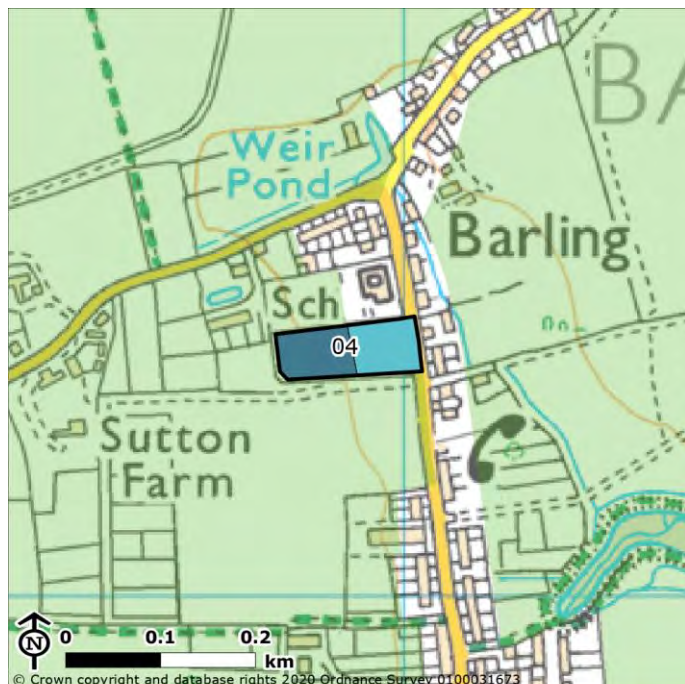
Urban Extension

Sites falling within Stage 2 Site Assessment Area

04

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA138

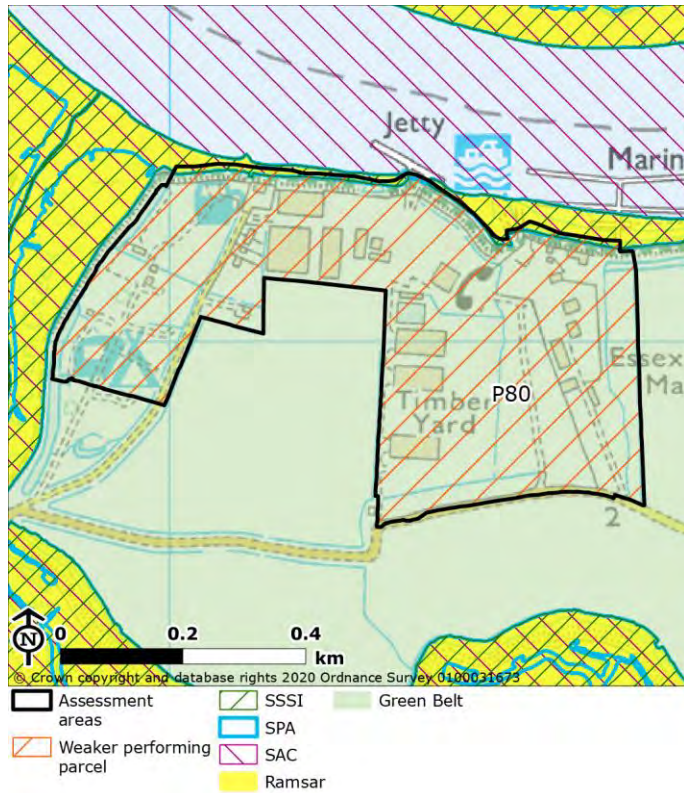


Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside and a moderate contribution to preventing the sprawl of Southend-on-Sea. The assessment area is open and undeveloped and has a strong relationship with the open agricultural fields to the south due to limited boundary features. However, the area is contained to the north and east by the inset settlement edge, which gives the land a relationship with the urban area as well as with the countryside. While there is limited distinction between settlement and countryside to the north, Little Wakering Road provides only limited distinction to the east. The release of this area would weaken the integrity of the Green Belt land to the south in between the inset development to the south and the area boundary as this would become more contained; however, the area is already contained. Harm to the west is limited by the presence of washed over residential development just to the north and east.	Moderate-High
Release of eastern half of the area	Limiting release to the eastern half of the area in line with the extent of the inset area to the north would minimise harm to the Green Belt to the north of the site. The containment of the open Green Belt land to the south would also be minimised.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA139



Description

The assessment area lies on the northern edge of Rochford District. It consists of Riverside Village Holiday Park, Baltic Distribution Centre and a boat storage area. The northern boundary of the assessment area is formed by the River Crouch, the western boundary by Lion Creek and the southern and eastern edges by field boundaries and Creeksea Ferry Road.

Assessment Type

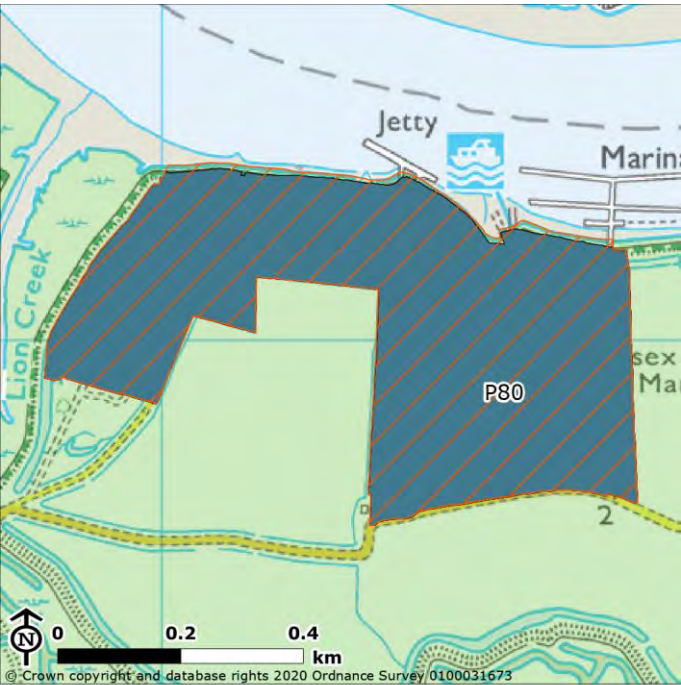
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P80

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA139



- Green Belt
- Moderate high
- Weaker performing parcel



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing encroachment on the countryside. While development is present, the area retains some openness and a relationship with the wider countryside. Release of this assessment area would create an isolated inset area on the outer edge of the Green Belt. Any intensification of use in this location as a result of release could weaken the adjacent Green Belt, particularly to the south and east north of Creeksea Ferry Road. The irregular edge of the assessment area would also increase containment of Green Belt land directly to the south.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA140



Description

The assessment area lies to the north east of North Shoebury and consists of an open space with scattered trees. The assessment area is bounded to the east, west and south by a pavement, and by a patchy hedgerow to the north. The assessment area is accessible through Exeter Close and has a strong relationship with the settlement of North Shoebury.

Assessment Type

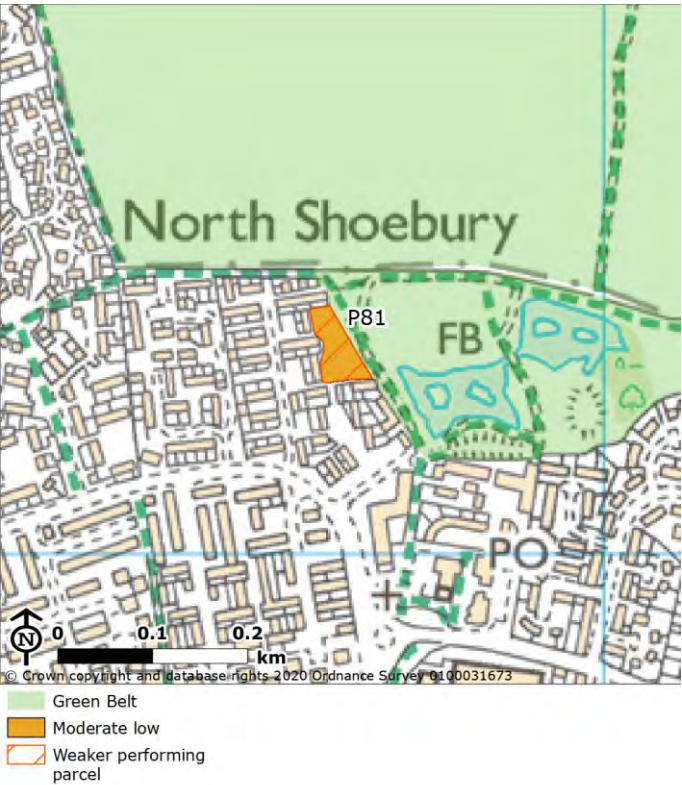
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P81

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA140

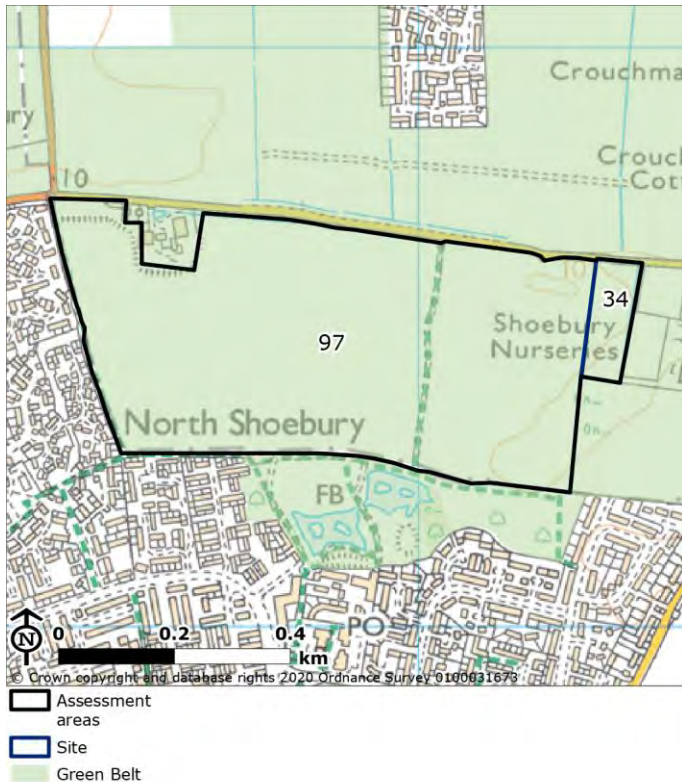


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing encroachment on the countryside. The assessment area is open with a strong relationship with Green Belt to the east. However, it also maintains a strong relationship with the adjacent settlement as it is contained on three sides with little distinction between settlement and countryside. The assessment area is predominantly contained by the existing edge of Southend-on-Sea to the north, west and south. Release of this assessment area would create a more consistent Green Belt boundary, yet would slightly increase containment of Friars Park to the east.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA141



Description

The assessment area is located adjacent to the urban edge of Southend-on-Sea, to the south of Great Wakering. The site consists of two agricultural fields and a pocket of open space. The assessment area is bounded by a well-defined tree line to the west and south, Poynters Lane to the north and a patchy hedgerow to the east.

Assessment Type

Urban Extension

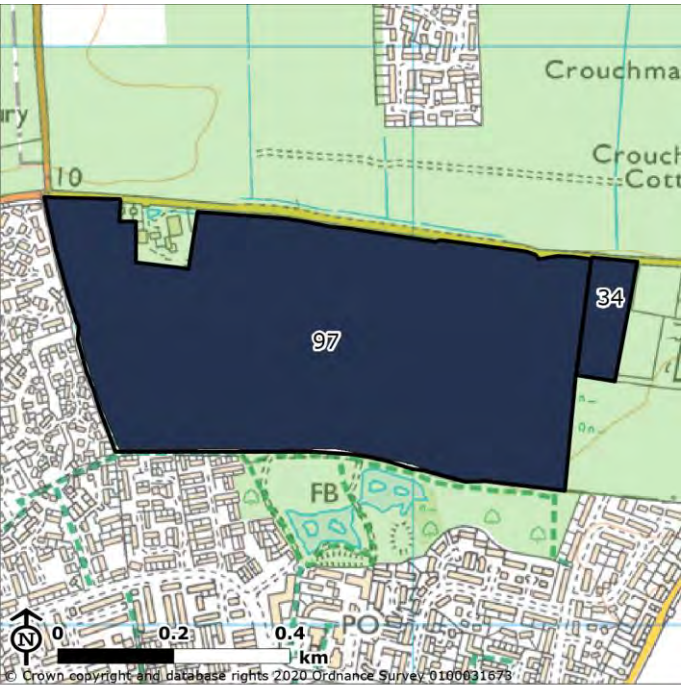
Sites falling within Stage 2 Site Assessment Area

34

97

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA141



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a strong contribution to preventing the sprawl of Southend-on-Sea and to preventing encroachment on the countryside. The area is open and undeveloped and a treeline provides some visual distinction from the urban edge. However, the area is partially contained on two sides by inset development, in particular the eastern half the assessment area, south of Tithe Barn Farm.</p> <p>Furthermore, it is considered that Poynters Lane to the north would provide a stronger Green Belt boundary than the existing edge. While release would completely contain the park to the south, this area of Green Belt is already contained on three sides and does not perform as strongly. However, it is noted that release would contain the Green Belt to the east and would result in the weakening of what would remain of the narrow gap between Southend-on-Sea and Great Wakering to the north, east of Star Lane.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA142



Description

The assessment area lies south of Exhibition Lane on the edge of the inset settlement of Great Wakering. The site is bounded to the north and east by the settlement edge and by the south by a designated local wildlife site. The western boundary is defined by a dense tree line. The assessment area contains outbuildings in the east surrounded by dense trees and pockets of open spaces.

Assessment Type

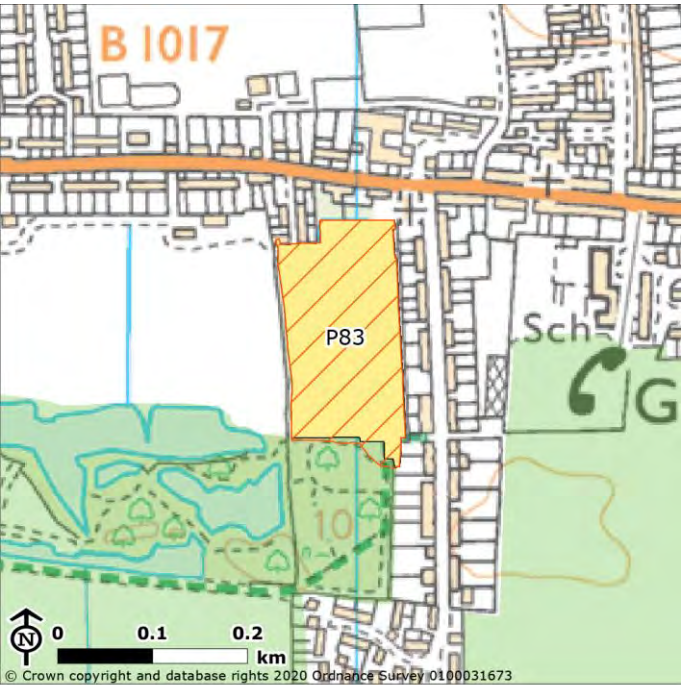
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P83

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA142



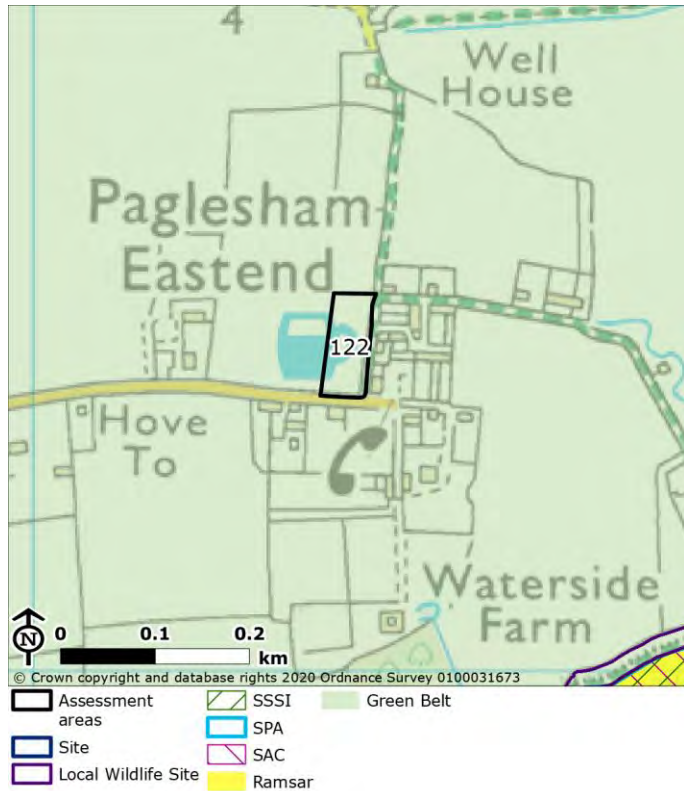
- Green Belt
- Low
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing encroachment on the countryside. The assessment area is largely contained by inset development to the north and east and a local wildlife site to the south. The open fields to the west of the site are not designated as Green Belt; therefore the site is predominantly enveloped by inset land. Only residential gardens provide distinction from the urban edge to the east, while a small area of woodland provides distinction to the north. Release of this assessment area would create a stronger Green Belt boundary along the existing southern boundary and, as the assessment area is contained and partially built on, would not weaken the integrity of the neighbouring Green Belt. The local wildlife site to the south of the site is not deemed appropriate for development and limits harm to the south.	Low

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA143



Description

The assessment area lies to the west of the washed over settlement of Paglesham Eastend and consists of a section of an agricultural field. It is bounded to the south and east by Paglesham Road and a Waterside Road. The northern and western boundaries comprise of agricultural land with no distinctive features.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

122

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA143

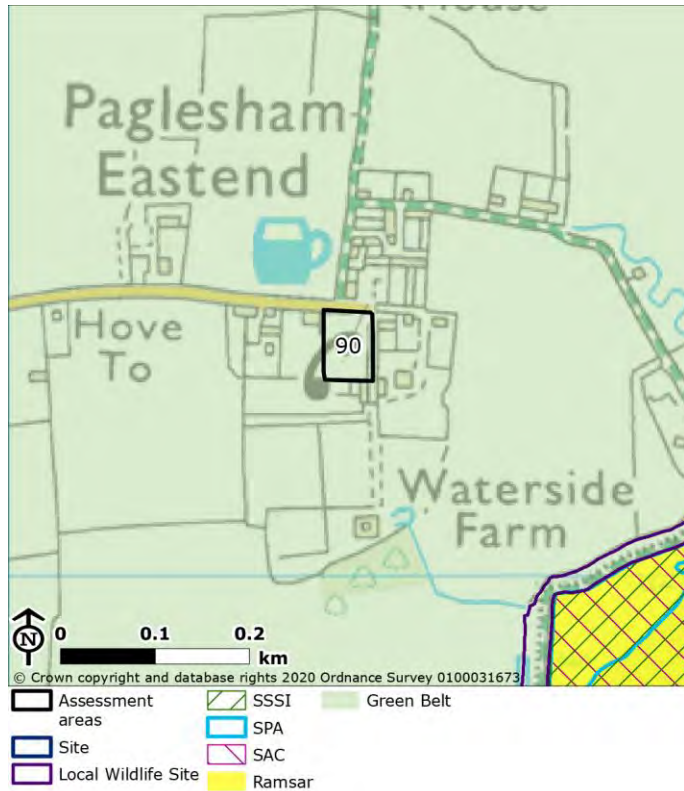


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside and has a strong relationship with the open agricultural fields to the north and west. The creation of a new inset area adjacent to the washed over settlement of Paglesham Eastend would weaken the integrity of the neighbouring Green Belt, particularly to the north and west, as there are no distinctive defensible boundaries to prevent further westward expansion of the development. It is also considered that if this land were released the justification for leaving the hamlet of Paglesham Eastend washed over would be significantly reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA144



Description

The assessment area lies within the centre of the washed over settlement of Paglesham Eastend. The assessment area consists of an open field and is bounded on its eastern, western and southern boundaries by sparse hedgerows and trees. It is bounded to the north by Paglesham Road.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

90

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA144

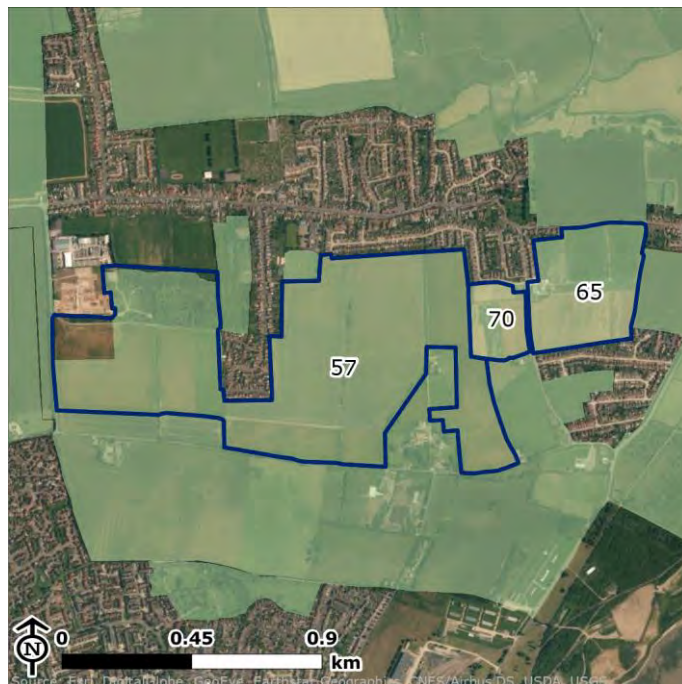
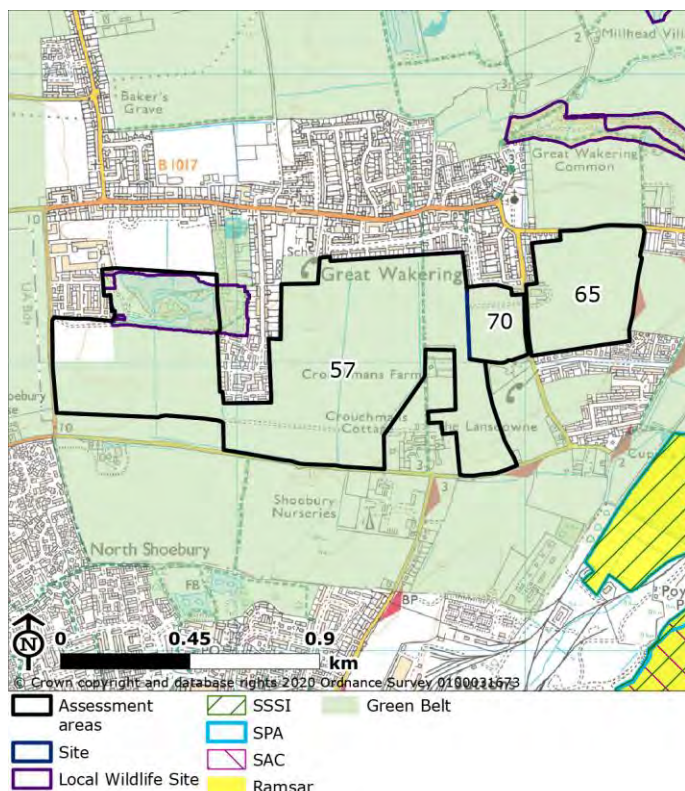


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. Release of this assessment area would create a new inset area which would weaken the integrity of the neighbouring Green Belt. Notably, the Green Belt to the west of the assessment area would become contained by the development and existing low density settlements along Paglesham Road. It is also considered that if this land were released the justification for leaving the hamlet of Paglesham Eastend washed over would be significantly reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA145



Description

The site assessment area falls along the southern edge of the inset settlement of Great Woking. It is formed of primarily open, agricultural fields though there is a small woodland area to the north east and a nursery / glasshouses located near the western edge. The northern boundary of the assessment area runs along the irregular urban edge of Great Woking, the western edge is formed by the B1017 Star Lane, the eastern edge by a field boundary and the southern edge partly by field boundaries and partly by Poynters Lane.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

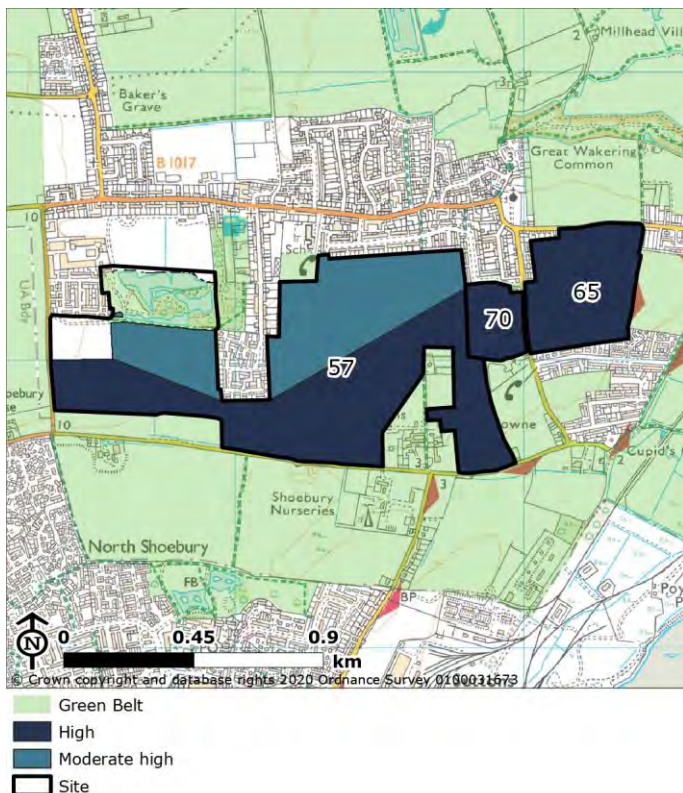
57

65

70

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA145



Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	<p>The assessment area makes a strong contribution to preventing sprawl from the large built up area of Southend-on-Sea and preventing encroachment into the countryside. The area is open and undeveloped however, there is little distinction between the Green Belt and the inset settlement, with the boundary generally formed of residential gardens. Part of the assessment area of uncontained but some areas, closer to the urban edges are more contained. However, release of all land within the assessment area is likely to significantly compromise the integrity of the adjacent Green Belt through increasing containment. This is particularly true for any remaining Green Belt to the south of the area, which would be contained by the new inset area and Southend-on-Sea and/or Cupid's Corner. The loss of Green Belt land in between Great Wakering and Cupid's Corner (site 65) in the east of the area would result in significant harm to the remaining Green Belt land to the east, which would be contained on three sides by inset development. The same can be said of the Green Belt land directly to the east and south of site 70, and to the east of site 57. A local wildlife site is located in the woodland in the north-west corner of the assessment area. This area is therefore very unlikely to be released for development. Therefore, if the area of Green Belt to the south of this (part of site 57) were to be released then the Green Belt, the local wildlife site within the Green Belt would be completely contained by urbanising development. Similarly, the loss of Green Belt land in the south western part of site 57 would result in a narrowing of the strip of open Green Belt land in between Great Wakering and Southend-on-Sea, significantly weakening the integrity of the remaining Green Belt north of Poynters Lane. The same can also be said of the Green Belt land that would remain on and around Crouchmans</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA145

Release of contained northern portions of site 57

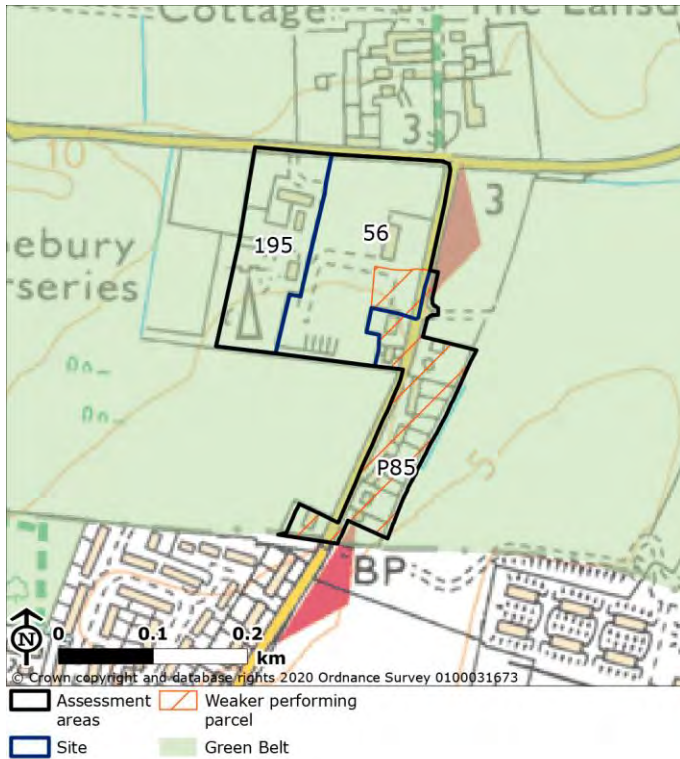
Farm and Crouchmans Cottage, which would be contained on three sides.

Release of the more contained areas of site 57 close to the inset urban edge of Great Wakering would result in the creation of a more regular Green Belt boundary and minimise containment of the remaining Green Belt land inbetween Great Wakering and Southend-on-Sea to the south west and Great Wakering, Southend-on-Sea and Cupid's Corner to the south east. In the absense of any notable alternative permanent and readily recognisable boundaries to mark these area, straight lines have been drawn from the southernmost inset urban edges of Great Wakering.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA146



Description

The assessment area lies adjacent to the northern edge of Shoeburyness (merged with Southend-on-Sea), in close proximity to Great Wakering. The area comprises a pocket of low-density development including isolated dwellings and a commercial glasshouse in the east, and a singular dwelling with associated farm buildings and an open space in the west. The site is bounded to the north by Poynters Lane, a patchy hedgerow to the west and south and a combination of both Wakering Road and the curtilage of properties along Wakering Road to the east.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

195

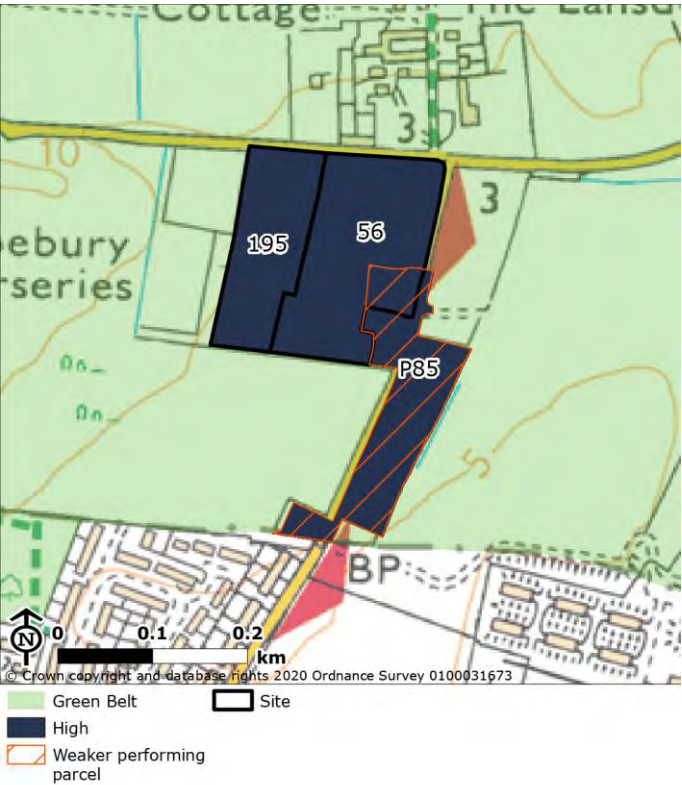
56

Stage 1 parcels that fall within Stage 2 Assessment Area

P85

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA146



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The developed area of the assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and to preventing encroachment on the countryside. The undeveloped parcel within the assessment area makes a strong contribution to both purposes stated above. While some areas of the assessment area are partially developed, it is contained and release of any land within the assessment area would breach the existing developed northern edge of Shoeburyness. The assessment area only has a short boundary with the inset edge and distinction is provided by a thick treeline. Breaching this boundary would in turn, increase containment of neighbouring Green Belt to the west and east of Wakering Road, and would compromise the strength of the Green Belt boundary in the west of the assessment area where patchy hedgerows are the most dominant defensible boundary features. Although Poynters Lane provides some distinction between the assessment area and Green Belt to the north, the release of the area would result in the weakening of what would remain of the narrow gap between Southend-on-Sea and Great Wakering to the north.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA147



Description

The assessment area lies adjacent to the inset settlement of Great Waking. It consists of an agricultural field. The site is bounded to the south by the urban edge of Great Waking, and the east, west and north by a patchy tree line.

Assessment Type

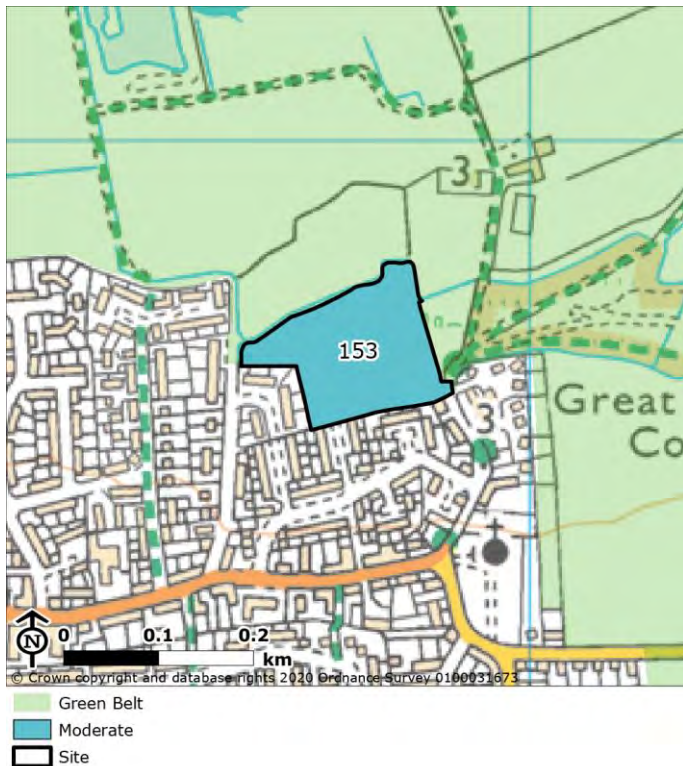
Urban Extension

Sites falling within Stage 2 Site Assessment Area

153

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA147

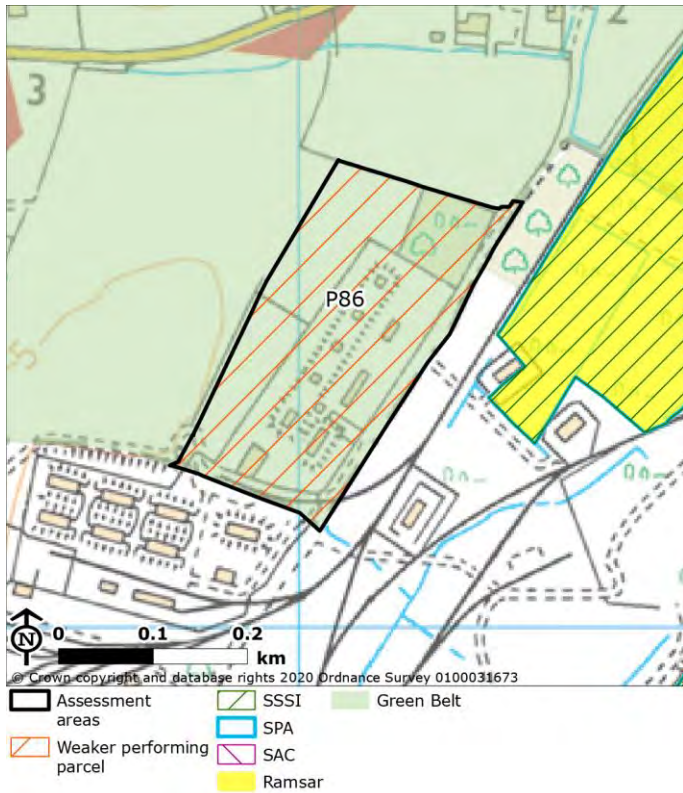


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. It is open and undeveloped and maintains a strong relationship with the wider countryside; however, it is partially contained by the inset area to the south and west and there is limited distinction from this urban area. However, release of this land would increase containment of Green Belt to the east which is sandwiched between the assessment area and a designated local wildlife site, and would further increase containment of land to the north west, which lies adjacent to existing development along North Street. While the treeline and stream provides some distinction from the Green Belt to the north this is not considered to be significantly stronger than the existing boundary. It is noted however that the presence of the wildlife site to the east would limit further harm to the Green Belt in this direction.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA148



Description

The assessment area lies north of Shoeburyness and consists of rail infrastructure buildings, hardstanding, open land and a section of an agricultural field. The assessment area is bounded to the east by Suttons Road and a dense tree line to the north. The southern and western boundaries are defined by open land and have no readily recognisable and permanent features.

Assessment Type

Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P86

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA148



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment site	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing encroachment on the countryside. The assessment area contains some urbanising influences and is contained by the inset area to the south and east; however the inset area is not densely developed and has a moderate urbanising influence. Furthermore, the area retains a strong relationship with the open countryside to the north and west. Release of this assessment area would create a narrower gap between the settlements of Shoeburyness and Great Wakering and would therefore weaken the integrity of the neighbouring Green Belt to the north, it would also somewhat increase containment of Green Belt to the west. The boundaries of the assessment area would not form stronger Green Belt boundaries than the existing urban edge of Shoeburyness.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA149



Description

The assessment area lies adjacent to Cupid's Corner, a settlement to the south of Great Wakering. It consists of scrubby unmanaged grassland. The north, south and west boundaries consist of hedgerows and the eastern boundary is defined by Shoebury Road. The assessment area has a strong relationship with the neighbouring agricultural field to the west.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

257

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA149

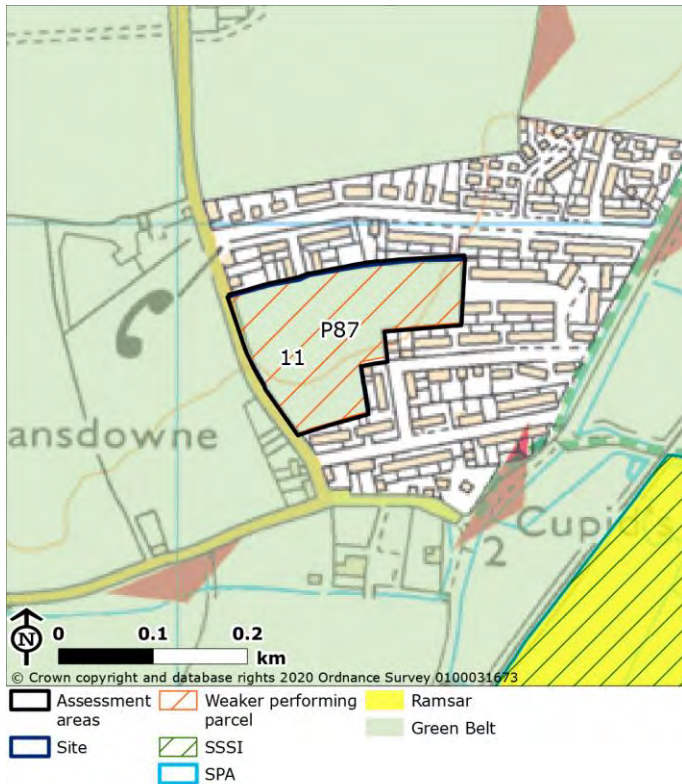


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the sprawl of Southend-on-Sea and preventing encroachment on the countryside. It is open and uncontained and Shoebury Road provides distinction from the urban edge, although this has been breached by residential development just to the south of the area. Although the east of the site is bounded by Shoebury Road, the release of this assessment area would increase containment of the neighbouring Green Belt to the east, though it is noted that this area is already significantly contained. However, the release of this land would result in Cupid's Corner breaching Shoebury Road, which would weaken the integrity of the Green Belt to the north. Furthermore, release of the assessment area would not result in stronger distinction between settlement and countryside.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA150



Description

The assessment area is surrounded by the inset settlement of Cupid's Corner to the north, east and south, located to the south of Great Wakering. The western edge of the area follows Shoebury Road. The site has a strong relationship with the urban area and consists of an open field.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

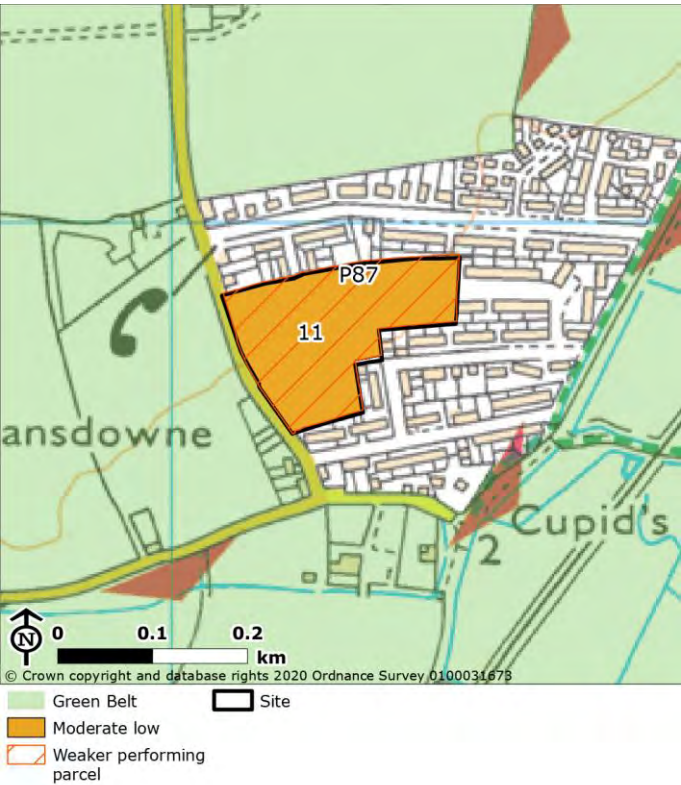
11

Stage 1 parcels that fall within Stage 2 Assessment Area

P87

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA150

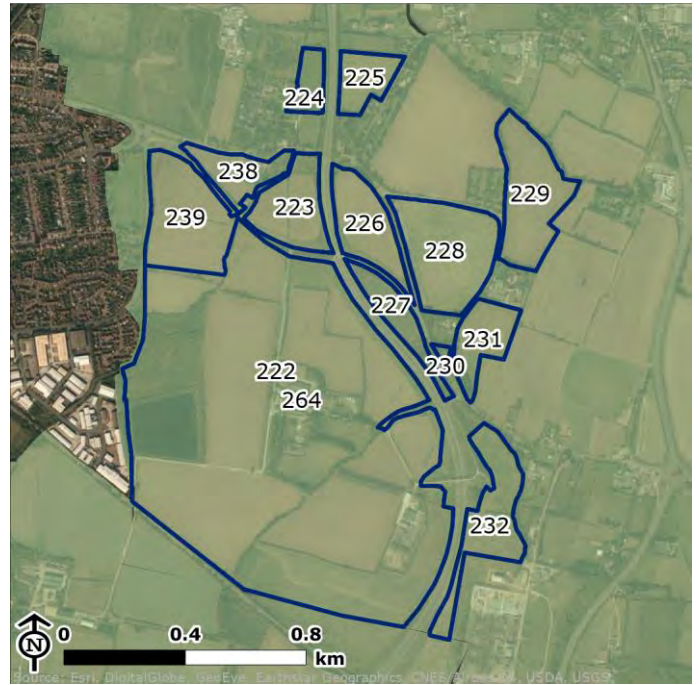
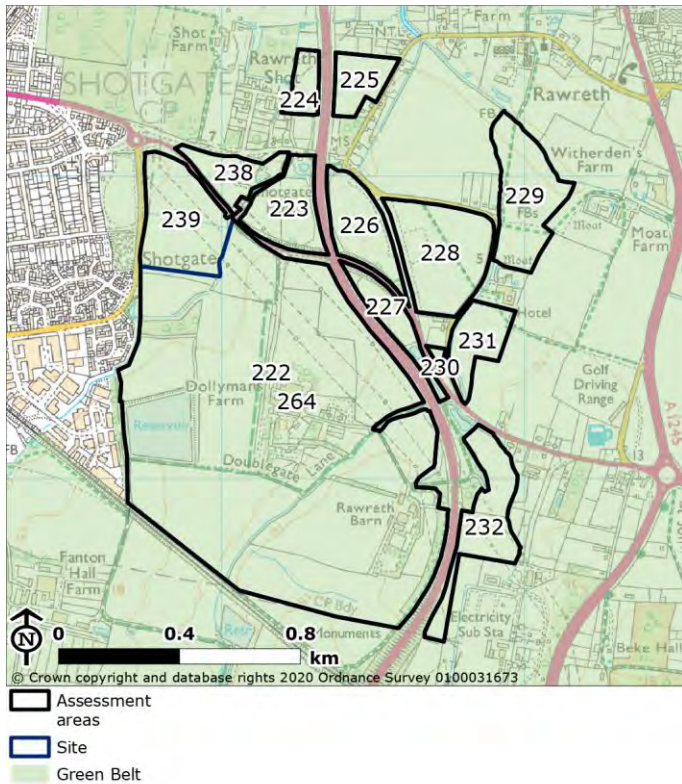


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and a moderate contribution to preventing encroachment on the countryside. The assessment area is contained on three sides by inset urban development and on the fourth by Shoebury Road. Therefore, release of this assessment area would create a more consistent and regular western edge to the settlement following Shoebury Road and would therefore have a relatively limited effect on the integrity of the neighbouring Green Belt to the west.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA151



Description

The assessment area lies adjacent to the eastern edge of Wickford and is located in the gap between the towns of Wickford and Rayleigh. It comprises of a number of open agricultural fields, open playing fields, a reservoir, Dollymans Farm and Rawreth Barn and Shotgate Farm. The A129 and A130 road run through the assessment area. The assessment area borders a railway line to the south and the urban edge of Wickford to the west. Open fields border the assessment area to the north and east, with the exception of the south eastern edge which borders a large substation.

Assessment Type

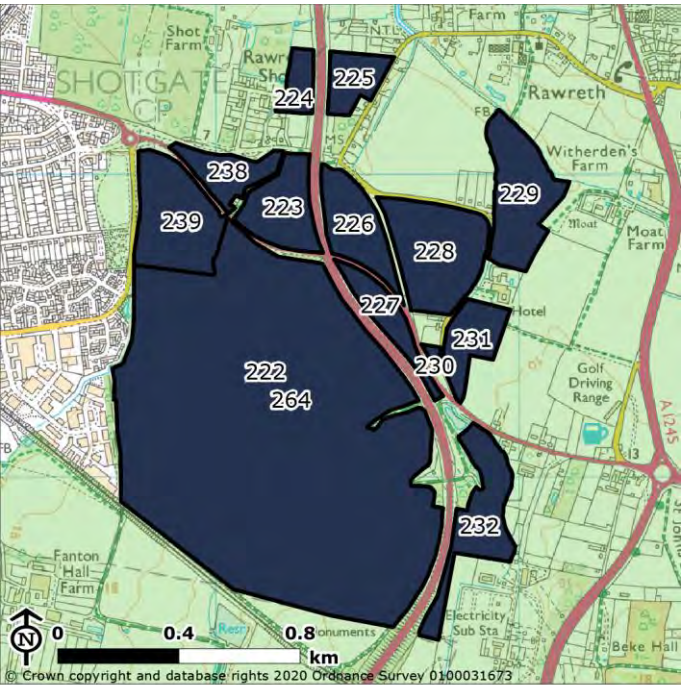
Urban Extension

Sites falling within Stage 2 Site Assessment Area

222
223
224
225
226
227
228
229
230
231
232
238
239
264

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA151



- Green Belt
- High
- Site

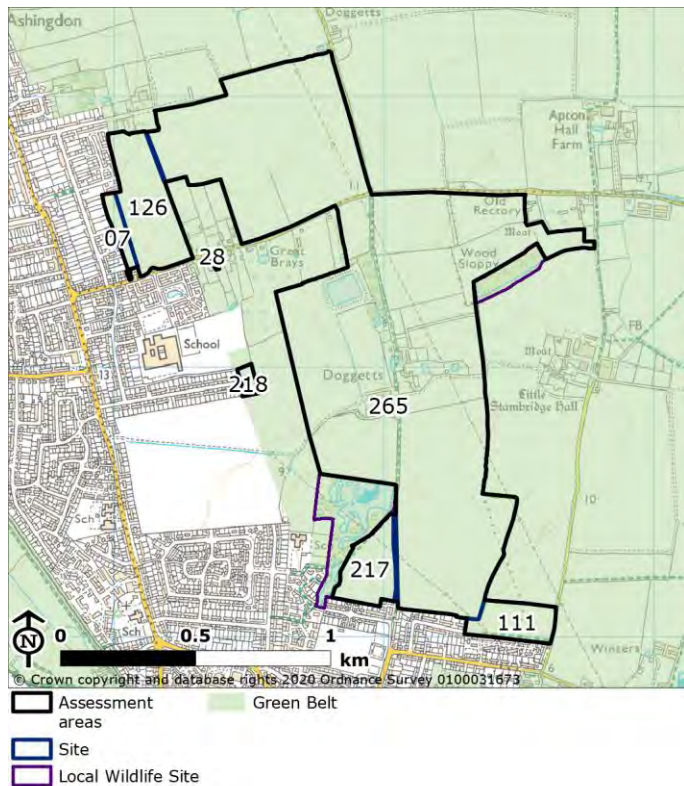


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area, a moderate contribution to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. The area is adjacent to a row of isolated dwellings off Enfield Road, a large substation to the south east and the Chichester Hotel to the east; the area is largely undeveloped and has a strong relationship with the open countryside. Release of the assessment area would create a new inset area to the east of Wickford, significantly narrowing the gap between the towns of Wickford and Rayleigh. Its release would threaten the integrity of neighbouring Green Belt to the south of the assessment area, which is contained to the east by the A130 and the railway line to the south. Relatively weak western and northern boundaries would make neighbouring Green Belt vulnerable to encroachment. Although two pockets of the assessment area lie a short distance away from the majority of the area to the north it is assumed that the release of the assessment area in its entirety would also include all land in between, resulting in the merging of the small hamlet of Rawreth Shot with Wickford.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA152



Description

The assessment area lies adjacent to the urban edge of Ashingdon/Rochford. The assessment area is largely comprised of open agricultural fields, a small open reservoir and woodland. A small cluster of isolated farm buildings and dwelling sit in the centre of the area. The assessment area is bounded to the west and south by the edge of the existing settlement, and to the north and east by open fields, with far-reaching views of the open countryside to the north and east. A thin strip of Green Belt land lies in between the inset urban edge and the promoted sites within the assessment area; however, as an eastward urban extension to Ashingdon and Rochford, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land disconnected from the wider open countryside. This pocket includes a local wildlife site to the east of Waterman Primary School; however, it is envisaged that this area would remain undeveloped and open. A smaller local wildlife site forms part of the eastern boundary of the assessment area.

Assessment Type

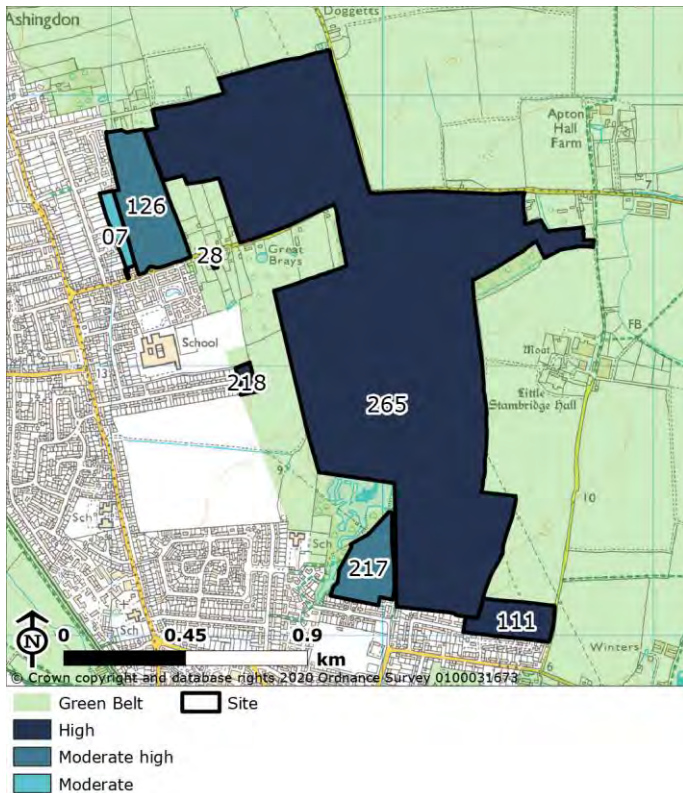
Urban Extension

Sites falling within Stage 2 Site Assessment Area

07
111
126
217
218
265
28

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA152



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area.	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. Although western and southern portions of the area are relatively contained by the existing urban edge of Rochford and washed over development, the vast majority of the site is open with long ranging views of the countryside to the north and east. Its release would threaten the integrity of neighbouring Green Belt to the north and east. Furthermore, the irregular eastern boundary of the area would also threaten the integrity of the Green Belt immediately to the north up to and beyond Apton Hall Road and to the south immediately beyond Wood Sloppy local wildlife site.	High
Release of land within sites 07, 126, 217	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. Sites 07 and 126 to the west are relatively contained by the existing urban edge of Rochford to the west and south and some more isolated pockets of washed over development to the south east and north. Therefore, the release of this area would create a more consistent eastern boundary to Rochford. Although the release of this land would weaken the integrity of the neighbouring Green Belt to the north, specifically the washed over development to the north and south of Canewdon View Road. Site 217 to the south is contained to the west and north by the designated local wildlife site and Doggetts Chase to the east, therefore its release would only increase containment of partially developed land associated with Waterman Primary School to the west and the land to the east, which would remain relatively open to the wider countryside.	Moderate-High

Rochford and Southend Green Belt Study

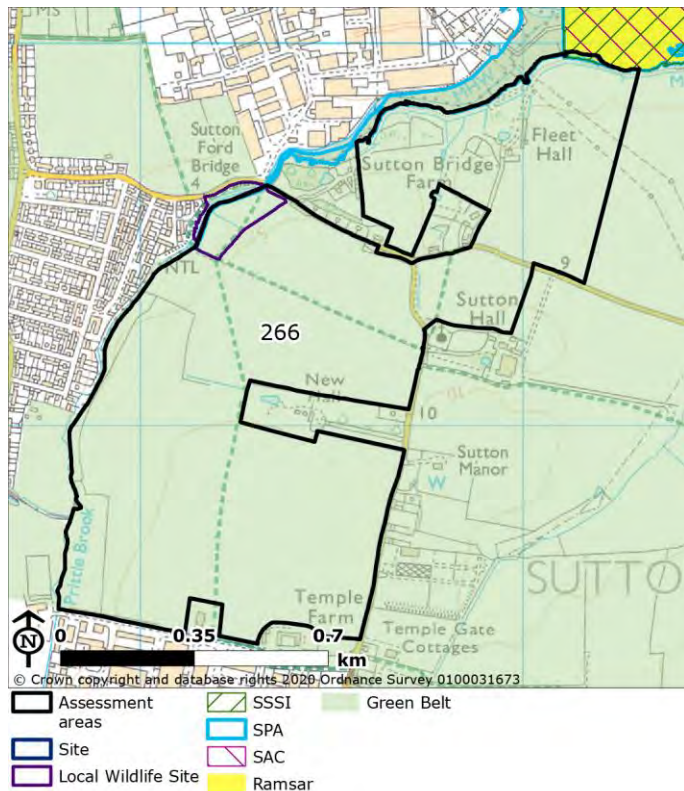
Stage 2 - Assessment Area AA152

Release of only site of 07 Although the release of this site will weaken the integrity of the neighbouring Green Belt to the east, this area is contained by the existing inset edge of Rochford to the north, south and west, limiting effects on the integrity of the wider Green Belt. Its release would create a more consistent eastern boundary to the settlement, following the existing hedgerow that separates the two fields within the assessment area.

Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA153



Description

The assessment area lies adjacent to the urban edge of Rochford to the west and Southend-on-Sea to the south. The assessment area is comprised of large open agricultural fields and a number of isolated dwellings along Sutton Road/Shopland Road. A large isolated dwelling and associated grounds sits in close proximity to the eastern edge of the area. The assessment area is bounded to the west by the urban edge of Rochford and Southend-on-Sea to the south and sits in what remains of the very limited gap between the two neighbouring towns. Sutton Road forms the majority of the eastern edge of the area; however, there are several uninterrupted open views of the countryside to the east of the area. A thin strip of Green Belt land lies in between the inset edge of Rochford and the assessment area; however, as a northward urban extension to Southend-on-Sea and eastward extension to Rochford, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land disconnected from the wider open countryside.

Assessment Type

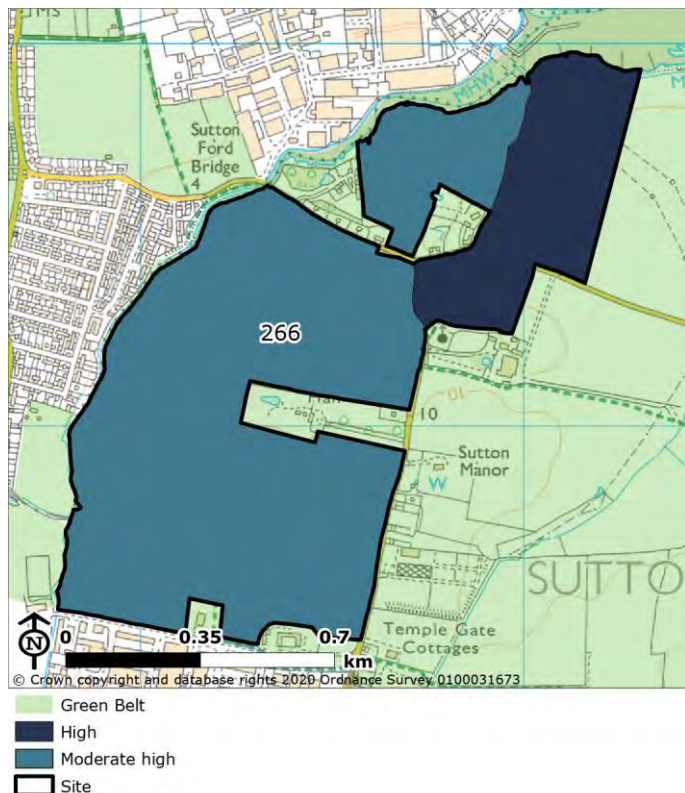
Urban Extension

Sites falling within Stage 2 Site Assessment Area

266

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA153



Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	<p>The majority of the assessment area makes a strong contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1), preventing the continued merging of Rochford and Southend-on-Sea (Purpose 2) and preventing encroachment on the countryside (Purpose 3), although the northern portion, north of Sutton Road / Shopland Road is considered to make a more moderate contribution to Purposes 1 and 2. The land is open and undeveloped; however, most of the land is contained by the inset urban edges of Southend-on-Sea to the south, Rochford to the west and the Purdey's Industrial Estate to the north. Release of all the land within the assessment area would significantly contribute to the continued coalescence of Rochford and Southend-on-Sea and its release would increase containment of land to the east, particularly the release of land to the east of Sutton Road and Shopland Road. While Sutton Road and Shopland Road would provide some distinction from the wider Green Belt, as a boundary this is not considered to be stronger than the existing urban edge formed by prittle Brook and a treeline or Journeymans Way. The release of all the land within the assessment would result in the isolation of two pockets of Green Belt land from the wider countryside: one to the north west inbetween Rochford and Purdey's Industrial Estate and one to the south west inbetween the area and the inset urban edge of Southend-on-Sea. It is therefore likely that these areas would be released alongside the land within the assessment area.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA153

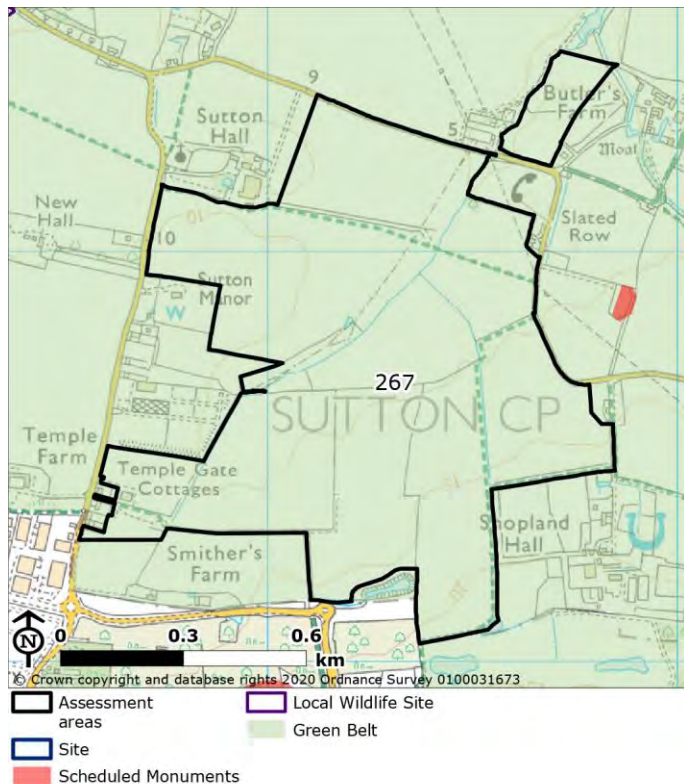
Release of the land to the west of Sutton Road

Release of the land to the west of Sutton Road is contained on three sides by the inset urban areas of Southend-on-Sea to the south, Rochford to the west and Purdey's Industrial Estate to the north. Consequently, with the exception of the Green Belt to the north west and south west, which would most likely be released alongside the area, limiting release to the land to the west of the road would minimise harm to adjacent Green Belt. Sutton Road is equally strong when compared to the existing Green Belt boundaries and would represent a more regular Green Belt boundary. However, release of the land to the west of Sutton road would significantly increase the sense of coalescence of Rochford and Southend-on-Sea.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA154



Description

The assessment area lies adjacent to the urban edge of Southend-on-Sea to the south. The assessment area is comprised of large open agricultural fields and a few isolated dwellings. With the exception of a small portion of the eastern edge of the area following Shopland Road, the area has relatively weak boundaries. Shopland Hall Equestrian Centre and the Essex Golf Complex sit immediately to the east of the area. Consequently, the area has numerous uninterrupted views of the open countryside to the north, east and west. Two thin strips of Green Belt land lie in between the inset edge of Southend-on-Sea and the assessment area; however, as a northward urban extension to Southend-on-Sea, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land disconnected from the wider open countryside.

Assessment Type

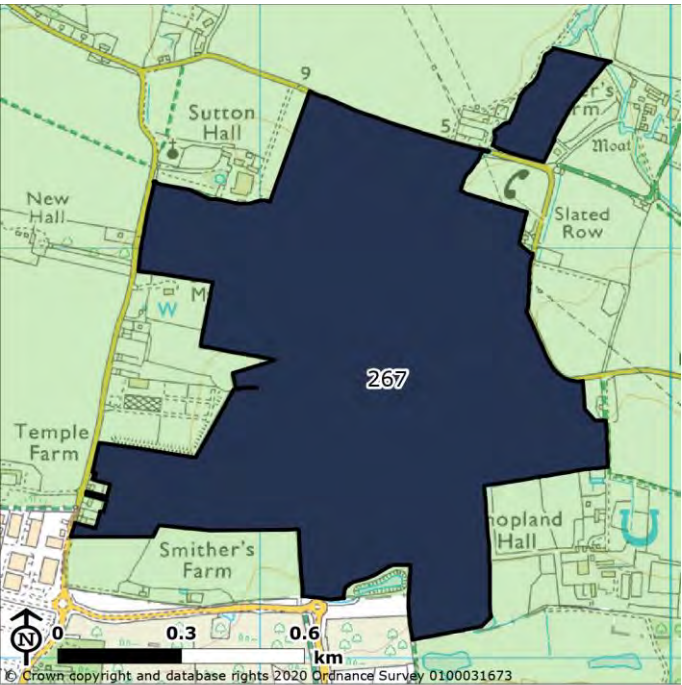
Urban Extension

Sites falling within Stage 2 Site Assessment Area

267

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA154



Green Belt
High
Site

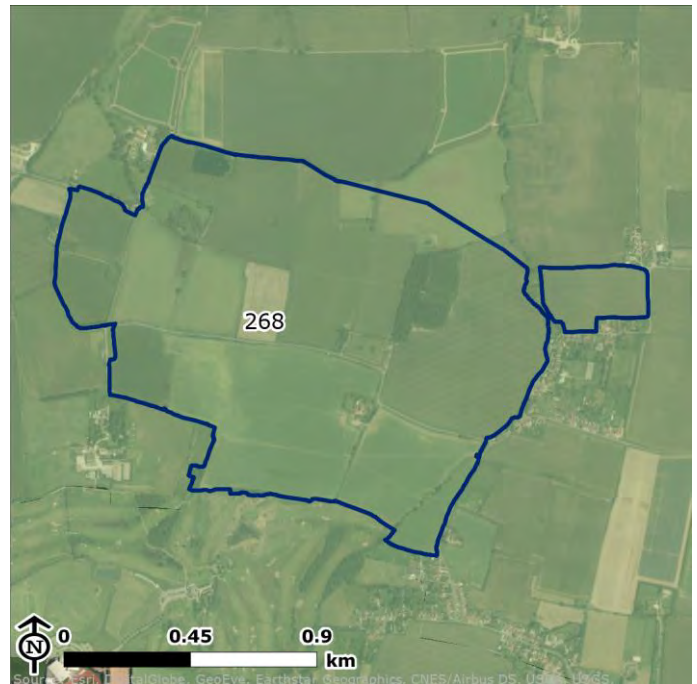
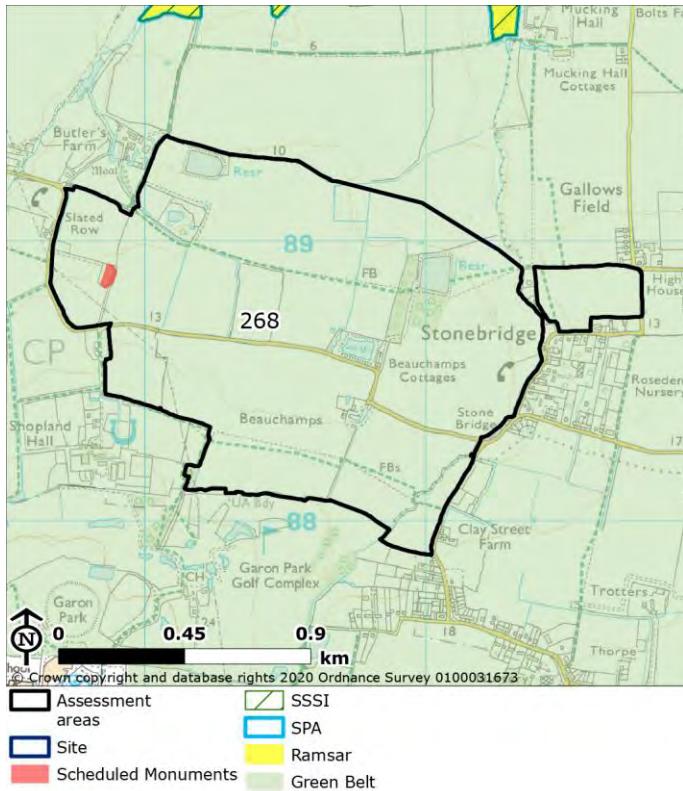


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area.	The majority of the assessment area makes a strong contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1) and preventing encroachment on the countryside (Purpose 3), although a relatively small northern portion north of Shopland Road is considered to make a more moderate contribution to Purpose 1. The area is considered to make a moderate contribution to prohibiting further merging of the neighbouring towns of Rochford and Southend-on-Sea (Purpose 2). The assessment area is open and uncontained and Fossets Way, along with a small area of Green Belt provides some distinction from the inset edge. Release of land within the assessment area would significantly contribute to the continued coalescence of Rochford and Southend-on-Sea and would significantly increase containment of land west of Sutton Road, the land to the north of Shopland Road in between the Area and Purdeys Industrial Estate (part of Rochford) and, finally, land to the east beyond Shopland Road and south east beyond Shopland Hall Equestrian Centre. The release of the entirety of this site would likely result in the creation of less consistent Green Belt boundary to Southend-on-Sea undermining the integrity of the surrounding Green Belt. It would also result in the almost complete isolation of the Green Belt land to the south of the area, resulting in limited justification for the retention of the designation as	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA155



Description

The assessment area sits in open countryside some distance to the north of the inset urban edge of Southend-on-Sea and west of Rochford. The assessment area is comprised of large open agricultural fields, two open reservoirs, a few small pockets of woodland and isolated dwellings. The washed over village of Stonebridge lies immediate to the east of the area on the other side of Barling Road. With the exception of a small portion of the eastern edge of the area following Shopland Road, the area has relatively weak boundaries. Shopland Hall Equestrian Centre and the Essex Golf Complex sit immediately to the south of the area. With the exception of Barling Road to the east, the area is bounded by field boundaries marked by broken hedgerow. Consequently, the area has numerous uninterrupted views of the open views of the countryside to the north, east, west and south. The release of the area would create a new isolated inset area to the north of Southend-on-Sea and east of Rochford.

Assessment Type

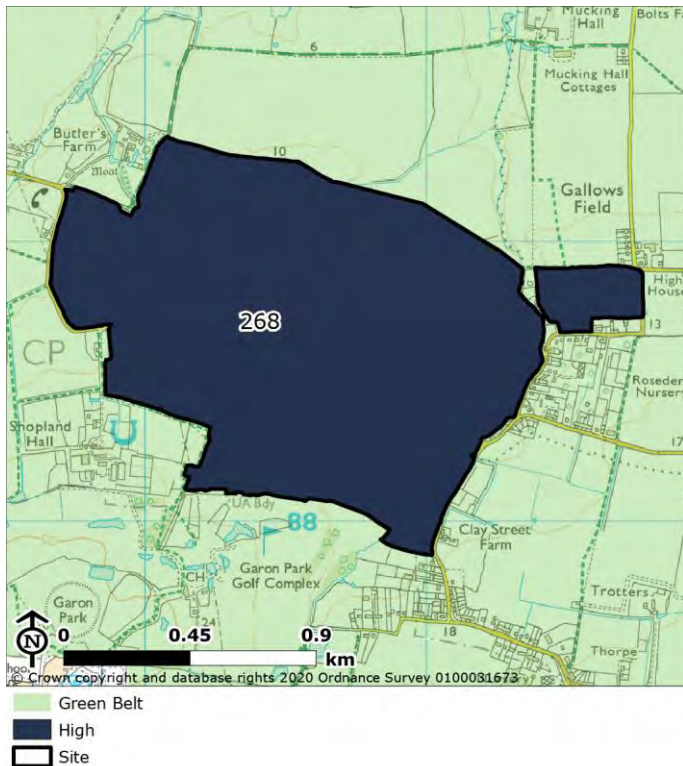
Inset

Sites falling within Stage 2 Site Assessment Area

268

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA155

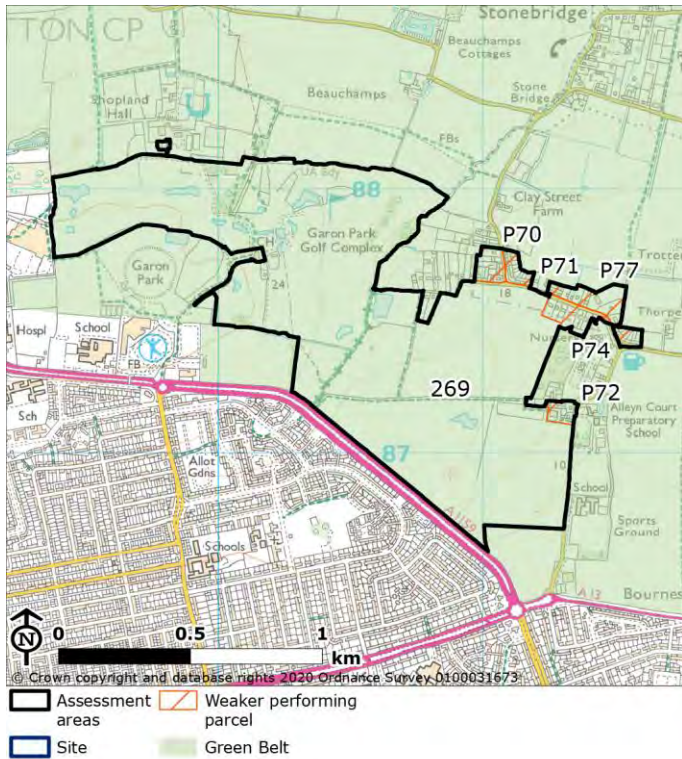


Harm Assessment

Scenario	Justification	Score
Release of whole assessment area.	<p>The majority of the assessment area makes a moderate contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1), although the southern third of the area (south of Shopland Road) makes a strong contribution to this purpose. In addition, the majority of the area makes a moderate contribution to inhibiting the continued merging of the neighbouring towns of Rochford and Southend, although the easternmost areas of the area, specifically the land east of the brook the flows to the west of Barling Road area considered to make a weak contribution to this purpose. The whole area makes a strong contribution to preventing encroachment on the countryside (Purpose 3). Release of the assessment area would create an isolated inset area of development in between the inset settlements of Rochford to the west, Southend-on-Sea to the south and the Great and Little Wakering to the west. The result would be that the remaining Green Belt land in between the new inset area and the inset settlements would become significantly more contained. Furthermore, there would be limited justification for not also releasing the neighbouring washed over village of Stonebridge to the east and southeast.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA156



Description

The assessment area lies adjacent to the urban edge of Southend-on-Sea to the south. The assessment area is largely comprised of the Essex Golf Complex, although the area also extends further eastwards to include an open reservoir surrounded by woodland and a couple of large open fields. These large open fields to the east sit adjacent to pockets of residential development that form part of the washed over village of Stonebridge. With the exception of Wakering/Barling Road to the east, the area has relatively weak boundaries formed of the broken hedgerows of agricultural fields and the golf course. Consequently, the area has numerous uninterrupted views of the open views of the countryside to the north, east and west. Shopland Hall Equestrian Centre sits immediately to the north of the area. The Green Belt land to the south of the area comprised of an agricultural field, Garon Park, a portion of a large allotment and the open land to the north of Southend Leisure Centre lie in between the inset edge of Southend-on-Sea and the assessment area; however, as a northward urban extension to Southend-on-Sea, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land disconnected from the wider open countryside.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

269

Stage 1 parcels that fall within Stage 2 Assessment Area

P70

P71

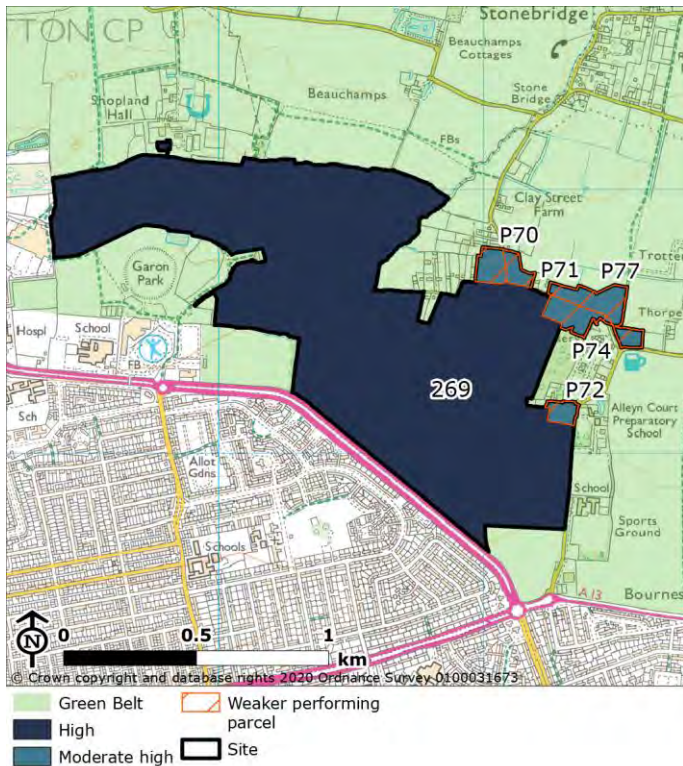
P72

P74

P77

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA156

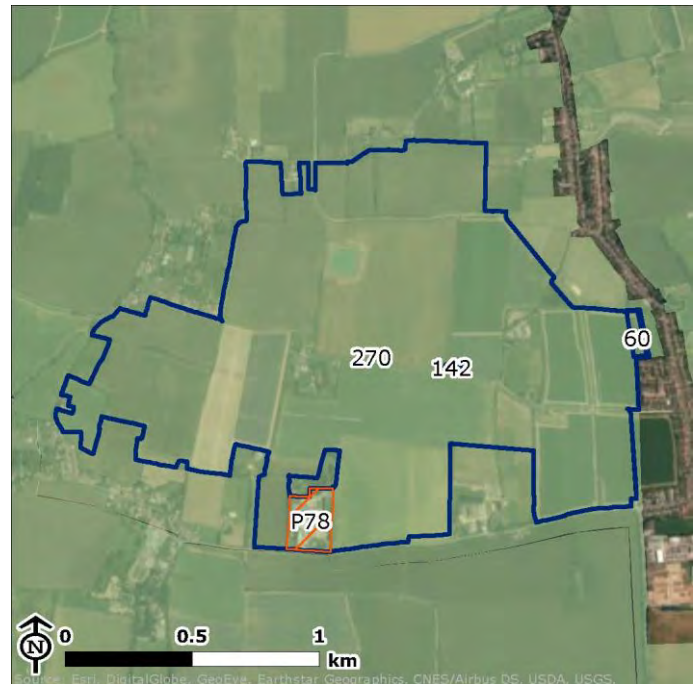
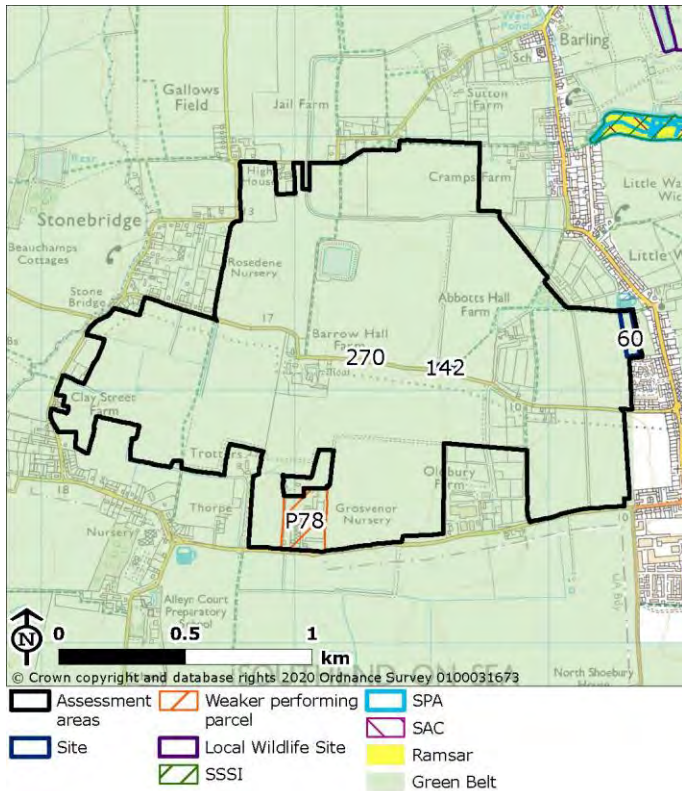


Harm Assessment

Scenario	Justification	Score
Release of whole assessment area.	The area makes a strong contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1). The western half of the area, specifically the land west of the brook the flows to the west of Barling Road area is considered to make a moderate contribution to inhibiting the continued merging of the neighbouring towns of Rochford and Southend. The vast majority of the area makes a strong contribution to preventing encroachment on the countryside (Purpose 3); however, the developed pockets of Green Belt land south and west of Barling Road/Wakering Road are considered to make moderate contributions to this purpose. The assessment area is open, has a strong relationship with the wider countryside and has far reaching views of undeveloped land to the north. The release of Green Belt land within the area would represent a significant breach of the strong existing Green Belt boundary formed by Royal Artillery Way / Bournes Green Chase, significantly weakening the Green Belt to the north and east, but particularly to the east around the washed over village of Stonebridge and beyond.	High
Release of weaker performing parcels P70, P71, P72, P74 or P77 in isolation (not in combination)	These areas represent pockets of washed over development that have an urbanising influence on the Green Belt but still maintain a strong relationship with the wider open countryside. The parcels generally contain detached and semi-detached dwellings. Their release would result in an isolated inset area of development that would compromise adjacent Green Belt. In particular the justification for leaving the surrounding washed over development in the Green Belt would be reduced.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA157



Description

The assessment area is comprised of large open agricultural fields. The development within the area is comprised of a number of isolated farms and a plant nursery. The inset urban edge of the villages of Great and Little Wakering border the eastern edge of the area and the washed over village of Stonebridge lies to the west. In addition to these settlements, Southend Road generally forms the southern edge of the area and Barling Road generally forms the northern boundary. In addition to the farms and large open agricultural fields a single open reservoir sits within the area. Although the villages limit views of the open countryside to the west and east, there are good open views of the open countryside to the south of Southend Road and north of Barling Road. The release of the area would result in the significant containment of Green Belt land to the east of the area in between the area and the inset urban edge of Little Wakering; however, as a westward urban extension to Great and Little Wakering, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

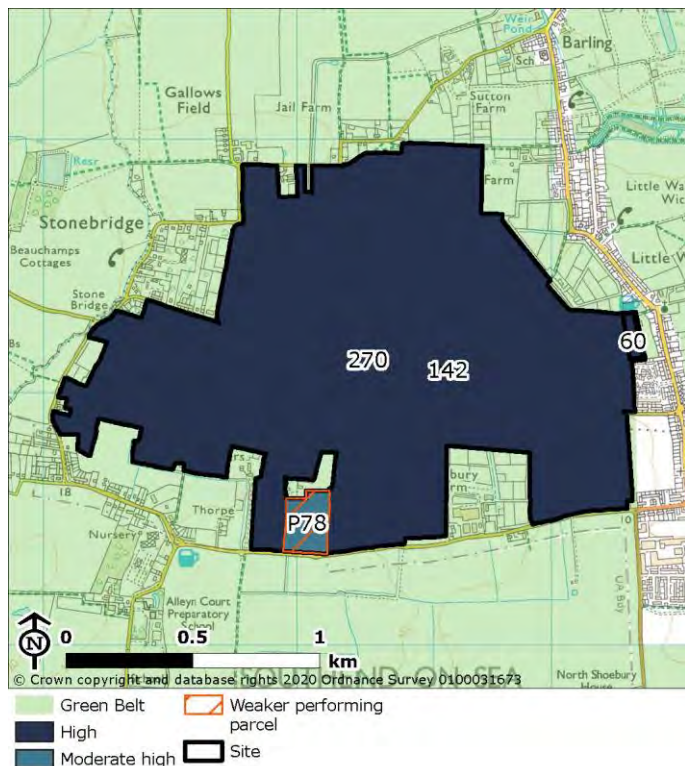
270
60
142

Stage 1 parcels that fall within Stage 2 Assessment Area

P78

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA157

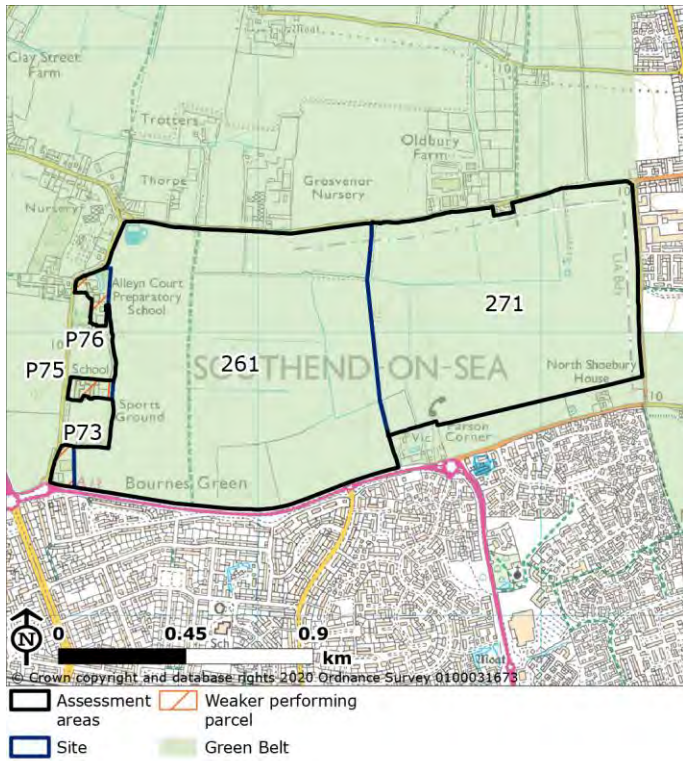


Harm Assessment

Scenario	Justification	Score
Release of whole assessment area.	The assessment area makes a strong contribution to preventing encroachment on the countryside (Purpose 3). The southern half of the area, specifically the land south of Barrow Hall Road, makes a strong contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1), and the land to the north of Barrow Hall Road makes a moderate contribution. The release of this assessment area would significantly compromise the Green Belt land immediately to the south of Southend Road in what would remain of the open countryside between Southend-on-Sea and the inset villages of Great and Little Wakering. The release of the area would also significantly compromise the neighbouring washed over village of Stonebridge as well as the Green Belt containing the Essex Golf Complex directly to the west. The release of the area would also result in the significant containment of Green Belt land to the east of the area in between the area and the inset urban edge of Little Wakering; however, as a westward urban extension to Great and Little Wakering, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land.	High
Release of weaker performing parcel P78 in isolation	This area represents a pockets of washed over development that have an urbanising influence on the Green Belt but still maintains a strong relationship with the wider open countryside. The area contains the Morley Nurseries Garden centre. Its release would result in an isolated inset area of development that would compromise adjacent Green Belt. In particular the justification for leaving the neighbouring washed over village of Stonebridge would be reduced.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA158



Description

The assessment area is comprised of large open agricultural fields. There is not development within the area; however, the inset urban edges of Southend-on-Sea to the south and the inset village of Great Wakering to the east lie immediately adjacent to the area. The boundaries to the north and west of the area are formed by Southend Road and the wooded boundaries of Alleyn Court School and Thorpe Hall School along Wakering Road, respectively. The schools form part of the washed over village of Stonebridge, which continues along Barling Road to the north west. Although the village and schools limit views of the open countryside to the west, there are good open views of the open countryside to the north of Southend Road and east to what remains of the open land in between Great Wakering and Southend-on-Sea. The land immediately north of Poynters Lane which follows the inset urban edge of Southend-on-Sea does not sit within the area. Consequently, the release of the assessment area would result in the isolation of a thin strip of open Green Belt land in between the area and the urban edge of Southend-on-Sea; however, as a northward urban extension to Southend-on-Sea, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land disconnected from the wider open countryside.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

261

271

Stage 1 parcels that fall within Stage 2 Assessment Area

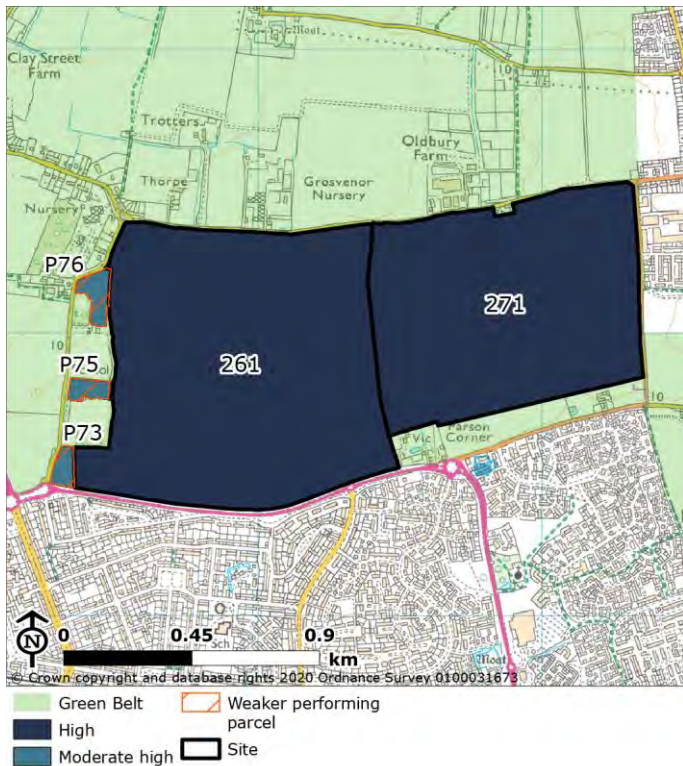
P73

P75

P76

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA158



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area.	<p>The vast majority of the area makes a strong contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1) and preventing encroachment on the countryside (Purpose 3); however, the developed pockets of Green Belt land east of Barling Road are considered to make moderate contributions to these purposes. The release of this assessment area would allow urban sprawl to breach northwards of the A13 onto Green Belt which is typically open and has a strong relationship with the wider countryside. The release of this assessment area would merge Southend-on-Sea to the south with the inset villages of Great and Little Wakering to the east and create a more irregular Green Belt boundary when compared to the existing strong A13 boundary. Furthermore, the release of the assessment area would weaken the integrity of the neighbouring Green Belt to the north in between the area, Little Wakering and Barling Road and to the west around the washed over village of Stonebridge and beyond including the Essex Golf Complex.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA158

Release of weaker performing parcels P73, P75 or P76 in isolation (not in combination)

These areas represent pockets of washed over development that have an urbanising influence on the Green Belt but still maintain a strong relationship with the wider open countryside. The types of development include detached and semi-detached dwellings, a fitness centre, and two schools. With the exception of P73 which is contiguous with the northern edge of Southend-on-Sea, their release would result in an isolated inset area of development that would compromise adjacent Green Belt. In particular the justification for leaving the surrounding washed over development in the Green Belt would be reduced. Although the release of P73 would not result in a small inset area within the main body of the Green Belt, release of the parcel would breach the A13 which currently provides a regular and robust boundary along the northern edge of the inset settlement of Southend-on-Sea. This would compromise the strength of this boundary, create a more irregular Green Belt edge and weaken adjacent Green Belt, particularly to the east.

Moderate-High

Appendix 5
Method Statement Consultation Record

A method statement setting out the context behind and how the assessment of Green Belt was to be undertaken was circulated for consultation in October 2018 under the duty to cooperate.

Consultees including neighbouring local planning authorities, the Environment Agency, Historic England and Natural England were invited to submit written comments before the methodology for the study was finalised.

The written submissions received are summarised below.

Consultee	Comments
Basildon Borough Council	Thank you for the opportunity to comment on the Method Statement for Rochford and Southend's the emerging Green Belt Study. Following a review of the document Basildon Council does not wish to make any comments.
Chelmsford City Council	Thank you for opportunity for Chelmsford City Council (CCC) to review the Joint Green Belt Study Method Statement dated October 2018. Please note this is an officers response to the consultation. The Council has reviewed the methodology and has limited comments to make at this stage. It is noted that the methodology for reviewing the Green Belt will take place in a two-stage process. Stage 1 – Strategic Green Belt Assessment and Stage 2 – focussed green belt parcel/site assessment. It is considered that the methodology for the Green Belt study is reasonable and follows a best practice approach. It is noted that there will also be an assessment of the potential for designating new Green Belt. The Council welcomes the recognition of South Woodham Ferrers as a significant settlement within close proximity of the study area as noted under paragraph 2.28, as meeting the definition of 'towns' for the study. This will help to ensure that the purpose of the Green Belt to prevent neighbouring towns from merging into one another is maintained. The Council understands that the study will help inform the Green Belt and allocations within the Local Plan. The Council welcomes the opportunity to comment on further stages of the study and as the Local Plan as they progress.
Historic England	Thank you for your e-mail inviting Historic England to respond to the Rochford District and Southend-on-Sea Borough Joint Green Belt Study Method Statement. We regret that we do not have the capacity to comment specifically at this time. We do however recommend that the advice of your local authority conservation and archaeological staff is sought as they are best placed to advise on local historic environment issues and priorities, including access to data, indicate how historic assets may be impacted upon by the Plan, the design of any required mitigation measures and opportunities for securing wider benefits for the future conservation and management of the historic environment. If you have specific questions relating to the historic environment that cannot be answered by your local conservation and archaeological specialists, please contact Historic England's regional Historic Places Team, who can be reached on 01223 582749. Although we have not been able to provide a substantive response at this stage, this does not mean that we are not interested in further iterations of the document. Please note that we may still advise on, and potentially object to, any specific development proposal(s) which may subsequently arise from this or later versions of the documents subject to the consultation. Please do not hesitate to contact us if you have any questions.

Consultee	Comments
Maldon District Council	No comments
Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England has no comments to make on the Rochford and Southend Green Belt Study. The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document. If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p>

Appendix 6

Site Table

Site	Stage 1 Parcel	Stage 2 Assessment Area
1	P32, P34	AA60
2	P44, P47	AA96
3	P34, P44	AA62
4	P82	AA138
5	P10	AA16
6	P11	AA27
7	P61	AA112, AA152
08a	P54	AA101
08b	P54	AA101
10a	P79	AA104
10b	P79	AA104
11	P87	AA150
12	P79	AA134
13	P61	AA111
14	P34	AA65
15	P16, P19	AA33
16	P04	AA09
17	P54	AA86
18	P44	AA91
19	P40	AA90
20	P54	AA95
21	P79	AA106
22a	P44	AA109
22b	P44	AA109
23	P19, P46	AA81
24	P19	AA71
25	P19	AA25

26	P19	AA35
27	P44	AA47
28	P61	AA113, AA152
29	P44	AA47
30	P19	AA77
31	P19	AA24
32	P79	AA119
33	P40	AA40
34	P84	AA141
35	P58	AA110
36	P44	AA92
37	P44	AA69
38	P79	AA100
39	P54	AA89
40	P23	AA59
41	P19	AA50
42	P19	AA50
43	P79	AA125
44	P21	AA49
45a	P42, P43	AA75
45b	P44	AA75
46	P79	AA104
47	P34	AA58
48	P21	AA42
49	P45	AA78
50	P61, P64	AA120
51	P79	AA100
52	P79	AA118
53	P20	AA47

54	P21	AA49
55	P19	AA18
56	P84, P85	AA146
57	P84	AA145
58	P79	AA128
59	P38, P44	AA68
60	P82	AA135, AA157
61	P79	AA133
62	P79	AA133
63	P62, P63	AA116
64	P19	AA66
65	P84	AA145
66	P59	AA115
67	P63	AA116
68	P21	AA39
69	P21	AA41
70	P84	AA145
71	P77, P84	AA135, AA156, AA157
72	P79	AA130
73	P79	AA132
74	P44	AA76
75	P79	AA129
76	P61, P67	AA135
77	P19	AA18
78	P44	AA93
79	P44	AA93
80	P44	AA98
81	P44	AA96
82	P44	AA96

83	P44	AA93
84	P44	AA105
85	P44, P58	AA110
86	P20	AA44
87	P14	AA22
88	P49	AA84
89	P34	AA58
90	P79	AA144
92	P03	AA10
93	P54	AA86
94	P79	AA127
95	P65	AA135
97	P84	AA141
98	P20, P44	AA47
99	P11	AA27
100	P19	AA43
101	P40	AA54
102	P32, P34	AA60
103	P82	AA135
104	P61	AA123
105	P23	AA38
106	P19	AA34
107	P19	AA34
108	P16	AA34
109	P16	AA34
110	P16	AA34
111	P61	AA121, AA152
112	P61	AA123
113	P61	AA123

114	P61	AA124
116	P61	AA120
117	N/A	AA120
119	P61	AA111
120	P19	AA35
121	P19	AA18
122	P79	AA143
123	P67	AA135
124	P61	AA120
126	P61	AA112, AA152
127	P21, P29, P34	AA53
128	P40	AA45
129	P61	AA111
130	P61	AA111
131	P61	AA111
132	P44	AA94
133	P54	AA99
134	P44	AA67
135	P44	AA73
136	P19	AA21
137	P07, P11	AA14
139	P19	AA26
140	P52	AA88
141	P79	AA126
142	P82	AA135, AA157
143	P19	AA13
144	P03	AA05, AA151
145	P03	AA05
146	P19	AA17

147	P19	AA17
148	P11, P19	AA21
149	P11	AA27
150	P54	AA95
151	P40	AA40
152	P08	AA17
153	P82	AA147
154	P19	AA21
155	P68	AA135, AA154
159	P54	AA103
160	P26, P44	AA56
161	P44	AA56
162	P19	AA24
163	P19, P88	AA31
164	P19, P88	AA31
165	P65, P68	AA135
166a	P79	AA137
166b	P79	AA137
167	P19	AA17
168	P03	AA05
169	P54	AA95
170	P19	AA21
171	P11, P19	AA19
172	P40	AA40
173	P79	AA136
177	P11	AA14
178	P34	AA58
180	P61	AA108
181	P34	AA61

182	P29	AA53
183	P44	AA62
184	P79	AA104
187	P79	AA104
188	P79	AA104
190	P40	AA40
191	P44	AA75
192	P82	AA135, AA157
193	P40	AA40
194	P54, P55	AA95
195	P84	AA146
197	P19	AA81
198	P19	AA81
199	P19	AA81
200	P19	AA81
201	P19	AA81
202	P19	AA81
203	P19	AA81
204	P19	AA81
206	P19	AA81
207	P34	AA64
212	P34	AA55
213	P79	AA131
215	P79	AA100
216	P40	AA97
217	P61	AA117, AA152
218	P61	AA114, AA152
219	P44	AA94
220	P19	AA24

221	P19	AA24
222	P01	AA01, AA151
223	P01	AA01, AA151
224	P01	AA02, AA151
225	P03	AA03, AA151
226	P03	AA04, AA151
227	P03	AA04, AA151
228	P03	AA05, AA151
229	P03	AA05, AA151
230	P03	AA05, AA151
231	P03	AA05, AA151
232	P03	AA06, AA151
233	P11	AA08
234	P19	AA50
235	P19	AA85
236	P19	AA81
237	P19	AA50
238	P01	AA01, AA151
239	P01	AA01, AA151
240	P44	AA94
241	P19	AA37
242	P49	AA80
243	P19	AA29
244	P19	AA29
245	P11	AA30
246	P11	AA30
247	P19	AA28
248	P19	AA31
249	P19	AA31

250	P29, P34	AA53
251	P44	AA72
252	P19	AA63
254	P29	AA53
255	P44	AA109
256	P21	AA49
257	P84	AA149
258	P82	AA135, AA157
259	P54	AA87
260	P66, P68	AA122
261	P84	AA135, AA158
262	P68, P84	AA135
263	P74, P84	AA135, AA156
264	P01, P03	AA01, AA02, AA03, AA04, AA05, AA06, AA151
265	P61, P79	AA121, AA152
266	P61, P65, P67, P68, P69, P79	AA135, AA153
267	P68, P69	AA135, AA154
268	P68, P69, P82, P84	AA135, AA155
269	P68, P70, P71, P72, P74, P77, P84	AA135, AA156
270	P78, P82, P84	AA135, AA157
271	P84	AA135, AA158