Landscape Architecture
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Bowers Gifford & North Benfleet Neighbourhood Development Orders: Green Belt Study of NDO sites







August 2022
Issue 02

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1. Introduction

1.1.1 Hankinson Duckett Associates has been instructed by Oneil Homer to carry out an independent Green Belt Assessment of 8 sites located within the Green Belt in Basildon Borough (Plan HDA 1). The study will form part of the evidence base for the Neighbourhood Development Orders submission to Basildon Council.

1.1.2 The sites under consideration are:

BG1 Land East of St. Margaret's Primary School, London Road
BG2 Land West of Old Church Road, London Road
BG3 Land East of Old Church Road, London Road
BG4 Alpha Close/Eric Road
BG5 Little Chalvedon Hall Farm, Pound Lane NB1.
NB1 Smilers Farm, Pound Lane
NB2 245 Pound Lane
NB3 Hall Farm, Pound Lane
The Plotlands as shown within the blue outline

1.1.3 Green Belt is a spatial planning policy designed to control inappropriate urban growth. The Town and Country Planning Act 1947 allowed local authorities to include Green Belt land within their local plans. The latest planning guidance for Green Belt is set out within the National Planning Policy Framework (NPPF), chapter 13.

1.1.4 Para 137. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

1.1.5 Para 138. Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

1.1.6 Para 140. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

1.1.7 The Local Plan review includes within its evidence base the 2017 Green Belt Review. The Green Belt Review 2017 supersedes all previous Green Belt Studies or Green Belt Reviews prepared by the Council, and sets out the iterative process the Council has undertaken to prepare a robust assessment of the Green Belt. The findings from the 2017 Review are to be used to inform the preparation of the Council's Local Plan in order to determine permanent Green Belt boundaries that can endure for the long term, whilst assisting in identifying spatial opportunities where growth could take place in line with Government guidance and policy to address the Borough's objectively assessed needs for housing and employment land.

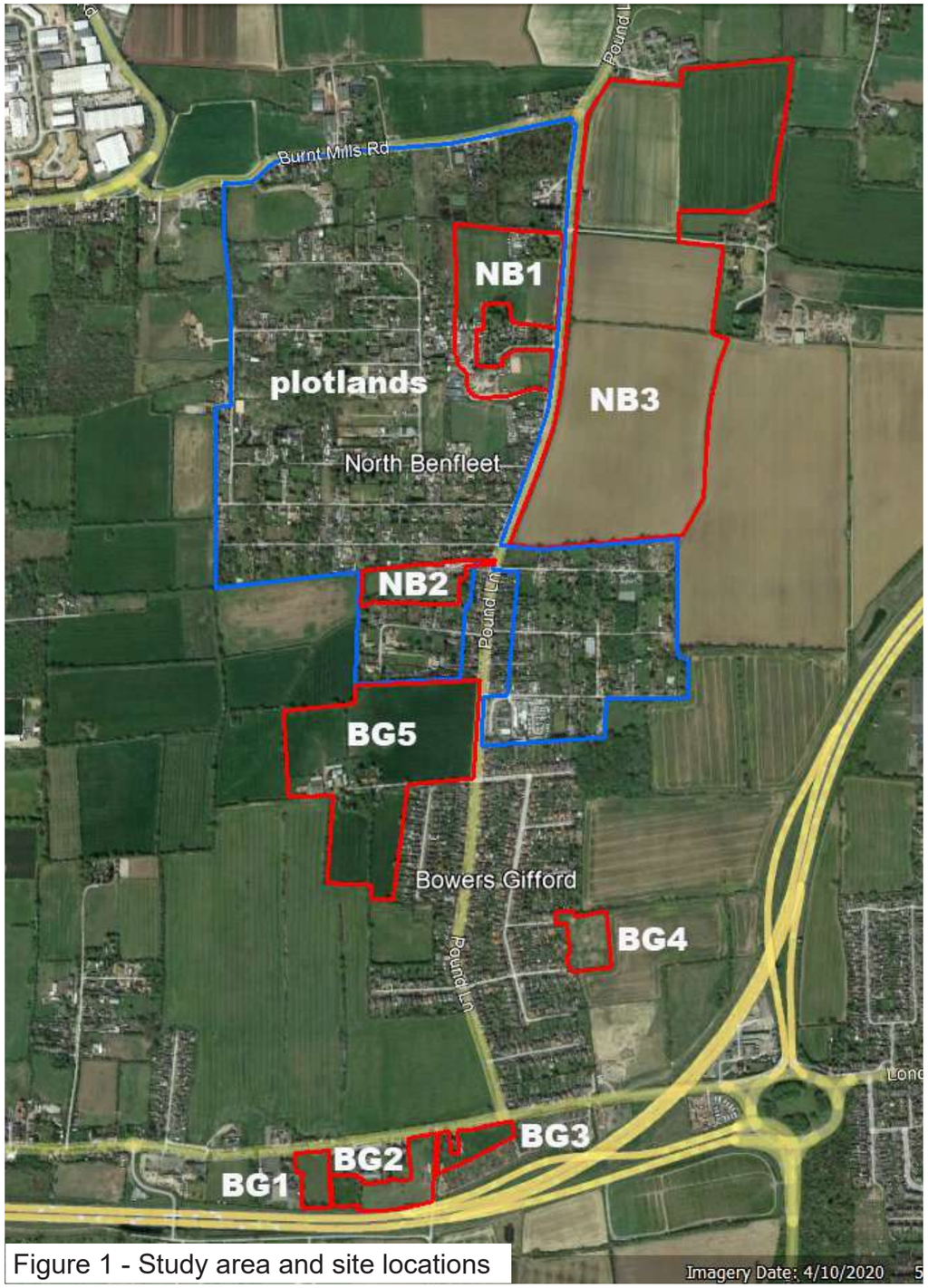


Figure 1 - Study area and site locations

1.1.8 As part of that Study land around Bowers Gifford, including the Plotlands, was assessed against the 5 purposes of the Green Belt. In summary the study found the following:

1.1.9 Bowers Gifford “The Green Belt parcels around Bowers Gifford were reported overall as making a contribution to the role and function of the Green Belt to the east, west and south and a partial contribution to the north. Parcels contributed towards preventing Bowers Gifford from merging with neighbouring settlements to the east, west and south, whilst contributing to checking unrestricted sprawl to the west, partly contributing to this purpose to the east and making ‘no contribution’ in the south. The parcel in the south, Parcel 54, is small and linear in shape and due to the development within it, is assessed as not being predominantly countryside in nature meaning there is ‘no contribution’ to safeguarding the countryside from encroachment or sprawl. However, the quantum of development is not that associated with more traditional fully urban areas and therefore it is assessed as contributing to preventing the merging of urban areas,” (para 8.12).

1.1.10 “Parcel 74 lies to the north of Bowers Gifford and contains the North Benfleet Plotlands. Again, the quantum of development is not that which would be equated with traditional urban development and it forms a strategic gap in combination with other Green Belt parcels meaning that it is assessed as partly contributing to preventing urban areas from merging, but the area fails to contribute to the purposes of preventing sprawl and encroachment,” (para 8.13).

1.1.11 The performance of land, with respect to the purposes of the GB surrounding Bowers Gifford is summarized in the four inset plans. This assessment forms a baseline for the more detailed assessment undertaken in relation to the potential NDO sites.



Figure 2 - Map showing the Borough Green Belt Areas 51, 53, 54 & 74

2. ASSESSMENT OF THE CONTRIBUTION TO THE GREEN BELT BY EACH LAND PARCEL

2.1 Assessment Methodology

2.1.1 The aim of this study is to determine what contribution each of the 8 sites make to the aims, essential characteristics and purposes of the Green Belt and whether the exclusion of any or all of these sites would harm the integrity of the Green Belt as a whole.

2.1.2 In general Green Belt studies have the following common elements:

- Land is divided into parcels for assessment purposes. In this instance each site defines the parcel;
- The definition of assessment criteria is structured around the five Green Belt purposes as set out in the NPPF;
- 'Large built-up areas', 'towns' and 'historic towns' are defined and,
- Ratings and supporting text are provided for each of the five purposes, with no weighting applied to any of the defined purposes.

2.1.3 Three of the purposes of Green Belt as set out in the NPPF refer to particular types of settlement. Purpose 1 relates to large built-up areas, Purpose 2 refers to neighbouring towns and Purpose 4 considers historic towns. The latitude with which these settlement types are defined can have a significant influence on the outcome of a Green Belt assessment. The types of settlement used within the 2017 Green Belt study forms the basis for this assessment.

2.1.4 Countryside, as referred to in purpose 3, is typically by default the area that does not fall within defined settlements outside of, or inset into, the Green Belt. The degree to which an area can be considered countryside is to a large extent determined by the influences of built development on the parcel and forms part of the assessment itself rather than requiring definition.

2.1.5 The Planning Advisory Service, in their article 'Planning on the Doorstep: The Big Issues – Green Belt' (Ref 4) has advised that when considering Purpose 5 'it must be the case that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. If Green Belt achieves this purpose, then all Green Belt does so to the same extent and hence the value of various land parcels is unlikely to be distinguished by the application of this purpose.' On this basis no assessment is made of the performance of the site(s) against Purpose 5. Mention will be made, however if the development of a site would support urban regeneration opportunities (if known).

2.1.6 In order to provide an assessment of the contribution each site makes to the aims and purposes of the Green Belt, the sites have been tested against 4 of the 5 purposes of the Green Belt as set out within paragraph 138 of the NPPF. For each purpose the study has considered the parameters for assessment, along with a judgement as to the contribution that the site makes towards that purpose.

Large Built-Up Areas

2.1.6 'Large Built-Up Areas' are not defined within the NPPF. 'Built-Up' areas are defined by the Office for National Statistics (Characteristics of Built-Up Areas, 2013 – Ref 9) as 'land which is 'irreversibly urban in character''. 'Large Built-Up Areas' are categorised as having between 500,000 and 999,999 residents. Oxford City has fewer than 500,000 residents, however it is the Built-Up area that the Green Belt has been drawn around. The document goes on to state that: 'Any areas with less than 200m between them are linked to become a single built-up area'.

2.1.7 For the purposes of this assessment the Large Built-Up Area constitutes the town of Basildon, including Laindon and Pitsea.

Neighbouring Towns

2.1.8 For the purposes of this assessment the 'neighbouring towns' include the serviced centre of Bowers Gifford and South Benfleet.

2.1.9 The NPPF specifically refers to the preventing of the merger of towns, not the merger of towns with smaller settlements. However, it is recognised that the perceived gaps between towns will in turn be affected by the extent of gaps between intervening settlements. To this end, the assessment includes the contribution of separation between any settlement that lies within the gap between two towns – in this case Basildon, Bowers Gifford and South Benfleet.

Historic Towns

2.1.10 The Borough does not include any historic towns, but the heritage associated with designated assets and conservation areas should be considered. The eastern side of Basildon and adjacent settlements does not include any significant heritage assets.

2.2 Green Belt Review 2017

2.2.1 This section includes the findings of the 2017 study relevant to the NDO parcels being considered.

2.2.2 Parcels relevant to the detailed assessment include:

51 Land east of Bowers Gifford
53 Land west of Bowers Gifford
54 Land south of Bowers Gifford
74 The Plotlands north of Bowers Gifford



Figure 2 - Map showing the Borough Green Belt Areas 51, 53, 54 & 74

GREEN BELT PARCEL 51

Parcel Description:

51.1 The parcel contains a lot of development, mainly houses, chalets and caravans. These developments are screened from the A127 by trees but there is also light industry and a garden centre in this location which can be accessed and seen from the A127. Further south there are some uncultivated fields and open grassland (pic 1). The land rises to the east, which can be seen through glimpses in the tree lined Pound Lane that runs most of the western boundary of the parcel. The tree line edge also hides an old farm building. To the south of this at the end of the public footpath is a farm building with a large pond (pic 2). Past the old farm building are some open fields that lay on low land and horses grazing. This parcel is screened from the surroundings, with very limited views in and out of the parcel (pic 3).

51.2 Travelling south off Pound Lane there is North Benfleet Hall, which is screened from the west but can be seen from the east (pic 4). Further down Pound Lane are some sporadic plots; some are vacant and either used for storage or are overgrown. There are glimpses up to higher ground at the end of the plotland roads. The south part of the parcel contains relatively flat fields with pylons running along the eastern edge of the parcel. There are some large ponds to the east and there are some limited views into the parcel from the A130, but in other places along the A130 the eastern side of the parcel can be seen. There are some strategic views to South Benfleet from the middle of the parcel (pic 5).



Picture 1 – Open grassland with a few scattered houses around the periphery



Picture 2 – Cultivated fields with farm buildings in the distance



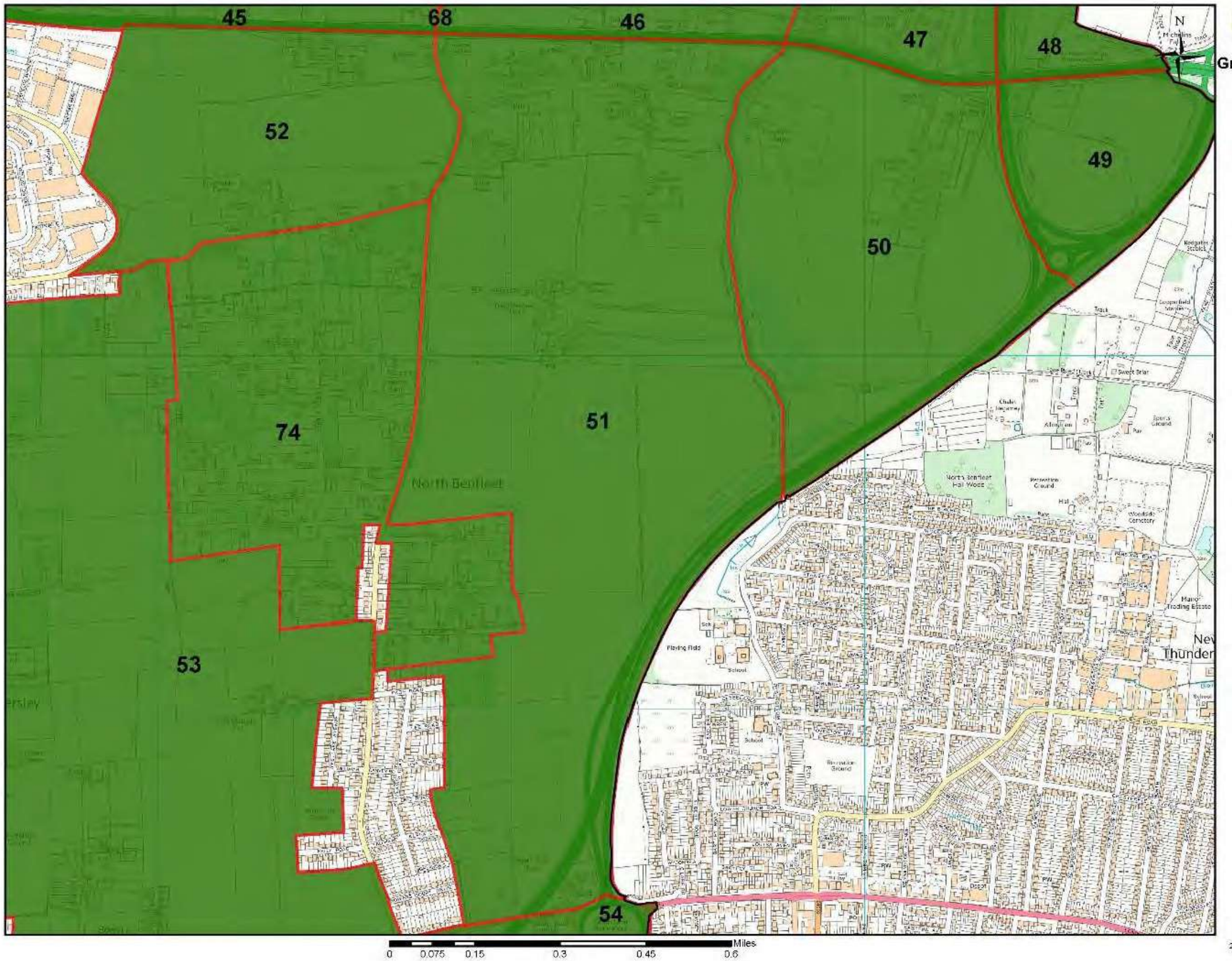
Picture 3 – Low lying field heavily screened with limited views in and out



Picture 4 – Views to North Benfleet Hall



Picture 5 – Views to South Benfleet



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Green Belt Area 51

Legend

- Borough Boundary
- Green Belt

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Stage 2: Parcel 51 Assessments

Settlements

- North Benfleet Plotland within the parcel
- Bowers Gifford abuts the parcel immediately to the west
- New Thundersley (Rochford District) is situated to the east of the parcel on the opposite side of the A130
- Burnt Mills industrial estate is situated approximately 1.7km to the west of the parcel
- Pitsea is located approximately 2km to the west of the parcel

Land Use

- Two traditional orchards are located within the plotland enclave to the west of the parcel
- The majority of the parcel consists of well used Grade 3 agricultural land
- A riding centre and garden centre are located to the north of the parcel
- Cluster of agricultural buildings are situated centrally in the parcel
- Small parcel of residential development within plotland area
- The parcel is of mixed land use

History

- Within HECA 10 and HECA10.2
- The Church of All Saints on North Benfleet Road is centrally located within the parcel and is Grade II* listed
- Sadlers Hall Farmhouse is on London Road and is Grade II listed
- A large rural landscape on the urban edge and contains few known archaeological sites through lack of investigation rather than absence of archaeology
- Two archaeological find areas located fairly centrally within the parcel
- The parcel contains a large number of World War II military sites forming part of the General Headquarters defence line including an anti-tank ditch and a range of pill boxes
- The geology largely consists of London Clay and excavations along the new A130 have demonstrated settlement of the area from the Bronze Age onwards
- Some modern development in the parcel is likely to have damaged or truncated archaeological deposit
- The parcel is highly sensitive to change

Natural Environment Designations

- A TPO has been designated to the west of the parcel east of Page Road and a further TPO is located to the north east of the parcel along Harrow Road
- Along the stream to the west there are Protected Species Alert Areas as well various further sites predominantly to the north of the parcel
- Within the 5km buffer zones of the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Special Area Conservation (SAC) and Ramsar site
- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the 2km buffer zone of the SSSI at Pitsea Marsh

Landscape

- Within G3 – South Essex Coastal Towns of East of England Landscape Character Area
- Within LCA 3 Bowers Gifford and North Benfleet Farmlands

- Open, rural character with arable farming
- Views towards North Benfleet Church
- Plays a key role in separating North Benfleet and South Benfleet/Thundersley
- Long distance views in to the parcel from Castle Point Borough
- Proposed residential development in Castle Point on the eastern side of A130 places an increased significance on this parcel to remain absent of large scale development

Infrastructure

- A127 forms the northern boundary
- Pound lane runs along the western boundary
- London Road (B1464) forms the southern boundary
- The A130 runs along the south east boundary
- PRoW through the northern part of the parcel with a further footpath running along the stream on the eastern boundary
- Overhead power lines

Stage 3: Parcel 51 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to the small serviced settlement of Bowers Gifford to the south west and the town of South Benfleet to the south east. The parcel is large in size and there is development in the north of the parcel including a garden centre and residential dwellings but this is not associated as being sprawl from a nearby built up area.	Parcel contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel has a fundamental strategic role in separating the serviced settlement of Bowers Gifford and the town of South Benfleet. It is a large parcel of land and whilst there is sporadic development in parts of the parcel it plays a critical role in preventing these two neighbouring settlements from merging.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel includes some sporadic development include residential dwellings, light industry, farm buildings and community facilities. There is development in the north of the parcel including a garden centre and residential dwellings, and development around North Benfleet Hall in the broad centre. The parcel is however large in size and whilst there is some development within it there are several fields used for agriculture which are part of the countryside and at risk of being lost if the parcel were to be developed.	Parcel partly contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are three listed buildings in the parcel although they are not associated with historic settlements. Bowers Gifford and South Benfleet are the nearest settlements but they are not considered to be of historic importance. There are also no Ancient Woodlands in the parcel and as such the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 51 Overall Conclusions

51.3 Whilst there is some developed parts of the parcel, this development does not originate from a built up area and as such is not considered to be urban sprawl

relevant to the assessment under purpose 1. The parcel plays a fundamental role in the separation of Bowers Gifford and South Benfleet (in Castle Point Borough) and if the whole parcel were to be released for development there is a strong risk of these neighbouring settlements merging. As such the parcel contributes to purpose 2.

51.4 The parcel is adjacent to the built up area of Bowers Gifford and separated from South Benfleet by the A130. There is development within the parcel but this is largely concentrated in the north and due to the size of the parcel, much retains the characteristics of countryside. Therefore the parcel partly contributes to purpose 3.

51.5 The parcel doesnt contribute to purpose 4 because there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

GREEN BELT PARCEL 53

Parcel Description:

53.1 The northern boundary is formed by Burnt Mills Road, which links to Pound Lane to form the eastern boundary of the parcel. Along Burnt Mills Road and within Parcel 53 are a playschool, some houses and light industry (pic 1). Rushley Park sits behind a tree-lined edge to the north west of the parcel. Where development is not situated along Burnt Mills Road, there is a dense tree-lined edge with glimpses into some of the fields that lay within Parcel 53 (pic 2 and 3). In the middle of the parcel is a small amount of development constituting some houses and some vacant plots, whilst there is also some light industry in this parcel and some pastures for horse grazing (pic 4). The roads leading to the plots are uneven and enclosed (pic 5). There are limited views into the fields from the plotland area. The fields themselves are tree-lined and provide some glimpses to Pitsea through the trees to the west. The built up settlement of Bowers Gifford is adjacent to the south east of the parcel with London Road forming the southern boundary. There are some houses running northwards into the parcel from London Road, and a strategic view across the Borough when standing in the middle of the southern part of the parcel (pic 6).



Picture 1 – Houses and mix of use development along Burnt Mills Road



Picture 2 – Tree-lined fields within the parcel



Picture 3 – Cultivated fields within the parcel



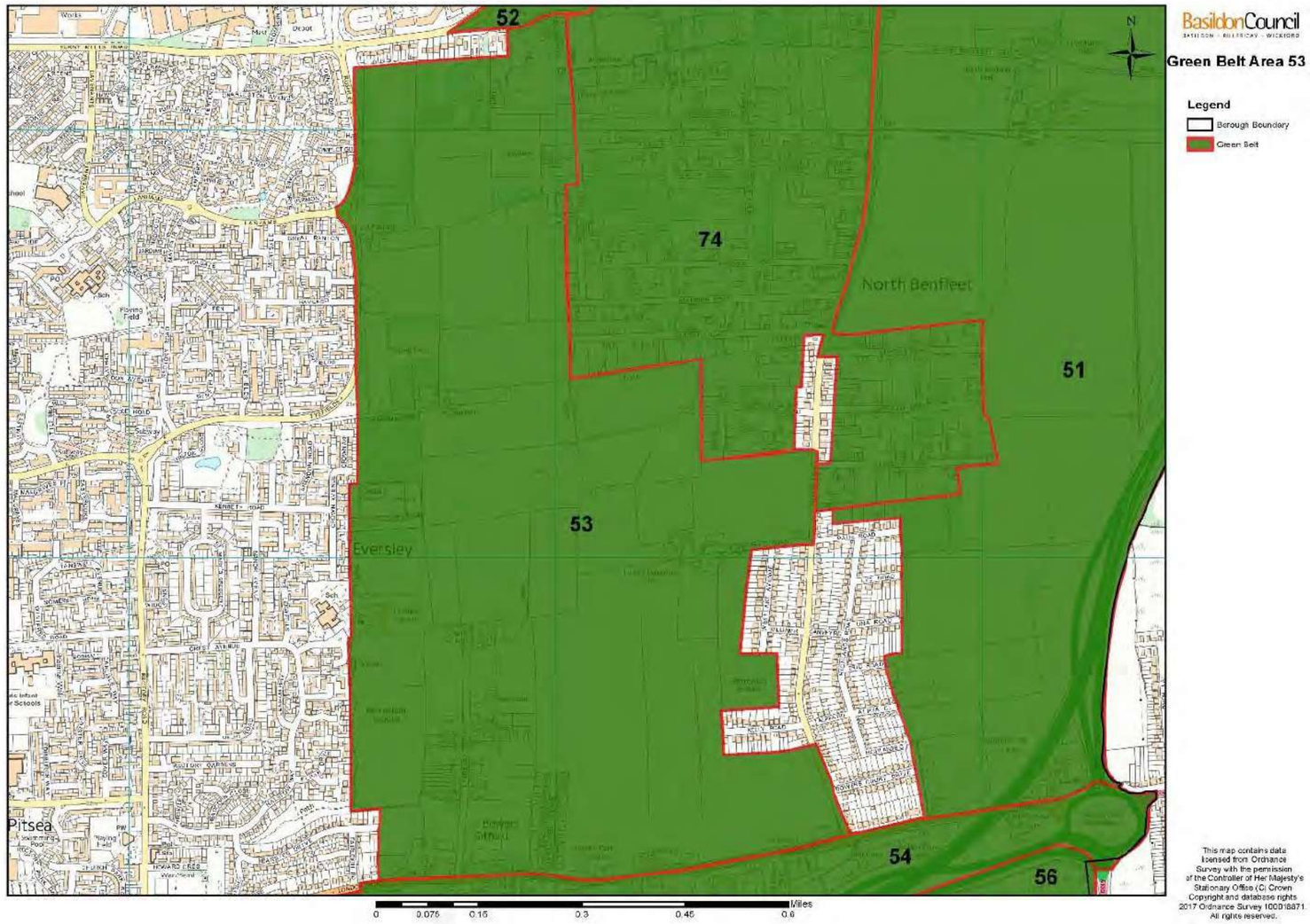
Picture 4 – Pastures within the parcel used for horse grazing



Picture 5 – View along a plotland road



Picture 6 – Strategic views to Thurrock and beyond from the south of the parcel


52
74
North Benfleet
51
53
Eversley
Pitsea
54
56
N
Basildon Council
Green Belt Area 53
Legend
Borough Boundary
Green Belt
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Stage 2: Parcel 53 Assessments

Settlements

- North Benfleet is situated immediately east of the parcel
- Bowers Gifford is located within the south part of the parcel
- Eversley and Felmores abut the parcel to the west
- Burnt Mill abuts the parcel to the north west
- Nevendon is located approximately 1.5km to the north of the parcel

Land Use

- Deciduous woodland situated to the east of Crown Avenue in Eversley
- Econet Area of natural and semi natural woodland to the east of Crown Avenue, Eversley
- Traditional orchards are situated in the north east corner of the parcel
- Grade 3 agricultural land particularly to the south
- One third of the parcel is covered by plotland developments, particularly within the north east part of the parcel. These contain a lot residential development, vacant, overgrown and derelict plots.
- Various recreational uses to the west of the parcel including a recreation ground, leisure centre and football ground
- The parcel is of mixed land use

History

- Within HECA 10 and HECZ 10.1 and encompasses a remnant of pre-World War II plotland developments at North Benfleet
- Earlier settlement of the zone is represented by a number of moated sites and the historic settlement of Bowers Gifford
- There are few known archaeological sites, which reflects lack of investigation rather than known absence of archaeology
- One archaeological find area encompasses Tiffaynes Farm to the north east of the parcel
- One listed property is within the parcel which is Tiffaynes Farmhouse which is Grade II listed
- The character of the plotland and moated sites, and the parcel as a whole, is sensitive to change
- There is also good archaeological potential for multi-period sites

Natural Environment Designations

- PSAAs throughout the parcel, mainly focused to the north and on abandoned plotland sites
- There are TPO areas along Osborne Road, Barclay Road, London Road and Trenham Avenue
- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the 2km buffer zone of the Pitsea Marsh SSSI

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA4 - North Benfleet and Nevendon Settled Claylands

- Sense of separation between Basildon and North Benfleet
- Open rural views north from London Road
- Part of a strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)

Infrastructure

- Pound Lane runs along the eastern boundary
- London Road (B1464) runs along the southern boundary
- PRoW running through the centre of the are from north to south

Stage 3: Parcel 53 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to Pitsea, Basildon to the west and the smaller serviced settlement of Bowers Gifford to the east. The urban/rural boundaries are defined by the boundary line of dwellings. There is sporadic residential development and light industrial development within the parcel to the north and to the south. The middle of the parcel is however empty fields. The development in this parcel is predominantly contained within close proximity to the western and southern boundary. There are residential properties within the parcel, particularly along the southern boundary which constitute sprawl from a built up area but much of the boundary does contain further sprawl.	Parcel partly contributes to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel has a strategic role in separating the serviced settlement of Bowers Gifford and the town of Basildon. It is a large parcel of land and whilst there is sporadic development, the parcel prevents these two neighbouring urban settlements from merging.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	The parcel contains sporadic development along the eastern boundary and more concentrated development along the southern boundary which includes housing and light industry. The middle of the parcel is however open field and cultivated land that is used for recreational facilities or horse grazing. The fields are well hidden and defined clearly by the trees that border them. There are open views across the parcel from the south eastern edge of the parcel and there is a risk that countryside could be lost if development were to occur. Existing development is not considered to be sufficient to impact against this purpose due the size of the parcel relative to the amount of inappropriate development present.	Parcel contributes to this purpose
4 – To preserve the setting and special character of historic towns	There are some listed buildings within the parcel and it has some historic settlement patterns in its land form. However the settlements nearby are not considered to be historic settlements and the parcel does not contain any Ancient Woodland. As such this parcel does not contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 53 Overall Conclusions

53.2 The parcel plays a strategic role in the separation of Pitsea, Basildon and Bowers Gifford. If the whole parcel were to be development there is a risk of these neighbouring settlements merging or being perceived as merging, particularly as there is already development within the parcel. The parcel contributes to purpose 2.

53.3 The parcel contributes to purpose 3. The parcel contains sporadic development including housing and light industry which has encroached upon the countryside in the east and south. However this isn't considered to be of such a scale to impact on the assessment against this purpose due to the size of the parcel.

53.4 The parcel partly contributes to purpose 1 as whilst the eastern edge effectively checks against sprawl, there is ribbon development along the southern boundary. There are no settlements of historic importance nearby and as such the parcel does not contribute to purpose 4.

GREEN BELT PARCEL 54

Area Description:

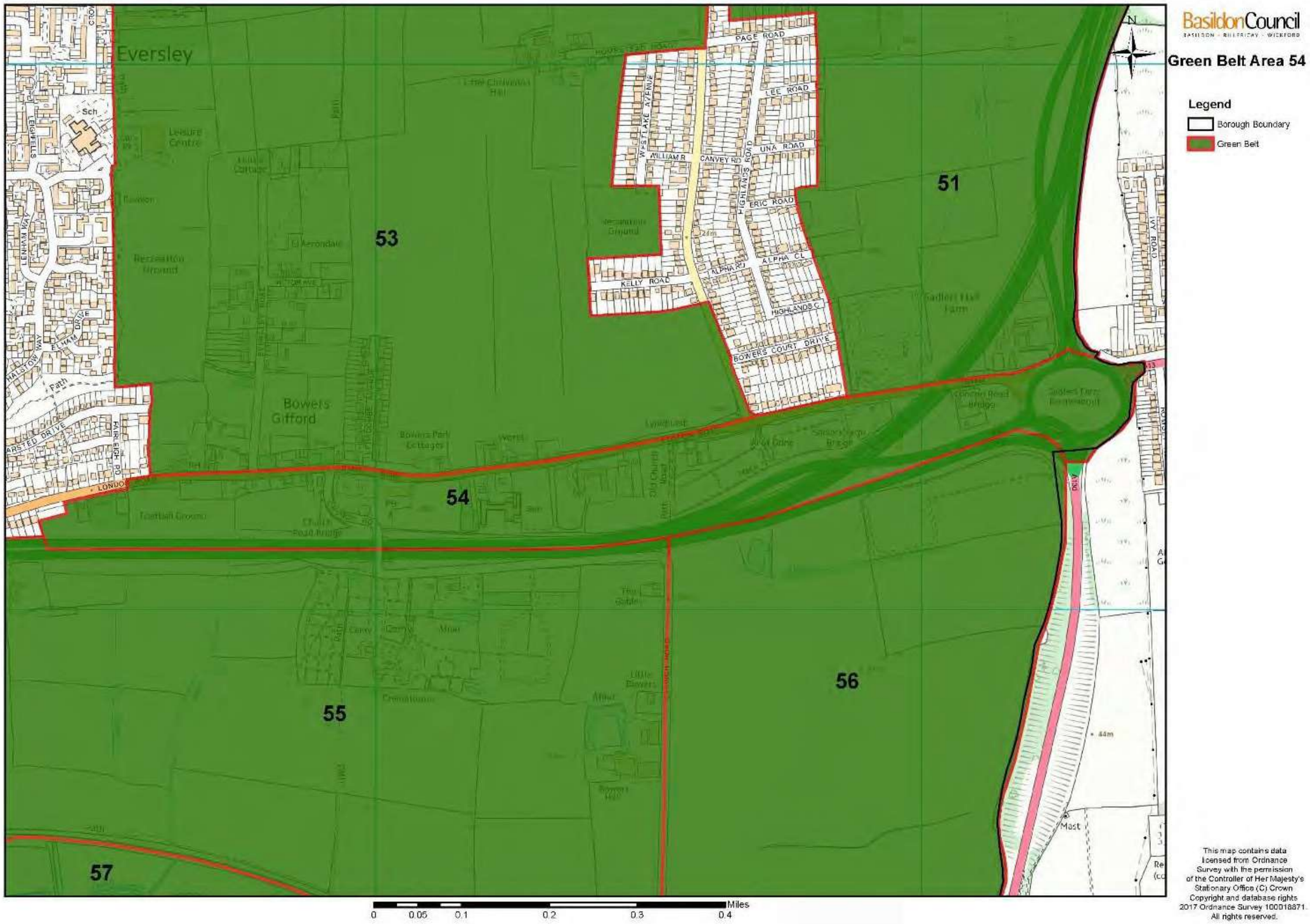
54.1 Area 54 is a long thin piece of land situated between two major roads, the A13 and London Road. At the end of the strip of land to the east is Saddlers Farm Roundabout, a strategic piece of infrastructure that links the A13 and London Road (westwards), the A130 (northwards and southwards), and the A13, London Road (eastwards). Throughout Parcel 54, there is a lot of built up development consisting of houses, a public house and a care home (pic 1). The rest of the parcel is generally vacant unused land which rises towards Sadlers Farm Roundabout in the east. There are tree-lined boundaries to the A13 and London Road, but as the parcel is on a high point there are strategic views to the south west. In places where development is located within Parcel 54, the views are very limited. When driving along the A13 there are views up into Parcel 54, as the land is on a slight slope. Furthermore, there is a high point on the A13 just past the western edge of Parcel 54, where views across the entire Borough and beyond can be seen. Church Road runs north to south across the middle of the parcel leading into Parcel 55 and 56 (pic 2).



Picture 1 – Gifford House Care Home in the parcel



Picture 2 – Looking across Church Road from London Road into the parcel



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Green Belt Area 54

Legend

- Borough Boundary
- Green Belt

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Stage 2: Parcel 54 Assessments

Settlements

- Bowers Gifford and North Benfleet are situated adjacent to the parcel on the north side of London Road
- Pitsea, Basildon is situated immediately to the west of the parcel
- Tarpots (Castle Point Borough) is located approximately 1km to the east of the parcel
- New Thundersley is situated approximately 1km to the north east of the parcel

Land Use

- A traditional orchard situated to the east of the parcel
- A mixture of uses within the thin stretch of land to the north of the A13 include:
    - A public house (The Gun)
    - St Margret Church of England Primary School
    - Allotment gardens
    - Recreational ground
    - Residential care home
    - Residential properties
- More than 60% of the parcel is a mixture of development and man-made recreational uses

History

- Within HECA 10 and HECZ 10.1 and encompasses a remnant of pre-World War II plotland developments at North Benfleet
- Earlier settlement of the zone is represented by a number of moated sites and the historic settlement of Bowers Gifford
- There are few known archaeological sites, which reflects lack of investigation rather than known absence of archaeology
- The character of the plotland and moated sites are sensitive to change
- There is also good archaeological potential for multi-period sites

Natural Environment Designations

- Approximately 50% of the parcel is designated as protected species alert areas
- Two TPO areas to the south of London Road at Gifford House and Ivy Cottage
- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the buffer zone for the LoWS and BAP Area at Bowers Gifford Grass (Ba45)
- Within the 2km buffer zone of the Pitsea Marsh SSSI site

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA 3 – Bowers Gifford and North Benfleet Farmlands and LCA 04 – North Benfleet farmlands
- Open fields associated with the school
- Allotments
- Small stream running north to south
- Openness and sense of separation between Basildon and South Benfleet
- Glimpse views in to residential areas and allotments through mature hedgerows

Infrastructure

- The A13 suns along the southern boundary of the parcel
- London Road (B1464) forms the northern boundary
- Overhead power lines run through the east the parcel

Stage 3: Parcel 54 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel is adjacent to Pitsea which forms part of the urban area of Basildon in the west, the small serviced settlement of Bowers Gifford to the north and the major settlement of South Benfleet to the east. The parcel contains development including housing, a public house and a care home along London Road which takes the form of ribbon development. Although development is relatively sporadic with undeveloped parcels of land in between, the ratio between built development and open land is such that it is considered that the parcel fails to check against urban sprawl.	Parcel does not contribute to this purpose
2 – To prevent neighbouring towns from merging into one another	Whilst there is development and services within this parcel it performs a fundamental role in maintaining the separation of settlements. Further development in this parcel would lead to the merging of Pitsea, Basildon with Bowers Gifford and Bowers Gifford with South Benfleet.	Parcel contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	There is development within the majority of this parcel. In the east is Sadlers Farm Roundabout, whilst moving westwards there is a Gypsy and Traveller site, a number of allotment gardens, a small number of dwellings, a care home, a school, a public house and finally further residential dwellings. The A13 slip road to the A130 also cuts through the eastern portion of the site. Therefore it isn't perceived as contributing to the open countryside or safeguarding the wider countryside from encroachment.	Parcel does not contribute to this purpose
4 – To preserve the setting and special character of historic towns	There are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland so the parcel doesn't contribute to this purpose.	Parcel does not contribute to this purpose

Stage 4: Parcel 54 Overall Conclusions

54.2 The parcel contributes to purpose 2. It is adjacent to three settlements - Basildon, Bowers Gifford and South Benfleet and performs a strategic role in maintaining the separation of these settlements.

54.3 The parcel contains ribbon development along London Road which extends from the built up area of Basildon. Although there are small parcels of undeveloped land, these are not considered sufficient to assess the site as contributing to purpose 1. The parcel doesn't contribute to purpose 3 because again the amount of development and infrastructure which have encroached upon the parcel gives the perception that it is not countryside.

54.4 The parcel also doesn't contribute to purpose 4 because there are no settlements of historic importance nearby and the parcel does not contain any Ancient Woodland.

GREEN BELT PARCEL 74

Parcel Description:

74.1 Parcel 74 is to the immediate north of the serviced settlement of Bowers Gifford and in close proximity to Basildon which lies to the west. This plotland area sits to the north of the A13 and south of the A127 and is surrounded by large open areas of countryside (pic 1). There are a number of residential dwellings located within the plotland which comprise of a mixture of modern bungalows and chalets (pic 2), although there are also a few large residential dwellings (pic 3). Some of these dwellings have a variety of outbuildings associated with them such as garages, stables and sheds normally associated with farm buildings. The development within this plotland is set out relatively sporadically along narrow roads, some of which are surfaced and some are unsurfaced country roads (pic 4). There are also a number of developments associated with light industry within the parcel (pic 5). There are empty plots within the parcel, some of which are overgrown and others which are used as storage.

74.2 The parcel contains a single Public Right of Way that runs in close proximity and broadly parallel to the western boundary. Much of the parcel provides habitat for protected species and there are wooded areas subject to Tree Protection Orders, including in the north east, south east and south west..



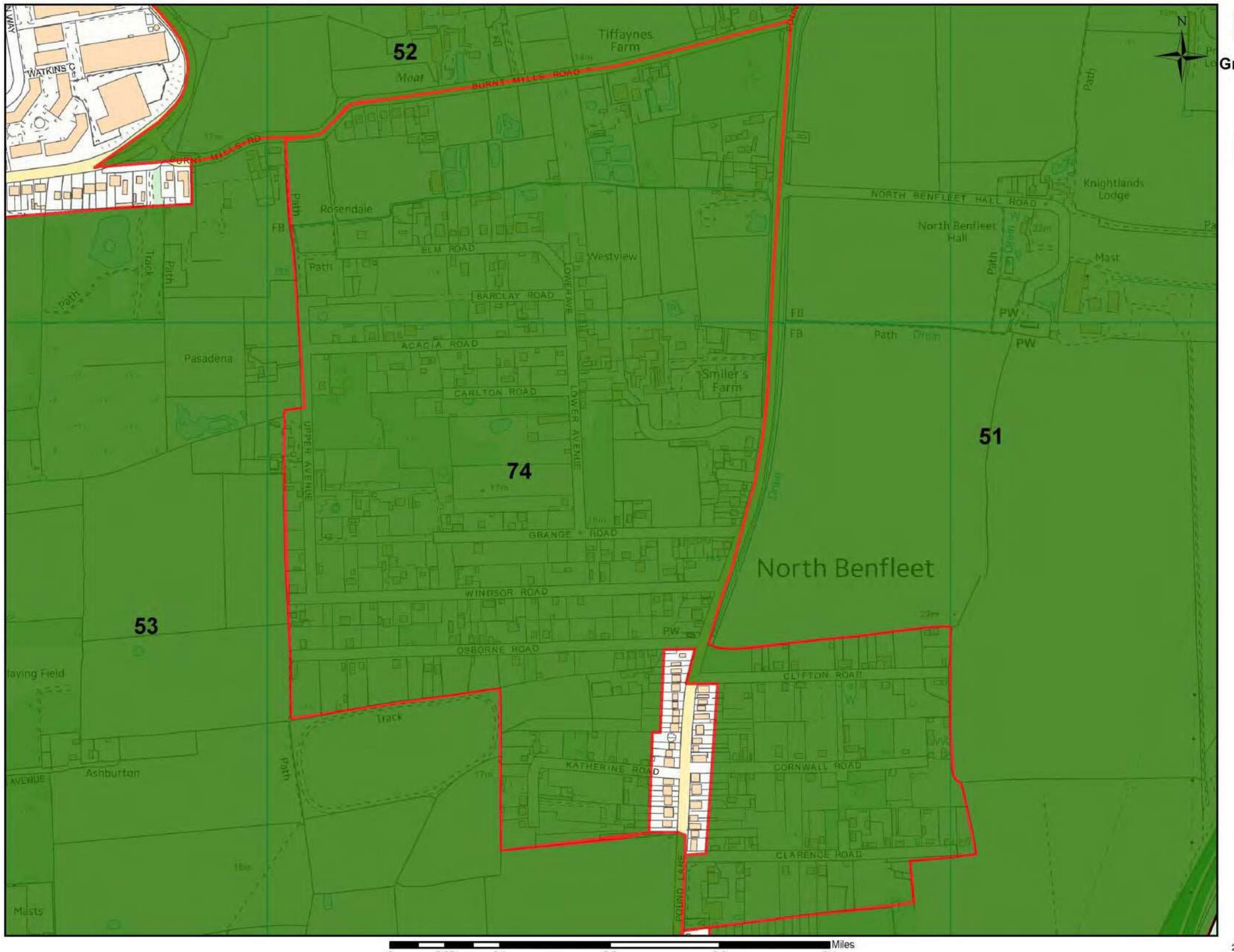
Picture 1 – Views to parcels adjacent to the plotland area viewed from Clarence Road



Picture 2 – Views along Windsor Road



Picture 3 - Views towards the West from end of Clarence Road



BasildonCouncil
BASILDON · BILLERICAY · WICKFORD

Green Belt Area 74

Legend

- Borough Boundary
- Green Belt

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Picture 4 – Views along Carlton Road



Picture 5 – Commercial activities at the intersection of Pound Lane and Clarence Road

Stage 2: Parcel 74 Assessments

Settlements

- The northern extent of the village of Bowers Gifford is surrounded by this parcel whilst the southern portion of Bowers Gifford is immediately adjacent to the southern boundary.
- South Benfleet is located approximately 400m to the east across from the A1245.
- Basildon is located approximately 500m to the west.
- Wickford is located approximately 1,65km to the north, beyond the A127

Land Use

- Plotland settlements comprising grid of narrow linear plots located off main through roads
- Housing associated with North Benfleet plotlands is the majority land use
- Light industry
- Vacant plots and grassland
- Wooded parcels to the north east, south east, west
- More than 60% of the parcel is development

History

- Within HECA 10 and HECZ 10.1 and comprises of pre-World War II plotland developments at North Benfleet
- Earlier settlement of the zone is represented by a number of moated sites in the north east
- There are few known archaeological sites, which reflects a lack of investigation rather than known absence of archaeology
- One archaeological find area encompasses Tiffaynes Farm in the north east of the parcel
- One listed property is within the parcel which is Tiffaynes Farmhouse which is Grade II listed
- The character of the plotland and moated sites are sensitive to change
- There is also good archaeological potential for multi-period sites

Natural Environment Designations

- PSAAs throughout the parcel on the abandoned plots within the plotlands
- There are TPO areas along Osborne Road and Barclay Road and in the North East corner of the parcel.
- Within the 5km buffer zone of the Benfleet and Southend Marshes SPA and Ramsar site
- Within the 2km buffer zone of the Pitsea Marsh SSSI

Landscape

- Within G3 -South Essex Coastal Towns East of England Landscape Character Area
- Within LCA4 - North Benfleet and Nevendon Settled Claylands

- Parcel is between Basildon and North Benfleet but is dominated by plotland development such that it no longer performs the role of countryside
- Open rural views looking out of the parcel from the eastern and western boundary although the outskirts of Basildon are approximately 0.5km to the west.
- Views to the south are of Bowers Gifford and open field whilst land to the immediate north contains a farm and a small number of residential dwellings beyond which is open field.
- Part of a strategic green corridor connecting Thames Estuary marshlands with open countryside to the north-east (Crouch and Roach farmlands)

Infrastructure

- Pound Lane runs along the Eastern boundary of the parcel
- Burnt Mills Road runs along the northern boundary
- The parcel contains a single Public Right of Way that runs in close proximity and broadly parallel to the western boundary.
- Plotland roads mainly unadopted and unsurfaced

Stage 3: Parcel 74 Contribution to Green Belt Purposes

Purpose	Comments	Conclusion
1 - To check unrestricted sprawl of large built up areas	The parcel comprises of North Benfleet Plotland which takes the form of a grid of narrow linear plots located off main through roads The parcel is of mixed development including housing and light industry. The parcel is adjacent to Bowers Gifford and there is no urban/rural break between the settlement boundary and this Green Belt. As such it is not considered that this parcel has the ability of checking urban sprawl as it is already developed.	Parcel does not contribute to this purpose
2 – To prevent neighbouring towns from merging into one another	The parcel is adjacent to Bowers Gifford, part of which wraps around and part is to the immediate south. The full extent of the parcel already contains low density housing but further development would increase urban character and give the perception that Bowers Gifford itself is merging with Basildon.	Parcel partly contributes to this purpose
3 – To assist in safeguarding the countryside from encroachment	Most of the parcel contains some form of building or land use that is not appropriate in the countryside and therefore it is concluded that this parcel has been encroached.	Parcel does not contribute to this purpose
4 – To preserve the setting and special character of historic towns	The parcel has some historic character within it but the surrounding urban areas are not considered historic and there are no Conservation Areas or Ancient Woodlands nearby. If development took place in this parcel it would not risk the setting or character of a historic town.	Parcel does not contribute to this purpose

Stage 4: Parcel 74 Overall Conclusions

74.3 The parcel plays a role with regard to the separation of Basildon and Bowers Gifford. If the parcel were to be released for further development there is a risk that there would be a greater sense of merging. The parcel therefore contributes to maintaining a sense of a gap between Basildon and Bowers Gifford and as such partly contributes to purpose 2.

74.4 The parcel does not contribute to any of the other purposes. The parcel contains a considerable amount of development for a range of uses which has encroached upon the countryside and is considered to be sprawl. There are also no historic towns nearby or Ancient Woodland which the parcel could act to preserve.

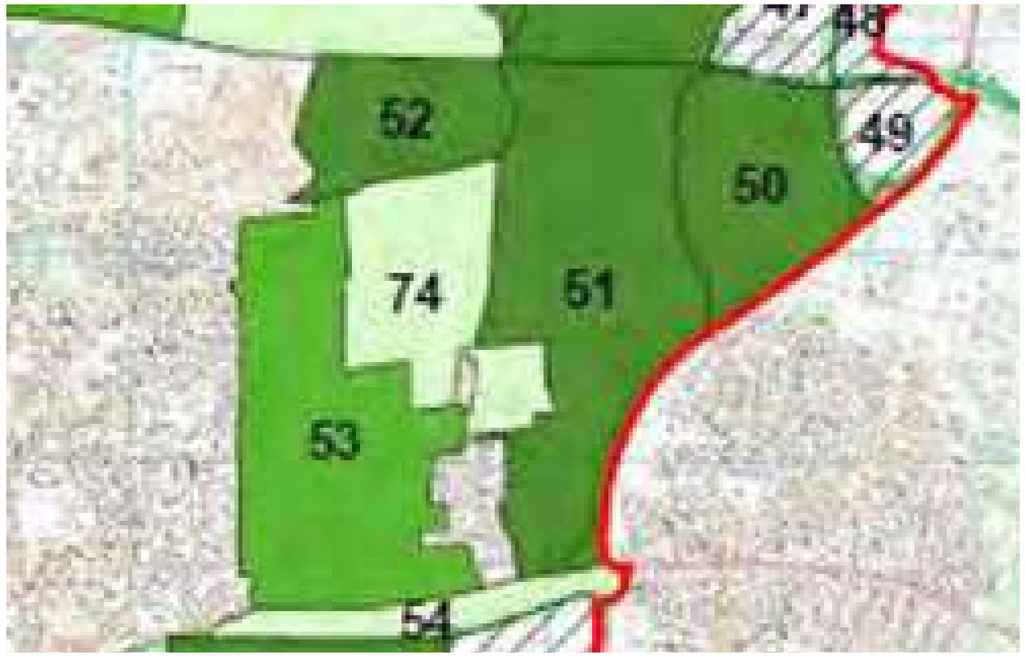


Figure 3 - Green belt purpose 1 - To check the unrestricted sprawl of large built-up areas



Figure 4 - Green belt purpose 2 - To prevent neighbouring towns merging into one another



Figure 5 - Green belt purpose 3 - To assist in safeguarding the countryside from encroachment

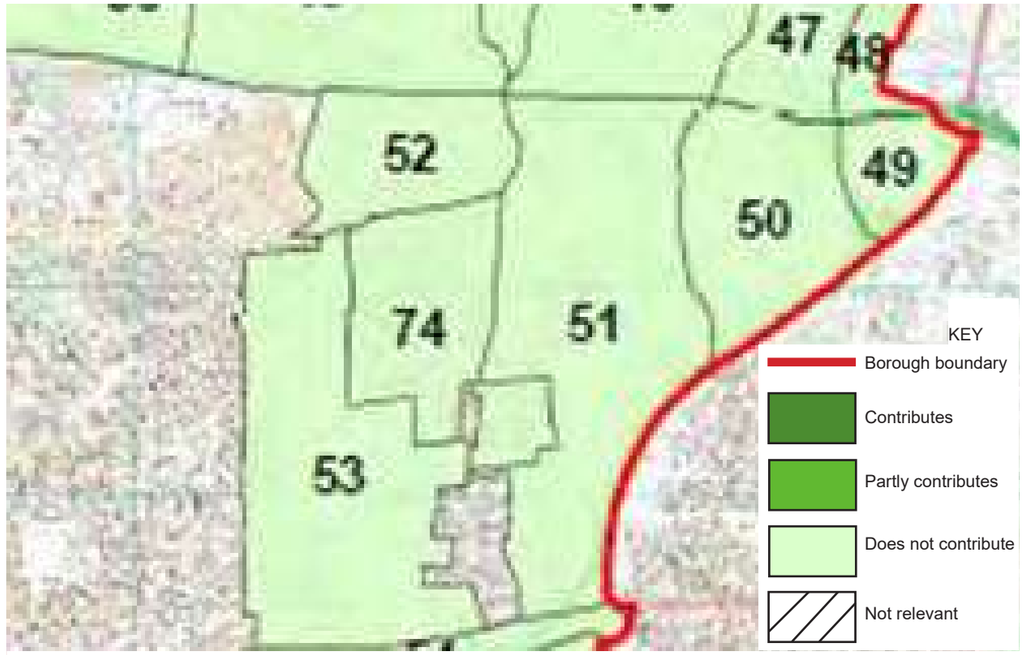


Figure 6 - Green belt purpose 4 - To preserve the setting and special character of historic towns

2.3 In-depth assessment sites

2.3.1 This section assesses the contribution individual NDO sites make to the purposes of the Green Belt:

2.3.2 The sites under consideration are:

BG1 Land East of St. Margaret's Primary School, London Road
BG2 Land West of Old Church Road, London Road
BG3 Land East of Old Church Road, London Road
BG4 Alpha Close/Eric Road
BG5 Little Chalvedon Hall Farm, Pound Lane NB1.
NB1 Smilers Farm, Pound Lane
NB2 245 Pound Lane
NB3 Hall Farm, Pound Lane
North Benfleet Plotlands

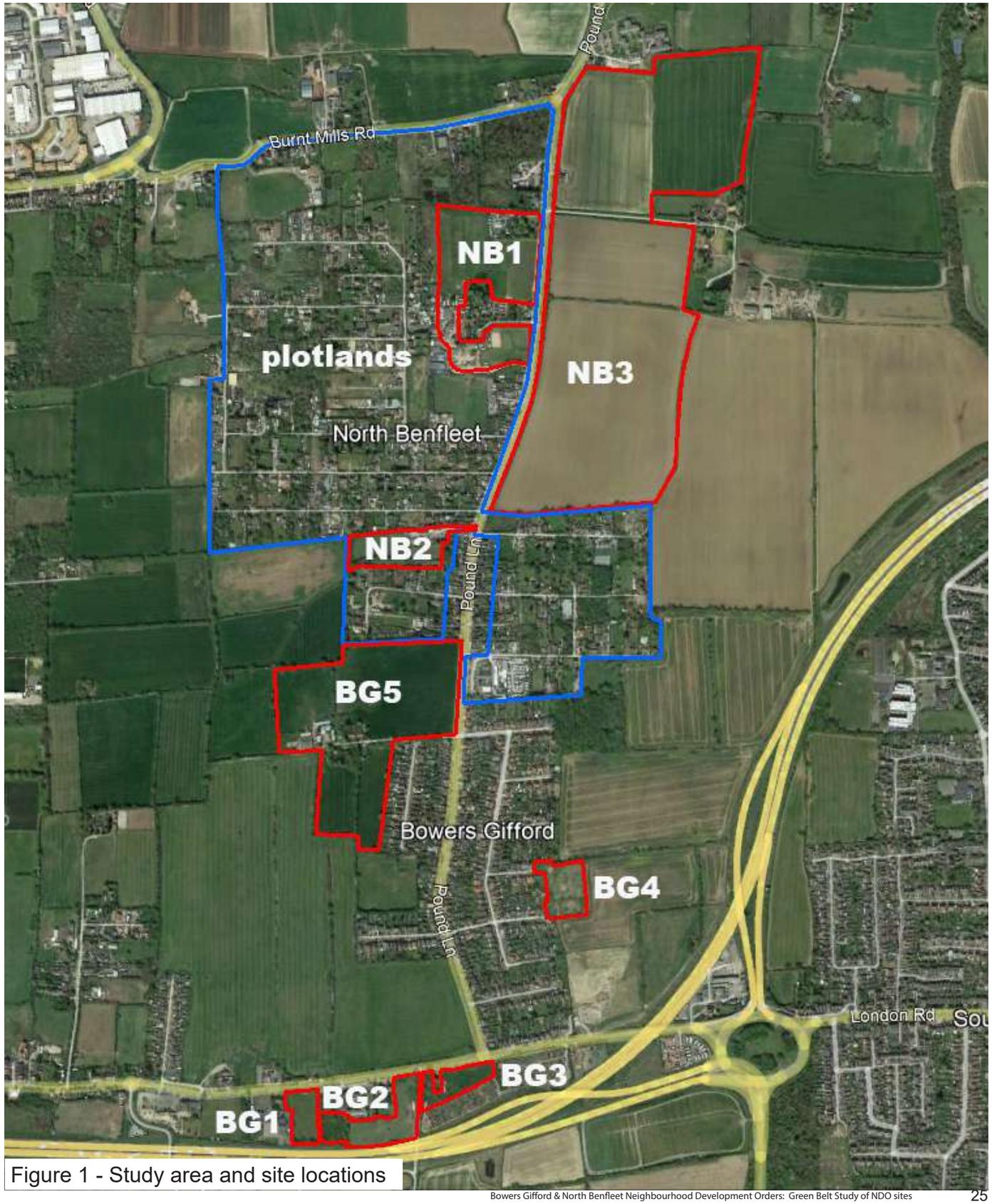
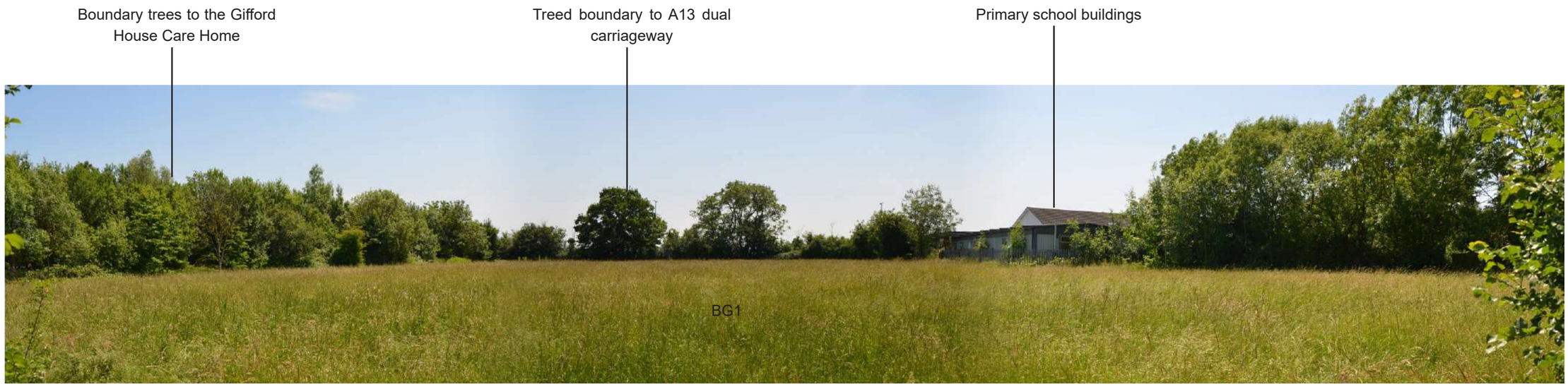


Figure 1 - Study area and site locations

Site BG1: Land East of St. Margaret's Primary School, London Road



Photograph 1: View south from London Road of land east of St Margaret's School.

Site Description

2.3.4 The site sits centrally within a long narrow parcel of land located between the A13 dual carriageway to the south and the London Road to the north. The wider GB parcel 54 extends from the Sandlers Farm roundabout to the eastern edge of Basildon and includes sporadic ribbon development along the London road frontage. The site is undeveloped and is currently a field in pasture, partly enclosed to the east and south by mature hedgerows with occasional trees. The site has an open boundary to the west with views of the adjacent primary school buildings. The London Road frontage is formed by a largely continuous hedgerow with glimpsed views into the site. Housing and commercial development front the northern side of the London Road adjacent to the site. The site forms part of the open green field setting to the primary school.



Site contributions to Green Belt Purposes - previous study

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
Basildon 2017 Green Belt Study	54	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

Performance against the purposes of the Green Belt

Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
The site lies within a parcel of land which stretches from Basildon to South Benfleet which includes sporadic ribbon development along much of the western and central part of the London Road frontage The ratio between built development and open land is such that the parcel already exhibits the characteristics of urban sprawl. Contribution to Purpose 1 has been assessed as **Does not contribute to the purpose**	Development of the site would reduce the sense of separation between Basildon, Bowers Gifford and South Benfleet. Development of this site would consolidate the built frontage on London Road linking the school complex with the adjacent Care Home, (both larger scale built development) to the south of the London Road, and with housing and commercial building to the north of the road. Contribution to Purpose 2 has been assessed as **Does contribute to the purpose**	The site is undeveloped and currently a field in pasture. It provides an open undeveloped setting to the east of the school but has a very limited relationship with the wider countryside. It is separated to the south by the A13 corridor and partially contained by existing vegetation. Whilst providing local green space it contributes little to the open countryside or safeguarding the wider countryside from encroachment. Contribution to Purpose 3 has been assessed as **Does not contribute to the purpose**	There are no settlements of historic importance close to the site. There are no conservation areas or features of historic importance within the site. Contribution to Purpose 4 has been assessed as **Does not contribute to the purpose**

Assessment of the Site's Contribution towards the aims and purposes of the Green Belt

2.3.5 The site is located within an area affected by existing development and significant transport infrastructure. However it is located between land parcels with large scale buildings fronting onto the London Road. Development within the site would consolidate the built frontage to the London Road and is likely to have a detrimental effect on Purpose 2 of the Green Belt purposes of the Green Belt. Whilst in part contained by hedgerows along the site boundaries the site contributes to the sense of openness to the Green Belt and the separation between Basildon and Bowers Gifford and South Benfleet.

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
HDA Assessment	BG1	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

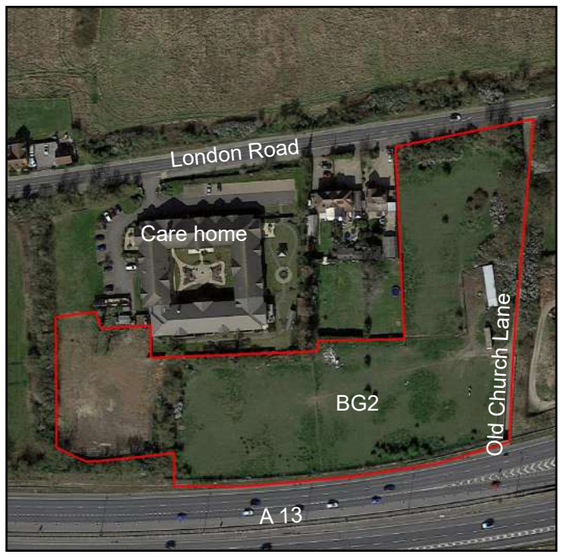
Site BG2: Land West of Old Church Road, London Road



Photograph 2: View west across southern portion of BG2.

Site Description

2.5.6 The site consists of a series of small paddocks, largely located to the south of Gifford House Care Home, lying between the care home and the A13 dual carriageway. There are few internal boundaries and the southern boundary is in part open to the A13 carriageway. Old Church Lane lies on the eastern boundary and is contained by outgrown hedgerows and mature trees. The lane provides access to the wider landscape to the south of the A13 via an underpass. To the west the mature hedgerow and trees separate the site from the adjacent NDO site BG1. The land parcel has a short boundary with the London Road which is comprised of mature trees and hedgerow. To the north of the London Road the frontage is undeveloped and adjoins open fields.



Site contributions to Green Belt Purposes - previous study

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
Basildon 2017 Green Belt Study	54	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

Performance against the purposes of the Green Belt

Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
The site lies within a parcel of land which stretches from Basildon to South Benfleet which includes sporadic ribbon development along much of the western and central part of the London Road frontage The ratio between built development and open land is such that the parcel already exhibits the characteristics of urban sprawl. Contribution to Purpose 1 has been assessed as **Does not contribute to the purpose**	Development of the site would have a minimal effect on the sense of separation between Basildon, Bowers Gifford and South Benfleet. Development of this site would be largely set back from the London Road and unlikely to consolidate the built frontage on London Road. The openness and rural character of the land to the north of the London Road would be unaffected by development within BG2. Contribution to Purpose 2 has been assessed as **Partially contributes to the purpose**	The site is undeveloped and currently a series of horse paddocks. The site is adversely affected by the A13 dual carriageway and has a very limited relationship with the wider countryside. It is separated to the south by the A13 corridor and partially contained by existing vegetation to the south-west. The site is in poor condition and contributes little to the open countryside or the safeguarding the wider countryside from encroachment. Contribution to Purpose 3 has been assessed as **Does not contribute to the purpose**	There are no settlements of historic importance close to the site. There are no conservation areas or features of historic importance within the site. Contribution to Purpose 4 has been assessed as **Does not contribute to the purpose**

Assessment of the Site's Contribution towards the aims and purposes of the Green Belt

2.5.7 The site is located within an area affected by existing development and significant transport infrastructure. The site is largely set back from the London Road with a short length of frontage east of the care home. Development within the site would not consolidate the built frontage to the London Road and is unlikely to have a detrimental effect on the purposes of the Green Belt, in particular the separation between settlements, Purpose 2. Whilst there would be a loss of openness of the site limited development set back from the London Road would not have a significant effect on the purposes of the Green Belt.

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
HDA Assessment	BG2	The parcel does not contribute to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

Site BG3: Land East of Old Church Road, London Road



Photograph 3: View south across BG3 from the London Road.

Site Description

2.5.8 The site comprises three fields of varying size, currently in pasture and potentially used as horse paddocks. The eastern and western boundaries are established hedgerows and scrub, providing visual containment to the site. The southern boundary lies adjacent to a large allotment site which is in turn bounded by the A13 road corridor to the south, the latter being on embankment. The site has a long frontage with the London Road comprising a sporadic hedgerow which affords glimpsed views into the site. The site sits apart from development on the south side of the London Road, with a single property adjacent to the western boundary of the site. Bowers Gifford is located north-east of the site adjacent to the London Road. Land immediately north of the site and the London Road is large scale open fields which lie between the London Road and the south-western limits of Bowers Gifford.

2.5.9 The site can be glimpsed from the A13 but views into the site are restricted to occasional views from the London Road. The character of the road is



Site contributions to Green Belt Purposes - previous study

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
Basildon 2017 Green Belt Study	54	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

Performance against the purposes of the Green Belt

Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
The site lies within a parcel of land which stretches from Basildon to South Benfleet which includes sporadic ribbon development along much of the western and central part of the London Road frontage The ratio between built development and open land is such that the parcel already exhibits the characteristics of urban sprawl. Contribution to Purpose 1 has been assessed as **Does not contribute to the purpose**	Development of the site would reduce the sense of separation between Bowers Gifford and South Benfleet and Basildon. Development of this site would consolidate the built frontage on London Road extending development along London Road where currently ribbon development is less prominent and open. Undeveloped land is of a greater proportion of the land use. Contribution to Purpose 2 has been assessed as **Does contribute to the purpose**	The site is undeveloped and is currently maintained as a series of fields in pasture. It forms a continuation of the open undeveloped land north of the London Road and west of Bowers Gifford, most evident in the winter months and when trees are not in leaf. The allotment site to the south continues the undeveloped character of the land to the A13 corridor. The site is separated from the wider landscape to the south by the A13 corridor. The limited connectivity to the land north of the London Road does make a partial contribution to safeguarding the wider countryside from encroachment. Contribution to Purpose 3 has been assessed as **Partial contribution to the purpose**	There are no settlements of historic importance close to the site. There are no conservation areas or features of historic importance within the site. Contribution to Purpose 4 has been assessed as **Does not contribute to the purpose**

Assessment of the Site's Contribution towards the aims and purposes of the Green Belt

2.5.10 The site is largely surrounded by undeveloped land and contributes too the sense of separation between Bowers Gifford and South Benfleet and Basildon. Development within the site would extend the settlement of Bowers Gifford south of the London Road, occupying a significant length of the London road frontage.

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
HDA Assessment	BG3	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose

Site BG4: Alpha Close/Eric Road



Photograph 4: View east across BG4 from Alpha Close

Site Description

2.5.11 The site consists of a single field, currently a horse paddock, adjacent to the eastern edge of Bowers Gifford. The field is flanked on three sides by arable agricultural land which runs east to the A130 road corridor and South Benfleet beyond. The site has largely continuous scruby, and treed hedgerows which preclude views into the wider landscape. The site can be approached from Alpha Close and Eric Road, cul-de sac development on the edge of the settlement. The site is undeveloped, enclosed and rural in character.



Site contributions to Green Belt Purposes - previous study

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
Basildon 2017 Green Belt Study	51	The parcel does contribute to the purpose	The parcel does contribute to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose

Performance against the purposes of the Green Belt

Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
The site is lies adjacent to Bowers Gifford and in close proximity to South Benfleet. The is little development in the area adjacent to the site, outside of the main settlement of Bowers Gifford, and no indication of urban sprawl from near-by built up areas. Contribution to Purpose 1 has been assessed as **Does contribute to the purpose**	The site is a component of the open countryside gap between the settlements of Bowers Gifford and South Benfleet, a largely agricultural landscape, focused on the western side of the A130 corridor. Development of the parcel would extend Bowers Gifford into the gap, reducing separation with development which would be out of character with the general settlement pattern to the east of Bowers Gifford. Contribution to Purpose 2 has been assessed as **Does contribute to the purpose**	The scrub and trees around the site, combine to limit the visual connectivity with the wider landscape. There is limited urban influence from adjacent housing development on the edge of the settlement. The site does project into a wider agricultural landscape and does contribute to safeguarding the wider landscape from encroachment. Contribution to Purpose 3 has been assessed as **Does partially contribute to the purpose**	There are no settlements of historic importance close to the site. There are no conservation areas or features of historic importance within the site. Contribution to Purpose 4 has been assessed as **Does not contribute to the purpose**

Assessment of the Site's Contribution towards the aims and purposes of the Green Belt

2.5.15 There is no sense of urban sprawl in or around the site. The site is located on the edge of settlement but protrudes into the surrounding landscape forming part of the separation between the settlements of Bowers Gifford and South Benfleet. The site has a continuous vegetated boundary to the south, east and north which reduces the sense of connection with the wider landscape. However, development within the site would be at odds with the settlement pattern on the east side of the settlement.

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
HDA Assessment	BG4	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose

Site BG5 - A: Little Chalvedon Hall Farm North,Pound Lane



Photograph 5: View west across BG5A from Pound Lane

Site Description

2.5.16 The site BG5 has been sub-divided for the purposes of this assessment; Calvedon Hall Farm North consists of two fields in pasture to the north of the farm buildings. The fields are used for cattle grazing and are bounded by mature tree and hedgerow boundaries. The landscape structure is intact and contains views of the adjacent settlement to the north and south. The fields form an open tract of land between Bowers Gifford and North Benfleet, west of Pound Lane. Development to the east of Pound Lane includes the north-eastern edge of Bowers Gifford and the eastern extents of the North Benfleet Plotlands, a combination of low density housing and commercial outlets and garden centre. The open aspect of Pound Lane to the west affords views of the countryside between Bowers Gifford and Basildon.

2.5.17 Site contributions to Green Belt Purposes - previous studies



Site contributions to Green Belt Purposes - previous study

Study	Parcels	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
Basildon 2017 Green Belt Study	53	The parcel partially contributes to the purpose	The parcel does contribute to the purpose	The parcel does contribute to the purpose	The parcel does not contribute to the purpose

Performance against the purposes of the Green Belt

Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
The site is not associated with the large built- up area of Basildon and is free from development. Contribution to Purpose 1 has been assessed as **Does not contribute to the purpose**	The site is a component of the open countryside gap between the settlements of Bowers Gifford and Basildon and between Bowers Gifford and the western plotlands of North Benfleet. The site is an actively managed agricultural landscape, with views west from Pound Lane towards Basildon. Long views to Basildon are truncated by hedgerows and woodland on intervening land and along the eastern edge of Basildon. The site is not visible from the public footpath running south from the North Benfleet plotlands. There are views of the western edge of the site from the end of Ilfracombe Avenue. Development of the parcel would lead to the coalescence of Bowers Gifford and North Benfleet and extend Bowers Gifford into the gap between the settlement and Basildon. Contribution to Purpose 2 has been assessed as **Does contribute to the purpose**	The intact hedgerows and trees around the site, combine to screen much of the development in the Plotlands from the parcel. Similarly trees and hedgerows along Homestead Road partly screen Bowers Gifford from view. There is limited urban influence from adjacent housing development on the edge of the settlement. The site does project into a wider agricultural landscape and does contribute to safeguarding the wider landscape from encroachment. Contribution to Purpose 3 has been assessed as **Does contribute to the purpose**	There are no settlements of historic importance close to the site. There are no conservation areas or features of historic importance within the site. Contribution to Purpose 4 has been assessed as **Does not contribute to the purpose**

Assessment of the Site's Contribution towards the aims and purposes of the Green Belt

2.5.18 The site is distant from the main settlement of Basildon and there is no sense of urban sprawl in or around the site. The site is located on the edge of settlement but extends into the surrounding landscape to the west, forming a noticeable part of the separation between the settlements of Bowers Gifford and Basildon, as seen from Pound Lane and Homestead Road. The site also forms the gap between Bowers Gifford and North Benfleet, development within the site would lead to the merging of Bowers Gifford and North Benfleet increasing the sense of continuous built development in the gap. The site is currently grazed agricultural land with a continuous vegetated boundary to the south and north which reduces the urban influence of adjacent development. The site contributes to the safeguarding of the countryside from encroachment.

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
HDA Assessment	BG5 A	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel does contribute to the purpose	The parcel does not contribute to the purpose

Site BG5 - B: Little Chalvedon Hall Farm South



Photograph 6: View north from informal footpath at the end of Ilfracombe Avenue across Basildon - Bowers Gifford gap

Site Description

2.5.19 Chalvedon Hall Farm – south comprises outbuildings for the farm complex, together with the two fields and woodland copse to the south of Homestead Road. The fields are in pasture and bounded by mature hedgerows with trees. The residential rear gardens of Westlake Avenue back onto the site, largely fenced and with occasional mature trees. The landscape to the west of the site is compartmentalized by broad hedgerows which contain views from the west, from the north – south footpath and from the edge of Pitsea. The site is contained from land within the gap between Basildon and Bowers Gifford, both from the north – south public footpath, the northern end of Ilfracombe Avenue and London Road.

2.5.20 Site contributions to Green Belt Purposes - previous studies



Site contributions to Green Belt Purposes - previous study

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
Basildon 2017 Green Belt Study	53	The parcel partially contributes to the purpose	The parcel does contribute to the purpose	The parcel does contribute to the purpose	The parcel does not contribute to the purpose

Performance against the purposes of the Green Belt

Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
The site is not associated with the large built- up area of Basildon and is free from development. Contribution to Purpose 1 has been assessed as **Does not contribute to the purpose**	The site is a minor component of the open countryside gap between the settlements of Bowers Gifford and Basildon, it does not contribute to the gap between Bowers Gifford and the western plotlands of North Benfleet. The site is contained and there are no views into the site from the surrounding countryside. Long views to Basildon are truncated by hedgerows and woodland on intervening land and along the eastern edge of Basildon. The site is not visible from the public footpath running south from the north Benfleet plotlands or from the end of Ilfracombe Avenue. Development of the eastern field would maintain the existing width of gap between Bowers Gifford and Basildon and be consistent with the settlement pattern to the west of Bowers Gifford. There would be no likelihood of Bowers Gifford merging with Basildon or North Benfleet as a result of development within the eastern field within the site. Contribution to Purpose 2 has been assessed as **Does partially contribute to the purpose**	The hedgerows and trees around the site, combine to substantially limit the visual connectivity with the wider landscape. There is moderate urban influence from adjacent housing development on the edge of the settlement. The site does project into a wider agricultural landscape but no further than Kelly Road to the south of the site. There is a limited contribution to safeguarding the wider landscape from encroachment. Contribution to Purpose 3 has been assessed as **Does partially contribute to the purpose**	There are no settlements of historic importance close to the site. There are no conservation areas or features of historic importance within the site. Contribution to Purpose 4 has been assessed as **Does not contribute to the purpose**

Assessment of the Site's Contribution towards the aims and purposes of the Green Belt

2.5.21 The site has no contribution to purpose 1 of the Green Belt, but does have some contribution to purposes 2 and 3 of the Green Belt. There is scope within the site for development of the eastern field without a significant effect on the aims and purposes of the Green Belt.

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
HDA Assessment	BG5 B	The parcel does not contribute to the purpose	The parcel partially contributes to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose

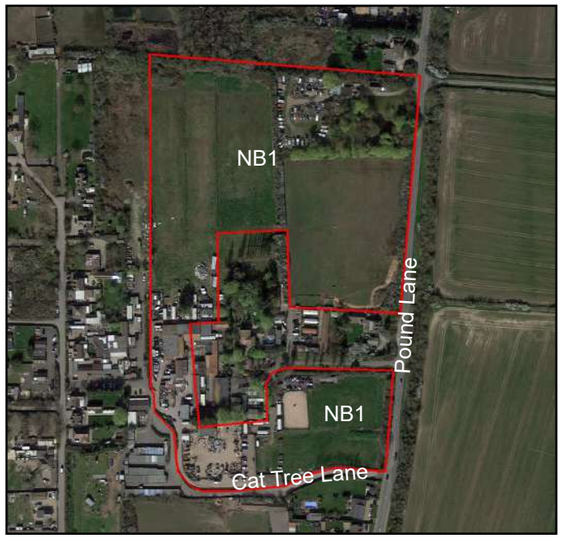
Site NB1: Smilers Farm, Pound Lane



Photograph 7: View north across southern section of NB1 from Cat Tree Lane

Site Description

2.5.22 The site comprises a mixed use plot with a number of commercial outlets including an extensive car breakers yard, kennels and small businesses. The site includes a number of small fields maintained as short grassland, interspersed within the commercial and developed areas off the site. To the east, the site is bounded by Pound Lane and is contained by an established and overgrown roadside hedgerow. A substantial area of woodland, also including commercial outlets, forms the northern boundary of the site, the woodland extending to Burnt Mills Road. Residential properties along Lower Avenue and associated rough ground and scrub form the western boundary to the site, and Cat Tree Lane forms the southern boundary. There is a varied internal landscape structure comprising remnant hedgerows, some mature trees, small groups of trees and copses. The site is located in the north-east corner of the plotlands an extensive area of low density mixed use development. There is no public access to the site other than Cat Tree Lane. A public footpath runs along the western edge of the plotlands and several footpath run east from Pond Lane, around North Benfleet Hall. The site is well contained from public vantage points, the boundary vegetation, commercial buildings and peripheral residential properties serve to screen views into the site.



Site contributions to Green Belt Purposes - previous study

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
Basildon 2017 Green Belt Study	74	The parcel does not contribute to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

Performance against the purposes of the Green Belt

Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
The site is located within the North Benfleet Plotlands which is comprised of mixed use development including housing, commercial outlets and light industry. The site is located away from the main settlements and not associated with the large built-up area and would not be in a location that would check unrestricted urban sprawl related to Basildon. Contribution to Purpose 1 has been assessed as **Does not contribute to the purpose**	The site lies centrally, between Basildon and South Benfleet and substantially north of Bowers Gifford. Separation between these settlements includes open agricultural land and the plotlands. The gap between the site and South Benfleet is extensive and includes large open agricultural fields and the A130 road corridor. A ridge of higher ground runs north – south between the site and South Benfleet precluding views of the town from close to the site, reinforcing the sense of separation between the site and South Benfleet. To the west, the gap comprises agricultural land and the majority of the North Benfleet Plotlands. To the south a narrow break of open agricultural land and the plotlands form the gap between the site and Bowers Gifford. The site forms a relatively small part of the plotlands, located away more sensitive edges close to Bowers Gifford and Basildon. Development within the site would not be widely visible in the surrounding area and well beyond the transition from open countryside to plotland development. Development on the site would be very unlikely to adversely affect the sense of separation between the established settlements. Contribution to Purpose 2 has been assessed as **Does not contribute to the purpose**	The site includes areas of commercial and residential property and extensive areas of degraded land, used for car storage and waste. Small fields and paddocks, which lie within the site, are interspersed with the development and degraded land and do not constitute open countryside. Their retention would not contribute to the safeguarding of the countryside from encroachment. Contribution to Purpose 3 has been assessed as **Does not contribute to the purpose**	There are no settlements of historic importance close to the site. There are no conservation areas or features of historic importance within the site. Contribution to Purpose 4 has been assessed as **Does not contribute to the purpose**

Assessment of the Site's Contribution towards the aims and purposes of the Green Belt

2.5.23 The site lies in the north-east corner of the plotlands, centrally and equidistant from surrounding settlements of Basildon, Bowers Gifford and South Benfleet. The site is well contained in the local landscape and not open to view from public vantage points. Development within the site would not affect the sense of separation between the principal settlements and unlikely to significantly increase the urban character of the plotlands overall. Viewed in the context of the character of the gap between the site and the surrounding settlements there would be little or no change to the perception of transition from open countryside to plotlands

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
HDA Assessment	NB1	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

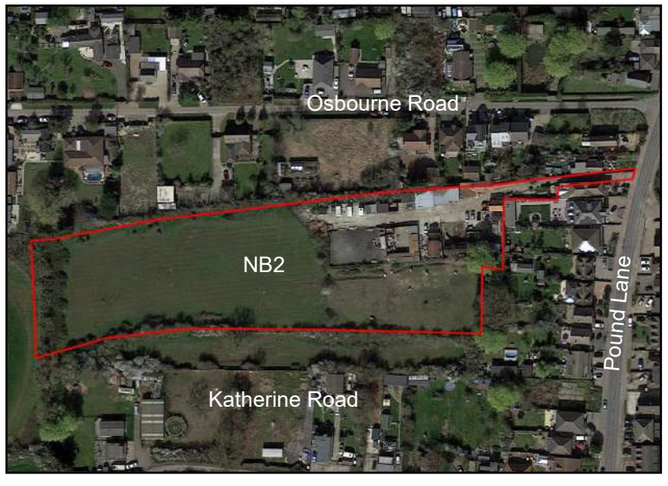
Site NB2: 245 Pound Lane



Photograph 8: View east from the western footpath towards NB2.

Site Description

2.5.24 The site is a single field laid to pasture and surrounded by mature hedgerows and trees and includes several buildings, storage areas and car parking close to the site entrance. The site lies between existing housing development on Osbourne Road, to the north of the site, and Katherine Road to the south. The site sits within the plotlands boundary and is adjacent to farmland on the western boundary. The western boundary is a well-treed boundary which forms part of a continuous green edge to the plotlands as seen from the public footpath to the west of the plotlands. The site has no public access and there are no views into the site from public vantage points.



Site contributions to Green Belt Purposes - previous study

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
Basildon 2017 Green Belt Study	53	The parcel does not contribute to the purpose	The parcel partly contributes to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

Performance against the purposes of the Green Belt

Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
The site is located within the North Benfleet Plotlands which is comprised of mixed use development including housing, commercial outlets and light industry. The site is located away from the main settlements and not associated with the large built-up area and would not be in a location that would check unrestricted urban sprawl related to Basildon. Contribution to Purpose 1 has been assessed as **Does not contribute to the purpose**	The site lies on the western edge of the plotlands, but within the envelope of the plotlands development area. The mature treed boundary to the west of the site visually contains the site and forms part of a more continuous treed boundary to the plotlands. The western boundary forms a well-defined edge to the plotlands, separating the plotlands, and the site, from the wider agricultural land which forms the undeveloped land between Basildon and the plotlands. The site does not form part of the sense of separation between Bowers Gifford and Basildon. Development within the site would not reduce the separation between Bowers Gifford and Basildon or the sense of separation between the plotlands and Bowers Gifford. Contribution to Purpose 2 has been assessed as **Does not contribute to the purpose**	The site includes areas of pastures, commercial activity and areas of degraded land, used for car storage and waste. The field lies within the plotlands boundary and is surrounded on three sides by residential development. It does not constitute open countryside. Its retention would not contribute to the safeguarding of the countryside from encroachment. Contribution to Purpose 3 has been assessed as **Does not contribute to the purpose**	There are no settlements of historic importance close to the site. There are no conservation areas or features of historic importance within the site. Contribution to Purpose 4 has been assessed as **Does not contribute to the purpose**

Assessment of the Site's Contribution towards the aims and purposes of the Green Belt

2.5.25 The site is visually contained, with no public access. It lies within the curtilage of the plotlands and lies within a well-defined boundary between the open farmland to the west and to the wider plotlands area to the east. Development of the site would not adversely affect on the character and appearance of the adjacent farmland and would not encroach the separation between Basildon and Bowers Gifford.

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
HDA Assessment	NB2	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

Site NB3: Hall Farm, Pound Lane



Photograph 9: View north west from public footpath east of NB3.



Photograph10: View east from New Benfleet Hall Road.

Site Description

2.5.26 The site consists of four large arable fields on rising ground to the east of the plotlands. There is a mature shelter belt to the western boundary adjacent to Pound Lane which together with the plotlands boundary hedgerows screens the plotland developments from view. Views to the east are truncated by the rising ground and views extend to All Saints church on the ridgeline. Public footpaths and North Benfleet Hall Road cross the site, east -west, and afford open views of the site. Elevated sections of the footpath running along the north-eastern boundary afford wide panoramic views to the eastern edge of Basildon and development areas to the north-west of the site. The site is open arable land with an internal hedgerow structure, with little urban or development influence on its character or appearance. The site forms part of the wider agricultural landscape.



Site contributions to Green Belt Purposes - previous study

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
Basildon 2017 Green Belt Study	51	The parcel does contribute to the purpose	The parcel does contribute to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose

Performance against the purposes of the Green Belt

Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
The site is not associated with the large built- up area of Basildon or South Benfleet and is free from development. Contribution to Purpose 1 has been assessed as **Does not contribute to the purpose**	The site is a component of the open countryside gap between the settlements of Basildon and South Benfleet, a combination of the plotlands and the surrounding agricultural landscape. The site is located on the eastern side of the gap, between the plotlands and the A130 road corridor. Development of the parcel would extend urban development into open countryside and make a noticeable change to character and appearance of the gap between settlements. Contribution to Purpose 2 has been assessed as **Does contribute to the purpose**	The site is open agricultural land with little urban influence or sense of encroachment on the countryside, the adjacent areas of the plotlands to the west and south are screened by existing mature vegetation. The site forms part of the wider agricultural landscape and does contribute to safeguarding the wider landscape from encroachment. Contribution to Purpose 3 has been assessed as **Does contribute to the purpose**	There are no settlements of historic importance close to the site. There are no conservation areas or features of historic importance within the site. Contribution to Purpose 4 has been assessed as **Does not contribute to the purpose**

Assessment of the Site's Contribution towards the aims and purposes of the Green Belt

2.5.27 There is no sense of urban sprawl in or around the site. The site is located on the edge of plotlands but is substantially unaffected by the urban character of the plotlands development. The site forms a significant part of the gap separating the settlements of Basildon and South Benfleet. The site has boundary and internal hedgerows but the public footpath and road network through the site affords open views of the site and the surrounding agricultural landscape. The site forms part of the wider rural landscape, contributes to the open countryside character and contributes to the safeguarding of countryside from encroachment.

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
HDA Assessment	NB3	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel does contribute to the purpose	The parcel does not contribute to the purpose

The North Benfleet Plotlands



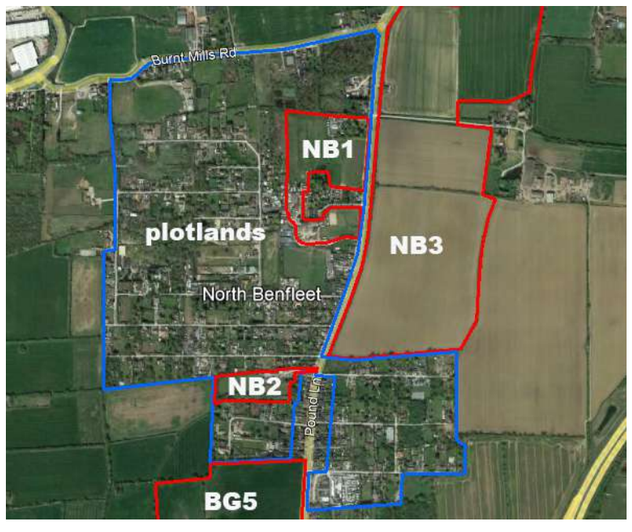
Photograph 11: View west along Cornwall Road



Photograph 12: View East along Katherine Road

Site Description

2.5.26 The plotlands comprise residential and light industrial land uses laid out on a loose grid of surfaced and unsurfaced roads. Housing is a mixture of bungalows, chalet bungalows and larger houses often associated with large outbuildings and garaging. A number of plots are used for storage, light industrial and commercial businesses with occasional plots being unoccupied and overgrown. There are a significant number of mature native trees and tree groups, along with scrub and rough grassland within the plotlands. Whilst there is a significant green infrastructure associated with the plots the character and appearance of the plotlands is substantially affected by the prominence of security fencing, overhead power lines and on-street car parking. The overall density of development on the Plotlands is marginally lower than that in Bowers Gifford and the residential character of the roads is established and similar to Bowers Gifford. The main boundaries to the area, to the west and along Pound Lane to the east are well vegetated with outgrown hedgerows with trees. To the north the Plotlands boundary is a mix of woodland and open fields with some stabling. To the south of North Benfleet, the housing is largely screened to the north-west by trees and hedgerows, whilst to the east, the garden centre and commercial outlets are prominent in the view. Public access is limited to the internal and boundary roads, a single public footpath runs alongside the western boundary.



Site contributions to Green Belt Purposes - previous study

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
Basildon 2017 Green Belt Study	74	The parcel does not contribute to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

Performance against the purposes of the Green Belt

Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
The site is not associated with the large built- up area of Basildon or South Benfleet but is adjoining Bowers Gifford. The Plotlands are substantially developed with moderately dense development over the majority of the parcel. It is unlikely that this parcel has the capacity to check urban sprawl. Contribution to Purpose 1 has been assessed as **Does not contribute to the purpose**	The site is a component of the gap between the settlements of Basildon and South Benfleet, a combination of the plotland development and the surrounding agricultural landscape. The site is located centrally between tracts of agricultural of land in parcels 51, 52 and 53. The Plotlands are largely developed with little or no 'open countryside' within the parcel and do not contribute to the open and undeveloped nature of the gap between the towns. However the internal landscape structure and boundary vegetation associated with the Plotlands substantially screens and contains the urban influence of built development within the Plotlands, with little degradation or effect on the surrounding parcels of Green Belt land. Parcels 51, 52 and 53, are parcels which are substantially undeveloped Green Belt, that form the open countryside character of the separation between Basildon and South Benfleet. Their retention would maintain the open character and separation between Basildon and South Benfleet. Similarly, the gap between Bowers Gifford and Basildon is not dependent on Parcel 74; noting that Bowers Gifford is neither recognized as a town in the Local Plan settlement hierarchy or more generally in Green Belt assessment, and noting the open and largely undeveloped land along Burnt Mills Road within parcels 52 and 53 which would remain as separation between Bowers Gifford and Basildon. Contribution to Purpose 2 has been assessed as **Does not contribute to the purpose**	The Plotlands include areas of commercial and residential property and extensive areas of degraded land, used for car storage and waste. Small fields and paddocks, which lie within the area, are interspersed with the development and degraded land and do not constitute open countryside. Their retention would not contribute to the safeguarding of the countryside from encroachment. Contribution to Purpose 3 has been assessed as **Does not contribute to the purpose**	There are no settlements of historic importance close to the site. There are no conservation areas or features of historic importance within the site. Contribution to Purpose 4 has been assessed as **Does not contribute to the purpose**

Assessment of the Site's Contribution towards the aims and purposes of the Green Belt

2.5.27 There is no sense of urban sprawl related to the parcel but the built development, security fencing, overhead services and urban paraphernalia substantially detract from any contribution to safeguarding the countryside from development. The surrounding Green Belt parcels are substantially unaffected by the urban character and built development of the Plotlands. The Plotlands parcel whilst physically within the land separating Basildon and South Benfleet does not contribute to the purposes of the Green Belt, largely as a result of existing built development and associated land uses. There is the opportunity for infill and redevelopment of parcels within the Plotlands without adverse effects on the remaining areas of Green Belt. Such development would need to be of a scale and extent that would be in keeping with the wider character and appearance of Bowers Gifford and where the boundary and internal green infrastructure, which contains the Plotlands, is retained and enhanced. Such forms of development control could be advanced through design codes for future development or specific landscape related policy.

Study	Parcel	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
HDA Assessment	The North Benfleet Plotlands	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

Summary of HDA Assessment

Site	Purpose 1 - to check the unrestricted sprawl of large built-up areas	Purpose 2 - to prevent neighbouring towns merging into one another	Purpose 3 - to assist in safeguarding the countryside from encroachment	Purpose 4 - to preserve the setting and special character of historic towns
BG1	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose
BG2	The parcel does not contribute to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose
BG3	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose
BG4	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose
BG5 - A	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel does contribute to the purpose	The parcel does not contribute to the purpose
BG5 - B	The parcel does not contribute to the purpose	The parcel partially contributes to the purpose	The parcel partially contributes to the purpose	The parcel does not contribute to the purpose
NB1	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose
NB2	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose
NB3	The parcel does not contribute to the purpose	The parcel does contribute to the purpose	The parcel does contribute to the purpose	The parcel does not contribute to the purpose
The North Benfleet Plotlands	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose	The parcel does not contribute to the purpose

2.4 Summary of findings

Site	Summary judgements
BG1. Land east of St Margaret's Primary within the School, London Road	The site contributes to the overall aims and purposes of the Green Belt and any development site would harm the integrity of the wider Green Belt designation.
BG2. Land West of Old Church Road, London Road	The site has a limited contribution to the overall aims and purposes of the Green Belt and could be developed without significant harm to the wider Green Belt designation.
BG3. Land East of Old Church Road, London Road	The site contributes to the overall aims and purposes of the Green Belt and any development site would harm the integrity of the wider Green Belt designation.
BG4. Alpha Close/Eric Road	The site contributes to the overall aims and purposes of the Green Belt and any development site would harm the integrity of the wider Green Belt designation.
BG5 - A. Little Chalvedon Hall Farm North, Pound Lane	The site contributes to the overall aims and purposes of the Green Belt and any development site would harm the integrity of the wider Green Belt designation.
BG5 - B. Little Chalvedon Hall Farm South	The site has some contribution to the overall aims and purposes of the Green Belt. The eastern field has potential for development without significant harm to the wider Green Belt designation.
NB1. Smilers Farm, Pound Lane	The site has a very limited contribution to the overall aims and purposes of the Green Belt and could be developed without significant harm to the wider Green Belt designation.
NB2. 245 Pound Lane	The site has a very limited contribution to the overall aims and purposes of the Green Belt and could be developed without significant harm to the wider Green Belt designation.
NB3. Hall Farm, Pound Lane	The site contributes to the overall aims and purposes of the Green Belt and any development site would harm the integrity of the wider Green Belt designation.
The North Benfleet Plotlands	The site has a very limited contribution to the overall aims and purposes of the Green Belt and could be developed without significant harm to the wider Green Belt designation.