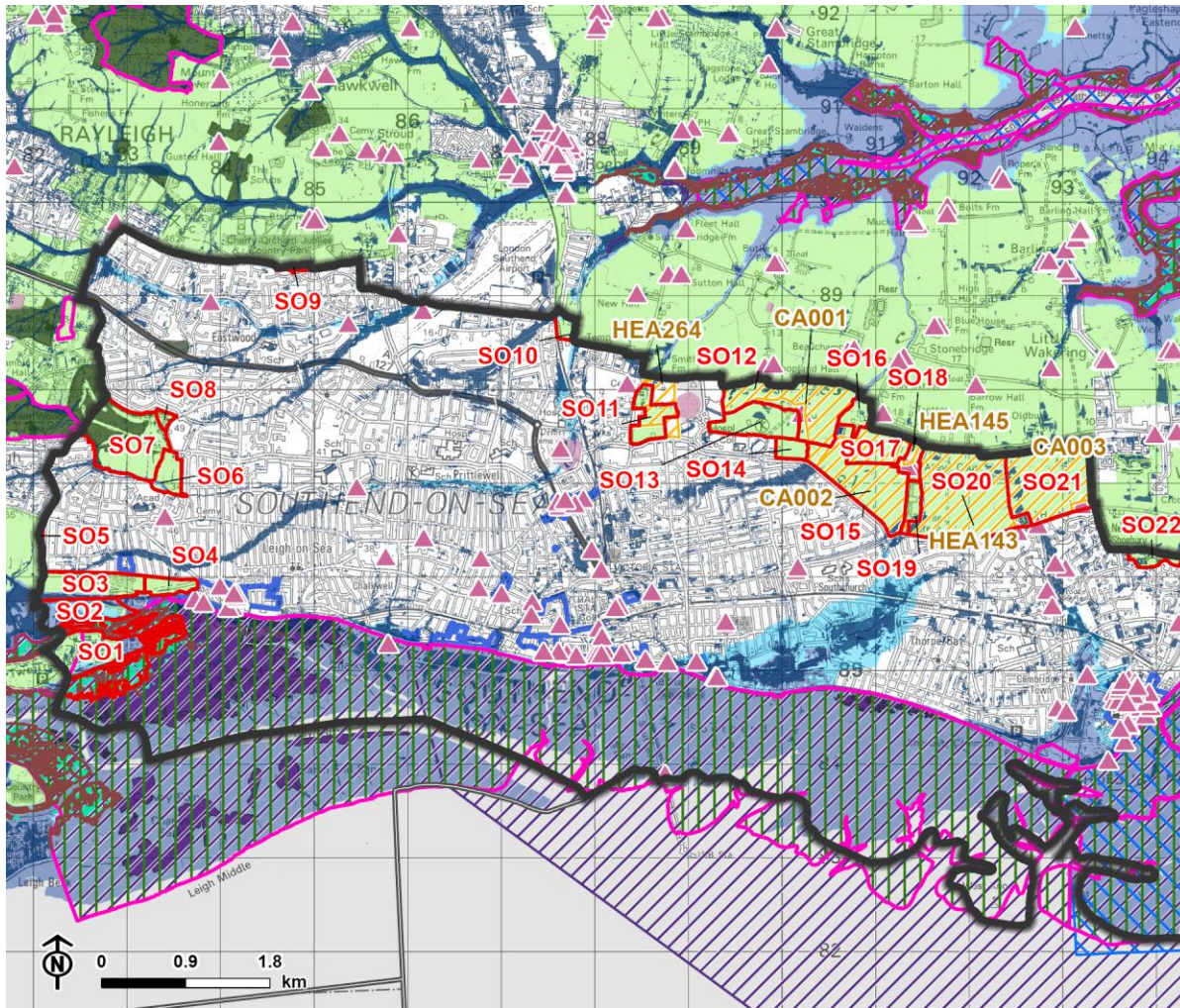


Appendix E: Parcel Proforma Assessment

Southend-on-Sea Green Belt Assessment

Final Report
Produced by LUC
September 2026

Designations



Parcel

Southend-on-Sea

Neighbouring authority

Green Belt

Potential development site

NPPF Footnote 7 designations

Listed building

Special Area of Conservation

Special Protection Area

Ramsar site

Site of Special Scientific Interest

Ancient woodland

Coastal saltmarsh

Saltmarsh

Seagrass

Marine Conservation Zone

Flood zone 2

Flood zone 3

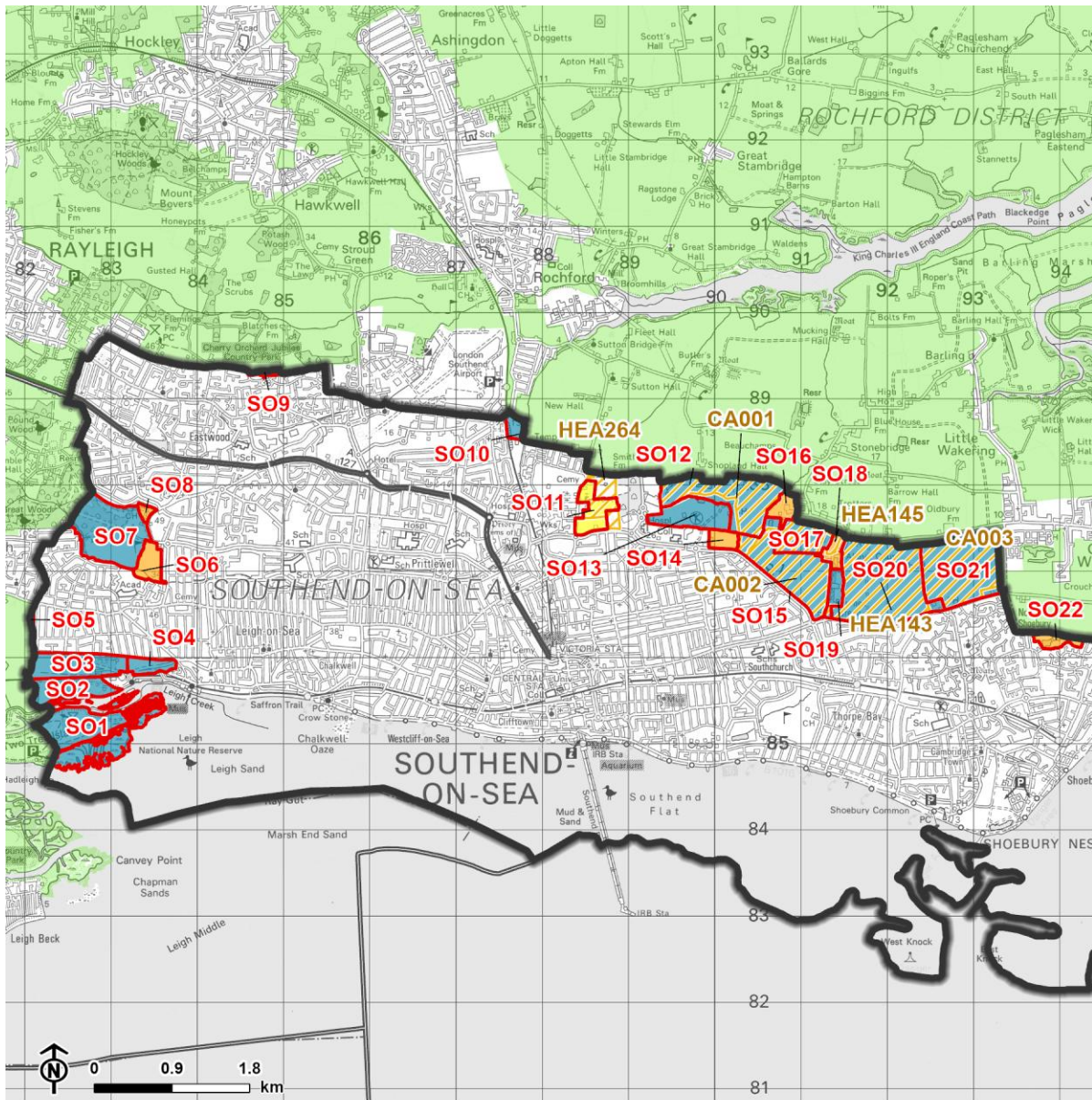
Risk of surface water flooding

Scheduled monument

Registered Parks and Gardens

Southend-on-Sea

Highest Contribution



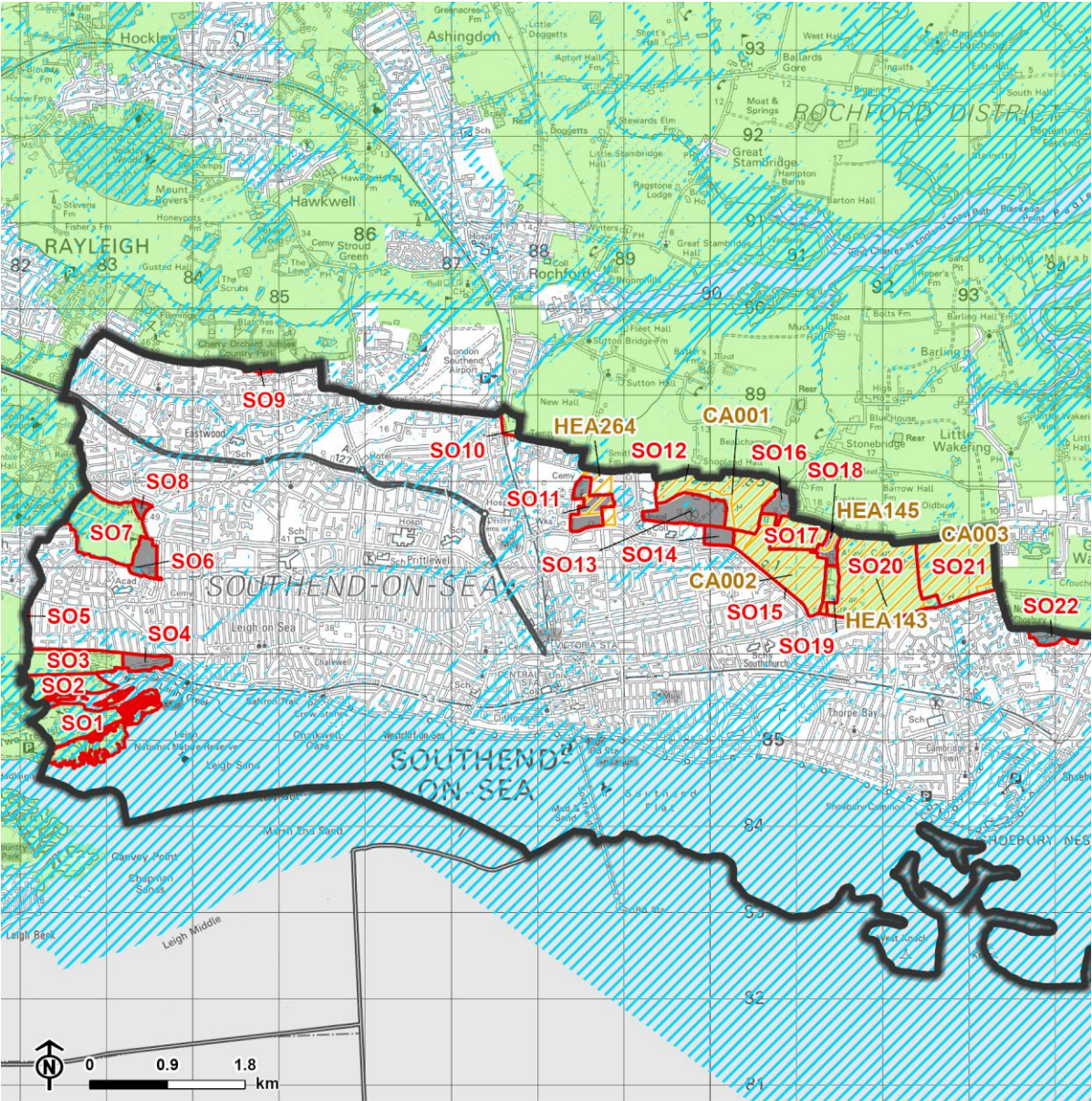
- Parcel
- Southend-on-Sea
- Neighbouring authority
- Green Belt
- Potential development site

Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no

Southend-on-Sea

Grey Belt

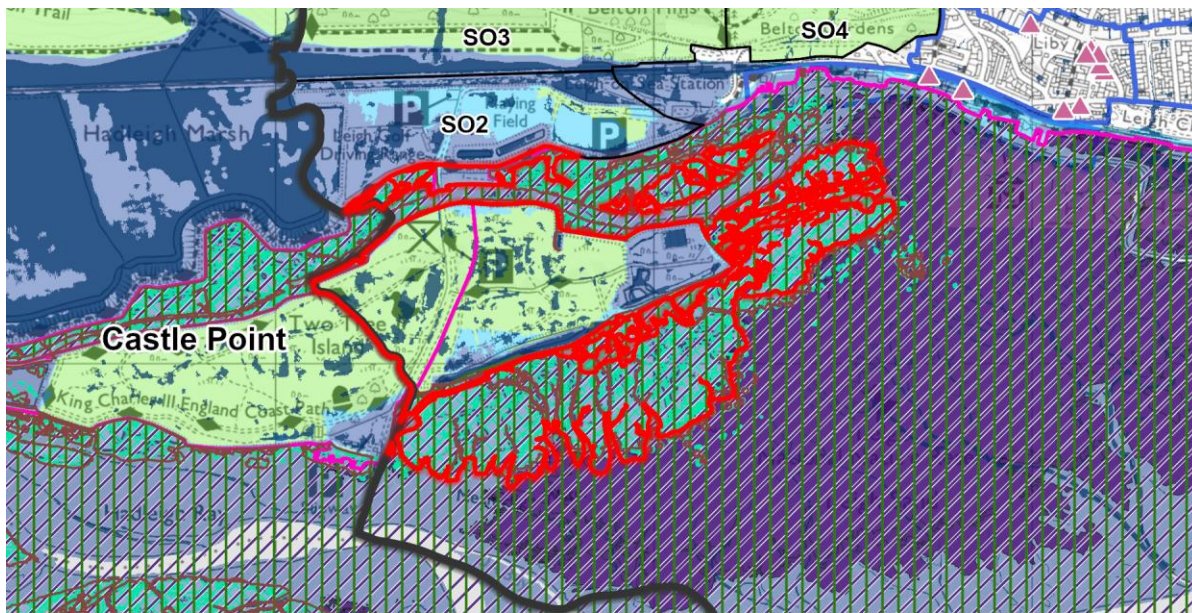


- Parcel
- Southend-on-Sea
- Neighbouring authority
- Green Belt
- Potential development site

- Grey Belt**
- Grey belt
 - Footnote 7 designation

Parcel SO1

Parcel SO1



- | | |
|------------|---------------------|
| Parcel SO1 | Southend-On-Sea |
| Green Belt | Neighbouring parcel |

NPPF Footnote 7 designations

- | | |
|-------------------------------------|--------------------------------|
| Listed building | Saltmarsh |
| Special Protection Area | Seagrass |
| Ramsar site | Flood zone 2 |
| Site of Special Scientific Interest | Flood zone 3 |
| Coastal saltmarsh | Risk of surface water flooding |

Parcel SO1

Contribution of land in Parcel SO1

Parcel SO1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel SO1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south-west of Southend-on-Sea and north-east of Canvey Island. Parcel size: 68ha. Boundary separation between the urban area and the parcel is strong. The boundary is formed by Hadleigh Ray estuary channels and marshes associated with Two Tree Island and a railway line. Some change in landform creates a sense of separation between the settlement and the parcel. The parcel contains low lying marsh land that is very distinct from the sloping cliffs to the north, and also distinct from the urban seafront to the east. There is generally weak perception of urban development outside of the parcel. The urban area is clearly visible but at a distance which limits its urbanising influence. There are no significant urbanising land uses in this predominantly open parcel. There is a strong perception of the wider Green Belt countryside on rising ground to the north-west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features restricting and containing a large built-up area. Development beyond them would weaken their restricting and containing role. Development in the parcel would negate the role of the water courses and landform change which currently give the parcel a strong sense of separation from urbanising influences.

Parcel SO1

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Southend and Canvey Island. It is relatively wide and contains multiple strong separating features including the Hadleigh Ray estuary channels, a railway line and landform change.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel contains multiple intervening estuary channels and flat marshland which comprise the strongest part of the gap in this location.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SO1

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would be likely to have a significant urbanising or containing influence on adjacent open land. The parcel has only open field boundaries and sparse hedgerow and scrub vegetation forming its outer boundaries to the west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the historic town's special character. There are clear views eastwards from this parcel across the majority of the Southend, linking it with the town's development as historic seaside resort. Such views contribute to an appreciation of the town's coastal and clifftop setting, and demonstrate how this has influenced the development of the resort town. The parcel's contribution is weakened by the intervening distance from the historic core of Southend.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

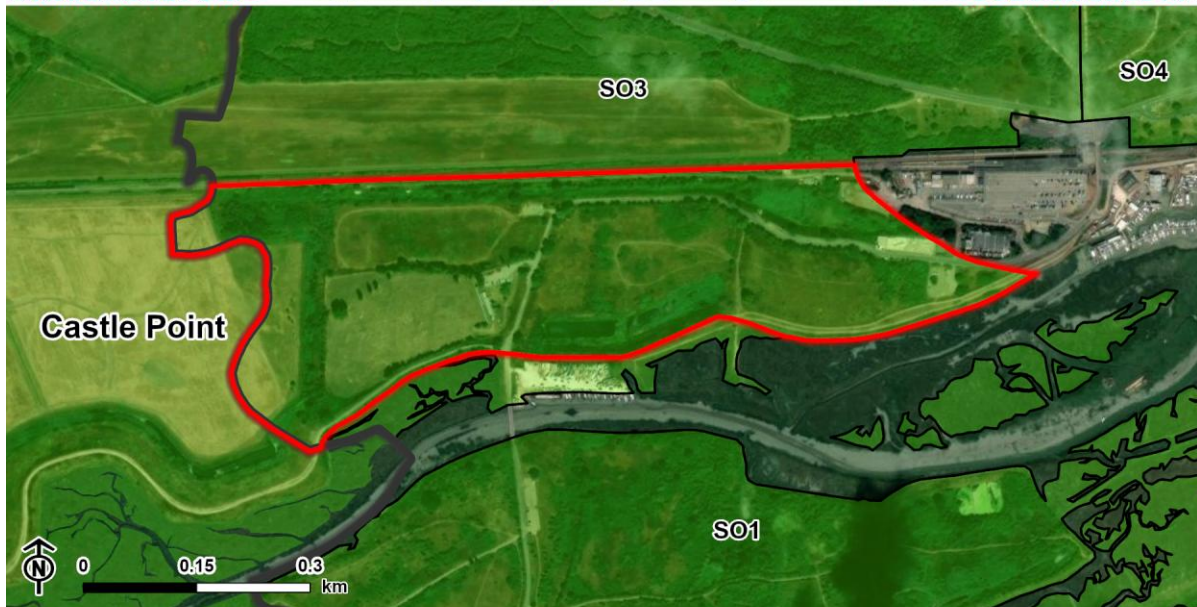
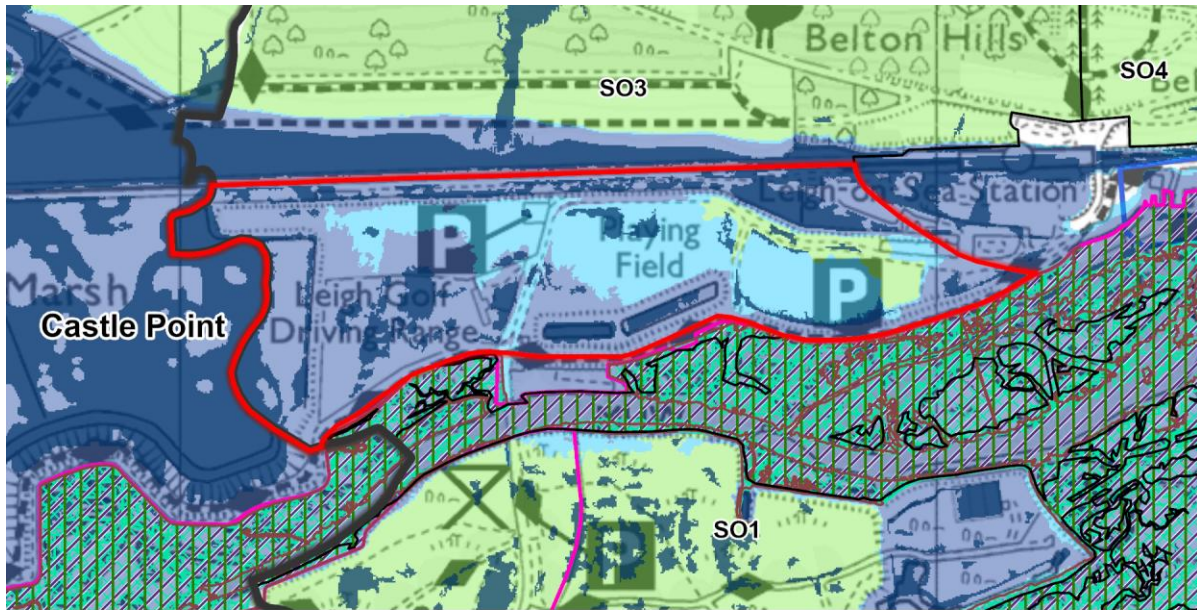
Parcel SO1

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO2

Parcel SO2



- | | |
|--|---|
|  Parcel SO2 |  Southend-On-Sea |
|  Green Belt |  Neighbouring parcel |

NPPF Footnote 7 designations

- | | |
|---|--|
|  Special Protection Area |  Saltmarsh |
|  Ramsar site |  Seagrass |
|  Site of Special Scientific Interest |  Flood zone 2 |
|  Coastal saltmarsh |  Flood zone 3 |
| |  Risk of surface water flooding |

Parcel SO2

Contribution of land in Parcel SO2

Parcel SO2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SO2 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south-west of Southend-on-Sea and north-east of Canvey Island. Parcel size: 23ha. Boundary separation between the urban area and the parcel is strong to the north due to the railway line and intervening areas of tree cover. To the east, boundary separation between the parcel and the Leigh-on-Sea station and associated hardstanding is moderate. The steep slope to the north of the railway line marks a strong change in landform, creating a sense of separation between the flat, low-lying parcel and most of the urban area. There is less difference in relation to the railway station, but this is only a small area inset from the Green Belt. There is a moderate perception of urban development outside of the parcel. Urban development to the north and east is evident. There are no significant urbanising land uses in this predominantly open parcel. There is a strong perception of the adjacent Green Belt marshes, and rising slopes to the west.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features restricting and containing a large built-up area. Development beyond them would weaken their restricting and containing role. Development in the parcel would negate the role of the railway line, tree cover and landform change

Parcel SO2

Assessment Considerations	Assessment
	which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. Development in the parcel would also increase the urbanising containment of the open Green Belt land to the north.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Southend and Canvey Island. It is relatively wide and contains multiple strong separating features including the Hadleigh Ray estuary channels, a railway line and landform change.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. Development in the parcel would not negate the strong separating features to the south and west of the parcel that maintain the overall strength of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap to the south.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.

Parcel SO2

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would be likely to have a significant urbanising or containing influence on adjacent open land. Development would increase the urbanising containment of the open Green Belt land to the north, and would increase the urbanising impact on adjacent open land to the west as the outer boundary in this direction is formed by sparse tree cover and scrub vegetation.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. The parcel is separated from historic core of Southend by intervening modern development associated with Leigh-on-Sea. While Leigh-on-Sea has become part of the modern Southend-on-Sea it was historically an entirely separate settlement and therefore does not contribute to the special character of the historic town of Southend. There are therefore no distinctive landscape or heritage features or visual relationships in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Parcel SO2

Grey Belt

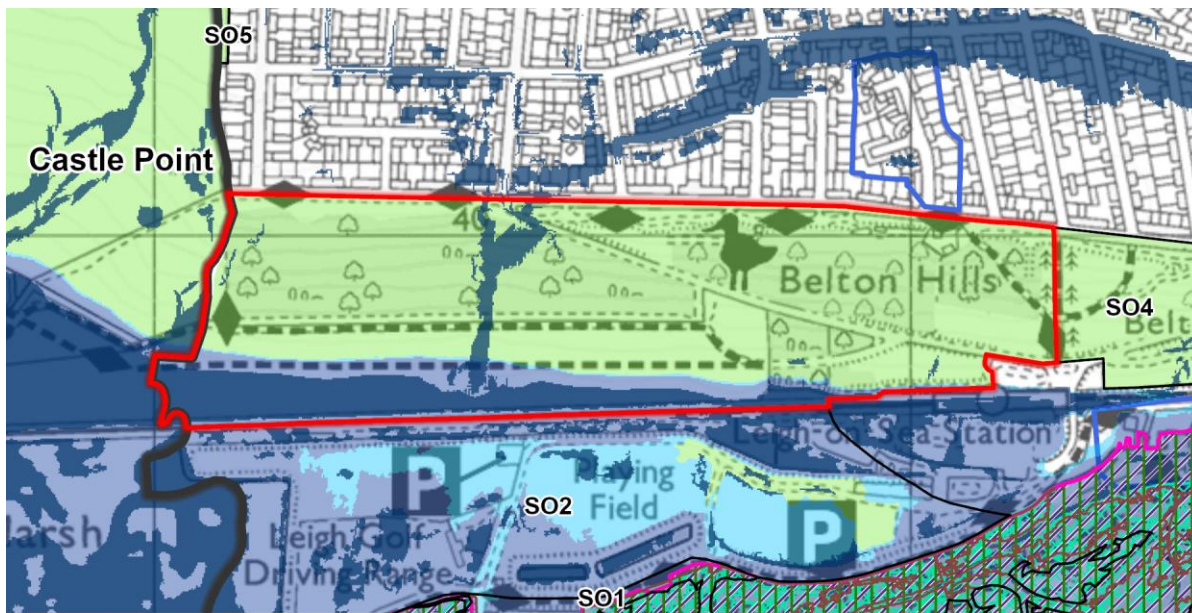
The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO3

Parcel SO3



- | | |
|------------|---------------------|
| Parcel SO3 | Southend-On-Sea |
| Green Belt | Neighbouring parcel |

NPPF Footnote 7 designations

- | | |
|-------------------------------------|--------------------------------|
| Special Protection Area | Saltmarsh |
| Ramsar site | Seagrass |
| Site of Special Scientific Interest | Flood zone 2 |
| Coastal saltmarsh | Flood zone 3 |
| | Risk of surface water flooding |

Parcel SO3

Contribution of land in Parcel SO3

Parcel SO3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SO3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south-west of Southend-on-Sea. Parcel size: 30ha. Boundary separation between the urban area and the parcel is moderate. This is formed by Marine Parade and sparse areas of tree cover and scrub vegetation. There is some change in landform associated with Belton Hills' southward slope that creates a sense of separation between the settlement and the parcel. The steep slope is significantly different to the more gentle slope above Marine Parade but is consistent with development in the urban area further to the east. There is a limited perception of urban development outside of the parcel. Away from the slope top and the railway station, tree cover limits the parcel's relationship with the urban area. There are no significant urbanising land uses in this predominantly open parcel. The sloping landform gives the parcel a strong relationship with the Green Belt marshlands to the south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity that are restricting and containing development. Their weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the sloping landform and tree cover which currently give the parcel a strong sense of separation from urbanising influences.

Parcel SO3

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Southend-on-Sea and Canvey Island. It is relatively wide and contains multiple strong separating features including the Hadleigh Ray estuary channels, a railway line and landform change.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. Development in the parcel would not impact the overall strength of the gap due to the strong separating features and relatively wide open land to the south and south-west.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SO3

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. The railway line to the south and tree cover and changing landform along the western boundary clearly marks the parcel's outer boundary. Although development in the parcel would have some urbanising impact on land to the west, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. The parcel is separated from historic core of Southend by intervening modern development associated with Leigh-on-Sea. While Leigh-on-Sea has become part of the modern Southend-on-Sea it was historically an entirely separate settlement and therefore does not contribute to the special character of the historic town of Southend. There are therefore no distinctive landscape or heritage features or visual relationships in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

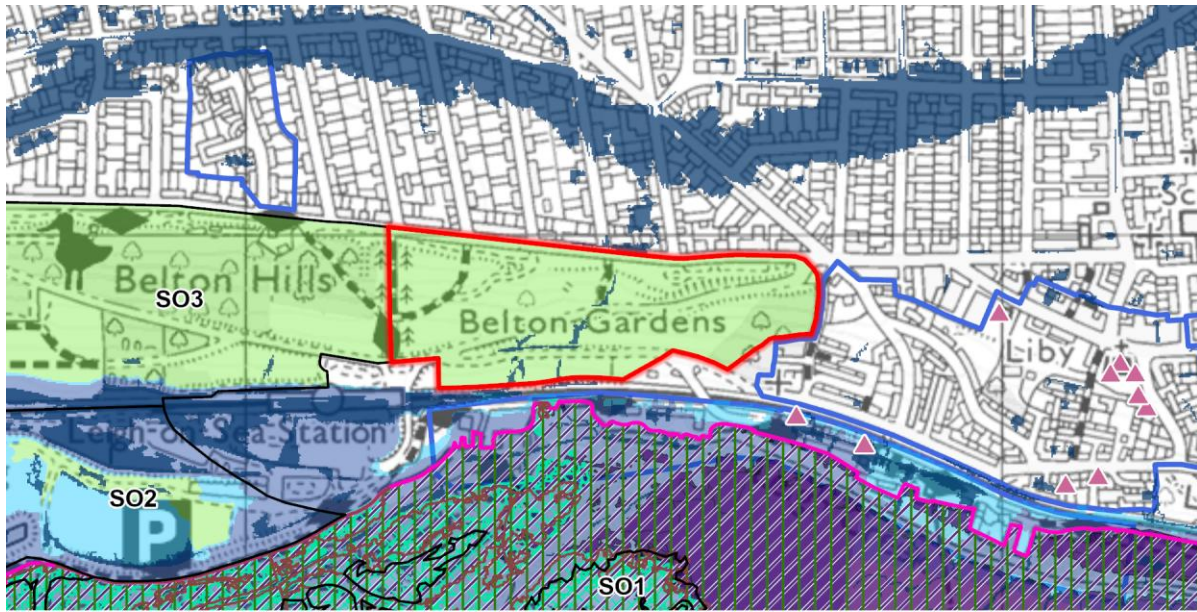
Parcel SO3

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO4

Parcel SO4



- Parcel SO4
- Green Belt
- Neighbouring parcel

NPPF Footnote 7 designations

- | | |
|--|--|
| ▲ Listed building | Saltmarsh |
| Special Protection Area | Seagrass |
| Ramsar site | Flood zone 2 |
| Site of Special Scientific Interest | Flood zone 3 |
| Coastal saltmarsh | Risk of surface water flooding |

Parcel SO4

Contribution of land in Parcel SO4

Parcel SO4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Strong	Weak/No	Equal	Yes

Parcel SO4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south-west of Southend-on-Sea. Parcel size: 9ha. Boundary separation between the urban area and the parcel is relatively weak. Marine Parade is a clear boundary to the north but hedgerows and inconsistent tree cover form a less distinct urban edge to the east. There is no change in landform to create a sense of separation between the settlement and the parcel. Although the parcel contains southward sloping land associated with Belton Gardens, the urban development to the east also lies on the same slope. There is some perception of the residential and commercial development to the north and east, outside of the parcel, and also the railway station to the south-west. There are no significant urbanising land uses in this predominantly open parcel. The sloping landform gives the parcel a strong relationship with the Green Belt marshlands to the south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SO4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. To the south, the change from steep slope to flat marshland would retain a clear distinction between development in this parcel and the adjacent Green Belt. However, the parcel has only inconsistent tree cover and scrub vegetation to the west, so development within the parcel would in turn increase the urbanising impact on adjacent open land in this direction.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained to the west, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Southend-on-Sea and Canvey Island. It is relatively wide and contains multiple strong separating features including the Hadleigh Ray estuary channels, a railway line and landform change.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap. It is largely enclosed by urbanising development and does not contain any of the strong separating features that are key to maintaining the overall strength of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel SO4

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would be likely to have a significant urbanising or containing influence on adjacent open land. The parcel has only inconsistent tree cover and scrub vegetation to the west, so development within the parcel would in turn increase the urbanising impact on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. The parcel is separated from historic core of Southend by intervening modern development associated with Leigh-on-Sea. While Leigh-on-Sea has become part of the modern Southend-on-Sea it was historically an entirely separate settlement and therefore does not contribute to the special character of the historic town of Southend. There are therefore no distinctive landscape or heritage features or visual relationships in this area that contribute to its special character.

Parcel SO4

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO5

Parcel SO5



- | | |
|--|---|
|  Parcel SO5 |  Southend-On-Sea |
|  Green Belt |  Neighbouring parcel |

NPPF Footnote 7 designations

-  Listed building
-  Risk of surface water flooding

Parcel SO5

Contribution of land in Parcel SO5

Parcel SO5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SO5 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Southend-on-Sea and south-east of Hadleigh. Parcel size: 1ha. Boundary separation between the urban area and the parcel is weak, formed by open residential garden boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel. There are no significant urbanising land uses in this predominantly open parcel. There is a strong visual and physical connection with the wider countryside, limiting the influence of urbanising land uses.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development.

Parcel SO5

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although the parcel is not restricted and contained, the adjacent open fields to the west in the neighbouring borough of Castle Point are subject to a comparable level of urbanising influence due to the level of containment by the existing urban edge. Development of the fields as a whole therefore not be considered incongruous with the urban pattern, and the sharp change in landform to the south would prevent significant urbanising impact on adjacent open land.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns. Southend and Hadleigh are entirely merged to the north of the A13 (London Road). Therefore, they are not considered separate in Green Belt terms.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.

Parcel SO5

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel. The adjacent open fields to the west in the neighbouring borough of Castle Point are subject to a comparable level of urbanising influence due to the level of containment by the existing urban edge.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. The parcel is separated from historic core of Southend by intervening modern development associated with Leigh-on-Sea. While Leigh-on-Sea has become part of the modern Southend-on-Sea it was historically an entirely separate settlement and therefore does not contribute to the special character of the historic town of Southend. There are therefore no distinctive landscape or heritage features or visual relationships in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Parcel SO5

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO6

Parcel SO6



- Parcel SO6
- Green Belt
- Neighbouring parcel

NPPF Footnote 7 designations

- Ancient woodland
- Flood zone 2
- Flood zone 3
- Risk of surface water flooding

Parcel SO6

Contribution of land in Parcel SO6

Parcel SO6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SO6 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Southend-on-Sea. Parcel size: 11ha. Boundary separation between the urban area and the parcel is relatively weak. Prittle Brook and mature tree cover forms the boundary to the south. The boundary separation is weaker to the east where it is formed by inconsistent mature trees lines and residential property boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel. There are no significant urbanising land uses in this predominantly open parcel. It forms part of the Belfairs Golf Course. There is some perception of the wider countryside. Tree cover limits views but maintains a physical connection with the rest of the golf course.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Most of the golf course has a stronger sense of separation from the urban area, due to extensive tree cover, but this part is more closely contained by urban edges and so has stronger urban influence.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The mature tree cover to the west forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel SO6

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. This part of the golf course is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Most of the golf course has a stronger sense of separation from the urban area, due to extensive tree cover, but this part is more closely contained by urban edges and so has stronger urban influence.

Parcel SO6

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. The mature tree cover to the west forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the west of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

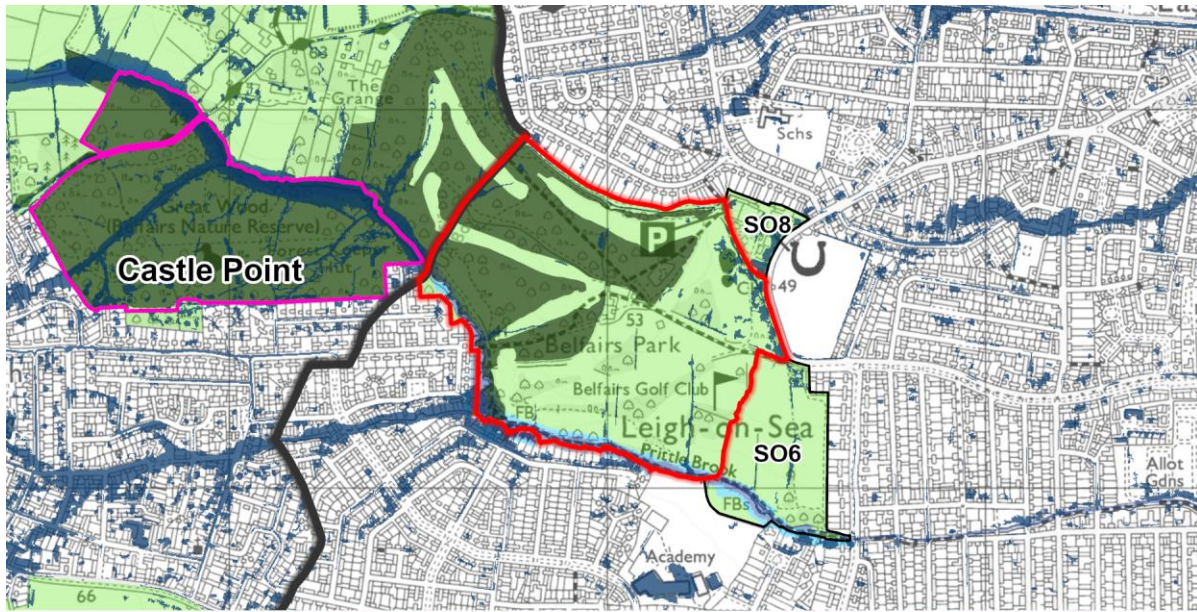
The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO7

Parcel SO7



- | | |
|--|---|
|  Parcel SO7 |  Southend-On-Sea |
|  Green Belt |  Neighbouring parcel |

NPPF Footnote 7 designations

- | | |
|---|--|
|  Site of Special Scientific Interest |  Flood zone 3 |
|  Ancient woodland |  Risk of surface water flooding |
|  Flood zone 2 | |

Parcel SO7

Contribution of land in Parcel SO7

Parcel SO7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SO7 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Southend-on-Sea and east of Hadleigh. Parcel size: 54ha. Boundary separation between the urban area and the parcel is strong. This is formed by the multiple areas of dense tree cover associated with Belfairs Park and Prittle Brook to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There are no significant urbanising land uses in this predominantly open parcel. It contains Belfairs Golf Course, with tree belts between fairways and some larger woodland areas forming part of Belfairs Park Wood. There is some perception of the wider countryside. Tree cover within the parcel limits views but maintains a physical connection with the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity that are restricting and containing development. Their weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of Belfairs Park Wood which currently give the parcel a strong sense of separation from urbanising influences.

Parcel SO7

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would be likely to have a significant urbanising or containing influence on adjacent open land. Development in the parcel would largely sever the open Green Belt land to the east of the parcel from the wider open countryside to the west.

Parcel SO7

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the west of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

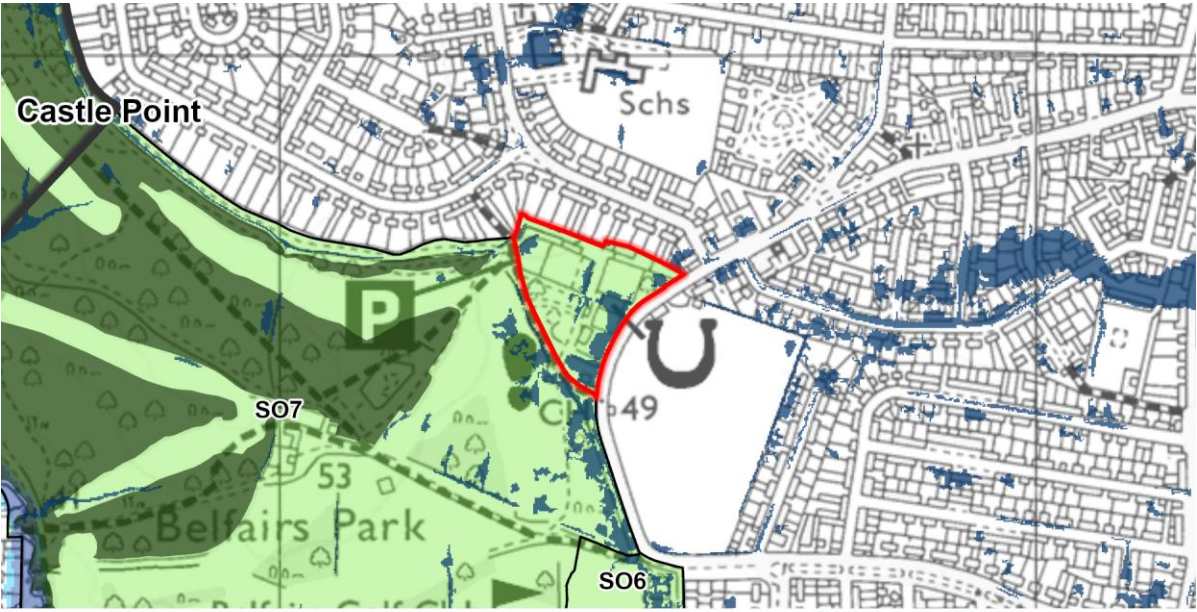
Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO8



- | | |
|------------|---------------------|
| Parcel SO8 | Southend-On-Sea |
| Green Belt | Neighbouring parcel |

NPPF Footnote 7 designations

- | | |
|------------------|--------------------------------|
| Ancient woodland | Flood zone 3 |
| Flood zone 2 | Risk of surface water flooding |

Parcel SO8

Contribution of land in Parcel SO8

Parcel SO8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SO8 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Southend-on-Sea. Parcel size: 3ha. Boundary separation between the urban area and the parcel is relatively weak. To the east, there is a mature tree line and Eastwood Road but the boundary separation weakens to the north where there is only inconsistent mature trees and residential property boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel, particularly of the residential development along The Fairway to the north. Land is generally open but there are some evident urbanising land uses and activities in this parcel. As part of Belfairs Park, it contains bowling greens, tennis courts, car parking, a pub and a number of buildings associated with park activities. There is some perception of the wider countryside. Tree cover limits views but maintains a physical connection with the wider countryside to the west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The mature tree cover and small brook along the Belfairs Park access road form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel SO8

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence from the surrounding urban area, contains urbanising land uses and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area that limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. The mature tree cover and small brook along the Belfairs Park

Parcel SO8

Assessment Considerations	Assessment
	access road form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the west of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

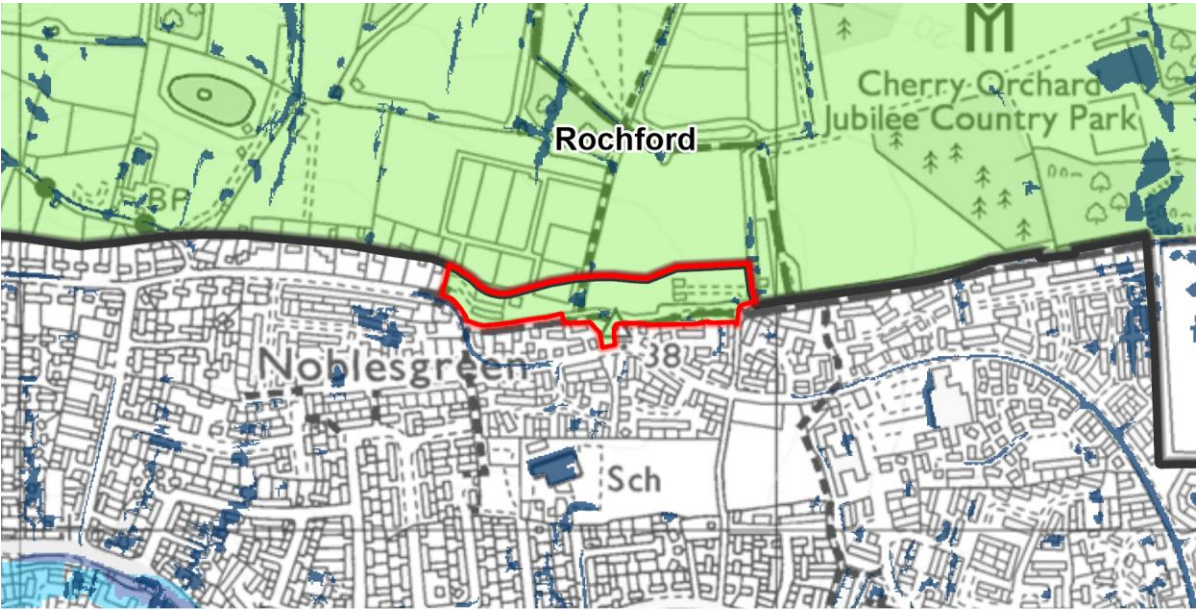
The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Potential development sites

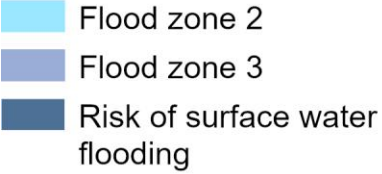
The parcel does not contain any potential development sites.

Parcel SO9

Parcel SO9



NPPF Footnote 7 designations



Parcel SO9

Contribution of land in Parcel SO9

Parcel SO9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SO9 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Southend-on-Sea, to the south of Hockley and to the west of Rochford. Parcel size: 2ha. Boundary separation between the urban area and the parcel is moderate. This is formed by the mature tree cover to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel. There are no significant urbanising land uses in this predominantly open parcel. There is some perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has no physical boundaries forming its outer boundary to the north, so development within the parcel would in turn increase the urbanising impact of development on the remaining land in these fields.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. In the easternmost field the tree-lined bridleway along the southern edge of the parcel is a clear and relatively strong boundary feature which would be negated by

Parcel SO9

Assessment Considerations	Assessment
	development northwards. In the westernmost field, the presence of existing development north of Green Lane diminishes the boundary role of the tree-lined bridleway and increases urbanising influence on the field as a whole, so contribution to Purpose A is weaker.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Southend-on-Sea and Hockley. It is relatively wide and contains multiple strong separating features such as areas of tree cover, the River Roach and landform change.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap. It does not contain any strong separating features and is subject to urbanising containing influence from the adjacent urban area.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SO9

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would be likely to have a significant urbanising or containing influence on adjacent open land. In the absence of any physical outer boundary feature, development in the easternmost field would in turn increase urbanising influence on the remainder of the field, where urban influence is currently weak. Existing development to the west of the parcel has slightly more urbanising influence on the westernmost field, so development in the Southend strip here would have less impact. Contribution to Purpose C in this area is, therefore, weaker.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

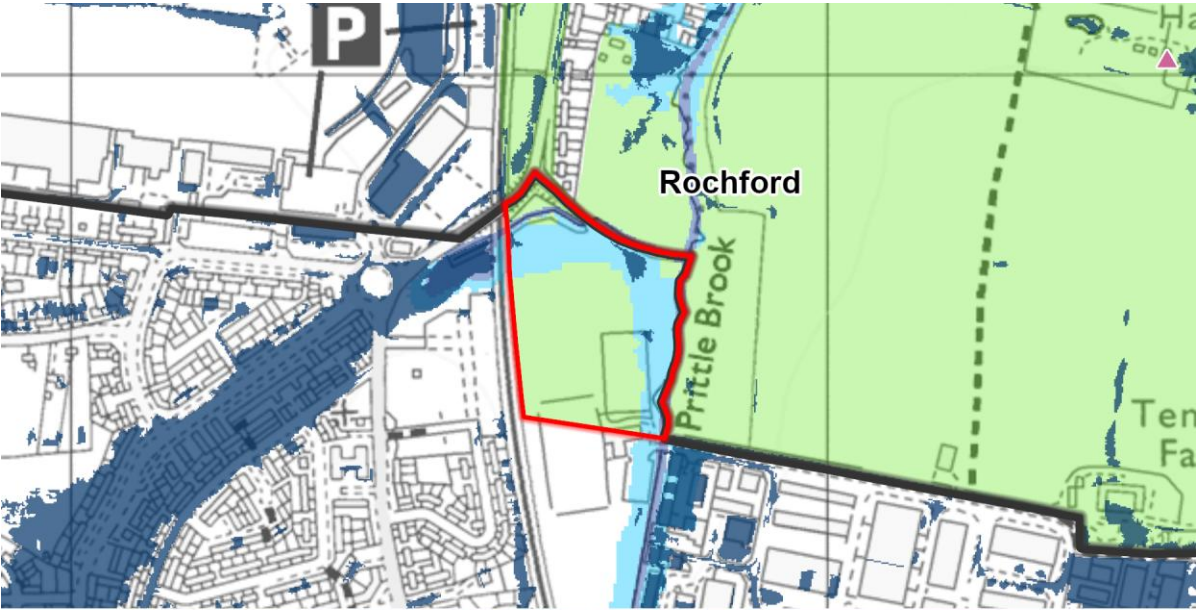
Parcel SO9

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO10

Parcel SO10



NPPF Footnote 7 designations

- | | |
|-----------------|--------------------------------|
| Listed building | Flood zone 3 |
| Flood zone 2 | Risk of surface water flooding |

Parcel SO10

Contribution of land in Parcel SO10

Parcel SO10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Moderate	Weak/No	Equal	No

Parcel SO10 Description

Parcel Location, Land Uses and Boundaries
The parcel forms part of Warners Bridge Park, located to the north of Southend-on Sea, south-east of London Southend Airport and south of Rochford. Parcel size: 6ha. Boundary separation between the urban area and the parcel is moderate. The Prittle Brook and mature tree cover to the east forms moderate boundary separation from Temple Farm Industrial Estate and trees and a watercourse similarly form a boundary between the parcel and development at the southern end of Rochford, along Warners Bridge Chase. To the west, the railway line and mature tree cover forms stronger boundary separation from residential development in Southend. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel. Particularly in winter months, the tree cover to the south-east may provide less substantive screening of the adjacent warehouses. Land is open but has uses associated with the urban area, It forms the northern part of Warners Bridge Park and contains rugby and hockey pitches. There is some perception of the wider countryside. Tree cover limits views but maintains a physical connection with the wider countryside to the east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SO10

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Southend-on-Sea and Rochford. Any partial development of the parcel would weaken the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. The loss of separation between Southend-on-Sea and Rochford, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The gap separates Southend-on-Sea and Rochford and contains, in this location, a very narrow area of open Green Belt land. Southend/Rochford Road forms a connecting urbanising feature between the neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. It forms the entirety of the remaining open Green Belt land in this area of the gap such that development of it would result in the merging of towns along Southend/Rochford Road.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Parcel SO10

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area that limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. Prittle Brook and mature tree lines to the west form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Parcel SO10

Grey Belt

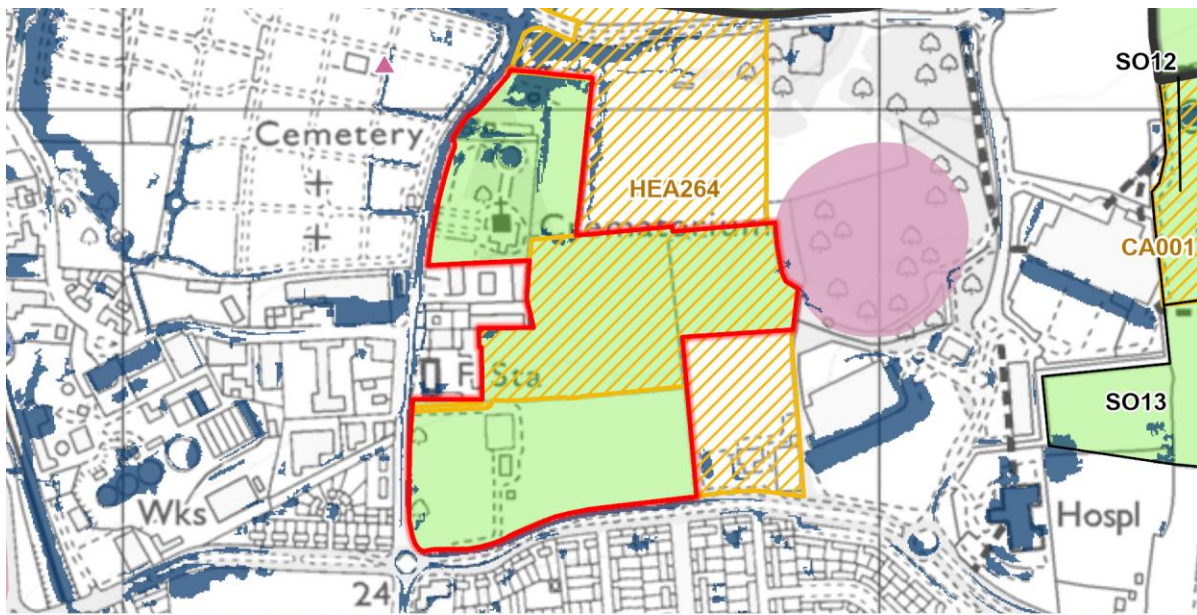
The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO11

Parcel SO11



Parcel SO11	Southend-On-Sea	Potential development site
Green Belt	Neighbouring parcel	

NPPF Footnote 7 designations

Listed building	Risk of surface water flooding
Flood zone 2	Scheduled monument
Flood zone 3	

Parcel SO11

Contribution of land in Parcel SO11

Parcel SO11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel SO11 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Southend-on-Sea. It is isolated from any other Green Belt land, and it is assumed that adjacent land not protected by Green Belt status (or other constraints) could be developed. The parcel contains the promoted site HEA264. Parcel size: 17ha. The A1159 forms a strong boundary between the parcel and the urban area to the south but there is weaker separation from commercial buildings to the west and from residential development which is in progress to the north-east. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The parcel is significantly isolated by substantial urban development within the large built-up area. Land is generally open but has uses associated with the urban area, including the Jones Memorial Recreation Ground and Sutton Road Crematorium. The remaining land was formerly in use as playing fields. Significant urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is wholly or significantly isolated within the large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is separated from other Green Belt land so

Parcel SO11

Assessment Considerations	Assessment
	development within it would not have any significant urbanising impact on the remaining Green Belt.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. As an isolated island of Green Belt this parcel is not preventing any significant expansion of the large built-up area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area that limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. The parcel is separated from other Green Belt land so development

Parcel SO11

Assessment Considerations	Assessment
	within it would not have any significant urbanising impact on the remaining Green Belt.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

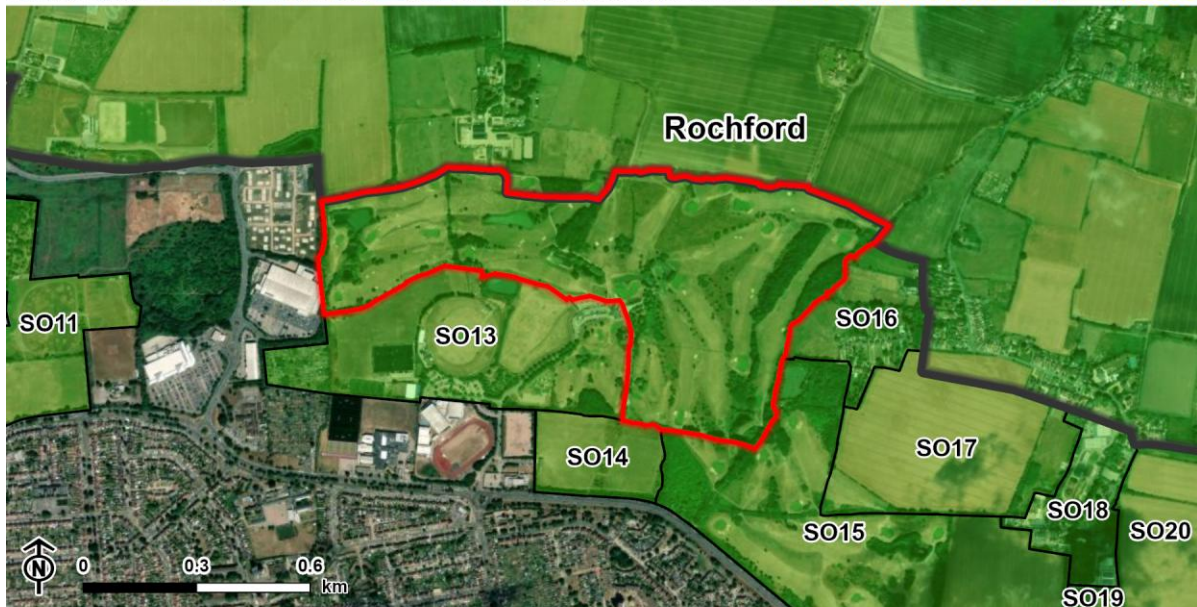
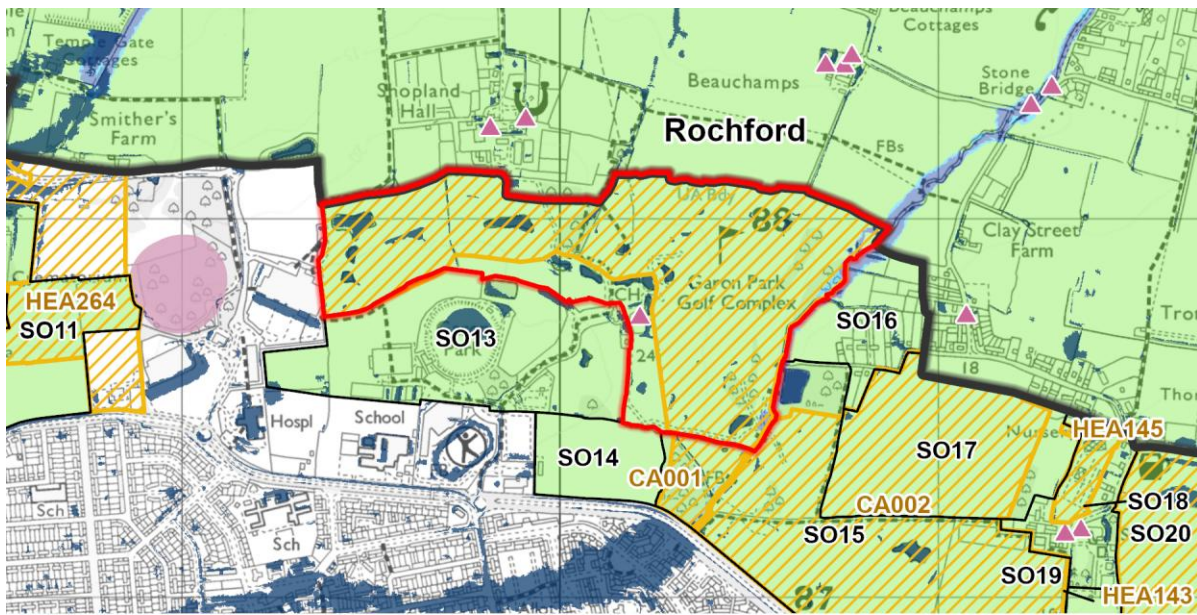
The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Potential development sites

The parcel comprises an isolated area of Green Belt which is severed from the wider Southend and Rochford Green Belt. The parcel as a whole therefore makes a weak contribution to all purposes and, although the area of site HEA264 maintains a sense of openness, its development would not have any significant urbanising impact on surrounding Green Belt land.

Parcel SO12

Parcel SO12



Parcel SO12	Southend-On-Sea	Potential development site
Green Belt	Neighbouring parcel	

NPPF Footnote 7 designations

Listed building	Risk of surface water flooding
Flood zone 2	Scheduled monument
Flood zone 3	

Parcel SO12

Contribution of land in Parcel SO12

Parcel SO12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SO12 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Southend-on-Sea. It contains promoted site CA001. Parcel size: 55ha. Boundary separation between the urban area and the parcel is strong. The boundaries are formed by dense tree cover to the east, tree cover and the A1159 to the south and multiple intervening hedgerows, mature tree lines and ponds to the west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There are no significant urbanising land uses in this predominantly open parcel. There is some perception of the wider countryside. Tree cover within and surrounding the parcel limits views but maintains a physical connection with the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend-on-Sea is a city and so is defined as a large built-up area. The parcel has a strong enough relationship with Southend-on-Sea for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SO12

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features restricting and containing a large built-up area. Development beyond them would weaken their restricting and containing role. Development in the parcel would negate the role of the multiple intervening areas of tree cover and the A1159 which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SO12

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would be likely to have a significant urbanising or containing influence on adjacent open land. The parcel's outer boundary to the north is formed by inconsistent tree lines and areas of open field boundaries and hedgerows, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend-on-Sea is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

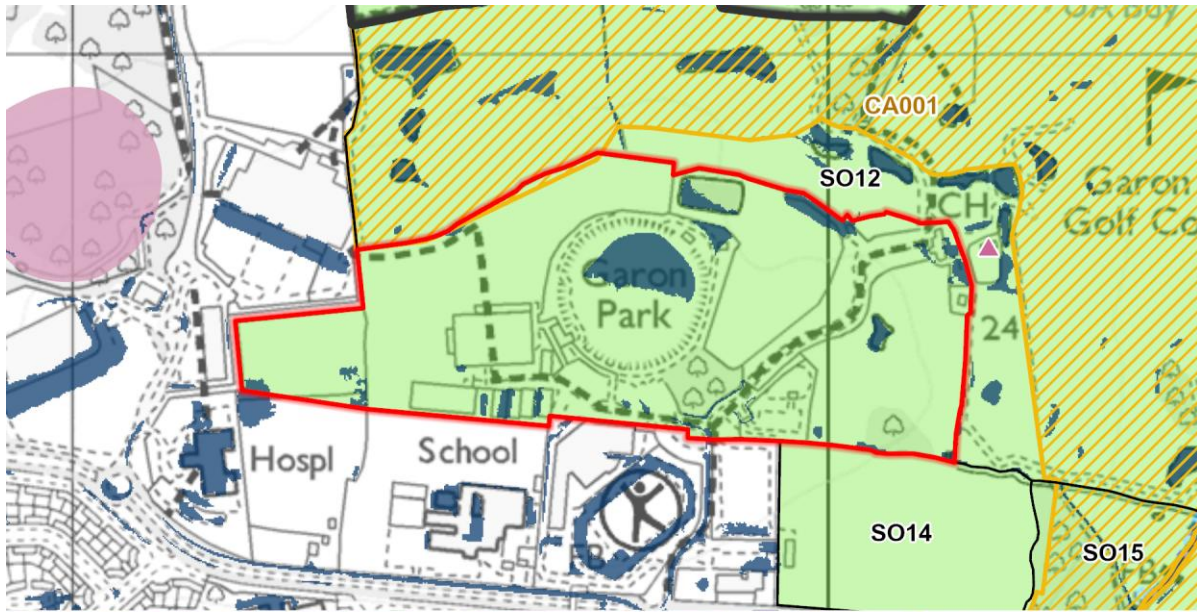
Potential development sites

The strong boundary between the eastern and southern parts of site CA001 and the urban area is the principal reason for its strong contribution to Purpose A, so there is limited potential for outer boundary landscaping measures to significantly reduce the harm from

Parcel SO12

development of the site. However, any measures which could reduce the visual impact of a more limited development in the western part of the parcel on adjacent open land would potentially reduce harm to the Green Belt purposes.

Parcel SO13



- | | | |
|-------------|---------------------|----------------------------|
| Parcel SO13 | Southend-On-Sea | Potential development site |
| Green Belt | Neighbouring parcel | |

NPPF Footnote 7 designations

- | | |
|-----------------|--------------------------------|
| Listed building | Risk of surface water flooding |
| Flood zone 2 | Scheduled monument |
| Flood zone 3 | |

Parcel SO13

Contribution of land in Parcel SO13

Parcel SO13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Strong	Weak/No	Equal	Yes

Parcel SO13 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Southend-on-Sea. Parcel size: 26ha. Boundary separation between the urban area and the parcel is weak. The southern boundary is formed by hedgerows, open allotment boundaries, and inconsistent tree lines. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Land is generally open but there is a strong association with land to the south outside of the Green Belt as it is used for formal recreational/sporting activities. The main built elements, such as the leisure centre, lie outside of the Green Belt but the parcel includes car parking for the leisure centre and Garon Park Golf Complex, a cricket ground, youth club, football pitches, tennis/padel courts and part of the allotments. There is some perception of the wider countryside to the north and east, where most of the golf course is located.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SO13

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel's outer boundary to the north and east is formed by inconsistent tree lines and hedgerow, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is sufficient urbanising influence from the surrounding urban area and from the urbanising land uses within the parcel to limit the extent to which further development of it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area that limit the extent to which it is perceived as being part of the countryside.

Parcel SO13

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would be likely to have a significant urbanising or containing influence on adjacent open land. As the parcel's outer boundary to the north and east is formed by inconsistent tree lines and hedgerow, development within the parcel would in turn increase the urbanising impact on adjacent open land to the north and east.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

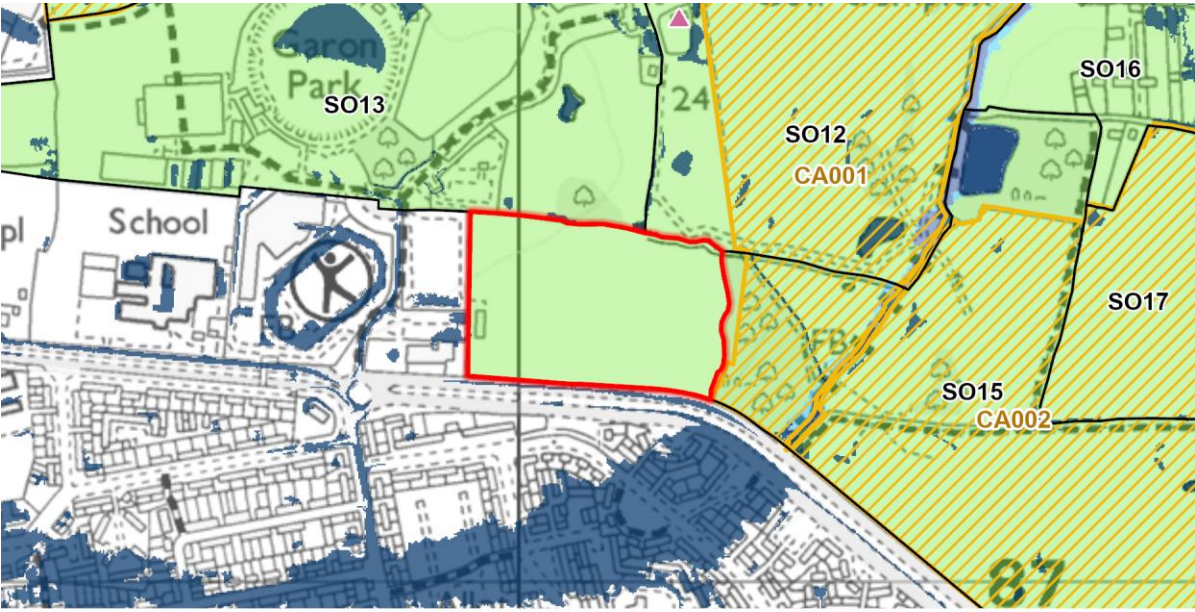
Parcel SO13

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO14

Parcel SO14



- | | | |
|-------------|---------------------|----------------------------|
| Parcel SO14 | Neighbouring parcel | Potential development site |
| Green Belt | | |

NPPF Footnote 7 designations

- | | |
|-----------------|--------------------------------|
| Listed building | Flood zone 3 |
| Flood zone 2 | Risk of surface water flooding |

Parcel SO14

Contribution of land in Parcel SO14

Parcel SO14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SO14 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Southend-on-Sea. Parcel size: 7ha. Although the A1159 dual-carriageway forms a strong boundary between the parcel and the settlement to the south, there is a more moderate boundary feature between the parcel and the urban area to the west formed by a mature tree line. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel comprises Trinity Football Club playing pitches. This creates some association with the urban area but there is little urbanising development in the parcel. There is some perception of the wider countryside. Tree cover limits views but maintains a physical connection with the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Tree cover and mature tree lines clearly mark the parcel's outer boundaries to the north and east. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Parcel SO14

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area that limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SO14

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. Tree cover and mature tree lines clearly mark the parcel's outer boundaries to the north and east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend-on-Sea is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

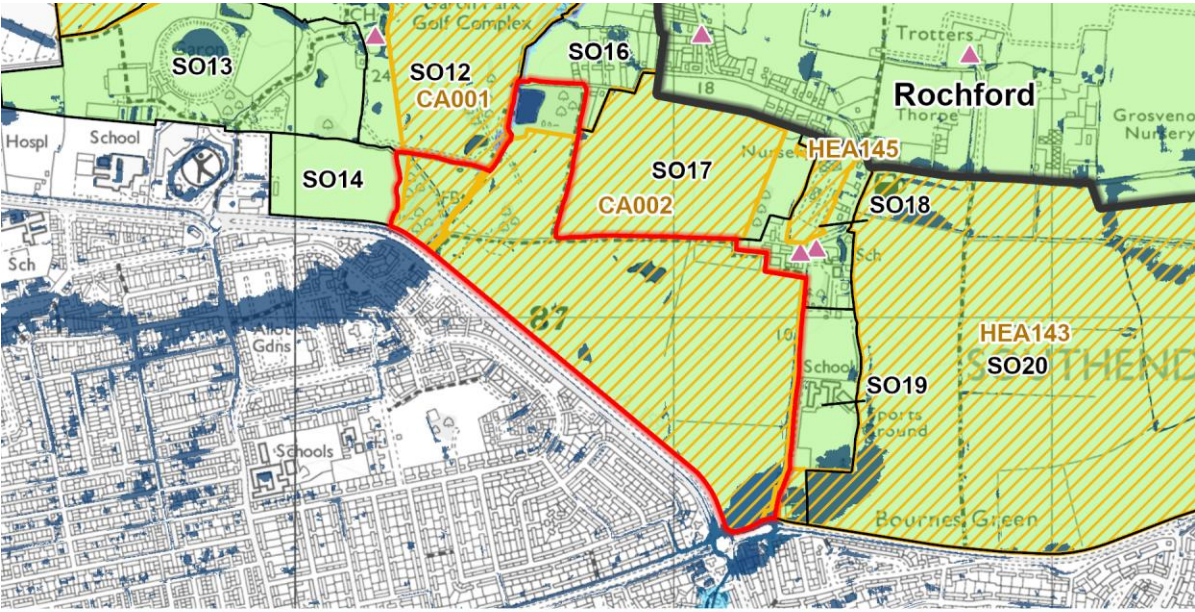
The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO15

Parcel SO15



- | | | |
|-------------|---------------------|----------------------------|
| Parcel SO15 | Southend-On-Sea | Potential development site |
| Green Belt | Neighbouring parcel | |

NPPF Footnote 7 designations

- | | |
|-----------------|--------------------------------|
| Listed building | Flood zone 3 |
| Flood zone 2 | Risk of surface water flooding |

Parcel SO15

Contribution of land in Parcel SO15

Parcel SO15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SO15 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Southend-on-Sea. It contains a large part of promoted site CA002 and, on its western side, a small part of promote site CA001. Parcel size: 54ha. Boundary separation between the parcel and Southend is strong. The boundary is formed by the A1159 dual-carriageway, with a mature tree line alongside most of it. To the north, mature hedgerows and intervening open land create separation between the parcel and development along Wakering Road and Barling Road. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There are no significant urbanising land uses in this predominantly open parcel. Much of the parcel forms part of the Garons Park golf course, but this is an appropriate Green Belt use that does not have a significant urbanising influence. There is some perception of the wider countryside. Built development along Barling Road, and to a lesser extent along Wakering Road, provides some containment in the wider context but tree cover, although it limits views, provides a physical connection to undeveloped land to the north-west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SO15

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features restricting and containing a large built-up area. Development beyond them would weaken their restricting and containing role. Development in the parcel would negate the role of the A1159 and mature tree lines which give the parcel a strong sense of separation from urbanising influences to the south.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. The reduction in separation between Southend and the washed over development along Barling Road and Wakering Road would also weaken the urban pattern, by increasing the sense that the latter is sprawl associated with the large built-up area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SO15

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. Tree cover contains the parcel to the west and open land to the north and east is already subject to urbanising influence. However, the strong boundary separation from Southend means that contribution to this purpose is nonetheless strong.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

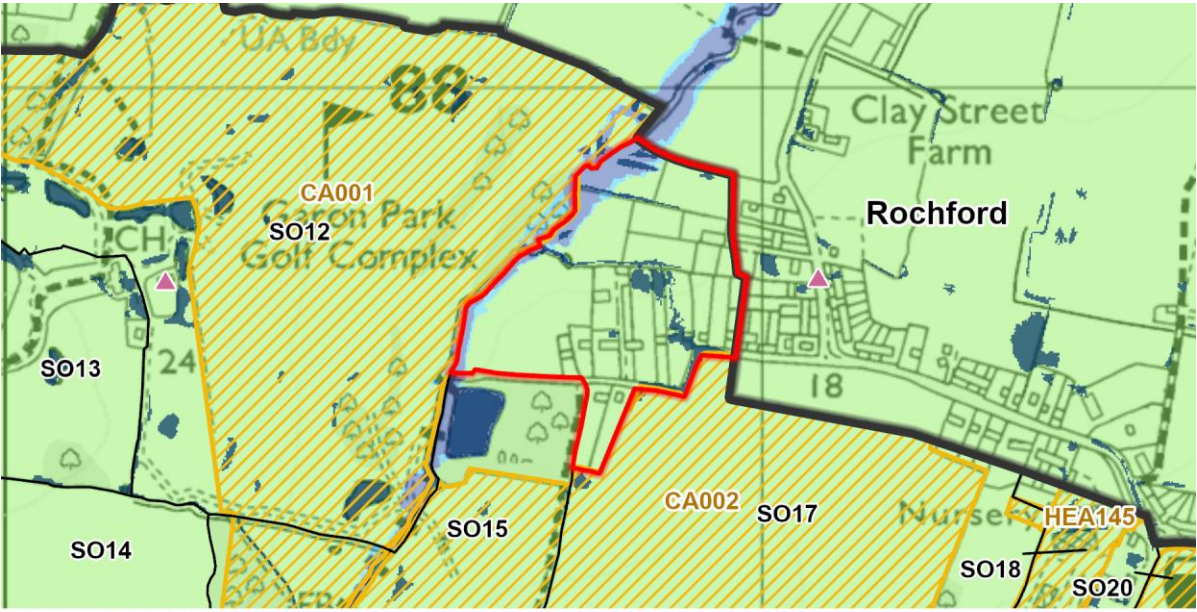
The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SO15

Potential development sites

The parcel makes a strong contribution to Purpose A due to the strong boundary between sites CA002 and CA001 and Southend-on-Sea, and its role in preventing the coalescence of the large built-up area with urbanising development along Wakering and Barling Road. Consequently, there is limited scope for outer boundary landscaping to significantly mitigate the harm arising from development of the site. Nevertheless, measures to reduce the visual impact of development on adjacent open land, particularly along the northern boundary, to maintain a gap between Southend and urbanising development to the north would provide some benefit.

Parcel SO16



- | | | |
|-------------|---------------------|----------------------------|
| Parcel SO16 | Southend-On-Sea | Potential development site |
| Green Belt | Neighbouring parcel | |

NPPF Footnote 7 designations

- | | |
|-----------------|--------------------------------|
| Listed building | Flood zone 3 |
| Flood zone 2 | Risk of surface water flooding |

Parcel SO16

Contribution of land in Parcel SO16

Parcel SO16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SO16 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Southend-on-Sea. Parcel size: 9ha. There is strong boundary separation from Southend, which is formed by a dual carriageway and linear tree cover, but there is weaker boundary separation from urbanising development in the Green Belt to the east. The south-eastern half of the parcel is residential dwellings and gardens along Rebels Lane, which adjoin housing along Barling Road, so there is no sense of separation between these developed areas. There are no clear boundaries to distinguish the developed part of the parcel from the more open western and northern parts. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel, to the east. The northern and western parts of the parcel are open. The residential development located off Rebels Lane is relatively low in density, so the open land still makes some contribution to Green Belt openness. There is some perception of the wider countryside. Tree cover limits views but maintains a physical connection with the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area. The parcel has a strong enough relationship with Southend for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SO16

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Tree cover to the west and south forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. Land to the north already lies adjacent to development along Barling Road, so further development in the parcel would not significantly increase urbanising influence on it.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising development and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside. There would be no significant impact on separation from Southend.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area that limit the extent to which it is perceived as being part of the countryside.

Parcel SO16

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. The tree cover to the west and south forms a strong outer boundary which would limit the urbanising impact of any further development in the parcel on adjacent open land. Land to the north already lies adjacent to development along Barling Road, so further development in the parcel would not significantly increase urbanising influence on it.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

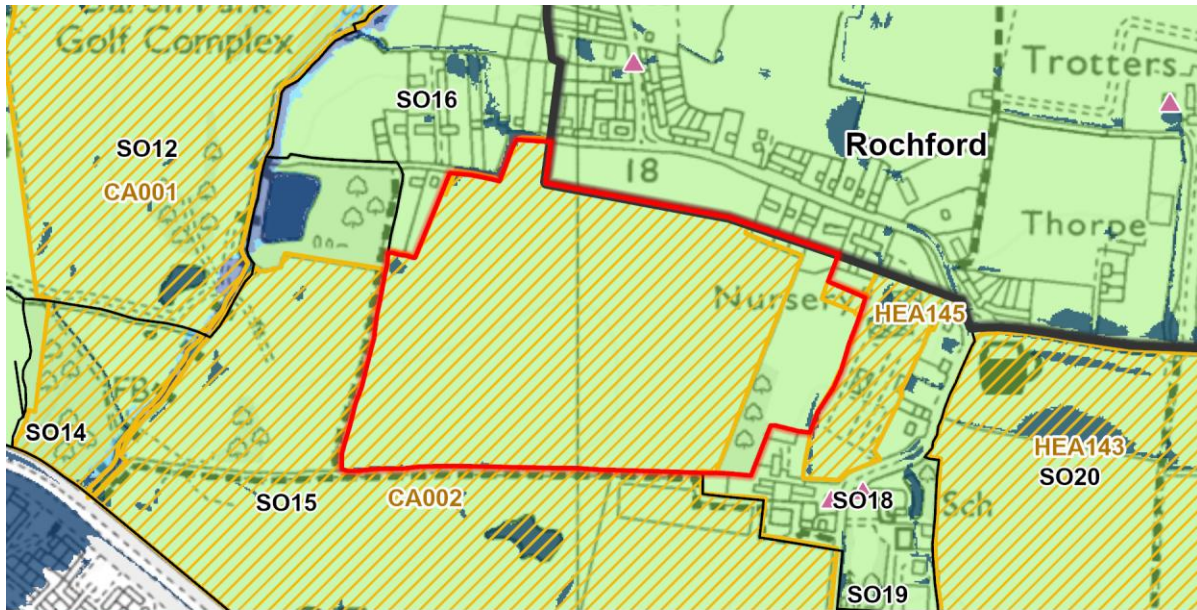
Parcel SO16

Potential development sites

The parcel does not contain any potential development sites.

Parcel SO17

Parcel SO17



Parcel SO17	Southend-On-Sea	Potential development site
Green Belt	Neighbouring parcel	

NPPF Footnote 7 designations

Listed building	Flood zone 3
Flood zone 2	Risk of surface water flooding

Parcel SO17

Contribution of land in Parcel SO17

Parcel SO17 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SO17 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Southend-on-Sea and south of the washed over development along Barling Road. It contains the northern area of promoted site CA002. Parcel size: 21ha. There is strong boundary separation from Southend, which is formed by a dual carriageway and linear tree cover, but there is also weaker boundary separation from urbanising development in the Green Belt along Barling Road, to the north. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel, associated principally with development to the north rather than Southend. There are no significant urbanising land uses in this predominantly open parcel. There is some perception of the wider countryside. Built development provides some containment in the wider context but tree cover, although it limits views, provides a physical connection to undeveloped land to the west, and there is weaker separation from fields to the south between the parcel and Southend.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area. The parcel has a strong enough relationship with Southend for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SO17

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel is contained in its wider context, by urbanising development in the Green Belt to the north, tree cover and the edge of Southend. However, development forming an expansion of Southend would be breaching a strong and consistent boundary (the dual carriageway and linear tree cover), and development forming a southward extension of the housing along Barling Road would lack containment to retain clear separation from Southend.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would weaken the urban pattern by increasing the sense that the Barling Road development is sprawl associated with the large built-up area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Parcel SO17

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would be likely to have a significant urbanising or containing influence on adjacent open land. The parcel has only inconsistent hedgerows to the south, so development would in turn increase the urbanising impact of development on adjacent open land between the parcel and Southend.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Parcel SO17

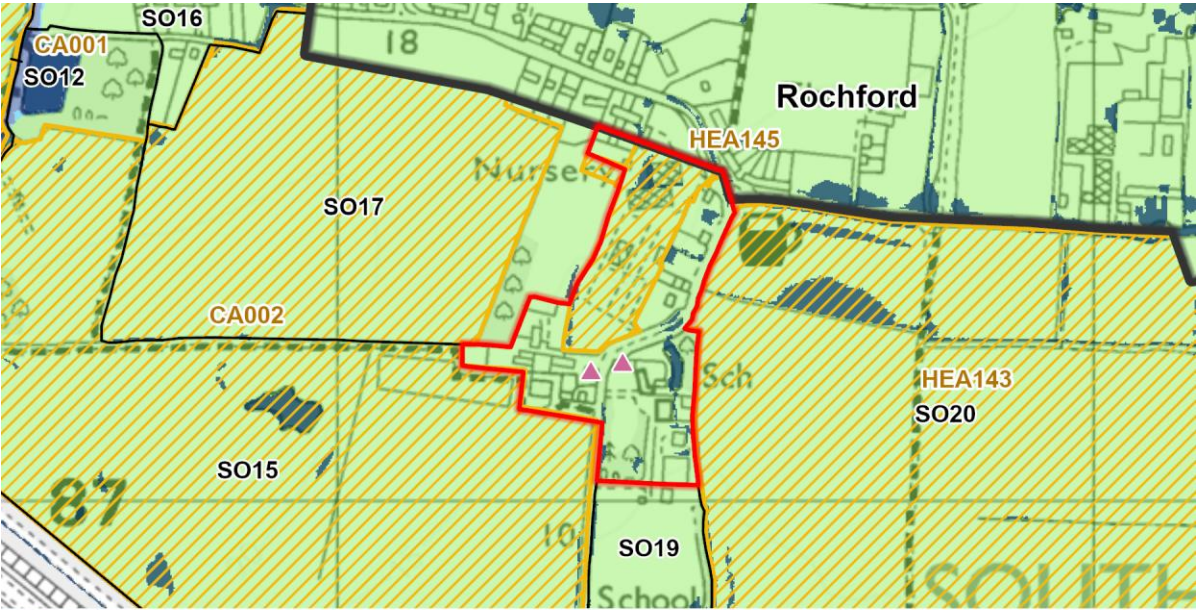
Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Potential development sites

As parcel makes a strong contribution to Purpose A due to its role in preventing the coalescence of Southend-on-Sea with urban development along Wakering and Barling Road, there is limited scope for outer boundary landscaping to significantly mitigate the harm arising from development of site CA002. Nevertheless, measures to reinforce the parcel's outer boundaries and reduce the visual impact of development on adjacent open land, thereby maintaining a degree of separation between Southend-on-Sea and urban development to the north, would offer some benefit.

Parcel SO18



- | | | |
|-------------|---------------------|----------------------------|
| Parcel SO18 | Southend-On-Sea | Potential development site |
| Green Belt | Neighbouring parcel | |

NPPF Footnote 7 designations

- | | |
|-----------------|--------------------------------|
| Listed building | Flood zone 3 |
| Flood zone 2 | Risk of surface water flooding |

Parcel SO18

Contribution of land in Parcel SO18

Parcel SO18 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SO18 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-east of Southend-on-Sea. It contains the promoted site HEA145. Parcel size: 8ha. Boundary separation between Southend and the parcel is strong due to the A13 and tree cover to the south. Boundary separation between the parcel and the urbanising development along Barling Road to the north is weaker as it is largely formed by open residential garden boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel to the north. There is some notable urbanising development in this generally open parcel. This includes Alleyn Court School and mixed commercial development and areas of hardstanding. There is some perception of the wider countryside. Tree lines and hedgerows along Wakering Road and within the parcel limit views but maintain a physical connection with the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SO18

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The urbanising development within the parcel is such that any further development would not significantly increase urbanising influence on adjacent open Green Belt land. Also, the outer tree lines and Wakering Road form a relatively strong outer parcel boundary that would further reduce the urbanising influence of any further development.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area that limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.

Parcel SO18

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. The urbanising development within the parcel is such that any further development would not significantly increase urbanising influence on adjacent open Green Belt land. Also, the outer tree lines and Wakering Road form a relatively strong outer parcel boundary that would further reduce the urbanising influence of any further development.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

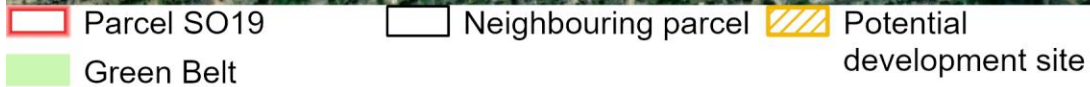
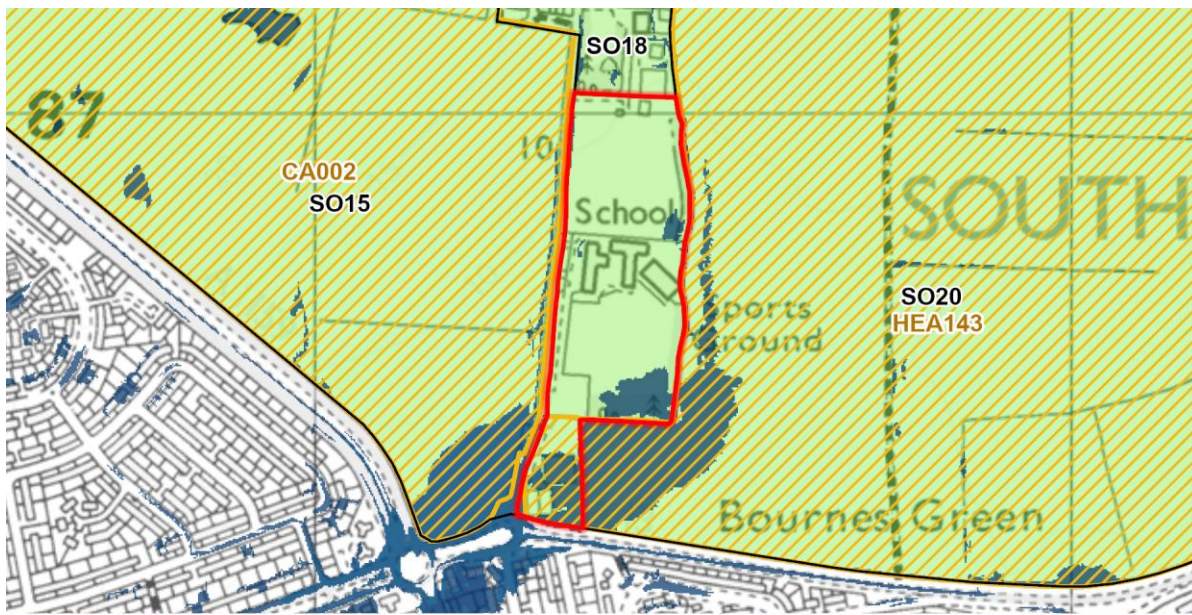
Parcel SO18

Potential development sites

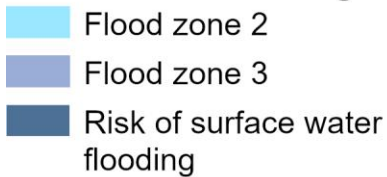
The HEA145 site is contained within potential grey belt land but outer boundary landscaping measures could further reduce the visual impact of the developed site on adjacent open land to the west, particularly where development causes the removal of existing areas of tree cover and hedgerow.

Parcel SO19

Parcel SO19



NPPF Footnote 7 designations



Parcel SO19

Contribution of land in Parcel SO19

Parcel SO19 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Moderate	Weak/No	Equal	No

Parcel SO19 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Southend-on-Sea. The south of the parcel contains a small area of promoted site HEA143. Parcel size: 8ha. Boundary separation between the urban area and the parcel is strong. This is formed by the A13 and tree cover to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel, particularly during winter months when the trees provide less screening. There is some notable urbanising development in this generally open parcel. This includes Thorpe Hall School, Alleyn Court School playing fields, and a sports centre as well as sports pitches and car parking. There is some perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features restricting and containing a large built-up area. Development beyond them would weaken their restricting and containing role. Development in the parcel would negate the role of A13 and tree cover which currently give the parcel a strong sense of separation from urbanising influences.

Parcel SO19

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The strong boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Southend and the wider development along Wakering and Barling Road would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area that limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SO19

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. Wakering Road and surrounding mature tree lines clearly mark the parcel's outer boundary. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Potential development sites

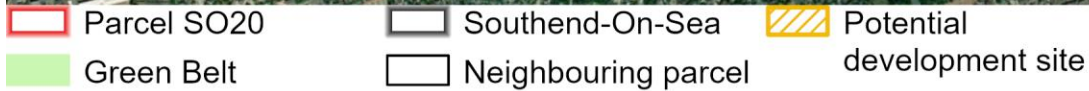
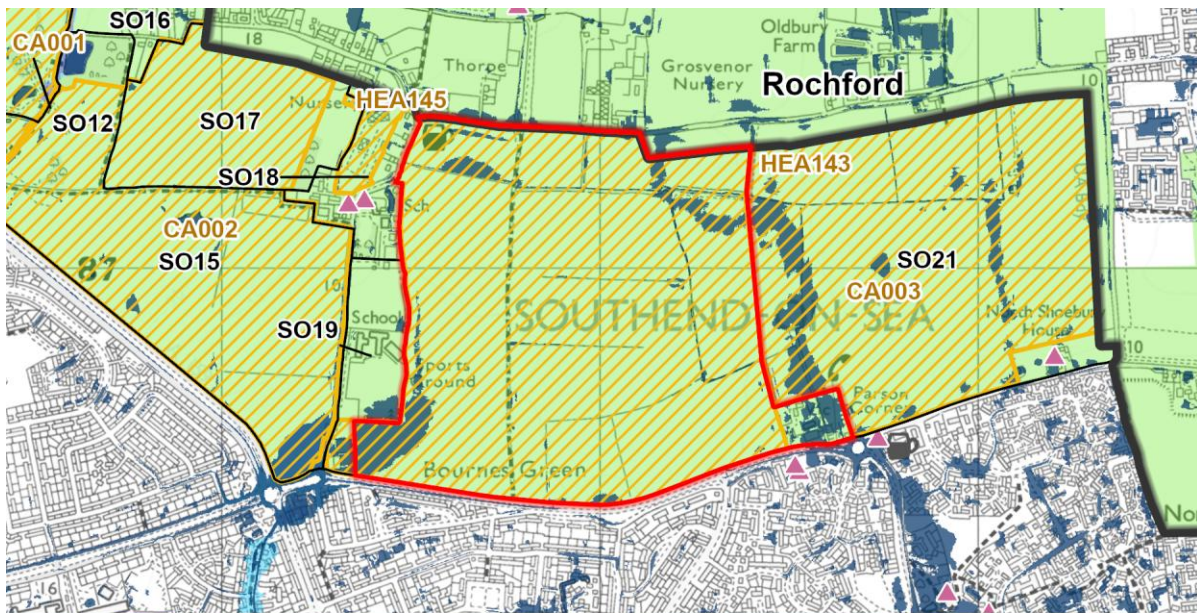
The clear boundary between site HEA143 and the urban area is the principal reason for its strong contribution to Purpose A so there is limited potential for outer boundary landscaping measures to significantly reduce the harm from development of the site. The

Parcel SO19

area of HEA143 in this parcel covers a sports centre and associated sports pitches and car parking. It therefore maintains a sense of openness which contributes to the separation of Southend from the development along Barling Road and Wakering Road. However, any landscaping measures which could reduce the visual impact of the developed site on adjacent open land, in particular on land to the east and north, would have some benefit.

Parcel SO20

Parcel SO20



NPPF Footnote 7 designations



Parcel SO20

Contribution of land in Parcel SO20

Parcel SO20 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SO20 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Southend-on-Sea and east of Wakering Road. It contains promoted site HEA143. Parcel size: 93ha. Boundary separation between the urban area and the parcel is strong. The A13 and associated mature tree lines form a consistent boundary to Southend. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The well-treed urban boundary filters views. There is also some development in the Green Belt to the west of the parcel along Wakering Road, including schools, a pub and several dwellings, but density is low and tree cover provides a degree of screening. There are no significant urbanising land uses in this predominantly open parcel. There is some perception of the wider countryside. Low hedges along Southend Road and to the north of the parcel do not provide much visual screening, although land beyond is low-lying and so not prominent.

Purpose A: Checking the unrestricted sprawl of large built-up areas: Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features restricting and containing a large built-up area. Development beyond them would weaken their restricting and containing role. Development in the parcel would negate the role of the A13 and mature tree lines which currently give the parcel a relatively strong sense of separation from

Parcel SO20

Assessment Considerations	Assessment
	urbanising influences and form a consistent urban edge to Southend. The absence of strong outer boundaries to the north and east also means that any development would in turn increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. The reduction in separation between Southend-on-Sea and the washed over development along Barling Road would also weaken the urban pattern, and development would have a containing impact on open Green Belt land to the east, increasing the fragility of Great Wakering's separation from the large built-up area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SO20

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would be likely to have a significant urbanising or containing influence on adjacent open land. The parcel has only Southend Road to the north and open field boundaries to the east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

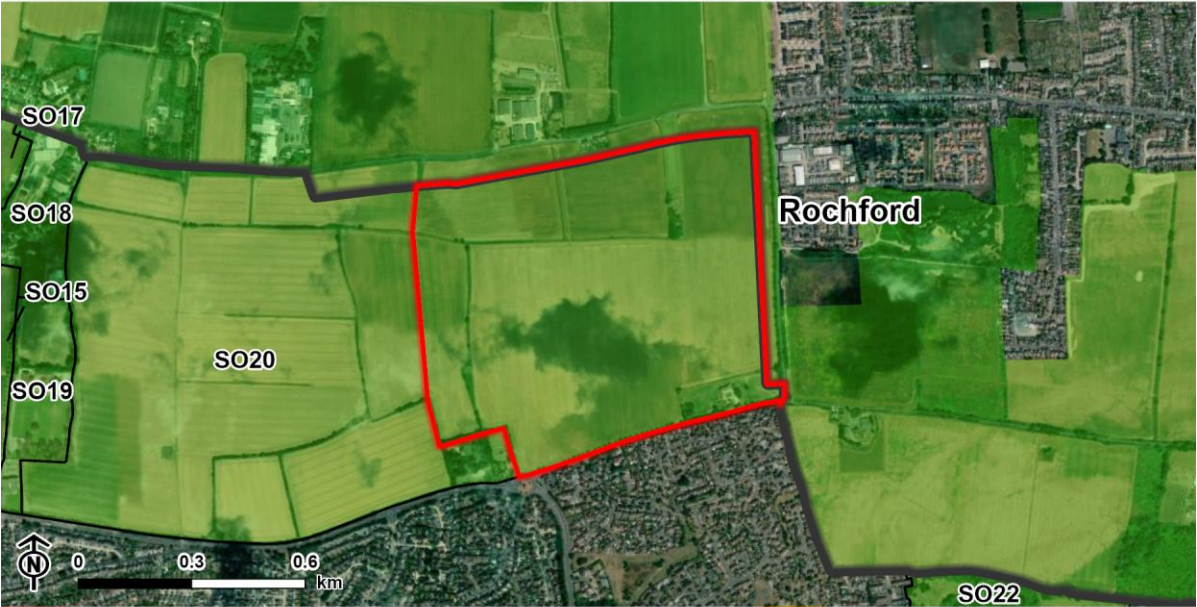
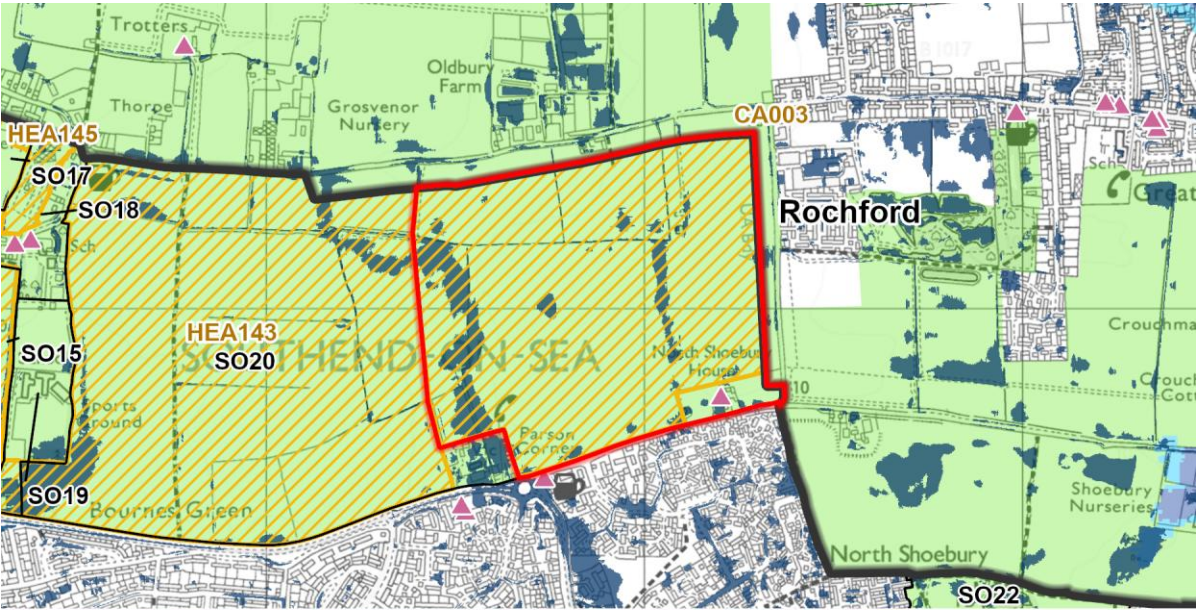
Parcel SO20

Potential development sites

The clear boundary between site HEA143 and the urban area is the principal reason for its strong contribution to Purpose A so there is limited potential for outer boundary landscaping measures to significantly reduce the harm from development of the site. However, any measures which could reduce the visual impact of the developed site on adjacent open land, in particular on land to the east which is helping to preserve a gap between Southend and Great Wakering, would have some benefit.

Parcel SO21

Parcel SO21



- | | | |
|-------------|---------------------|----------------------------|
| Parcel SO21 | Southend-On-Sea | Potential development site |
| Green Belt | Neighbouring parcel | |

NPPF Footnote 7 designations

- | | |
|-----------------|--------------------------------|
| Listed building | Flood zone 3 |
| Flood zone 2 | Risk of surface water flooding |

Parcel SO21

Contribution of land in Parcel SO21

Parcel SO21 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SO21 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Southend-on-Sea and south-west of Little Wakering and Great Wakering. It contains promoted site CA003. Parcel size: 67ha. Boundary separation between the urban area and the parcel is moderate. The urban edge of Southend is defined by the B1017 (which aligns with the A13 to the west) and an inconsistent tree line, whilst Star Lane and a mature hedgerow form the boundary to Great Wakering. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel. This is associated principally with Southend and to a lesser extent Great Wakering. There are several dwellings and some commercial uses along Southend Road, which forms the northern edge of the parcel, but these do not have a significant urbanising influence. There are no significant urbanising land uses in this predominantly open parcel. There is some perception of the wider countryside. Low hedges along Southend Road and to the west of the parcel do not provide much visual screening, although land beyond is low-lying and so views are not prominent.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SO21

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only open field boundaries to the north and west, and Southend Road further north, forming its outer boundaries. These features mean that development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	There are no physical features strong enough to restrict and contain development in the parcel, such that it would weaken the wider Green Belt's contribution to the Green Belt purposes and through this significantly increase the potential for incongruous patterns of development. Development in the parcel would also weaken separation between Southend and Little Wakering and Great Wakering, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SO21

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would be likely to have a significant urbanising or containing influence on adjacent open land. The parcel has only open field boundaries to the north and west, and Southend Road further north, forming its outer boundaries. These features mean that development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development and largely open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Parcel SO21

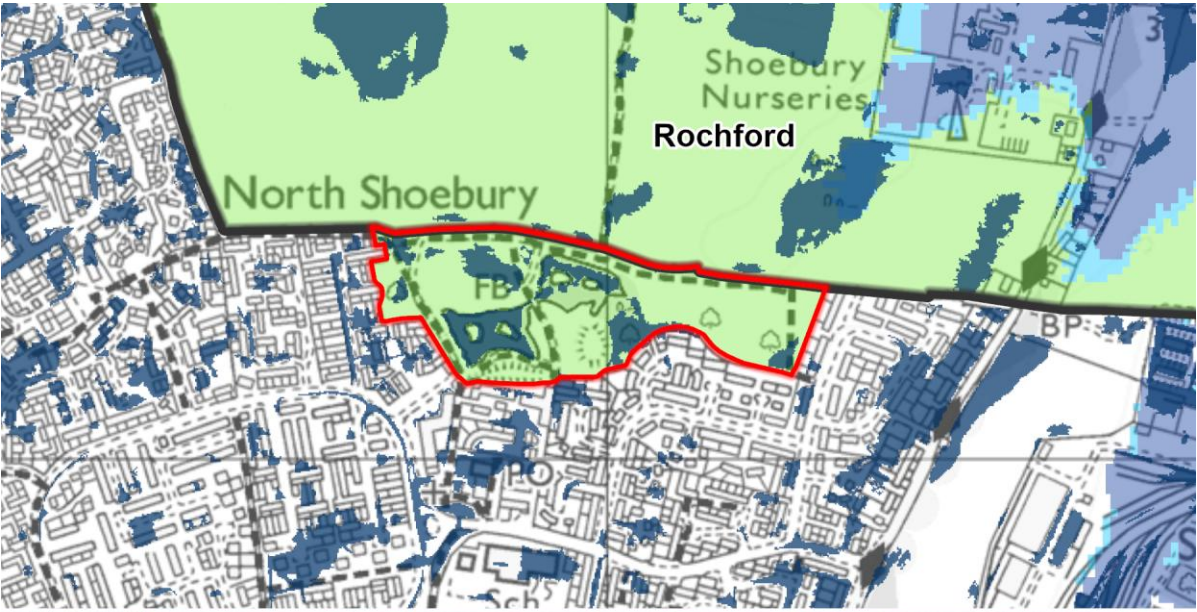
Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Potential development sites

The parcel's role in preventing the merging of Southend-on-Sea and Little Wakering and Great Wakering is a key reason for its strong contribution to Purpose A. There is therefore limited potential for outer boundary landscaping measures to significantly reduce the harm from development of the site. Any breach of the consistent linear edge to Southend and any increased sense of urbanising containment around remaining open land between the two settlement areas, would be detrimental. Landscaping measures that help to limit the urbanising impact of development would have some benefit if they could at the same time retain an open relationship with the wider countryside.

Parcel SO22



NPPF Footnote 7 designations

- Flood zone 2
- Flood zone 3
- Risk of surface water flooding

Parcel SO22

Contribution of land in Parcel SO22

Parcel SO22 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SO22 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-east of Southend-on-Sea and south of Great Wakering. Parcel size: 8ha. Boundary separation between the urban area and the parcel is relatively weak. In places trees within Friars Park form a moderate edge but this is inconsistent, with open land in the parcel directly adjoining back garden boundary fences in many places. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel, particularly during winter months when the trees provide less screening. The parcel is a park that has an association with the urban area, although it remains open and undeveloped. There is some perception of the wider countryside. Tree cover limits views but maintains a physical connection with the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Southend is a city and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The mature and consistent tree line to the north forms a relatively strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel SO22

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. This is due to its existing degree of containment by the surrounding urban area and the mature tree line to the north aligns with the existing urban edge to the east and west.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie in a gap between neighbouring towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area that limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SO22

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. The adjacent field already adjoins the urban edge, and the mature tree line to the north forming the parcel's outer boundary would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. Southend is a historic town.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development and open.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. Modern development lies between the historic core of Southend, which is focused on the coastline, and Green Belt land to the north of the city. There are no distinctive landscape or heritage features in this area that contribute to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Potential development sites

The parcel does not contain any potential development sites.