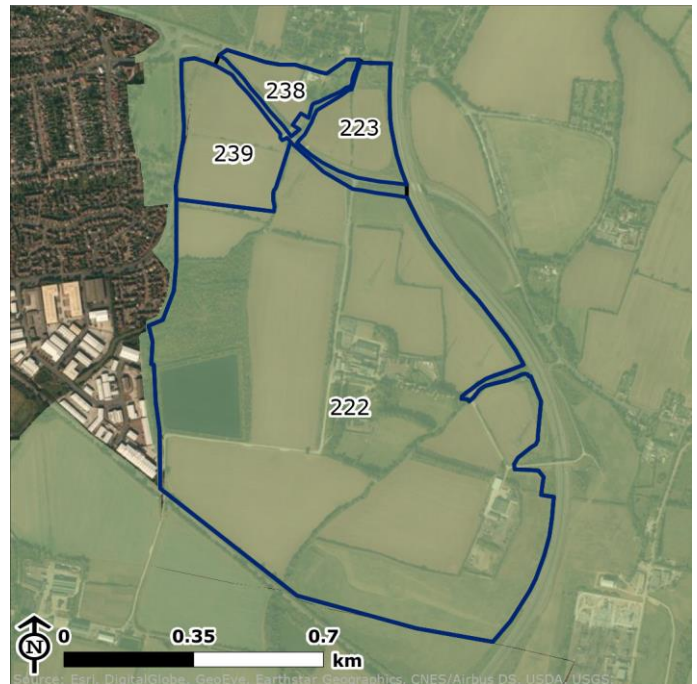
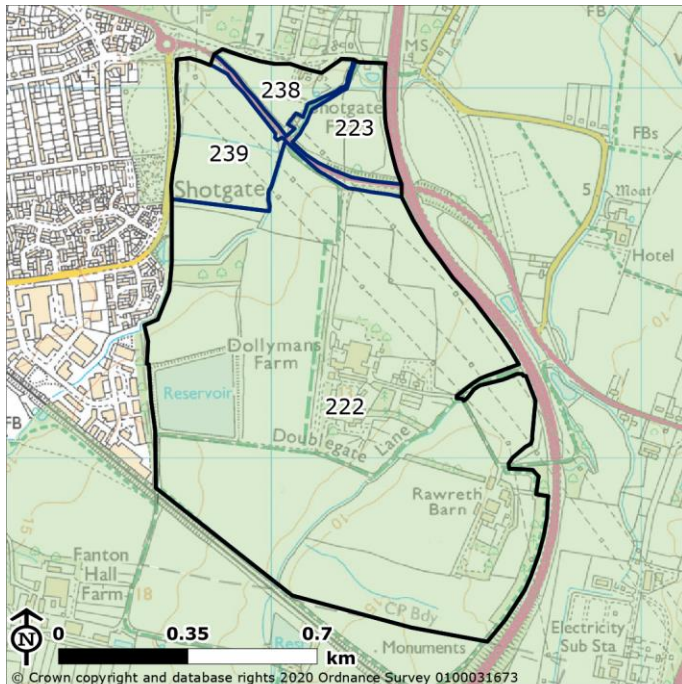


Appendix 4

Detailed Stage 2 Assessments

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA01



- Assessment areas
- Site
- Green Belt

Description

The assessment area lies adjacent to the eastern edge of Wickford and is located in the gap between the towns of Wickford and Rayleigh. It comprises of a number of open agricultural fields, a reservoir, Dollymans Farm and Rawreth Barn. In addition, a section in the north of the assessment area (severed from the majority of the assessment area by the A129) includes additional agricultural fields and Shotgate Farm. The assessment area is bounded to the east by the A130 road, the railway track to the south, the urban edge of Wickford and Hodgson Way to the west and Southend Road to the north.

Assessment Type

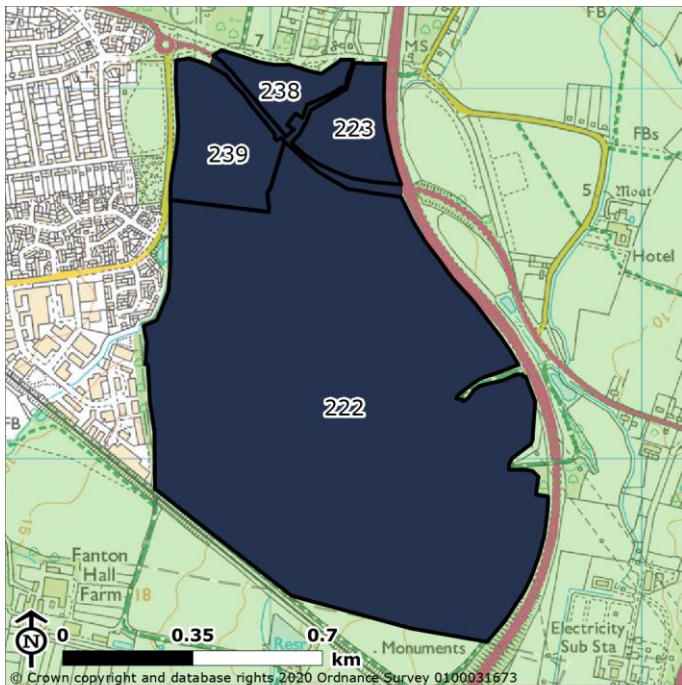
Urban Extension

Sites falling within Stage 2 Site Assessment Area

- 222
- 223
- 238
- 239

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA01



- Green Belt
- High
- Site

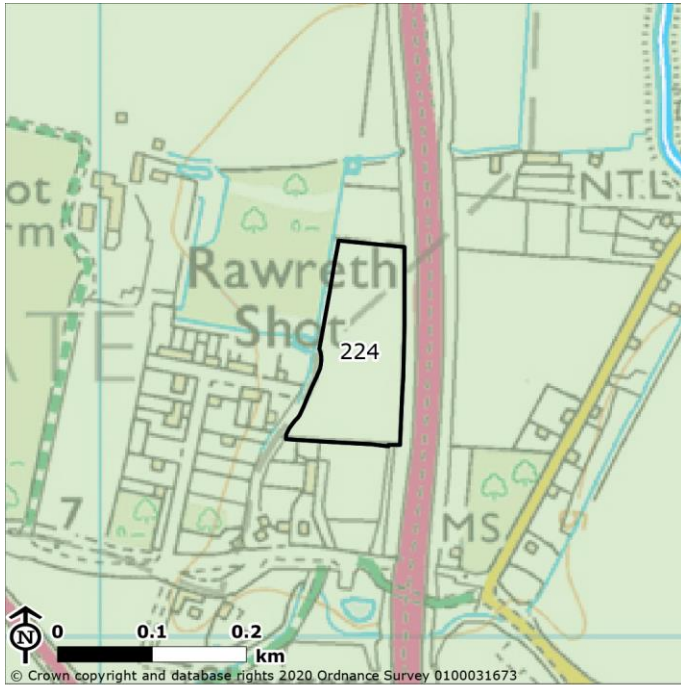


Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a weak contribution to preventing the sprawl of the large built-up area, a moderate contribution to preventing the merging of Rayleigh and Wickford and a strong contribution to preventing encroachment on the countryside. Despite being loosely contained by the road network, the area remains undeveloped and has a strong relationship with the wider countryside. Release of any land within the assessment area would reduce the gap between Wickford and Rayleigh along the connecting A129 road. The current boundary with Wickford, formed by a brook, reservoir and woodland is strong however, the outer boundaries of the assessment area- the A130, A129 and railway tracks would form equally strong boundary features.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA02



- Assessment areas
- Site
- Green Belt

Description

The assessment area lies adjacent to the A130 between the towns of Wickford and Rayleigh. It consists of an open field that is surrounded on all sides by a hedgerow. It is important to note that the north western half of this parcel is located within the neighbouring Borough of Basildon.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

224

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA02



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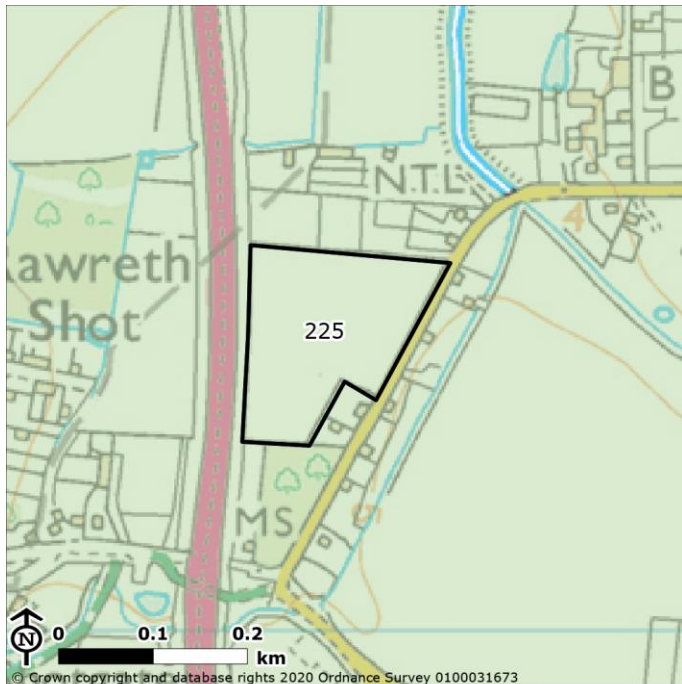
Green Belt
High
Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area, a moderate contribution to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Despite being adjacent to a row of isolated dwellings off Enfield Road, the assessment area is undeveloped and has a strong relationship with the open countryside. Release of the assessment area would create a new inset area to the east of Wickford (most likely including the washed over residential development to the west and south) which would narrow the gap between the towns of Wickford and Rayleigh. Its release would threaten the integrity of Green Belt to the south of the assessment area, which is contained to the east by the A130 and London Road to the south, but has relatively weak western and northern boundaries that could be breached by development.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA03



Description

The assessment area lies east of Wickford and is located in the gap between the towns of Wickford and Rayleigh. The area comprises of an individual open field. The assessment area is bounded to the west by A130 and a dense hedgerow, Church Road to the east, and a dense hedgerow to the north and south. The site is undeveloped and has a strong relationship with the wider countryside.

Assessment Type

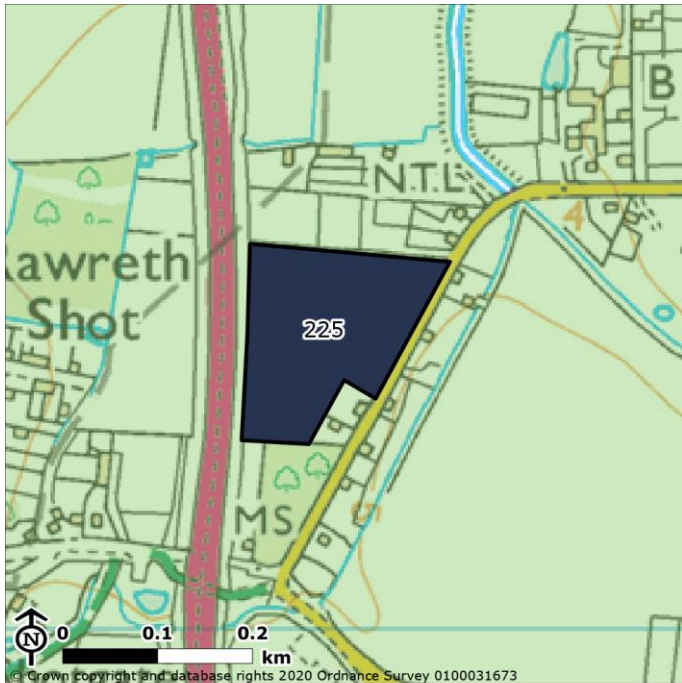
Inset

Sites falling within Stage 2 Site Assessment Area

225

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA03

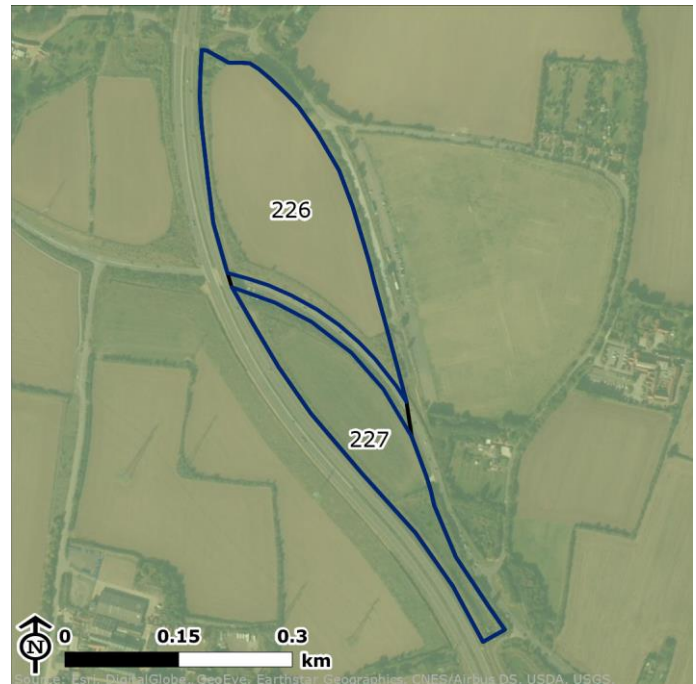
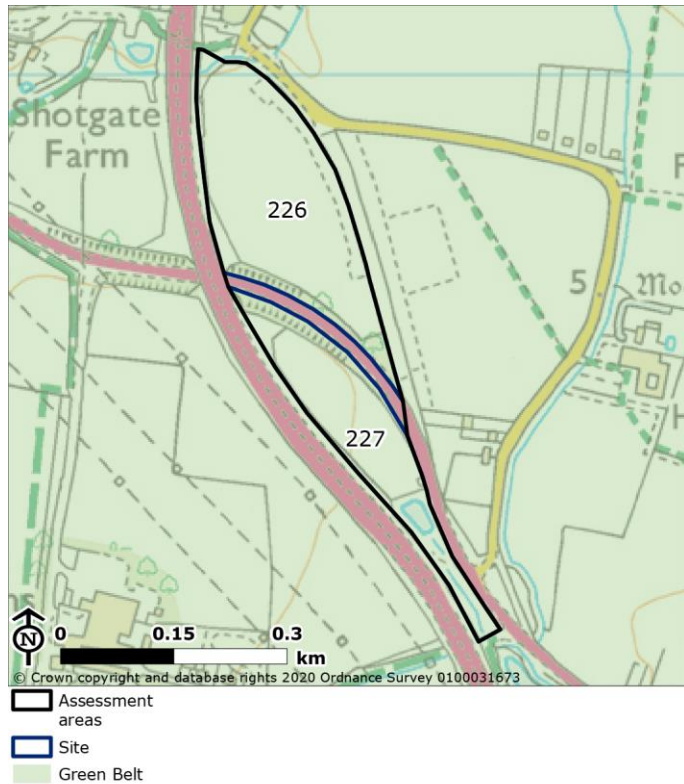


Harm Assessment

Scenario	Justification	Score
Release of the assessment area	<p>The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing the merging of Rayleigh and Wickford and preventing encroachment on the countryside. Release of the assessment area would create a new inset area to the east of Wickford. This, in turn, would create a new Green Belt boundary that would weaken the integrity of the neighbouring Green Belt on all sides, particularly to the east of the A130. In addition to this, the addition of a new inset area between Wickford and Rayleigh would contribute to the visual coalescence and merging of the two towns.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA04



Description

The assessment area lies in between the towns of Raleigh and Wickford. The site comprises of two playing fields which are separated by the A129 road. The site is bounded to the west by the A130, to the north by Old London Road, to the east by hardstanding and an associated hedge and a farm track to the south.

Assessment Type

Inset

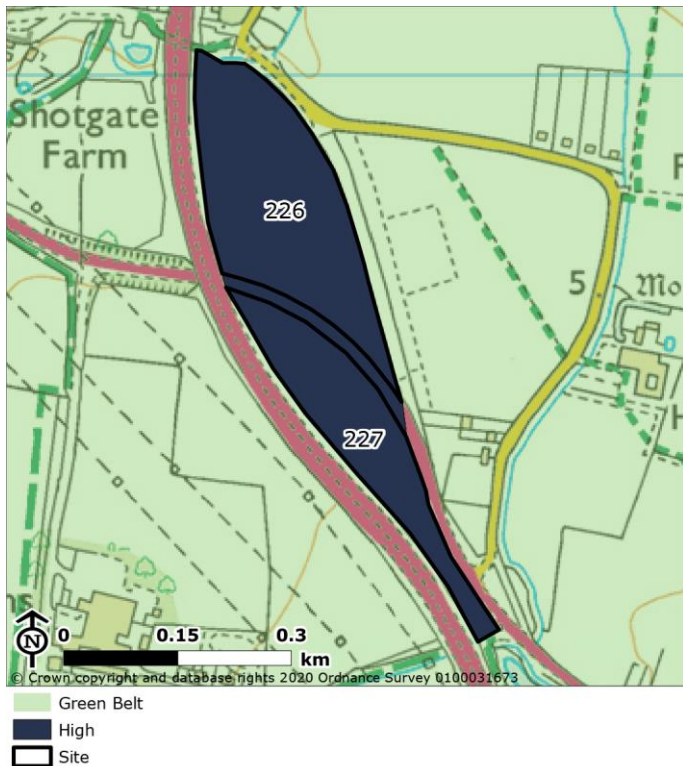
Sites falling within Stage 2 Site Assessment Area

226

227

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA04

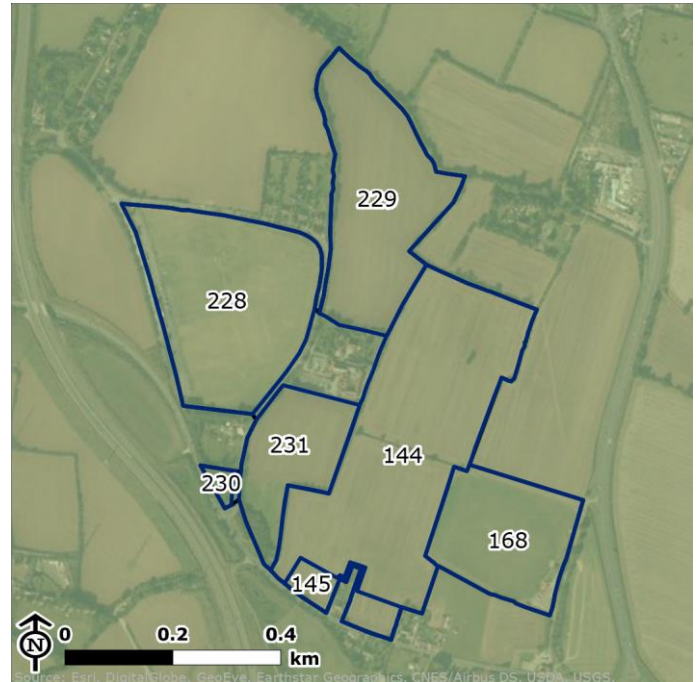
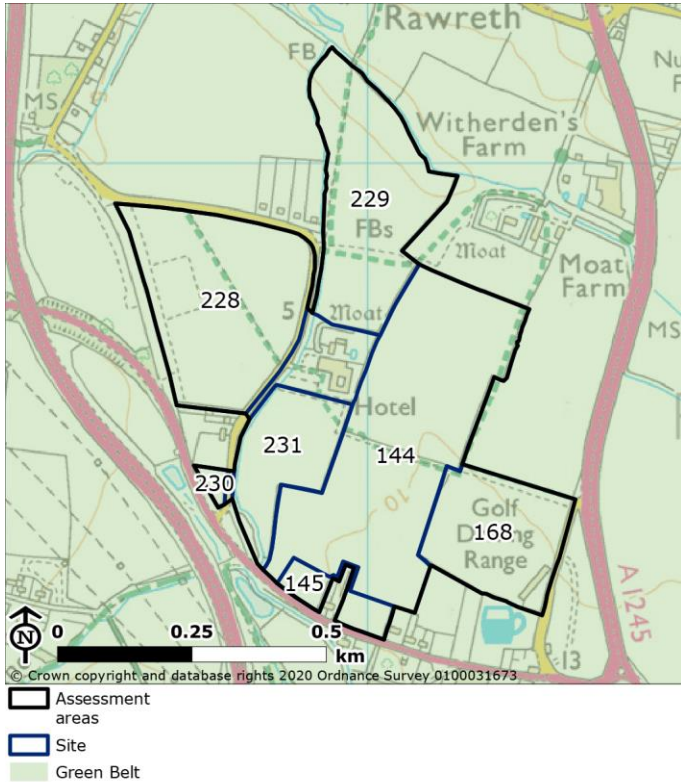


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of towns and to preventing encroachment on the countryside, and a weak contribution to preventing the sprawl of Southend-on-Sea. Despite the assessment area being contained by roads, the site is open and maintains a strong relationship with the wider countryside to the east. Release of this undeveloped assessment area would create a new inset area, which, in turn, would contribute to the merging and visual coalescence of Rayleigh and Wickford. The development of this assessment area would weaken the integrity of the Green Belt, particularly to the north and east, where the remaining Green Belt would not follow the surrounding A roads.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA05



Description

The assessment area lies between Rayleigh and Wickford and consists of open spaces including a playing field with associated hardstanding, the Chichester Hotel with car parking, a number of agricultural fields and a woodland in the south west of the assessment area. The assessment area is bounded to the south by London Road (A129), by a patchy tree line to the west and by hedgerows and simple field boundaries to the north and east. The assessment area includes a small settlement along Old London Road, however overall the assessment area remains open.

Assessment Type

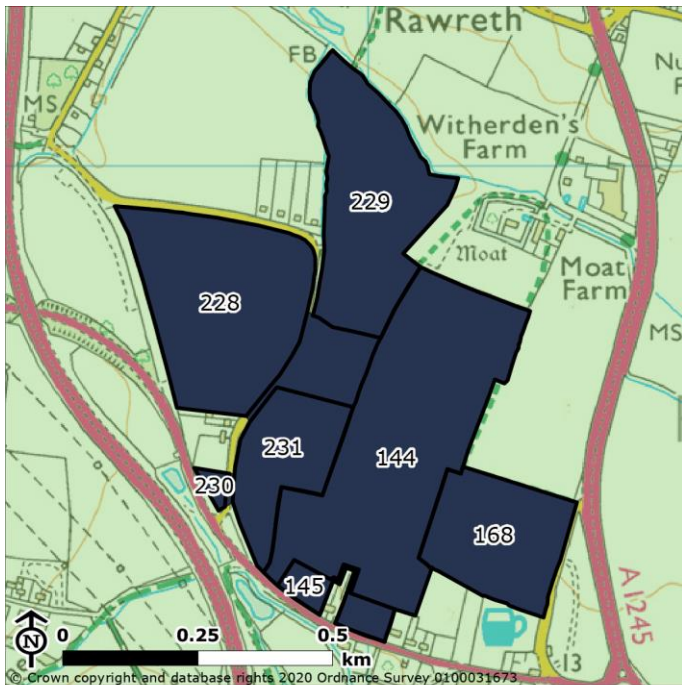
Inset

Sites falling within Stage 2 Site Assessment Area

- 144
- 145
- 168
- 228
- 229
- 230
- 231

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA05



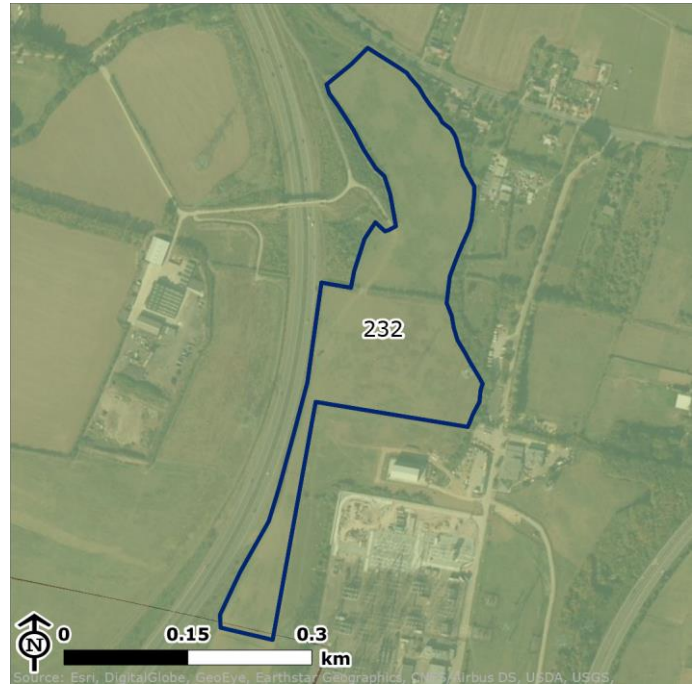
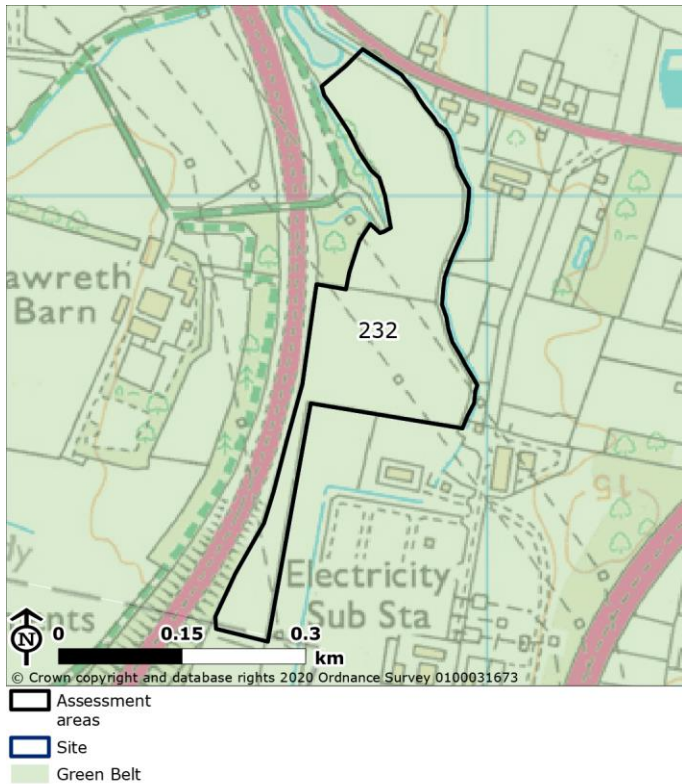
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing the merging of towns and preventing encroachment on the countryside, and a weak contribution to preventing the sprawl of the large built-up area. Release of any land within the assessment area would create a new inset area which would narrow the gap between the towns of Rayleigh and Wickford, as the assessment area is strategically located adjacent to the A129 a connecting road between the two towns. Release of Green Belt land in this location would significantly weaken adjacent Green Belt land, particularly the undeveloped pockets along the A129. It is noted that the irregular edges of the assessment area would create some pockets of more contained land.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA06



Description

The assessment area lies adjacent to the A130 between the towns of Wickford and Rayleigh. It consists of three irregularly shaped agricultural fields. The assessment area is bounded to the west by the A130 and sloped wooded verges, London Road (A129) to the north and a dense tree line and field boundary to the east. The site lies in close proximity to an electricity substation which acts as a visual barrier to the open countryside to the south east.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

232

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA06



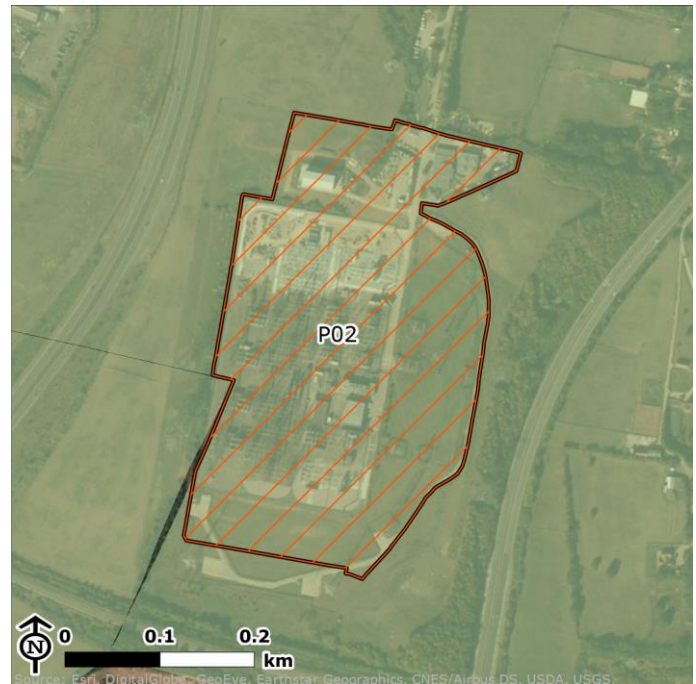
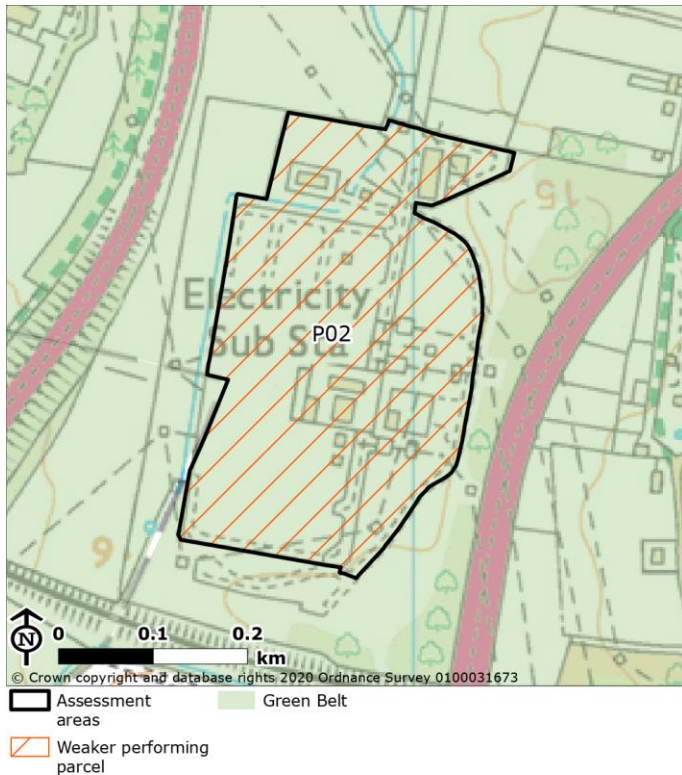
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing the merging of towns and to preventing encroachment on the countryside. Release of any land within the assessment area would create an inset area that lies in close proximity to the electricity substation. The wider area is contained by the A1245, A129, A130 and railway track. Therefore, the release of land within the assessment area would weaken the integrity of the neighbouring Green Belt, as the area lacks strong internal boundary features, and would therefore be vulnerable to further release/development adjacent to the electricity substation and stronger boundaries created by the A roads. Furthermore, release of this area would contribute to the visual coalescence of Rayleigh and Wickford and the merging of the two settlements.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA07



Description

The assessment area consists of an electricity substation and associated buildings and adjacent pockets of open land. The assessment area is bounded on all sides by field boundaries and tracks associated with the substation.

Assessment Type

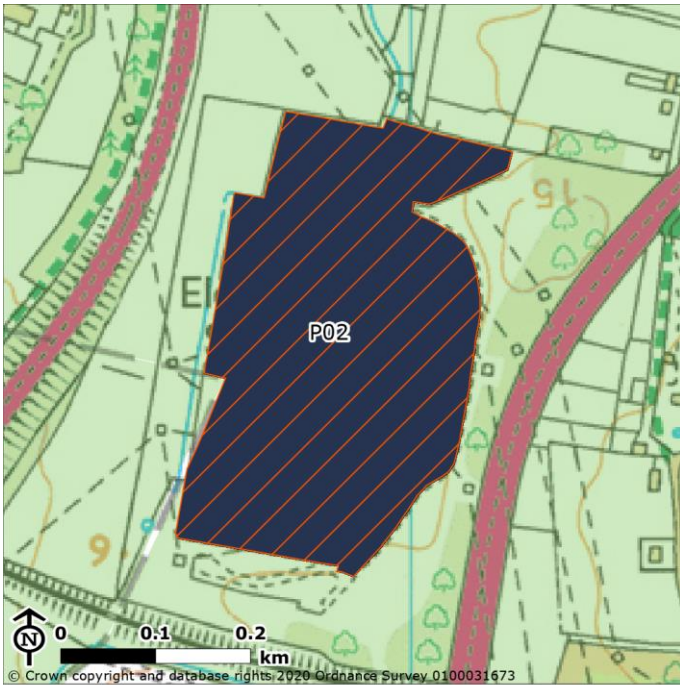
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P02

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA07



- Green Belt
- High
- Weaker performing parcel

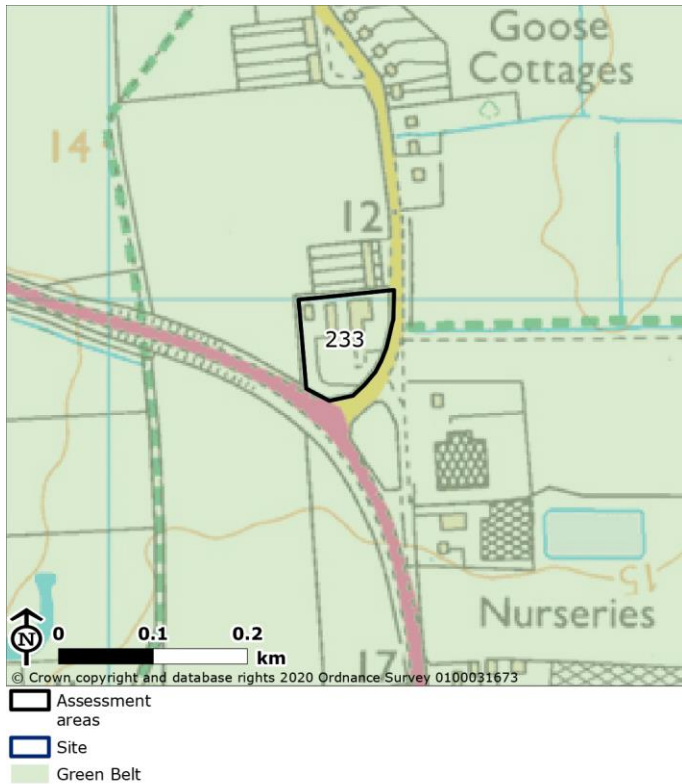


Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a moderate contribution to preventing the merging of towns and to preventing encroachment on the countryside. The assessment area is urbanised by the substation yet retains some openness and has a relationship with the surrounding fields. Release of this assessment area would create a new inset area between Rayleigh and Wickford and would weaken the integrity of Green Belt on all sides, as none of the existing boundaries are considered to be strong and/or defensible.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA08



Description

The assessment area lies adjacent to the A1245 between the towns of Wickford and Hullbridge. It consists of a small commercial nursery, comprised of glasshouses with an associated car park and open space. The assessment area is bounded to the south, east and west by a dense conifer hedgerow, and a residential garden fence to the north.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

233

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA08

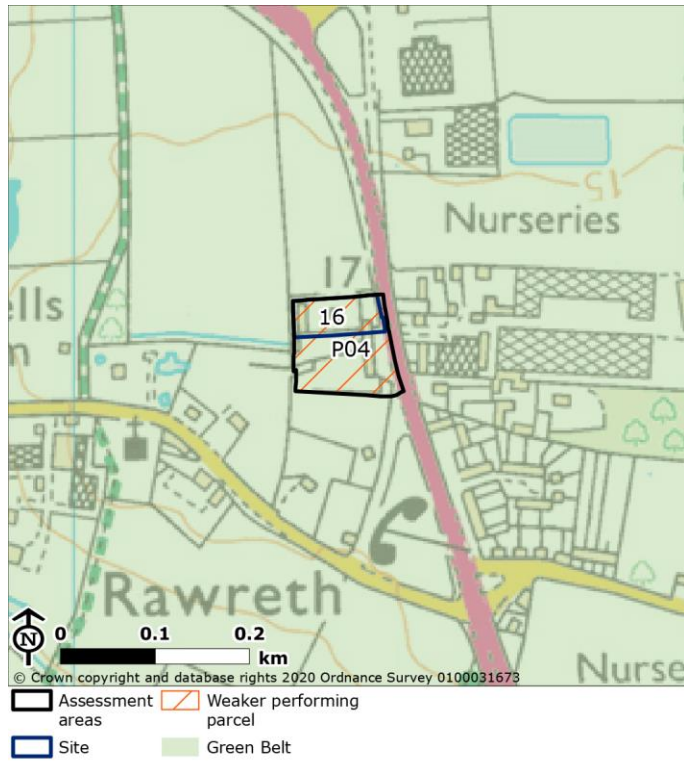


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the merging of settlements, a strong contribution to preventing encroachment on the countryside, and a weak contribution to preventing the sprawl of the large built-up area. Release of the assessment area would create a new inset area which would sit within the gap between the towns of Hullbridge and Wickford. Furthermore, its release would weaken the integrity of neighbouring Green Belt, particularly to the west, on Green Belt situated between Chemsford Road and the A1245, where the existing hedgerow constitutes a weak western Green Belt boundary. There would also be little justification for not inseting the residential dwellings to the north, which would weaken the integrity of the Green Belt in between the assessment area and the hamlet of Battlesbridge, as well as the hamlet itself.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA09



Description

The assessment area lies adjacent to the A1245 between the towns of Wickford and Hullbridge. It consists of two isolated properties with rear gardens and a salvage yard. The assessment area is bounded to the south, north and west by a dense hedgerow and trees, and the A1245 to the east.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

16

Stage 1 parcels that fall within Stage 2 Assessment Area

P04

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA09



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the merging of settlements and to preventing encroachment on the countryside, and a weak contribution to preventing the sprawl of the large built-up area. Release of the assessment area would create a new inset area in between the towns of Hullbridge and Wickford. However, the area has already been significantly urbanised by a vehicle garage, salvage and sales yard and a few dwellings. Although its development is unlikely to significantly weaken the integrity of neighbouring Green Belt, parts of which are also developed and urbanised, its release would compromise the integrity of the open land to the north and west and significantly reduce the justification for not also insetting the developed land to the south and east.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA10



Description

The assessment area lies to the west of the A1245 between the towns of Wickford and Rayleigh. It consists of an isolated dwelling, agricultural building and associated open land. The site is bounded to the north by a brook and section of Chelmsford Road and on all other sides by a tree line and an inner moat. The assessment area consists of some urbanising influences, yet has a strong relationship with the wider countryside.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

92

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA10

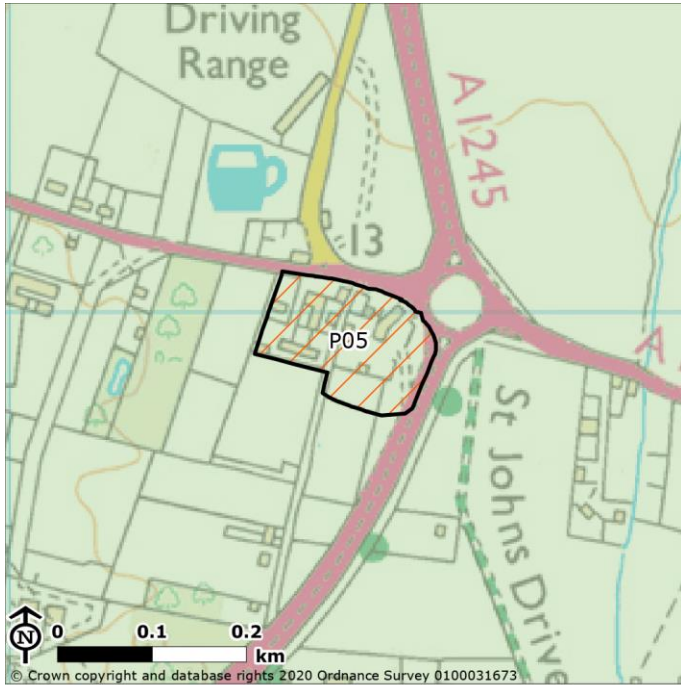


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing the merging of towns and to preventing encroachment on the countryside. Release of the assessment area would create a new inset area within the narrow gap between Wickford and Rayleigh. Its release would also weaken the integrity of the surrounding Green Belt, including the Vale Garden Centre to the north east which would have little justification for being retained as washed over Green Belt land.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA11



- Assessment areas
- Green Belt
- Weaker performing parcel

Description

The assessment area is located adjacent to the A1245 road and consists of two car forecourts, two salesroom buildings, outbuildings and associated car parking. The site is bounded to the east by the A1245, the A129 to the north and hedgerows to the south and west.

Assessment Type

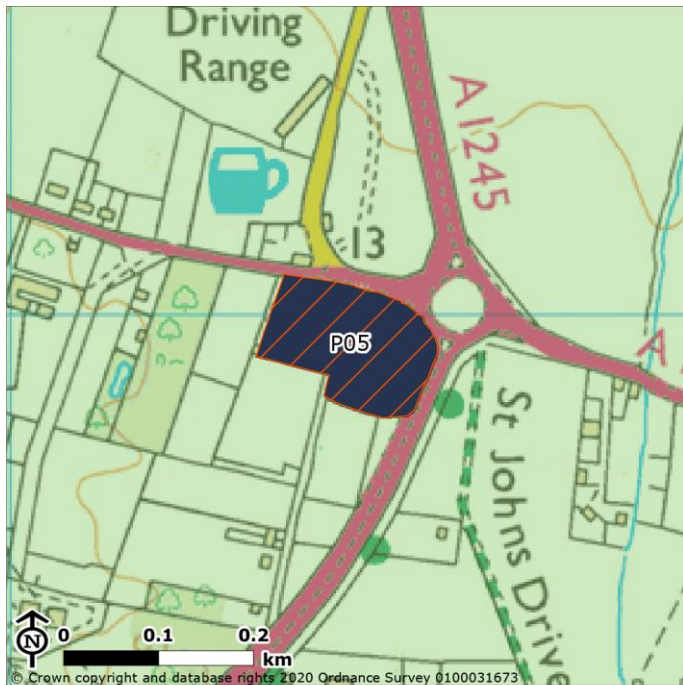
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P05

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA11



- Green Belt
- High
- Weaker performing parcel

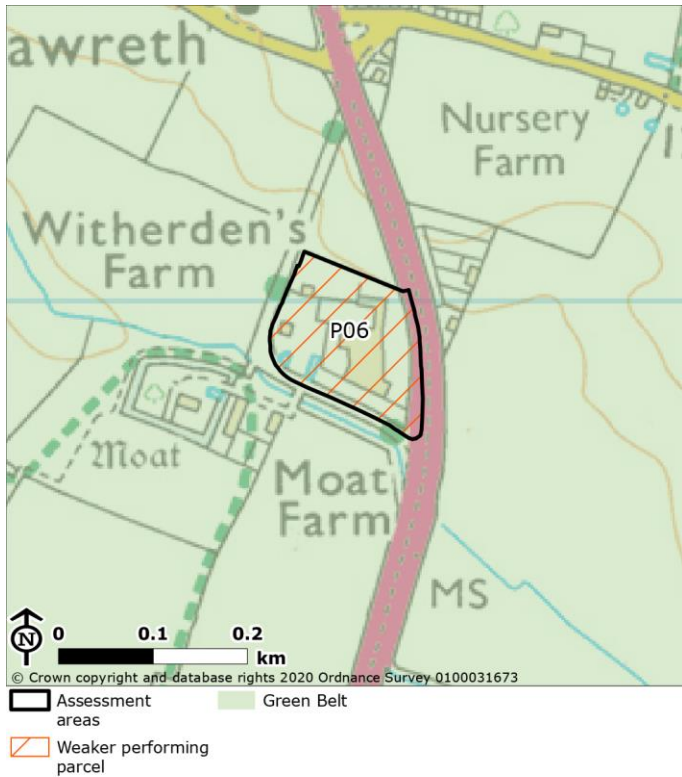


Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a weak contribution to preventing the sprawl of the large built-up area, a moderate contribution to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. While the assessment area is relatively urbanised, it sits within a wider expanse of open countryside a significant distance from the Wickford to the west and Rayleigh to the east. Release of this assessment area would create a new inset area between Rayleigh and Wickford which, in turn, would weaken the integrity of the surrounding Green Belt, most significantly to the south and west where there are no roads to provide distinction from the wider Green Belt.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA12



Description

The assessment area is located along Chelmsford Road and consists of a commercial glasshouse and associated car parking. The site is bounded to the east by Chelmsford Road, to the south by an access road and wooded boundaries to the north and west.

Assessment Type

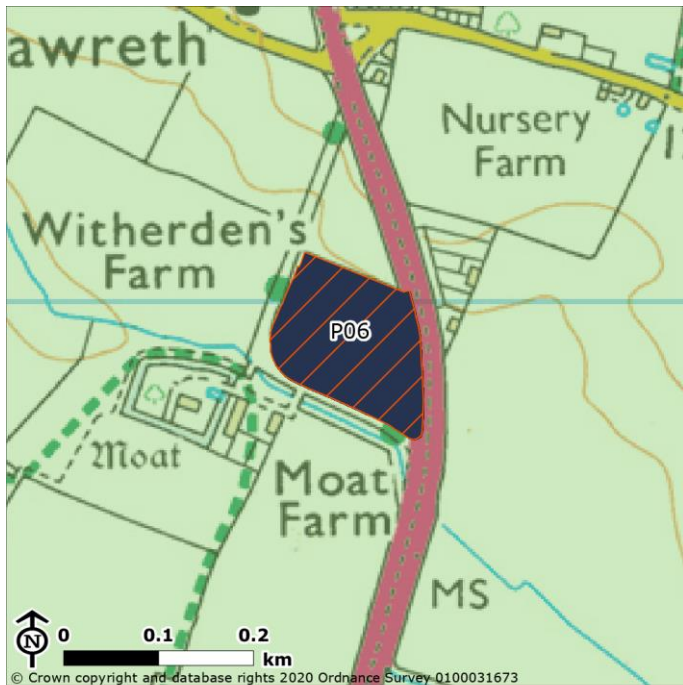
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P06

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA12



- Green Belt
- High
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a moderate contribution to preventing the merging of towns and to preventing encroachment on the countryside. The assessment area is urbanised by the commercial garden centre. Release of this assessment area would create a new inset area in between the narrow gap between Rayleigh and Wickford, which, in turn, would undermine the integrity of adjacent Green Belt, particularly to the north, west and south away from the road, where there are no defensible boundary features.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA13



Description

The assessment area sits on the edge of washed over settlement of Rawreth, between the towns of Rayleigh and Wickford. It is a small area which consists of an individual building on a road junction. It is bounded to the north and west by Chelmsford Road and Rawreth Lane, another building to the south and to the east by a patchy tree line. The site is fully developed and has a strong relationship with the adjacent urban area to the north and south.

Assessment Type

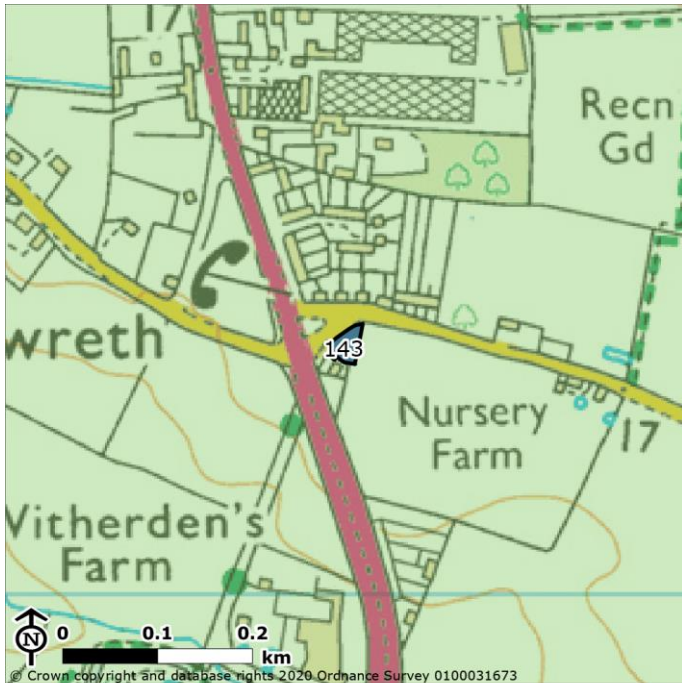
Inset

Sites falling within Stage 2 Site Assessment Area

143

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA13



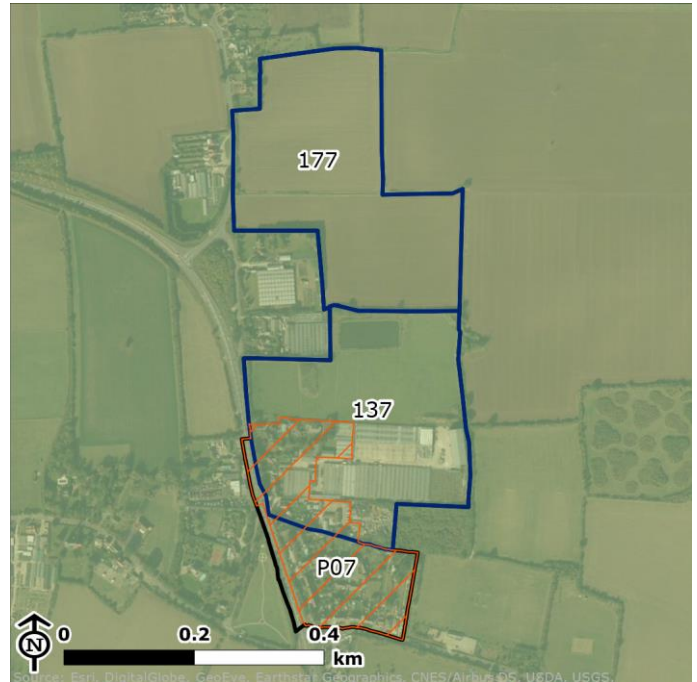
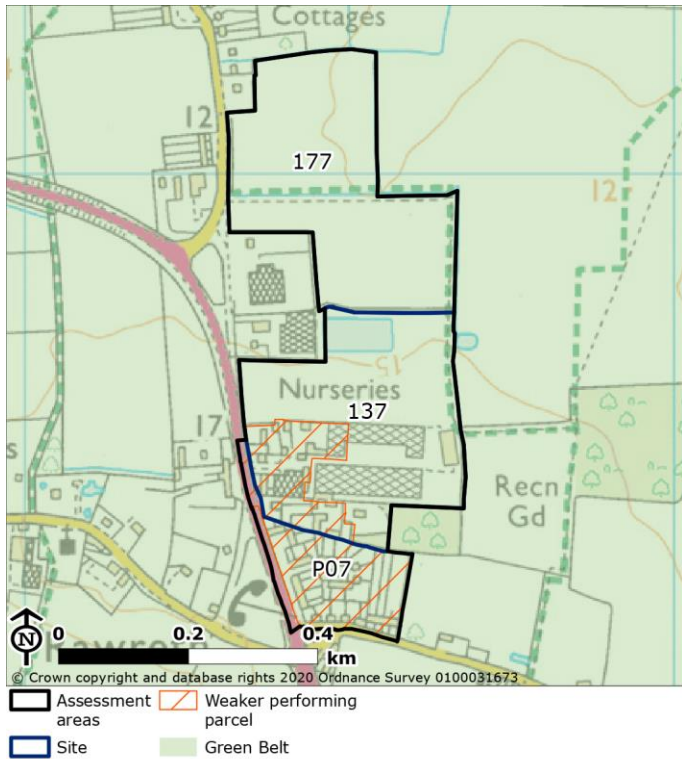
- Green Belt
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a small inset area directly within the narrow gap between Wickford and Rayleigh. Although its development is unlikely to significantly weaken the integrity of neighbouring Green Belt to the north and south which are also developed and urbanised, its release would compromise the integrity of the open land to the east and significantly reduce the justification for not also inseting the developed land to the north and south.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA14



Description

The assessment area falls to the north west of Rayleigh. The northern half of the assessment area is formed of three open agricultural fields. The southern half of the assessment area contains urbanising housing development and glasshouses which are considered appropriate use in the Green Belt. The western border is formed of the A1245, the northern and eastern boundaries formed by field edges and the southern boundary consists of Rawreth Lane.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

137

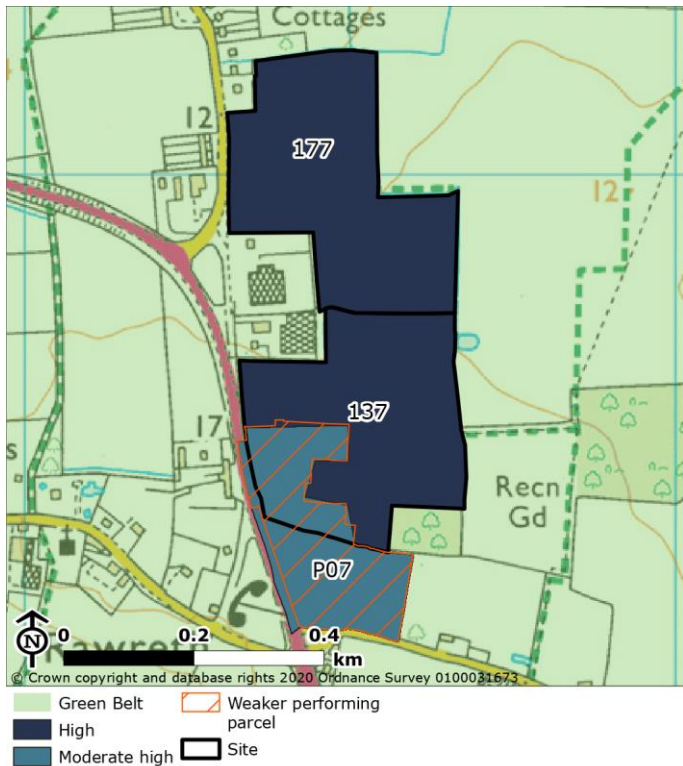
177

Stage 1 parcels that fall within Stage 2 Assessment Area

P07

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA14

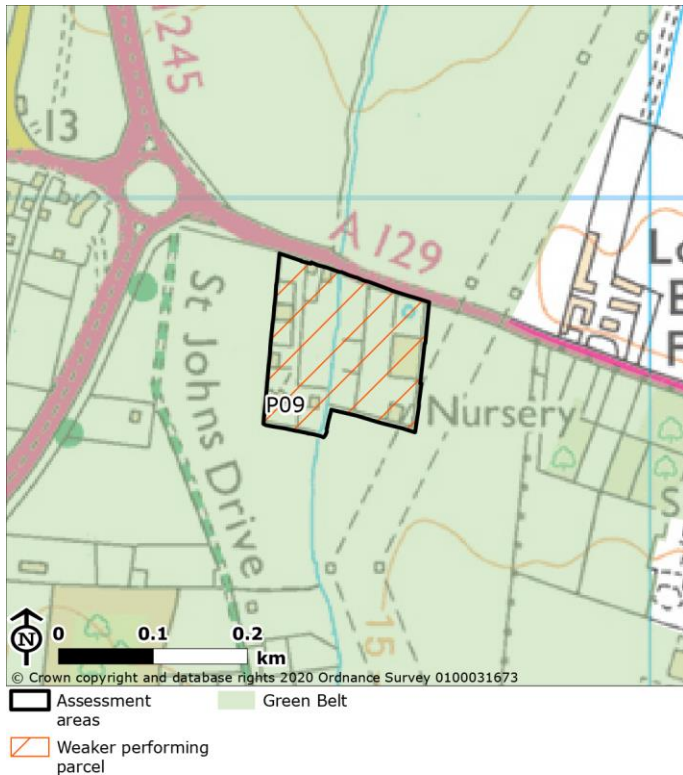


Harm Assessment

Scenario	Justification	Score
Release of whole assessment area or sites in isolation	The northern half of the assessment area, including the glasshouses, which are not considered to be urbanising development, makes a moderate contribution to preventing the merging of towns and contributes strongly to protecting the countryside from urban encroachment. The area is open and undeveloped and has a strong relationship with the wider countryside, particularly to the north and east. Due to relatively weak boundaries formed of field edges the strength of the adjacent Green Belt to the north and east would be compromised. While the A1245 forms a stronger boundary to the west it has been breached by development in a number of places weakening its integrity as a potential Green Belt boundary. It is noted that the irregular boundary of the assessment area would increase the containment of pockets of adjacent Green Belt land.	High
Release of the housing development	This area makes a moderate contribution to preventing the merging of towns and encroachment on the countryside as it already contains urbanising development in the form of dwellings but retains some openness. Although its development is unlikely to significantly weaken the integrity of neighbouring Green Belt to the west and south which are also partially developed and retained by roads, its release would compromise the integrity of the open land to the north and east where there is a lack of boundary features and significantly reduce the justification for not also insetting the developed land to the west and south.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA15



Description

The assessment area is located to the west of the town of Rayleigh. It is formed of an aquatics centre, a garage, car wash and valet centre and associated parking and a garden centre. A small café and woodland / scrub area falls in the centre of the assessment area. The south, eastern and western boundaries are formed by field edges and the northern boundary is formed by the A129 London Road.

Assessment Type

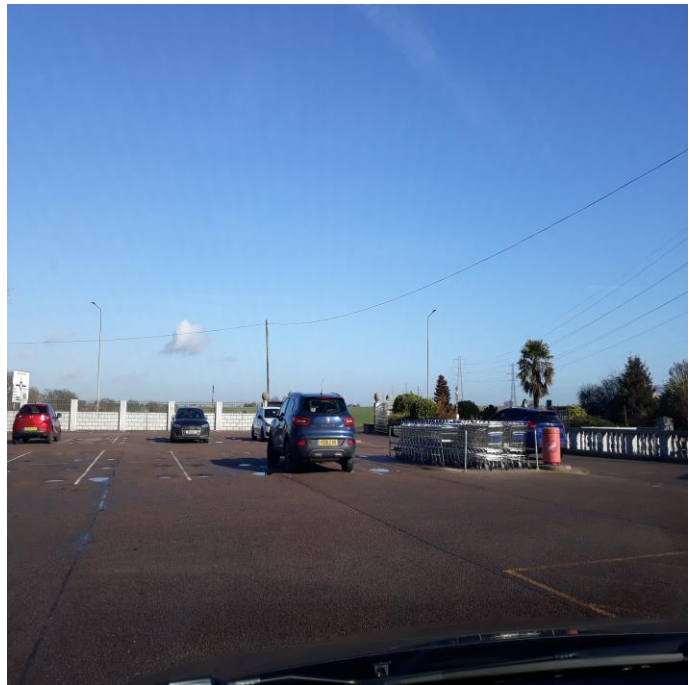
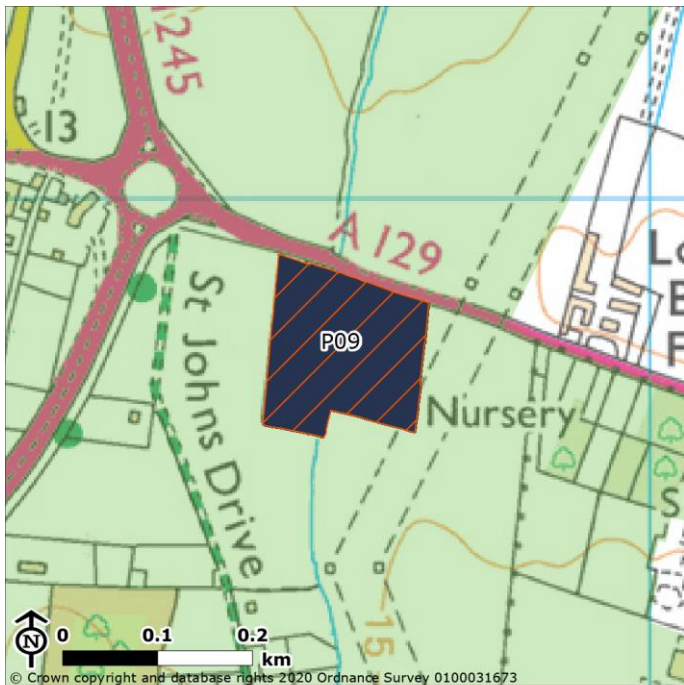
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P09

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA15

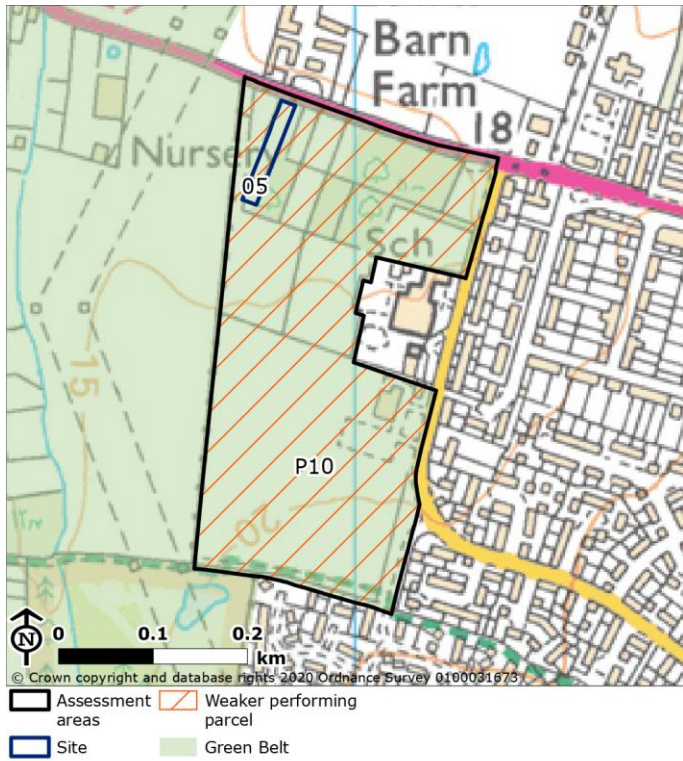


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to checking sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area contains a number of urbanising uses such as a garden centre, garage and aquatics centre, but it retains some openness and a relationship with the wider countryside. Release of the assessment area would create a small, isolated inset area which would compromise the surrounding Green Belt. To the east, along the A129, a small area of Green Belt would remain between the new inset area and the urban edge of Rayleigh and to the west a small area would remain between the new inset area and the A125 which would form a stronger boundary feature, these areas of Green Belt would be significantly weakened.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA16



Description

The assessment area is located adjacent to the Our Lady of Ransom Catholic Primary School to the west of Rayleigh. The site consists of Rayleigh Grange Community Centre and an associated open recreation space, school grounds, hardstanding and a wooded area. The site is bounded to the north by the A129, Little Wheatley Chase road to the east and a well-defined hedgerow to the south and west.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

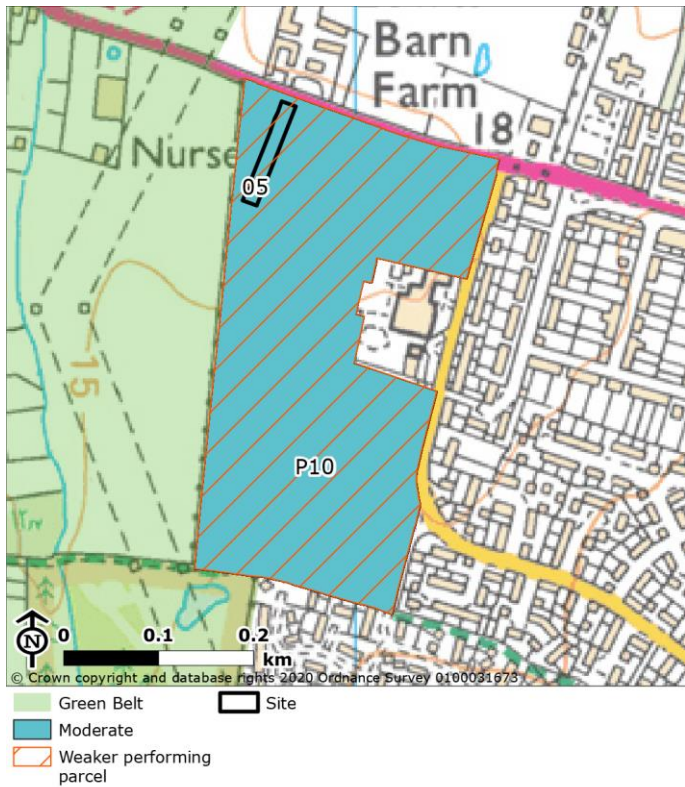
05

Stage 1 parcels that fall within Stage 2 Assessment Area

P10

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA16

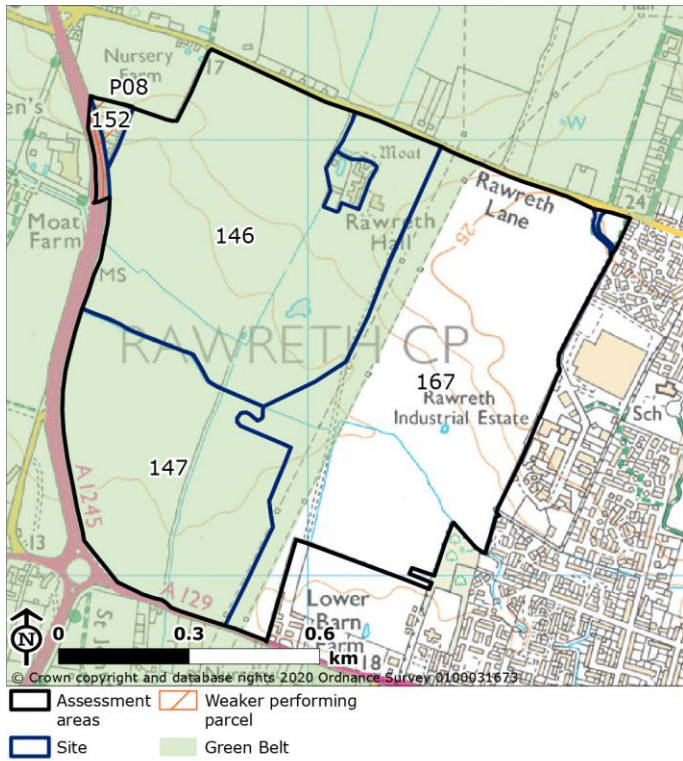


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea, to preventing the merging of towns and to preventing encroachment on the countryside. Release of any land within the assessment area would narrow the gap between Rayleigh and the nearby town of Wickford. Although the parcel is already partially contained by inset land to the north, east and south, its release would allow development to breach Little Wheatley Chase road westward, creating a weaker Green Belt boundary along the existing hedgerows. This, in turn, would somewhat increase containment of neighbouring already partially urbanised Green Belt to the west, containing it between the urban edge and the A1245. However the land to the north, to east of Lower Barn Farm and west of Rawreth Industrial Estate, has already been released for development. Therefore, the hedgerow would form a consistent boundary with the released land to the north and the developed land to the south.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA17



Description

The assessment area lies to the west of Rayleigh and consists of a number of agricultural fields that are separated by grass field boundaries and hedges. The site is bounded to the north by Rawreth Lane, Chelmsford Road (A1245) to the west, London Road (A129) to the south, and the urban edge of Rayleigh to the east. The assessment area is flat and has a strong relationship with the surrounding countryside.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

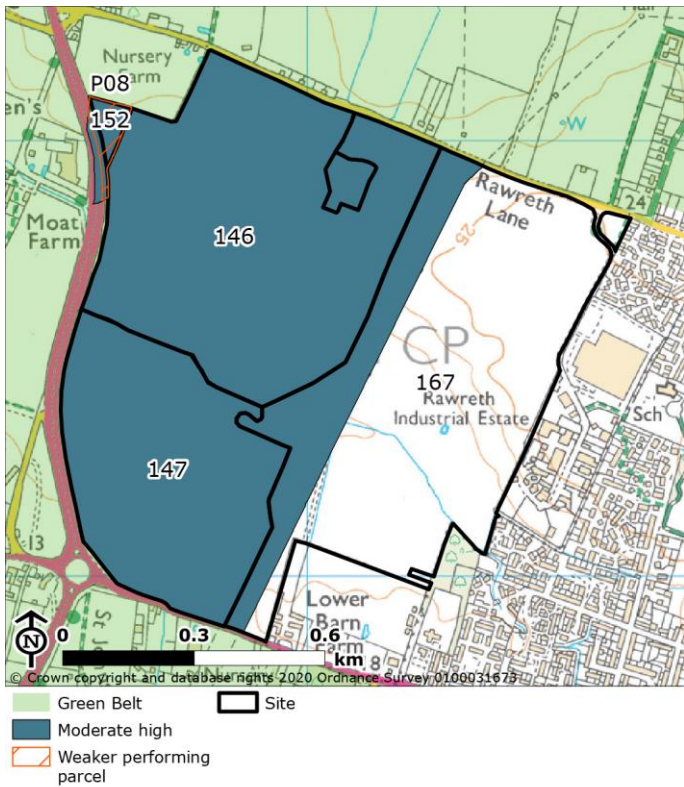
146
147
152
167

Stage 1 parcels that fall within Stage 2 Assessment Area

P08

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA17

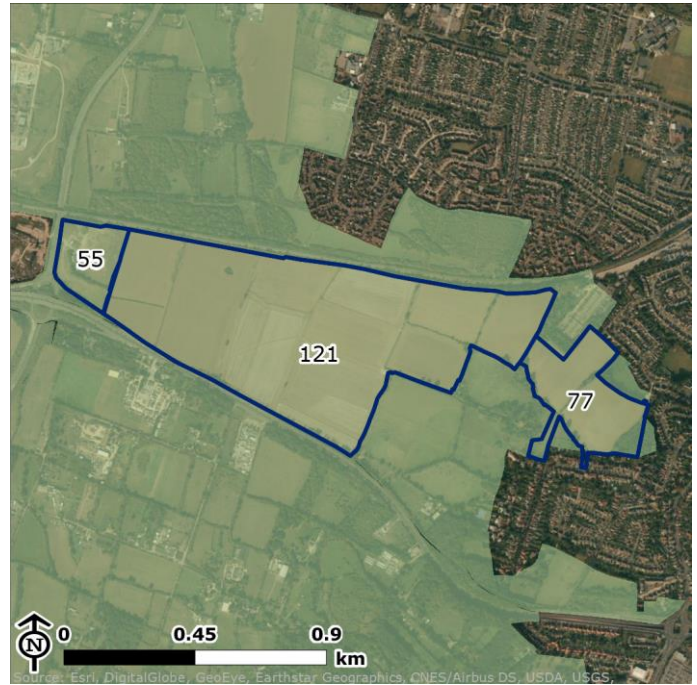
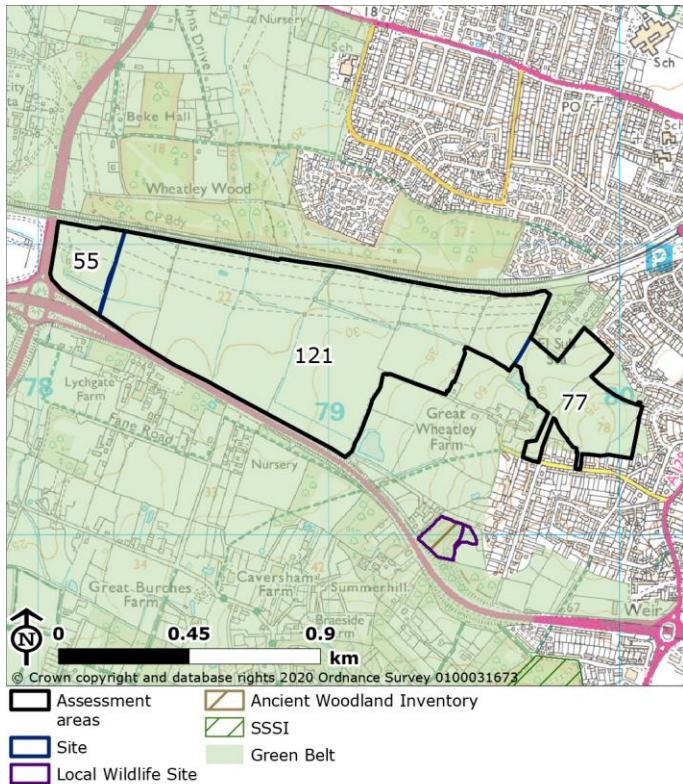


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The majority of the assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. The north western corner of land containing low-density settlements makes a moderate contribution to all purposes listed above. The easternmost third of the assessment area has already been released from the Green Belt for development and therefore can be taken to be the existing urban edge. The release of any further land within the remaining area would reduce the gap between Rayleigh and Wickford. Despite the small parcel in the north west of the area contributing less to Green Belt purposes, the release of this land would increase containment of the land directly to the south which would become further contained on two sides and to an extent to the east where land would become more contained in the gap between Rayleigh and Wickford. However, the assessment area is bounded by the A129 to the south, the A1245 to the west and Rawreth Lane to the north, which provide stronger boundary features than the existing boundary formed by field edges.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA18



Description

The assessment area abuts the western edge of Rayleigh. The assessment area is almost wholly comprised of agricultural fields, yet also contains an open space in the west. The site is bounded to the north by a railway line, the A1245 road to the west, the A127 road to the south and a combination of a farm track, patchy hedgerows and the urban edge of Rayleigh to the east. The assessment area boundary is reinforced on all sides by a hedgerow.

Assessment Type

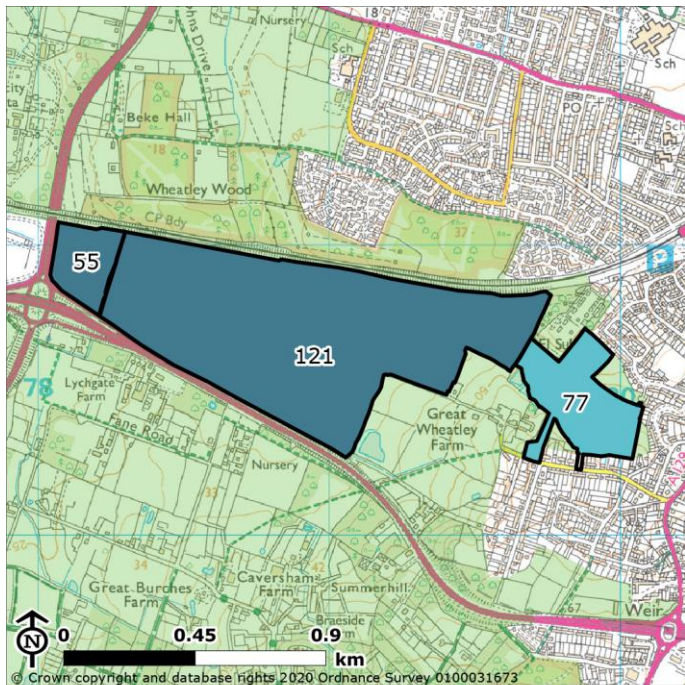
Urban Extension

Sites falling within Stage 2 Site Assessment Area

121
55
77

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA18



Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area or sites 55 and 121 in isolation</p>	<p>The assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and to preventing the merging of towns, and a strong contribution to preventing encroachment on the countryside. Despite the assessment area being bound by a main road and railway line, these emanate out from the existing urban edge. Furthermore the site is open with long ranging views of the wider countryside to the west maintaining a strong relationship with the wider countryside. Release of this undeveloped assessment area would envelop an area of Green Belt to the south (including Great Wheatley Farm) contained also by the A127 to the south and the urban edge of Rayleigh to the east, though it is noted that this area of Green Belt is not stronger performing than the assessment area itself. Furthermore, despite the presence of the railway line to the north and the A127 to the south, the integrity of the Green Belt land to the north and south east of the A1245/A13 would also be weakened. However the boundaries of the assessment area, formed by A roads and the railway line would form a stronger Green Belt boundary than the existing Green Belt boundary formed mainly by residential gardens and tree lines.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA18

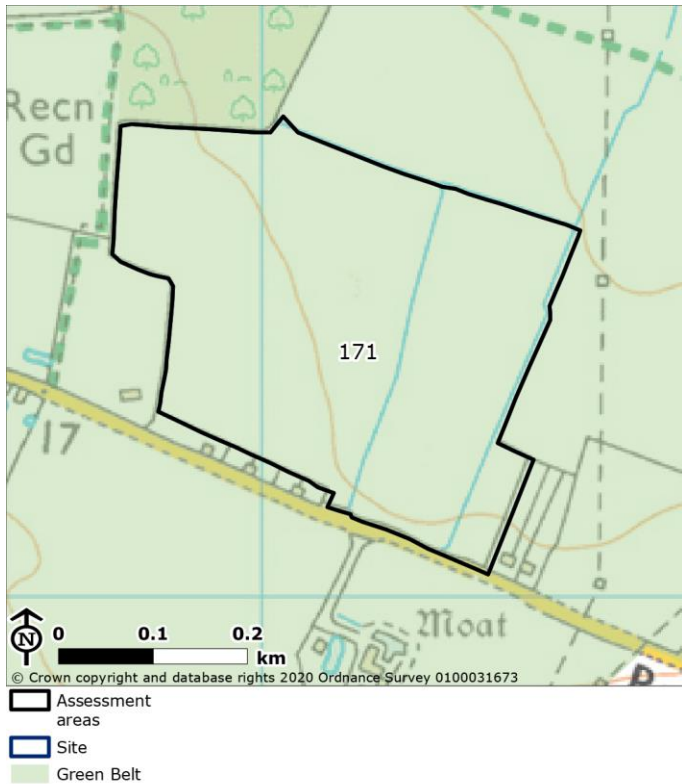
Release of easternmost site, site 77

Site 77 makes a moderate contribution to preventing the sprawl of Southend-on-Sea and to preventing the merging of towns, and a strong contribution to preventing encroachment on the countryside. The release of this area would result in the isolation of three wooded pockets of Green Belt land in between the existing urban edge of Rayleigh and the site. There would therefore be limited justification for these wooded areas to be retained as Green Belt. However its release would create a more consistent Green Belt boundary with the existing urban edges of Rayleigh to the north and south due to the extent of containment by the urban edge.

Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA19



Description

The assessment area lies to the north west of Rayleigh in between the towns of Rayleigh and Wickford. It consists of three agricultural fields. The area is bounded to the south by a row of isolated pockets of dwellings along Rawreth Lane and is bounded on all other sides by field boundaries and hedgerows.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

171

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA19



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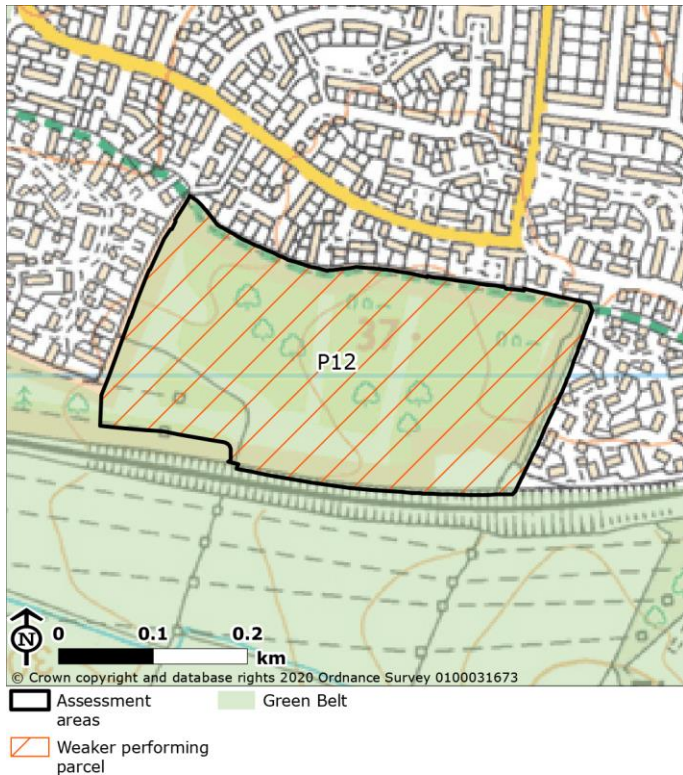
Green Belt
High
Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and preventing the merging of Rayleigh and Wickford and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a new inset area to the north west of Rayleigh and would narrow the gap between the towns of Rayleigh and Wickford. Furthermore, release of this assessment area would weaken the integrity of neighbouring Green Belt on all sides, but particularly land to the west, which would become sandwiched between new development and the washed over settlement of Rawreth and east towards the low density development to the north of Rayleigh.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA20



Description

The assessment area lies on the south western edge of the town of Rayleigh. It is formed of an area of open space, the majority of which is wooded. The northern, eastern and western boundaries are formed by the urban edge of Rayleigh. The area is surrounded on its north, east and west sides by the existing urban edge; the southern boundary is formed by the railway tracks, beyond which lie agricultural fields.

Assessment Type

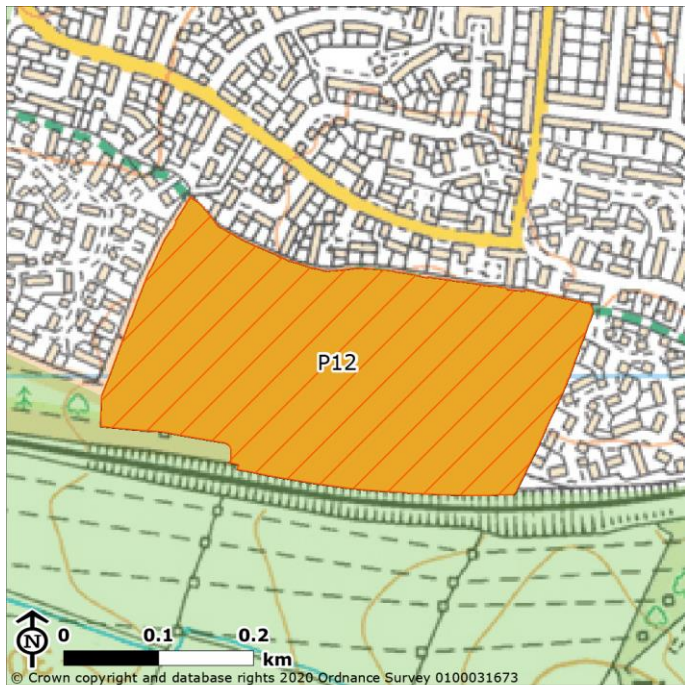
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P12

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA20



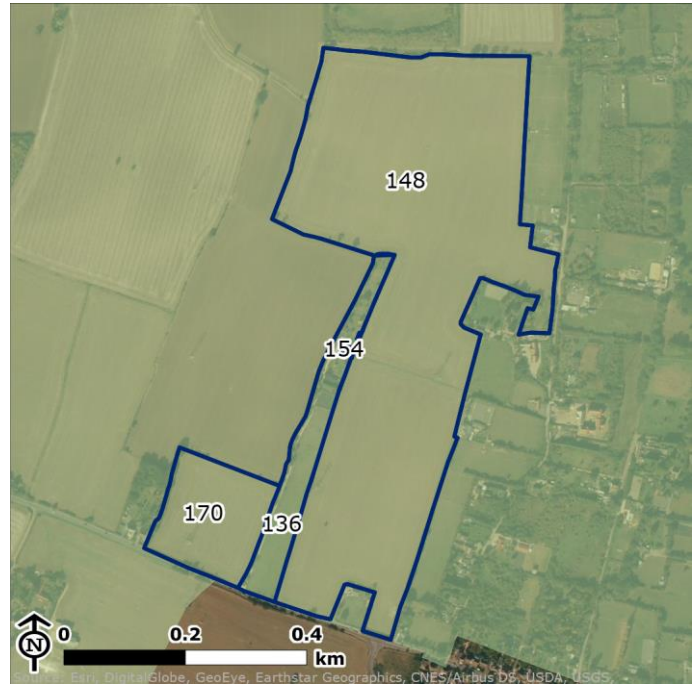
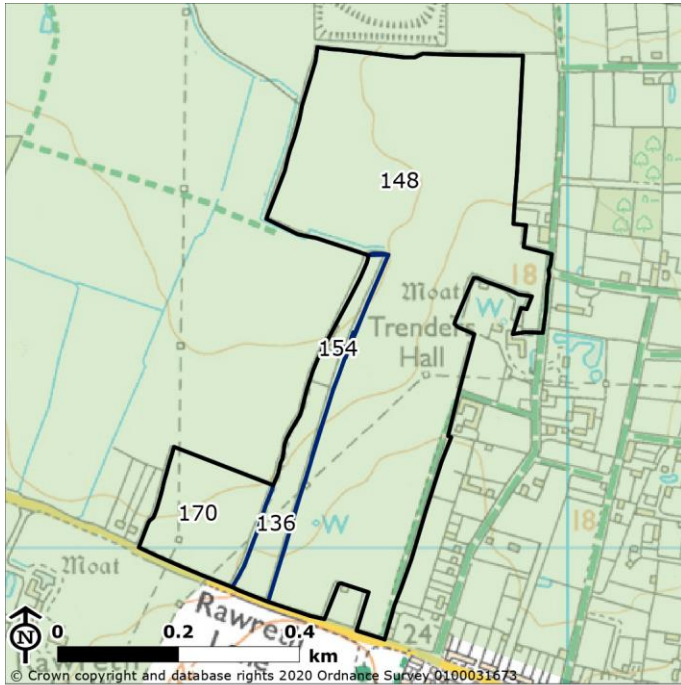
- Green Belt
- Moderate low
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
<p>Release of any land which falls within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing sprawl from the large urban area and preventing encroachment into the countryside. The area is open and undeveloped however, it is contained on three sides by the inset settlement of Rayleigh, and the railway tracks, which form the southern boundary to the area, provide separation from the wider countryside beyond. Furthermore the railway tracks form a strong, defensible boundary feature which would prevent harm to the Green Belt that lies beyond. Release of the assessment area would form a more regular Green Belt edge around the settlement of Rayleigh, and the railway tracks form a more robust Green Belt boundary than the existing edge.</p>	<p>Low-Moderate</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA21



Description

The assessment area lies to the north of Rayleigh and south west of Hullbridge. It is formed of a number of open agricultural fields and an isolated dwelling with an accompanying building. Land in the north of the assessment area is bounded by simple field boundaries. Land in the south of the assessment area is bounded to the east by Havana Drive, Rawreth Lane to the south and a combination of Madrid Avenue and patchy hedgerows to the west. The assessment area is largely undeveloped and has a strong relationship with the wider countryside.

Assessment Type

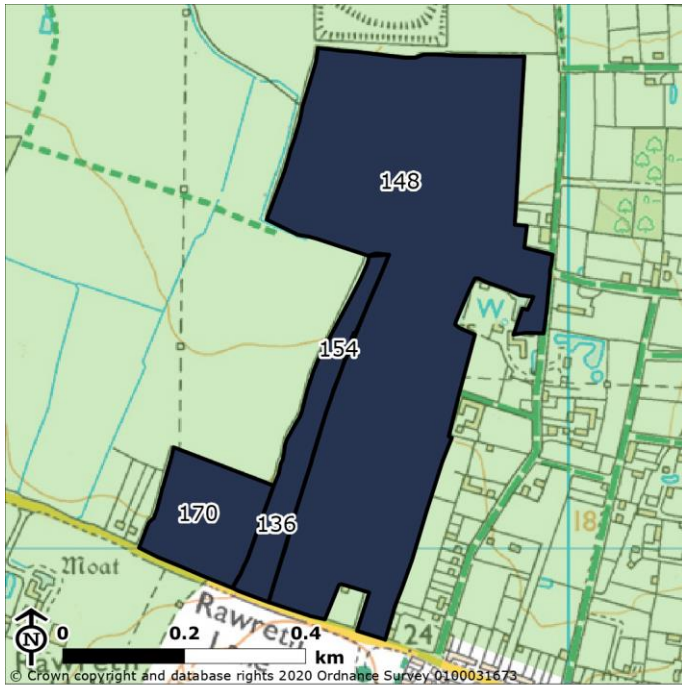
Urban Extension

Sites falling within Stage 2 Site Assessment Area

- 136
- 148
- 154
- 170

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA21

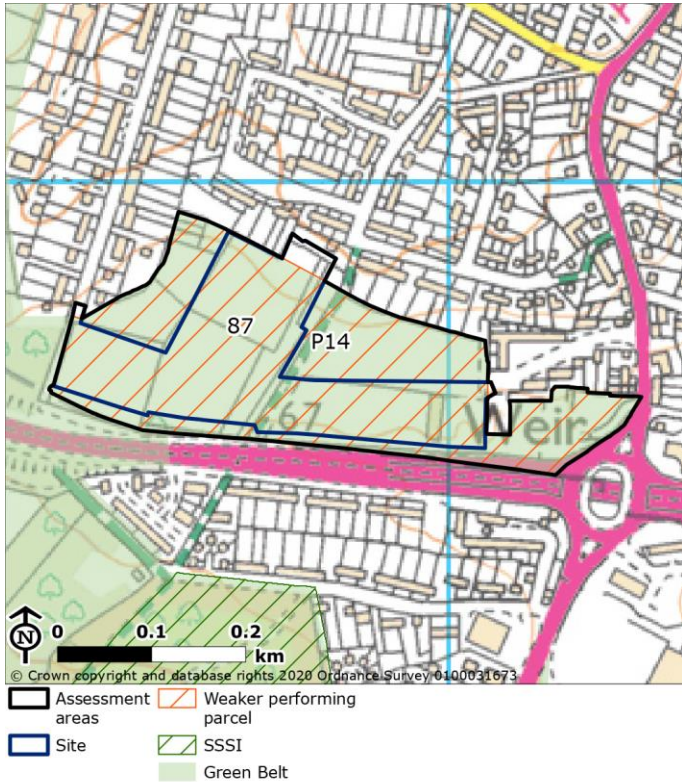


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would significantly reduce the gap between Rayleigh and Hullbridge and would entirely contain an area of Green Belt along Rawreth Lane, leaving no justification for retaining its Green Belt status, though it is noted that this area of Green Belt does not perform higher than the assessment area. In addition, the development of this assessment area would weaken the integrity of the neighbouring Green Belt, particularly in the east and west where land would become increasingly contained. It is also noted that the existing Green Belt boundary, formed by Rawreth Lane is a stronger edge than the outer boundary of the assessment area, formed by field edges.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA22



Description

The assessment area is located on the southern edge of Rayleigh. The assessment area consists of woodland and open fields. The eastern half is more wooded and enclosed by existing development when compared to the west. The assessment area is bounded to the north by rear garden fencing and thick hedgerows, the A127 road and track to the south and east and thick hedgerows to the west. The site is undeveloped and open, although the A127 and surrounding residential development act as a visual barrier to the open countryside.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

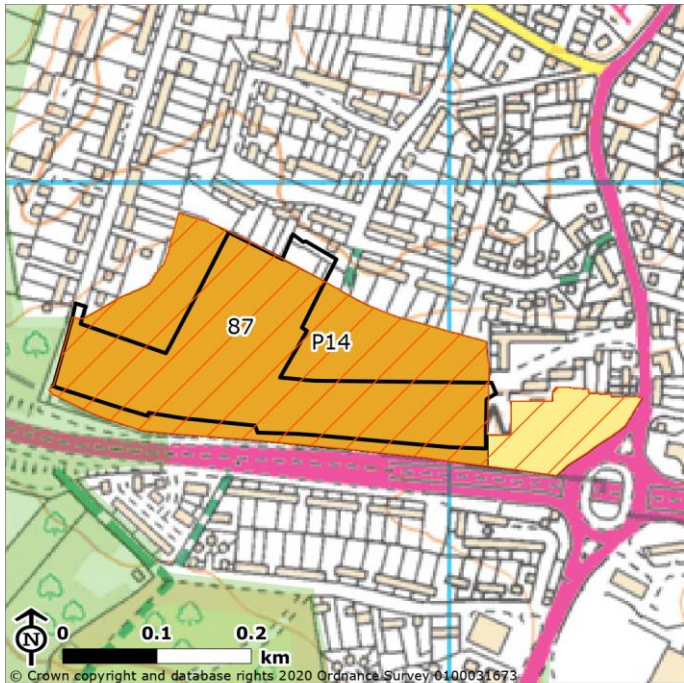
87

Stage 1 parcels that fall within Stage 2 Assessment Area

P14

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA22

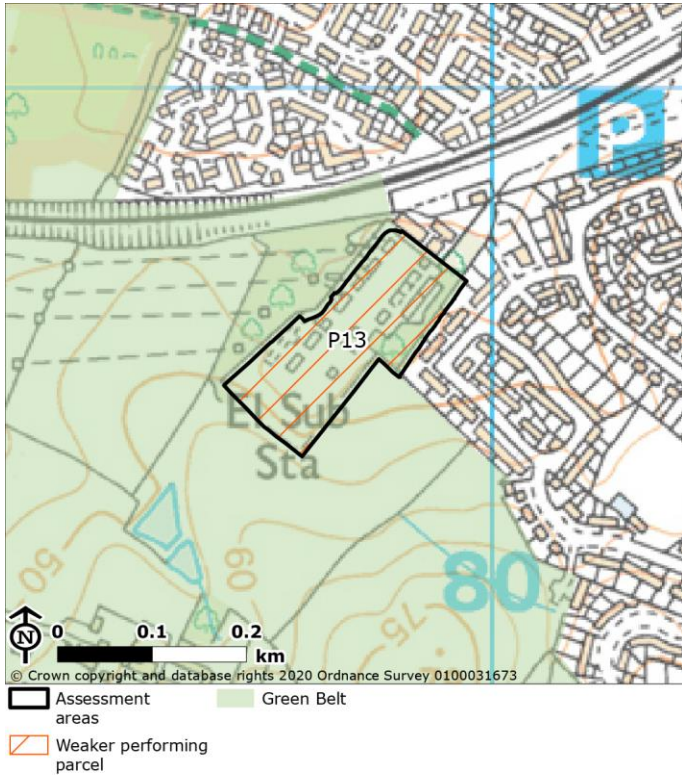


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area or site 87 in isolation	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing encroachment on the countryside and a weak contribution to preventing the merging of towns. The assessment area is relatively contained by existing development along Western Road, Holytree Gardens, Weir Farm Road and the A127, with boundaries formed by treelined residential gardens and the A127. Release of this assessment area would create a more consistent Green Belt boundary which aligns to the A127 road boundary to the south.	Low-Moderate
Release of easternmost end north of the A127 and A129 junction	Confining release to the narrow pocket of Green Belt north of the A-road junction would result in low harm to the Green Belt due to the significant containment of this pocket of Green Belt by the A127 and the development to the north and west. This pocket of Green Belt has no significant relationship with the wider Green Belt therefore there is a limited likelihood that its release would result in harm to neighbouring Green Belt. Indeed, its release would result in the creation of a clearer distinction between the settlement and the countryside.	Low

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA23



Description

The assessment area lies on the south west edge of the town of Rayleigh and contains an electricity sub-station. The northern part of the western boundaries of the area adjoins the urban edge of Rayleigh, to the north west is a small scrubland area beyond which is the railway tracks and to the south and south west are field boundaries.

Assessment Type

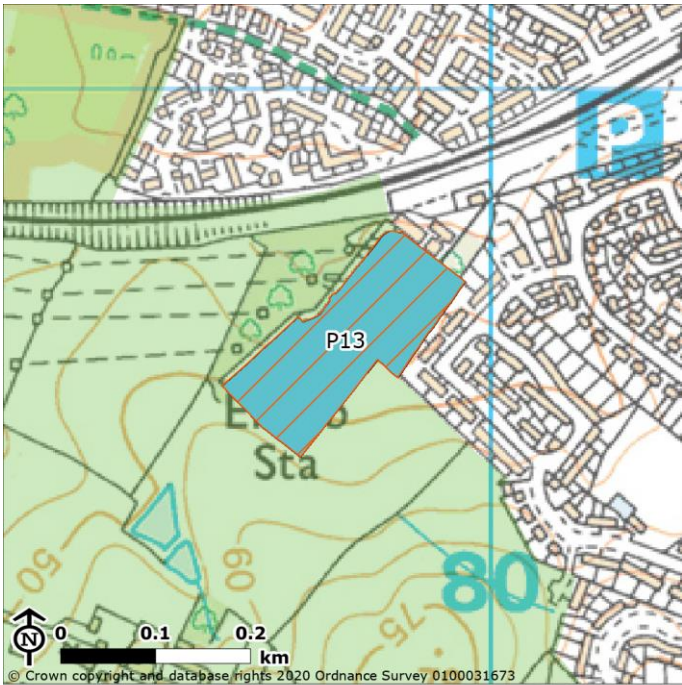
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P13

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA23



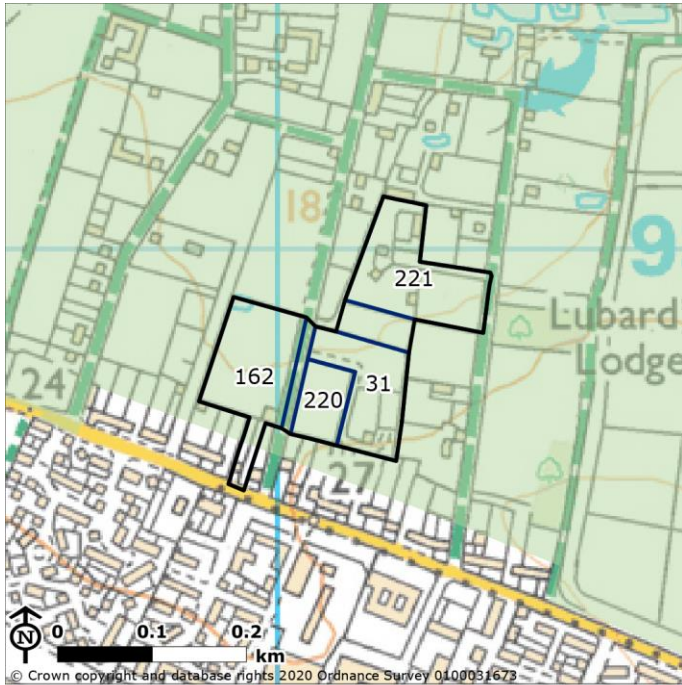
- Green Belt
- Moderate
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
<p>Release of any land which falls within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing sprawl from the large built up area. The area is entirely covered by an electricity substation which has an urbanising influence on the land within and immediately adjacent to the area. The assessment area is contained on two sides by the inset settlement of Rayleigh with a boundary formed by residential garden edges and buildings. Although its release would weaken the integrity of the Green Belt to the north, increasing its containment in between the substation and the railway line, and south in between the substation and the existing urban edge, the substation's urbanising influence has already done this to some degree.</p>	<p>Moderate</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA24



Description

The assessment area lies adjacent to the northern edge of the inset settlement of Rayleigh. The site comprises of a number of open fields, a wooded area, a section of Parkhurst Drive, hardstanding and an individual property and accompanying rear garden. The site is bounded to the west by an unnamed track and a combination of Rawreth Lane to the south, Parkhurst Drive to the east, interspersed with fencing and patchy hedgerows on all four sides. The assessment area has some urbanising influences but has retained its openness.

Assessment Type

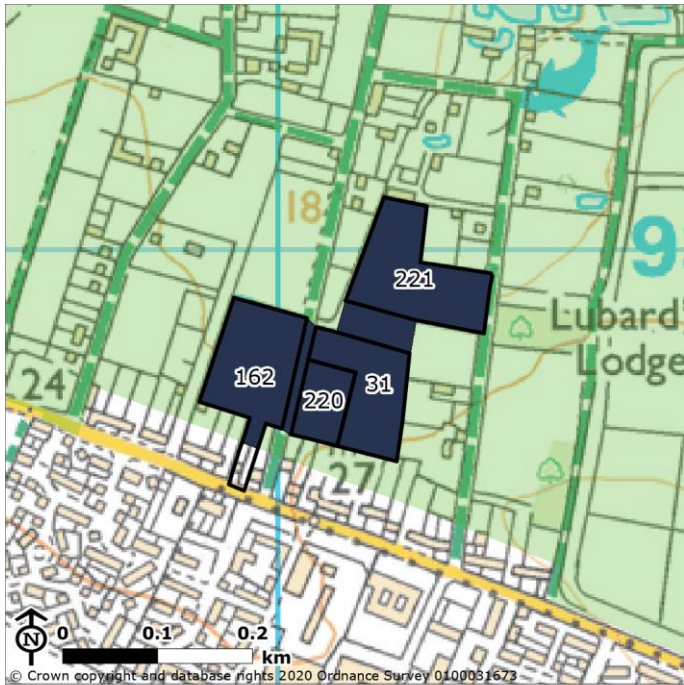
Urban Extension

Sites falling within Stage 2 Site Assessment Area

162
220
221
31

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA24



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Green Belt
High
Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns, and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would narrow the gap between the towns of Rayleigh and Hullbridge. The assessment area includes an isolated dwelling, the majority of which lies outside the Green Belt. The release of any of the Green Belt land in this location would create an irregular extension to the urban edge of Rayleigh, and would not result in a stronger Green Belt boundary. It would also increase the containment of Green Belt land to the east and west which would become contained on two sides by inset development, the remaining Green Belt in between the area and the residential development along the northern edge of Rawreth Lane would become entirely contained.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA25



Description

The assessment area is located north of the urban edge of Rayleigh. It consists of a wooded patch of land off Montefiore Avenue. It is bounded to the north by Montefiore Avenue and on all other sides by a dense tree line. Although there are a few isolated dwellings close to the assessment area along Montefiore Avenue, the assessment area is undeveloped and has a strong relationship with the wider countryside.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

25

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA25



- Green Belt
- High
- Site

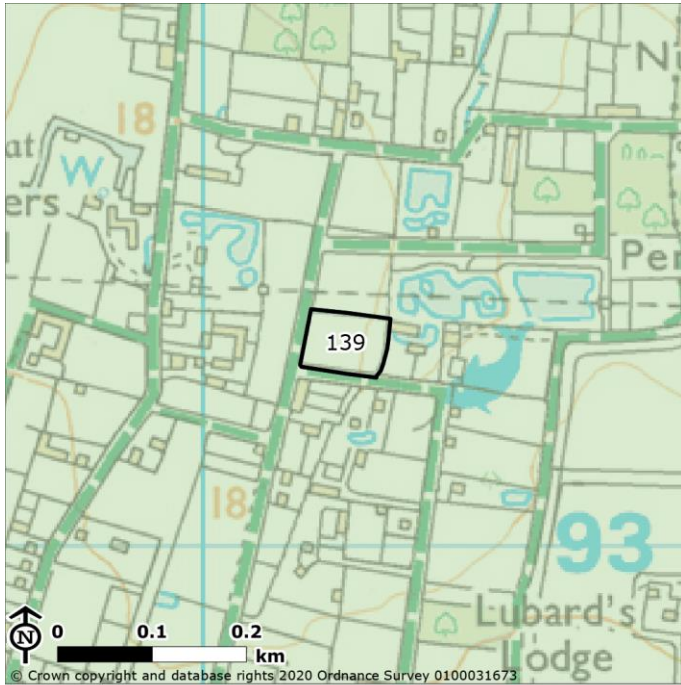


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a new inset area in between the gap between Rayleigh and Hullbridge. This, in turn, would compromise the integrity of the surrounding Green Belt	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA26



- Assessment areas
- Site
- Green Belt

Description

The assessment area lies to the north of Rayleigh in the gap between the towns of Rayleigh and Hullbridge. It consists of an open field with an outbuilding. The site is bounded to the south by Hooley Drive, Parkhurst Drive to the west, a dense tree line to the east and a grass verge to the north.

Assessment Type

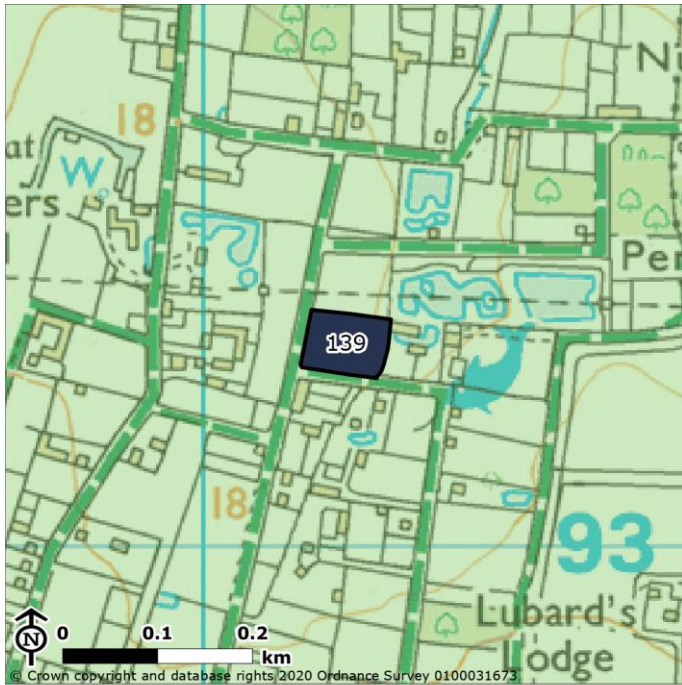
Inset

Sites falling within Stage 2 Site Assessment Area

139

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA26



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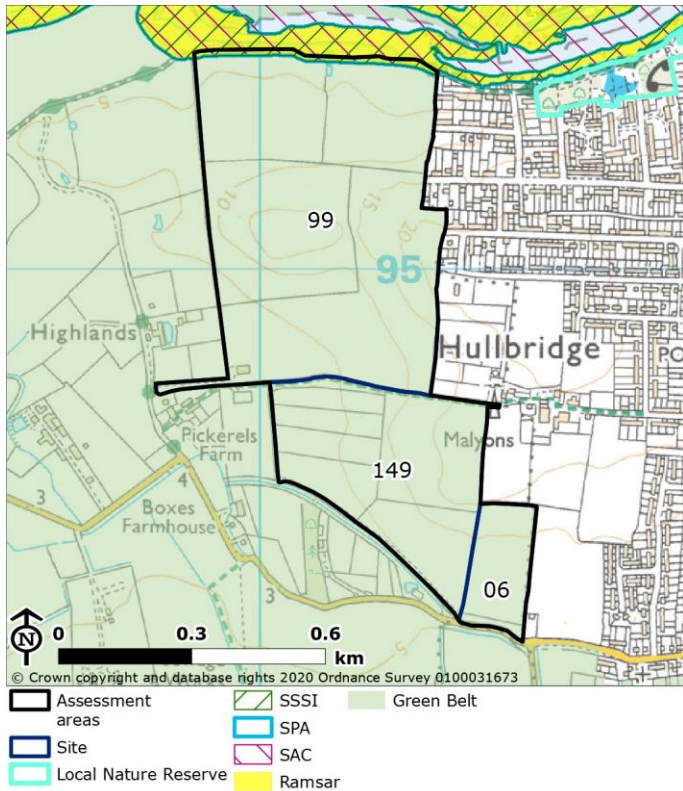
Green Belt
High
Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. The area is adjacent to a row of isolated dwellings off Parkhurst Drive, however the area is undeveloped and has a strong relationship with the open countryside due to a lack of boundary features. Release of the assessment area would create a new inset area to the north of Rayleigh which would narrow the gap between the towns of Hullbridge and Rayleigh. Its release would compromise neighbouring Green Belt in particular the wshed over development to the south.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA27



Description

The assessment area lies to the west of the inset settlement of Hullbridge. It is formed of a number of open, undeveloped agricultural fields, separated by hedgerows. The land is flat, with views out to the surrounding countryside and the town of Hullbridge. Boundaries are formed by the River Crouch to the north, Watery Lane to the south, field boundaries to the west and field boundaries and the settlement edge to the east.

Assessment Type

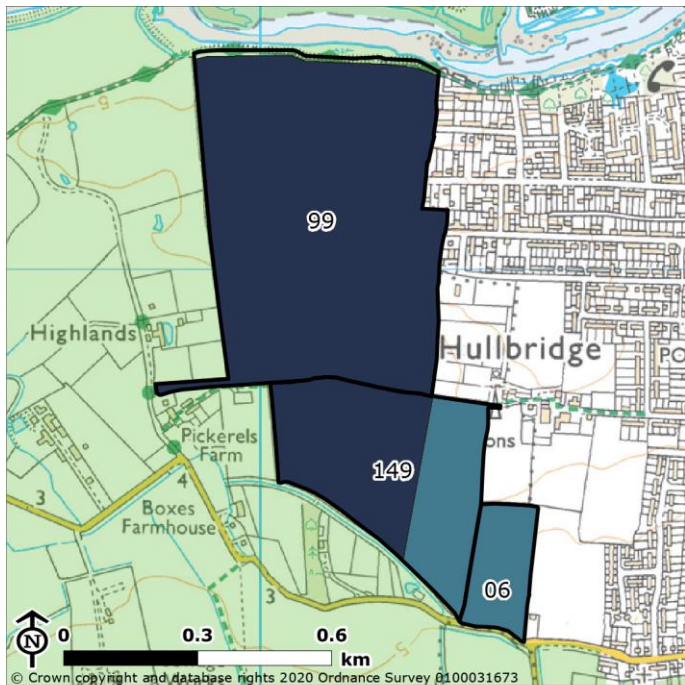
Urban Extension

Sites falling within Stage 2 Site Assessment Area

06
149
99

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA27



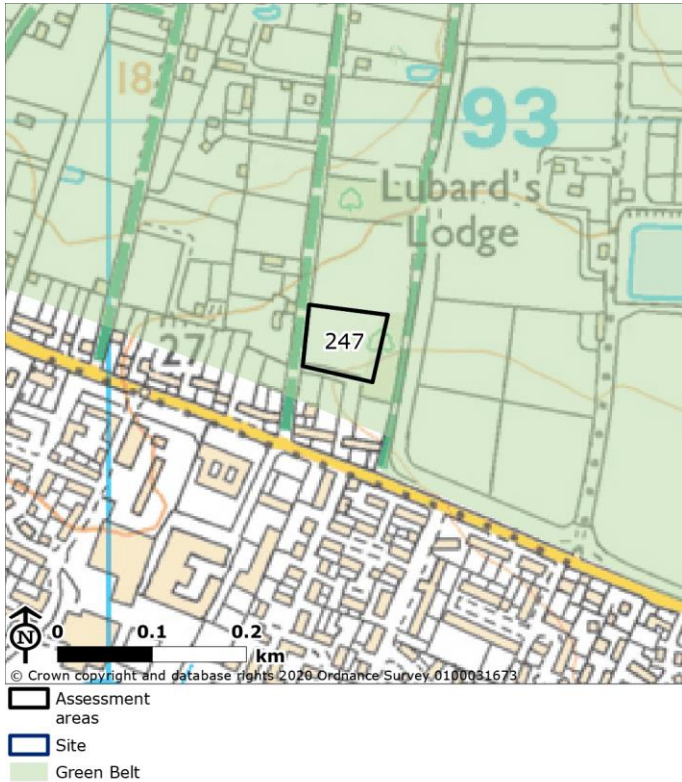
- Green Belt
- High
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
Release of whole assessment area or sites 99 and 149 in isolation	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The land is open and undeveloped and has a strong relationship with the adjacent countryside. This relationship strengthens westwards away from the urbanising influence of Hullbridge as there is little distinction between the settlement and the countryside, with boundaries formed by field edges and residential gardens. Release would impact the adjacent Green Belt, particularly to the west and south west where the outer boundaries of the assessment area are weak and a small area of Green Belt would lie between the inset area and Watery Lane which would form a stronger boundary than the field edges.	High
Release of south eastern half of the assessment area (site 06 and the eastern third of site 149)	Although the contribution of this land is the same as the remainder of the assessment area, the harm of release is considered to be slightly less than the release of land further west and north due to the fact that this area is contained on two sides by inset land identified for development, giving it more of a direct relationship with the urban area of Hullbridge. Although a portion of the southernmost boundary is formed by Watery Lane and a treed hedge line, a small area of Green Belt lies between the assessment area and Watery Lane, and would become more contained.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA28



Description

The assessment area is located north of the urban edge of Rayleigh. It consists of a section of an open field that lies adjacent to the rear gardens of residential development emanating from the inset urban edge of Rayleigh along Rawreth Lane. It is bounded to the west by Hooley Drive, a dense tree line to the south and east and a grass verge to the north.

Assessment Type

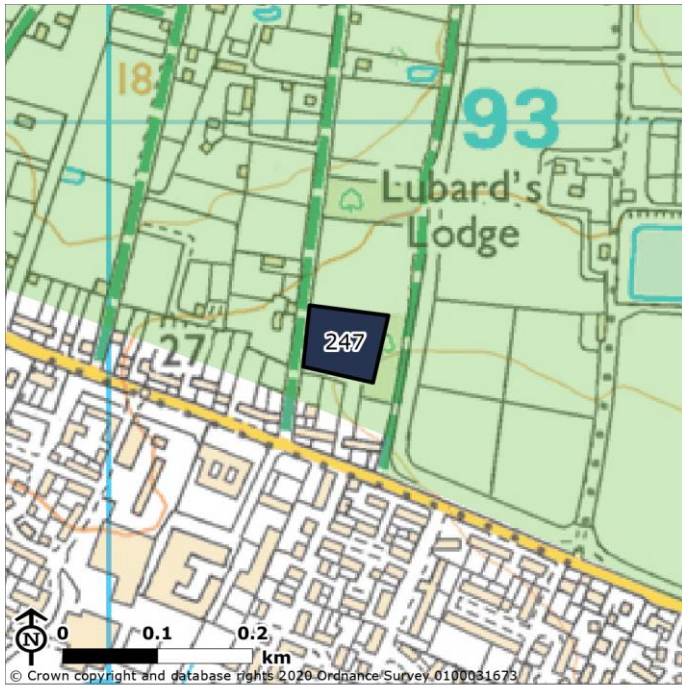
Inset

Sites falling within Stage 2 Site Assessment Area

247

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA28



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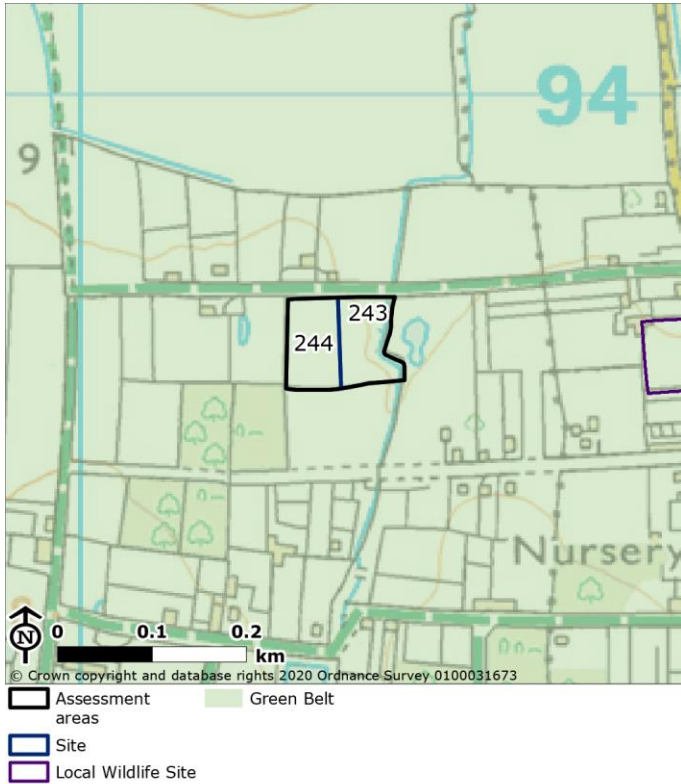
Green Belt
High
Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a new inset area with a narrow strip of land consisting of rear gardens between the assessment area and the edge of Rayleigh. Its release would also weaken the integrity of land to the north, east and west due to a lack of significant boundary features.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA29



Description

The assessment area lies to the south west of Hullbridge. The assessment area comprises of two open fields which are bounded on all sides by a dense tree line and a patchy hedgerow to the south east. Beyond the south eastern boundary of the assessment area are a number isolated dwellings off Montefiore Avenue.

Assessment Type

Inset

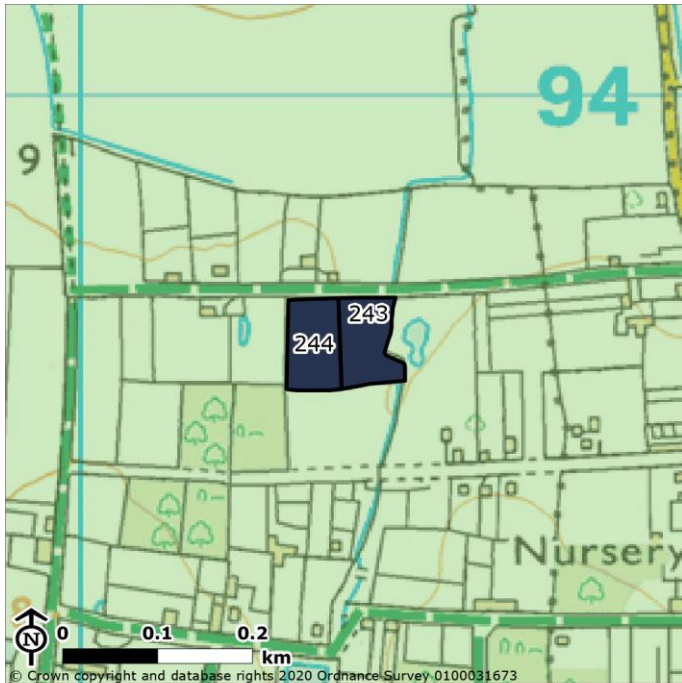
Sites falling within Stage 2 Site Assessment Area

243

244

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA29

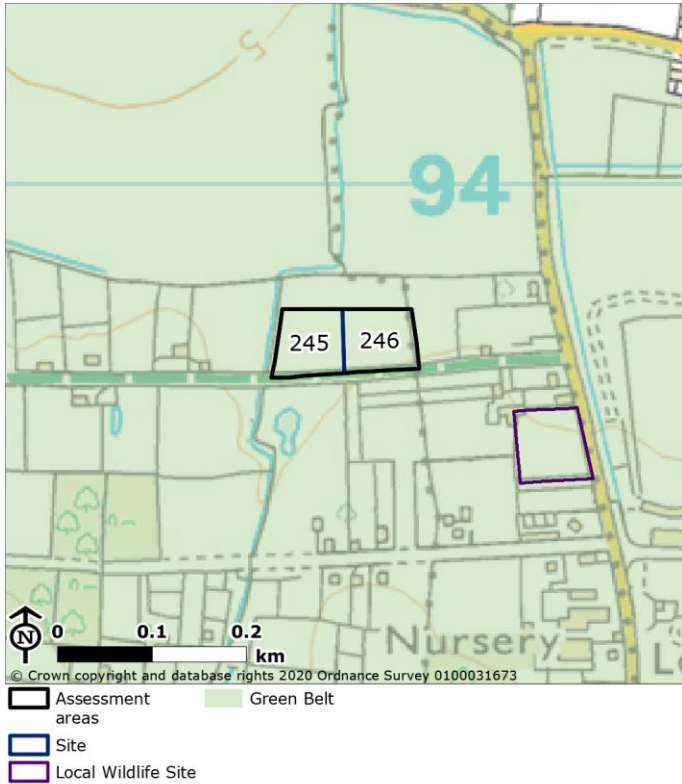


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a new inset area between Hullbridge and Rayleigh, compromising the integrity of neighbouring Green Belt.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA30



Description

The assessment area lies to the south west of Hullbridge. The assessment area comprises of a section of an open field which is bounded on all sides by a dense tree line. The area is surrounded by isolated dwellings off Montefiore Avenue and a developed site to the south east along Hullbridge Road. Despite this, the assessment area is open and has a strong relationship with the wider countryside.

Assessment Type

Inset

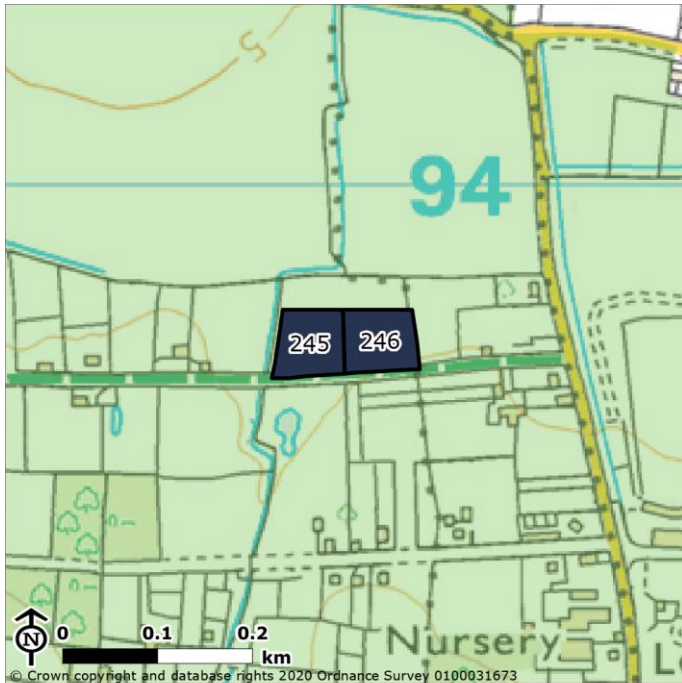
Sites falling within Stage 2 Site Assessment Area

245

246

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA30

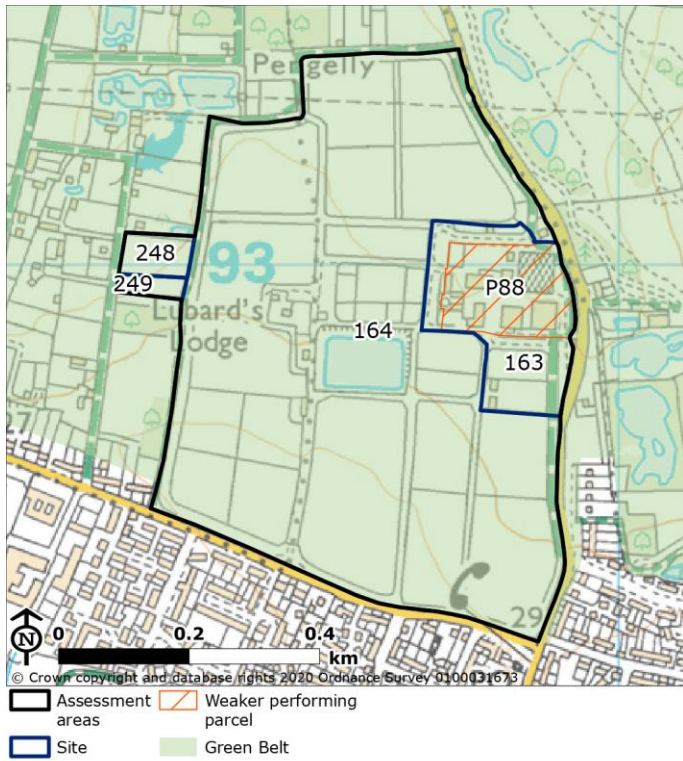


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Release of the assessment area would create a new inset area between Hullbridge and Rayleigh, compromising neighbouring Green Belt in particular to the east and north east between the assessment area and Hullbridge Road and the urban edge of Hullbridge.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA31



Description

The assessment area lies adjacent to the northern edge of the inset settlement of Rayleigh. The site comprises of a number of open fields, a manmade lake, a cluster of commercial buildings, Peafs Farm Shop and associated agricultural buildings and hardstanding. The assessment area is bounded to the south by Rawreth Lane and Hullbridge Lane to the east, Hooley Drive and an unnamed track to the west, and a hedgerow to the north. Despite containing a concentrated cluster of commercial buildings, the land is open and retains a strong relationship with the wider countryside.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

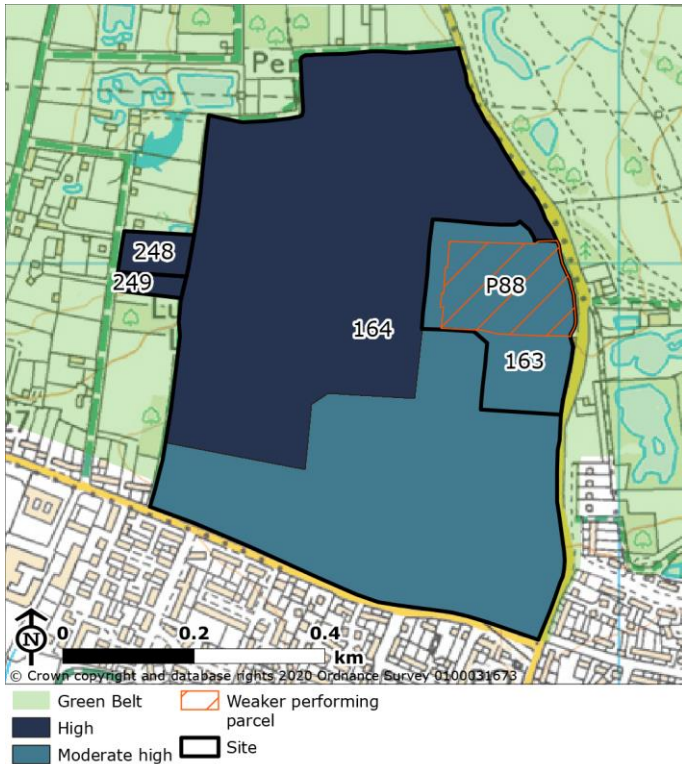
163
164
248
249

Stage 1 parcels that fall within Stage 2 Assessment Area

P88

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA31

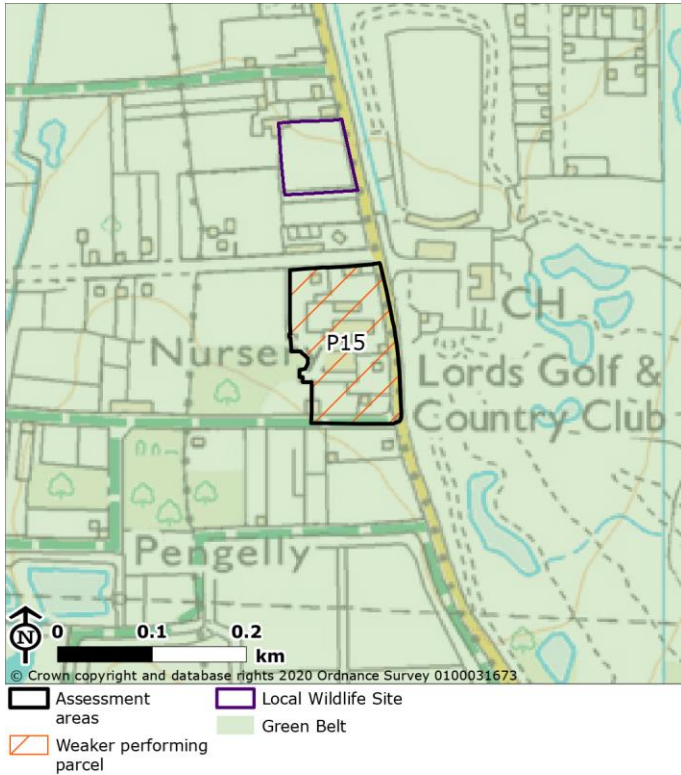


Harm Assessment

Scenario	Justification	Score
Release of all land within assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns. The majority of the area makes a strong contribution to preventing encroachment on the countryside, however the developed area in the east is considered to make a moderate contribution to preventing the encroachment of the countryside. Release of the assessment area would narrow the gap between the towns of Rayleigh and Hullbridge. This is particularly significant for the land within the area located adjacent to Hullbridge Road, which is the connecting road between the two towns. This road provides a reasonably strong Green Belt boundary, although it has been breached to the east and west. The outer boundaries of the assessment area are formed by field edges to the north and east which would not form a stronger boundary. Release of all the land would increase containment of Green Belt to the east and west.	High
Release of southeastern half of assessment area, including site 163	Release of the land in the southern and south eastern corner of the assessment area up to and including the developed site 163 is significantly more contained by urbanising development. Consequently its release would have a more limited impact on adjacent Green Belt land. Whilst it would lead to the breaching of a strong boundary along Rawreth Lane, development has already taken place to the north of this road to the west and east of the parcel.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA32



Description

The assessment area is located along Hullbridge Road and consists of commercial buildings and associated parking. The assessment area also includes an agricultural glasshouse which is considered an appropriate use of Green Belt. The area is bounded to the north, east and south by Montefiore Avenue, Hullbridge Road and Goldsmith Drive respectively. The site is bounded to the west by a tree line.

Assessment Type

Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P15

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA32



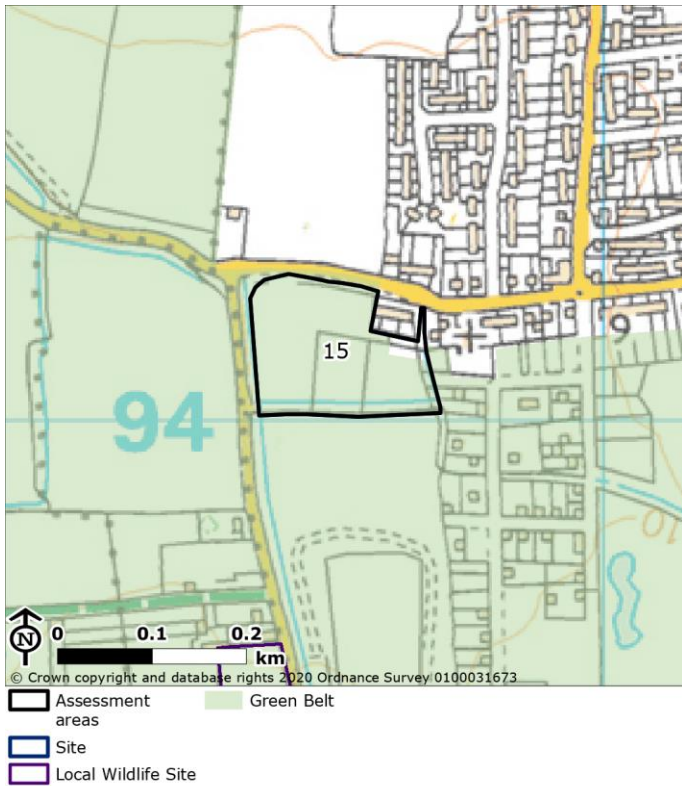
- Green Belt
- High
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area, to preventing the merging of towns and to preventing encroachment on the countryside. The assessment area is relatively urbanised and has a relationship with adjacent developed land along Hullbridge Road. However, release of this assessment area would create a new inset area within the gap between Hullbridge and Rayleigh which in turn would weaken the integrity of neighbouring Green Belt on all sides. This is particularly the case for land to the west of the assessment area, which only consists of a tree line boundary.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA33



Description

The assessment area is located to the south west of Hullbridge. It consists of an open, undeveloped field. It is bounded to the north by Lower Road, Hullbridge Road to the west and a thick hedgerow and garden fence to the east and south.

Assessment Type

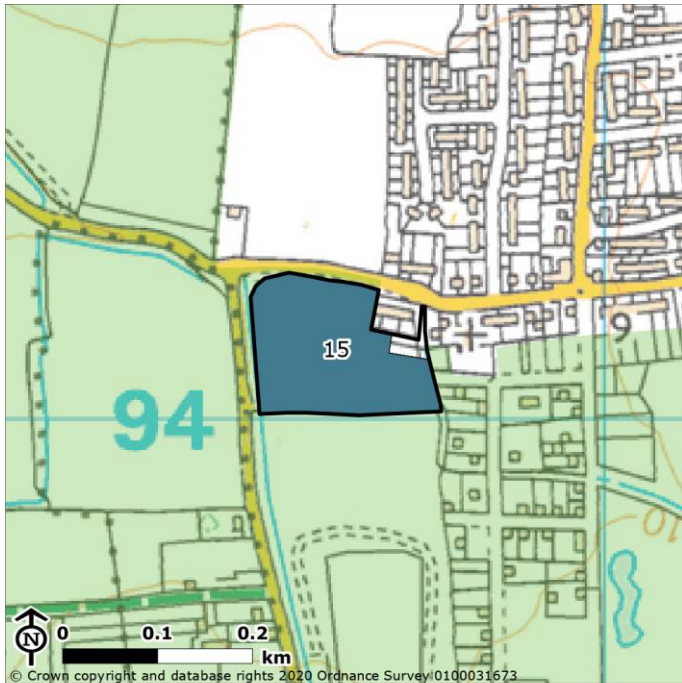
Urban Extension

Sites falling within Stage 2 Site Assessment Area

15

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA33



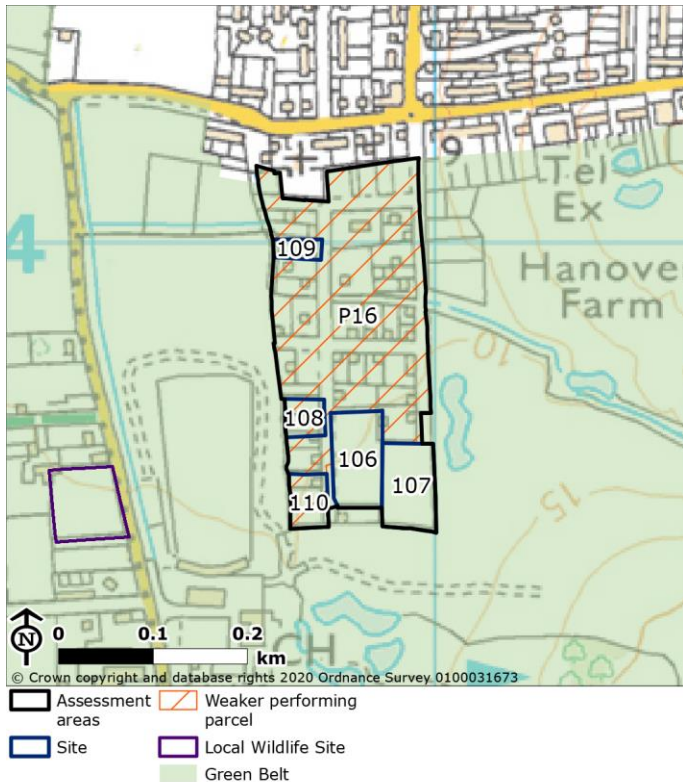
- Green Belt
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns, and a strong contribution to preventing encroachment on the countryside. The area is open and undeveloped, though there is some sense of containment from inset land to the north and north east and washed over development to the east. The land to the north, on the opposite side of the Lower Road has been released from Green Belt for development and roughly follows the same alignment as Hullbridge Road, which forms the western edge of the area. Although Lower Road has already been breached as a boundary feature by the washed over development along Kingsway to the east, it provides distinction from the inset area and the release of the assessment area would further breach this and significantly reduce the justification for retaining the Green Belt status of the washed over development to the east, which would in turn also compromise the open land further east. Furthermore, the release of the assessment area would also impact the Green Belt to the south due to a lack of strong boundary features along this edge, making Hullbridge road more vulnerable to southward ribbon development towards Rayleigh.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA34



Description

The assessment area lies to the south of Hullbridge and consists of a number of low density dwellings along Wellington Avenue, Kingsway, Queen Anns Grove and Cranleigh Gardens. The south eastern corner of the assessment area consists of a wooded area. The assessment area is predominantly bounded on all sides by a tree line, however Cranleigh Gardens and Kingsway create defensible boundaries along the eastern and northern boundaries. The majority of the assessment area is enveloped by the grounds of the Rayleigh Golf Club.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

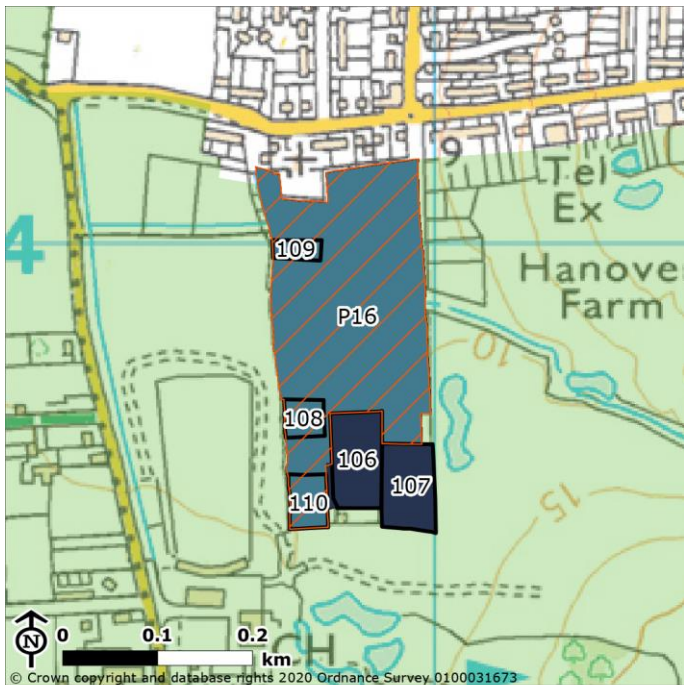
106
107
108
109
110

Stage 1 parcels that fall within Stage 2 Assessment Area

P16

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA34

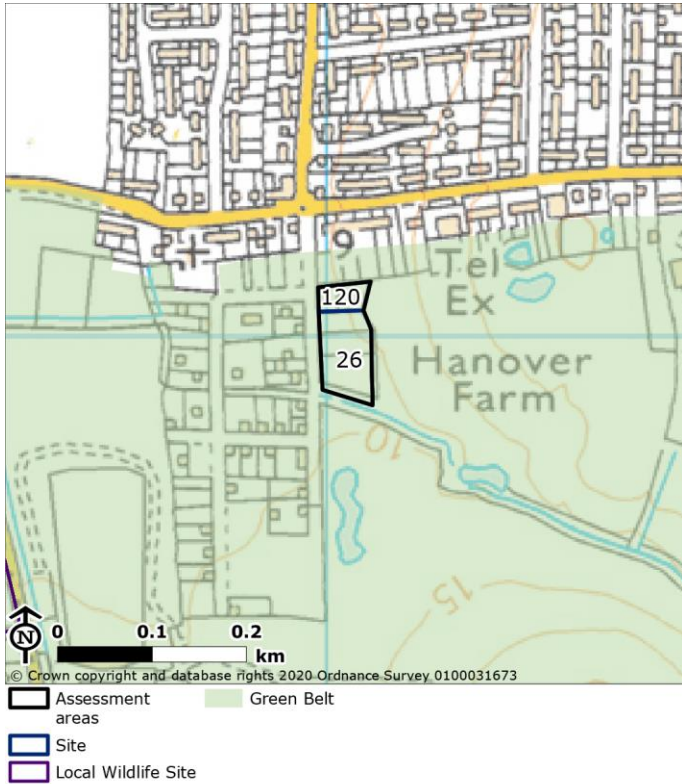


Harm Assessment

Scenario	Justification	Score
Release of the whole assessment area, including the undeveloped land (Sites 106 and 107)	With the exception of the southern half of site 106 and site 107, both of which are largely undeveloped a significant distance from the urban edge of Hullbridge, the majority of the assessment area makes a moderate contribution to preventing the sprawl of the large built-up area, to preventing the merging of towns and to preventing encroachment on the countryside. Being undeveloped and open, the south eastern corner makes a strong contribution to protecting the countryside from encroachment. Therefore its loss would result in greater harm than the developed land to the west and south.	High
Release of developed land within the assessment area (including Sites 108, 109 and 110)	With the exception of the southern half of site 106 and site 107, both of which are largely undeveloped a significant distance from the urban edge of Hullbridge, the majority of the assessment area makes a moderate contribution to preventing the sprawl of the large built-up area, to preventing the merging of towns and to preventing encroachment on the countryside. This is due to the fact that the area contains residential development which compromise the openness of the Green Belt and has an urbanising influence on the Green Belt within its immediate vicinity. Being developed, the integrity of neighbouring Green Belt has already been compromised to a degree, however, being located to the south of Lower Road, the area has a stronger relationship with the wider countryside than the urban edge of Hullbridge, though distinction from the settlement edge is limited. Its release would increase containment of the open Green Belt to the east and west, including the open land sandwiched between the developed area and Hullbridge Road to the west, and would not result in a stronger or more consistent Green Belt boundary.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA35



Description

The assessment area lies to the south of Hullbridge and consists of an open field that is bounded on all sides by trees and grass field boundaries, and a larger open field in the south which is bounded on all sides by a tree line and by Kingsway road to the west. Despite lying adjacent to walled over dwellings along Kingsway, the assessment area remains open and undeveloped.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

120

26

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA35



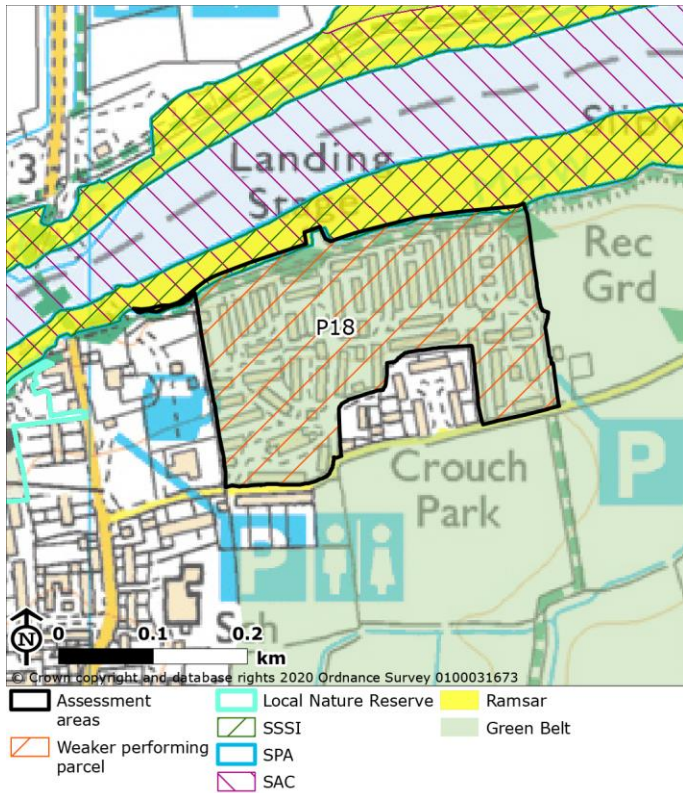
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. Despite being bordered by mature trees, the area is undeveloped and open. Release of the assessment area would reduce the gap between Rayleigh, Hullbridge and Hockley and would create an inset area in close proximity to the urban edge of Hullbridge. This would weaken the integrity of the Green Belt contained between the assessment area and the urban edge of Hullbridge, though it is noted that this area already has a relationship with the urban area. In addition, given the area directly to the west is developed, the inseting of site 26 would significantly reduce the justification for the retention of the neighbouring developed area as Green Belt.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA36



Description

The assessment area is located to the north east of the edge of Hullbridge. It consists of the Tower Park static caravan park. The assessment area is bounded to the south by Pooles Lane, the River Crouch to the north and tree lines to the east and west.

Assessment Type

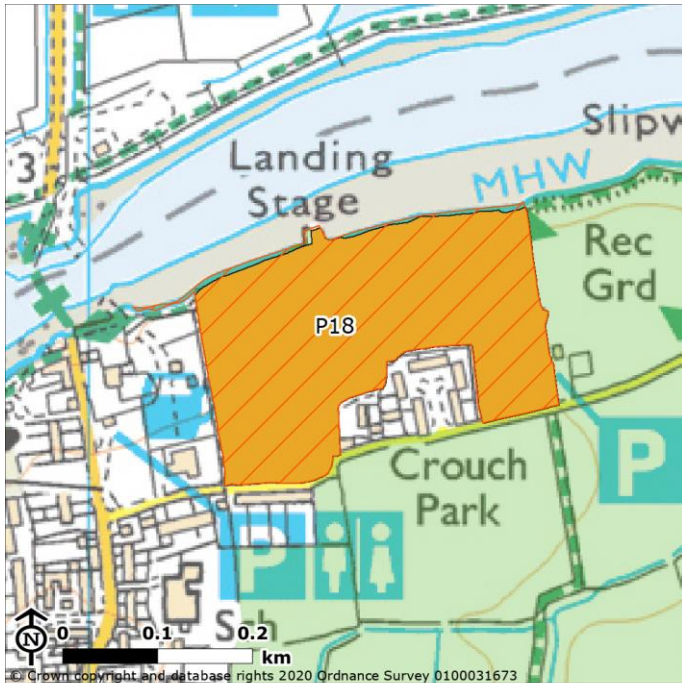
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P18

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA36



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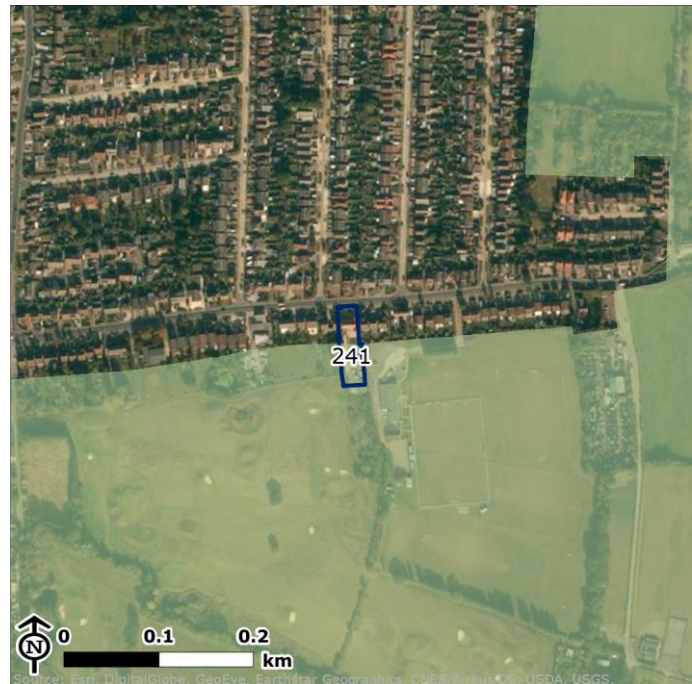
- Green Belt
- Moderate low
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a weak contribution to all Green Belt purposes. The assessment area is directly connected to the urban edge of Hullbridge, is contained by urban development on two sides and is developed and therefore has a weak relationship with the wider countryside. Release of the assessment area would create a more consistent Green belt boundary and a clearer distinction between the settlement and the countryside with boundaries formed by Pooles Lane and a residential road. The Green Belt to the east is used as a recreation ground beyond which lies the washed over settlement of Brady Hole. Due to the fact that the area has already been developed, the release of the area from Green Belt is not considered to significantly compromise the integrity of the open Green Belt land to the east.</p>	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA37



Description

The assessment area falls on the southern edge of the settlement of Hullbridge. It is formed of the rear garden, garage and outbuilding of a large detached building off Lower Road. Boundaries are mainly formed by the edges of the garden and surrounding Gardens, with the southern boundary formed by an area of bushes / scrubland and part of the eastern boundary by the car park for Hullbridge Sports Club.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

241

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA37

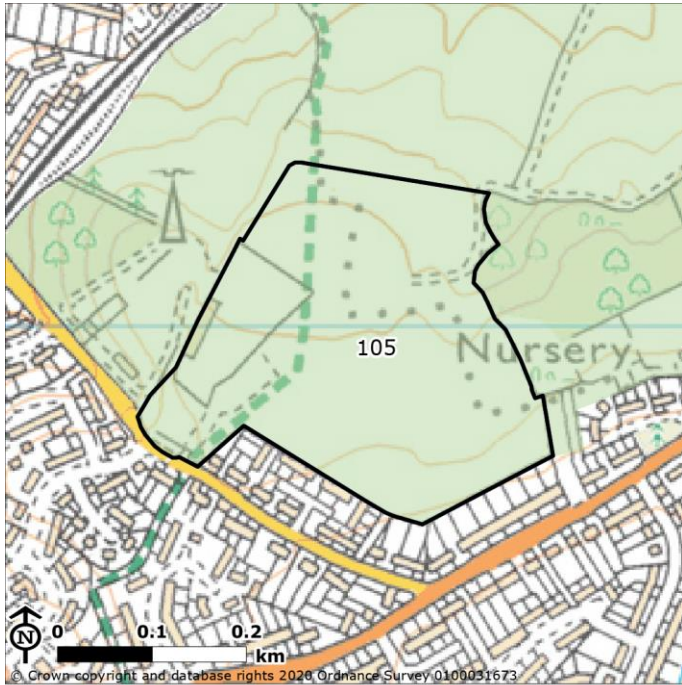


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to checking the sprawl of the large built up area and preventing the merging of towns. The assessment area retains a relationship with the surrounding countryside due to a lack of boundary features however, it lies on the edge of the inset settlement of Hullbridge, with which it has little distinction and contains a garage and outbuilding, all of which exert an urbanising influence on the assessment area and give it a relationship with the urban area. However, release of the assessment area would create an irregular Green Belt boundary along the southern edge of Hullbridge and would increase containment of land to the east and west.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA38



- Assessment areas
- Site
- Green Belt

Description

The assessment area is located on the northern edge of the town of Rayleigh. It contains an agricultural field and area of grassland / scrubland with a number of tracks and / or footpaths running through it and a large car park and garage building located along the western edge. To the south of the assessment area lies the town of Rayleigh, to the east and west are woodland areas while the northern edge cuts across a couple of fields.

Assessment Type

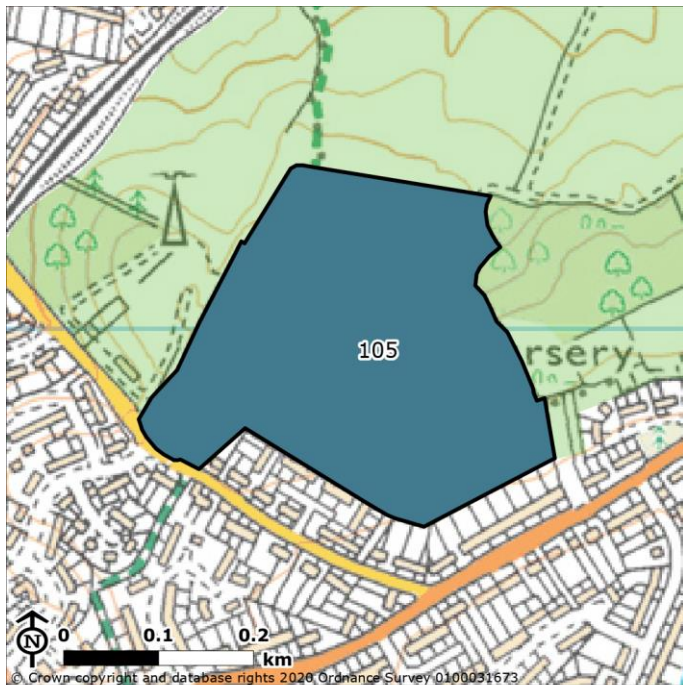
Urban Extension

Sites falling within Stage 2 Site Assessment Area

105

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA38



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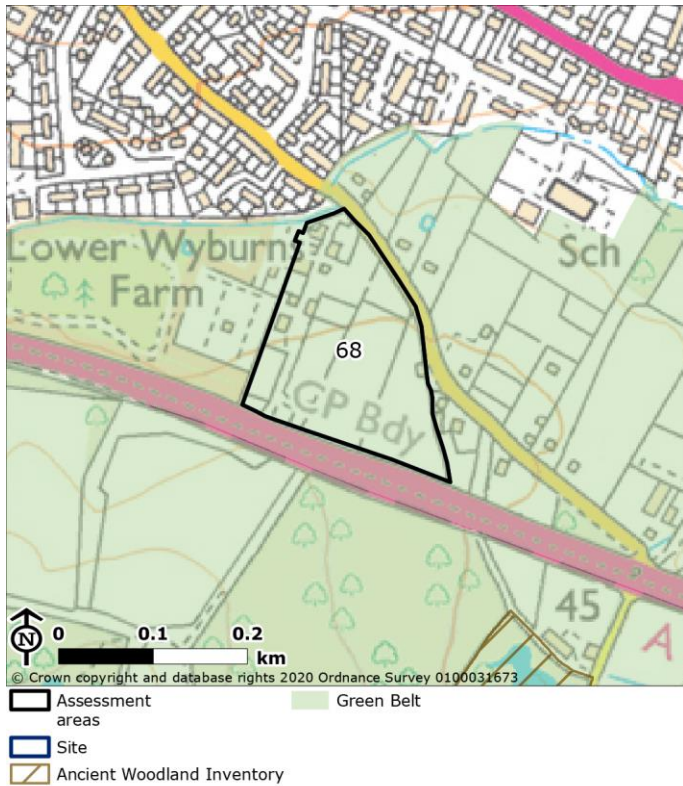
Green Belt
Moderate high
Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large built up area and makes a strong contribution to preventing the merging of towns and encroachment into the countryside. Apart from the garage building which is not particularly urbanising, the assessment area is open and undeveloped and retains a strong relationship with the wider countryside to the north, due to the lack of boundary features. The relationship with the countryside to the east and west is restricted by woodland and the inset settlement of Rayleigh lies to the south. Although there is a lack of distinction between this land and the settlement, it does not have a significant urbanising influence on the assessment area. Release of the assessment area would significantly weaken the small area of Green Belt to the west as this would then be contained on three sides by development, although this is mitigated by the woodland. Likewise Green Belt to the east would be weakened as it would be contained on two sides by development, although, again, this is mitigated by the woodland. Due to the lack of boundary features to the north the adjacent Green Belt here would also be impacted.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA39



Description

The assessment area falls on the southern edge of the town of Rayleigh. A number of agricultural buildings lie along the western edge of the assessment area with the remainder formed by a couple of small fields and a camping and caravan pitch in the northern corner. The northern edge of the site is formed by Daws Hill Lane, the eastern edge by a tree line, beyond which is washed over dwellings, the southern boundary is formed by the A127 and the western boundary by a small area of woodland and an allotment site.

Assessment Type

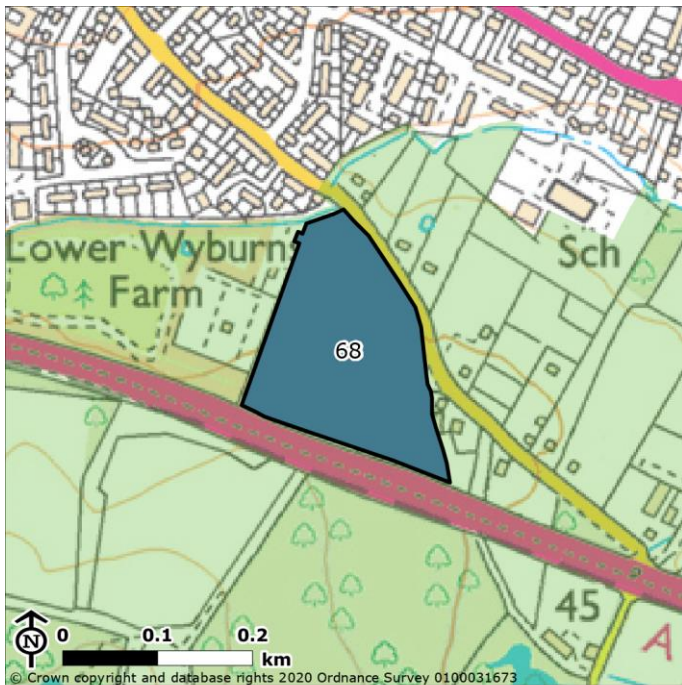
Urban Extension

Sites falling within Stage 2 Site Assessment Area

68

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA39



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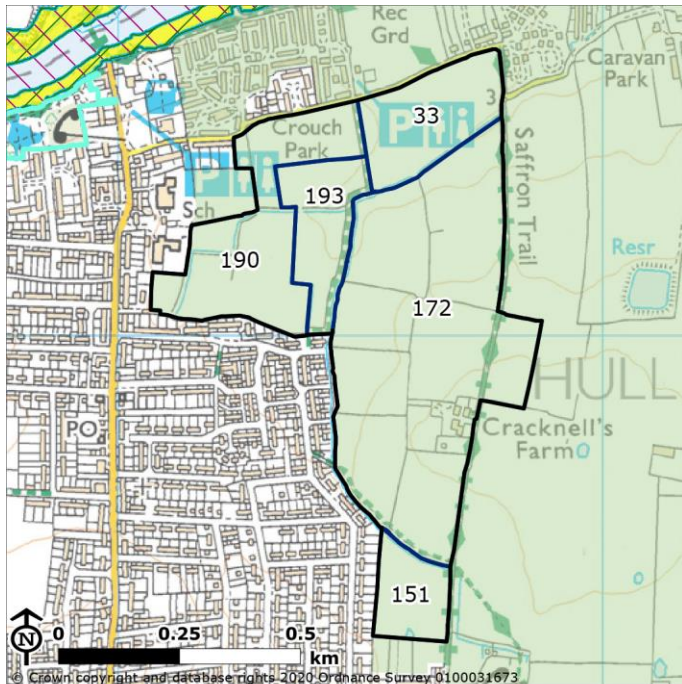
Green Belt
Moderate high
Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large built up area and preventing encroachment into the countryside. It makes a moderate contribution to preventing the merging of towns. The site is open and the agricultural buildings along the western edge do not have an urbanising influence. While the inset town of Rayleigh lies to the north of the assessment area and the relationship of the site with the wider countryside is restricted to the south by the A127 the area does retain some relationship with the countryside to the east and west. These areas would be impacted by release of the assessment area as they would become more contained by inset development, though it is noted that the Green Belt to the east does not perform as strongly as that in the assessment area due to its existing containment. Furthermore, the A127 to the South and Daws Heath Road to the east would create stronger Green Belt boundaries than the existing boundary, although it would create an irregular edge.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA40



Description

The assessment area lies along the eastern edge of the settlement of Hullbridge. It is formed of a number of agricultural fields separated by hedgerows and small trees. Other than a small farm which lies on the eastern edge of the assessment area, it is open and undeveloped. Boundaries are formed by the urban edge of Hullbridge to the west, field edges to the east and south, and part field boundaries/part washed over development in the form of dwellings and a park homes site to the north.

Assessment Type

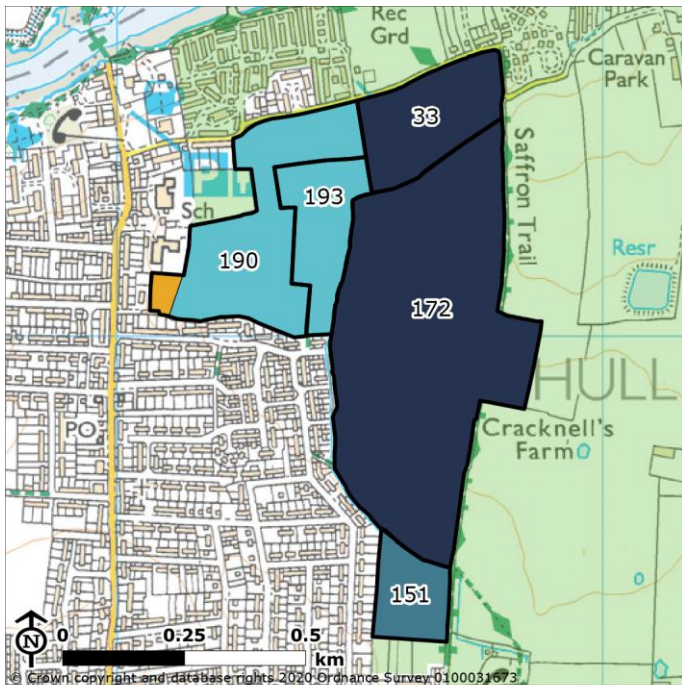
Urban Extension

Sites falling within Stage 2 Site Assessment Area

- 151
- 172
- 190
- 193
- 33

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA40



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area (sites 190, 193, 33, 172 and 151 in combination)	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The land is open and undeveloped and has a strong relationship with the adjacent countryside. This relationship strengthens eastwards moving away from the urbanising influence of Hullbridge, with which there is little distinction along the urban edge. Due to the lack of distinction with the wider countryside, release would impact the adjacent Green Belt, particularly to the east. Release of the assessment area would compromise adjacent Green Belt to the north in between Hullbridge and the washed over hamlet of Brandy Holly, most notably the washed over caravan park, for which there would remain limited justification for it to retain its Green Belt status. Although it is noted that this land is lower performing Green Belt. The release of the whole area would result in the isolation of a single field in the north west corner adjacent to the school, although in order to create a more consistent Green Belt boundary it is acknowledged that this field would be best released alongside the rest of the area.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA40

Release of sites 190 and 193

This part of the assessment area makes the same contribution to the Green Belt purposes as the wider assessment area. The area is open and undeveloped and has a strong relationship with the wider countryside to the east due to a lack of boundary features. However, this area is also contained by development to the north, east and south and there is a lack of distinction from the urban edge, with the boundary mainly formed by residential gardens. The release of this area would result the isolation of a single field in the north west corner adjacent to the school, although in order to create a more consistent Green Belt boundary it is acknowledged that this field would be best released alongside sites 190 and 193. Consequently, the release of these two sites would result in the definition of a more consistent Green Belt boundary.

Moderate

Release of site 151

This part of the assessment area makes the same contribution to the Green Belt purposes as the wider assessment area. The area is open and undeveloped and has a strong relationship with the wider countryside to the east due to limited boundary features. However, this area lacks distinction from the inset settlement and is partially contained by development to the south along Coventry Close. The release of site 151 would create a more readily recognisable Green Belt boundary along Long Lane to the east and following the wooded field boundary to the north, which is also used to mark the urban edge of Hullbridge to the west. The release of this area would result the containment of the woodland in between the site and Coventry Close to the south. In order to fully benefit from consistent Green Belt boundary offered by Long Lane to the east it is acknowledged that this area would also be best released alongside site 151.

Moderate-High

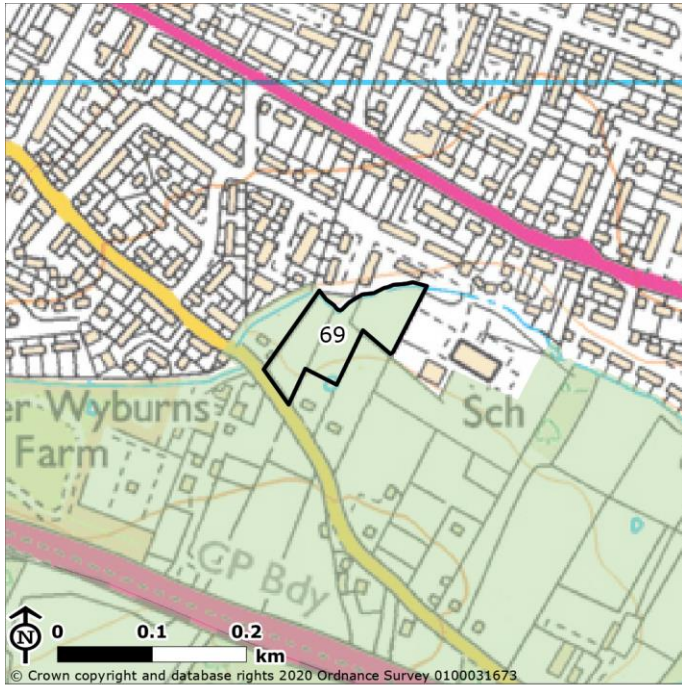
Release of the small field to the south of the junior school in the westernmost corner of site 190

This part of the assessment area makes the same contribution to the Green Belt purposes as the wider assessment area. However, it is a small area, lacking distinction from the inset settlement and enclosed on three sides by inset development. Its relationship with the wider countryside is slightly restricted by a tree line. Consequently, the area has a stronger relationship with the urban area than the wider countryside. Furthermore, the release of this field would not have an impact on the integrity of neighbouring Green Belt to the east.

Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA41



Description

The assessment area lies along the southern edge of the town of Rayleigh. It consists of a number of trees and scrubland and a number of small polytunnels. The edge of residential gardens form the southern boundary, the south eastern boundary is defined by Daws Heath Road, the north western boundary by a washed over dwelling and the remaining boundaries by the settlement edge of Rayleigh.

Assessment Type

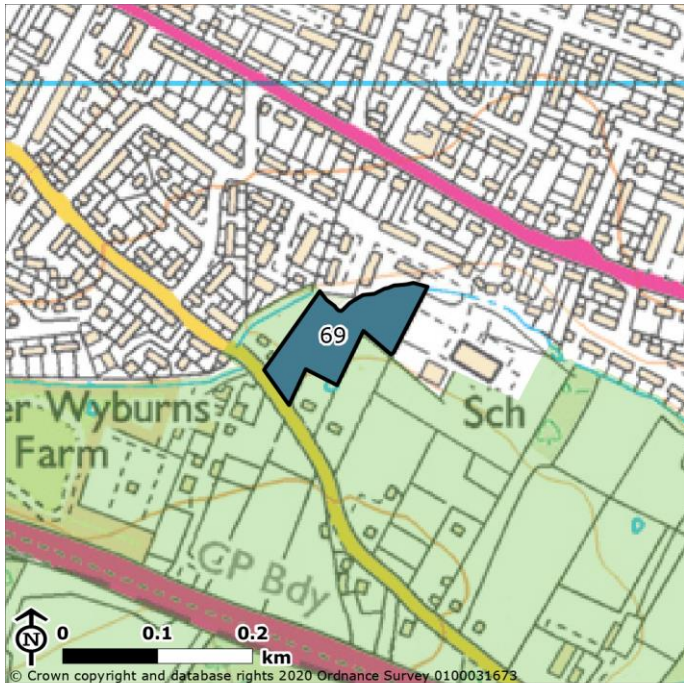
Urban Extension

Sites falling within Stage 2 Site Assessment Area

69

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA41



- Green Belt
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to checking sprawl of the large built up area and preventing encroachment into the countryside. It makes a moderate contribution to preventing the merging of towns. The assessment area is open and undeveloped and retains some relationship with the wider countryside to the south and east. A thick treeline provides some distinction from the inset edge. The area is partially contained by the inset settlement to the north and north west, although a small area of Green Belt lies between the assessment area and the settlement to the north west. Its release would significantly weaken this land, as it would be almost completely isolated by development, although it is noted that this area would likely be released alongside the assessment area, creating . However, release of the assessment area would increase containment of land to the east, which would become contained on two sides by inset development, although the land to the south is already developed with detached dwellings.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA42



Description

The assessment area is located just to the south of the town of Rayleigh. It is formed of a couple of small fields and contains a small stable block, a dwelling and outbuilding in the south eastern corner. Daws Heath Road forms the southern boundary, the eastern boundary is formed by woodland, the northern by a treeline beyond which is school playing fields and to the west lies a dwelling, driveway and outbuildings.

Assessment Type

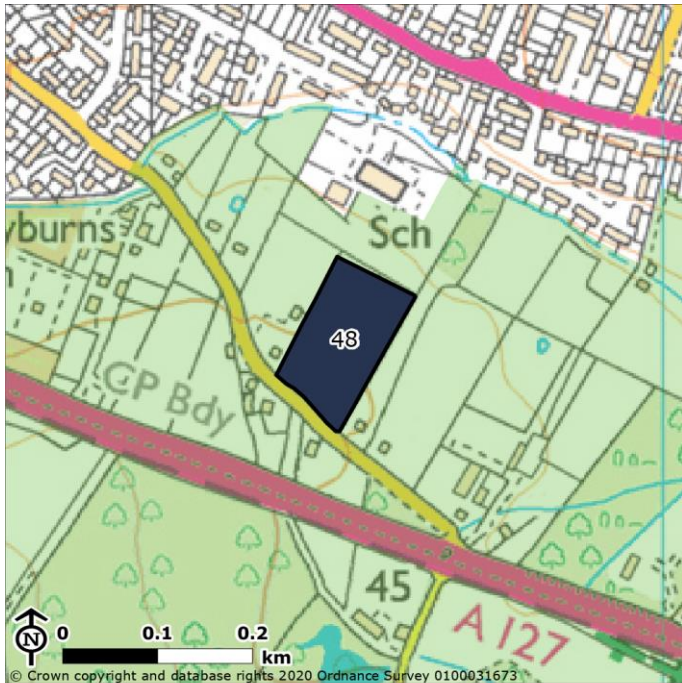
Inset

Sites falling within Stage 2 Site Assessment Area

48

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA42



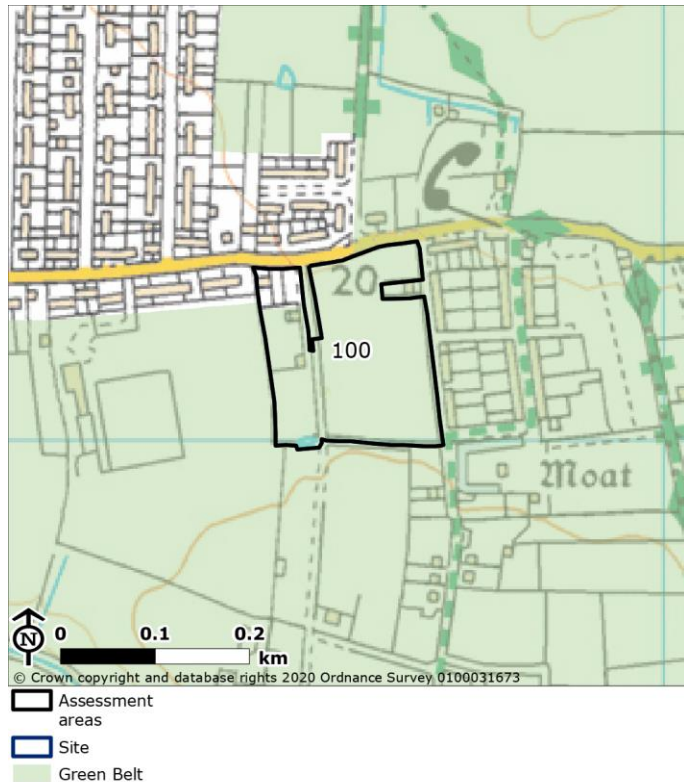
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to checking sprawl from the large built up area and preventing encroachment into the countryside. It makes a moderate contribution to preventing the merging of towns. The assessment area is open and undeveloped and the washed over development within it and around it does not have an urbanising influence. The area retains a relationship with the wider countryside and this would be weakened by its release, which would create an isolated inset area. It is considered that the Green Belt to the south of the assessment area would be significantly weakened as the A127 to the south forms a stronger Green Belt boundary. The school playing fields to the north would also be significantly weakened as there would form a very small gap between the new inset area and the urban edge of Rayleigh. The Green Belt land to the west would also be compromised by the release of the area, as it would become almost completely contained on three sides by inset development and on the fourth by the A127.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA43



Description

The assessment area falls along the southern edge of the settlement of Hullbridge. It is formed of one open agricultural field and a car / tyre storage yard. To the north is Lower Road and beyond this the urban edge of Hullbridge. The eastern boundary is formed by Central Avenue and washed over dwellings. The southern boundary is defined by a treeline which forms the field edge and the western boundary is formed by the treelined edge of some sports pitches.

Assessment Type

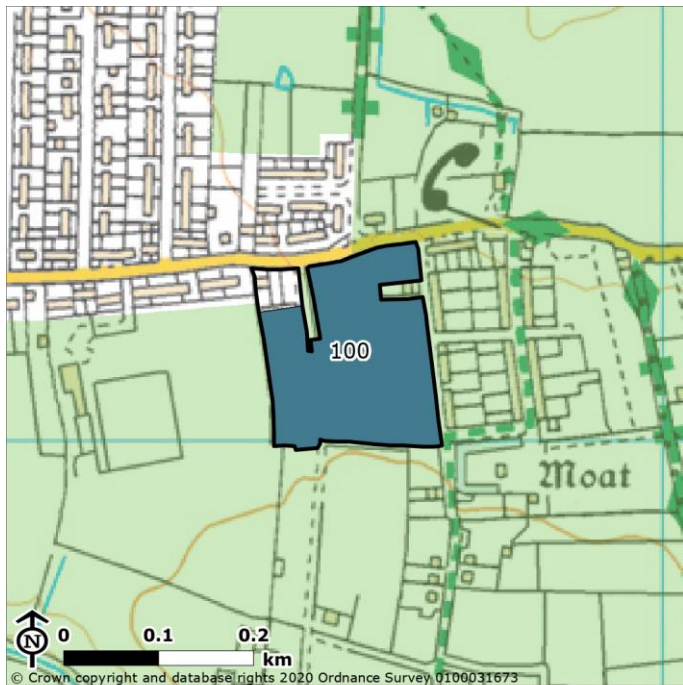
Urban Extension

Sites falling within Stage 2 Site Assessment Area

100

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA43



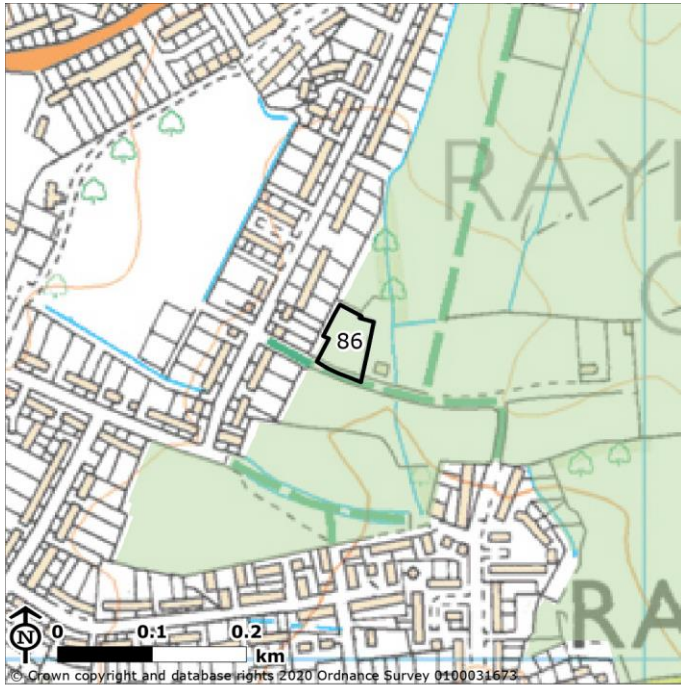
- Green Belt
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside. It makes a moderate contribution to preventing the sprawl of the large built up area and preventing the merging of towns. Although it has been breached, Lower Road provides some distinction from the inset settlement to the north, though distinction from the houses along the southern side of this road is limited and these, coupled with the reasonably dense washed over development to the east provides some sense of containment. While a tyre storage yard is located on the western half of the assessment area this is not considered to be a significant urbanising influence, and the assessment area is open and undeveloped and retains a reasonably strong relationship with the wider countryside to the south and west, although this is restricted somewhat by treelines. Release of the assessment area would comprehensively merge the ribbon development directly to the east along Central Avenue to the urban edge of Hullbridge and create an irregular Green Belt boundary along the southern edge of Hullbridge. Although Lower Road has already been breached as a boundary feature, release of the assessment area would further breach this, and the treeline along its southern edge is not considered to be a stronger Green Belt boundary. Adjacent Green Belt to the west would become more contained and release would significantly reduce the justification for retaining the Green Belt status of the washed over development to the east.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA44



Description

The assessment area lies along the eastern edge of the town of Rayleigh. It is formed of a small field. The western edge is formed by the urban edge of Rayleigh, the northern boundary by hedgerows onto residential back gardens, the eastern boundary by a dwelling and the southern boundary by a hedgerow onto Napier Fields Park and Garden.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

86

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA44



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large urban area and preventing encroachment into the countryside. It makes a moderate contribution to preventing the merging of towns. The assessment area is open and undeveloped but its relationship with the wider countryside is slightly restricted by thick treelines, a dwelling to the east and a lane to the south furthermore, there is little distinction from the urban edge with the boundary formed by the edges of residential gardens. Release of the area would however result in an irregular Green Belt boundary along the edge of Rayleigh and the boundaries of the assessment area are not considered to be stronger than the existing inset boundary. Therefore, adjacent Green Belt would become increasingly contained by development.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA45



Description

The site assessment area falls on the eastern edge of the settlement of Hullbridge. It is formed of a single field which contains a couple of small agricultural buildings and a number of large trees. The northern and eastern boundaries are defined by the tree lined field edge, the southern boundary by Lower Road and the western boundary by a washed over dwelling and the urban edge of Hullbridge.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

128

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA45



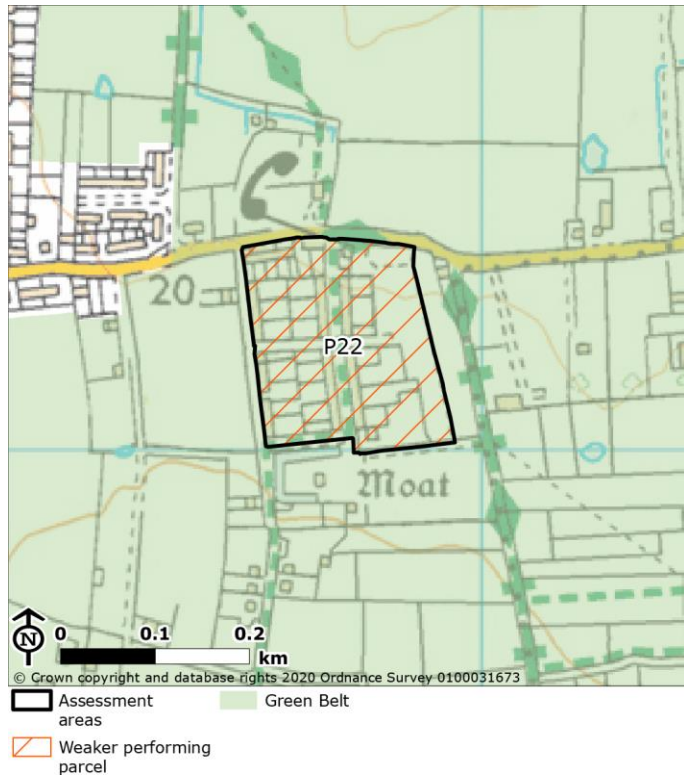
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The assessment area is open and undeveloped and although its relationship with the wider countryside is restricted somewhat by Lower Road and the washedover development to the south and the treelines to the north and east, it still maintains a relationship with the surrounding countryside. The wooded eastern and southern boundaries to the site maintain some distinction from the inset settlement edge to the west and washedover development to the south, despite their containing influence. Release of the assessment area would create a more irregular boundary around Hullbridge and would consolidate the ribbon development along Lower Road to the south weakening adjacent Green Belt to the north (east of Long Lane), south and east (the woodland to the north of Coventry Close). A very small area of Green Belt, which contains a washed over dwelling would fall between the new inset area and the settlement edge. It is likely that this would be released alongside the assessment area.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA46



Description

The assessment area is located to the south east of Hullbridge and consists of three rows of homes along Pevensey Gardens and Central Avenue and a section of an allotment site. The site is bounded to the north by Lower Road, a moat and patchy hedgerow to the south, Central Avenue to the west and an allotment site to the east.

Assessment Type

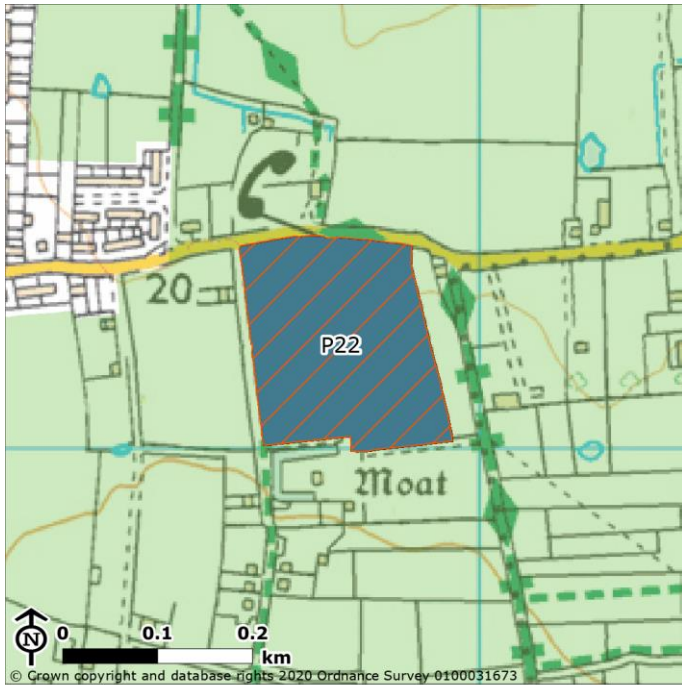
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P22

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA46



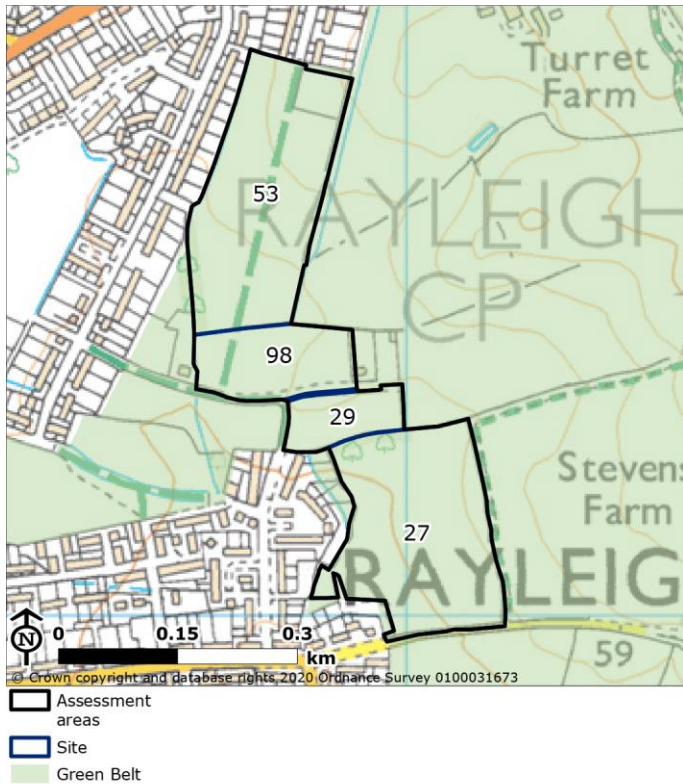
- Green Belt
- Moderate high
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area, to preventing the merging of towns and to preventing encroachment on the countryside. The assessment area is largely developed and constitutes ribbon development emanating from the urban edge of Hullbridge along Lower Road. Being developed, the integrity of neighbouring Green Belt has already been compromised to a degree, however, being located to the south of Lower Road, the area has a stronger relationship with the wider countryside than the urban edge of Hullbridge. Its release would increase containment of the open Green Belt to the west, including the open space sandwiched between Burlington Gardens and Central Avenue, and to the north along the northern edge of Lower Road however, it is noted that these areas are already contained to an extent between the inset urban edge and the washed over development.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA47



Description

The assessment area lies along the eastern edge of the town of Rayleigh. It is formed of four agricultural fields separated by field boundaries and treeline. The southern boundary of the assessment area is formed by Bull Lane, the eastern boundary by field boundaries, the northern boundary by the urban edge of Rayleigh and the western boundary partly by the urban edge and partly by field boundaries.

Assessment Type

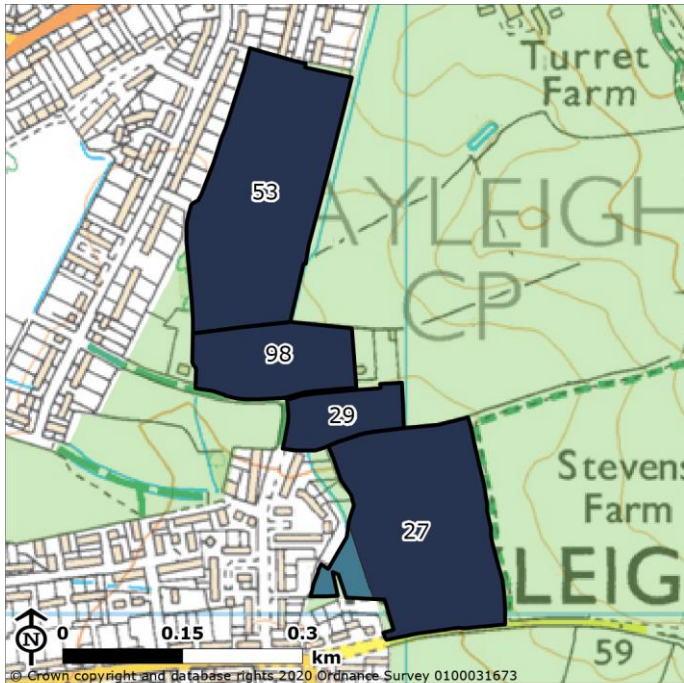
Urban Extension

Sites falling within Stage 2 Site Assessment Area

27
29
53
98

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA47



- Green Belt
- High
- Moderate high
- Site



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area, or sites in isolation	<p>The northern half of the assessment area comprising sites 53 and the western half of site 98 makes a strong contribution to checking sprawl from the large built up area and preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The southern half comprising the eastern half of site 98 and sites 29 and 27 make a strong contribution to checking sprawl from the large built up area, preventing encroachment into the countryside and a preventing the merging of towns. Although there is little distinction where the area abuts the urban edge, the assessment area is open and undeveloped and retains a strong relationship with the wider countryside to the east where boundaries are only formed by field edges. Release of any land within the assessment area would create a more irregular Green Belt boundary around the inset town of Rayleigh. The release of any or all of sites 53, 98 and 29 would enclose the Green Belt land to the west significantly weakening it, although due to its current containment this area of Green Belt land does not perform as strongly. The release of site 27 would compromise the integrity of the Green Belt to the north and south, but particularly to the south, where the adjacent Green Belt would become contained on three sides by the inset urban edge of Rayleigh.</p>	High

Rochford and Southend Green Belt Study

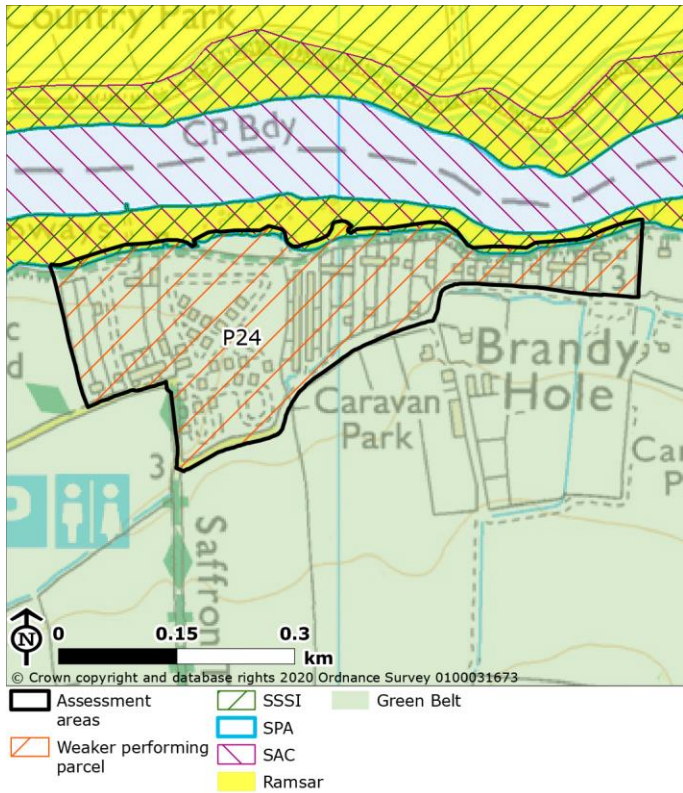
Stage 2 - Assessment Area AA47

Release of western end of site 27 There is a small area on the western edge of site 27 which extends into the urban area. This area is contained on three sides by inset development, although some distinction from the urban edge is maintained by the presence of mature woodland. Its release would form a more regular boundary around the edge of Rayleigh and would not result in the containment of adjacent Green Belt land. However, there is a lack of boundary features which would impact Green Belt land to the east.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA48



Description

The assessment area is located to the north east of the edge of Hullbridge. It consists of a static caravan park and a row of dwellings with large rear gardens. The site is bounded to the north by the River Croucha designated Ramsar site, Kingsmans Farm Road to the south, garden fencing and a patchy tree line to the west and hardstanding to the east.

Assessment Type

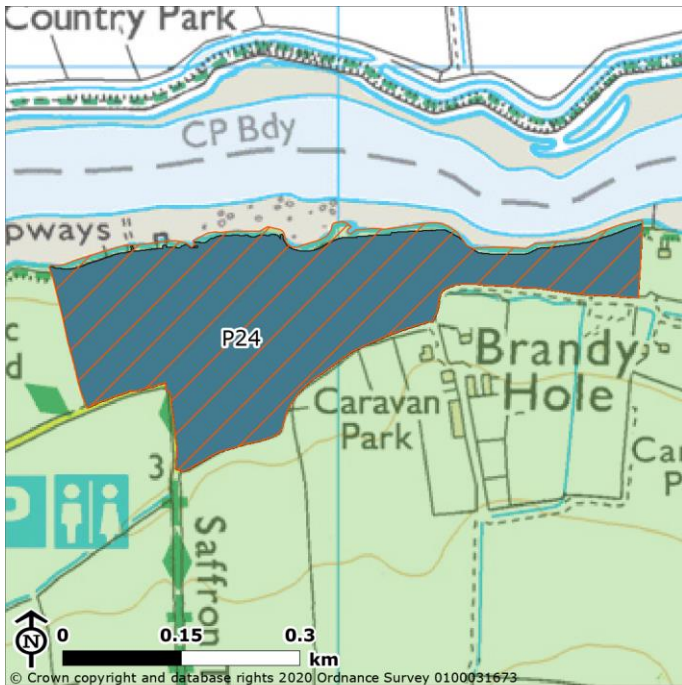
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P24

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA48



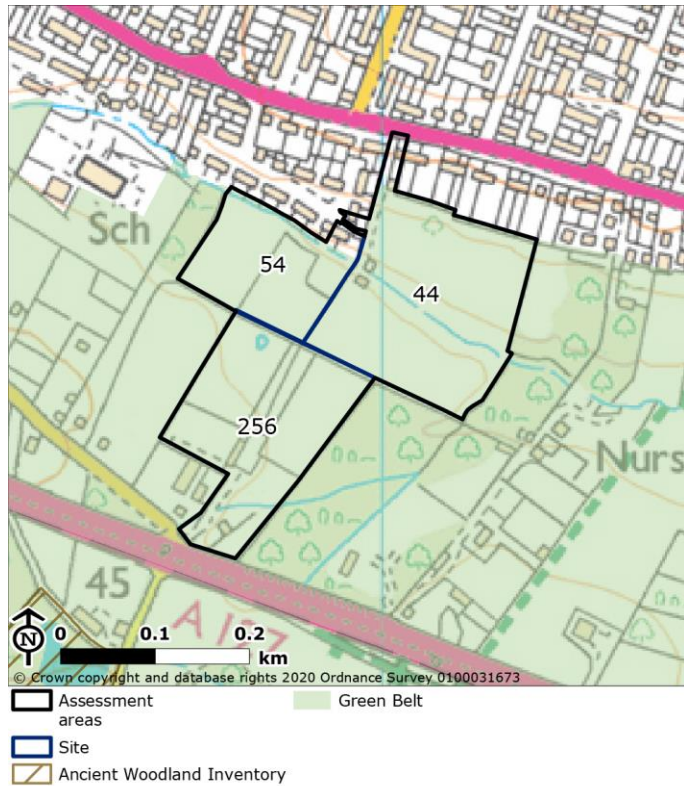
- Green Belt
- Moderate high
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a moderate contribution to preventing the merging of towns and to preventing encroachment on the countryside. Release of the assessment area would create a new inset area to the north east of Hullbridge, creating a narrow gap between the assessment area and the urban edge of Hullbridge. Although the existing development in the area has already weakened the integrity of the Green Belt within and adjacent to the area, the area still has a relationship with the wider countryside and insetting it would serve to weaken this relationship and compromise the integrity of open Green Belt land to the west, where it would become increasingly contained and to south west.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA49



Description

The site assessment area lies along the southern edge of the town of Rayleigh. It is formed of a number of small fields separated by treelines. The town forms the northern boundary of the assessment area, woodland forms the eastern and western boundaries while the southern boundary is partly defined by the A127 and partly by a builders yard / storage area.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

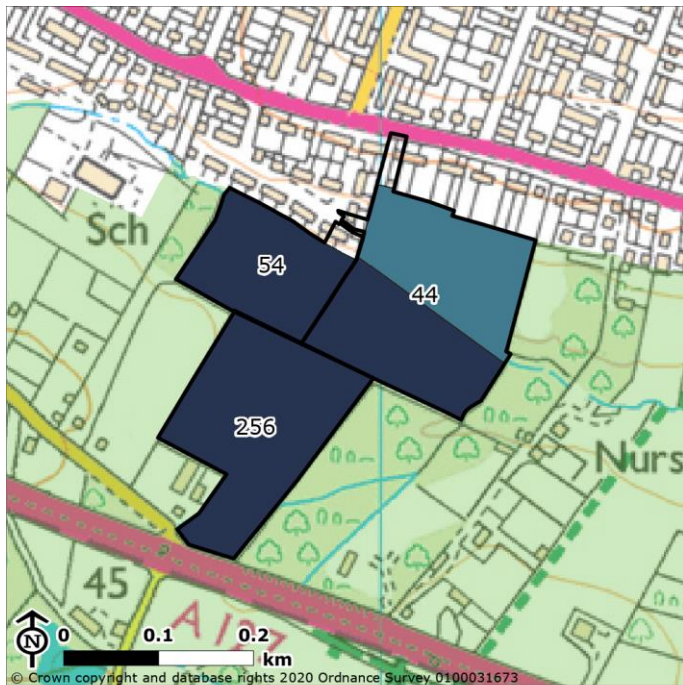
256

44

54

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA49

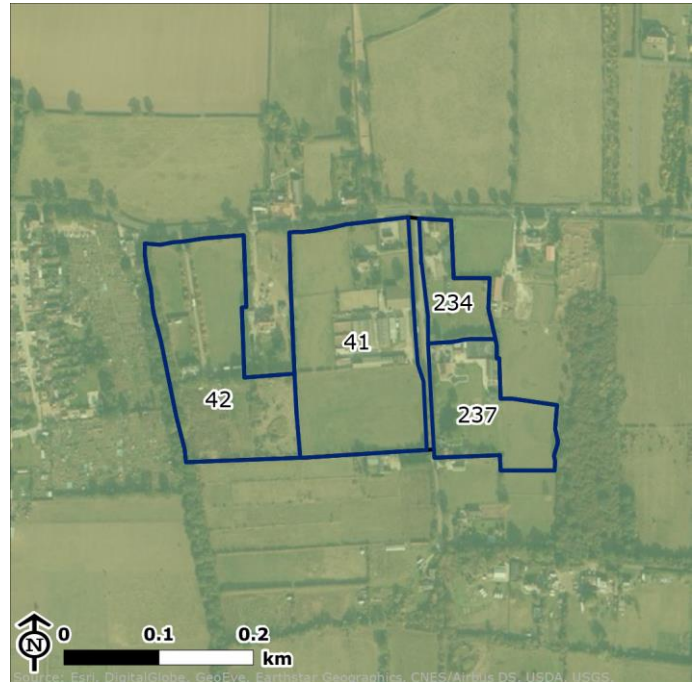
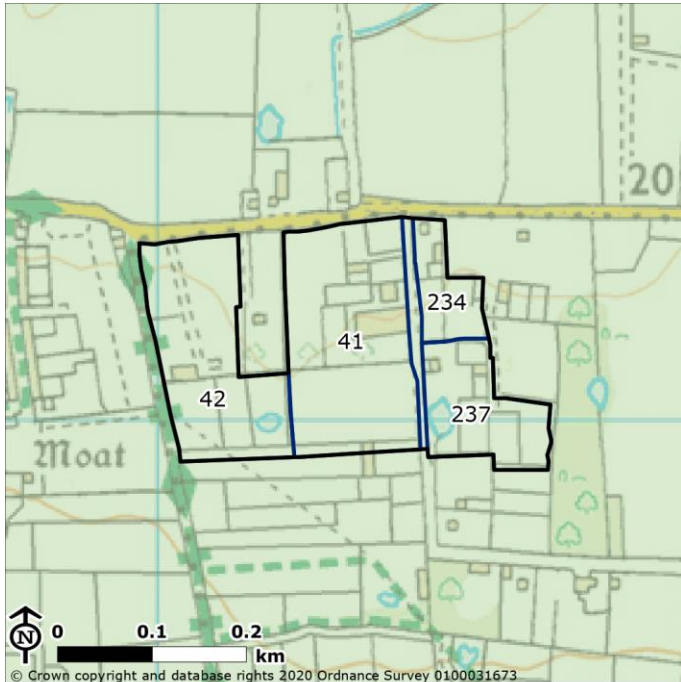


Harm Assessment

Scenario	Justification	Score
Release of the whole assessment area, or sites in isolation	The assessment area makes a strong contribution to checking the sprawl of the large built up area and preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The assessment area is open and undeveloped and although there is limited distinction, the urban edge of Rayleigh to the north does not exert a significant urbanising influence. However, the relationship with the wider countryside is restricted to an extent by woodland to the east and west and by the A127 to the south, which would form stronger Green Belt boundaries than the existing. Release of the assessment area would however significantly weaken the Green Belt to the east and west. In both directions the release of the entire assessment would contain open Green Belt land on three sides, with the fourth being the strong boundary of the A127.	High
Release of the northern portion of site 44	While this part of the assessment area makes the same contribution to the Green Belt purposes as the wider assessment area, it is contained by inset development on two edges and woodland to the east forms a relatively strong boundary feature. The release of this area, while impacting Green Belt to the east, would not significantly increase the irregular form of the current urban edge of Rayleigh.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA50



- Assessment areas
- Site
- Green Belt

Description

The assessment area lies to the south east of the settlement of Hullbridge. It consists of a number of small fields, a farm and agricultural buildings and a couple of detached dwellings. Boundaries to the south and east are formed by field edges, to the west by a small lane beyond which are allotments, and to the north by Lower Road.

Assessment Type

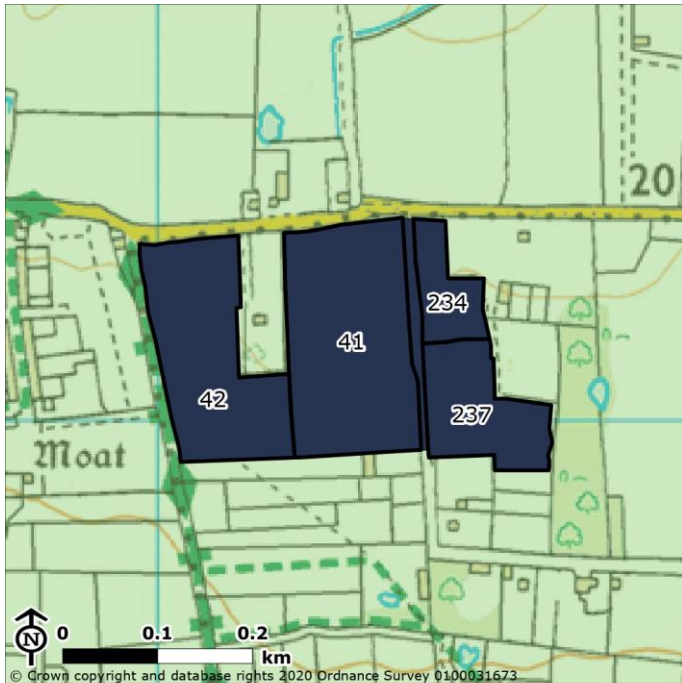
Inset

Sites falling within Stage 2 Site Assessment Area

- 234
- 237
- 41
- 42

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA50



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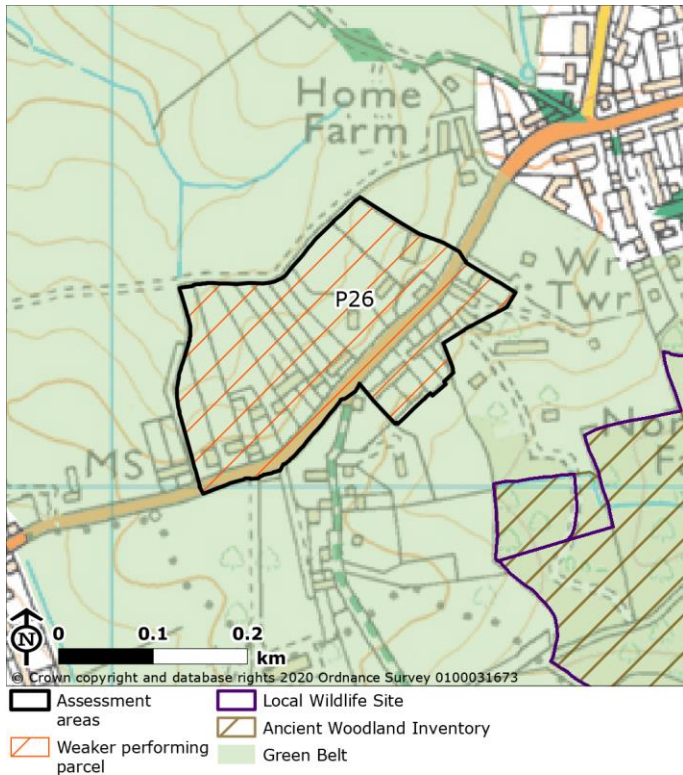
Green Belt
High
Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to checking sprawl from the large built up area and preventing the merging of towns. The assessment area contains some washed over development in the form of dwellings, as well as some agricultural buildings. These are not considered urbanising and the assessment area has a strong relationship with the wider countryside. Release of the assessment area would create an isolated inset area which would weaken adjacent Green Belt. It would create ribbon development along Lower Road which would in particular compromise Green Belt to the west which would lie between the new inset area and the inset settlement of Hullbridge. It would also reduce the justification for leaving the existing washed over development to the east in the Green Belt. Green Belt to the west would also be compromised as Church Road would form a stronger Green Belt boundary than the boundary of the assessment area. It is noted that the irregular edges of the assessment area somewhat increase containment of pockets of adjacent Green Belt land.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA51



Description

The assessment area is located adjacent to High Road between the towns of Hockley and Rayleigh. The assessment area comprises ribbon residential development along High Road with accompanying rear gardens. The assessment area is bounded to the south by the garden fences of the residential development running along the southern side of High Road (B1013), to the north by an unnamed track and to the east and west by garden fences.

Assessment Type

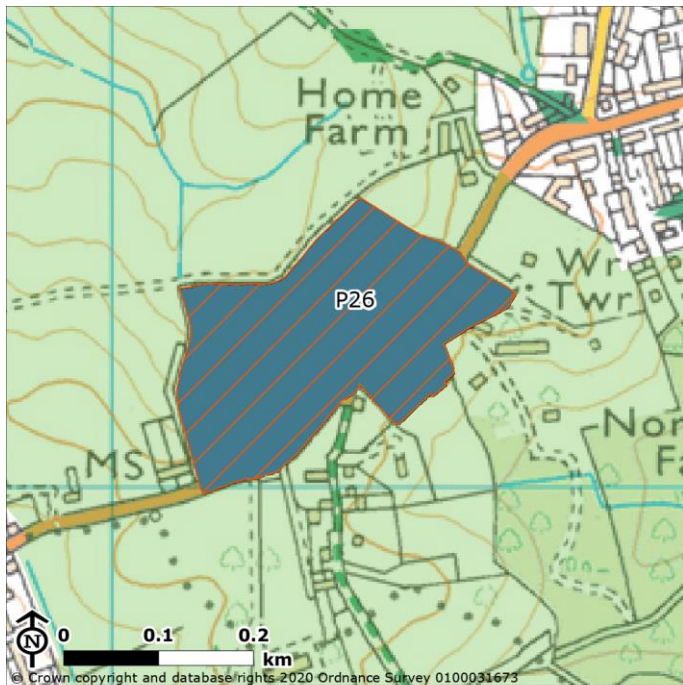
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P26

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA51



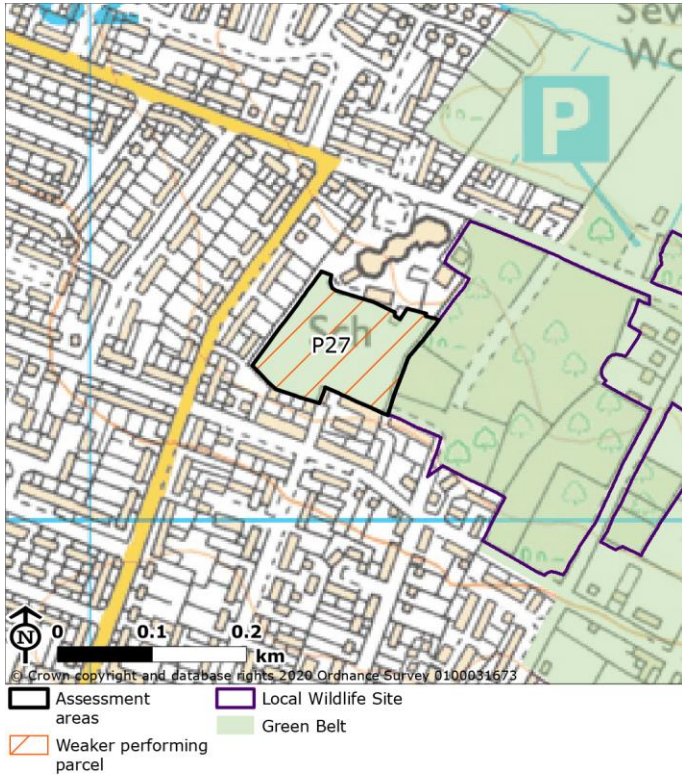
- Green Belt
- Moderate high
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area, to preventing the merging of towns and to preventing encroachment on the countryside. The assessment area contains ribbon development along the northern and southern edges of High Road. Release of this area would create a new inset area in between the narrow gap between the edges of Hockley and Rayleigh, which would in turn increase containment of the open Green Belt land to the north east and south west. Being developed, the integrity of neighbouring Green Belt has already been compromised to a degree, however the area has a stronger relationship with the wider countryside than the urban edges of either Hockley or Rayleigh.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA52



Description

The assessment area is located on the eastern edge of the town of Rayleigh. It consists of the playing fields of Grove Wood School. The assessment area is contained on three sides by the urban area of Rayleigh and to the east by Grove Woods.

Assessment Type

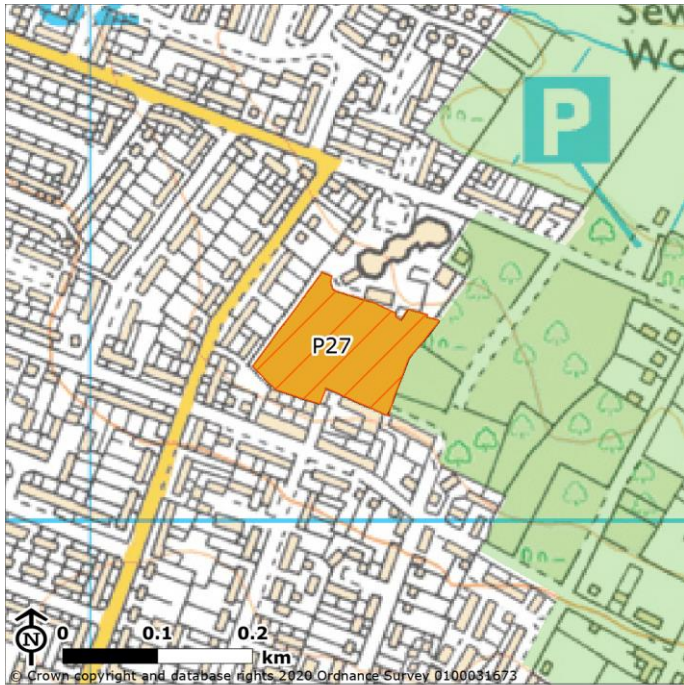
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P27

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA52



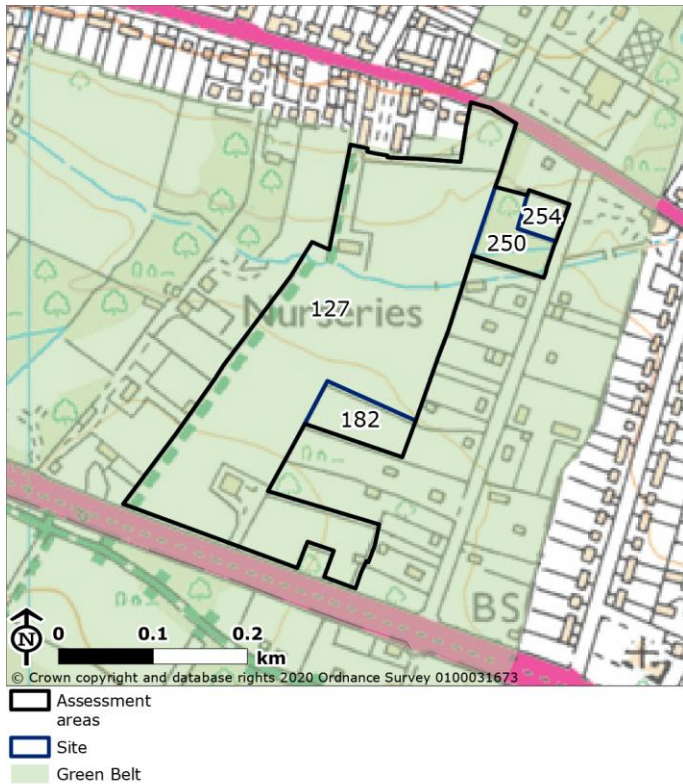
- Green Belt
- Moderate low
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to checking the sprawl of the large built up area and to preventing encroachment into the countryside. The assessment area is undeveloped, however it is contained on three sides by the inset settlement of Rayleigh which, due a lack of distinction exerts an urbanising influence over the land. Woodland provides seperation from the wider countryside on the fourth edge and the area has a limited relationship with the wider countryside. Due to its containment, release of the assessment area would not compromise the integrity of neighbouring Green Belt and would create a more regular urban edge, with the woodland to the east forming a strong boundary feature.</p>	<p>Low-Moderate</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA53



Description

The assessment area lies on the southern edge of the town of Rayleigh. It is formed of a couple of fields separated by a tree line. It contains two small agricultural buildings and a small area of woodland within the eastern corner. The northern boundary is formed by the urban edge of Rayleigh, the southern boundary by the A127, the eastern boundary by a treeline beyond which lies washed over dwellings and the western boundary is formed partly by woodland and partly by a tree line.

Assessment Type

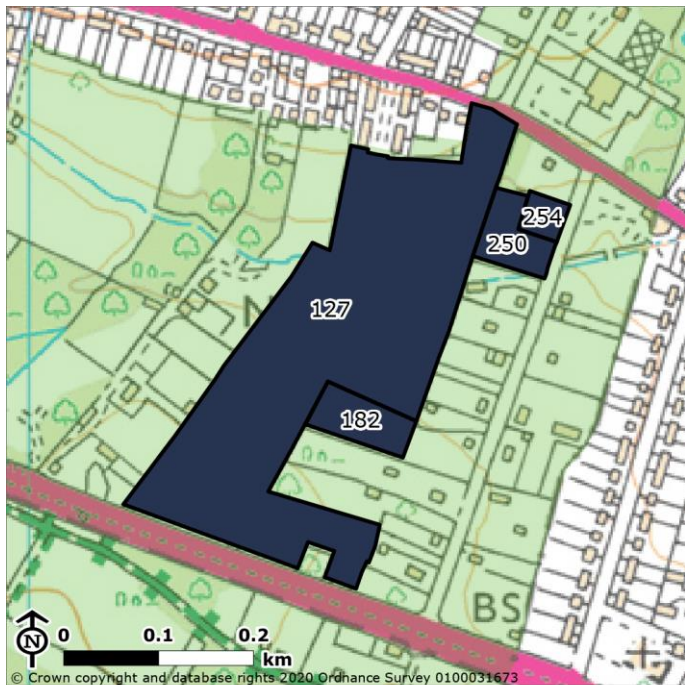
Urban Extension

Sites falling within Stage 2 Site Assessment Area

127
182
250
254

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA53



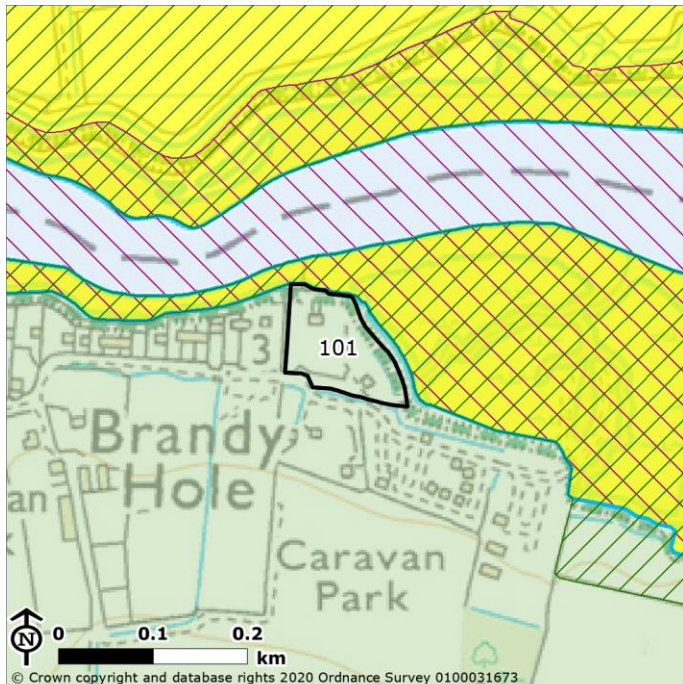
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to checking the sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and undeveloped and retains a relationship with the Green Belt to the west and east. While the inset settlement of Rayleigh lies to the north and there is little distinction between the two, it is considered that this does not have a significant urbanising influence. Release of any land within the assessment area would impact surrounding Green Belt land, particularly that to the east which, although somewhat compromised by washed over development, would become sandwiched between the new inset area and the urban edge of Southend-on-Sea, with roads connecting Southend-on-Sea and Rayleigh forming the northern and southern boundaries. Furthermore the justification for leaving the washed over residential development to the east within the Green Belt would be significantly reduced. There is a very small area of Green Belt that lies outside the assessment area which is in between the northern edge of the assessment area and the urban edge of Rayleigh. It is noted that the A127 which forms the southern boundary of the assessment area would form a stronger boundary feature than the existing inset edge.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA54



Description

The assessment area lies north east of the settlement of Hullbridge, alongside the River Crouch. It consists of a small building which provides events space, its car park and terraces and some open grassland. Boundaries are formed by the River Crouch to the north, streams and marshland to the east, Kingsmans Farm Road to the south and a field edge to the west.

Assessment Type

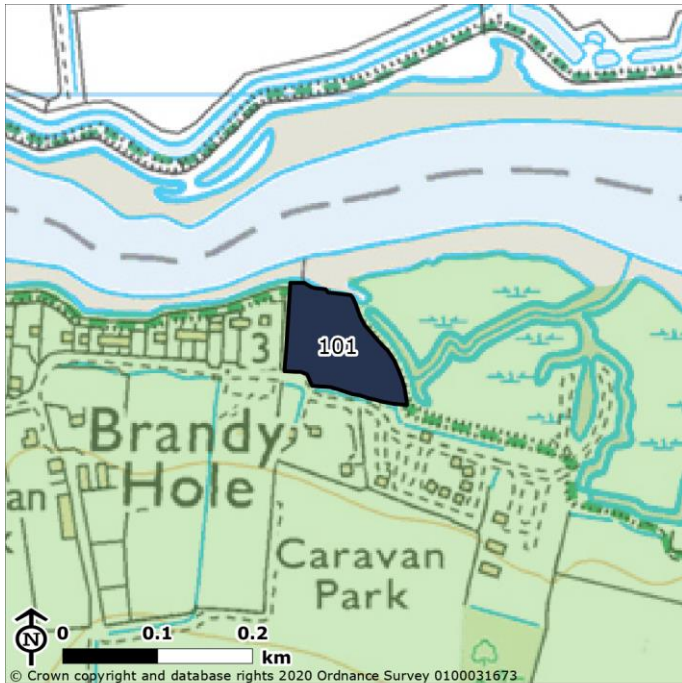
Inset

Sites falling within Stage 2 Site Assessment Area

101

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA54



- Green Belt
- High
- Site

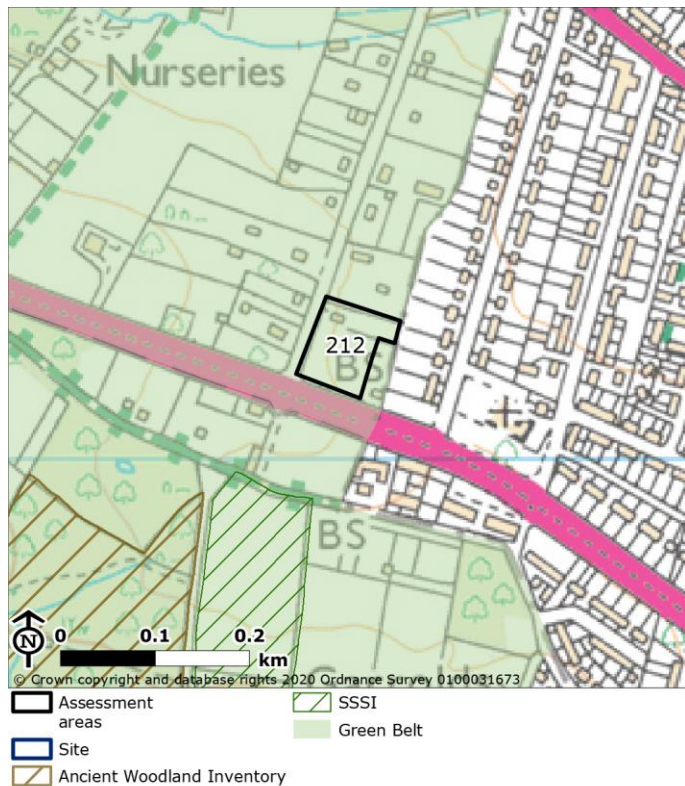


Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. While the assessment area contains one building, this is not considered to have an urbanising influence and the assessment area is otherwise open and undeveloped with a strong relationship with the wider countryside. Release of the assessment area would create an isolated inset area which would compromise adjacent Green Belt, particularly to the west where the justification for leaving the washed over dwellings in the Green Belt would be reduced, though this area has already been compromised by urbanising development. The River Crouch to the north provides a very strong boundary to prevent harm to the north and, likewise, the streams and marshland to the east.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA55



Description

The assessment area lies on the western edge of the settlement of Southend-on-Sea. It contains a single detached dwelling and garden on the northern edge while the remainder of the assessment area containing wooded. The A127 forms the boundary to the south and Rayleigh Downs Road forms the western boundary. The northern and eastern boundaries are formed by treelines beyond which are residential gardens. The inset settlement of Southend-on-Sea lies to the east.

Assessment Type

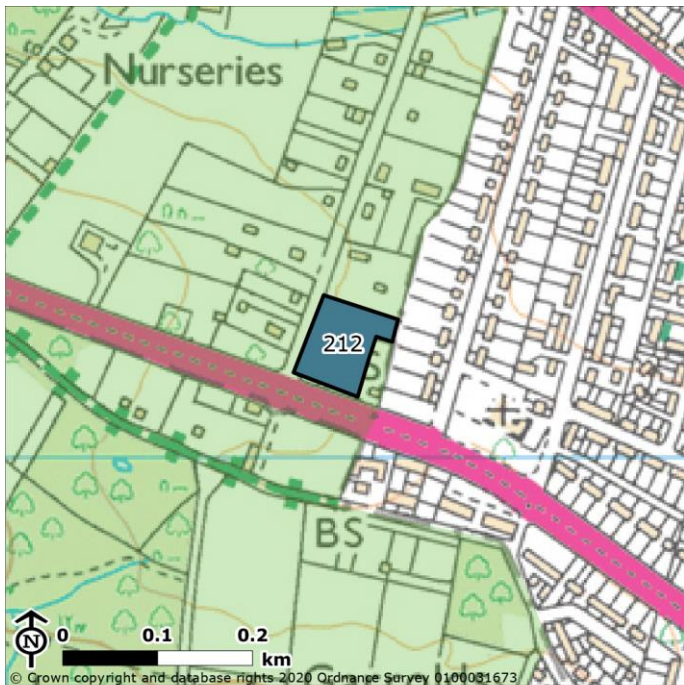
Urban Extension

Sites falling within Stage 2 Site Assessment Area

212

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA55

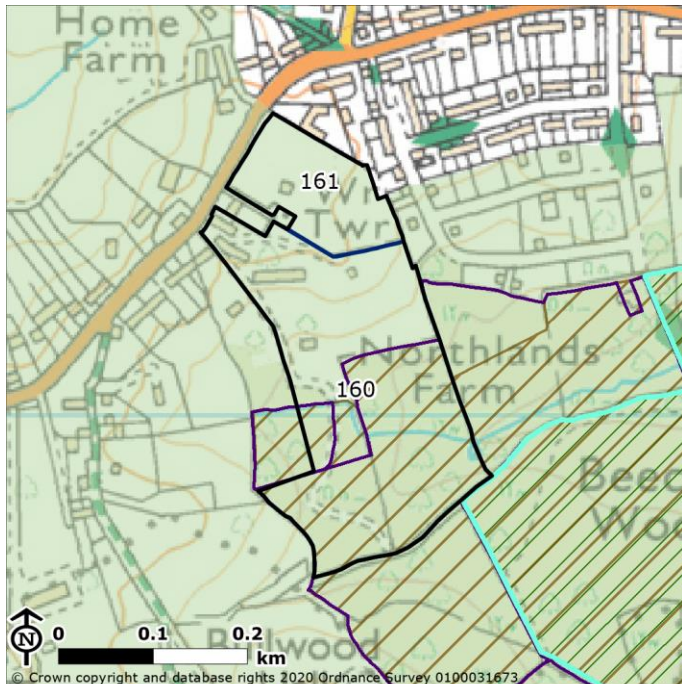


Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing the merging of the towns of Southend-on-Sea and Rayleigh. It makes a moderate contribution to checking sprawl from the large built up area and preventing encroachment into the countryside. While the northern edge of the assessment area contains a washed over dwelling this does not have a significant urbanising influence on the site, similarly the washed over dwelling to the east and the urban edge of Southend-on-Sea, while there is little distinction between the two, also do not have a significant urbanising influence. However, the relationship with the wider countryside is restricted by the A127 to the south and washed over dwellings to the north and west. Release of the site would result in a more irregular Green Belt boundary along the edge of Southend-on-Sea, impacting adjacent Green Belt to the north in between the urban edge of Southend and Rayleigh Downs Road. The release of the site would result in a small area of Green Belt to the east (a washed over dwelling) left in between site and the urban edge. It is acknowledged that this would likely need to be released alongside the assessment area in order to create a consistent Green Belt boundary.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA56



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Assessment areas	Local Wildlife Site
Site	Ancient Woodland Inventory
Local Nature Reserve	SSSI
	Green Belt

Description

The site assessment area abuts the western edge of the inset town of Hockley. The southern half of the assessment area is covered by woodland and contains a local wildlife site and ancient woodland. The northern half of the assessment area contains a couple of dwellings, an outbuilding, informal fields and gardens. Boundaries are formed by Hockley to the north east, High Road to the north west and trees / woodland for the remainder.

Assessment Type

Urban Extension

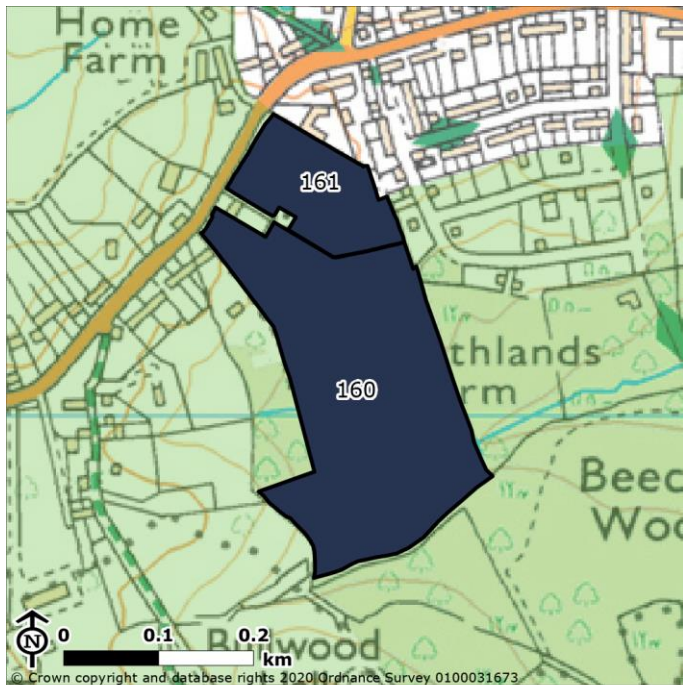
Sites falling within Stage 2 Site Assessment Area

160

161

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA56

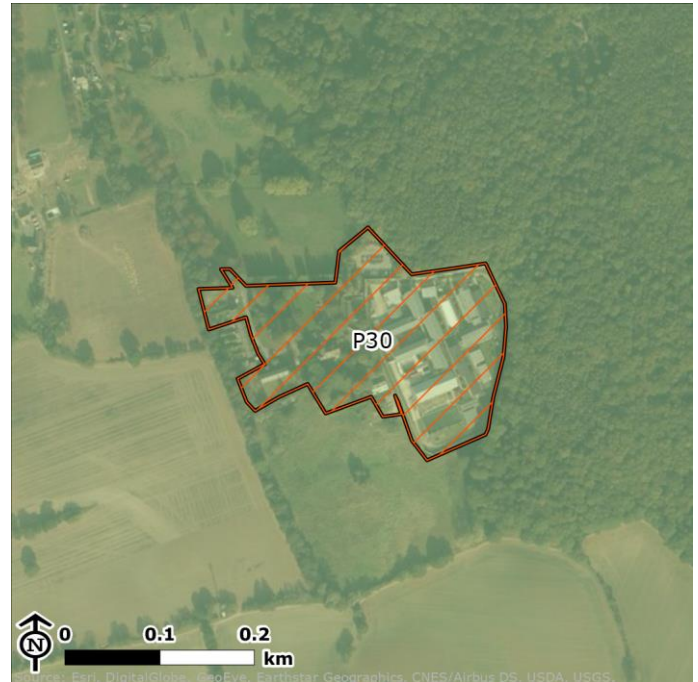
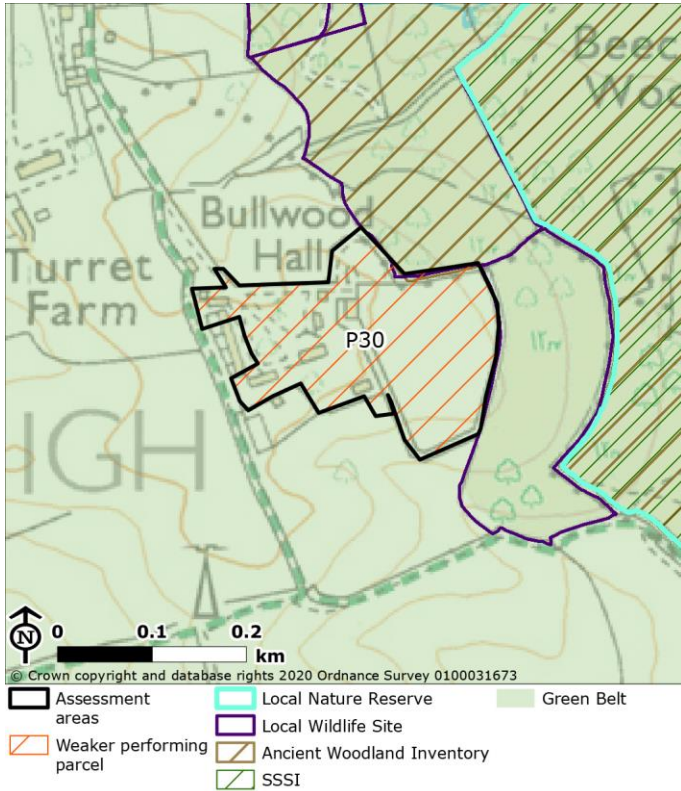


Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing sprawl of the large urban area, preventing the merging of towns and preventing encroachment on the countryside. The northwestern end of the assessment area is partially contained by the inset urban edge to the north east and the washed over residential dwellings to the west. There is little distinction along the inset settlement edge. Release of both sites 161 and 160 would create a less consistent Green Belt boundary and so would impact the adjacent Green Belt, particularly to the west where a small area of Green Belt would remain between the inset area and the B1013 High Road and the access road to Bullwood Hall, both of which form stronger boundaries as well as the inset settlement edge of Rayleigh. It is not considered that the boundaries of the parcel would form a significantly stronger Green Belt edge than the existing boundary. A few houses are located in the north corner of the assessment area and have a limited urbanising influence on the immediate surroundings, however if just this area (including all of site 160) were to be released then what remains of the open and undeveloped and in between Hockley and the ribbon development along High Road would be lost. Furthermore, the justification for leaving the ribbon development along High Road washed over by the designation would be reduced giving rise to the potential for further areas of Green Belt to be isolated and compromised. A Local Wildlife Site and an area of ancient woodland cover the southern portion of site 160. This area is extremely unlikely to be developed and so has not been assessed.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA57



Description

The assessment area lies in between the settlements of Hockley and Rayleigh. It is formed of the former HM Bullwood Prison and a number of associated buildings, the former of which is being redeveloped for housing. The boundaries of the assessment area are formed by the former prison perimeter fencing and woodland to the north and east, the remainder of the northern boundary is formed by Bullwood Hall Lane, the western boundary by a the rear of dwellings and a thick tree line and the southern boundary is open to a small field.

Assessment Type

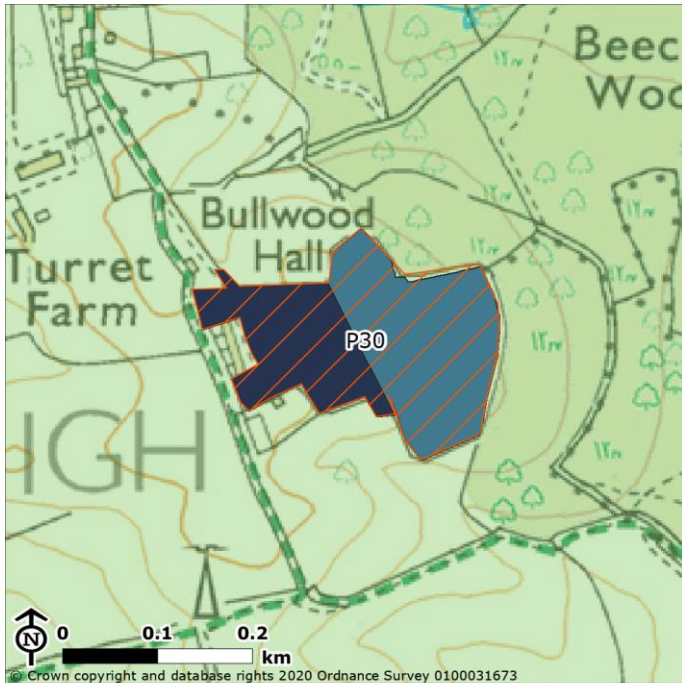
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P30

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA57

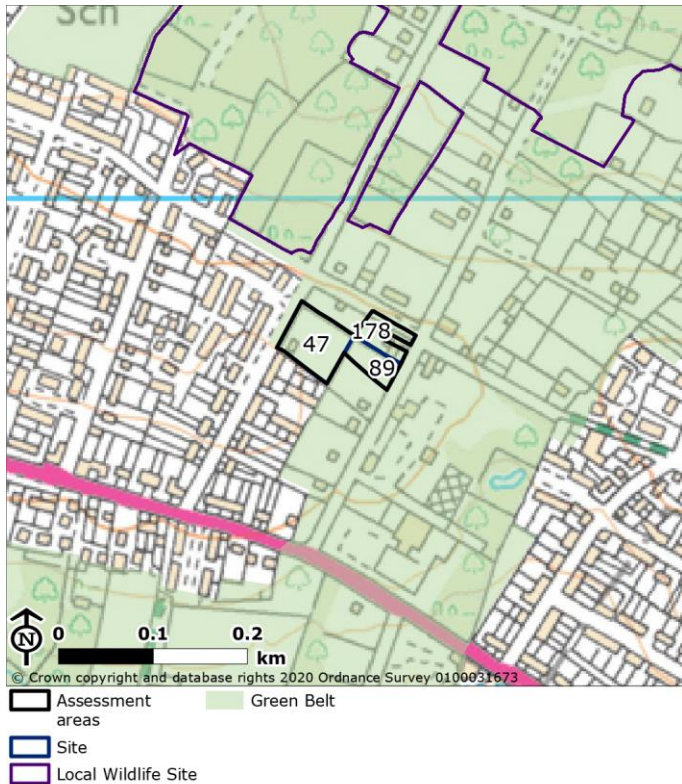


Harm Assessment

Scenario	Justification	Score
Release of whole assessment area	The assessment area makes a moderate contribution to preventing the merging of towns and to preventing encroachment into the countryside. It is considered to retain some openness and some relationship with the wider countryside, particularly to the west and south. Release of the assessment area would create an isolated, inset area which would compromise surrounding Green Belt, particularly to the south where there is a lack of boundary features, and to the west between the new inset area and the urban edge of Rayleigh.	High
Release of eastern half of the assessment area	The assessment area makes a moderate contribution to preventing the merging of towns and to preventing encroachment into the countryside. This section of the assessment area contains urbanising development in the form of large prison buildings and its relationship with the wider countryside is limited to the north, east and south by woodland. However, release of this section of the assessment area would create an isolated inset area which would compromise surrounding Green Belt, particularly to the west this area already contains a number of buildings which, along with the urbanising impact of the prison buildings has weakened it.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA58



Description

The assessment area lies on the eastern edge of the town of Rayleigh. The area is formed of two dwellings and their gardens. Boundaries are formed by The Drive to the east, Connaught Road and the urban edge of Rayleigh to the west, Warwick Road and a small field boundary to the north and the urban edge of Rayleigh and washed over dwellings to the south.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

178

47

89

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA58



- Green Belt
- Moderate high
- Moderate
- Site

Harm Assessment

Scenario	Justification	Score
Release of whole assessment area, or sites 89 and 178 in isolation	<p>The assessment area makes a strong contribution to preventing the merging of the towns of Southend-on-Sea and Rayleigh, and makes a moderate contribution to checking sprawl of the large urban area and preventing encroachment into the countryside. The assessment area is contained on two sides by the inset settlement of Rayleigh which exerts some urbanising influence on the western half of the area due to a significant lack of distinction. The assessment area contains two detached dwellings, although these do not have a significant urbanising influence. The remaining areas of land are open and retain a relationship with the countryside to the north and east. Due to the presence of The Drive and the washed over residential development to the east, the release of all three sites would not significantly weaken the Green Belt to the east. However their release would create an irregular Green Belt boundary along the edge of Rayleigh which would compromise the washed over dwellings to the north and south, but particularly the Green Belt land to the south in between the urban edge of Rayleigh and The Drive. The release of the area would also harm the small area to Green Belt directly to the west and north as Connaught Road and Warwick Road would form more consistent boundary features. In order to create a regular urban edge to Rayleigh it would make sense to release these two pockets of Green Belt alongside the assessment area.</p>	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA58

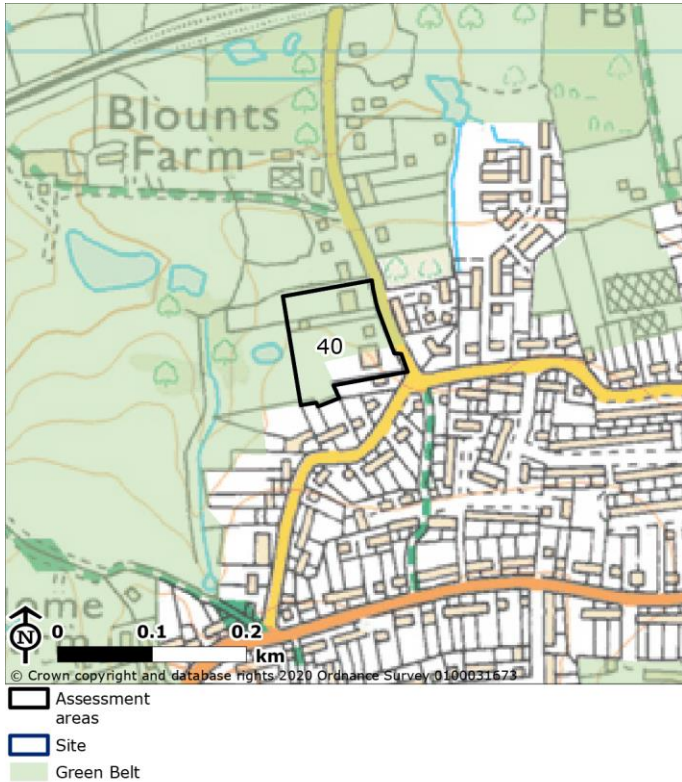
Release of site 47

Site 47 makes the same contribution to the purposes of the Green Belt as the wider assessment area. However, the site is more contained than the other two sites to the south and west by the inset settlement of Rayleigh, which exerts an urbanising influence, and has very limited distinction with the inset urban area. The release of site 47 would not cause the Green Belt boundary around Rayleigh to become more irregular. However, the release of the area would harm the small area to Green Belt directly to the north west as Connaught Road and Warwick Road would form more consistent boundary features. In order to create a regular urban edge to Rayleigh it would make sense to release these two pockets of Green Belt alongside the site.

Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA59



Description

The assessment area lies on the north western edge of the town of Hockley. The south eastern corner of the assessment area lies within the inset town and contains a large detached dwelling. The remainder of the assessment area is formed of the rear gardens of this dwelling, and an adjacent dwelling. To the south and east of the area is the urban edge of Hockley, to the west is the remainder of the rear garden and to the north is a further residential dwelling and garden.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

40

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA59



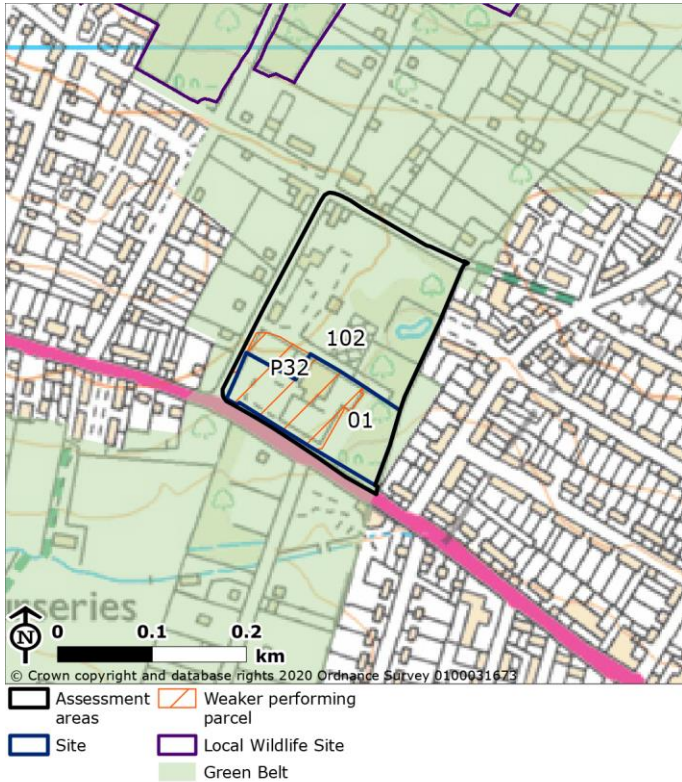
- Green Belt
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing sprawl from the large built up area and a strong contribution to preventing the merging of towns and encroachment into the countryside. The assessment area is contained on two sides by inset development and contains two large dwellings. However this, and the urban edge of Hockley do not have a strong urbanising influence on the area which retains some relationship with the wider countryside to the west and north. There is however little distinction with the inset settlement to the south but Church Road provides some distinction to the east. The boundaries of the assessment area, formed by gardens would not form a stronger Green Belt edge than the existing. The tree line / small woodland area at the rear of the garden to the west would form a stronger and more regular Green Belt boundary.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA60



Description

The assessment area lies between the settlements of Southend-on-Sea and Rayleigh. It consists of a garden centre and nursery, a caravan parking / storage area, a couple of detached dwellings a small field and a couple of blocks of trees along the eastern edge. The southern edge of the assessment area is defined by the A1015, the western edge by The Drive and the northern edge by a treeline and Warwick Road. The eastern edge is formed by some small blocks of trees beyond which lies the inset settlement of Southend on Sea.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

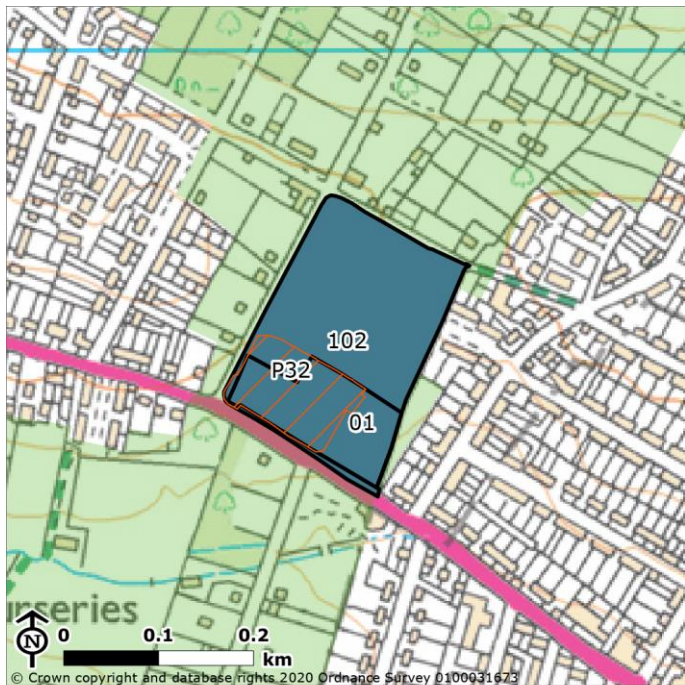
01
102

Stage 1 parcels that fall within Stage 2 Assessment Area

P32

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA60



- Green Belt
- Moderate high
- Weaker performing parcel
- Site



Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The majority of the assessment area makes a strong contribution to preventing the merging of the towns of Southend-on-Sea and Rayleigh and a moderate contribution to preventing sprawl from the large built up area and preventing encroachment into the countryside. The assessment area contains a Wyvale Garden Centre, which has an urbanising influence and so makes a moderate contribution to preventing the merging of the towns. The northern half of the assessment area is relatively open and undeveloped and retains some relationship with the wider countryside to the north; however, any relationship with the countryside to the south is restricted by the A1015 and to the east and west lie the inset settlements, resulting in the assessment area having a sense of containment. Where it abuts the urban edge of Southend there is little distinction. While the assessment area is considered to be relatively contained by roads to the south west and north, which would provide distinguishable boundary features, its release would remove what remains of the open gap between Rayleigh and Southend, resulting in their coalescence. The area which contains the garden centre makes a weaker contribution to the Green Belt purposes but release of this area would significantly compromise the small areas of Green Belt that would remain to the east and west and would again effectively merge the two inset settlements.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA61



Description

The assessment area falls just to the west of the settlement of Southend-on-Sea. The eastern half of the assessment area is formed of two small agricultural fields that are separated by a small hedgerow. The western section of the area contains a driveway and small parking area, an equine school and a number of agricultural buildings and barns. The southern and eastern boundaries of the assessment area are formed by fenced field boundaries, the western boundary the rear garden of an adjacent dwelling and the northern boundary by Ethel Road.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

181

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA61



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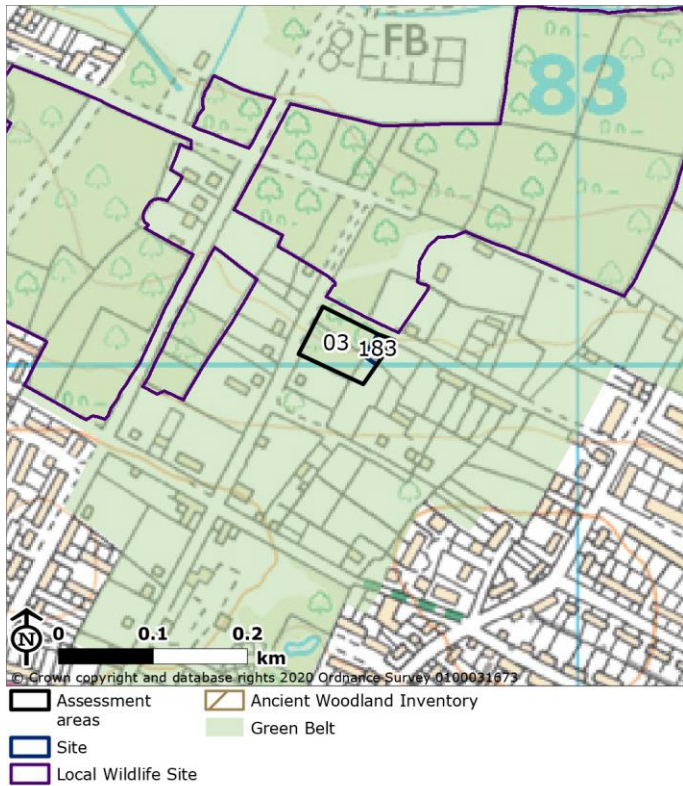
Green Belt
High
Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of the towns of Southend-on-Sea and Rayleigh and makes a moderate contribution to checking sprawl from the large built up area and preventing encroachment into the countryside. The assessment area contains a small number of agricultural buildings however, these are not urbanising and the land is open. The site retains a relationship with the wider countryside, particularly with the area of Green Belt to the east due to the lack of boundary features. Release of the assessment area would result in a small, isolated inset area which would compromise adjacent Green Belt. The area to the east would be significantly weakened as this would form a very small gap between the new inset area and the urban edge of Southend. Likewise, a reasonably small Green Belt gap would be left to the west between the inset area and the town of Rayleigh. Consequently, what remains of the open gap in between these two towns would be significantly compromised.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA62



Description

The assessment area lies to the east of the town of Rayleigh and just north west of the town of Southend-on-Sea. It is formed of a small section of a larger woodland block, which stretches to the north. To the south and east lie washed over dwellings, to the west is a smaller woodland and a couple of small fields.

Assessment Type

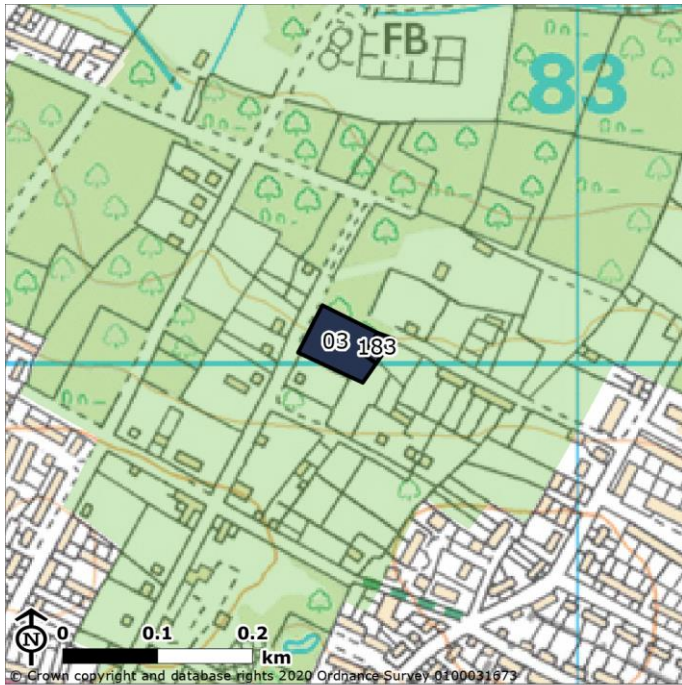
Inset

Sites falling within Stage 2 Site Assessment Area

03
183

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA62



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and undeveloped and has a relationship with the wider countryside. Its release would create a new isolated inset area which would compromise adjacent Green Belt. Green Belt to the east which would form the narrow gap between the new inset area and the urban edge of Southend-on-Sea, and also contains washed over development, would be weakened. The same would occur to the west towards Rayleigh. This would compromise the Green Belt gap between the towns of Southend-on-Sea and Rayleigh.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA63



Description

The assessment area lies to the north west of the town of Hockley. It is formed of a small area of trees contained on three side by Hockley. To the south are the back gardens of residential dwellings and to the west and north is a small trading estate. To the east lies a grassed area and beyond this a nursery.

Assessment Type

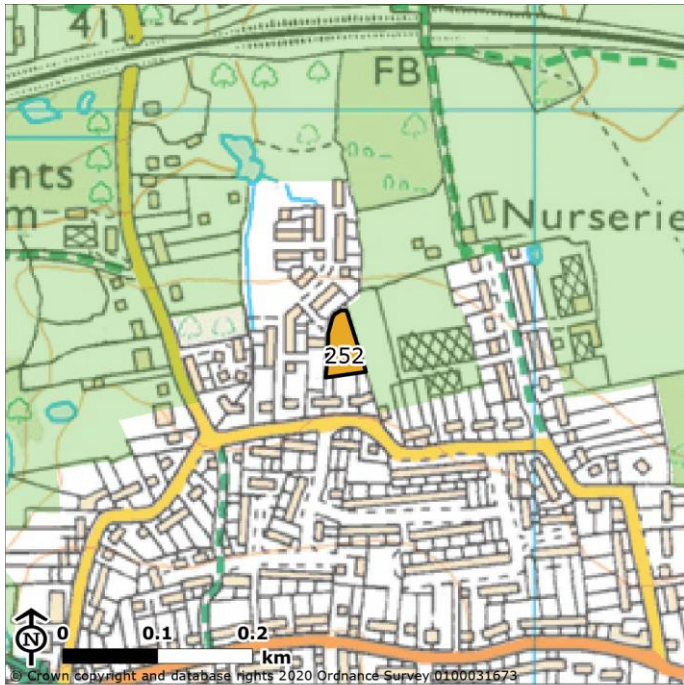
Urban Extension

Sites falling within Stage 2 Site Assessment Area

252

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA63

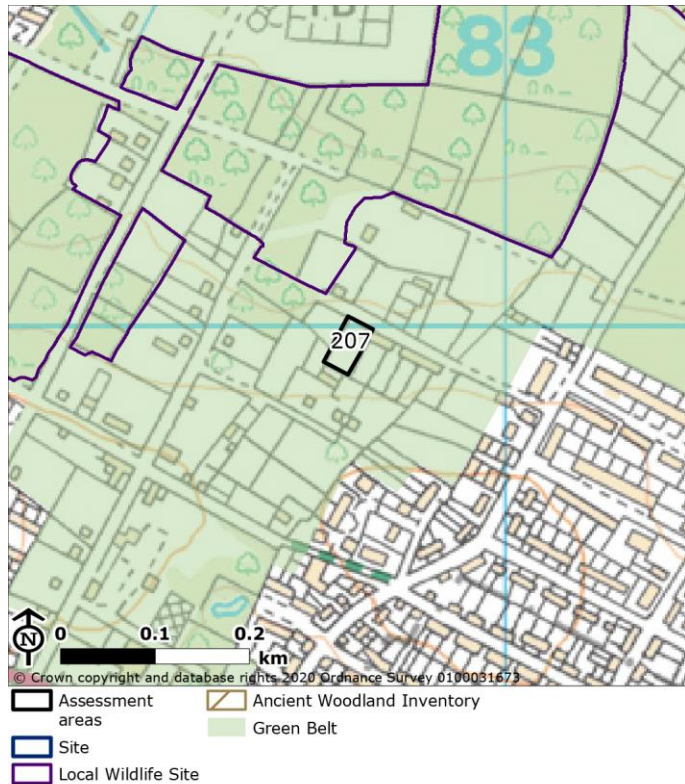


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large built up area and preventing the merging of towns and makes a strong contribution to preventing encroachment into the countryside. While the assessment area is undeveloped it is contained on three sides by the inset town of Hockley, with little distinction to the south resulting in the area having a strong sense of containment and a stronger relationship with the urban area than the wider countryside. While the Green Belt immediately to the east would be more contained by release of the assessment area, this Green Belt land is already significantly contained and the Green Belt boundary of Hockley would be simplified, marking a clearer distinction between the settlement and the countryside.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA64



Description

The assessment area is located just to the west of the town of Southend-on-Sea and east of the town of Rayleigh. It contains a single semi-detached dwelling and its rear garden. Disraeli Road to the north and the property boundaries form the edges. An area of woodland lies just to the east. More washedover dwellings lie to the west.

Assessment Type

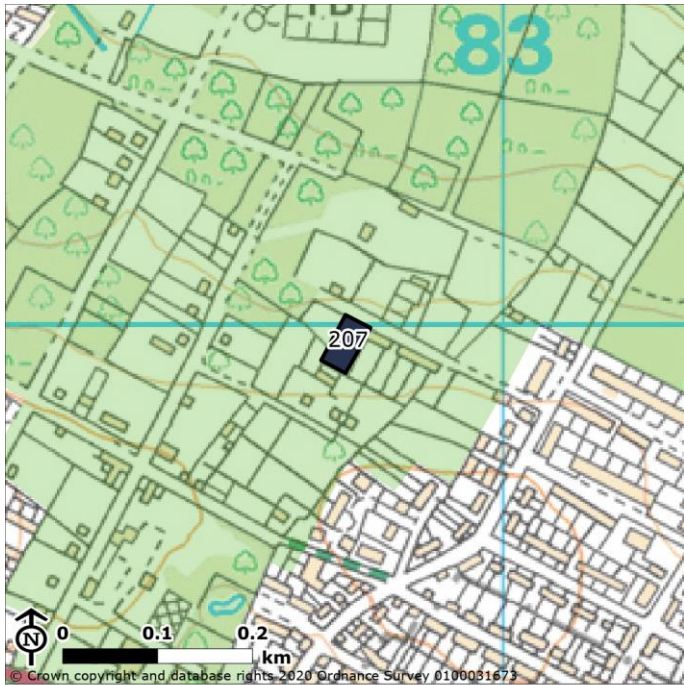
Inset

Sites falling within Stage 2 Site Assessment Area

207

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA64



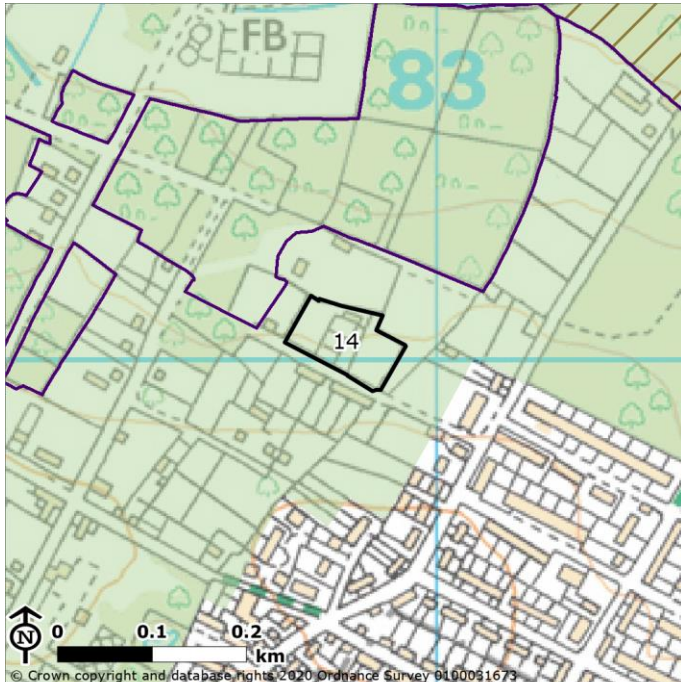
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing the merging of Southend-on-Sea and Rayleigh. It makes a moderate contribution to preventing sprawl from the large urban area and preventing encroachment on the countryside. The assessment area contains a single washed over dwelling which does not have a significant urbanising influence. The remainder of the area is open. Release of the assessment area would create a small inset area which would compromise adjacent Green Belt. The area to the east in particular would be significantly weakened as this would lie in the small gap between Southend-on-Sea and the new inset area, and the justification for retaining the current washed over dwellings in the Green Belt would be reduced.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA65



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- Assessment areas
- Ancient Woodland Inventory
- Green Belt
- Site
- Local Wildlife Site

Description

The assessment area is located to the north west of the settlement of Southend-on-Sea. It contains two small fields, an equine school and a barn / stable. The southern boundary of the assessment area is formed by Disraeli Road and washed over dwellings. Other boundaries are formed by thick tree lines.

Assessment Type

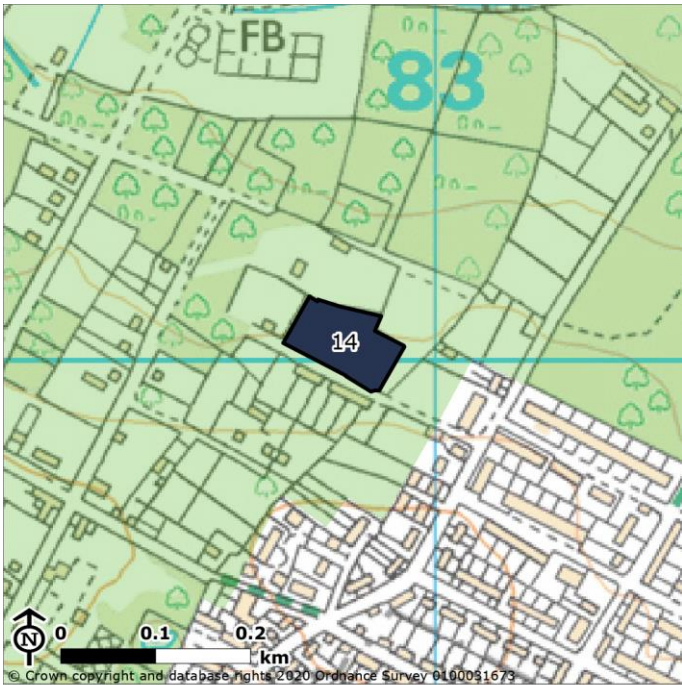
Inset

Sites falling within Stage 2 Site Assessment Area

14

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA65

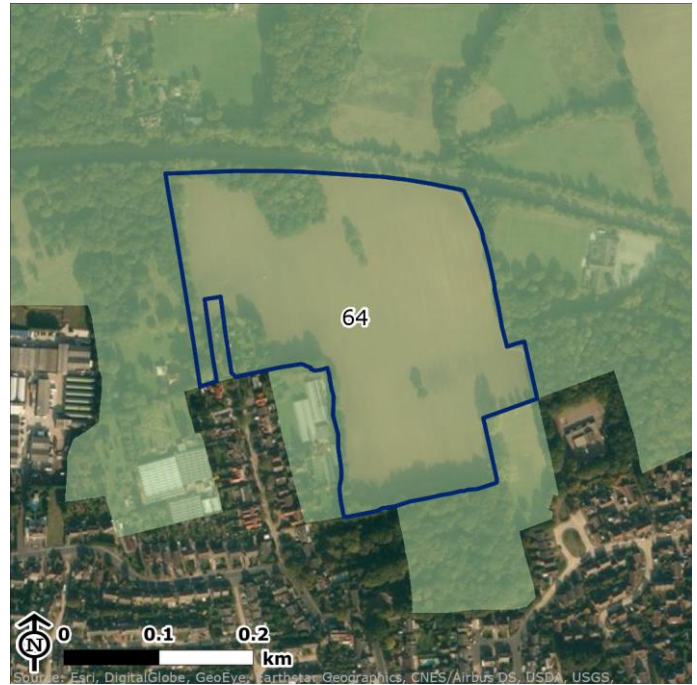
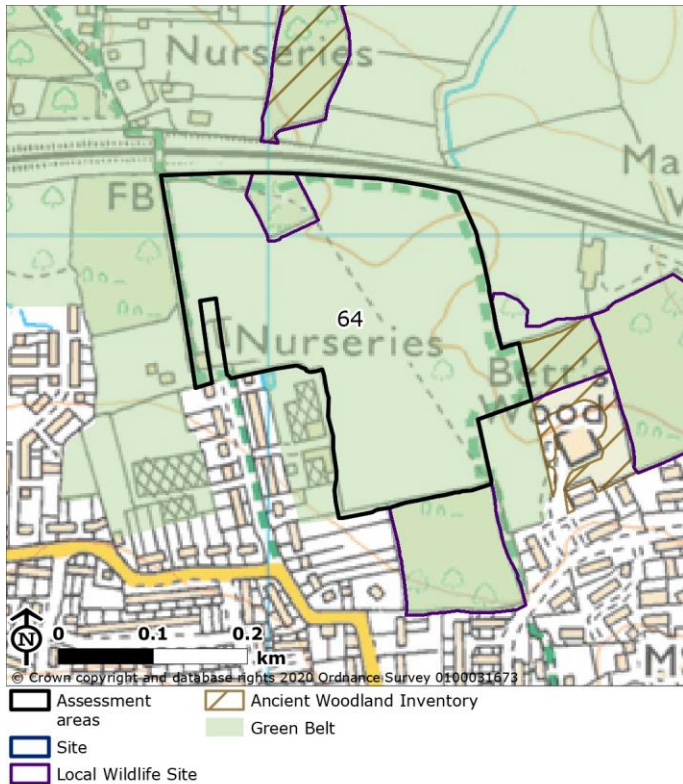


Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing the merging of Southend-on-Sea and Rayleigh. It makes a moderate contribution to preventing sprawl from the large urban area and preventing encroachment into the countryside. The assessment area is open and undeveloped, only containing a couple of small agricultural buildings. The washed over dwellings along the southern edge do not present a significant urbanising impact. While the woodland to the north and the washed over dwellings to the south provide strong boundaries and some containment to the area, release of the assessment area would result in a small isolated inset area, which would leave the small area of Green Belt to the east and south east, which would fall in between the new inset area and the urban edge of Southend-on-Sea, significantly weakened. The justification for leaving adjacent residential dwellings washed over by Green Belt would also be significantly reduced.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA66



Description

The assessment area falls on the north western edge of the town of Hockley. It is formed of a single, open agricultural field with a small woodland area along the northern edge which is a designated Local Wildlife Site. The northern boundary is formed of the railway tracks, the eastern boundary by a field edge and woodland, the southern boundary by field edges, woodland and the settlement edge, and the western boundary by woodland and a nursery.

Assessment Type

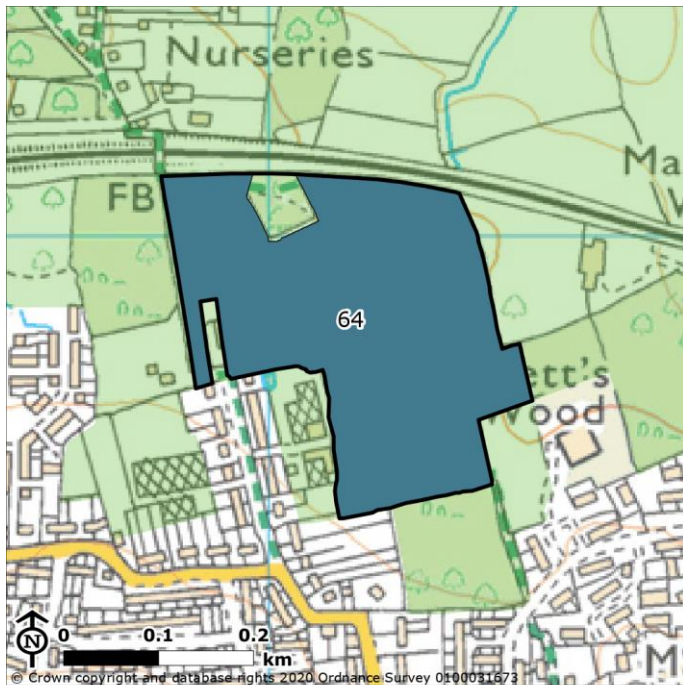
Urban Extension

Sites falling within Stage 2 Site Assessment Area

64

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA66



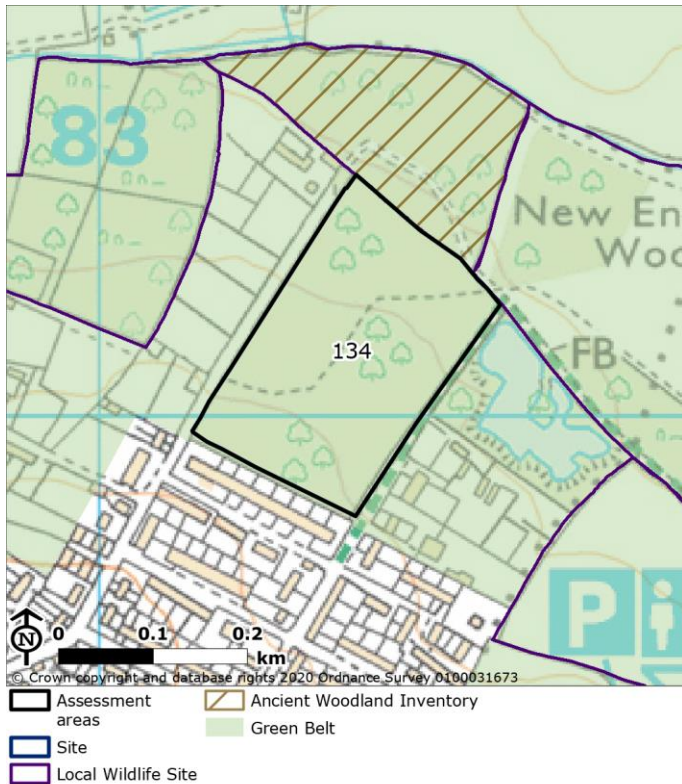
- Green Belt
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing sprawl from the large built up area and preventing the merging of towns. It makes a strong contribution to preventing encroachment into the countryside. The assessment area is open and undeveloped and retains a relationship with the wider countryside, although this is limited to an extent by the railway line to the north and the small woodland blocks to the east and west. The town of Hockley lies to the south but this does not exert an urbanising influence on the assessment area due to wooded boundaries. It is acknowledged that the areas of Green Belt to the south, between the assessment area and the urban edge which would be left isolated, would likely be released alongside the assessment area. However, the Green Belt land to the east and west, which would be enclosed on three sides by development and the fourth by the railway line, would be severely weakened, though it is noted that the Green Belt to the east is already more contained than the assessment area itself. The small woodland area along the northern edge of the site is a designated Local Wildlife Site and so it is extremely unlikely that this area would be developed. It is noted that the railway tracks would provide a stronger Green Belt boundary than the existing inset settlement edge formed by residential gardens, limiting the impact on Green Belt to the north.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA67



Description

The assessment area lies on the northern edge of the settlement of Southend-on-Sea. It is formed of a single wooded field, the boundaries of which are formed by Eastwood Rise and woodland to the east, Rayleigh Avenue to the west, woodland to the north and the urban edge of Southend-on-Sea to the south.

Assessment Type

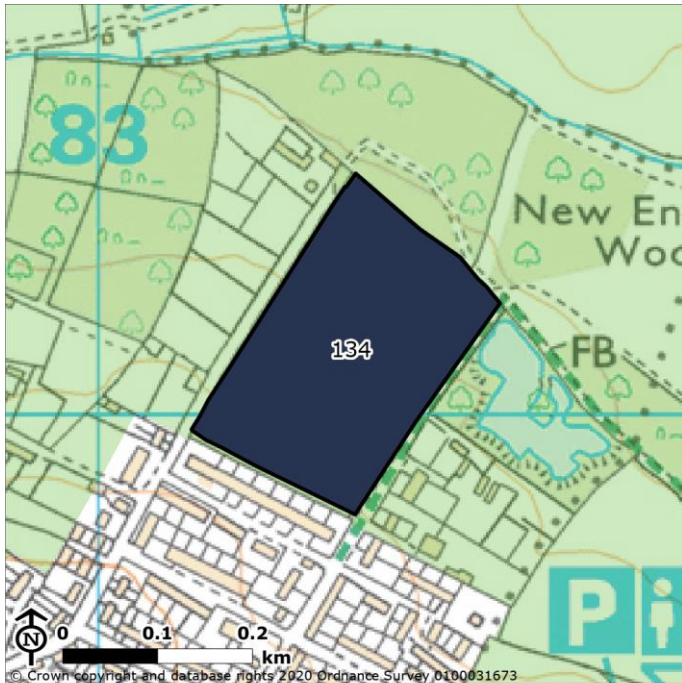
Urban Extension

Sites falling within Stage 2 Site Assessment Area

134

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA67

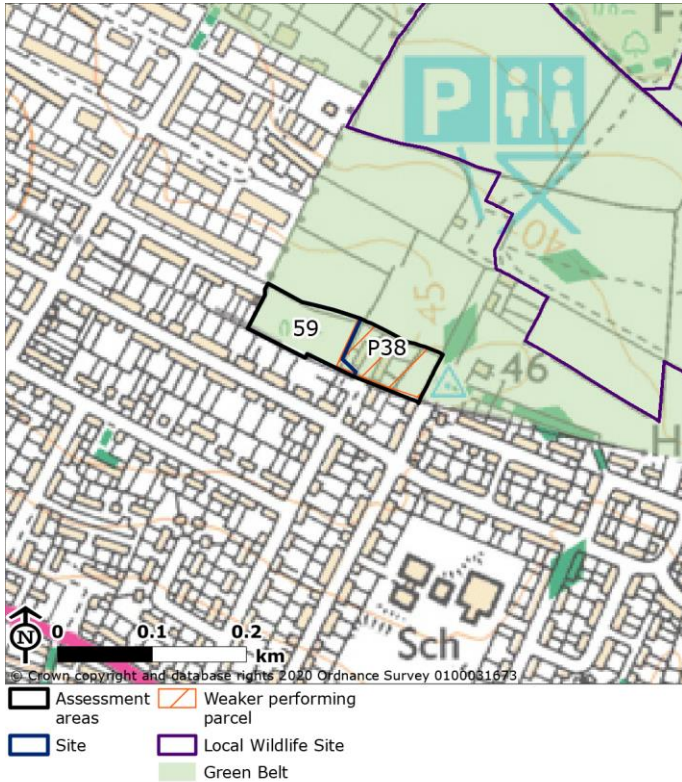


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is partially contained in its southern portion; however, it is open and undeveloped and has a relationship with the wider countryside, though this is restricted somewhat by woodland to the north and west. The urban edge of Southend-on-Sea lies along the southern edge of the assessment area and although there is little distinction, due to the rear gardens and tree line this does not have a significant urbanising influence. Release of the assessment area would result in a more irregular Green Belt boundary along the edge of Southend-on-Sea and, due to a lack of strong boundary features to the east and west the adjacent Green Belt would be impacted, in particular the washed over development to the east, and the open land between the assessment areas and the woodland to the west. It is noted that the woodland to the north would provide more distinction between the settlement and the countryside than the existing inset urban edge.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA68



Description

The site assessment area lies on the northern edge of the settlement of Southend-on-Sea. It is formed of two small fields separated by a sparse hedgerow and the dwellings that form the end of Tudor Mews cul-de-sac. The southern and western boundaries of the assessment area lie along the edge of the settlement. The eastern boundary is formed by the access road to an allotment to the north and the northern boundary by a tree line, beyond which lies a further open field.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

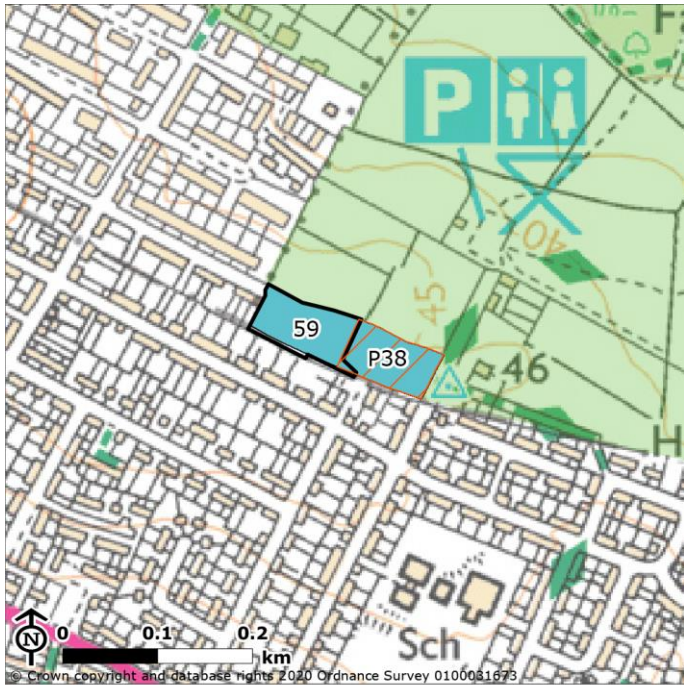
59

Stage 1 parcels that fall within Stage 2 Assessment Area

P38

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA68



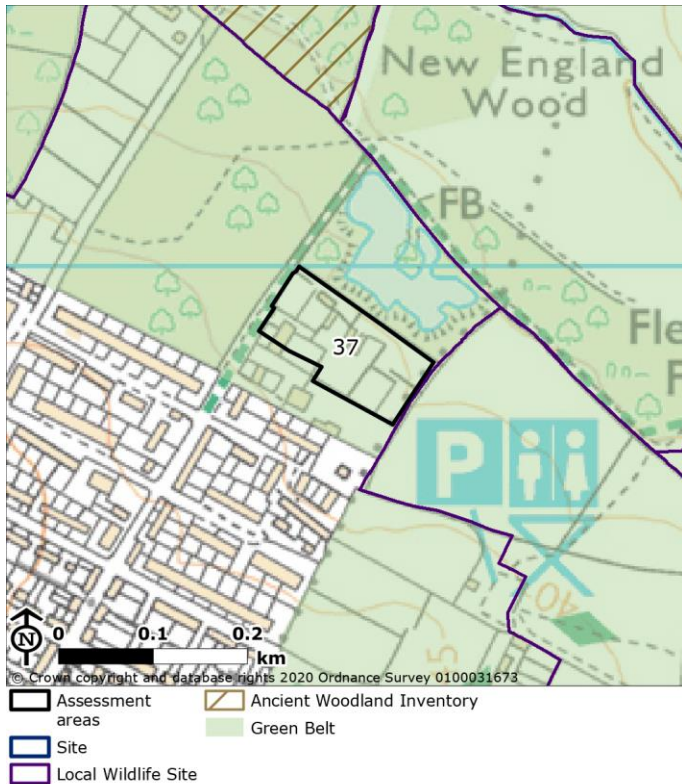
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 Green Belt
 Moderate
 Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The open western half of the assessment area makes a strong contribution to preventing sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The developed eastern half makes a low contribution to preventing sprawl from the large urban area and preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The area is contained on two sides by inset development, and the western open half is contained on three sides; however this portion still has some relationship with the wider countryside to the north. However, due to the lack of significant boundary features the urban edge of Southend-on-Sea to the west and south have an urbanising influence on this area, as do the washed over dwellings in the eastern half of the area. The justification for retaining the eastern or western half of the assessment area as Green Belt would be significantly reduced if one was released. The release of both halves together would form a clearer distinction between the settlement and the countryside; however, the assessment area does not have strong outer boundaries and their release would breach the relatively consistent boundary along Green Lane to the west and undermine the integrity of the Green Belt to the north in between residential development off Eastwood Rise to the west and Flemings Farm Road to the east.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA69



Description

The assessment area lies just to the north of the settlement of Southend-on-Sea. The area contains a dwelling, a couple of small fields, a couple of agricultural buildings, stables and an equine school. The boundaries of the assessment area are formed by a pond and woodland to the north, field boundaries to the east, a track to the west and washed over dwellings to the south.

Assessment Type

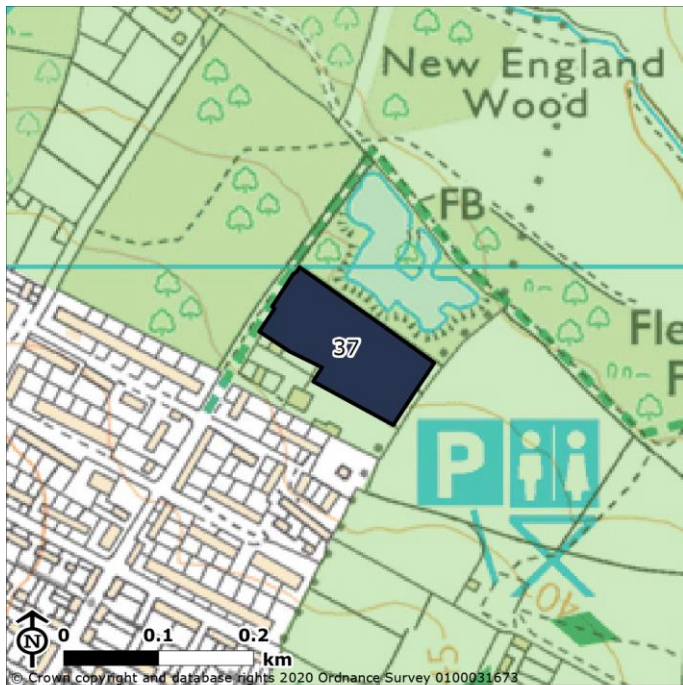
Inset

Sites falling within Stage 2 Site Assessment Area

37

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA69



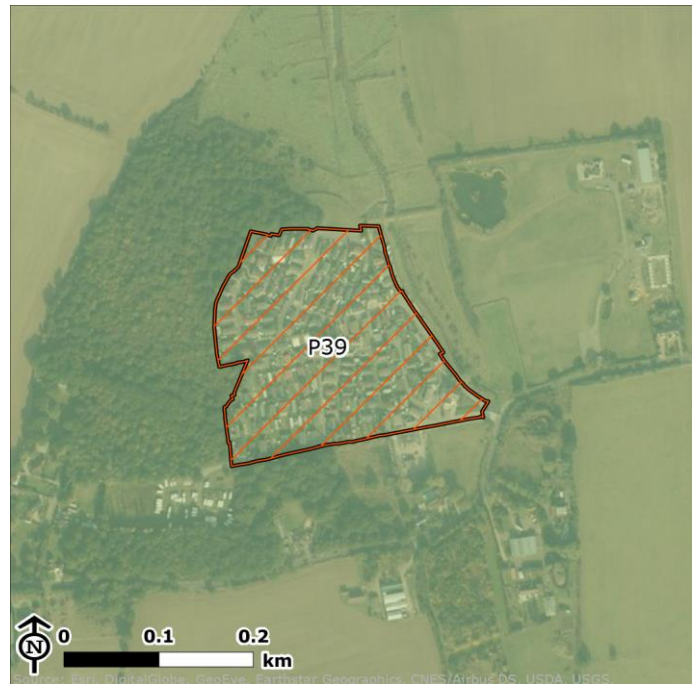
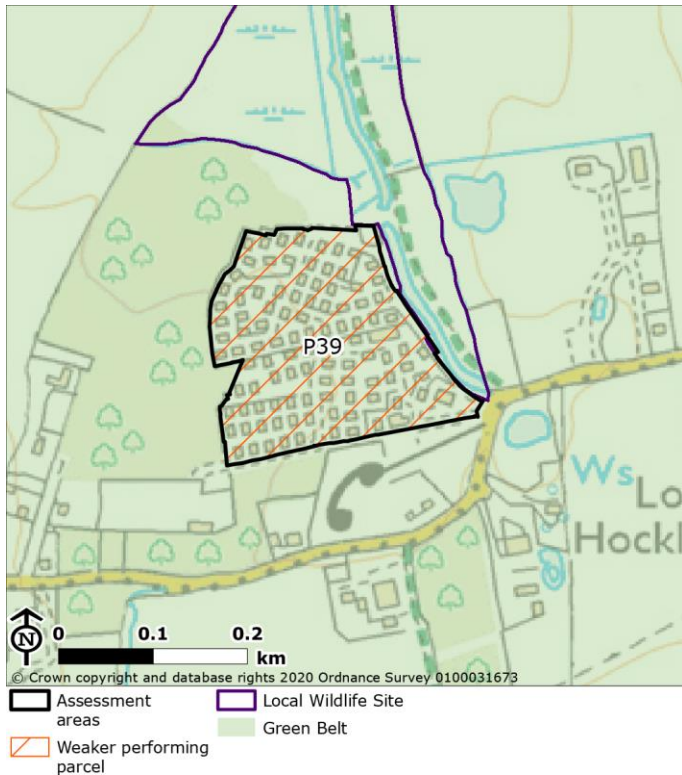
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area contains a dwelling and a number of agricultural buildings however, these do not have an urbanising effect on the area and it retains a relationship with the wider countryside. Release of the assessment area would result in a small, isolated inset area that would compromise adjacent Green Belt and leave a very small Green Belt gap to the south between this area and the edge of Southend-on-Sea, though it is noted that this area also already contains two large, washed over dwellings.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA70



Description

The assessment area is located to the north of Hockley. It consists of a mobile home park that is bounded to the west and north by a wooded area, The Spur road to the south and an access road to the east and north east. The site is developed.

Assessment Type

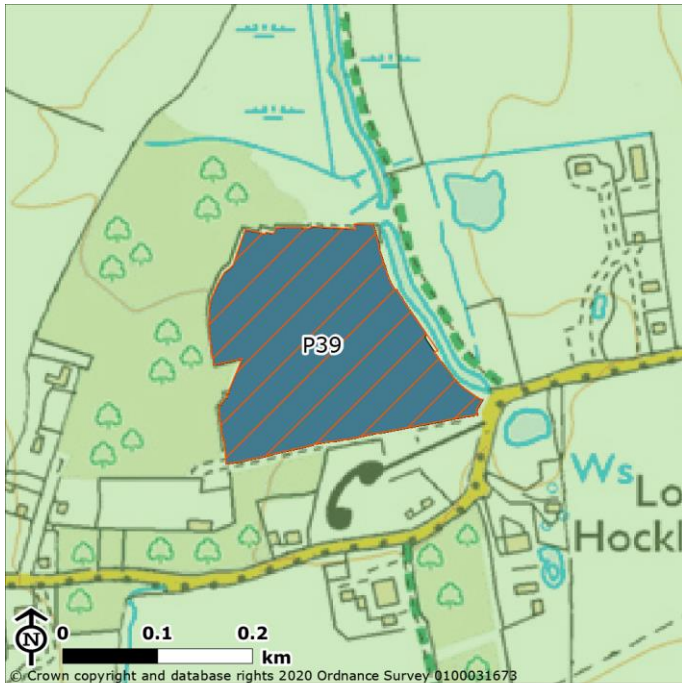
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P39

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA70



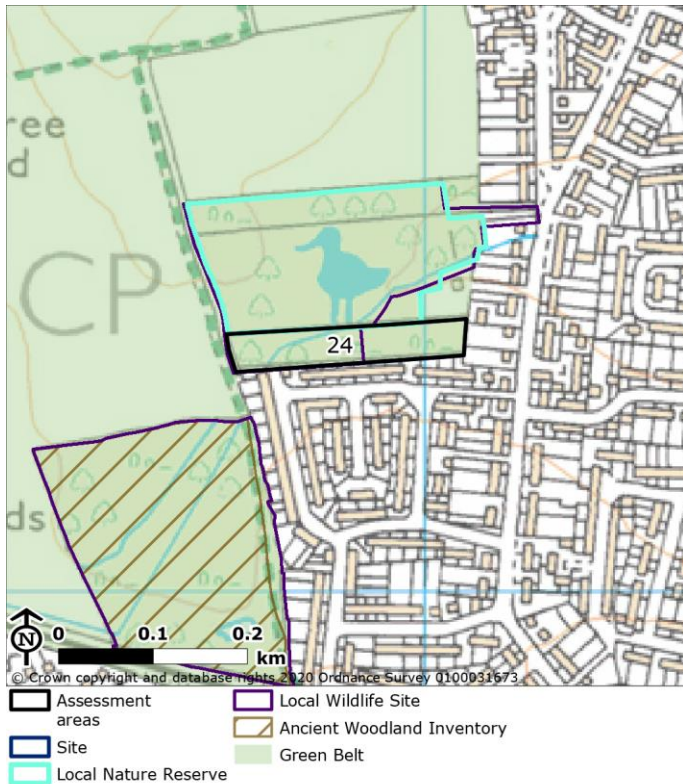
- Green Belt
- Moderate high
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area and a moderate contribution to preventing the merging of towns and to preventing encroachment on the countryside. Release of the assessment area would create a new inset area in the Green Belt gap between Hockley and Hullbridge, weakening the integrity of adjacent Green Belt. Despite this, the assessment area is already developed and is contained to the west and south by woodland, The Spur road to the south, and a designated local wildlife site, which is unlikely to be developed upon, to the east which somewhat limits harm to adjacent Green Belt.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA71



Description

The assessment area falls along the north western edge of the town of Hockley. It is formed of a small strip of woodland and further woodland lies to the north. To the south and east is the urban edge of Hockley while the western border is formed by a field boundary beyond which lies an open agricultural field.

Assessment Type

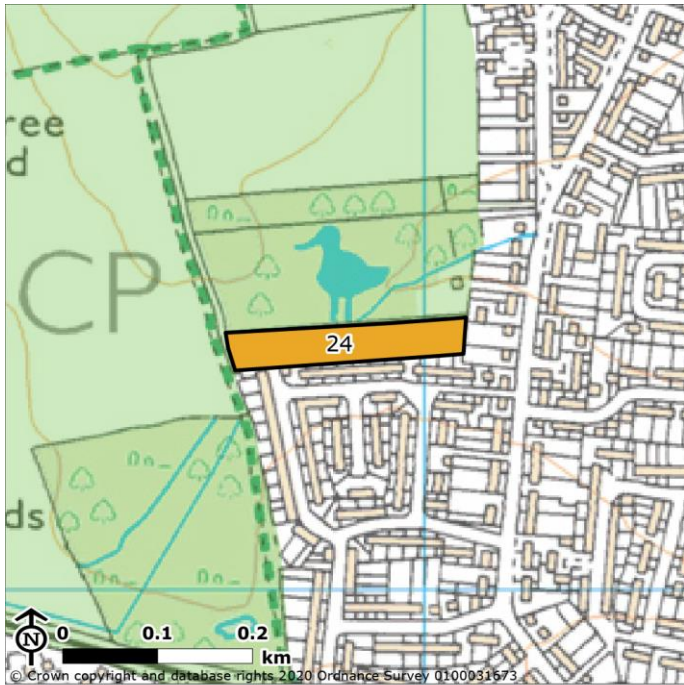
Urban Extension

Sites falling within Stage 2 Site Assessment Area

24

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA71

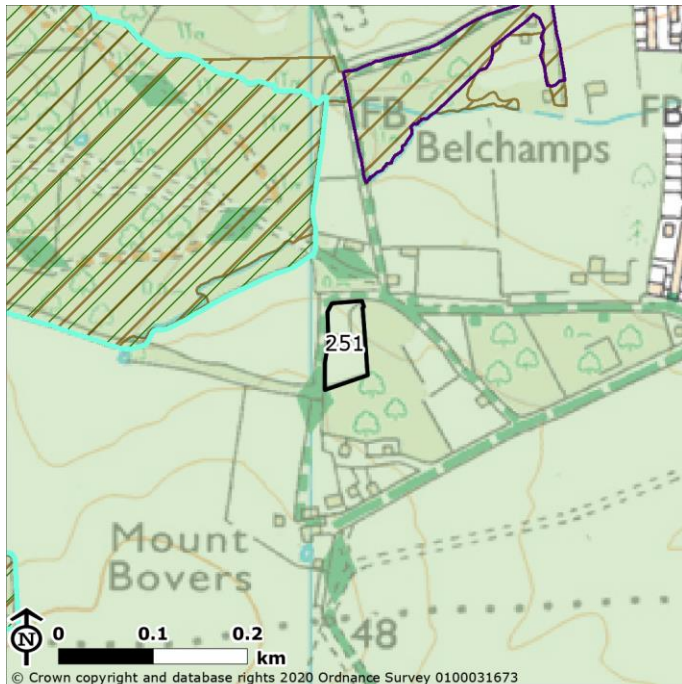


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large urban area and preventing the merging of towns, and a strong contribution to preventing encroachment into the countryside. The assessment area is open and undeveloped; however woodland obscures views of the wider countryside to the west and north. However, the area is contained on two sides by the urban edge of Hockley and to the south this has some urbanising influence on the assessment area as the boundary consists of just short residential gardens. While the Green Belt immediately adjacent to the assessment area may be weakened by its release, this wooded area is designated as a local wildlife site and therefore represents a strong boundary to prevent harm to the wider Green Belt beyond. The urban edge of Hockley would not be made more irregular by the release of the area.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA72



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- | | |
|----------------------|----------------------------|
| Assessment areas | Local Wildlife Site |
| Site | Ancient Woodland Inventory |
| Local Nature Reserve | SSSI |
| | Green Belt |

Description

The assessment area falls to the west of the town of Hawkwell. It contains a single detached dwelling, its gardens and a small amount of the surrounding woodland.

Assessment Type

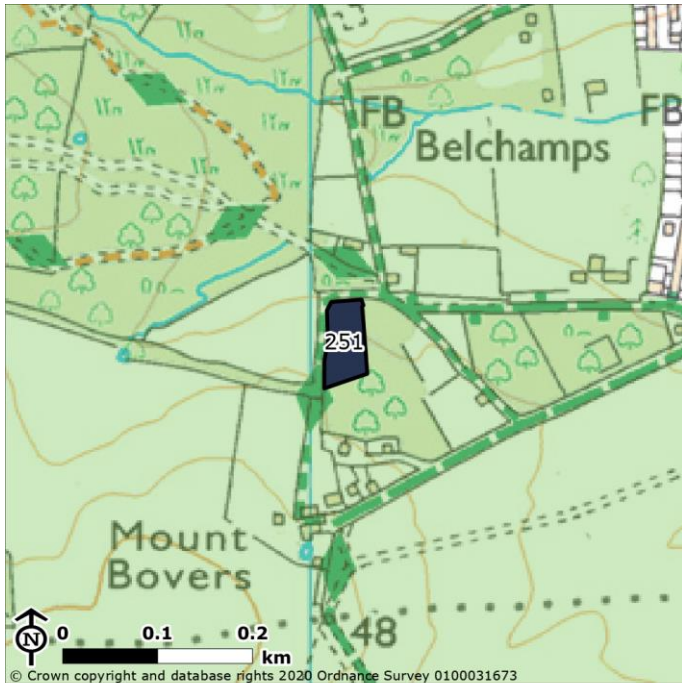
Inset

Sites falling within Stage 2 Site Assessment Area

251

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA72



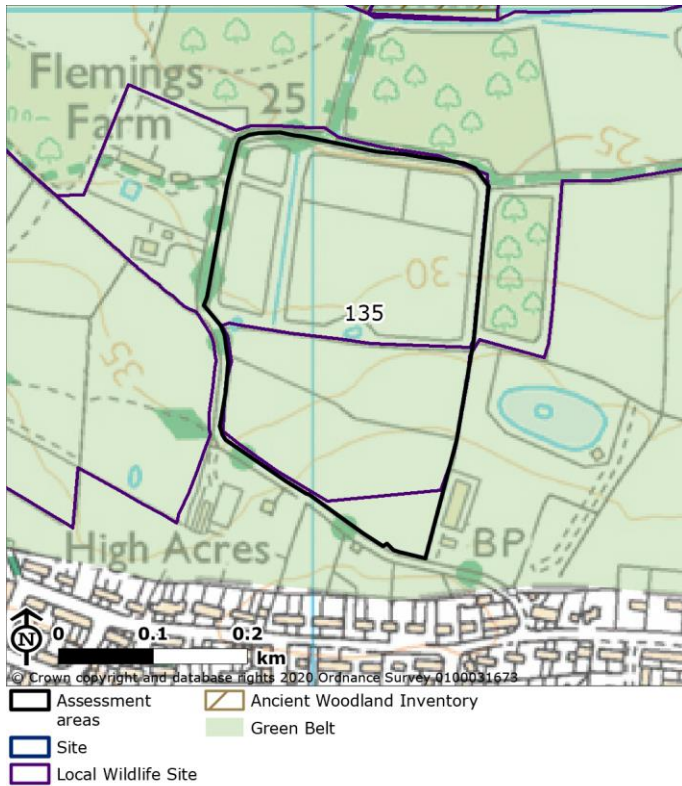
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area contains a single dwelling however, this does not exert an urbanising influence and the area remains open with a relationship with the wider countryside. Release of the assessment area would create a small, isolated inset area which would weaken surrounding Green Belt, particularly the area to the east which would form a small gap between the new inset area and the town of Hawkwell.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA73



Description

The assessment area lies just to the north of the settlement of Southend-on-Sea. It is formed of two open agricultural fields, separated by a thin hedge and contains a campsite. The boundaries of the assessment area are formed by field boundaries.

Assessment Type

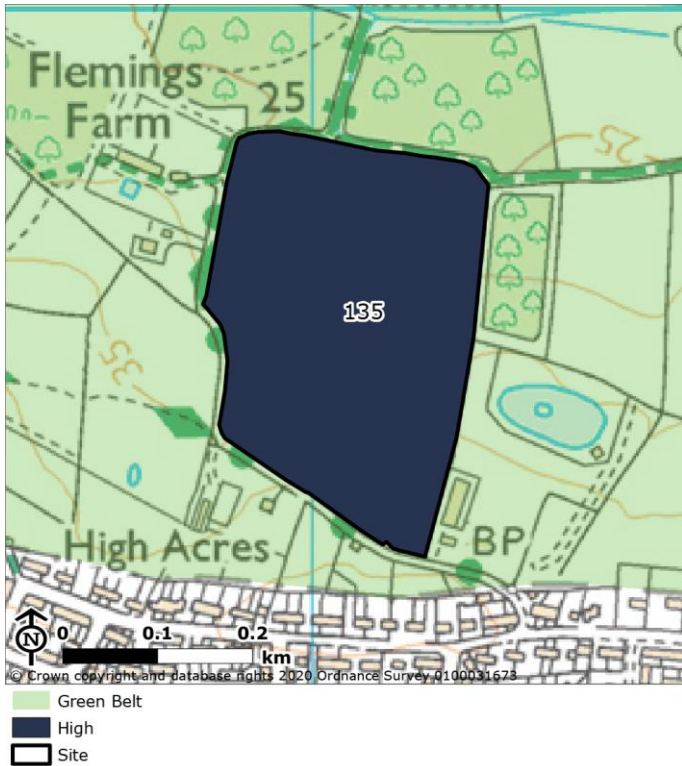
Inset

Sites falling within Stage 2 Site Assessment Area

135

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA73

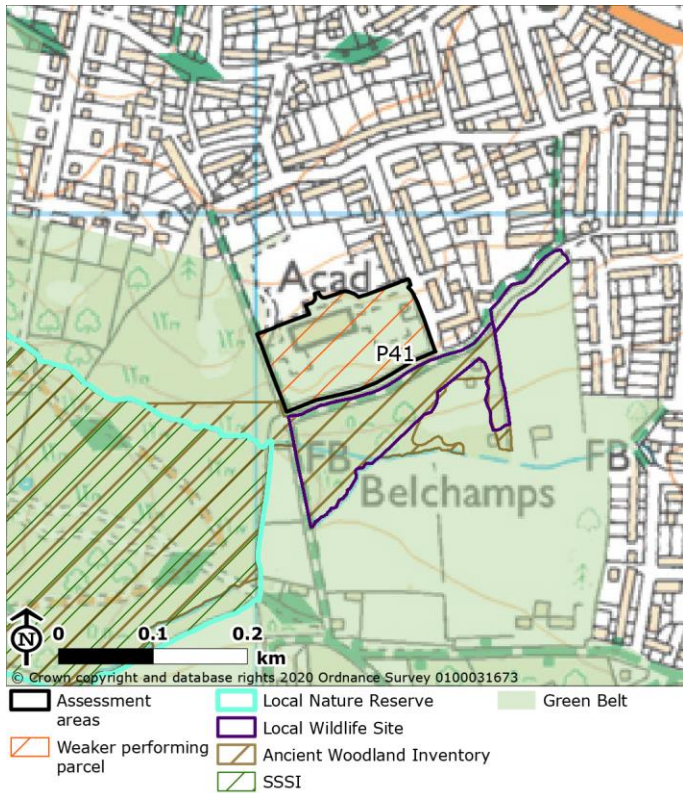


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and undeveloped and has a strong relationship with the wider countryside due to a lack of boundary features. Release of the assessment area would result in an isolated area of inset development which, due to the weak field boundaries would weaken the adjacent Green Belt. The small slice of Green Belt to the south of the assessment area would be particularly weakened as it would be contained between the inset area and Southend, although it is acknowledged that this would likely be released alongside the assessment area. If this was to occur, a much significantly more irregular Green Belt boundary would be created along the north of Southend and Green Belt to the west would become enclosed on three sides by inset development.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA74



Description

The assessment area is located adjacent to the southern edge of Hawkwell and consists of The Westerings Primary School building, two hardstanding areas and an open playing field. The area is bordered by Great Bull Wood to the south and west and is bounded to the east by residential development along Sunny Road and to the north by the school's playing field.

Assessment Type

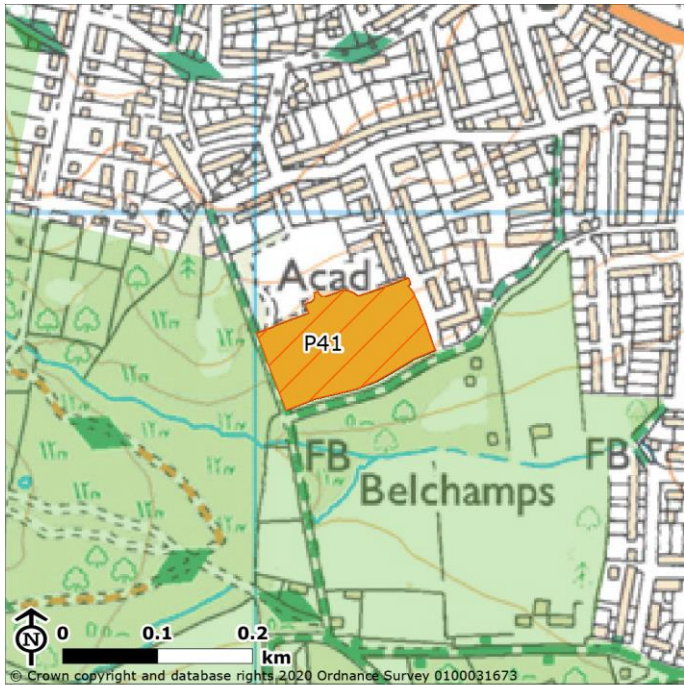
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P41

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA74

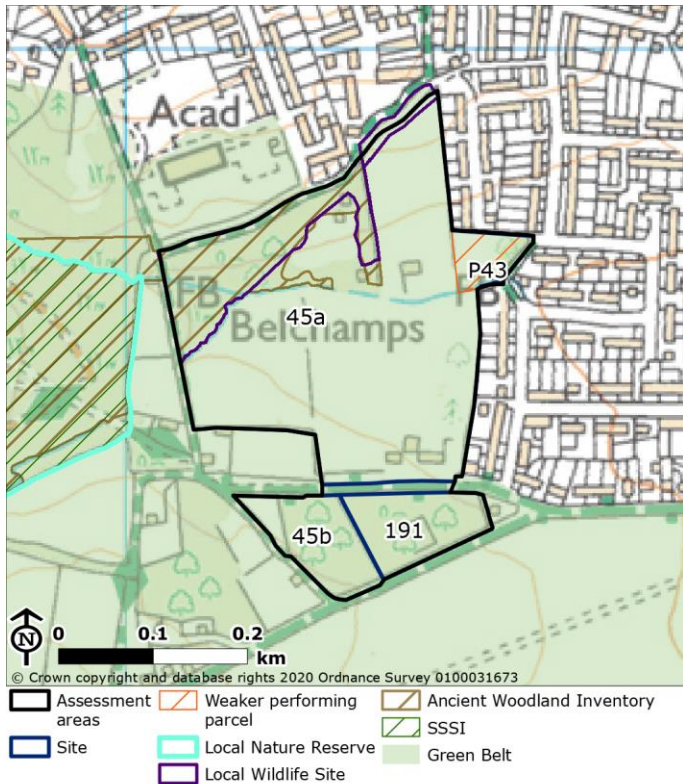


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to all Green Belt purposes. It is predominantly developed and contains some urbanising influences associated with The Westerings Primary School. The assessment area is contained on two sides by inset development, with little distinction from the urban edge, and is tightly retained to the south by dense ancient woodland some of which is designated as both a local wildlife site and a SSSI and therefore its release will not impact on adjacent Green Belt.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA75



Description

The assessment area lies along the western edge of the town of Hawkwell. It consists of a few small wooded areas, a scout activity centre and a number of small fields / open spaces separated by tree lines. Boundaries are formed by Mount Bovers Lane to the south, the urban edge of Hawkwell to the east and north, and field boundaries and woodland to the east.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

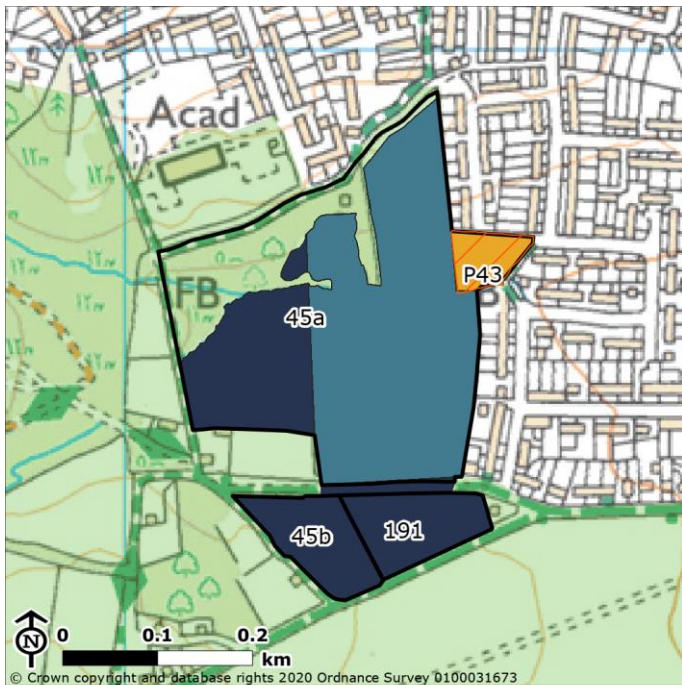
191
45a
45b

Stage 1 parcels that fall within Stage 2 Assessment Area

P43

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA75



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area or sites 45b and 191 in isolation	<p>The majority of the assessment area makes a strong contribution to checking sprawl from the large urban area and preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The southern end of the assessment area (including sites 45b and 191) south of Holly Oak Lane is considered to make a strong contribution to all of the above. In addition, there is a small area along the eastern edge (within site 45a) which is enclosed on three sides by the inset settlement which makes a moderate contribution to all of the above. The assessment area is generally open and undeveloped and retains some relationship with the wider countryside although this is restricted eastwards by woodland which creates distinction from the wider Green Belt. The urban edge of Hockley lies to the east and north creating a degree of containment but apart from the small area which extends into the town, this does not have a particularly urbanising impact due to separation by treelines and back gardens. Release of all of the land within the assessment area, or sites 45b and 191 in isolation would compromise adjacent Green Belt to the north and south where it would become more contained by the new inset areas, though it is noted that the land to the north is weaker performing Green Belt. The Green Belt land to west, north of Mount Bovers Lane would also be compromised. It is not considered that the boundaries of the assessment area, formed by field edges and lanes would form a significantly stronger Green Belt boundary than the existing. The ancient woodland in the north western corner of the assessment area is inappropriate for development and therefore has not been assessed.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA75

Release of eastern half of site 45a

The eastern half of site 45a makes the same contribution to the purposes of Green belt as the western half of the site. However, this section of the site is contained on two sides by the inset settlement and the woodland area along its north eastern edge and thick treeline along the remainder of the eastern edge provide some separation from the wider countryside and represent a more regular Green Belt boundary to the existing one. Again, the ancient woodland in the north western corner of the assessment area is inappropriate for development and therefore has not been assessed.

Moderate-High

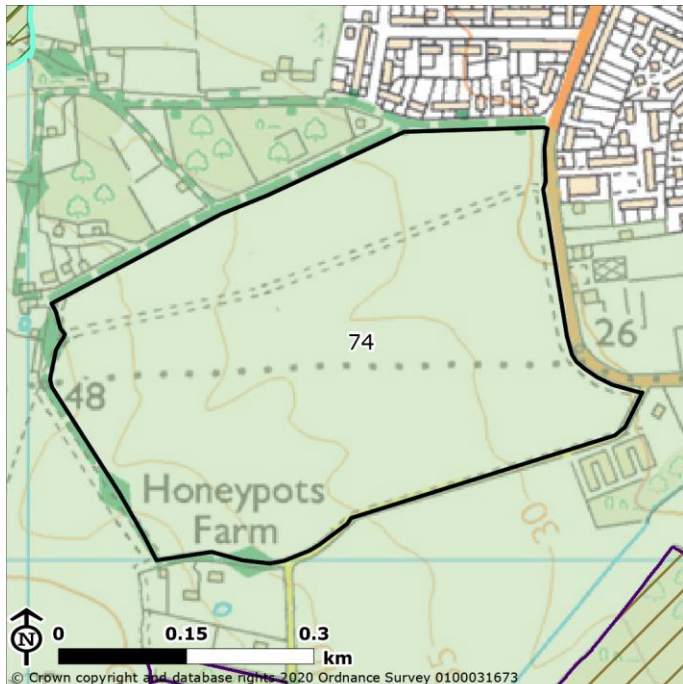
Release of P43

P43 makes a moderate contribution to preventing sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The area contains an informal parking area, and while it is undeveloped it is contained on three sides by the inset settlement of Hawkwell and its relationship with the wider countryside is restricted by a thick tree line. Its release would create a more regular Green Belt boundary around the edge of Hawkwell and would not impact adjacent Green Belt.

Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA76



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- | | |
|----------------------|----------------------------|
| Assessment areas | Local Wildlife Site |
| Site | Ancient Woodland Inventory |
| Local Nature Reserve | SSSI |
| | Green Belt |

Description

The site assessment area lies on the south western edge of the town of Hawkwell. It is formed of one large, flat agricultural field. Boundaries are formed by Main Road to the east, Gustedhall Lane to the south, Mount Bovers Lane to the north and a field boundary to the west.

Assessment Type

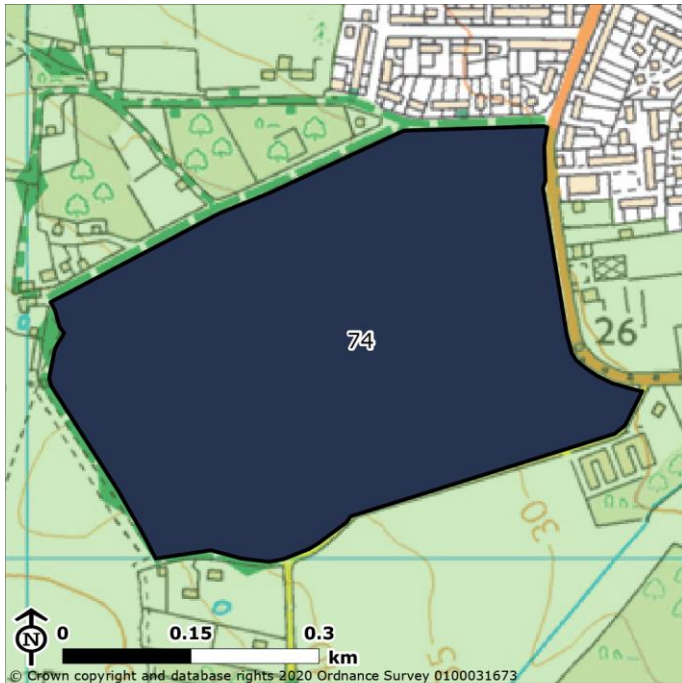
Urban Extension

Sites falling within Stage 2 Site Assessment Area

74

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA76



Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to checking sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is uncontained, open and undeveloped and retains a strong relationship with the wider countryside, particularly to the west where there is a lack of boundary features. While the inset settlement of Hawkwell lies to the north east, the urbanising influence is reduced by Mount Bovers Lane and also Main Road which currently provides a reasonably strong boundary feature around this area of the town. Release of the assessment area would create a more irregular Green Belt boundary along the edge of Hockley and impact adjacent Green Belt, particularly to the north and east. It is noted however that due to the containment of these areas and the presence of urbanising development they are not stronger performing areas of Green Belt. The outer boundaries of the assessment area, formed by field edges would not form a stronger Green Belt boundary than the existing settlement edge.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA77



Description

The assessment area falls to the north of Hockley, within Beckney Wood. It is wooded and is surrounded by further woodland. The woodland to the east is designated as a local wildlife site.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

30

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA77

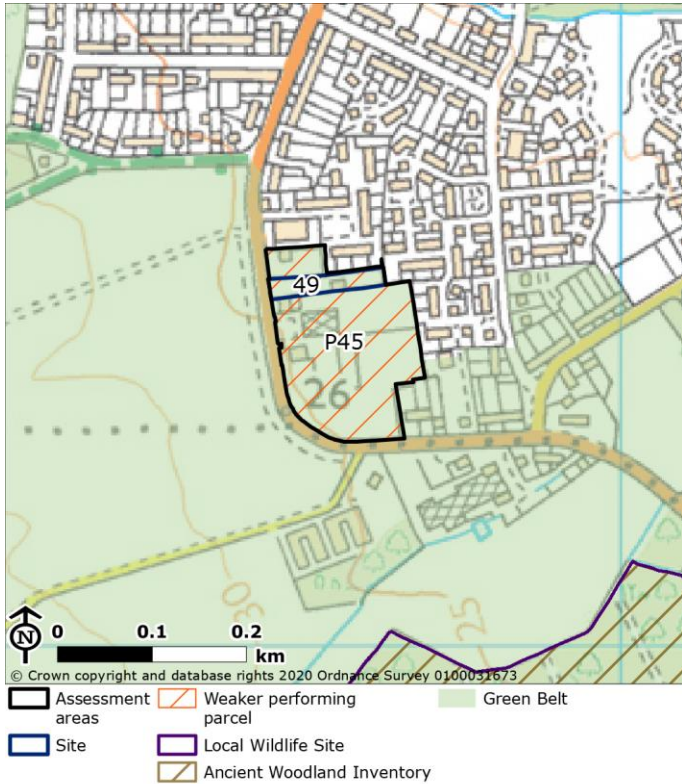


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing sprawl from the large built up area and preventing the merging of towns. The site is open and undeveloped and has a strong relationship with the wider countryside which is also formed of woodland. Its release would create small inset area of Green Belt which would compromise the strength of the surrounding Green Belt, in particular that to the south which could become contained by the inset area to the north and the urban edge of Hockley to the south.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA78



Description

The assessment area lies on the south west corner of the town of Hawkwell. It consists of a couple of detached dwellings and their gardens, a garden centre and an informal grassed area. The settlement edge of Hockley lies to the north and east of the assessment area and the remaining boundaries are formed by Main Road.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

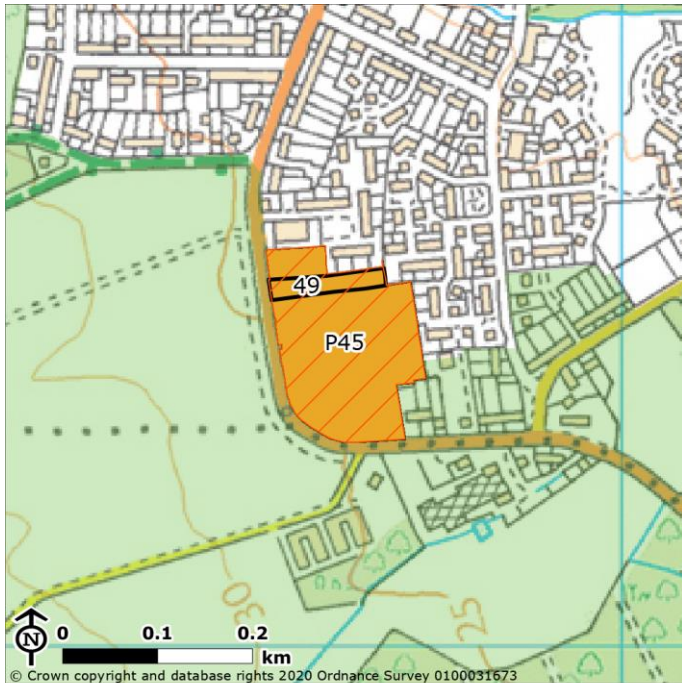
49

Stage 1 parcels that fall within Stage 2 Assessment Area

P45

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA78



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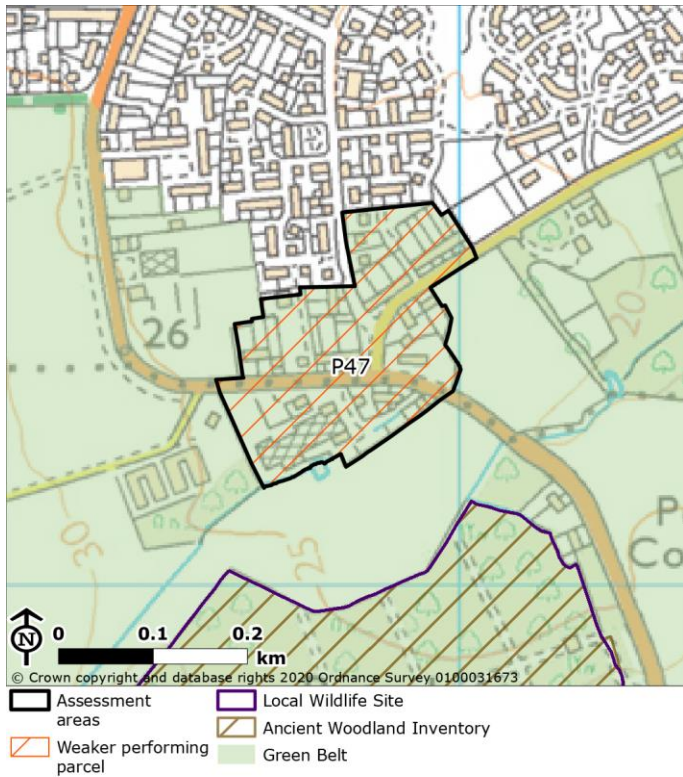
Green Belt
 Moderate low
 Weaker performing parcel
 Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The site assessment area makes a moderate contribution to checking sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The urban edge of the inset settlement of Hawkwell to the north and east somewhat contains the assessment area and has some urbanising influence on it due to a lack of boundary features. It is further urbanised by the presence of dwellings and a garden centre. Main Road provides a more consistent Green Belt boundary than the existing limiting the impact on adjacent Green Belt. Furthermore, the release of the area would serve to create a clearer distinction between the urban edge of Hawkwell and the countryside. The release of the area would however serve to slightly increase containment of the the Green Belt to the east which is currently contained by the inset settlement and main road and contains washed over development, and therefore the justification for leaving it in the Green Belt would be significantly reduced.</p>	<p>Low-Moderate</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA79



Description

The assessment area lies on the southern edge of the town of Hawkwell. It consists of a number of detached dwellings and a garden centre. The B1013 and Rectory Road run through the centre of the assessment area. The northern boundary of the area is formed by the inset area of Hawkwell, the remaining boundaries are generally formed by field edges.

Assessment Type

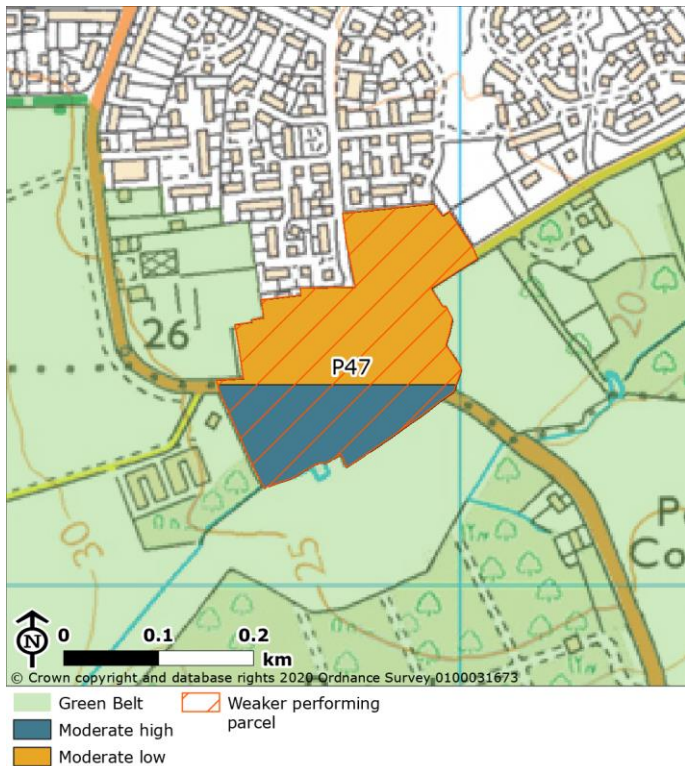
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P47

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA79

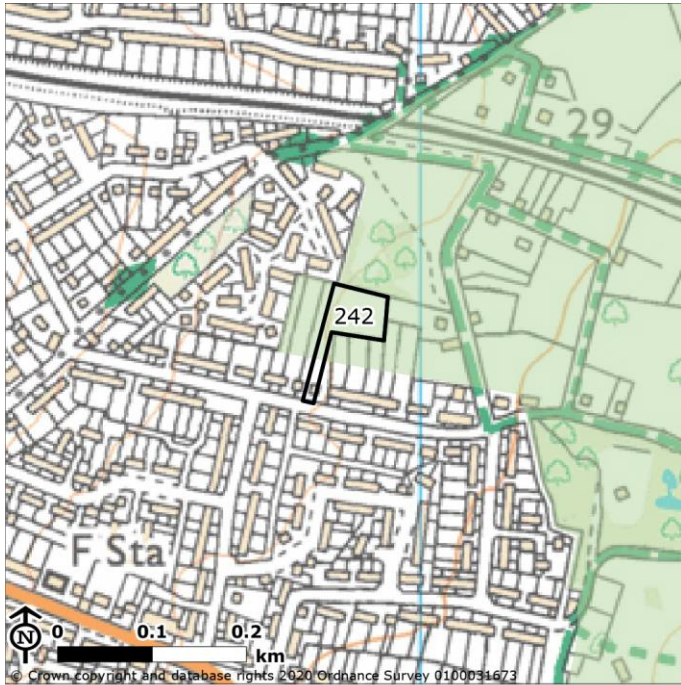


Harm Assessment

Scenario	Justification	Score
Release of whole assessment area	The assessment area makes a weak contribution to all of the Green Belt purposes. It is contained on one edge by the inset settlement of Hawkswell and is urbanised due to the presence of dwellings and a garden centre. It's northern edge has little distinction from the inset settlement edge. The land to the south of Main Road is less densely developed and, being removed more from the urban edge of Hawkswell has a more significant relationship with the wider countryside. While the assessment area is already urbanised its release would weaken what would remain of the Green Belt in between the area and Main Road to the west and its boundary, formed by a treeline, would not form a stronger Green Belt boundary than Main Road.	Moderate-High
Release of northern half of assessment area north of Main Road	The release of the developed land north of Main Road would compromise the Green Belt in between this area and Main Road to the west. However, the area has already been densely developed so the containing effect of its release has already occurred. Main Road provides a more consistent Green Belt boundary and the release of the area would serve to create a clearer distinction between the urban edge of Hawkswell and the countryside.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA80



Description

The assessment area lies on the eastern edge of the town of Hawkwell and the southern tip of the assessment area contains a dwelling which falls within the inset area of the town. The remainder of the assessment area is formed of the rear garden of the dwelling and a more informal wooded area. The southern boundary is formed partially by Victor Gardens Road and partially by the gardens of neighbouring properties, which also form the boundaries to the east and west. The northern boundary is formed by a hedgeline and trees.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

242

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA80



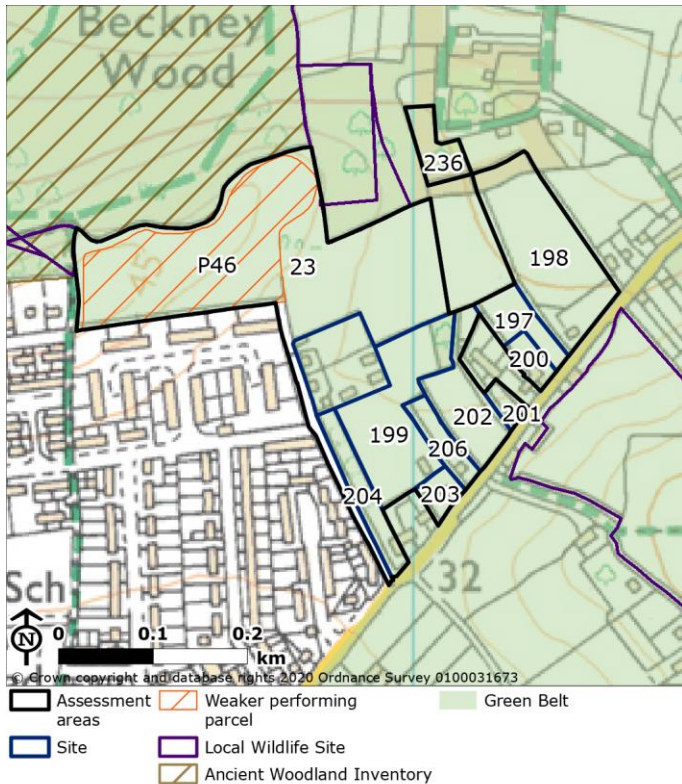
- Green Belt
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the sprawl of the large built up area and the merging of towns. With the exception of the access to the site via a residential garden, the site sits away from the inset urban edge and is distinct from it and uncontained by it. Release of the area would lead to the small area of Green Belt to the west being completely contained by development and isolated, although it is noted that this area of Green Belt is currently more contained than the assessment area and would need to be released with it. A small area of Green Belt to the south would also be contained on two sides by the new inset area and on the third by the inset settlement of Hawkwell. Finally, the Green Belt to the north would also be weakened as it would fall between the inset area and the railway line which forms a stronger Green Belt boundary. Release of the site in isolation would also result in a less regular Green Belt boundary around this part of the inset town of Hawkwell. Release of the site in combination with resulting isolated land to the west and contained land to the south and east would create a slightly more regular boundary with limited impact on the adjacent Green Belt to the north and east due to the presence of the existing washed over development</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA81



Description

The assessment area lies along the north eastern edge of the town of Hockley. It primarily consists of fields separated by hedgerows and treelines. A couple of detached dwellings are contained within the area as well as a group of agricultural buildings along the western edge. The southern edge of the assessment area is defined by Greensward Lane, the western edge by the urban edge of Hockley, the northern edge by a large woodland block and the eastern edge by field boundaries and a number of washed over dwellings.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

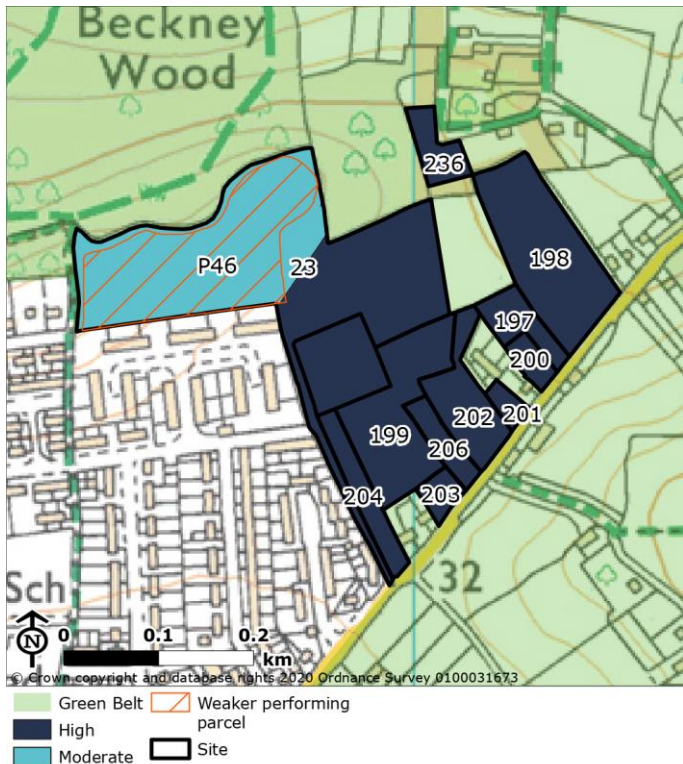
197
198
199
200
201
202
203
204
206
23
236

Stage 1 parcels that fall within Stage 2 Assessment Area

P46

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA81



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area, or sites in isolation	The majority of the assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to checking sprawl from the large urban area and preventing the merging of towns. The north western corner of the assessment area which is more contained by the urban edge of Hockley and the woodland block makes a moderate contribution to all of the aforementioned purposes. Apart from a couple of isolated, detached dwellings which are not urbanising, the assessment area is open and undeveloped. With the exception of the north western corner the wooded Harrogate Drive along the south western edge of the area maintains distinction from the inset urban area, although its relationship with the wider countryside to the north is restricted by woodland. Release of the assessment area would impact adjacent Green Belt to the east due to the weaker boundary features at the edge of the assessment area and it would reduce the justification for retaining the existing washed over development in the Green Belt.	High
Release of north western corner of assessment area retained by Beckney Wood	This part of the assessment area makes a moderate contribution to preventing sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside. It is open and undeveloped however, this section has limited distinction from the inset urban edge of Hockley to the south, the boundary of which is formed of small residential gardens. The woodland to the north and east designated as a national and local wildlife site represents a stronger alternative Green Belt boundary that restricts harm to the Green Belt beyond. The woodland serves to screen the area from the wider countryside.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA82



Description

The assessment area is located to the north of Hockley. It consists of commercial glasshouses, two barns and an accompanying car park and hard standing. It is bounded on all sides by the urban extent of the development with access from the southernmost boundary along Lower Road.

Assessment Type

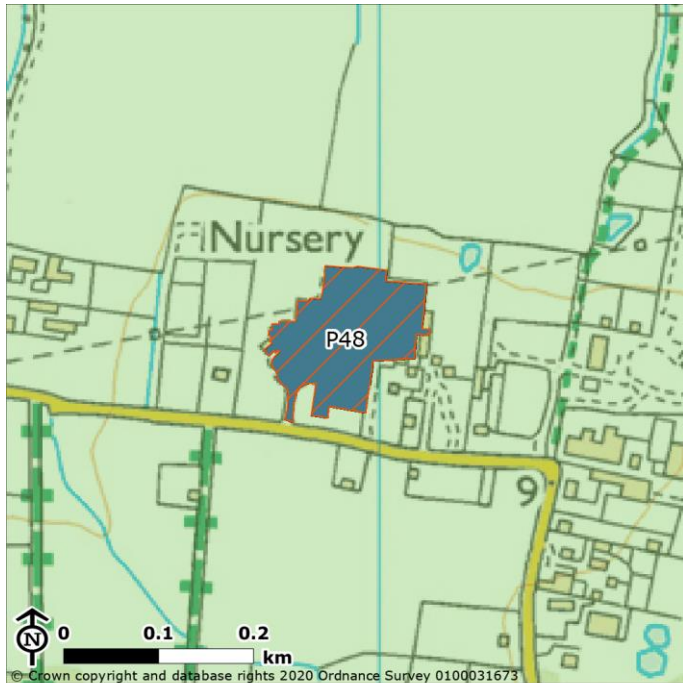
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P48

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA82

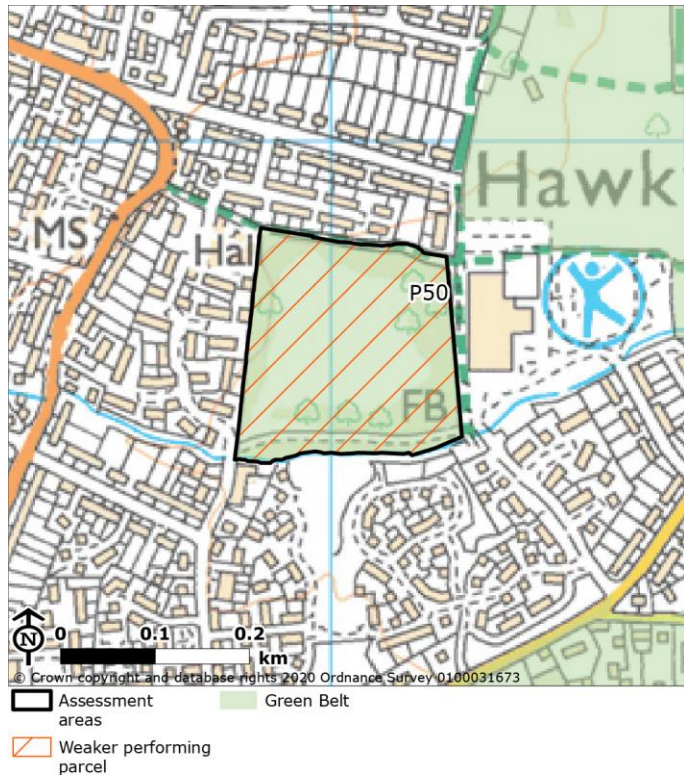


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a weak contribution to preventing the sprawl of the large built-up area, and a moderate contribution to preventing the merging of towns and to preventing encroachment on the countryside. Release of the assessment area would create a new inset area to the north of Hockley. The assessment area is already developed, however the land still retains a strong relationship with the wider countryside due to a lack of boundary features. While it is urbanised, release of this area would create a small, isolated inset area which would compromise the surrounding Green Belt, particularly to the land to the south in between the area and Lower Road.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA83



Description

The assessment area lies within the inset town of Hawkwell and is separated from the wider Green Belt. It contains Spencers Park which has small woodland edges. The area is surrounded by development, with housing to the north and west, a leisure centre to the east and new development to the south.

Assessment Type

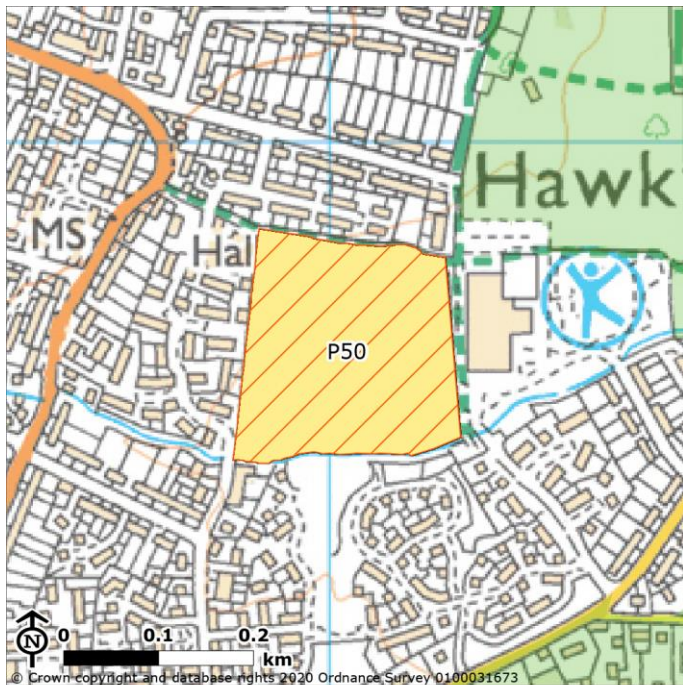
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P50

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA83



- Green Belt
- Low
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a weak contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. While the assessment area itself is undeveloped, it is entirely contained by developed land within the settlement of Hawkwell. Therefore, it retains little relationship with the wider countryside, instead relating more to the urban area and does not impact on adjacent Green Belt.</p>	<p>Low</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA84



- Assessment areas
- Site
- Green Belt



Description

The site assessment area lies on the eastern edge of the inset settlement of Hawkwell. It is formed of a small, wooded area and part of a sports court. The northern boundary is formed by a dwelling, the southern boundary by the inset edge of Hockley, the eastern boundary by Clements Hall Lane and the western by the back gardens of properties along Victor Gardens.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

88

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA84

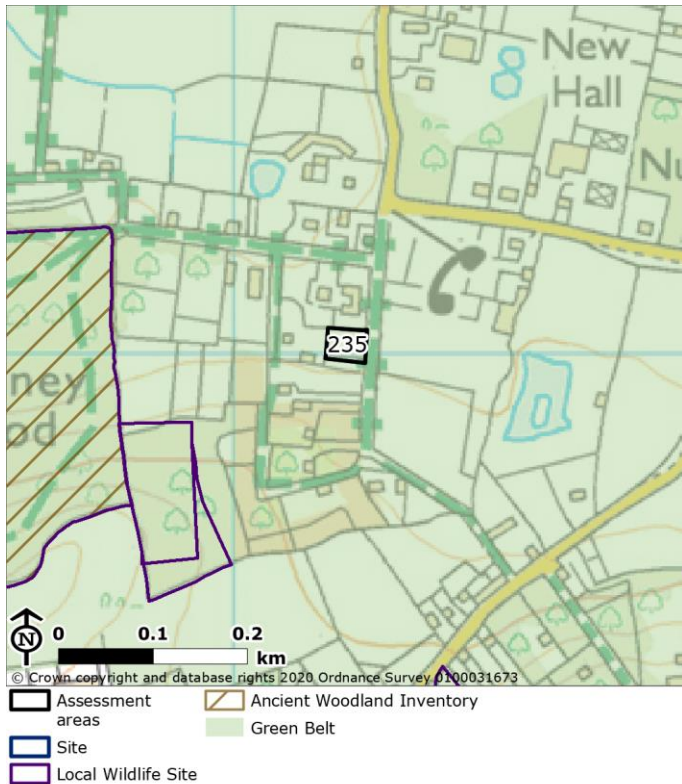


Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside. It also makes a moderate contribution to preventing sprawl from the large built up area and preventing the merging of towns. While the assessment area is open and undeveloped it currently has little distinction from the urban edge and its boundaries, which consist of properties and residential gardens to the north and west, the settlement of Hawkwell to the south and Clements Hall Lane to the east have a containing influence and limit the potential harm to the adjacent Green Belt. However, release of the assessment area would weaken the Green Belt to the west as it would become enclosed by development on three sides. Release of the area would also result in a less regular Green Belt boundary around this part of the inset town of Hawkwell. Release of the site in combination with resuting contained land to the west would create a slightly more regular boundary with limited impact on the adjacent Green Belt to the north and east due to the presence of the existing washed over development to the east.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA85



Description

The assessment area lies north east of the town of Hockley. It is formed of the front garden and driveway of a large detached dwelling. The boundaries of the area are formed by a further dwelling to the north, the remainder of the garden to the west, a parking area to the south and New Park Road to the east.

Assessment Type

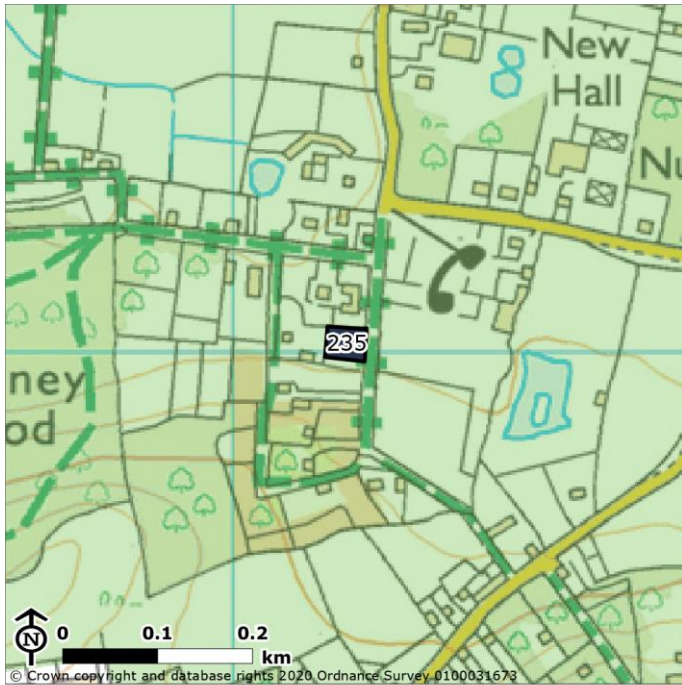
Inset

Sites falling within Stage 2 Site Assessment Area

235

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA85

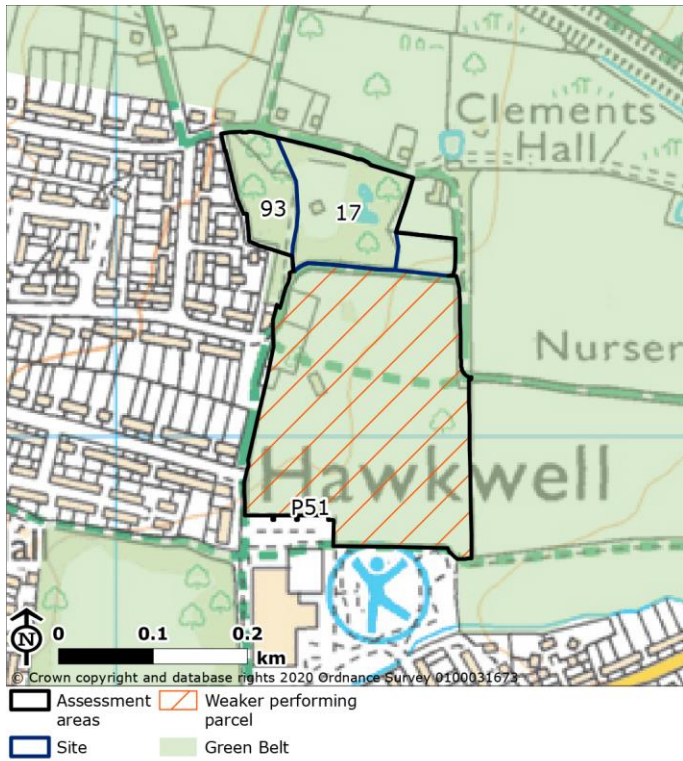


Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The site assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing sprawl from the large built up area and the merging of towns. The site is open and undeveloped and has a strong relationship with the wider countryside. The adjacent houses do not have an urbanising influence. Release of the assessment area would create a small, isolated inset area with weak boundaries to the south and east which would weaken surrounding Green Belt. Furthermore if this land were released then the justification for keeping the surrounding houses washed over would be reduced.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA86



Description

The assessment area lies along the eastern edge of the town of Hawkwell. It consists of a park / playing fields, a small woodland area and a single detached dwelling and its gardens. The northern boundary is formed by Victor Gardens, the eastern boundary by a thick tree line beyond which are fields, and the southern and western boundaries are formed by the urban edge of Hawkwell.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

17
93

Stage 1 parcels that fall within Stage 2 Assessment Area

P51

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA86



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area, or release of site in isolation	The northern third of the assessment area makes a strong contribution to preventing the merging of the towns of Ashingdon/Rochford and Hawkwell and to preventing encroachment into the countryside. It makes a moderate contribution to preventing sprawl from the large urban area. The southern two thirds of the assessment area make a moderate contribution to preventing merging towns and encroachment into the countryside. The assessment area is open and undeveloped and retains a relationship with the wider countryside to the east. The urban edge of Hawkwell lies to the west and south of the assessment area, providing a sense of containment, and has some urbanising influence, particularly on the open school playing fields in the southern two thirds of the assessment area due to the lack of boundary features in between the open fields and urban edge. Release of the whole assessment area or site 17 in isolation or in combination with site 93 would compromise adjacent Green Belt to the north inbetween the urban area and railway line, where it will become increasingly contained and to the east where the alternative boundary feature would be a wooded field boundary rather than woodland. Furthermore, the gap between the town of Ashingdon/Rochford and Hawkwell would be narrowed.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA86

Release of P51

P52 makes a moderate contribution to preventing sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The area is contained on two sides by inset development and the small wooded area to the north. Furthermore, the wooded boundary represents a slightly stronger boundary than the relatively weakened existing urban edge to the west and south. Release of this area however would still somewhat weaken adjacent Green Belt to the north and east, primarily due to the fact that the area of open Green Belt land in between Hawkwell, the railway line to the north and Ashingdon/Rochford to the east would be reduced.

Moderate

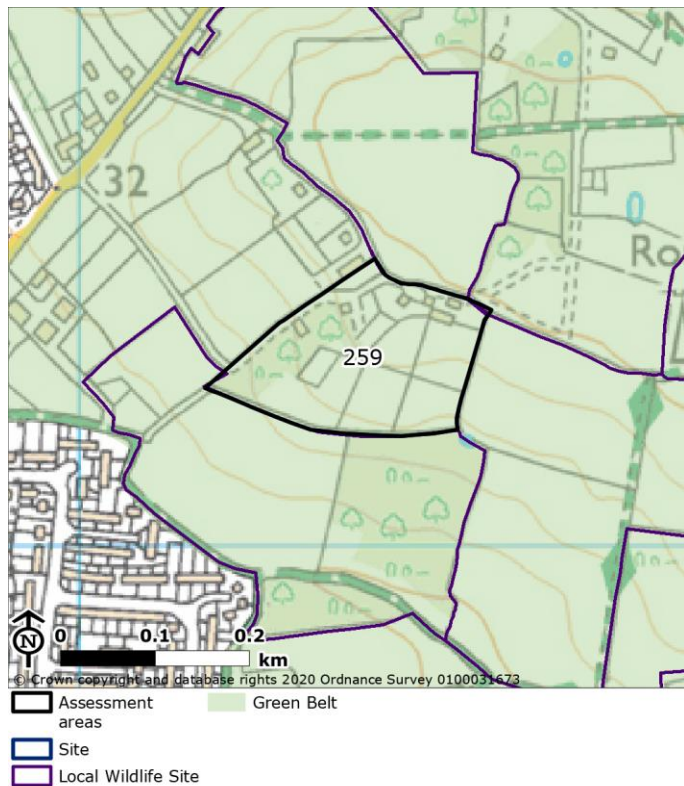
Release of site 93

Although site 93 is considered to make a strong contribution to preventing the merging of the towns of Ashingdon/Rochford and Hawkwell and to preventing encroachment into the countryside (by virtue of the fact it forms part of a larger woodland that sits in between Hawkwell, the railway line to the north and Ashingdon/Rochford to the east), the site is bordered to the south and west by the inset urban edge of Hawkwell. Its release would result in a slightly more regular urban edge, aligning the Green Belt boundary with the urban edge to the north west and south. The remaining woodland would maintain the same level of distinction between the inset urban area and the remaining Green Belt than the existing boundary, i.e. the alternative boundary is not stronger. Furthermore, the remaining woodland to the east and north would continue to protect the wider countryside from encroachment as well as the urbanising influence of the urban area on the wider Green Belt.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA87



Description

The assessment area lies just to the east of Hockley and west of Ashingdon/Rochford and forms part of the gap in between the towns. The area is formed of a couple of agricultural fields, small gardens and a small woodland area along the north western edge. A couple of dwellings and agricultural buildings are located along the northern and north western edges and the boundaries of the assessment area are formed by treelines. The woodland and fields to the north, south and east are designated as national and local wildlife sites.

Assessment Type

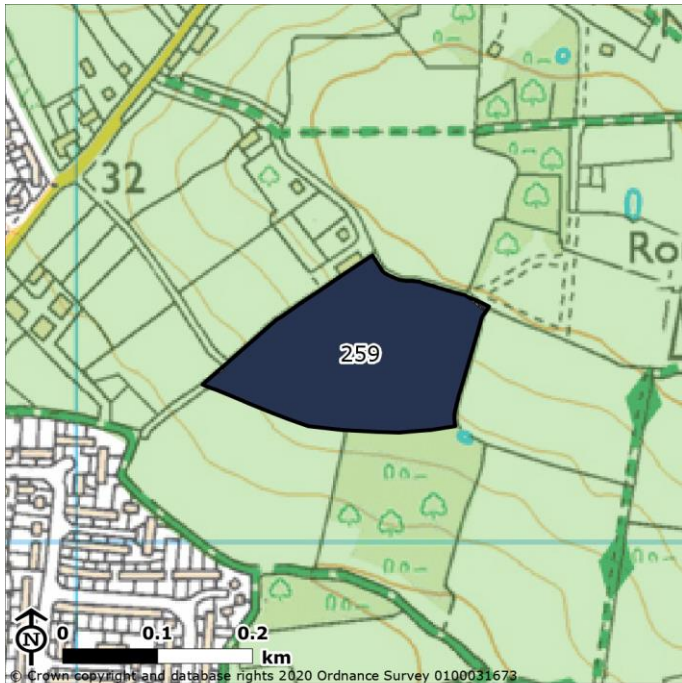
Inset

Sites falling within Stage 2 Site Assessment Area

259

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA87



- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing the merging of settlements and encroachment into the countryside, and makes a moderate contribution to preventing sprawl from the large built up area. The area is open and undeveloped and has a strong relationship with the wider countryside, although a couple of buildings are located within the assessment area these do not have an urbanising influence. Release of the land would result in a small, isolated inset area which would reduce the strength of the adjacent Green Belt, in particular to the west where the boundary is only formed by a tree line and only a small area of Green Belt would remain between the new inset area and the urban edge of Hockley. Furthermore, its release would significantly compromise the Green Belt gap between Rochford and Hockley.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA88



Description

The assessment area lies on the southern edge of the town of Hawkwell. The area contains a number of large detached dwellings and their gardens as well as a commercial nursery and an equine school. The northern boundary of the assessment area is formed by the edge of the inset settlement of Hawkwell, the southern and western boundaries are field edges and the eastern boundary is defined by a wooded boundary to large detached dwelling.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

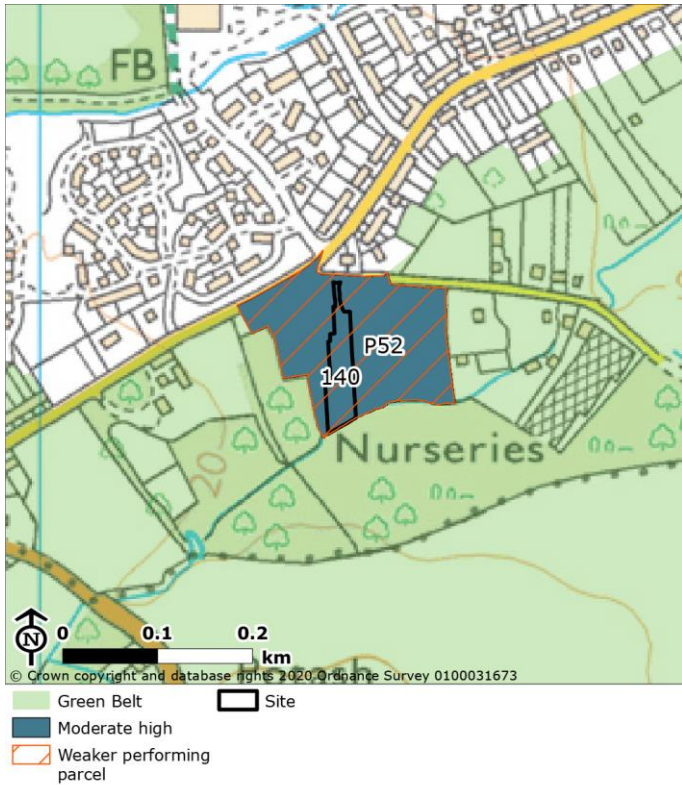
140

Stage 1 parcels that fall within Stage 2 Assessment Area

P52

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA88

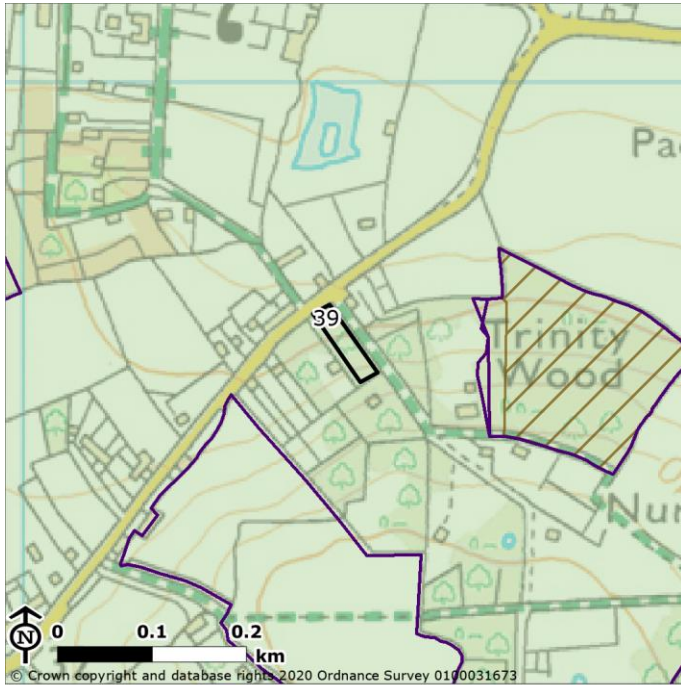


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. While it is uncontained and Rectory Road and Ironwell Lane provide some distinction from the inset settlement, the assessment area does contain some washed over development in the form of detached dwellings and a commercial nursery. It is considered that these influences, coupled with the urban edge of the inset settlement of Hawkwell exert some urbanising influence. However, the area still retains some relationship with the wider countryside due to a lack of boundary features. The release of just this area would breach Rectory Road which currently forms the Green Belt boundary along the south of Hawkwell, this would impact adjacent Green Belt to the east and west and result in an irregular Green Belt boundary. Its release would particularly weaken Green Belt to the west where the thick treeline forms a slightly stronger Green Belt boundary than the existing fence line.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA89



- Assessment areas
- Site
- Local Wildlife Site
- Ancient Woodland Inventory
- Green Belt

Description

The assessment area is located to the north east of the town of Hockley. It is formed of a small strip of woodland off Greensward Lane, which forms the northern boundary of the site. The north eastern boundary lies along Trinity Wood Road, a dwelling is located to the south west and further woodland is located to the south.

Assessment Type

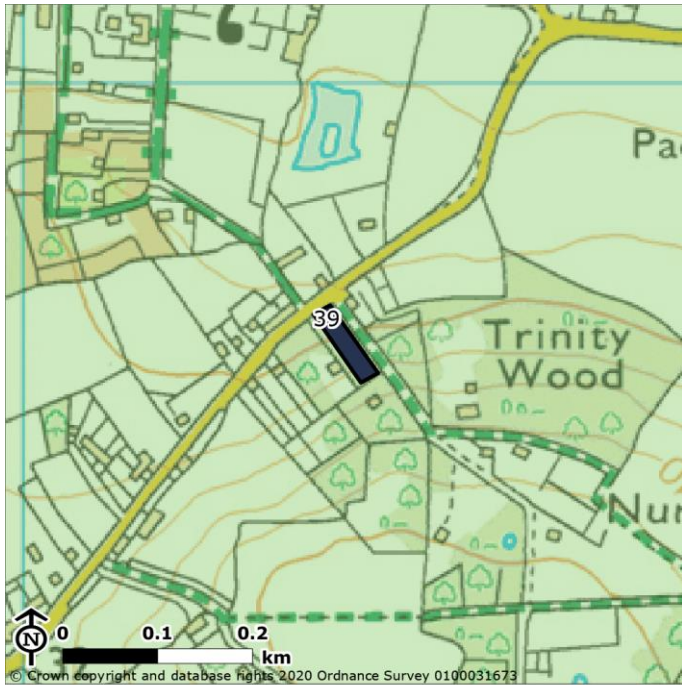
Inset

Sites falling within Stage 2 Site Assessment Area

39

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA89

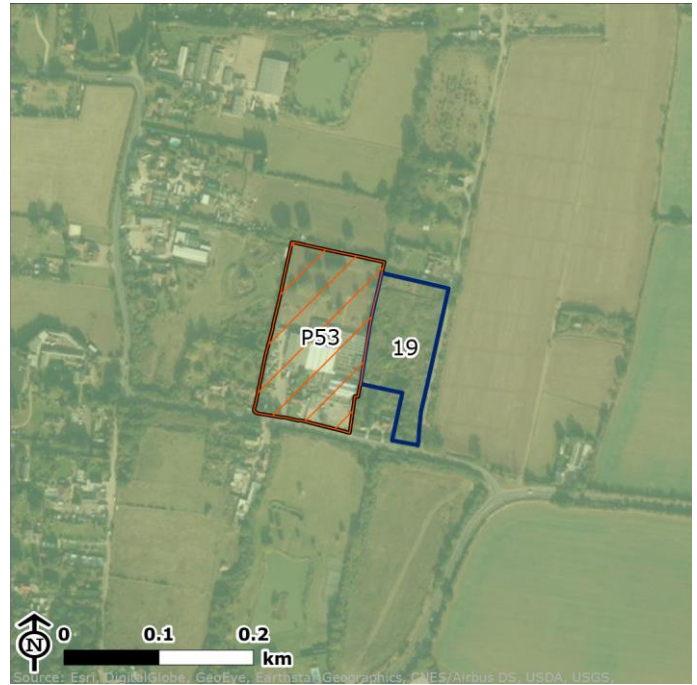
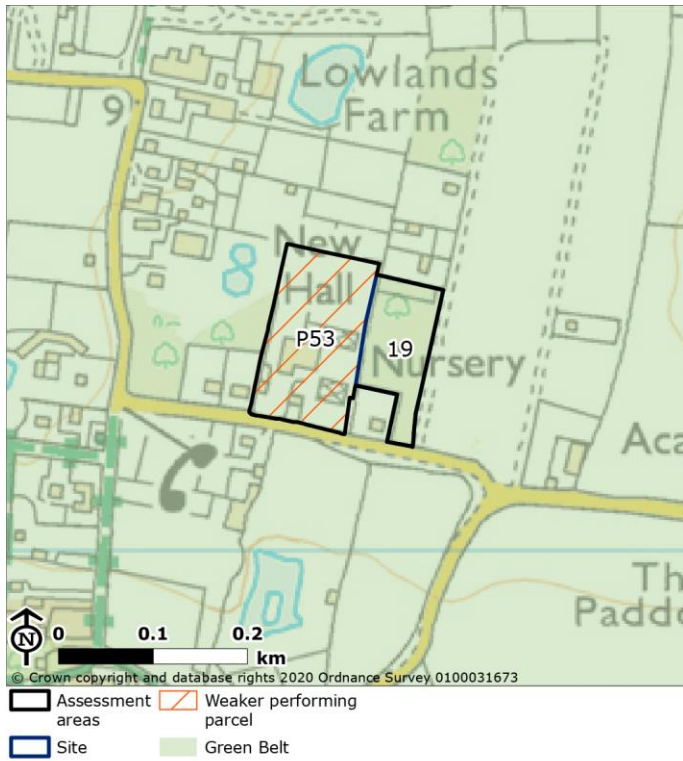


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of towns and encroachment into the countryside and a moderate contribution to preventing sprawl from the large built up area. The site is open and undeveloped and has a strong relationship with the wider countryside. Release of the assessment area would create a small, isolated inset area. Furthermore if this area were realised then the justification of leaving the surrounding properties washed over would be reduced and further inseting would further weaken the area of Green Belt left between this inset area and Hockley to the west.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA90



Description

The assessment area lies to the north east of the town of Hockley and to the north west of the town of Ashingdon/Rochford. A garden centre is located on the western half of the assessment area, while the eastern side is an area of scrubland and trees. The southern boundary to the site is defined by Lower Road and the eastern by New Hall Road. The northern and western boundaries are formed partly by washed over dwellings and partly by field boundaries.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

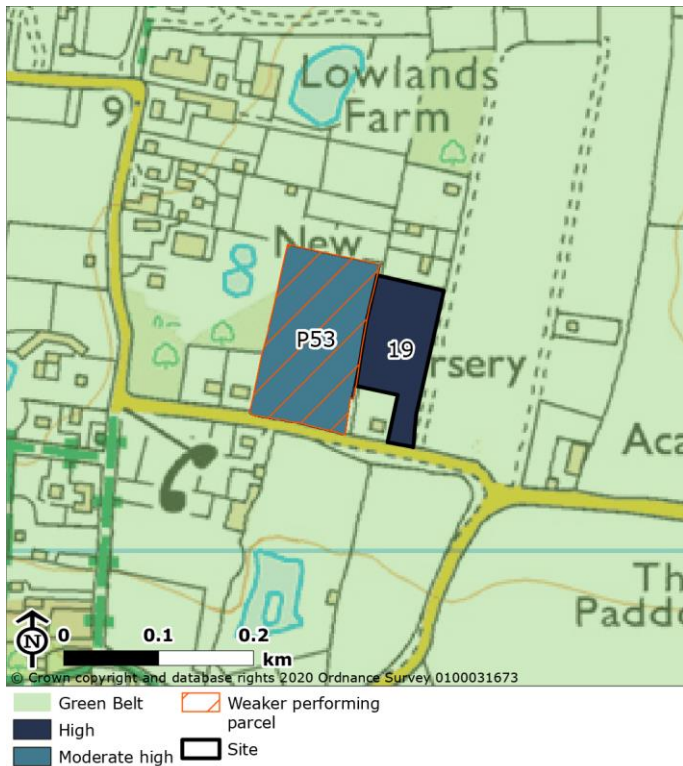
19

Stage 1 parcels that fall within Stage 2 Assessment Area

P53

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA90



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area or site 19 in isolation	The eastern half of the assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The western half of the assessment area contains a garden centre, which is considered to be urbanising development, and therefore, this part of the assessment area makes a moderate contribution to preventing the merging of towns and a moderate contribution to preventing encroachment into the countryside. However, much of the assessment area is open and undeveloped and it retains a relationship with the wider countryside to the east and north. Although Lower Road provides some separation from adjacent Green Belt to the south, release of the assessment area would create an isolated inset area which would weaken adjacent Green Belt. It is noted that the irregular edge to the south of the assessment area increases containment of an adjacent pocket of Green Belt land.	High
Release of just the garden centre	The area which contains the garden centre makes a moderate contribution to preventing the merging of towns and a moderate contribution to preventing encroachment into the countryside. This is because the garden centre is considered to be urbanising development, although it does retain some openness and a relationship with the wider countryside. While it is urbanised, release of this area would create a small, isolated inset area which would compromise the surrounding Green Belt.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA91



Description

The assessment area lies next to the southern edge of the settlement of Hawkwell. It is formed of an informal grassed / scrubland area and contains a number of small trees. Ironwall Lane forms the southern boundary of the assessment area. The northern boundary is formed by a treeline beyond which lies washed over residential gardens, the eastern boundary is formed by a washed over dwelling and its back garden and to the west is a very small slice of washed over Green Belt forming part of the garden of a property which lies within the inset settlement of Hawkwell.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

18

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA91



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. While it lies very close to the urban edge of Hawkwell this does not have a strong urbanising influence and the assessment area retains more of a relationship with the wider countryside, though the presence of washed over dwellings to east limits this to an extent and Iron Wall lane to the south would provide a stronger Green Belt boundary than the existing. Release of the assessment area would compromise adjacent Green Belt, in particular the small area to the west which would become contained by development and Ironwall Lane to the south, and the area to the north which would lie between the new inset area and the edge of Hawkwell, though it is noted that these are not stronger performing areas of Green Belt as they are already more contained. It would also result in the Green Belt boundary of Hawkwell becoming more irregular.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA92



Description

The assessment area is located on the southern edge of the inset settlement of Hawkwell. It is formed of a small woodland / scrub area behind and adjacent to residential properties. The northern and eastern boundaries are formed by the settlement of Hawkwell, boundaries to the south and west are formed by residential gardens.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

36

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA92



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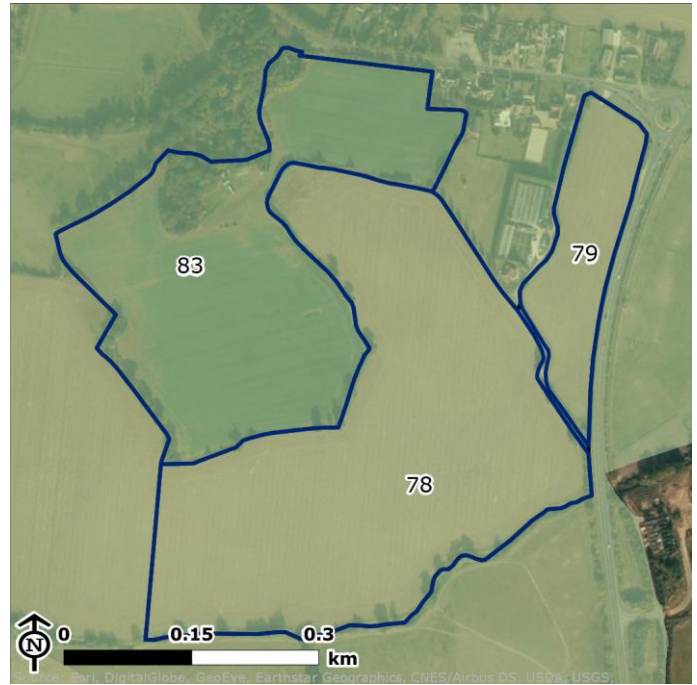
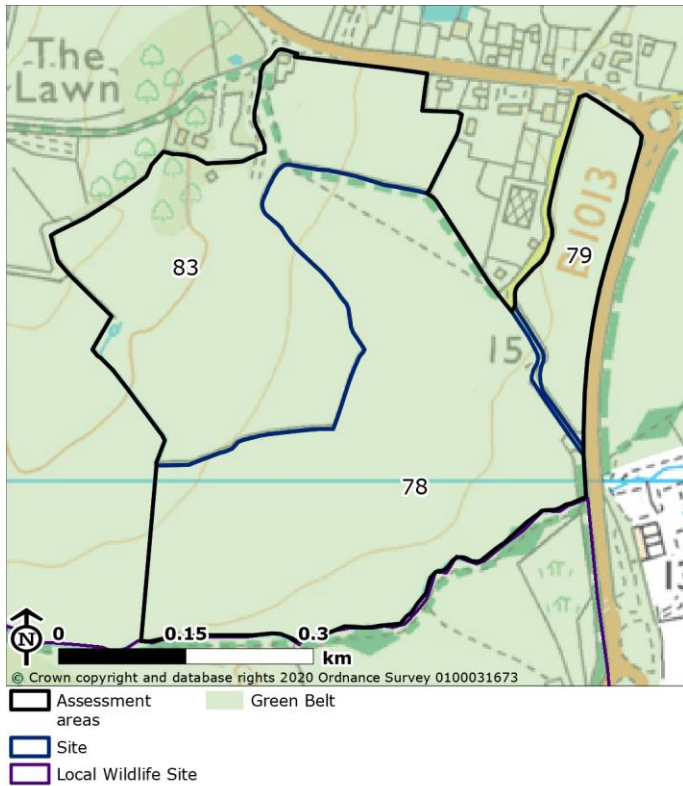
Green Belt
Moderate high
Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes strong contribution to preventing sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and undeveloped, but is contained on two sides by the inset settlement of Hawkwell, with which it has some distinction due to tree cover. The area also retains some relationship with the wider countryside. Release of this area would create a slightly more irregular Green Belt boundary and compromise neighbouring Green Belt, particularly to the west where it would become increasingly contained by inset development, and to the south where Ironwall Lane would form a stronger Green Belt boundary.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA93



Description

The site assessment area lies to the north of Southend-on-Sea and to the south west of the town of Rochford. It is formed of three open, agricultural fields separated by sparse tree lines and hedgerows. A small section of woodland associated with a scout site lies on the western edge. The eastern boundary of the assessment area is defined by Cherry Orchard Way, the southern boundary by the River Roach, the eastern by field boundaries and a small woodland block and the northern boundary by Hall Lane.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

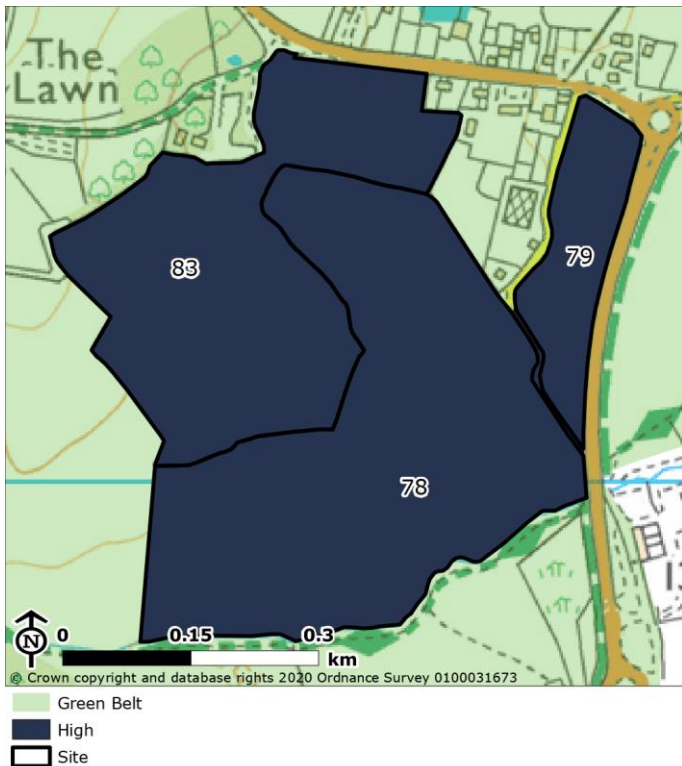
78

79

83

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA93

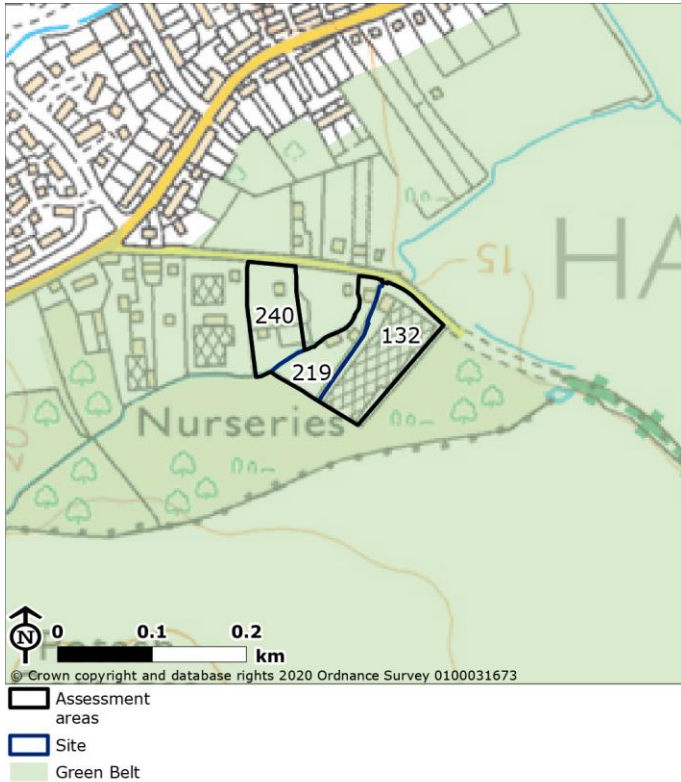


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking the sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside. It is uncontained and retains a relationship with the wider countryside due to a lack of boundary features. Release of any land within this assessment area would weaken the integrity of the neighbouring Green Belt, particularly the Green Belt land to the south adjacent to Cherry Orchard Way, in between the existing urban edges of Southend to the south and east. It is also considered that if this land were released the justification for leaving the hamlet of Stroud Green washed over would be significantly reduced. The release of site 83 in isolation would represent an inset area of Green Belt adjacent to Stroud Green. Despite not being directly adjacent to the inset Southend, its release would still significantly undermine what would remain of the Green Belt in between the inset site, Stroud Green and Southend. The boundaries of the assessment area, formed mainly by field edges would not form a strong Green Belt boundary.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA94



Description

The assessment area is located just to the south of the town of Hawkwell. It is formed of a large, detached dwelling and its gardens, part of a small field and equine school and a nursery / glasshouses. Ironwall Lane forms the northern boundary to the area, a field boundary forms the eastern and southern boundaries and a further washed over dwelling and nursery forms the western boundary.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

132

219

240

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA94

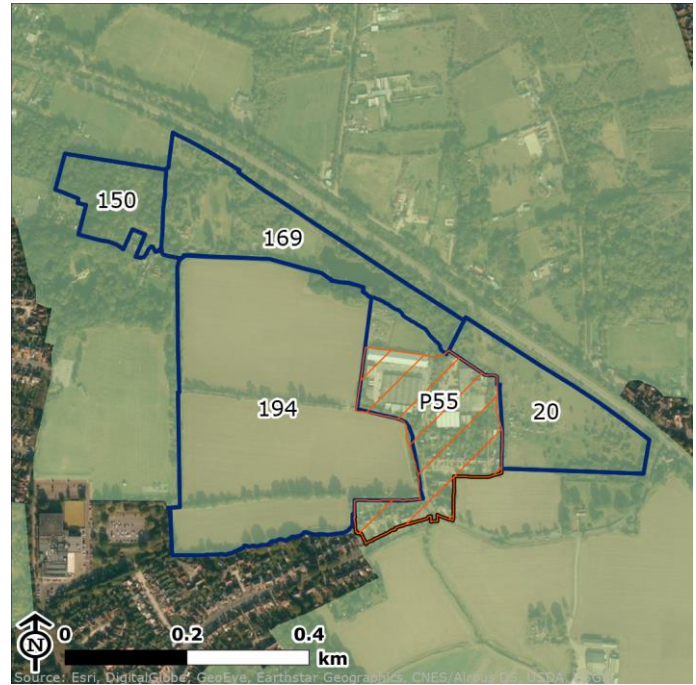
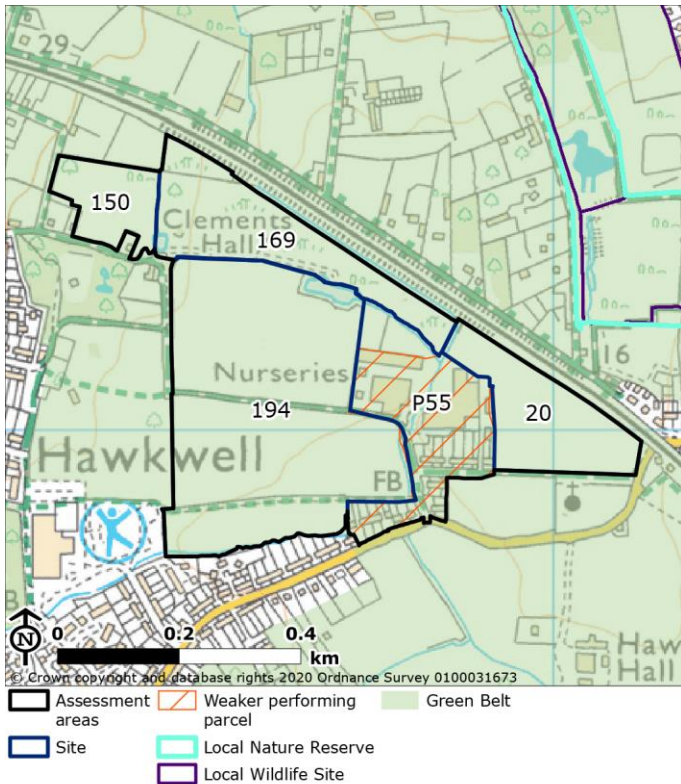


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking sprawl from the large urban area, preventing the merging of the towns and preventing encroachment into the countryside. The assessment area contains a couple of detached dwellings and a number of glasshouses which do not exert an urbanising influence on the area. The area retains a relationship with the wider countryside, particularly to the south and east where the boundaries are weaker. Release of the assessment area would create an isolated inset area close to the edge of Hawkwell and so adjacent Green Belt would be compromised, in particular that to the north west and north east which would lie in between the new inset area and the urban edge, though it is noted that these areas already contain some elements of urbanising development. It is noted that the irregular northern edge to the assessment area increases the containment of a pocket of adjacent Green Belt land.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA95



Description

The assessment area lies to the east of the town of Hawkwell and just to the west of the town of Ashingdon/Rochford. It is formed of a number of agricultural fields, a small area of woodland in the north western corner along with a church, a pond along the north eastern edge, an area of grassland / scrubland with a number of trees in the south eastern corner and a few industrial buildings and some dwellings in the centre of the assessment area. The eastern boundary of the assessment area is defined by the railway tracks. The southern boundary is partly formed by field boundaries, partly by Rectory Road and partly by the urban edge of Hawkwell. The western boundary is defined by field edges as well as a small area of woodland to the north.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

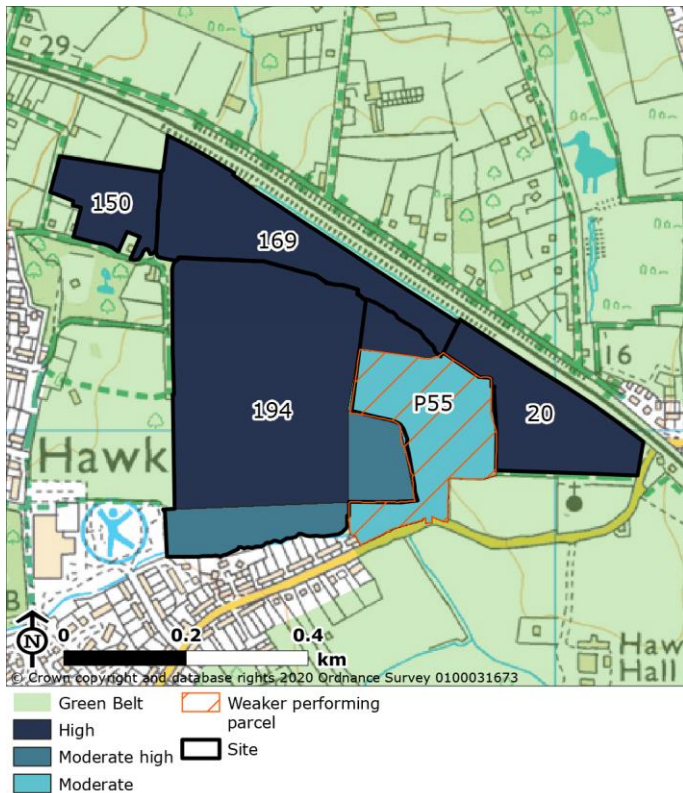
150
169
194
20

Stage 1 parcels that fall within Stage 2 Assessment Area

P55

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA95



Harm Assessment

Scenario	Justification	Score
<p>Release of whole assessment area or sites 20, 150, 169 or 194 in isolation</p>	<p>The majority of the assessment area makes a strong contribution to preventing the merging of the towns of Ashingdon/Rochford and Hawkwell and preventing encroachment into the countryside, and a moderate contribution to checking sprawl from the large urban area. There is an area within the wider assessment area which contains urbanising development in the form of industrial buildings and houses. This area makes a weak contribution to all of the above as it is completely developed. However, the remainder of the assessment area is open and undeveloped and uncontained. A treeline and residential gardens form some distinction from the urban edge. The north eastern boundary of the assessment area follows a railway line, which represents a strong, defensible boundary but in other directions release of all or some of the sites within the assessment area would compromise adjacent Green Belt, though it is noted that due to its containment Green Belt to the west is not as strong performing. The release of site 20 would result in the merging of Hawkwell with Ashingdon/Rochford and would significantly compromise the remaining Green Belt to the south, in between this site and Rectory Road. Release of site 194 in its entirety would significantly compromise what would remain if the Green Belt land to the north in between the site and the railway line and to the west towards the urban edge of Hawkwell. Similarly, the release of sites 150 and 169 either in combination or isolation would result in the containment of the remaining Green Belt land to the west and south.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA95

Release of P55

This part of the assessment area makes a weak contribution to checking sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside as it is wholly developed with urbanising uses. Its release would create an extremely irregular Green Belt edge around Hockley, impacting on adjacent Green Belt. Furthermore, release would create the possibility of the intensification of development in this location, which may further weaken adjacent Green Belt particularly to the east and west where the Green Belt gap between Hawkwell and Ashingdon/Rochford is particularly narrow, but also to the north in between the new inset area and the railway tracks. Although the development within the area has already resulted in the physical containment the adjacent Green Belt, its release would serve to compound this.

Moderate

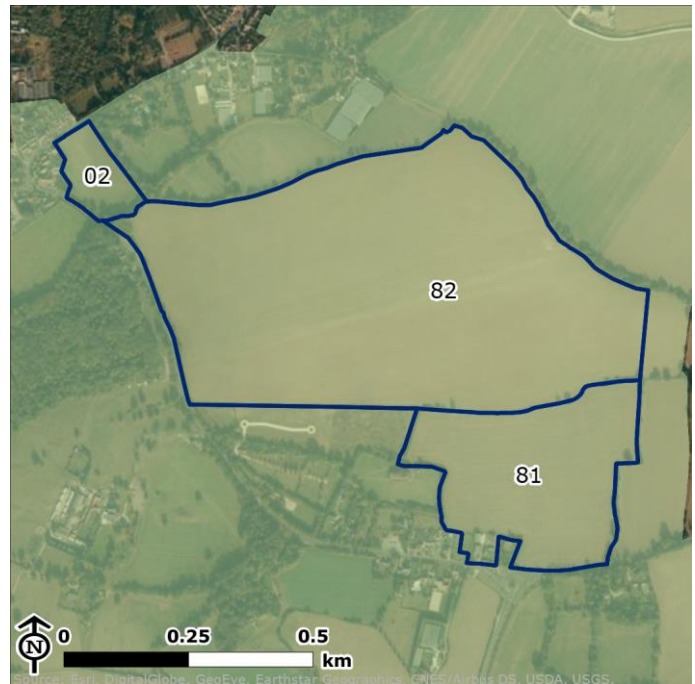
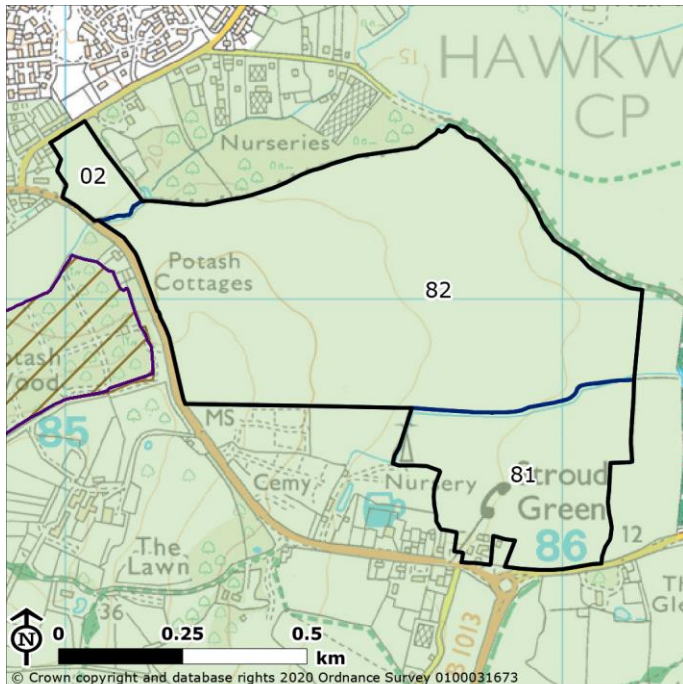
Release of the south eastern portions of Site 194

Although the open land in the southern portion of site 194 is considered to make a strong contribution to preventing the merging of the towns of Ashingdon/Rochford and Hawkwell and preventing encroachment into the countryside, and a moderate contribution to checking sprawl from the large urban area, there are two pockets of development within the southern and south eastern areas of the site that would result in marginally less harm than the wider release of site 194 and the sites to the north and east. This includes the southern portion of the site south of the public right of way that connects the school to the west with the washed over development to the east and the south eastern portion of the site that is surrounded by the densely developed land along Windsor Gardens. Both areas are bordered on three sides by urbanising development and their release would not compromise adjacent Green Belt land.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA96



- Assessment areas
- Site
- Local Wildlife Site
- Ancient Woodland Inventory
- Green Belt

Description

The assessment area lies to the south of the town of Hockley and just east of Rochford. It is formed of one small agricultural field next to the urban edge (site 02) and two large agricultural fields (sites 81 and 82), separated by treelines and hedgerow. The northern boundary is formed by the urban edge of Hawkwell, the north eastern and eastern boundaries by field boundaries, the southern boundary by Hall Road and the western boundary partly by field boundaries and partly by the B1013.

Assessment Type

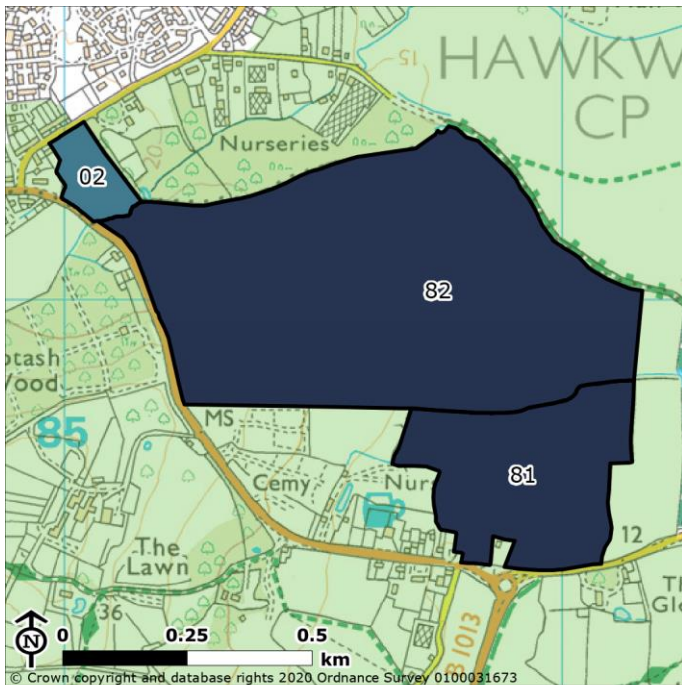
Urban Extension

Sites falling within Stage 2 Site Assessment Area

- 02
- 81
- 82

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA96



- Green Belt
- High
- Moderate high
- Site



Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to checking sprawl, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and undeveloped and retains a relationship with the wider countryside, due to a lack of significant boundary features. Rectory Road provides some distinction from the inset settlement to the north. The release of sites 81 and 82 within this assessment area, either in isolation or in combination with site 02 is considered likely to result in high harm to the Green Belt, weakening Green Belt land in all directions, but particularly the remaining Green Belt land to the north in between the new inset area and the existing urban edge of Hawkwell and east in between the new inset area and the existing urban edge of Ashingdon/Rochford, almost merging the towns if all three sites were released together. Release of the sites would create an irregular Green Belt boundary to the south of Hawkwell. The release of sites 81 would also reduce the justification of retaining the washed over hamlet of Stroud Green as Green Belt. It is not considered that the edges of the assessment area, formed mainly by field boundaries and treelines would form a stronger Green Belt boundary than the existing formed by Rectory Road.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA96

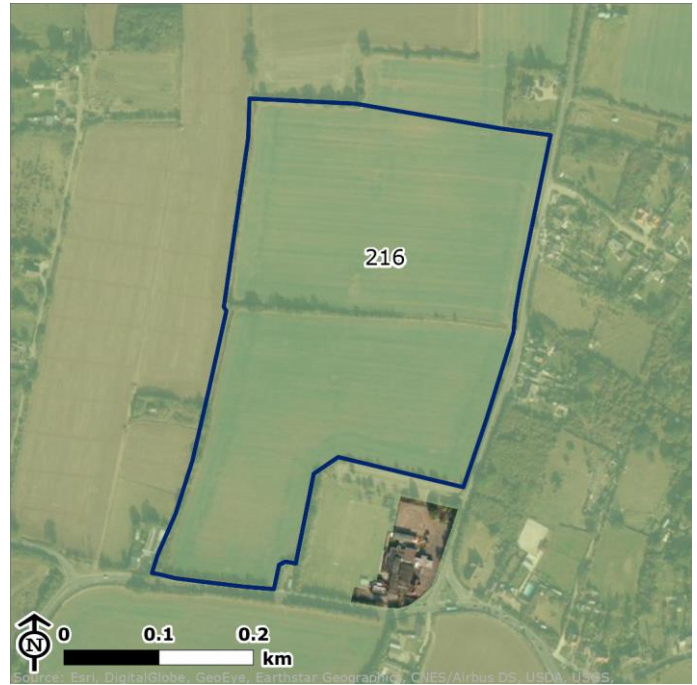
Release of Site 02 in isolation

The area marked by Site 02 makes a strong contribution to checking sprawl, preventing the merging of towns and preventing encroachment into the countryside, the site sits directly adjacent to the urban edge of Hockely and is contained on two sides by the inset urban edge. The site is open and undeveloped; however, there is a lack of distinction between the urban area and the Green Belt. The thick band of woodland that marks the eastern and southern boundary represents a stronger alternative Green Belt boundary, limiting views of the wider open countryside. Release of the site would contain remaining Green Belt land to the east inbetween the new inset urban area and the existing inset urban area to the north east.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA97



Description

The site assessment area, located to the north of Ashingdon/Rochford and Hockley, is formed of two open, agricultural fields, separated by a small hedgeline. The land is flat and undeveloped and has views to the wider countryside. The boundaries of the assessment area are formed by field edges to the north and west, Ashingdon Road to the south and Fambridge Road to the east. Ashingdon Primary Academy, which is inset into the Green Belt lies to the south east of the assessment area.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

216

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA97

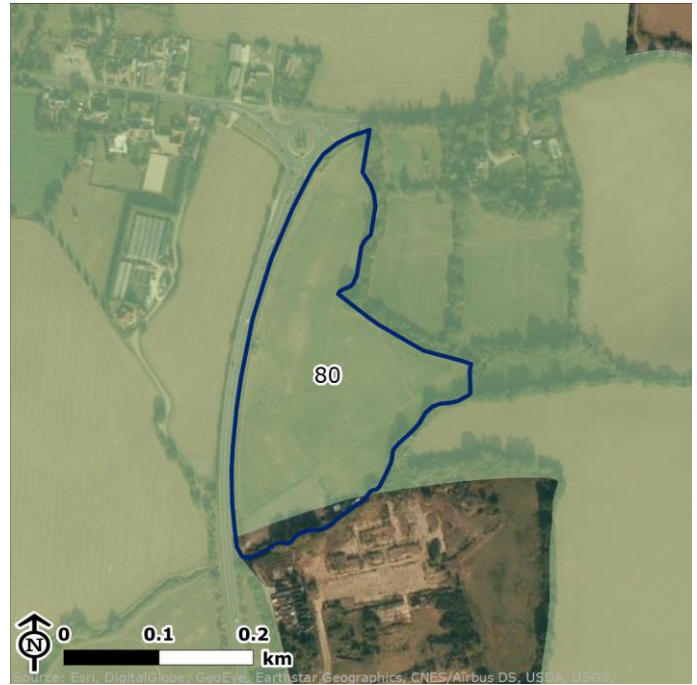
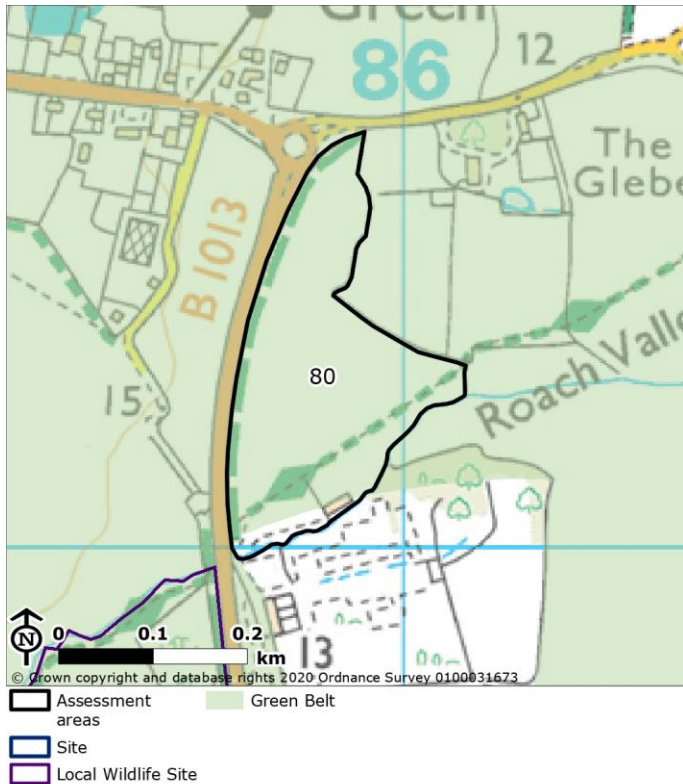


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The land is open and undeveloped and if released would form an isolated inset area. The boundary to the west formed by Fambridge Road and washed over development is considered reasonably strong but release of the assessment area would leave a very small area of Green Belt to the south isolated between the new inset area and the inset primary school. The weaker boundaries to the west and north would also result in adjacent Green Belt being weakened by neighbouring urbanising development.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA98



Description

The assessment area lies to the south west of the town of Rochford. It is formed of a single playing field, which contains a number of sports pitches. The western boundary of the assessment area is defined by Chery Orchard Way, the northern by Hall Road, the eastern by treed field boundaries and the southern boundary by the River Roach.

Assessment Type

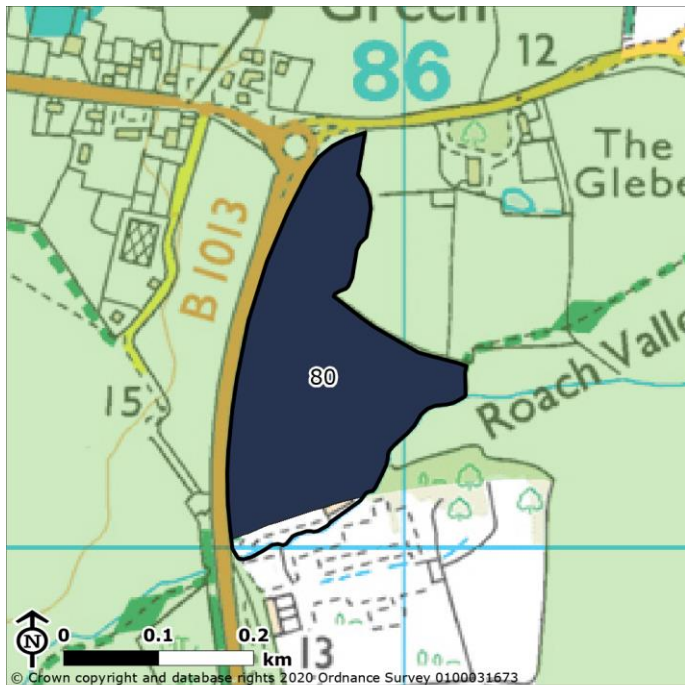
Urban Extension

Sites falling within Stage 2 Site Assessment Area

80

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA98

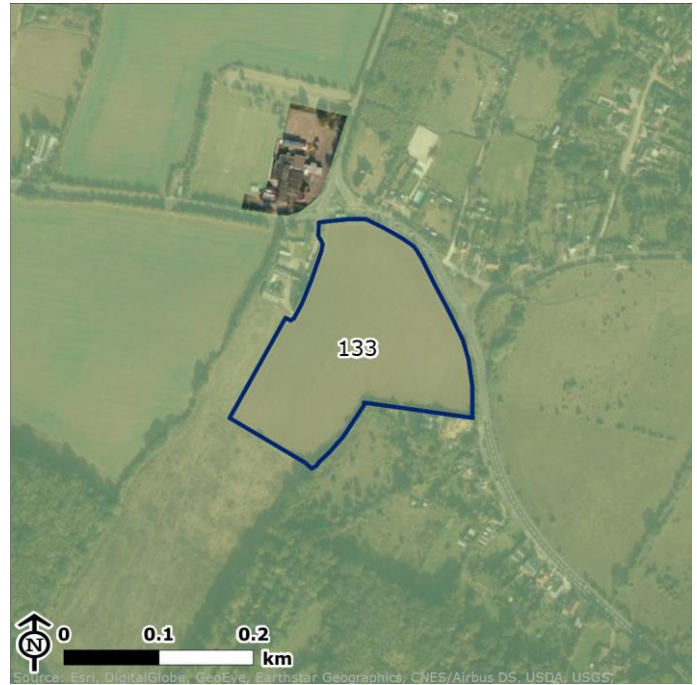


Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to checking sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is uncontained, open and undeveloped and retains a relationship with the wider countryside to the east. A treeline and the River Roach provides some distinction from the inset land to the south. Following a recent urban extension to Southend to the south, there is a limited amount of open countryside to the south of the site. Its relationship with the countryside to the west is restricted by Cherry Orchard Way and to the north by the roundabout of Cherry Orchard Way and Hall Road. Release of the assessment area would represent a significant northwards extension to Southend to the south. While Cherry Orchard Way and Hall Road would limit the impact to the west and north, the Green Belt to the east would fall into a narrow gap in between the new inset area, the northern edge of Southend and the corner of the inset town of Rochford. Release of the assessment area would breach Hall Road as the existing Green Belt boundary along the edge of Rochford and so would compromise the Green Belt to the east which runs along the southern side of this road to the edge of the town. It is also considered that if this land were released the justification for leaving the hamlet of Stroud Green washed over would be significantly reduced.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA99



Description

The assessment area, located to the north of Rochford, is formed of a single open, agricultural field. A cluster of farm buildings form part of the western edge along with field boundaries, which also form the southern edge. Ashingdon Road forms the northern and western boundary.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

133

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA99

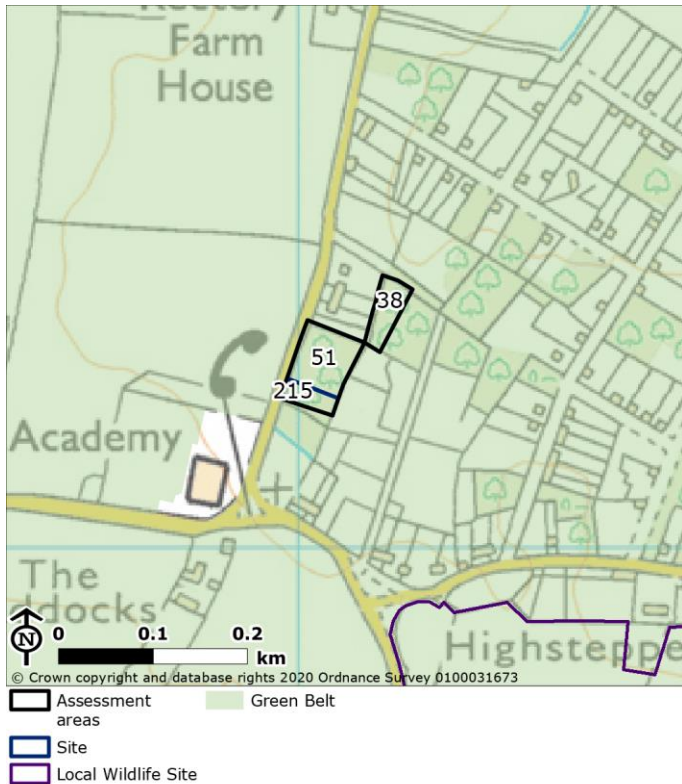


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing the merging of towns and encroachment into the countryside. It makes a moderate contribution to preventing sprawl of the large built up area. It is open and undeveloped and has a strong relationship with the wider countryside. Release of the assessment area would result in a small, isolated inset area. While the northern boundary, formed by Ashingdon Road would form a reasonably strong Green Belt boundary, those to the south and west towards Ashingdon and Hockley are only marked by hedgerows. The Green Belt to the south and west would be particularly compromised by release of the assessment area as they would become sandwiched between the new inset area and the urban edge of Ashingdon and Greensward Lane.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA100



Description

The assessment area is located to the north of the town of Ashingdon/Rochford. It is formed of two small areas of woodland. The western edge of the assessment area is partly defined by Fambridge Road and partly by the rear gardens of washed over dwellings. The remaining boundaries are either formed by field edges or further woodland.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

215

38

51

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA100



- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside. It is open and undeveloped and has a strong relationship with the surrounding countryside. Its release would create a small, isolated inset area which would weaken adjacent Green Belt, particularly to the south where Ashingdon Road would form a stronger Green Belt boundary and to the north west where the justification for retaining the existing washed over development in the Green Belt would be reduced.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA101



Description

The site assessment area lies on the northern edge of the town of Ashingdon/Rochford. It is formed of an area of woodland. To the north The Chase Road and east are further areas of woodland, to the west is a dwelling and to the south lies the urban edge of Rochford.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

08a

08b

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA101



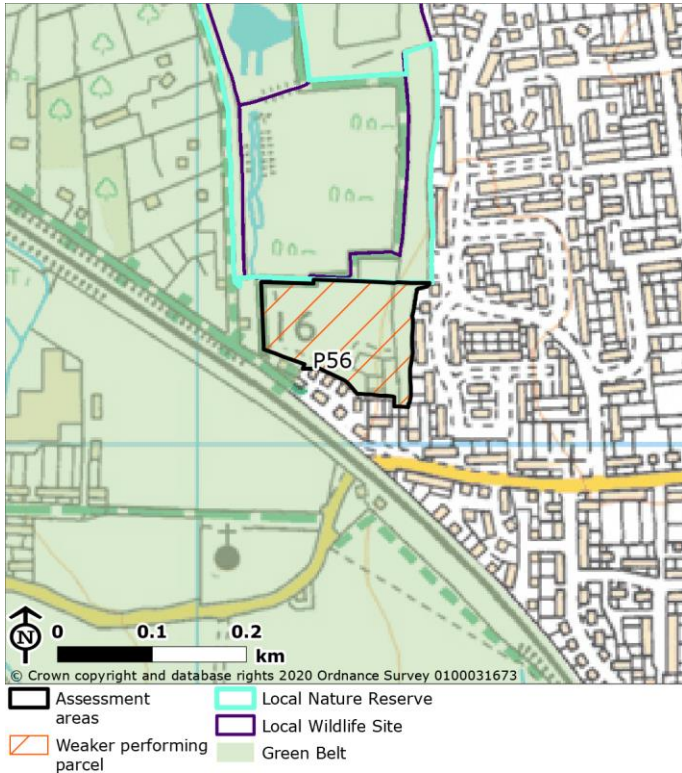
- Green Belt
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing the merging of towns and encroachment into the countryside. It makes a moderate contribution to preventing sprawl of the large built up area. The assessment area is open and undeveloped but has little distinction from the urban edge, and is contained by Rochford town to the south, The Chase Lane to the north and a dwelling to the west. Although these boundaries would work to contain development, limiting impact on the surrounding Green Belt, release of the assessment area would result in a much more irregular Green Belt boundary along the edge of Rochford with the result of increasing containment of adjacent Green Belt to the east and west.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA102



Description

The assessment area lies on the edge of the inset settlement of Ashingdon/Rochford. It is formed of a park which includes a large formal grassed area / playing field, a play area and a basketball court. The eastern and southern boundaries are formed by the settlement edge of Rochford. To the north is a wooded area consisting of Magnolia Fields Nature Reserve and to the west is a property which serves as a cattery.

Assessment Type

Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P56

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA102



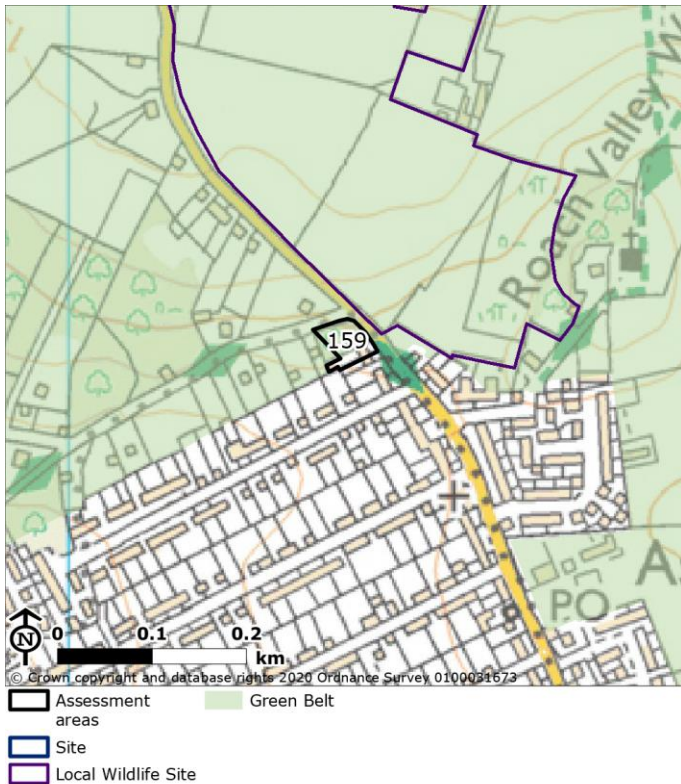
- Green Belt
- Moderate low
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. While the assessment area is open and undeveloped its relationship with the wider countryside is restricted to the north by woodland, designated as a Local Nature Reserve and to the west by a property. The inset settlement of Rochford contains the area to the east and south and there is little distinction, resulting in the assessment area having a relationship with the urban edge as well as the countryside. The boundaries to the north and west are considered to be strong and would limit harm to the wider Green Belt if the assessment area was released. There would be a very small area of Green Belt, which consists of a washed over property to the south, which lies between the assessment area and the railway tracks which would become isolated and the justification for leaving this area washed over would be reduced.</p>	<p>Low-Moderate</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA103



Description

The assessment area lies on the northern edge of the town of Ashingdon/Rochford. The southern edge of the assessment area falls within the inset area of the town and contains a single dwelling. The remainder of the assessment area is wooded. The eastern boundary is formed by Ashingdon Road, the northern boundary by The Chase Lane and the western boundary by a dwelling.

Assessment Type

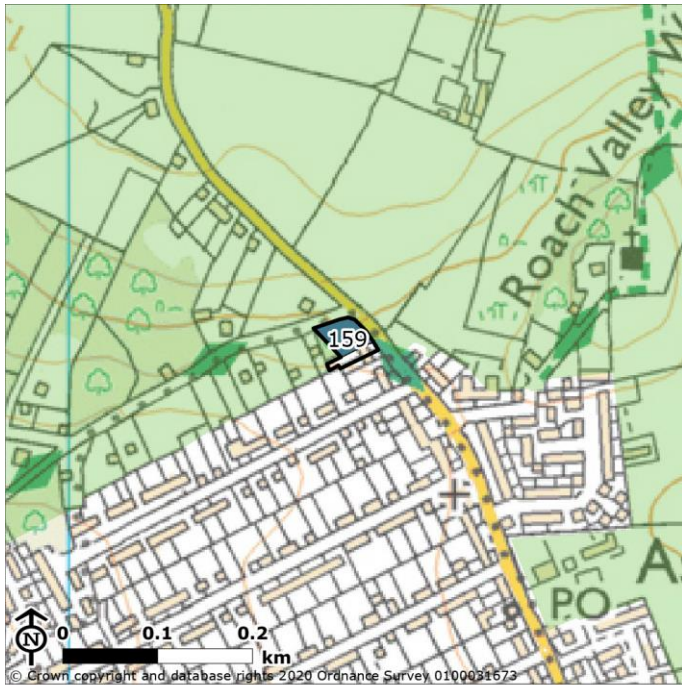
Urban Extension

Sites falling within Stage 2 Site Assessment Area

159

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA103



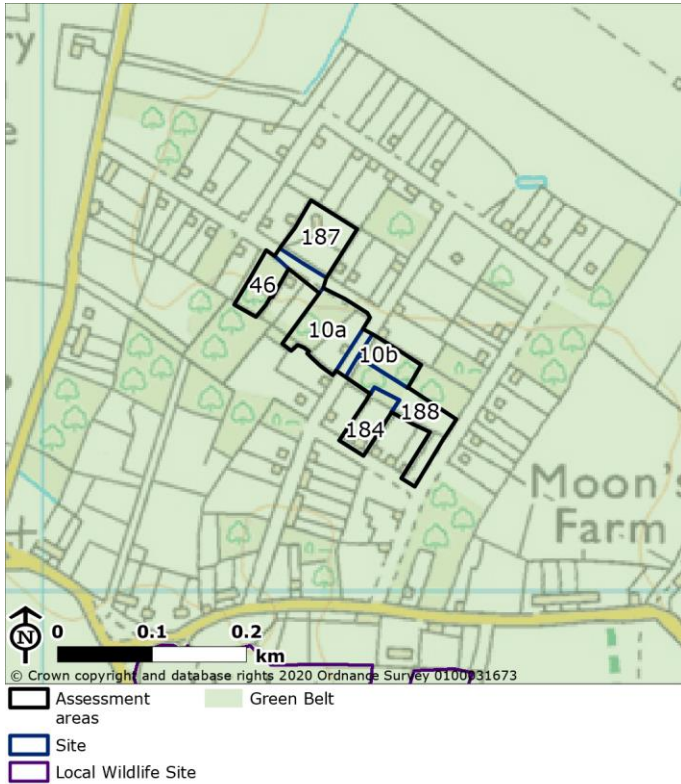
- Green Belt
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing the merging of towns and encroachment into the countryside. It makes a moderate contribution to preventing sprawl from the large built up area. The assessment area is an extension to the town of Rochford which forms the southern boundary and there is little distinction, the eastern and northern boundaries are defined by roads and the western boundary by a dwelling. These are considered to be reasonably strong boundaries which would contain development and reduce the impact on the surrounding Green Belt. However, release of the assessment area would work to make the current Green belt boundary along the settlement edge more irregular and significantly reduce the justification for retaining the developed Green Belt to the north and west as Green Belt.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA104



Description

The assessment area lies to the north of the town of Ashingdon/Rochford. It is formed of small areas of woodland and grassland that lie in between washed over dwellings. The eastern boundary is formed by Ethelbert Road. The remaining boundaries are defined by dwellings and their gardens or small field boundaries.

Assessment Type

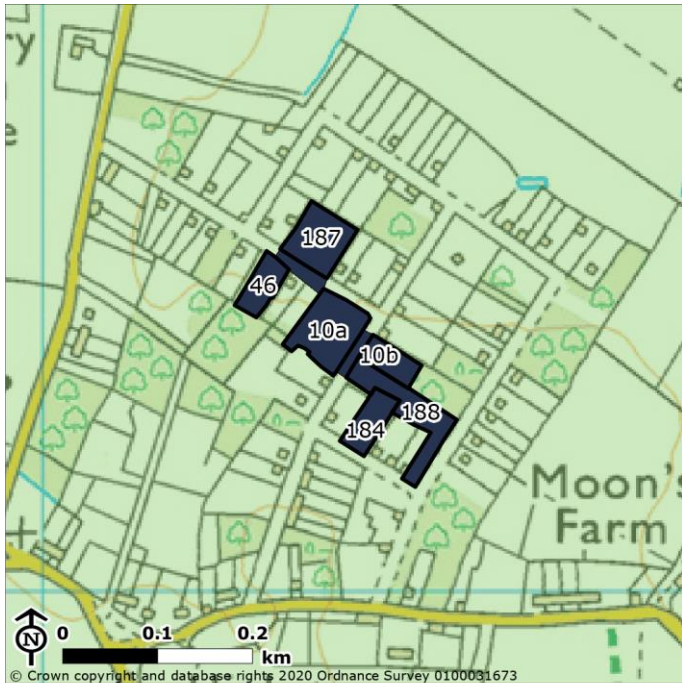
Inset

Sites falling within Stage 2 Site Assessment Area

10a
10b
184
187
188
46

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA104



- Green Belt
- High
- Site

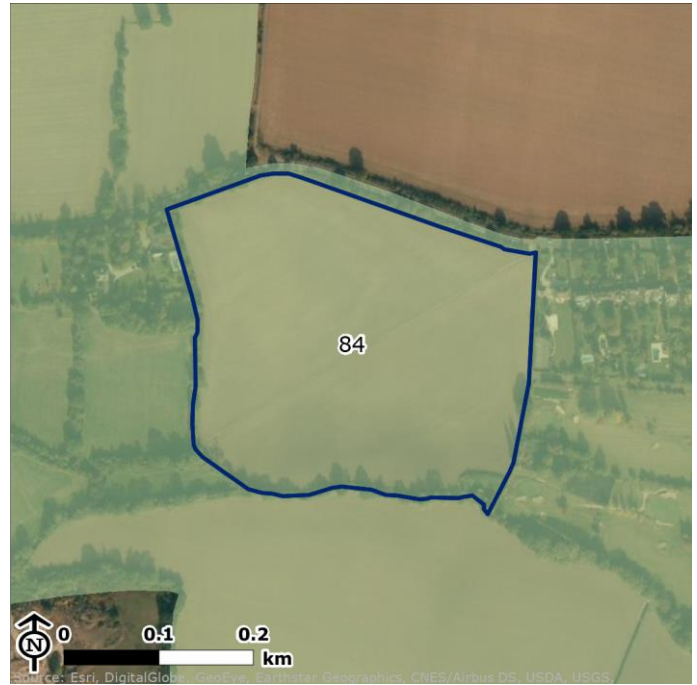


Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside. While the area is surrounded by, and contains a couple of washed over, detached dwellings, these do not have a significant urbanising effect on the assessment area and it remains open, retaining a relationship with the wider countryside. Release of the assessment area would create an isolated inset area which, due to the weak boundary features would compromise adjacent Green Belt and reduce the justification for leaving the existing washed over development which surrounds the assessment area in the Green Belt. Irregular edges of the assessment area would leave some areas of Green Belt on the southern and northern edges more contained.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA105



Description

The assessment area lies along the south western edge of the town of Rochford. It is formed of a single open and undeveloped agricultural field. The area is flat, with views to the countryside beyond. Hall Lane forms the northern boundary, washed over houses and the golf course form the eastern boundary, the River Roach forms the southern boundary and the western boundary is defined by fields and the garden of a washed over dwelling.

Assessment Type

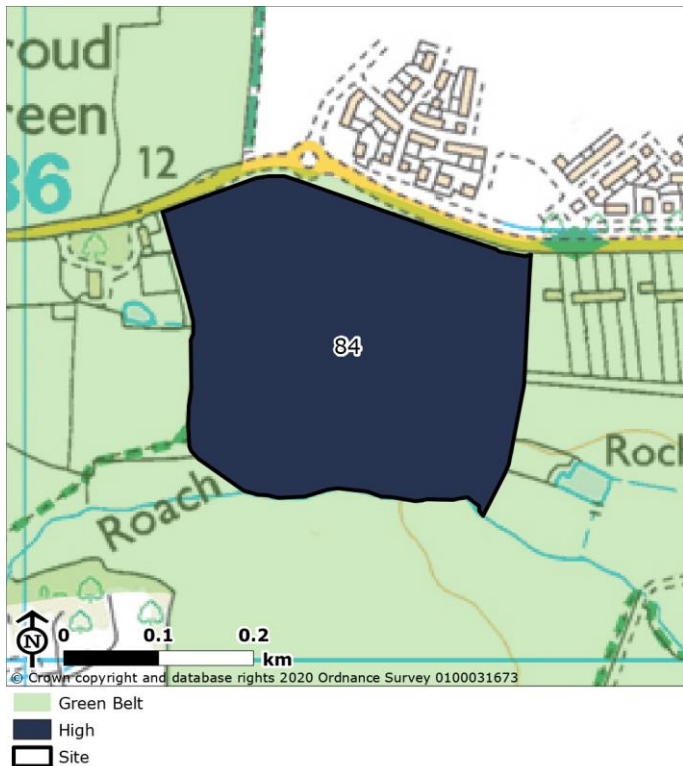
Urban Extension

Sites falling within Stage 2 Site Assessment Area

84

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA105



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to checking the sprawl of the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is uncontained, open and undeveloped and retains a relationship with the surrounding countryside. While Hall Road provides distinction from the inset area, it has been breached by the washed over development to the east, however it still represents a barrier between the inset area to the north and the assessment area. While the impact to the south would be reduced by the River Roach which forms a reasonably strong boundary feature, release of the area would significantly narrow the area of open countryside inbetween Rochford and Southend and compromise the Green Belt to the east, which would become contained on three sides by inset development. Furthermore, the justification for leaving the existing dwellings washed over would be reduced. Additionally Green Belt to the west could also be weakened as Cherry Orchard Way would form a more defensible Green Belt boundary than the field boundaries.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA106



Description

The assessment area lies to the north of the town of Ashingdon/Rochford. It consists of a small tree and scrubland area that lies between two small areas of washed over dwellings to the east and west. The southern boundary is defined by Canewdon Road and the northern boundary is formed of a field edge.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

21

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA106



- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside. It is open and undeveloped and while Canewdon Road provides a reasonably strong Green Belt boundary to the south, boundaries to the north in particular are weaker and the assessment area retains a strong relationship with the wider countryside. If the area was released this would create a small, isolated inset area which would compromise adjacent Green Belt and the justification for leaving the neighbouring washed over dwellings in the Green Belt would be reduced.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA107



Description

The assessment area lies on the eastern edge of the town of Ashingdon/Rochford. It consists of Ashingdon Memorial Hall, another outbuilding, some formal gardens and a play area, and the edge of the adjacent playing fields. The urban edge of Rochford lies to the north, south and west, while playing fields lie to the east.

Assessment Type

Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P57

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA107



- Green Belt
- Moderate low
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a moderate contribution to checking sprawl of the large built up area and a moderate contribution to preventing encroachment into the countryside. The assessment area lies on the edge of the inset settlement of Rochford, and is contained on three sides by inset, urbanising development which, along with the memorial hall which is located within the area, exert an urbanising influence. There is particularly limited distinction from the urban edge to the north and south. However, the assessment area does retain some openness and has a relationship with the countryside to the east where there is a lack of boundary features. Release of the assessment area would create a more regular boundary along the eastern edge of Rochford and would not increase containment of any adjacent Green Belt land.</p>	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA108



Description

The assessment area lies adjacent to the eastern edge of Ashingdon/Rochford. The site consists of an open field adjacent to properties along Highcliff Crescent. The site is bounded to the west by the edge of the existing settlement, and to the north, east and south by a dense tree line. The north western corner of the site has no well-defined boundary and consists of a grass verge.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

180

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA108

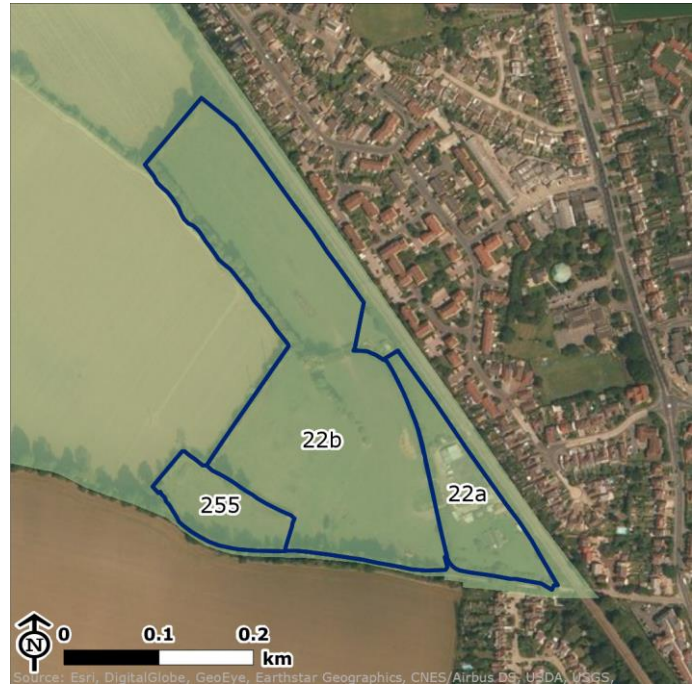


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. It is open and uncontained and it is not considered that the urban edge of Rochford exerts a significant urbanising influence on the assessment area, though at points there is little distinction. Its release would extend the urban edge of Rochford eastwards, and would entirely contain a small pocket of Green Belt containing two outbuildings with access off Highcliff Crescent, therefore there would be no justification in retaining its Green Belt status, though it is noted that this would likely be released alongside the assessment area anyway. In addition, release of the site would lead to the increased containment of agricultural land to the north, specifically the sloping pocket of land adjacent to the assessment area that is sandwiched between the northern site boundary and the washed over development of St Andrew's Church, Ashingdon. While a treeline provides some distinction from the wider Green Belt, this is not considered to be a significantly stronger boundary than the existing settlement edge.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA109



Description

The assessment area is formed of a number of agricultural fields separated by treed field boundaries, and a farm which falls within the south eastern corner. The town of Rochford lies to the east and south of the assessment area and its edges are currently defined by the railway tracks to the east and Ironwell Lane to the south. The remaining boundaries of the assessment area are formed by treed field boundaries.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

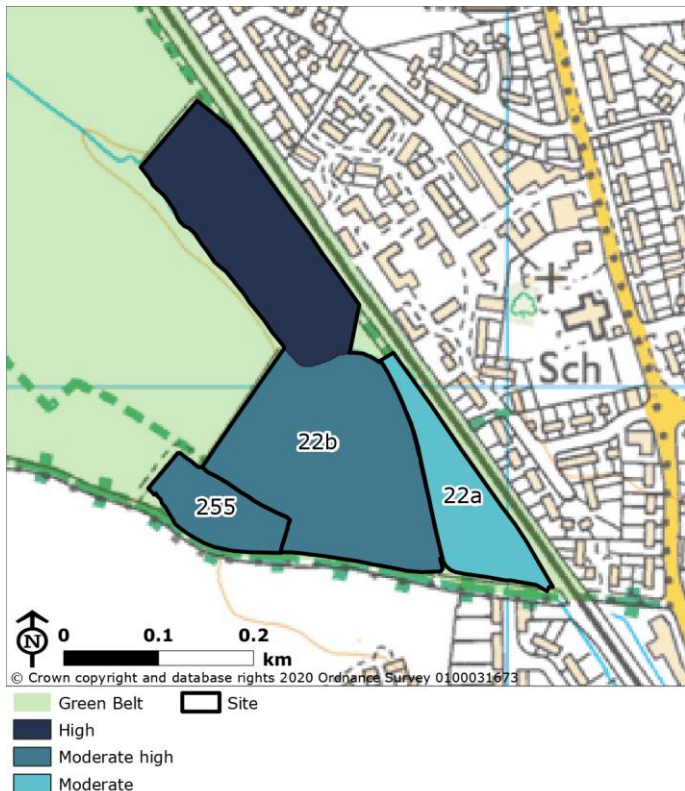
22a

22b

255

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA109



Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	The assessment area makes a strong contribution to preventing sprawl from the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area is open and largely undeveloped and retains a strong relationship with the wider countryside to the north and west where boundaries are just formed by field edges. While the assessment area is contained on two sides by the inset settlement of Rochford, the urbanising influence of the town is reduced by the railway tracks to the east and Ironwall Lane to the south which have provided strong boundary features to the town. Release of all land within the assessment area would breach these boundaries compromising their strength as boundary features and weakening the Green Belt adjacent to the assessment area to the north and west, particularly if the the northern half of site 22b were released in conjunction with the rest of the area.	High
Release of Site 22a, 255 and the southern half of 22b.	With the exception of parts of site 22a, sites 22a, 255 and 22b are undeveloped and retain a relationship with the wider countryside to the north and west. While the assessment area is contained on two sides by the inset settlement of Rochford, the urbanising influence of the town is reduced by the railway tracks to the east and Ironwall Lane to the south which have provided strong boundary features to the town. Release of these sites would breach these boundaries compromising their strength as boundary features and weakening the Green Belt adjacent to the assessment area to the north and west. However, the containment of these portions of the area limits their impact on remaining adjacent Green Belt land.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA109

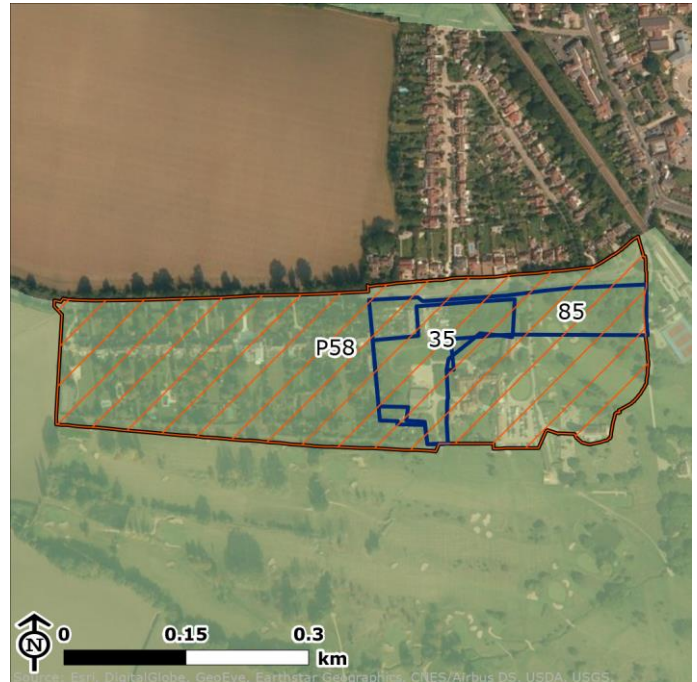
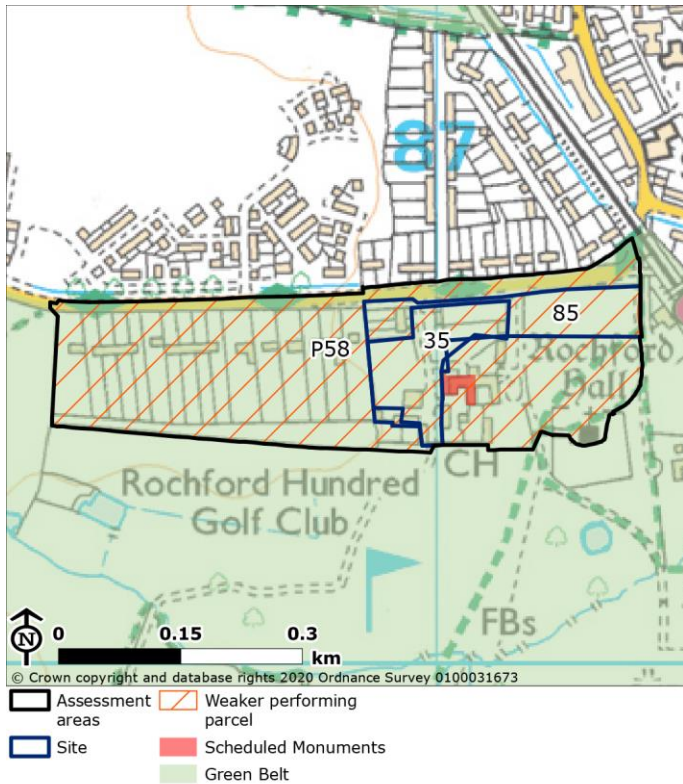
Release of Site 22a in isolation

Site 22a is contained on two sides by the inset settlement of Rochford. Although the urbanising influence of the town is reduced by the railway tracks to the east and Ironwall Lane to the south which have provided strong boundary features to the town, the site contains washed over development in the form of a dwelling and several large out buildings. Although release of the site would breach the boundaries compromising their strength, the development within the parcel has already done this to a degree. Furthermore, the wooded field boundary that forms the western edge of the site, although not as strong as the railwayline to the east, limits harm to the Green Belt to the west of the site.

Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA110



Description

The assessment area lies along the south eastern edge of the town of Rochford. It contains a row of washed over dwellings and their rear gardens, the Rochford Hundred Golf Club and Saint Andrews Church. The northern boundary of the assessment area is formed by Hall Road, the eastern boundary by Church Walk, the southern boundary lies between the back gardens and the golf course and the western boundary is defined by the a field edge.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

35

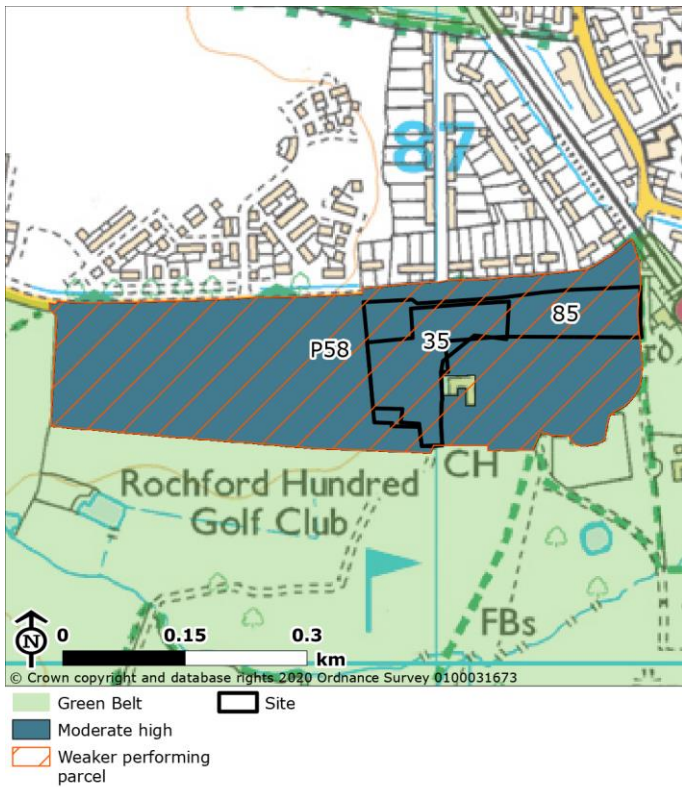
85

Stage 1 parcels that fall within Stage 2 Assessment Area

P58

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA110



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to checking the sprawl of the large urban area, preventing the merging of towns and preventing encroachment into the countryside. The assessment area lies alongside the inset settlement of Rochford and contains washed over development in the form of houses and a golf club, it is partially contained by inset development to the north and east, although containment from the east is limited by the open land containing tennis courts to the east of the area. Despite the development, the area retains some openness and a strong relationship with the wider countryside to the south and west, due to boundaries formed by field edges. Release of the assessment area would create a more irregular boundary around the south western edge of Rochford, which is currently formed by Hall Road. Release of the assessment area would further breach Hall Road undermining its strength as a Green Belt boundary further. This would compromise the area of Green Belt to the west and the small slice of Green Belt that would remain between the inset area and the railway tracks which form the eastern boundary to Rochford town, though this area also contains some washed over development. It is noted that part of the golf club house is a scheduled monument and so this area itself is very unlikely to be re-developed.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA111



Description

The assessment area lies to the east of Rochford and consists of an agricultural field, open space, an agricultural building and a few isolated dwellings. The assessment area is bounded by low-density dwellings along Newton Hall Gardens and Canewdon View Road to the west and south respectively. The northern and eastern boundaries consist of well-defined hedgerows.

Assessment Type

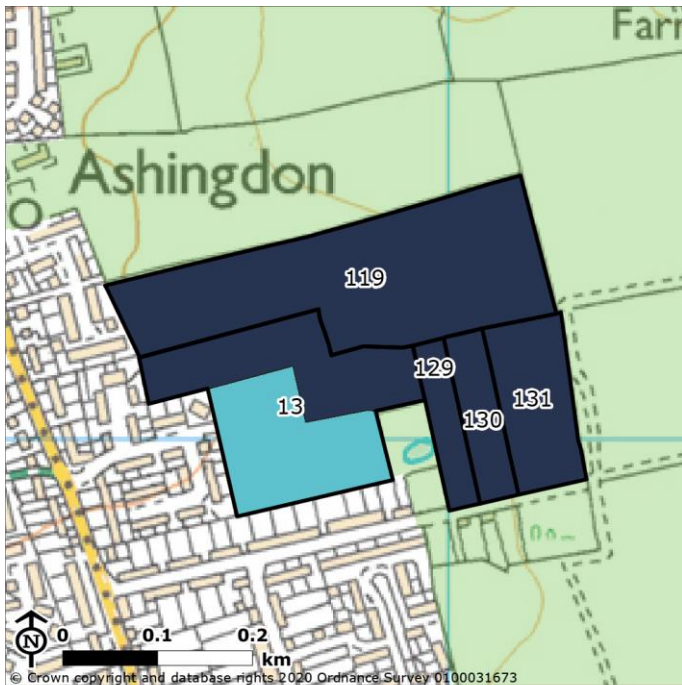
Urban Extension

Sites falling within Stage 2 Site Assessment Area

- 119
- 129
- 13
- 130
- 131

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA111

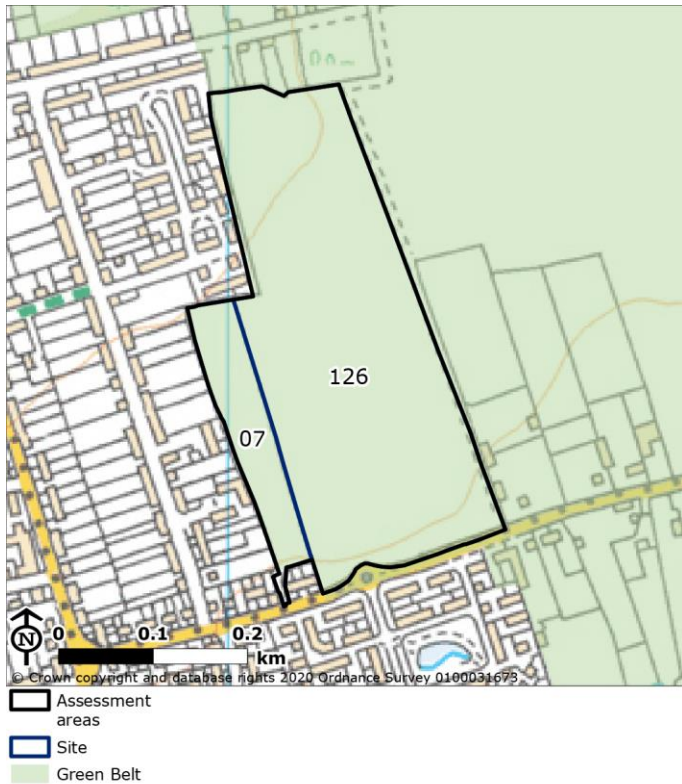


Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. The assessment area is relatively open and maintains a strong relationship with the wider countryside to the east of Rochford, with boundaries formed by treelined field edges. However, there is intermittent distinction from the urban edge of Rochford and the western half of the assessment area is contained by the inset settlement to the west and south. Release of all land within this assessment area would entirely contain the pocket of open land located adjacent to Canewdon View Road, therefore there would be limited justification in it retaining its Green Belt status. Overall, the release of all sites within the assessment area would significantly weaken the integrity of the neighbouring Green Belt as land to the north and south would become contained on two sides.	High
Release of central southern portion of Site 13, retaining woodland	The central southern portion of site 13 is partially developed, although the development has a limited influence on the openness of the Green Belt. It is also contained on two sides by the inset urban edge of Rochford with which this portion of the area has limited distinction due to the existing boundary being formed largely of property boundaries and residential gardens. The woodland within the site would form a stronger Green Belt boundary and would limit harm to adjacent Green Belt to the north and east.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA112



Description

The assessment area lies adjacent to the urban edge of Ashingdon/Rochford. The site consists of a smaller open field contained on three sides by the urban edge and a larger agricultural field which has a strong relationship with the open countryside to the east. The site is bounded to the north and west by the edge of the existing settlement, and to the south by Brays Lane. The eastern extent of the assessment area is defined by a patchy hedgerow.

Assessment Type

Urban Extension

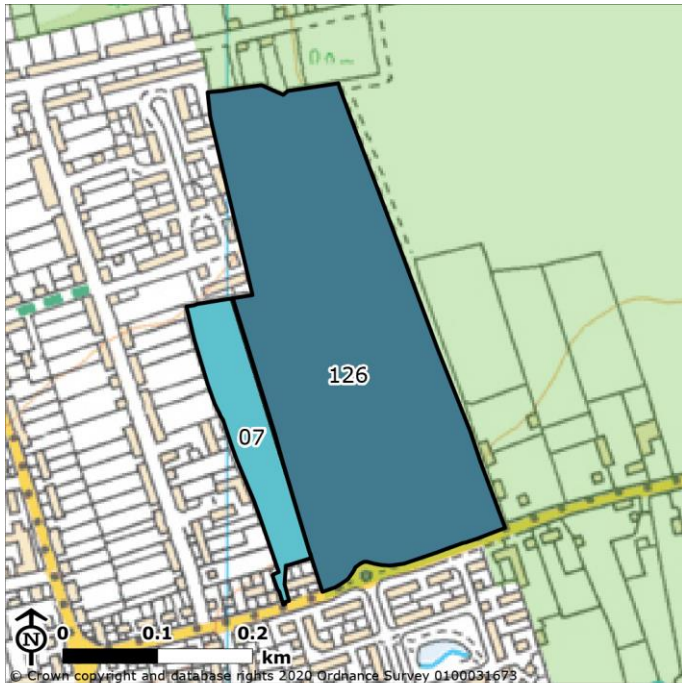
Sites falling within Stage 2 Site Assessment Area

07

126

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA112



- Green Belt
- Moderate high
- Moderate
- Site

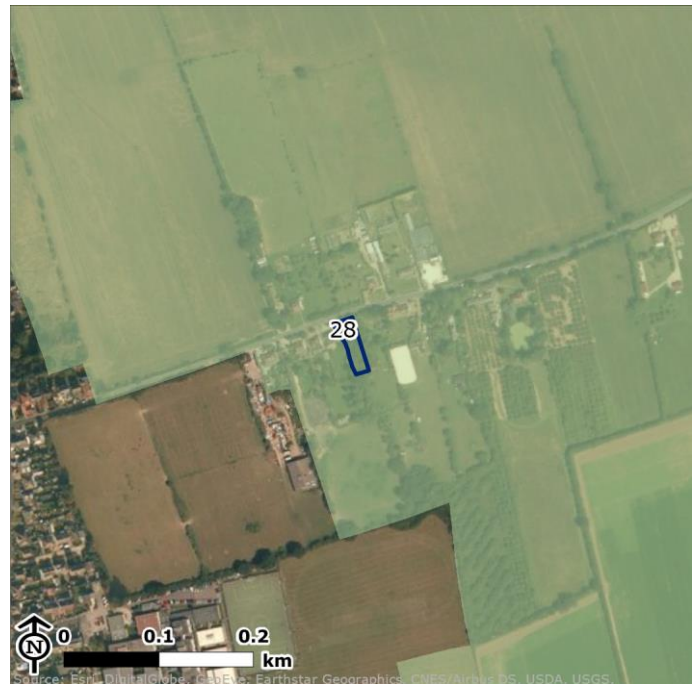


Harm Assessment

Scenario	Justification	Score
Release of all land within assessment area, including any land within site 126	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. The area has little distinction from the inset settlement edge and is relatively contained by the urban edge of Rochford to the west and south and some more isolated pockets of washed over development to the south east and north. Therefore the release of this area would create a more consistent eastern boundary to Rochford. Although the release of this land would weaken the integrity of the neighbouring Green Belt to the east, due to a lack of strong boundary features, some of this neighbouring Green Belt has been breached by existing washed over settlements to the north of Bray Lane. However, it should also be noted that the release of this Green Belt land would reduce the justification for retaining the extent of the Green Belt to the north, specifically the washed over development to the north and south of Canewdon View Road, which, if released, would in turn have a containing impact to the north.	Moderate-High
Release of only site 07	Although the release of this site will somewhat weaken the integrity of the neighbouring Green Belt to the east, due to a lack of boundary features, this area is contained by the existing inset edge of Rochford to the north, south and west, limiting effects on the integrity of the wider Green Belt. Its release would create a more consistent eastern boundary to the settlement, following the existing hedgerow that separates the two fields within the assessment area.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA113



Description

The assessment area lies adjacent to Brays Lane, close to the urban edge of Rochford. The site is bounded to the north by Brays Lane and by the east and west by the fences of adjacent properties. The south of the site has no well-defined boundary and consists of a thick cluster of trees. The site itself comprises of a property, dense shrubbery, trees and two outbuildings.

Assessment Type

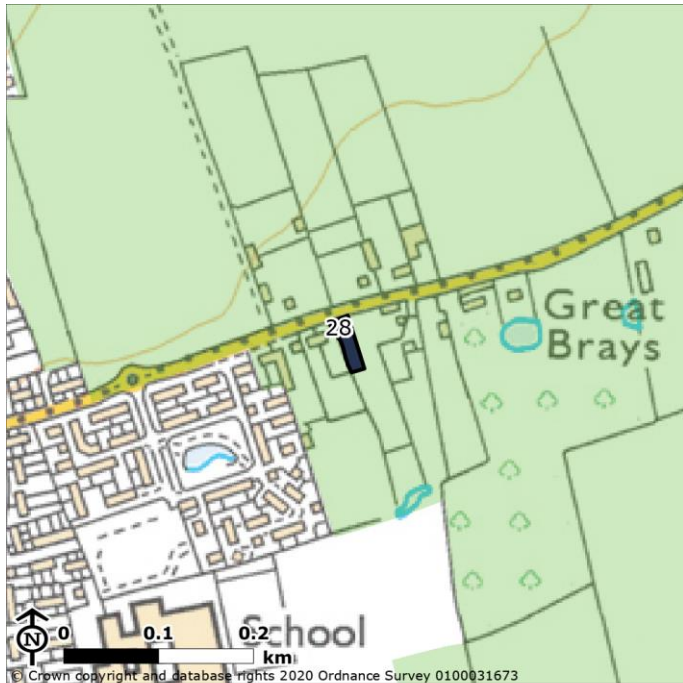
Inset

Sites falling within Stage 2 Site Assessment Area

28

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA113

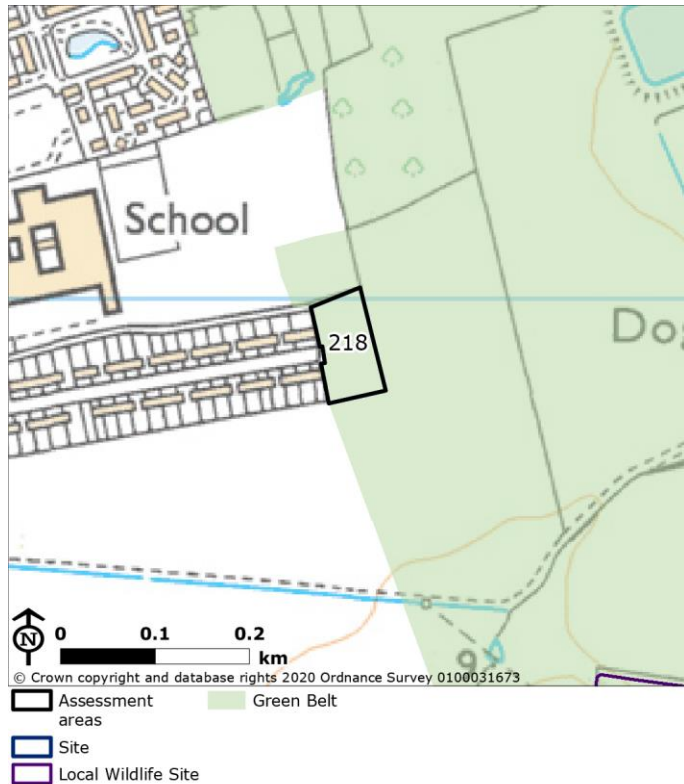


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. Release of this assessment area would create an inset area close to the inset town of Rochford. Release of this land would increase containment of Green Belt to the west, which is sandwiched between the assessment area and the urban edge of Rochford, and weaken the integrity of the Green Belt which surrounds the assessment area.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA114



Description

The assessment area lies adjacent to the urban edge of Rochford. The site is bounded to the west by the end of the long cul-de-sac of homes along Oxford Road and to the north by a hedgerow which defines the southwestern corner of The King Edmund School. The southern and eastern boundaries of the assessment area consist of poorly defined field markings. The site comprises of a pocket of land within an agricultural field.

Assessment Type

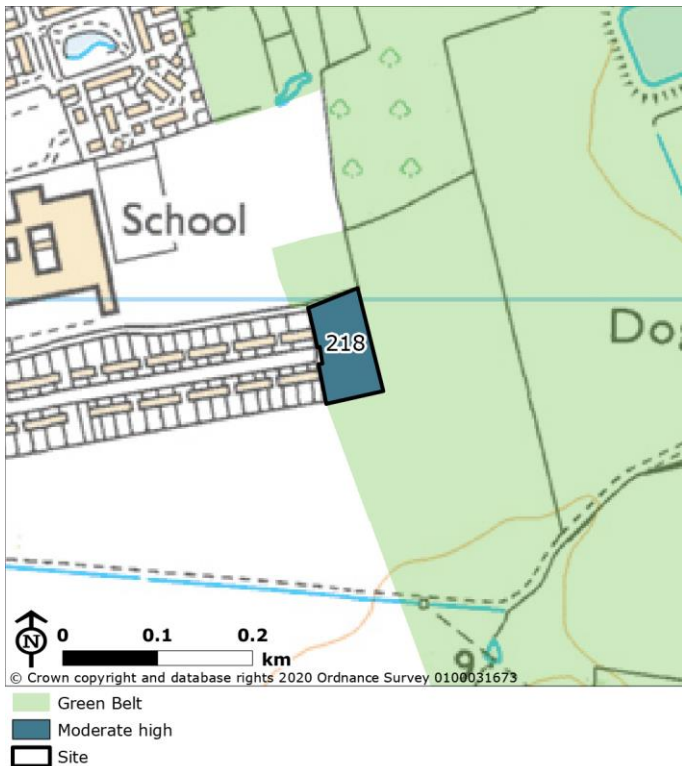
Urban Extension

Sites falling within Stage 2 Site Assessment Area

218

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA114

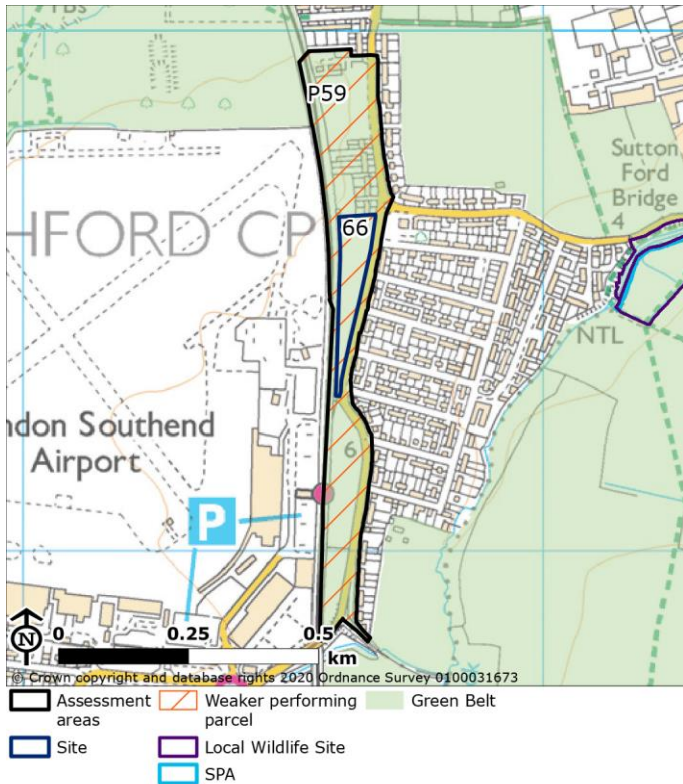


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. It is open and uncontained. With no inner or out boundaries, the area lacks distinction from the urban edge, but also has a strong relationship with the open countryside. The eastward expansion of residential cul-de-sac along Oxford Road would almost entirely contain the pocket of Green Belt to the north of the assessment area (land associated with The King Edmund School) and would weaken the justification for its retention as Green Belt; however, it is noted that this area is already contained on two sides by the inset area and does not perform as strongly as the assessment area. Release of this assessment area would weaken the integrity of the neighbouring Green Belt to the east, due to there being no strong existing eastern boundary, and to the south as this area will become more contained.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA115



Description

The assessment area lies partially within the grounds of London Southend's airport, with the remaining land forming a narrow strip of Green Belt in between the railway line which forms the eastern edge of the airport and Southend Road which forms the western edge of a suburb of Rochford located to the north. The western boundary of the assessment area in the airport follows a tarmacked road used by taxiing aircraft travelling to and from the runway, with the remaining western edge following the railway line; the northern, eastern and southern boundaries are largely defined by the urban edge of Rochford. Two pockets of development fall within the assessment area: the northern end of the Southend Airport terminal and associated traffic control tower and a strip of several detached and semi-detached dwellings on the western side of Southend Road, forming a washed over urban extension to Rochford.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

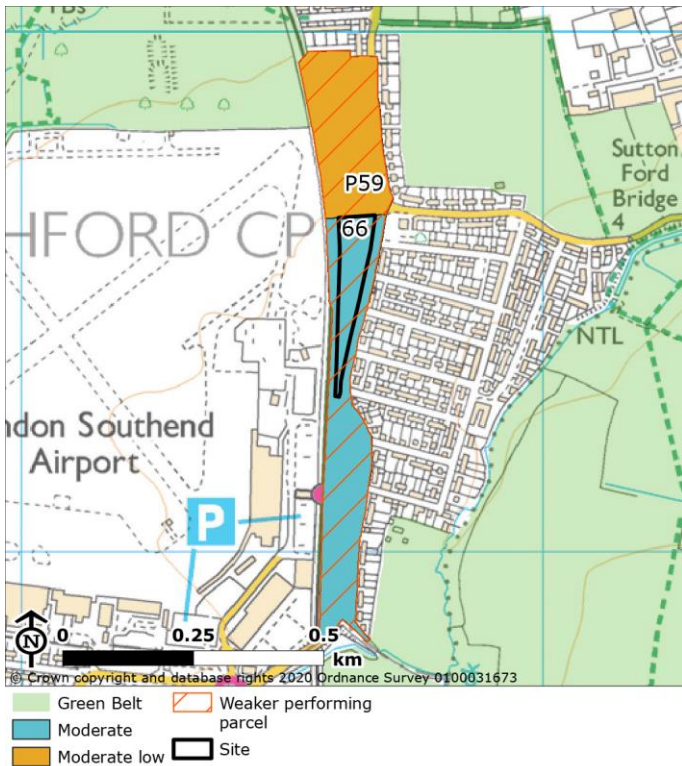
66

Stage 1 parcels that fall within Stage 2 Assessment Area

P59

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA115

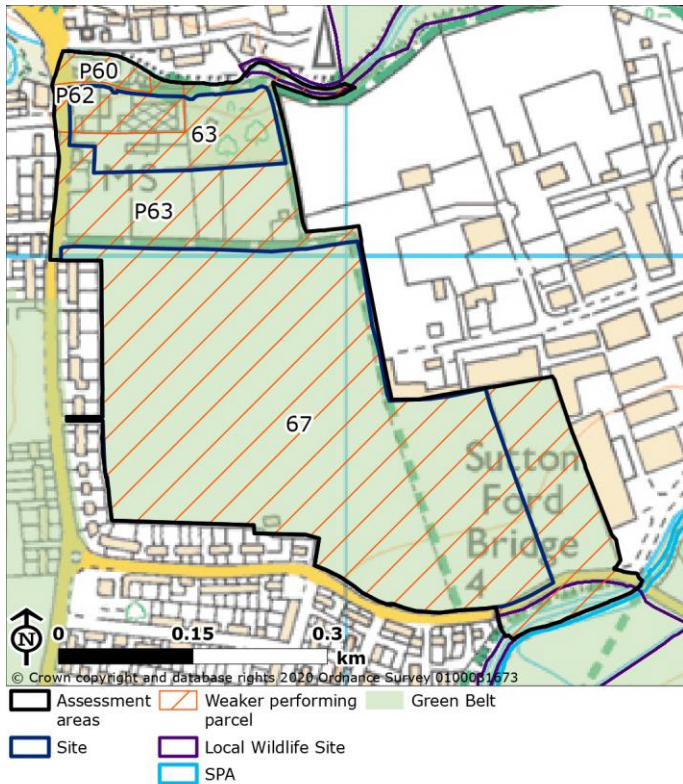


Harm Assessment

Scenario	Justification	Score
Release of Green Belt to the east of Southend Airport Rail Station	Release of Green Belt to the east of the railway track (east of Southend Airport Rail Station) would erase what remains of the gap between Rochford and Southend Airport and Southend-on-Sea beyond. The loss of this gap is recorded as moderate in acknowledgement of the fact this thin strip of Green Belt is contained by the railway line and the inset settlement to the east, having a stronger relationship with the airport and Rochford than the wider Green Belt and it would have no impact on surrounding Green Belt.	Moderate
Release of land to the north and south of the detached and semi-detached dwellings on the western side of Southend Road	Although this area makes the same contribution to Green Belt purposes as the majority of the assessment area, the railway line to the west, Rochford to the north and the inset suburb of Rochford to the south and east contains the area, isolating it from the wider Green Belt including what remains of the gap between Rochford, Southend Airport and Southend beyond to the south. The land has a strong relationship with the adjacent settlement and almost no relationship with the wider Green Belt. Some harm is recorded in recognition of the potential for a loss of openness.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA116



Description

The assessment area is located in the southern-most area of the town of Rochford. It is formed mainly of one large open agricultural field, with a couple of smaller fields, some small woodland areas, a couple of dwellings and a garden centre located in the northern corner. The assessment area is almost completely surrounded by the town of Rochford, with residential areas to the north, south and west and an industrial estate to the east.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

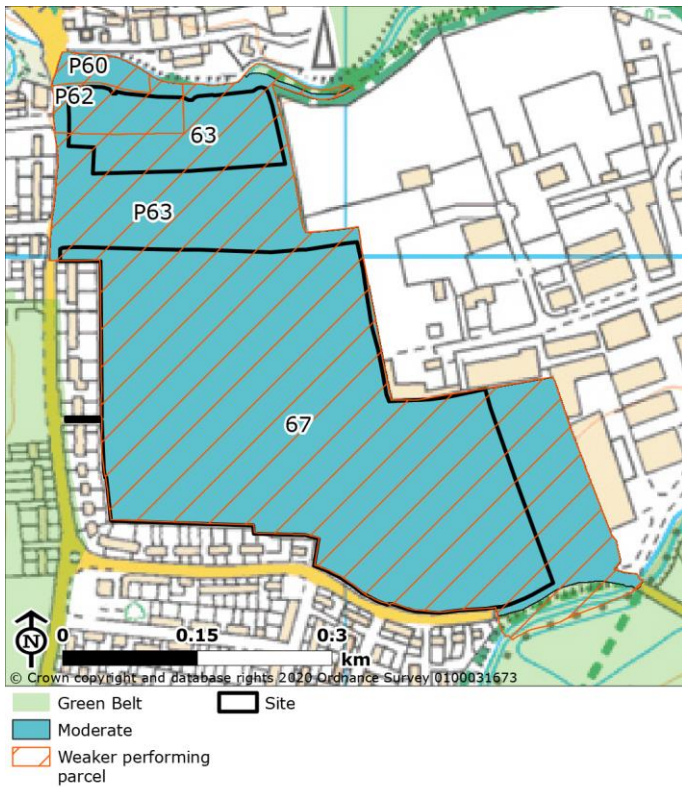
63
67

Stage 1 parcels that fall within Stage 2 Assessment Area

P60
P62
P63

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA116

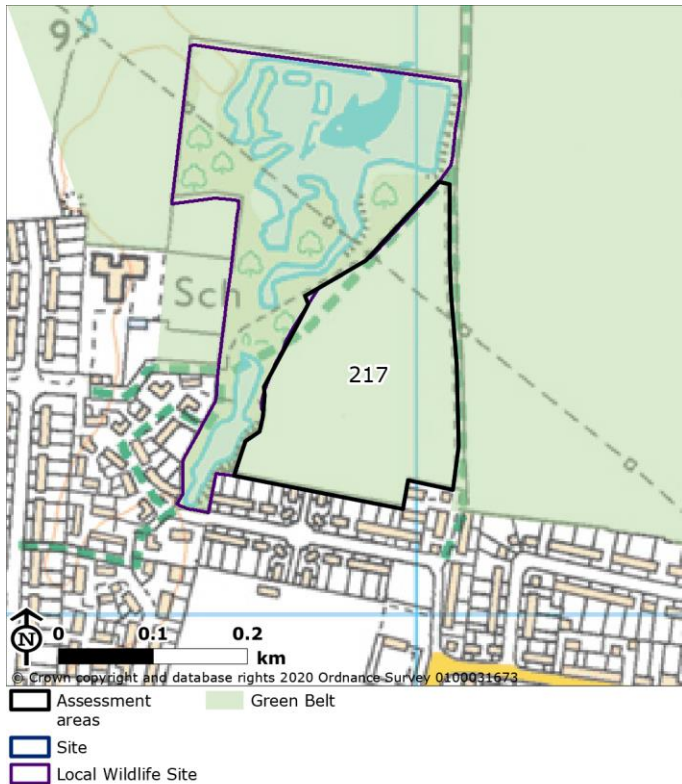


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to checking sprawl from the large built up area, preventing the merging of towns and preventing encroachment into the countryside. The majority of the assessment area is undeveloped and has a sense of openness. However, it is almost completely contained by the inset settlement of Rochford which limits its relationship with the wider countryside and lends it more of a relationship with the urban area, which has some urbanising impact, particularly along the boundaries of the assessment area. Due to its containment by the inset area, release of any land within the assessment area would not harm adjacent Green Belt. It is noted that the northern most corner is further urbanised by a garden centre, a pub and a couple of dwellings, however release of just this area would breach the brook which forms the current Green Belt boundary and weaken the remainder of the assessment area, particularly to the east between the garden centre and industrial estate and the to the south between the garden centre and the woodland or Tinkers Lane, as these form more consistent boundaries.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA117



Description

The assessment area lies to the north of Doggetts Close adjacent to the town of Rochford. The area is bounded to the east by Doggetts Chase and to the north and west by a thick tree line which demarcates the edge of a local wildlife site. The southern boundary is defined by the existing urban edge of Rochford along Doggetts Close. The assessment area consists of an open agricultural field.

Assessment Type

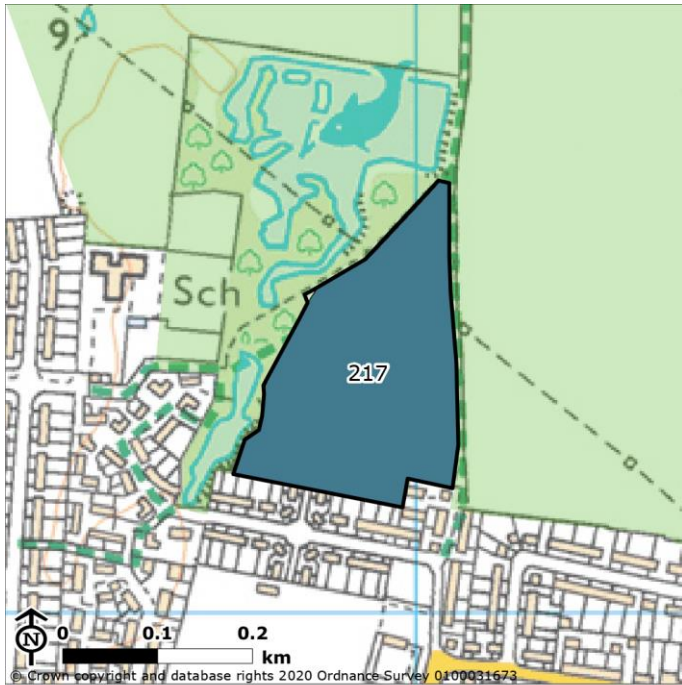
Urban Extension

Sites falling within Stage 2 Site Assessment Area

217

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA117



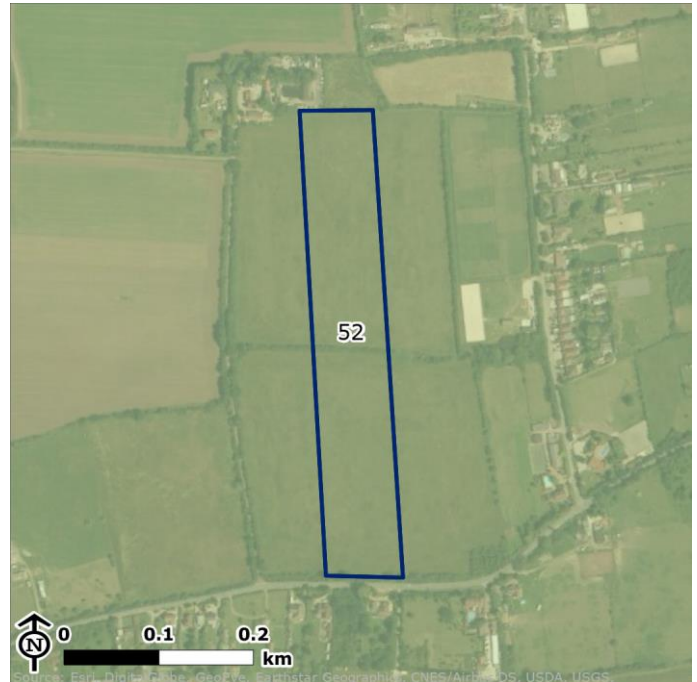
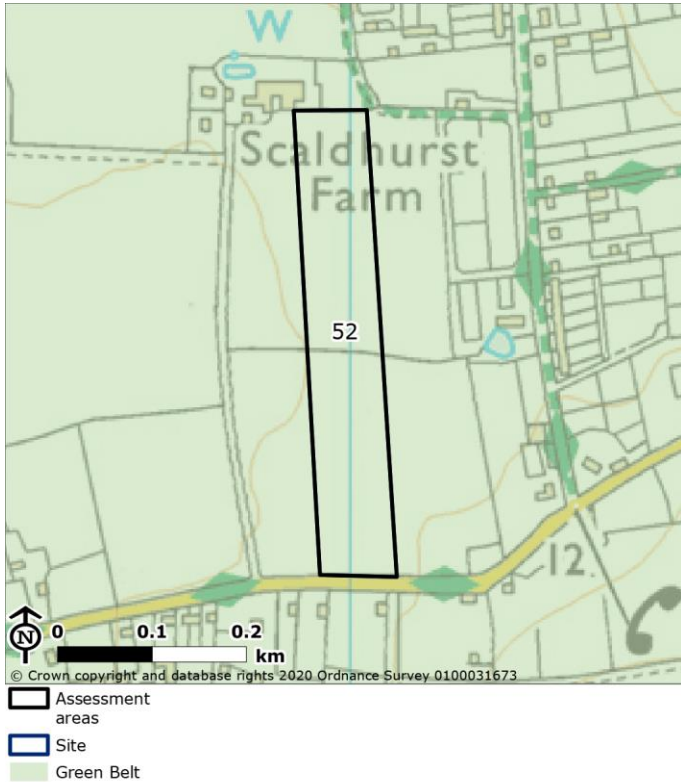
- Green Belt
- Moderate high
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. The area is open however, it has little distinction from the inset settlement and is contained to the west and north by a designated local wildlife site and Doggetts Chase to the east. While Doggetts Chase provides a boundary feature, release of the parcel would still increase containment of land to the east. Its release would also increase containment of partially developed land associated with Waterman Primary School to the west, though it is noted that this land is already relatively contained. It should be noted that the land to the west of the site is a designated local wildlife site and is therefore deemed inappropriate for development. It designation limits harm to the Green Belt beyond.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA118



Description

The assessment area lies to the west of the inset settlement of Canewdon. It consists of a section of two agricultural fields. The southern boundary of the assessment area is defined by Lark Hill Road and the northern boundary is defined by a hedgerow abutting Scaldhurst Farm. The eastern and western limits of the site have no well-defined boundary. The topography of this site is flat and the land has a strong relationship with the open countryside to the west.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

52

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA118



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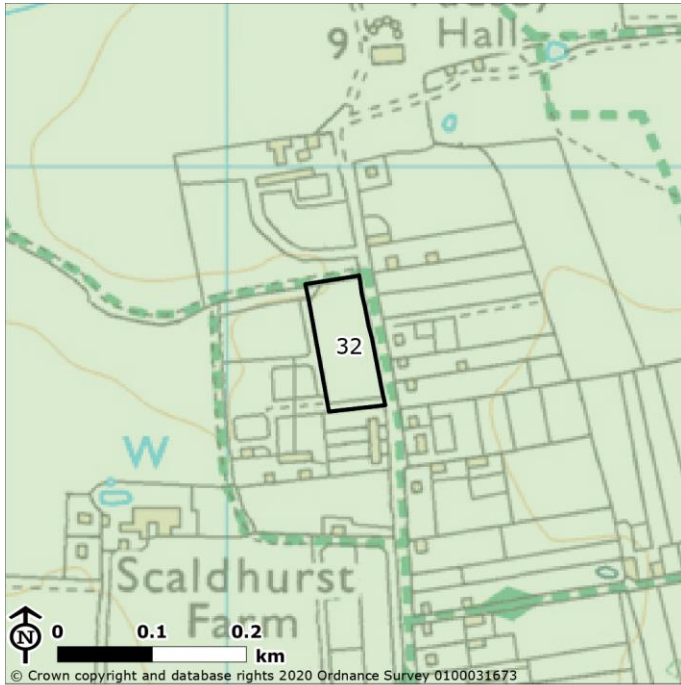
Green Belt
High
Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing urban encroachment on the countryside. The area is open and undeveloped and has a strong relationship with the wider countryside. Release of any land within this assessment area would create a new inset area which would weaken the integrity of the neighbouring Green Belt. In particular, it should be recognised that the release of this assessment area would lead to the increased containment of neighbouring Green Belt to the east, as the area would become sandwiched between developed land and Pudsey Hall Lane which contains washed over development.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA119



Description

The assessment area lies to the west of the inset settlement of Canewdon. It consists of a section of an open field. The area has a strong eastern boundary along Pudsey Hall Lane and is bounded to the south by a rural track and to the north by a grassy verge. The western boundary consists of an open field. There is a low density linear settlement adjacent to the site along Pudsey Hall Lane and to the south of the area. The area itself has a limited relationship with the surrounding settlement.

Assessment Type

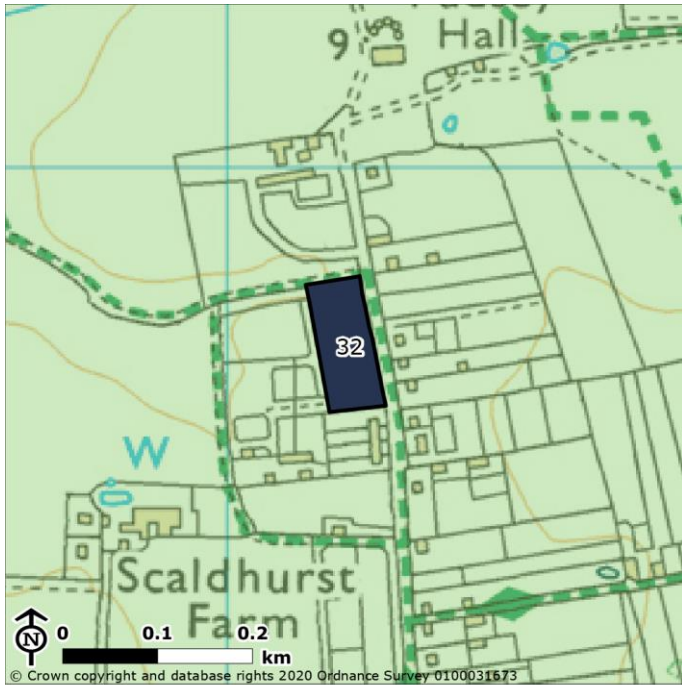
Inset

Sites falling within Stage 2 Site Assessment Area

32

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA119



- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open and undeveloped and has a relationship with the surrounding countryside. Release of any land within the assessment area would weaken the adjacent Green Belt to the west and result in the increased containment of it due to the presence of a strong hedgerow boundary to the west of the adjacent area. The justification for leaving the surrounding washed over development in the Green Belt would be reduced.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA120



Description

The assessment area is located to the east of Rochford. The assessment area consists of two sections of agricultural fields, an open space and Castle Point and Rochford Adult Community Centre and one dwelling. The area north of Stambridge Road comprises of a section of an agricultural field and an isolated dwelling. The site is bounded on all sides by a patchy hedgerow which separates the assessment area from the linear settlements along Stambridge Road and Mornington Avenue, and the adjoining allotment site. The western boundary comprises of Rocheway Road and hedgerows. The northern boundary consists of an open field to the north of Stambridge Road.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

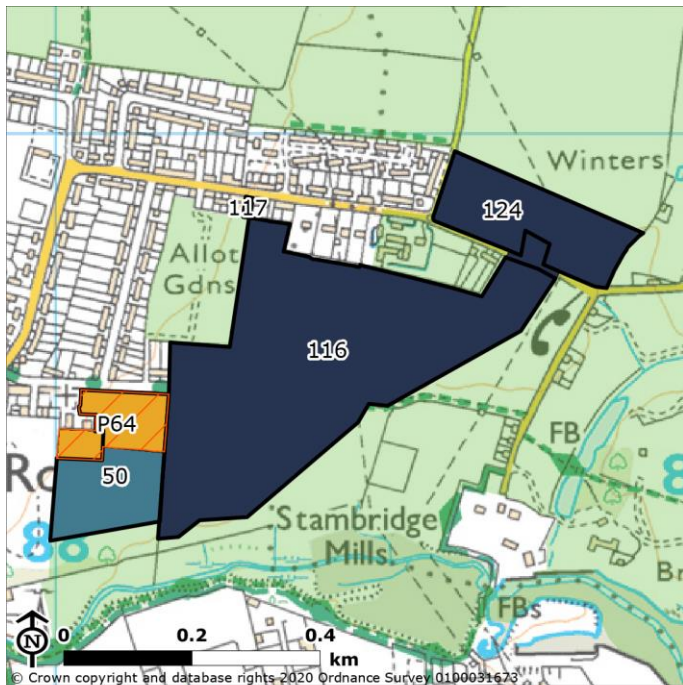
116
117
124
50

Stage 1 parcels that fall within Stage 2 Assessment Area

P64

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA120



- Green Belt
- High
- Moderate high
- Moderate low
- Weaker performing parcel
- Site



Harm Assessment

Scenario	Justification	Score
<p>Release of all land within the assessment area</p>	<p>The majority of the assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and a strong contribution to preventing encroachment on the countryside, except the developed land at Castle Point and Rochford Adult Community Centre which make weak contributions to all Green Belt purposes. The majority of the area is open and uncontained. Due to the lack of boundary features to the east, it retains a strong relationship with the wider Green Belt. Release of this area would entirely contain the Green Belt consisting of the allotments to the north west off Stambridge Road, resulting in no justification for retaining its Green Belt status however, this land is already contained on three sides. The release of this area would lead to the near coalescence of Purdeys Industrial Estate with Rochford, and would weaken the integrity of the Green Belt to the south and east, which lies adjacent to the local wildlife site at Stambridge Mills. While in areas there is little distinction from the urban area the assessment area lack strong boundary features. It is noted however that while the assessment area itself is uncontained it lies in a wider area of Green Belt that is contained between the industrial estate to the south and Rochford to the west.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA120

Release of Castle Point and Rochford Adult Community Centre and associated land in site 50

The majority of the assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and a strong contribution to preventing encroachment on the countryside, except the developed land at Castle Point and Rochford Adult Community Centre which make weak contributions to all Green Belt purposes. The majority of the area is open and uncontained. Due to the lack of boundary features to the east, it retains a strong relationship with the wider Green Belt. Release of this area would entirely contain the Green Belt consisting of the allotments to the north west off Stambridge Road, resulting in no justification for retaining its Green Belt status however, this land is already contained on three sides. The release of this area would lead to the near coalescence of Purdeys Industrial Estate with Rochford, and would weaken the integrity of the Green Belt to the south and east, which lies adjacent to the local wildlife site at Stambridge Mills. While in areas there is little distinction from the urban area the assessment area lack strong boundary features. It is noted however that while the assessment area itself is uncontained it lies in a wider area of Green Belt that is contained between the industrial estate to the south and Rochford to the west.

Moderate-High

Release of any land within the curtilage of the Castle Point and Rochford Adult Community Centre

This area of the assessment area is considered to make no contribution to any Green Belt Purposes and is highly urbanised. While the release of this land would lead to the increased containment of Green Belt directly to the south, as this area of Green Belt is retained to the south by a local wildlife site, it should be acknowledged that this area of the assessment area is fully developed and has a strong urban edge, therefore its release is considered to be less harmful than the release of the undeveloped land to the south and east.

Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA121



Description

The assessment area lies adjacent to the inset settlement of Rochford and comprises of an agricultural field with far-reaching views of the open countryside to the north. The site is bounded to the south by a row of settlements along Coombes Grove and Little Stambridge Hall Lane to the east. The western boundary is partially defined by hedgerows and settlements along Lingfield Drive, and the northern boundary comprises of a hedgerow.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

111

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA121



- Green Belt
- High
- Moderate high
- Site

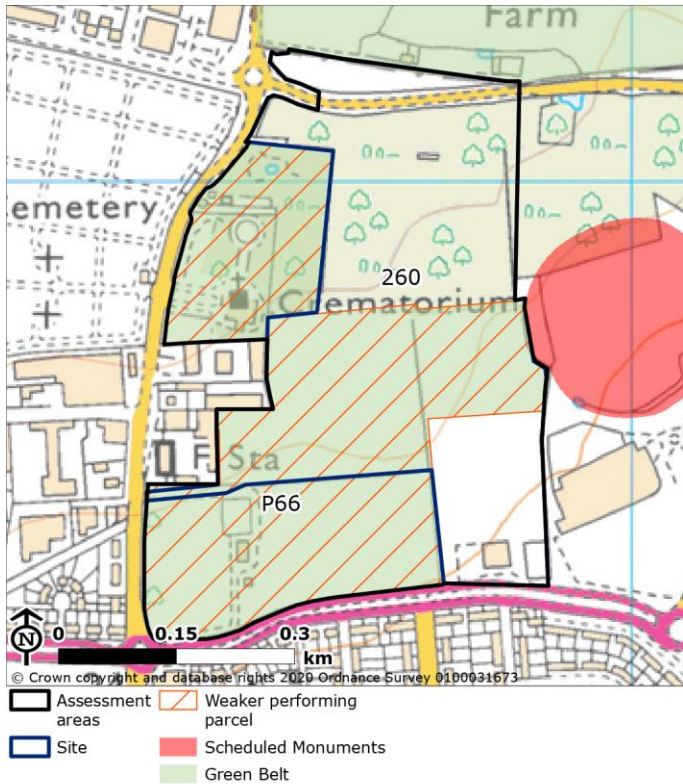


Harm Assessment

Scenario	Justification	Score
<p>Release of all land within the assessment area (all of site 111).</p>	<p>The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. While it has little distinction from the urban area, it is open and undeveloped and due to the lack of boundary features has a relationship with the wider Green Belt. Release of this land would increase containment of Green Belt to the west which is sandwiched between the assessment area and a designated local wildlife site. The assessment area boundaries, formed by field edges would create a Green Belt boundary of a similar strength to the existing. This, in turn, would weaken the integrity of the Green Belt to the north and west, and to a lesser extent beyond the road immediately to the east.</p>	<p>High</p>
<p>Release of the more contained southern portion of the area (half of site 111).</p>	<p>The southern half of the area is slightly more contained than the rest of the area to the north. Although this area does not have a northern boundary, its isolated release would result in the creation of a more regular Green Belt boundary without containing the Green Belt to the north west.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA122



Description

The assessment area is located to the east of Temple Farm Industrial Site in the gap between Rochford and Southend-on-Sea. The assessment area consists of a crematorium, Sutton Park and Jones Memorial Recreation Ground in the west, and an open space with associated car parking and The Blues Training Ground in the east. The assessment area is bounded to the north by Fossets Way, Sutton Road to the west, the A1159 to the south and a hedgerow to the east. It should be noted that The Blues Training Ground and some open space in the north of the assessment area does not fall within the Green Belt, severing the Green Belt to the south from the wider Green Belt.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

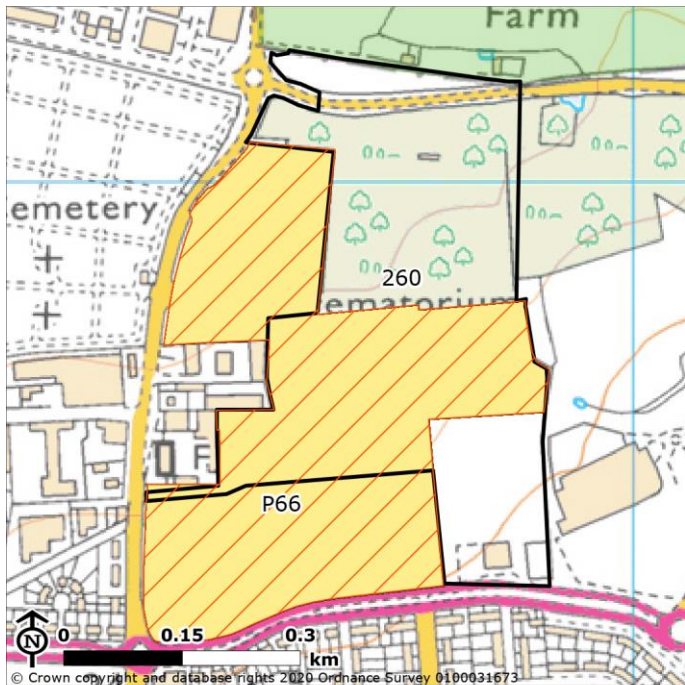
260

Stage 1 parcels that fall within Stage 2 Assessment Area

P66

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA122



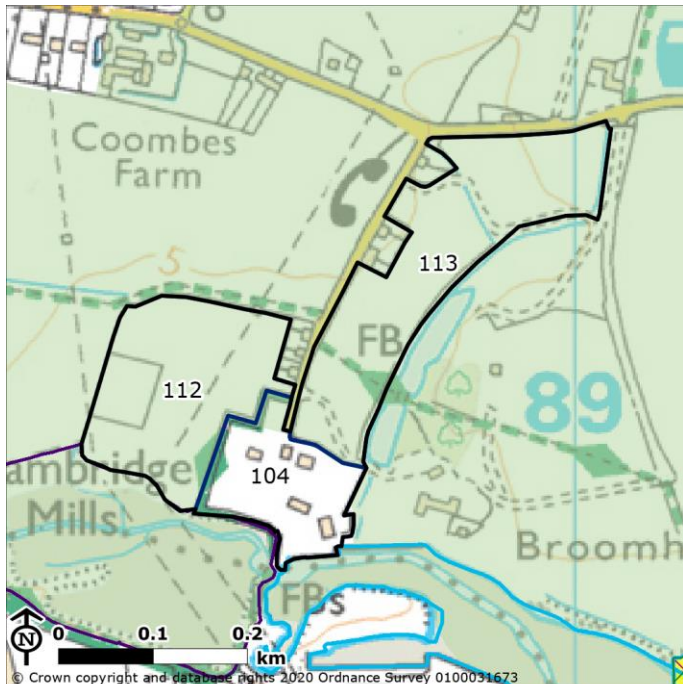
- Green Belt
- Low
- Weaker performing parcel
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The Green Belt land within the assessment area makes a weak contribution to all Green Belt purposes due to the fact that it is isolated within the urban area of Southend-on-Sea and has a limited relationship with the wider Green Belt. The assessment area is contained on three sides by urbanising development. Therefore, the release of this assessment area is not considered to weaken the integrity of any of the neighbouring Green Belt and would not increase containment of Green Belt elsewhere. The release of this Green Belt land would simplify the Green Belt boundary at the northern edge of Southend-on-Sea.</p>	<p>Low</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA123



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Assessment areas	SSSI	Green Belt
Site	SPA	
Local Wildlife Site	SAC	Ramsar

Description

The assessment area is located to the north of Purdeys Industrial Estate, which is merged with Rochford. The assessment area consists of open agricultural fields and three disused industrial buildings with associated hardstanding. The site is bounded to the east by a dense wooded area, to the north by Stambridge Road, to the west by Mill Lane and a patchy hedgerow and to the south adjacent to a grassy verge which leads to the River Roach designated to the east as a SPA and to the west as a Local Wildlife Site.

Assessment Type

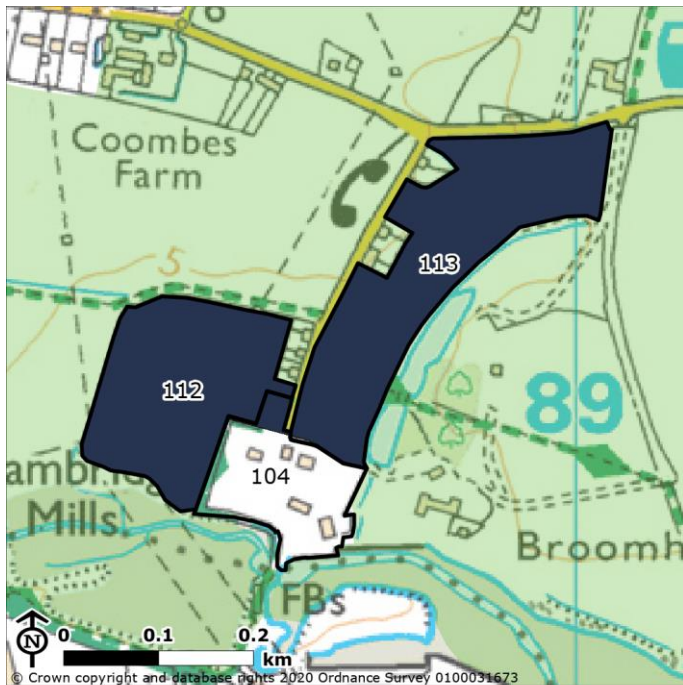
Inset

Sites falling within Stage 2 Site Assessment Area

104
112
113

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA123



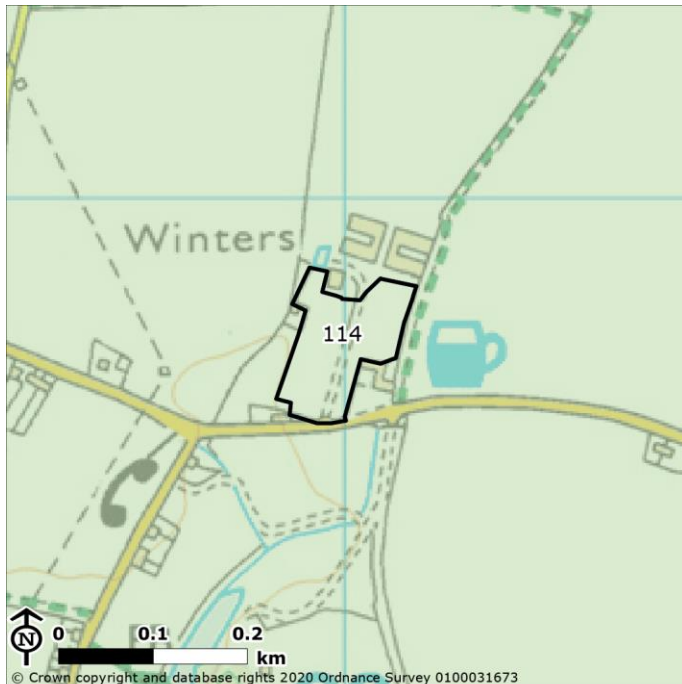
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and a strong contribution to preventing encroachment on the countryside. Release of any land within the assessment area would create a new inset area north the River Roach, which is designated as a local wildlife site and SPA. The release of this Green Belt land would contain Green Belt to the west, almost surrounding this pocket of Green Belt and screening it from the wider countryside north of Stambridge Road. Although it is noted that the Green Belt and to the west is already more contained by the inset area than land in the assessment area. The resulting Green Belt boundary is likely to be significantly more irregular than the existing Green Belt boundary.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA124



- Assessment areas
- Site
- Green Belt

Description

The assessment area lies close to the inset settlement of Rochford and comprises of an isolated property, a central driveway and two open fields. The site is bounded to the south by Stambridge Road and to the north, east and west by a dense tree line. To the north of the assessment area there are four agricultural buildings which are deemed as an appropriate land uses in the Green Belt.

Assessment Type

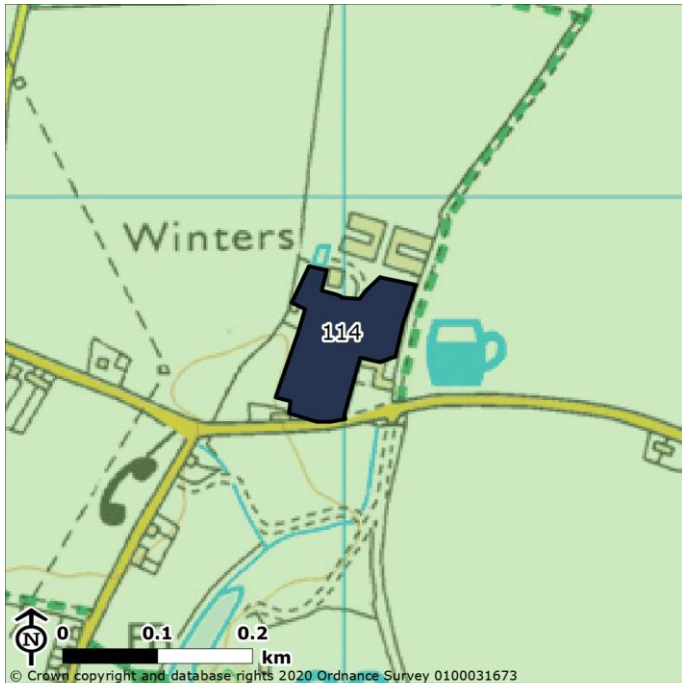
Inset

Sites falling within Stage 2 Site Assessment Area

114

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA124

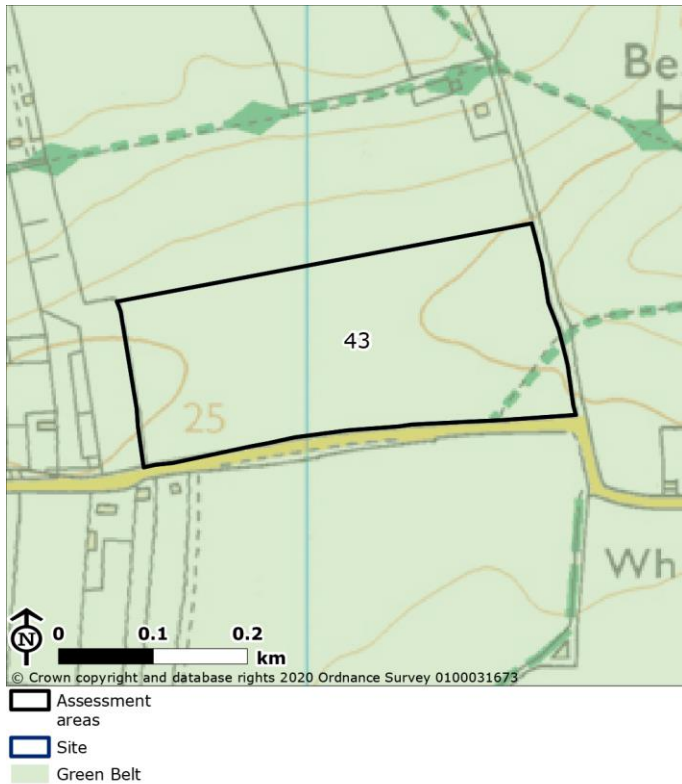


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. Release of this land would create a new inset area to the east of Rochford. This, in turn, would increase the containment of the Green Belt which is sandwiched between the assessment area and the urban edge of Rochford to the west.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA125



Description

The stage two assessment area lies just to the west of the inset settlement of Canewdon. It is formed of one half of an agricultural field. The southern boundary of the assessment area is formed by Lark Hill Road, the eastern boundary by a farm track and the western boundary by a small area of woodland / scrubland. There is no boundary to the remainder of the field to the north. The field is relatively flat and has far reaching views to the wider surrounding countryside.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

43

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA125

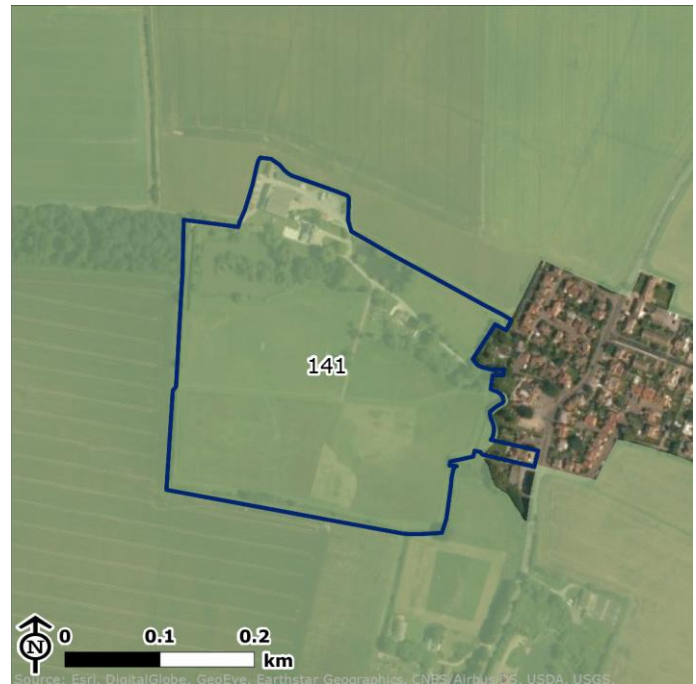
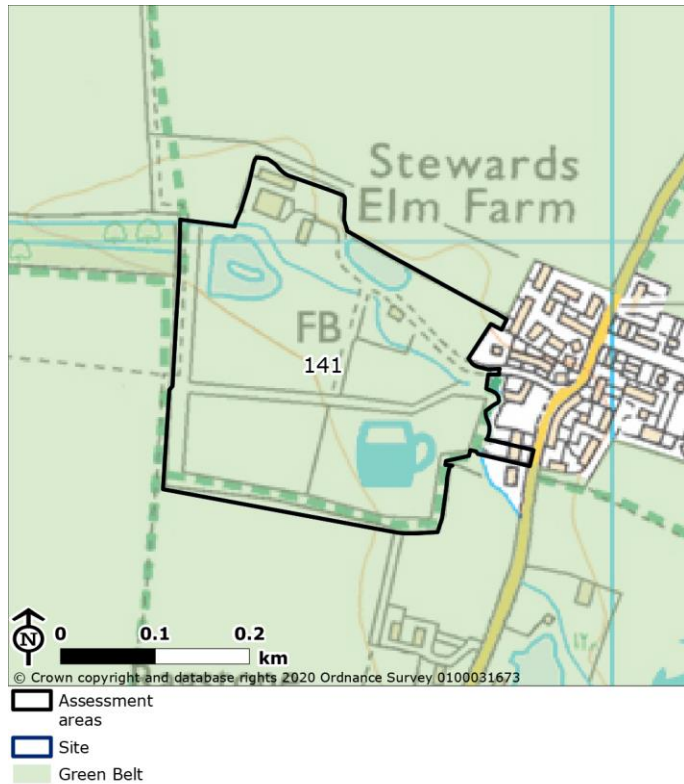


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing urban encroachment on the countryside. The assessment area is open and undeveloped and has a strong relationship with the wider countryside and its release would create a small inset area of development. Lark Hill road which forms the boundary to the south is considered to be a relatively strong boundary to prevent further encroachment to the south however, the remaining boundaries are considered weak and so the adjacent Green Belt would be compromised. The area of Green Belt to the east, between the assessment area and the inset settlement of Canewdon would be significantly weakened as this would become more contained by development, as would the area to the west between the site and the washed over ribbon development along Lark Hill Road.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA126



Description

The assessment area lies to the west of the inset settlement of Great Stambridge. It consists of four open fields (one of which is a football pitch), a single detached dwelling and a pond set within the wooded grounds of Stewards Elm Farm to the north. The eastern, western and southern boundaries are defined by footpaths with patchy hedgerows, and the northern boundary is defined by Stewards Elm Farm Lane.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

141

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA126



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is predominantly uncontained, open and undeveloped and has a strong relationship with the wider countryside due to a lack of significant boundary features. A treeline provides some distinction from the urban edge. Although the northern edge of the assessment area contains a single dwelling and lies adjacent to the buildings associated with Stewards Elm Farm, woodland screens the development from the majority of the open countryside within the parcel. As it does not have strong boundary features, release of any land within this assessment area would weaken the integrity of the neighbouring Green Belt, particularly to the west and south of the wooded brook which runs parallel to Stewards Elm Farm Lane.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA127



Description

The assessment area lies to the west of the inset settlement of Canewdon. The assessment area has a strong western boundary defined by an unnamed road and is bounded on all other sides by dense hedgerows. The assessment area itself has a relationship with the neighbouring settlements and sits on an uphill northward-facing slope.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

94

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA127



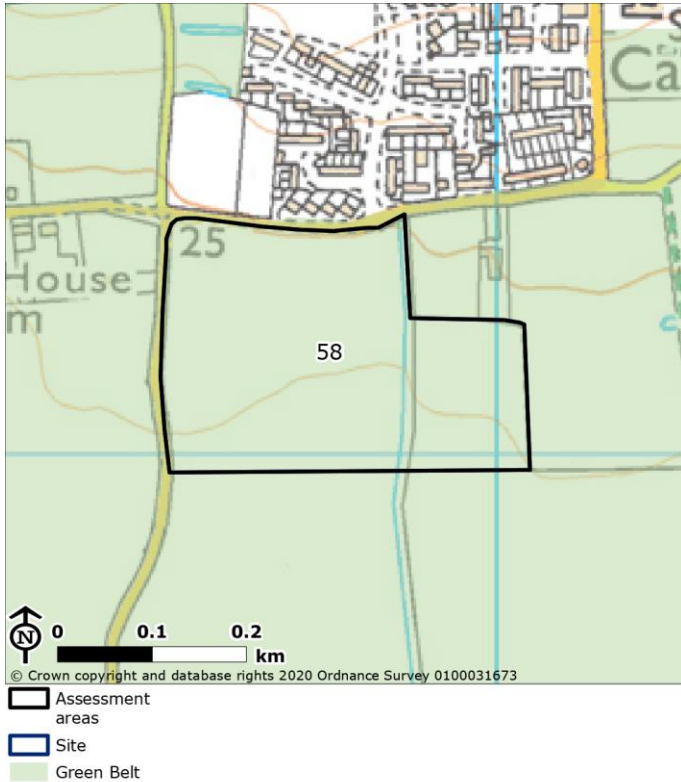
- Green Belt
- Moderate low
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open and undeveloped, however, it is contained by inset development to the east and south and by a washed over church yard to the north. Release of the assessment area therefore would form a stronger Green Belt boundary along the road the west, limiting harm to the land to the west of the road. Although the release of this site would increase the containment of the land to the north of the site, it is not considered to adversely affect the openness of the Green Belt to the north as the land is already partially developed and largely used as a church yard.</p>	<p>Low-Moderate</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA128



Description

The assessment area lies to the south of the inset settlement of Canewdon and consists of two sections of agricultural fields. The assessment area has a strong northern and western boundary defined by Anchor Lane and Scotts Hall Road respectively. The eastern limit of the area is bounded by a hedgerow and the southern boundary consists of an open field. The assessment area itself has a strong relationship with the open countryside and agricultural land to the south.

Assessment Type

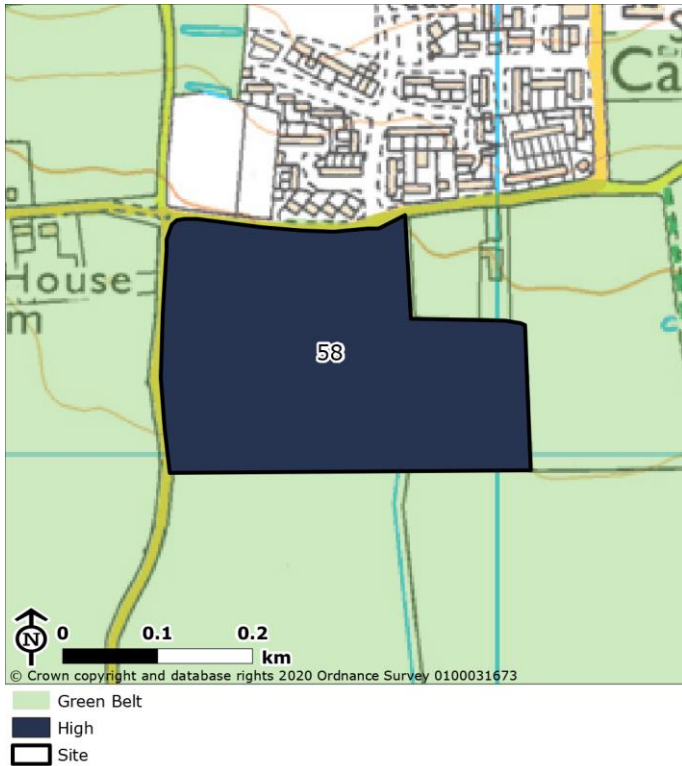
Urban Extension

Sites falling within Stage 2 Site Assessment Area

58

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA128

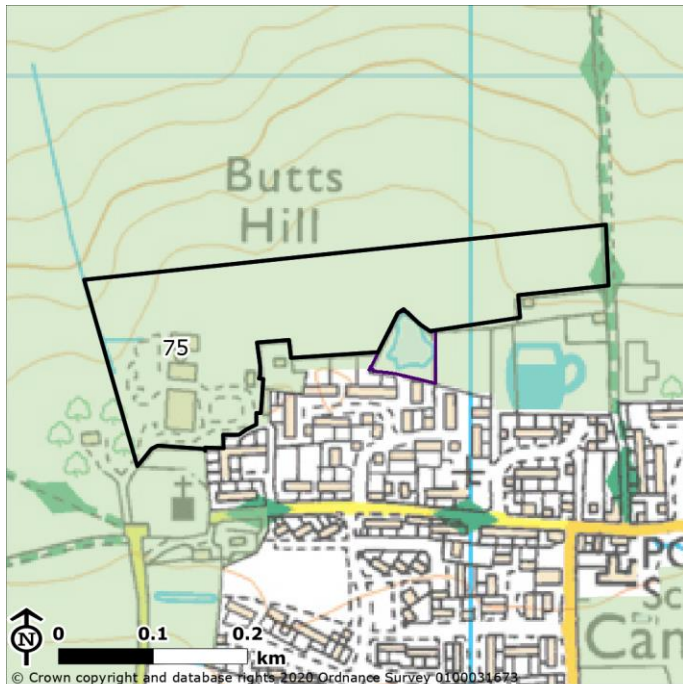


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open, undeveloped and uncontained. Anchor Lane provides distinction from the inset area and forms a regular Green Belt boundary. Release of the assessment area would weaken the integrity of the neighbouring Green Belt as the outer boundaries of the area, formed by field edges would not form as strong a boundary feature.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA129



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- Assessment areas
 - Green Belt
 - Site
 - Local Wildlife Site

Description

The assessment area lies to the north of the inset settlement of Canewdon. It consists of a section of an agricultural field and three farm buildings which are considered as appropriate development within the Green Belt. The site has a southern boundary that aligns to the urban edge of Canewdon and the wooded area beyond the northern limit of the settlements which includes Butts Hill Pond. The site is bounded to the east and west by a rural track and the northern boundary consists of an open field. The site itself has a strong relationship with the open farmland to the north of Canewdon.

Assessment Type

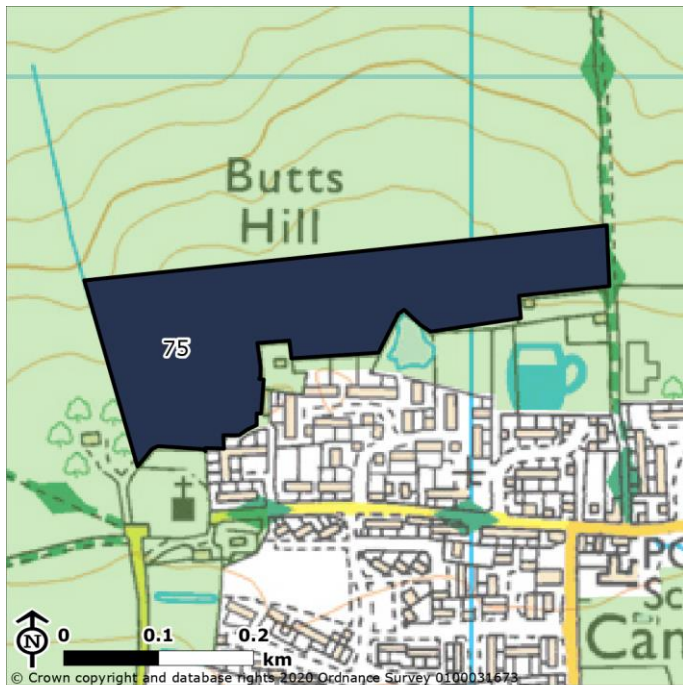
Urban Extension

Sites falling within Stage 2 Site Assessment Area

75

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA129



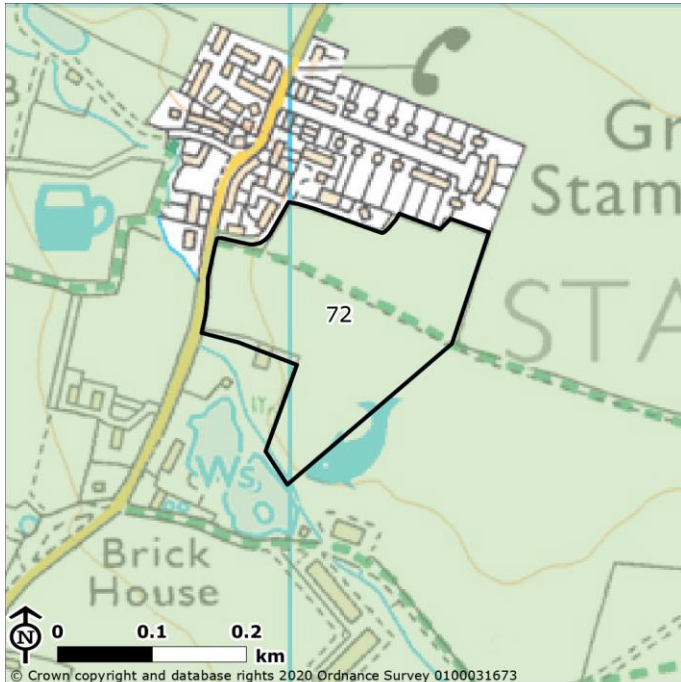
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is uncontained, open and undeveloped. The woodland to the north of Canute Close screens the development from the open farmland within the assessment area. Release of any land within the assessment area would weaken the adjacent strip of Green Belt to the south and would contain the wooded area including Butts Hill Pond. Furthermore, Butts Hill Pond is a designated Local Wildlife site and is therefore deemed inappropriate for development, resulting in the likelihood of a more irregular Green Belt boundary. The outer boundaries of the assessment area, formed by field edges or cutting across fields will not form a stronger Green Belt edge than the existing.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA130



Description

The assessment area lies to the south of the inset settlement of Great Stamburgh. It consists of two sections of two agricultural fields. The site has an irregular, strong northern boundary along the urban edge of Stamburgh and western boundary along Stamburgh Road. The eastern limit of the site consists of an open field boundary and the southern boundary comprises a patchy hedgerow located next to an isolated building with associated hardstanding. The site is open and has a strong relationship with the farmland to the east.

Assessment Type

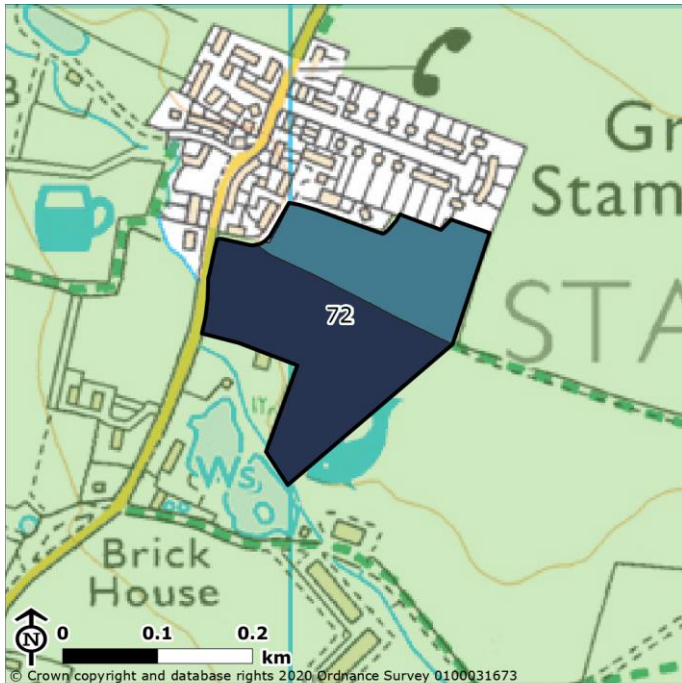
Urban Extension

Sites falling within Stage 2 Site Assessment Area

72

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA130



- Green Belt
- High
- Moderate high
- Site

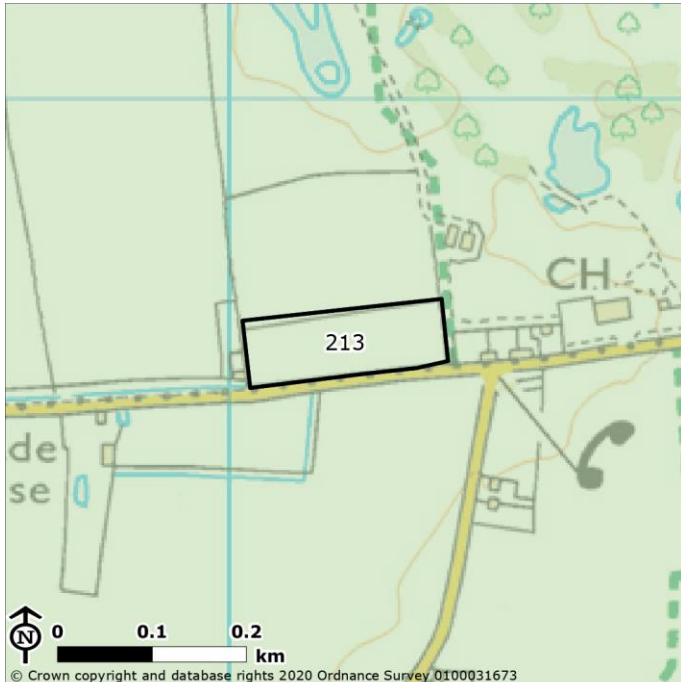


Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open and undeveloped and has a strong relationship with the agricultural land to the east of Great Stanbridge, despite being situated close to settlement to the north and Stambridge Fishery and an isolated building to the south. Release of the entire area would weaken the neighbouring Green Belt to the east and would result in the visual coalescence of Stambridge with urbanising influences to the south, including Stambridge Fishery and an isolated building.	High
Release of the contained northern half of the area, adjacent to Great Stanbridge	The land north of the footpath adjacent to the inset urban edge of Great Stanbridge is more contained. Restricting release to this portion of site 72 would create a more regular Green Belt boundary without causing significant harm to adjacent Green Belt land.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA131



- Assessment areas
- Site
- Green Belt

Description

The assessment area lies to the south of the inset settlement of Canewdon. It consists of an open field located in close proximity to the Ballards Gore Golf Club. The southern boundary of the assessment area is defined by Apton Hall Road and the northern, eastern and western boundaries of the site are defined by a hedgerow boundary which abuts the curtilage of residential dwellings to the east and west.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

213

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA131



- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open and undeveloped and has a strong relationship with the wider countryside. Release of any land within this assessment area would create a new inset area which would weaken the integrity of the neighbouring Green Belt, particularly to the north where there is a lack of boundary features and to the east where the justification for leaving the washed over residential development in the Green Belt would be reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA132



Description

The assessment area lies to the north of the inset settlement of Great Stambri. It consists of a section of an agricultural field. The site has a strong southern boundary along the urban edge of Stambri and western boundary along Stambri Road. The northern and eastern boundaries of the site have no well-defined boundary and comprise of open fields. The site is open and has a strong relationship with the agricultural land to the north.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

73

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA132



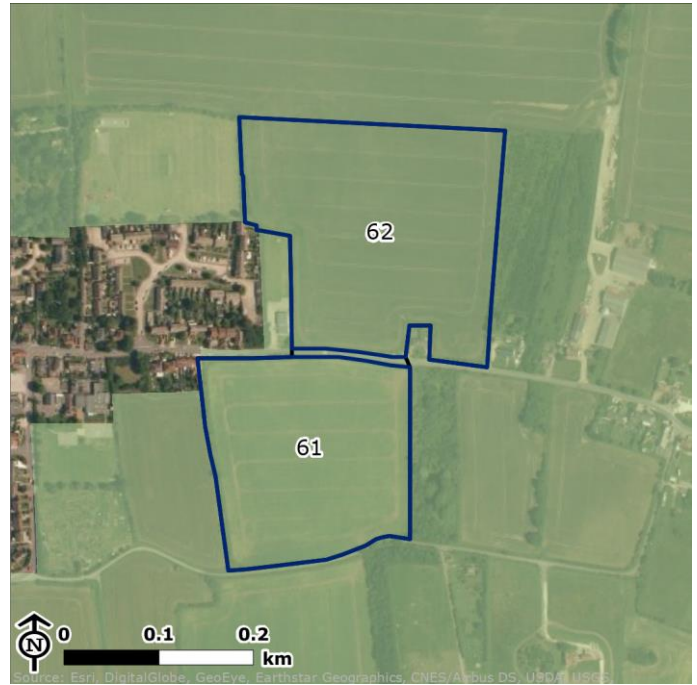
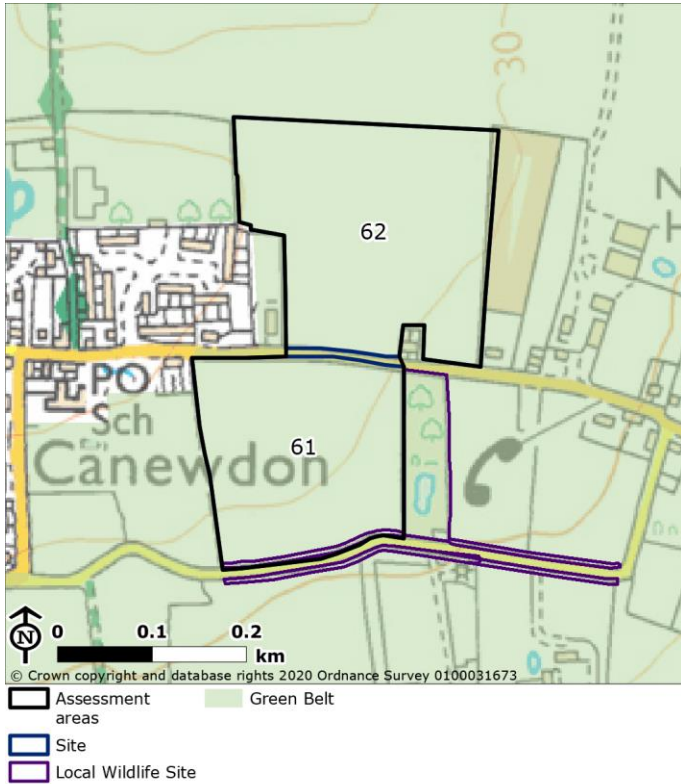
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 Green Belt
 High
 Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is uncontained, open and undeveloped and has a strong relationship with the wider countryside, with no boundary features to the north and east. There is a uniform urban edge which clearly delineates the developed edge from the majority of the open countryside. Expansion of Stambridge northwards into this assessment area would weaken the integrity of the neighbouring Green Belt, particularly to the west of Stambridge Road where development would be contained on two sides. The edges of the assessment area would form weaker distinction between settlement and countryside than the current Green Belt boundary.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA133



Description

The assessment area lies to the east of the inset settlement of Canewdon. The assessment area consists of two sections of agricultural fields. It is bounded to the south by Gardeners Lane. The eastern boundary comprises a wooded boundary, some of which forms a local wildlife site. The western limit is defined by a field boundary and grass verge. The northern boundary runs perpendicular to the northern edge of the woodland belt and consists of an open field.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

61

62

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA133



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside and has a strong relationship with the open agricultural fields to the north and south. It is open and uncontained and a small stip of Green Belt provides distinction from the urban edge. It is noted that this land would likely be released alongside the assessment area. The eastward expansion of Canewdon would lead to the increased containment of Green Belt land to the west, and due to the lack of boundary features to the north and south Green Belt in these directions would be impacted. Woodland to the east would however, provide a stronger boundary feature than the existing settlement edge, limiting harm in this direction.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA134



Description

The assessment area lies to the east of the inset settlement of Canewdon. The assessment area has a western boundary comprising of Gardeners Lane and a grassy verge boundary on all other sides of the assessment area boundary. The assessment area is open and undeveloped, yet is in close proximity to a low density settlement along Lambourne Hall Road to the north with associated outbuildings and access routes to the properties.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

12

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA134



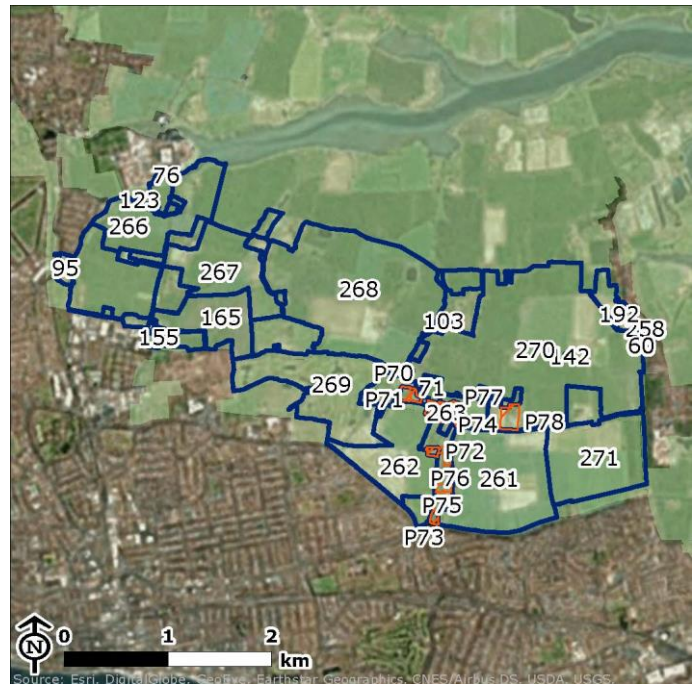
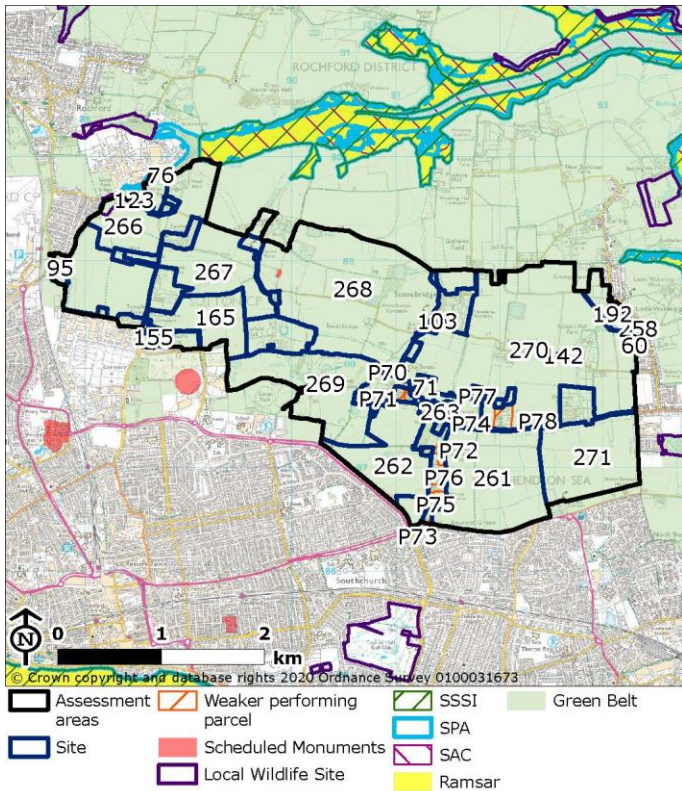
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is open, undeveloped and uncontained. Release of the assessment area would create a new inset area, which, in turn, would weaken the integrity of the surrounding Green Belt due to a lack of boundary features, and would increase containment of the Green Belt land in between the new inset area and Canewdon.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA135



Description

The assessment area covers the large area of open Green Belt land north of Southend-on-Sea in between Rochford to the north west and Great and Little Wakering to the east. The centre of the area contains the washed over hamlet of Stonebridge and the associated washed over ribbon development along Wakering Road/Barling Road and Rebels Lane. These pockets of development are made up of a number of detached and semi-detached dwellings and their back gardens, plant nurseries and their associated glasshouses and polytunnels, Thorpe Hall School and Alleyn Court Preparatory School and a fitness centre off Wakering Road. The area also contains the Essex Golf Complex. The sites that fall within this large area generally consist of open agricultural fields with a strong relationship with the open countryside. The area is being promoted as a single large urban extension to Southend-on-Sea to the south potentially merging the inset town with the neighbouring inset settlements of Rochford and Great and Little Wakering. However, there is also potential for some of the smaller sites promoted within the area to come forward in isolation instead of the large urban extension.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

- 103
- 123
- 155
- 192
- 258
- 261
- 263
- 266
- 267
- 268
- 269
- 270
- 271

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA135

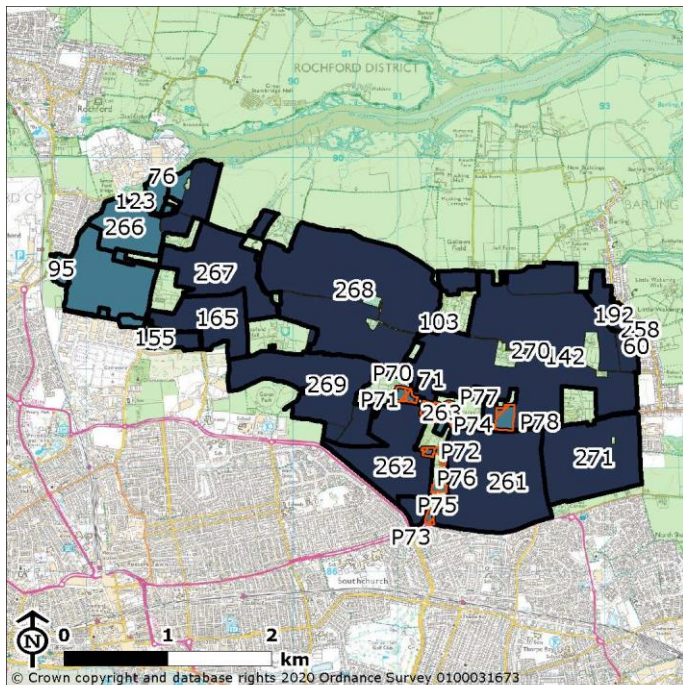
71
95
76
165
262
60
142

Stage 1 parcels that fall within Stage 2 Assessment Area

P70
P71
P72
P73
P74
P75
P76
P77
P78

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA135



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area or individual promoted sites	<p>The whole of the assessment area makes a strong contribution to at least one of the first three Green Belt purposes, and the great majority to two. The southern half makes a strong contribution to checking the unrestricted sprawl of the large built up area of Southend-on-Sea, the land to west of Sutton Road makes a strong contribution to preventing neighbouring towns (Southend-on-Sea and Rochford) from merging into one another, and almost the entirety of the strategic growth area makes a strong contribution to safeguarding the countryside from encroachment. Overall, the release of the vast majority of the area will result in high harm. A cluster of areas along Wakering Road in the centre of the southern half of the strategic growth area were rated as making a lower contribution to some of the Green Belt purposes and would result in slightly lower harm if released (due to the existing presence of washed over development). However, it is considered that if these areas were released as part of a larger urban extension of Southend-on-Sea area, the harm of release would be significantly higher. These areas contain a couple of glasshouses and a number of polytunnels; however, these are not considered to be urbanising and the land on which they sit is otherwise open and undeveloped.</p> <p>While high harm is anticipated, the harm of releasing the Green Belt will generally increase the greater the area of release, i.e. the further away from the existing urban edge the new Green Belt boundary is located. The area likely to generate the least harm to the Green Belt is located to the west of Sutton Road where the Green Belt is contained on three sides by the inset urban edges of Southend-on-Sea, Rochford and the Purdey's Industrial Estate. Moving the outer boundary of an urban extension east and north of Sutton Road is likely to result in higher harm where further release</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA135

would have a more significant containing influence on adjacent Green Belt land. However, release of the land to the west of Sutton road would significantly increase the sense of coalescence of Rochford and Southend-on-Sea.

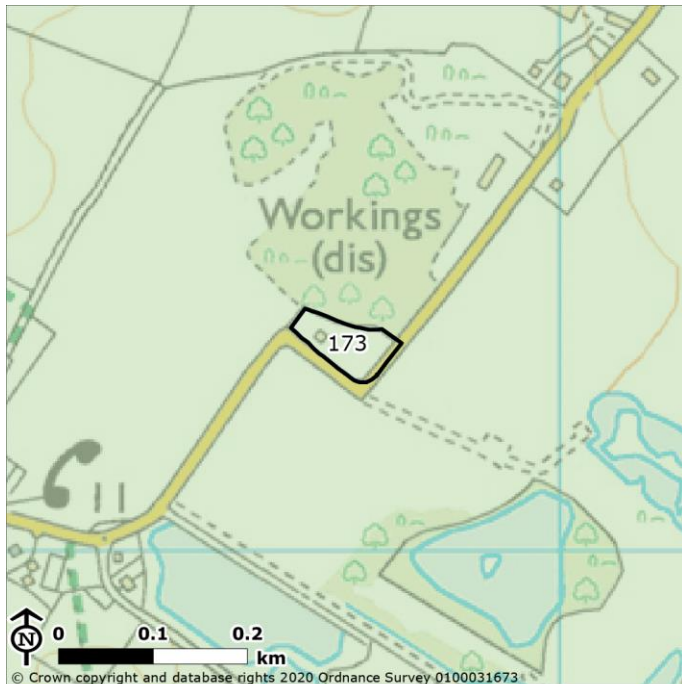
Release of land to the west of Sutton Road and/or the weaker performing parcels P71, P72, P73, P74, P75, P76, P77 or P78 in isolation (not in combination)

Release of the land to the west of Sutton Road is contained on three sides by the inset urban areas of Southend-on-Sea to the south, Rochford to the west and Purdey's Industrial Estate to the north. Consequently, with the exception of the Green Belt to the north west and south west, which would most likely be released alongside the area, limiting release to the land to the west of the road would minimise harm to adjacent Green Belt. Sutton Road is equally strong when compared to the existing Green Belt boundaries and would represent a more regular Green Belt boundary. However, release of the land to the west of Sutton road would significantly increase the sense of coalescence of Rochford and Southend-on-Sea. The weaker performing parcels represent pockets of washed over development that have an urbanising influence on the Green Belt but still maintain a strong relationship with the wider open countryside. The types of development include detached and semi-detached dwellings, a fitness centre, Thorpe Hall School and a large nursery / garden centre and aquatics centre. With the exception of P45 which is contiguous with the northern edge of Southend-on-Sea, their release would result in an isolated inset area of development that would compromise adjacent Green Belt. In particular the justification for leaving the surrounding washed over development in the Green Belt would be reduced. Although the release of P73 would not result in a small inset area within the main body of the Green Belt, release of the parcel would breach the A13 which currently provides a regular and robust boundary along the northern edge of the inset settlement of Southend-on-Sea. This would compromise the strength of this boundary, create a more irregular Green Belt edge and weaken adjacent Green Belt, particularly to the east.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA136



Description

The assessment area is set within an area of open farmland and consists of an open field with an isolated bungalow and rear garden. The assessment area has a strong eastern and southern boundary which is defined by Creeksea Ferry Lane and a strong wooded boundary to the north. The western boundary is defined by a thick hedgerow.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

173

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA136



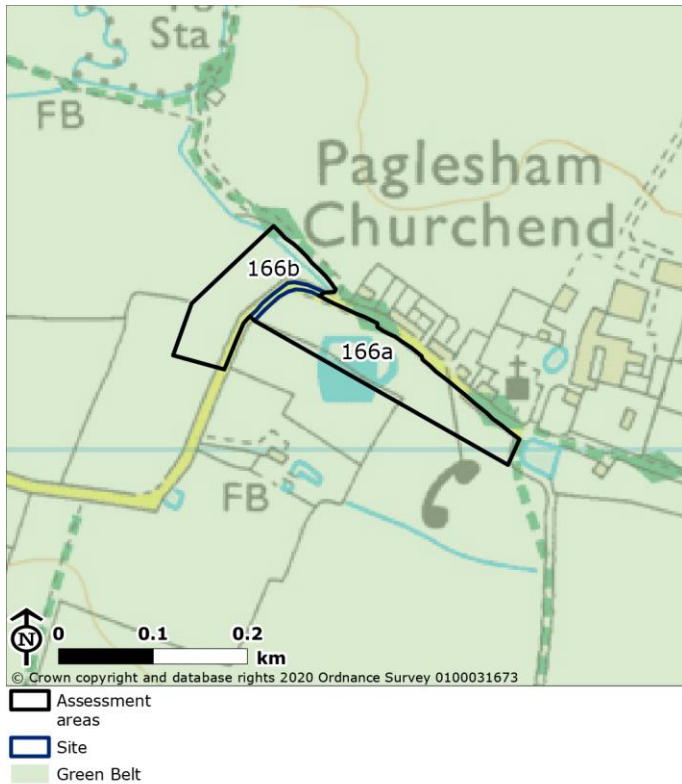
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. The area is predominantly open and undeveloped, containing a single dwelling. Release of the assessment area would create a new inset area, which, in turn, would weaken the integrity of the surrounding Green Belt, though it is noted that Creeksea Ferry Road and the woodland to the north provide defensible boundary features.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA137



Description

The assessment area lies in the small, washed over settlement of Paglesham Churchend. It is formed of two small sections of open and undeveloped agricultural fields separated by a narrow road. Where there are boundaries these are formed by field edges and also Paglesham to the north. The land is flat and there are far reaching views to the surrounding countryside.

Assessment Type

Inset

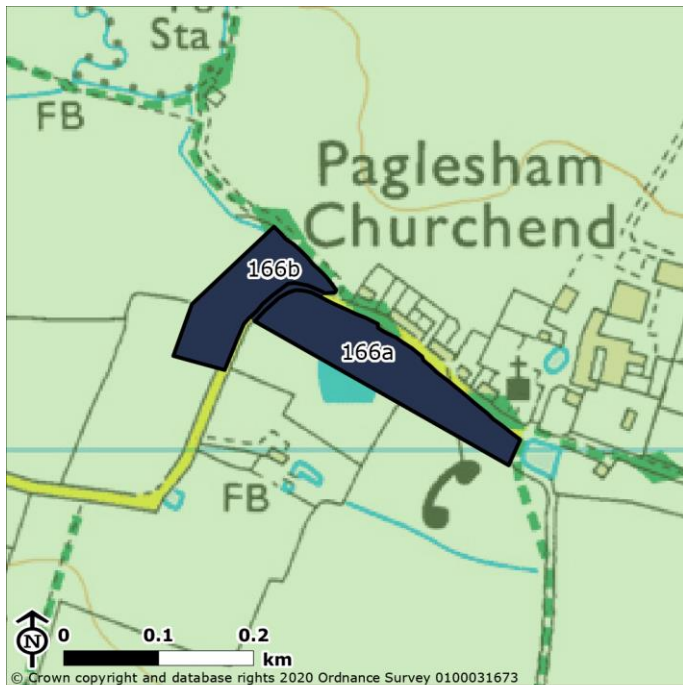
Sites falling within Stage 2 Site Assessment Area

166a

166b

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA137



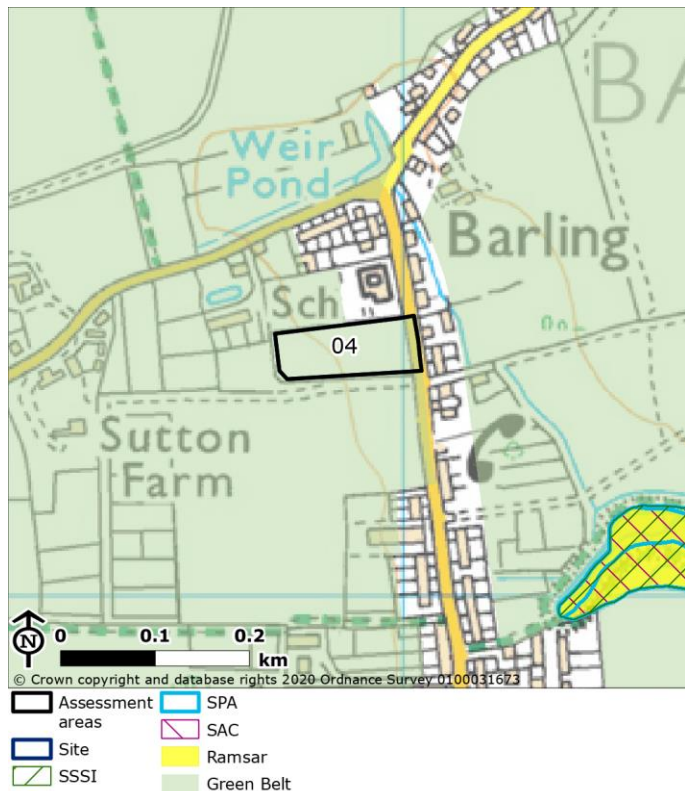
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 Green Belt
 High
 Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area contributes strongly to preventing encroachment into the countryside. The land is open and undeveloped and if released would form an isolated inset area of Green Belt. Due to the weak, or lack of, boundary features the strength of the surrounding Green Belt would be compromised. It is also considered that if this land were released the justification for leaving the hamlet of Paglesham Church End washed over would be significantly reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA138



Description

The assessment area lies to the west of the inset linear settlement of Barling and consists of an agricultural field. It is bounded to the south and west by a grassy verge and to the north by a well-defined tree line. The eastern boundary is defined by Little Waking Road.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

04

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA138



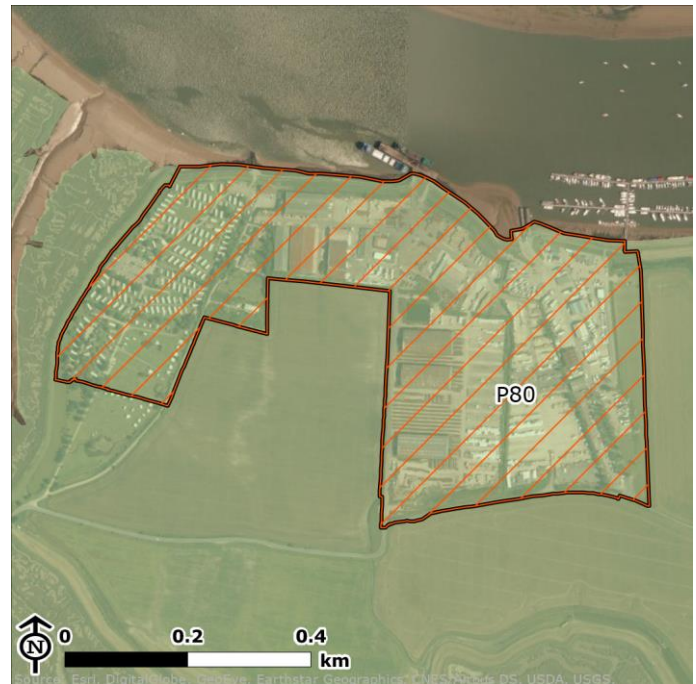
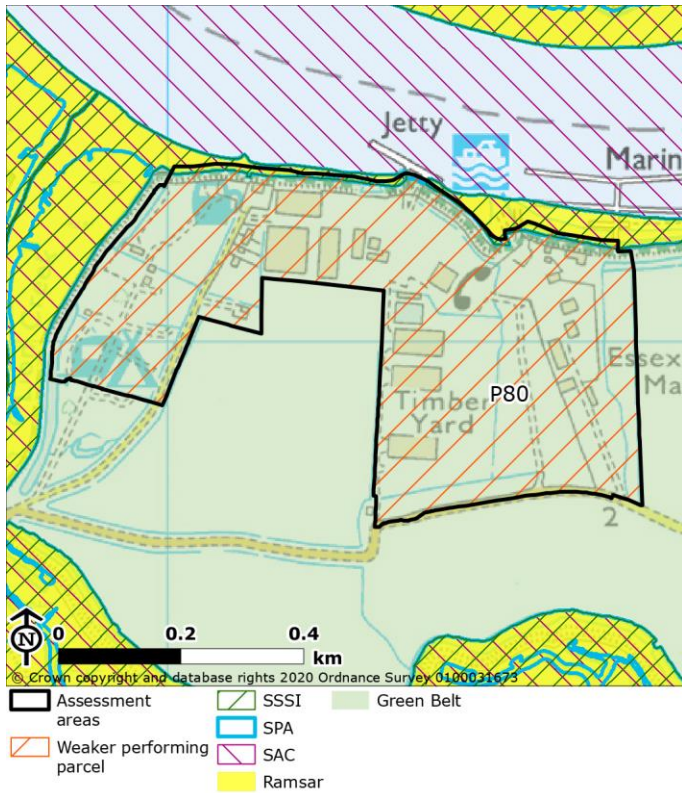
- Green Belt
- Moderate high
- Moderate
- Site

Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside and a moderate contribution to preventing the sprawl of Southend-on-Sea. The assessment area is open and undeveloped and has a strong relationship with the open agricultural fields to the south due to limited boundary features. However, the area is contained to the north and east by the inset settlement edge, which gives the land a relationship with the urban area as well as with the countryside. While there is limited distinction between settlement and countryside to the north, Little Waking Road provides only limited distinction to the east. The release of this area would weaken the integrity of the Green Belt land to the south in between the inset development to the south and the area boundary as this would become more contained; however, the area is already contained. Harm to the west is limited by the presence of washed over residential development just to the north and east.	Moderate-High
Release of eastern half of the area	Limiting release to the eastern half of the area in line with the extent of the inset area to the north would minimise harm to the Green Belt to the north of the site. The containment of the open Green Belt land to the south would also be minimised.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA139



Description

The assessment area lies on the northern edge of Rochford District. It consists of Riverside Village Holiday Park, Baltic Distribution Centre and a boat storage area. The northern boundary of the assessment area is formed by the River Crouch, the western boundary by Lion Creek and the southern and eastern edges by field boundaries and Creeksea Ferry Road.

Assessment Type

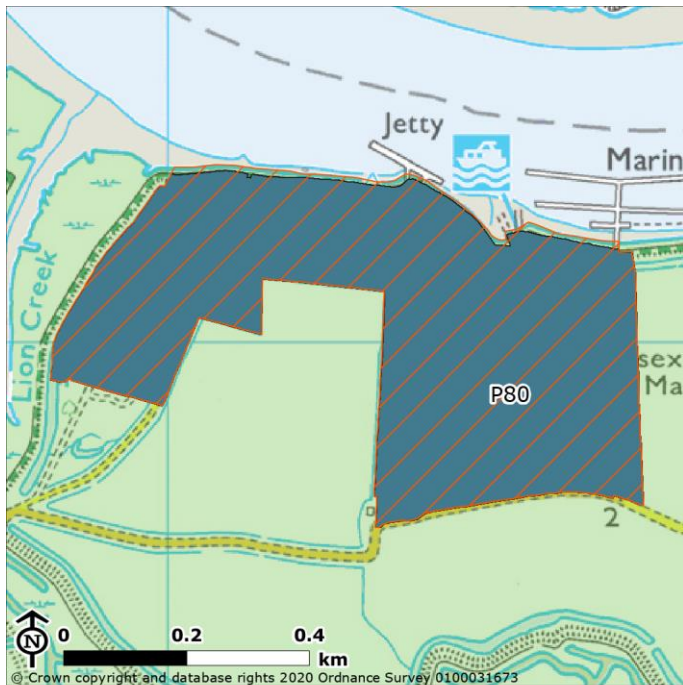
Inset

Stage 1 parcels that fall within Stage 2 Assessment Area

P80

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA139



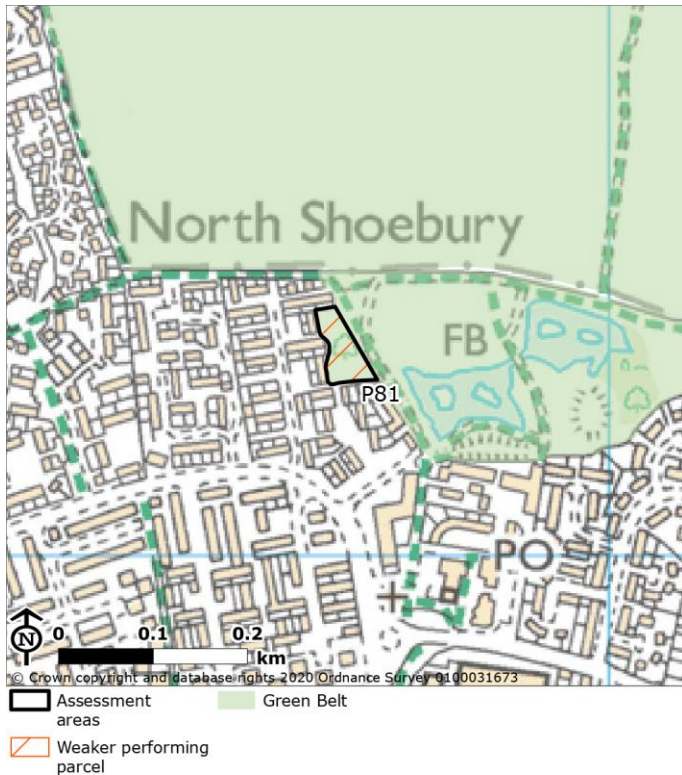
- Green Belt
- Moderate high
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing encroachment on the countryside. While development is present, the area retains some openness and a relationship with the wider countryside. Release of this assessment area would create an isolated inset area on the outer edge of the Green Belt. Any intensification of use in this location as a result of release could weaken the adjacent Green Belt, particularly to the south and east north of Creeksea Ferry Road. The irregular edge of the assessment area would also increase containment of Green Belt land directly to the south.</p>	<p>Moderate-High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA140



Description

The assessment area lies to the north east of North Shoebury and consists of an open space with scattered trees. The assessment area is bounded to the east, west and south by a pavement, and by a patchy hedgerow to the north. The assessment area is accessible through Exeter Close and has a strong relationship with the settlement of North Shoebury.

Assessment Type

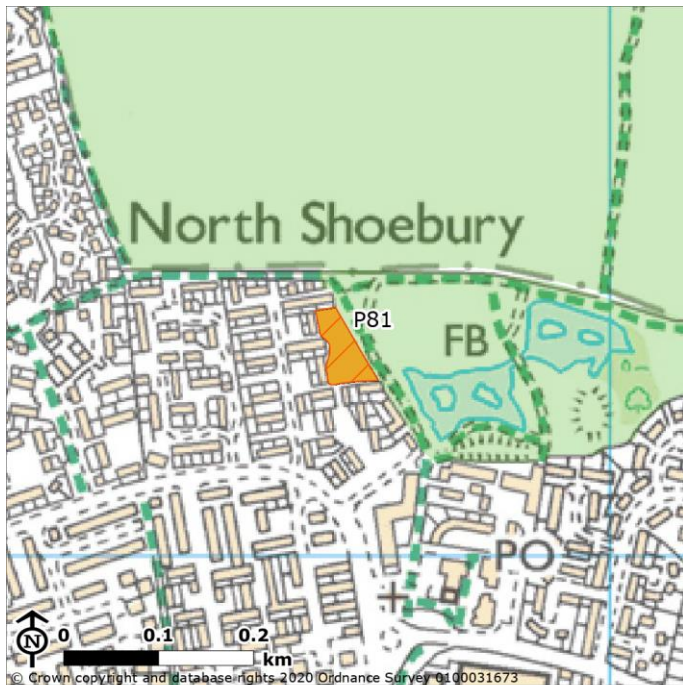
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P81

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA140



- Green Belt
- Moderate low
- Weaker performing parcel

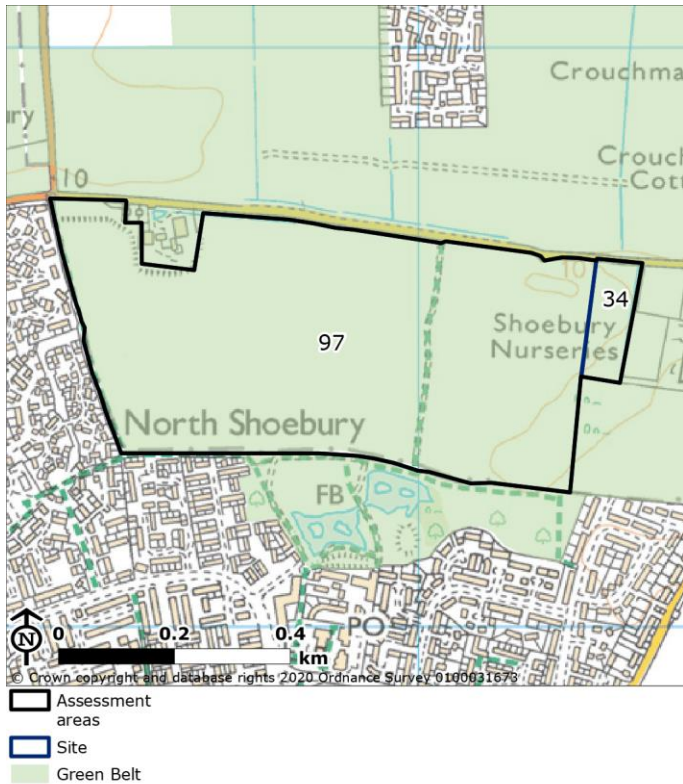


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing encroachment on the countryside. The assessment area is open with a strong relationship with Green Belt to the east. However, it also maintains a strong relationship with the adjacent settlement as it is contained on three sides with little distinction between settlement and countryside. The assessment area is predominantly contained by the existing edge of Southend-on-Sea to the north, west and south. Release of this assessment area would create a more consistent Green Belt boundary, yet would slightly increase containment of Friars Park to the east.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA141



Description

The assessment area is located adjacent to the urban edge of Southend-on-Sea, to the south of Great Wakering. The site consists of two agricultural fields and a pocket of open space. The assessment area is bounded by a well-defined tree line to the west and south, Poynters Lane to the north and a patchy hedgerow to the east.

Assessment Type

Urban Extension

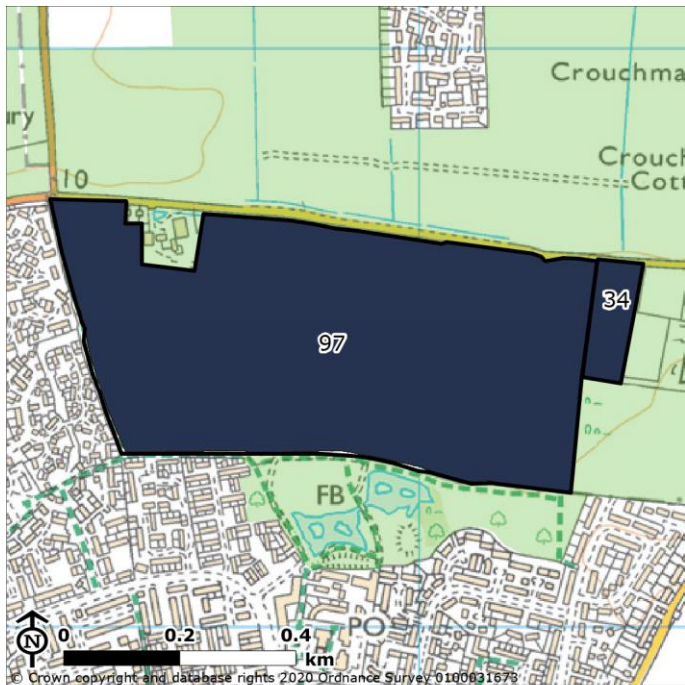
Sites falling within Stage 2 Site Assessment Area

34

97

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA141



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The assessment area makes a strong contribution to preventing the sprawl of Southend-on-Sea and to preventing encroachment on the countryside. The area is open and undeveloped and a treeline provides some visual distinction from the urban edge. However, the area is partially contained on two sides by inset development, in particular the eastern half the assessment area, south of Tithe Barn Farm.</p> <p>Furthermore, it is considered that Poynters Lane to the north would provide a stronger Green Belt boundary than the existing edge. While release would completely contain the park to the south, this area of Green Belt is already contained on three sides and does not perform as strongly. However, it is noted that release would contain the Green Belt to the east and would result in the weakening of what would remain of the narrow gap between Southend-on-Sea and Great Wakering to the north, east of Star Lane.</p>	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA142



Description

The assessment area lies south of Exhibition Lane on the edge of the inset settlement of Great Wakering. The site is bounded to the north and east by the settlement edge and by the south by a designated local wildlife site. The western boundary is defined by a dense tree line. The assessment area contains outbuildings in the east surrounded by dense trees and pockets of open spaces.

Assessment Type

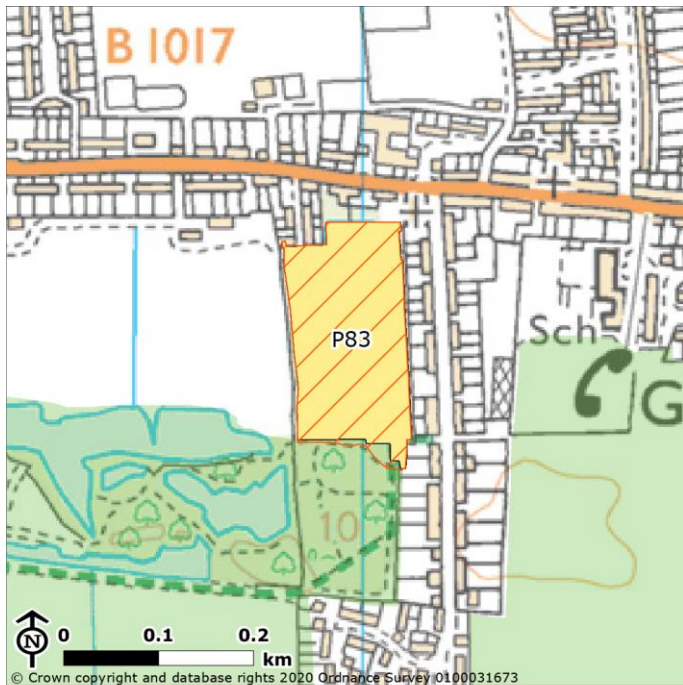
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P83

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA142



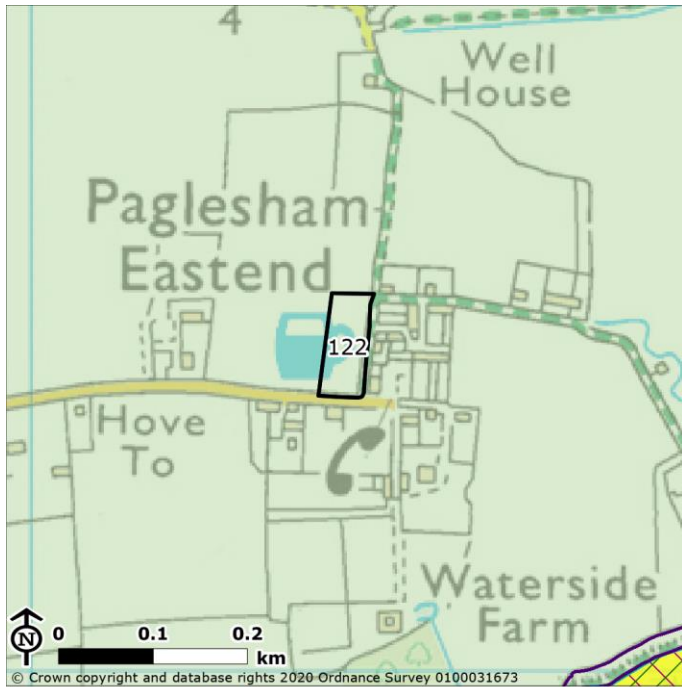
- Green Belt
- Low
- Weaker performing parcel

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing encroachment on the countryside. The assessment area is largely contained by inset development to the north and east and a local wildlife site to the south. The open fields to the west of the site are not designated as Green Belt; therefore the site is predominantly enveloped by inset land. Only residential gardens provide distinction from the urban edge to the east, while a small area of woodland provides distinction to the north. Release of this assessment area would create a stronger Green Belt boundary along the existing southern boundary and, as the assessment area is contained and partially built on, would not weaken the integrity of the neighbouring Green Belt. The local wildlife site to the south of the site is not deemed appropriate for development and limits harm to the south.</p>	<p>Low</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA143



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Assessment areas	SSSI	Green Belt
Site	SPA	SAC
Local Wildlife Site	Ramsar	

Description

The assessment area lies to the west of the washed over settlement of Paglesham Eastend and consists of a section of an agricultural field. It is bounded to the south and east by Paglesham Road and a Waterside Road. The northern and western boundaries comprise of agricultural land with no distinctive features.

Assessment Type

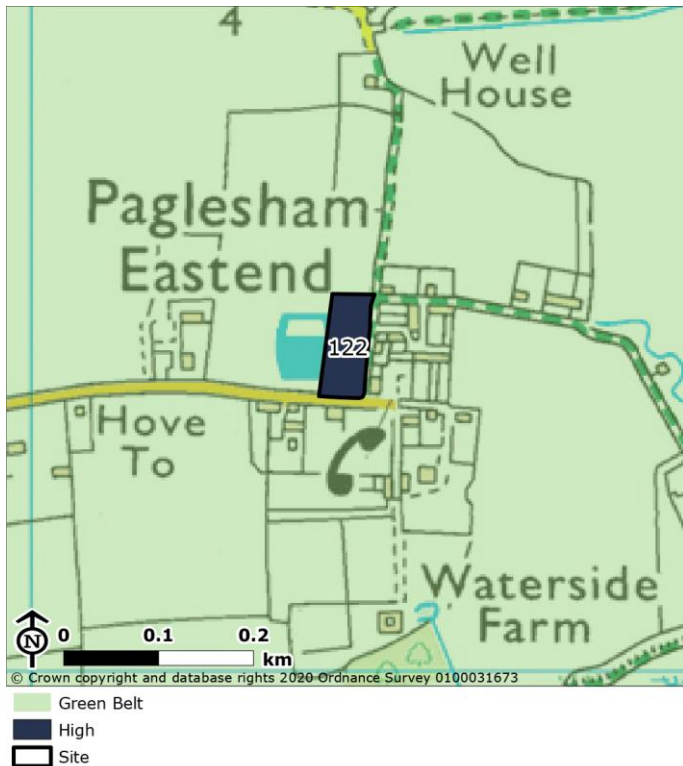
Inset

Sites falling within Stage 2 Site Assessment Area

122

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA143

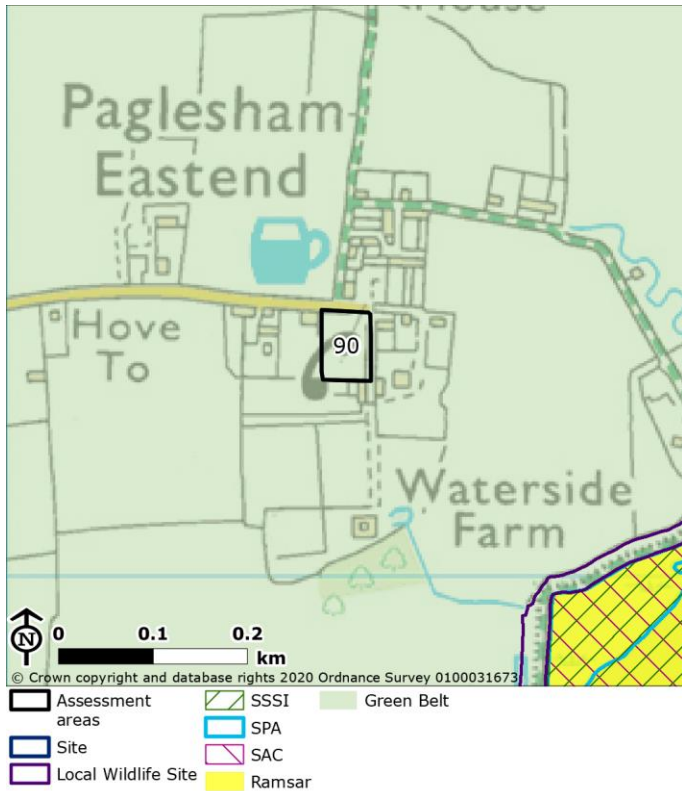


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside and has a strong relationship with the open agricultural fields to the north and west. The creation of a new inset area adjacent to the washed over settlement of Paglesham Eastend would weaken the integrity of the neighbouring Green Belt, particularly to the north and west, as there are no distinctive defensible boundaries to prevent further westward expansion of the development. It is also considered that if this land were released the justification for leaving the hamlet of Paglesham Eastend washed over would be significantly reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA144



Description

The assessment area lies within the centre of the washed over settlement of Paglesham Eastend. The assessment area consists of an open field and is bounded on its eastern, western and southern boundaries by sparse hedgerows and trees. It is bounded to the north by Paglesham Road.

Assessment Type

Inset

Sites falling within Stage 2 Site Assessment Area

90

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA144



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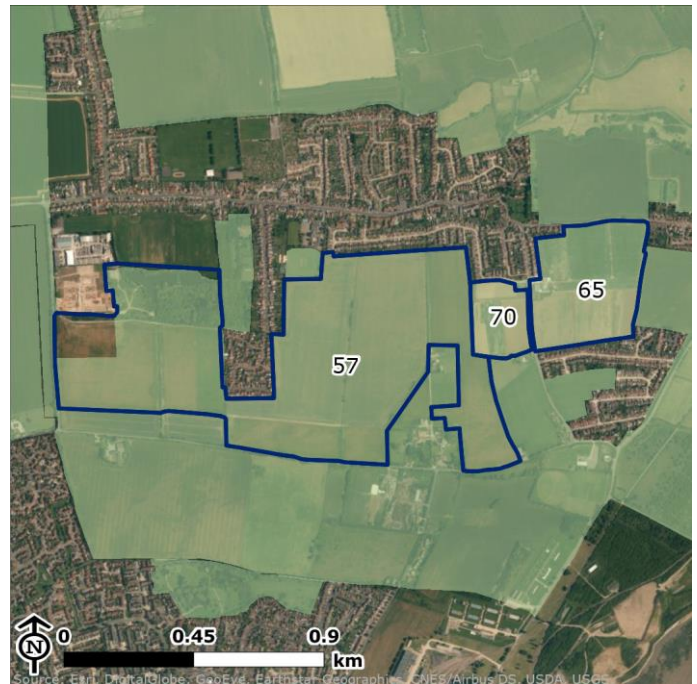
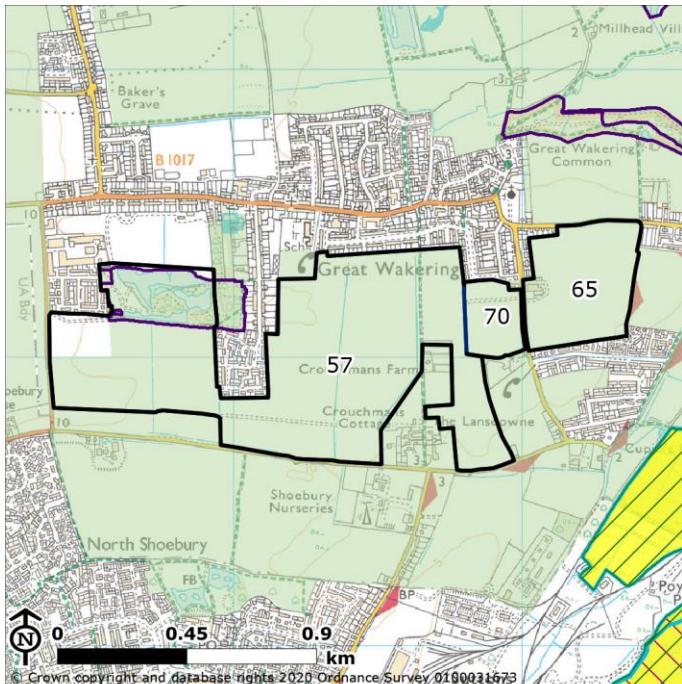
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a strong contribution to preventing encroachment on the countryside. Release of this assessment area would create a new inset area which would weaken the integrity of the neighbouring Green Belt. Notably, the Green Belt to the west of the assessment area would become contained by the development and existing low density settlements along Paglesham Road. It is also considered that if this land were released the justification for leaving the hamlet of Paglesham Eastend washed over would be significantly reduced.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA145



Description

The site assessment area falls along the southern edge of the inset settlement of Great Waking. It is formed of primarily open, agricultural fields though there is a small woodland area to the north east and a nursery / glasshouses located near the western edge. The northern boundary of the assessment area runs along the irregular urban edge of Great Waking, the western edge is formed by the B1017 Star Lane, the eastern edge by a field boundary and the southern edge partly by field boundaries and partly by Poynters Lane.

Assessment Type

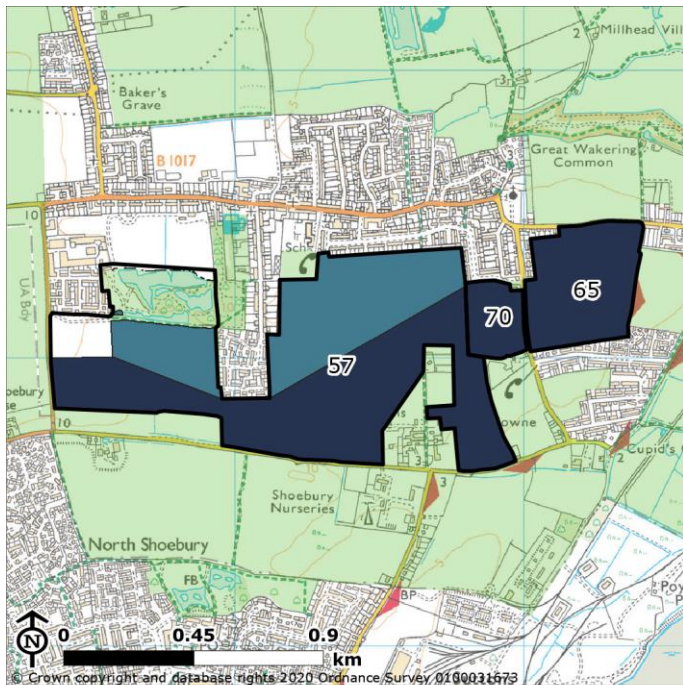
Urban Extension

Sites falling within Stage 2 Site Assessment Area

- 57
- 65
- 70

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA145



- Green Belt
- High
- Moderate high
- Site



Harm Assessment

Scenario	Justification	Score
<p>Release of all land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing sprawl from the large built up area of Southend-on-Sea and preventing encroachment into the countryside. The area is open and undeveloped however, there is little distinction between the Green Belt and the inset settlement, with the boundary generally formed of residential gardens. Part of the assessment area of uncontained but some areas, closer to the urban edges are more contained. However, release of all land within the assessment area is likely to significantly compromise the integrity of the adjacent Green Belt through increasing containment. This is particularly true for any remaining Green Belt to the south of the area, which would be contained by the new inset area and Southend-on-Sea and/or Cupid's Corner. The loss of Green Belt land in between Great Wakering and Cupid's Corner (site 65) in the east of the area would result in significant harm to the remaining Green Belt land to the east, which would be contained on three sides by inset development. The same can be said of the Green Belt land directly to the east and south of site 70, and to the east of site 57. A local wildlife site is located in the woodland in the north-west corner of the assessment area. This area is therefore very unlikely to be released for development. Therefore, if the area of Green Belt to the south of this (part of site 57) were to be released then the Green Belt, the local wildlife site within the Green Belt would be completely contained by urbanising development. Similarly, the loss of Green Belt land in the south western part of site 57 would result in a narrowing of the strip of open Green Belt land in between Great Wakering and Southend-on-Sea, significantly weakening the integrity of the remaining Green Belt north of Poynters Lane. The same can also be said of the Green Belt land that would remain on and around Crouchmans</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA145

Farm and Crouchmans Cottage, which would be contained on three sides.

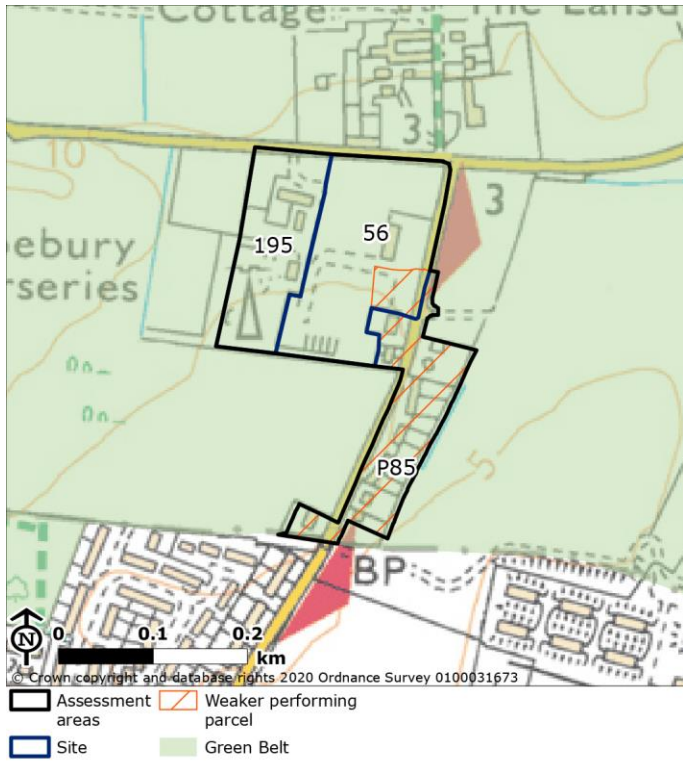
Release of contained northern portions of site 57

Release of the more contained areas of site 57 close to the inset urban edge of Great Wakering would result in the creation of a more regular Green Belt boundary and minimise containment of the remaining Green Belt land inbetween Great Wakering and Southend-on-Sea to the south west and Great Wakering, Southend-on-Sea and Cupid's Corner to the south east. In the absense of any notable alternative permanent and readily recognisable boundaries to mark these area, straight lines have been drawn from the southernmost inset urban edges of Great Wakering.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA146



Description

The assessment area lies adjacent to the northern edge of Shoeburyness (merged with Southend-on-Sea), in close proximity to Great Wakering. The area comprises a pocket of low-density development including isolated dwellings and a commercial glasshouse in the east, and a singular dwelling with associated farm buildings and an open space in the west. The site is bounded to the north by Poynters Lane, a patchy hedgerow to the west and south and a combination of both Wakering Road and the curtilage of properties along Wakering Road to the east.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

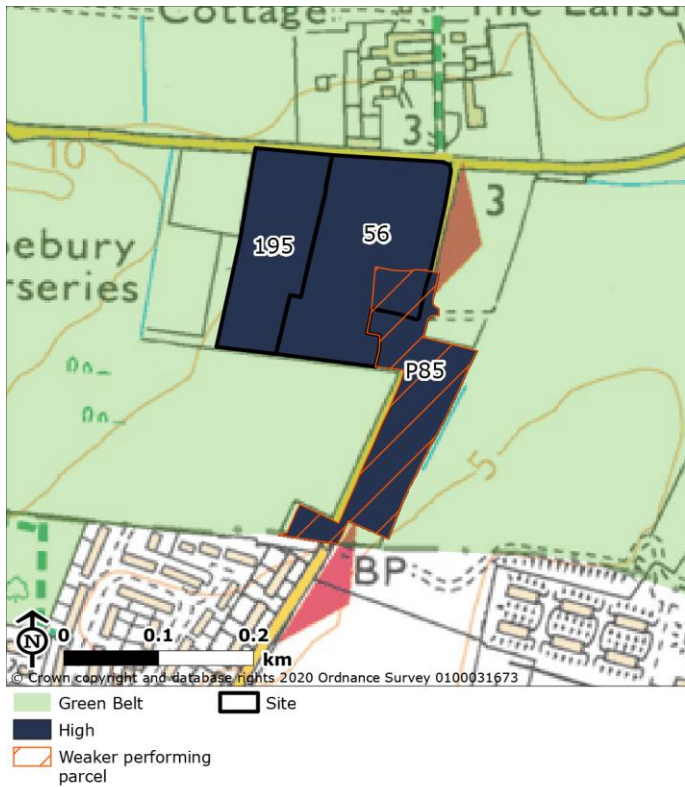
195
56

Stage 1 parcels that fall within Stage 2 Assessment Area

P85

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA146



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	<p>The developed area of the assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and to preventing encroachment on the countryside. The undeveloped parcel within the assessment area makes a strong contribution to both purposes stated above. While some areas of the assessment area are partially developed, it is contained and release of any land within the assessment area would breach the existing developed northern edge of Shoeburyness. The assessment area only has a short boundary with the inset edge and distinction is provided by a thick treeline. Breaching this boundary would in turn, increase containment of neighbouring Green Belt to the west and east of Wakering Road, and would compromise the strength of the Green Belt boundary in the west of the assessment area where patchy hedgerows are the most dominant defensible boundary features. Although Poynters Lane provides some distinction between the assessment area and Green Belt to the north, the release of the area would result in the weakening of what would remain of the narrow gap between Southend-on-Sea and Great Wakering to the north.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA147



Description

The assessment area lies adjacent to the inset settlement of Great Waking. It consists of an agricultural field. The site is bounded to the south by the urban edge of Great Waking, and the east, west and north by a patchy tree line.

Assessment Type

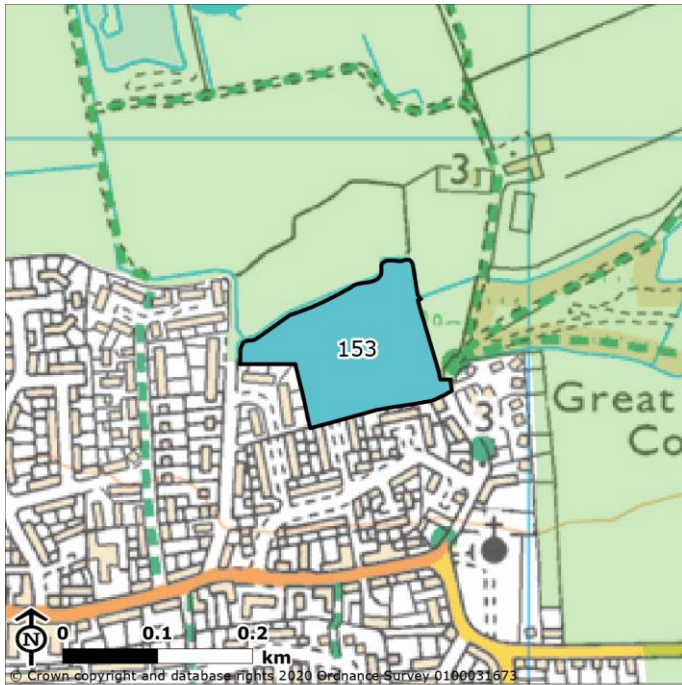
Urban Extension

Sites falling within Stage 2 Site Assessment Area

153

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA147



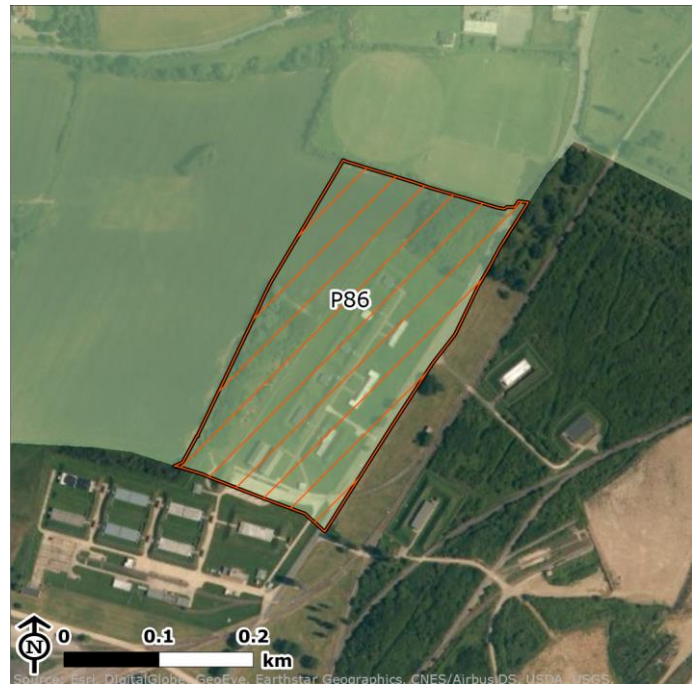
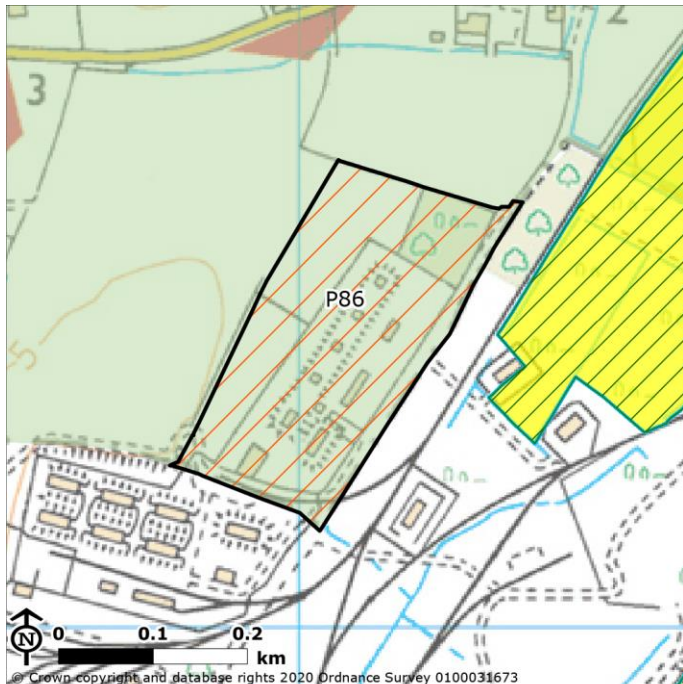
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 Green Belt
 Moderate
 Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. It is open and undeveloped and maintains a strong relationship with the wider countryside; however, it is partially contained by the inset area to the south and west and there is limited distinction from this urban area. However, release of this land would increase containment of Green Belt to the east which is sandwiched between the assessment area and a designated local wildlife site, and would further increase containment of land to the north west, which lies adjacent to existing development along North Street. While the treeline and stream provides some distinction from the Green Belt to the north this is not considered to be significantly stronger than the existing boundary. It is noted however that the presence of the wildlife site to the east would limit further harm to the Green Belt in this direction.	Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA148



Description

The assessment area lies north of Shoeburyness and consists of rail infrastructure buildings, hardstanding, open land and a section of an agricultural field. The assessment area is bounded to the east by Suttons Road and a dense tree line to the north. The southern and western boundaries are defined by open land and have no readily recognisable and permanent features.

Assessment Type

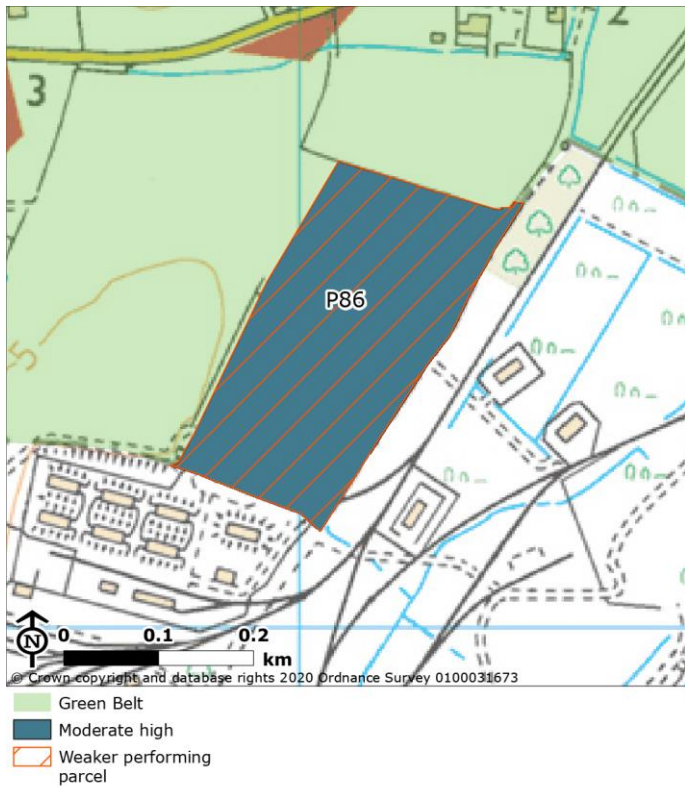
Urban Extension

Stage 1 parcels that fall within Stage 2 Assessment Area

P86

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA148



Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment site	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and to preventing encroachment on the countryside. The assessment area contains some urbanising influences and is contained by the inset area to the south and east; however the inset area is not densely developed and has a moderate urbanising influence. Furthermore, the area retains a strong relationship with the open countryside to the north and west. Release of this assessment area would create a narrower gap between the settlements of Shoeburyness and Great Wakering and would therefore weaken the integrity of the neighbouring Green Belt to the north, it would also somewhat increase containment of Green Belt to the west. The boundaries of the assessment area would not form stronger Green Belt boundaries than the existing urban edge of Shoeburyness.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA149



Description

The assessment area lies adjacent to Cupid's Corner, a settlement to the south of Great Wakering. It consists of scrubby unmanaged grassland. The north, south and west boundaries consist of hedgerows and the eastern boundary is defined by Shoebury Road. The assessment area has a strong relationship with the neighbouring agricultural field to the west.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

257

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA149



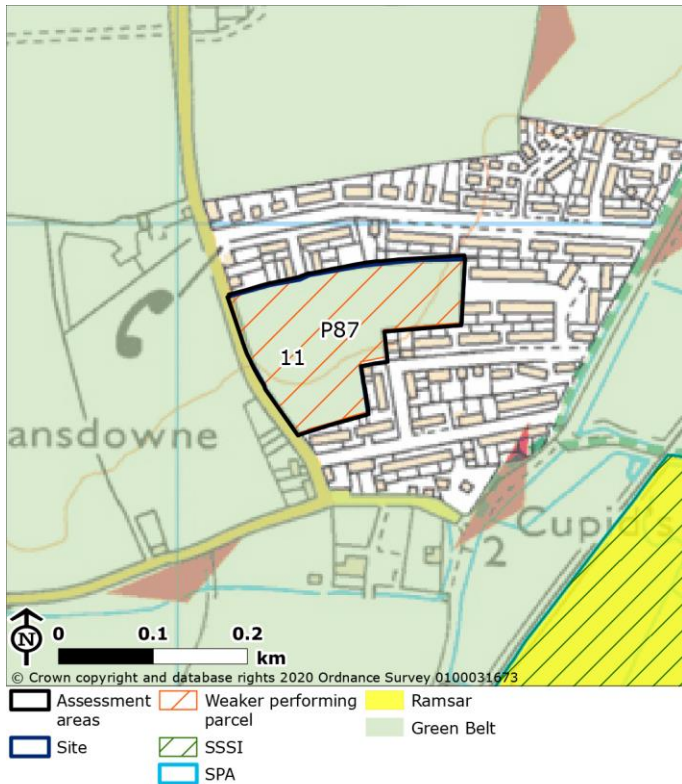
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of any land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing the sprawl of Southend-on-Sea and preventing encroachment on the countryside. It is open and uncontained and Shoebury Road provides distinction from the urban edge, although this has been breached by residential development just to the south of the area. Although the east of the site is bounded by Shoebury Road, the release of this assessment area would increase containment of the neighbouring Green Belt to the east, though it is noted that this area is already significantly contained. However, the release of this land would result in Cupid's Corner breaching Shoebury Road, which would weaken the integrity of the Green Belt to the north. Furthermore, release of the assessment area would not result in stronger distinction between settlement and countryside.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA150



Description

The assessment area is surrounded by the inset settlement of Cupid's Corner to the north, east and south, located to the south of Great Wakering. The western edge of the area follows Shoebury Road. The site has a strong relationship with the urban area and consists of an open field.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

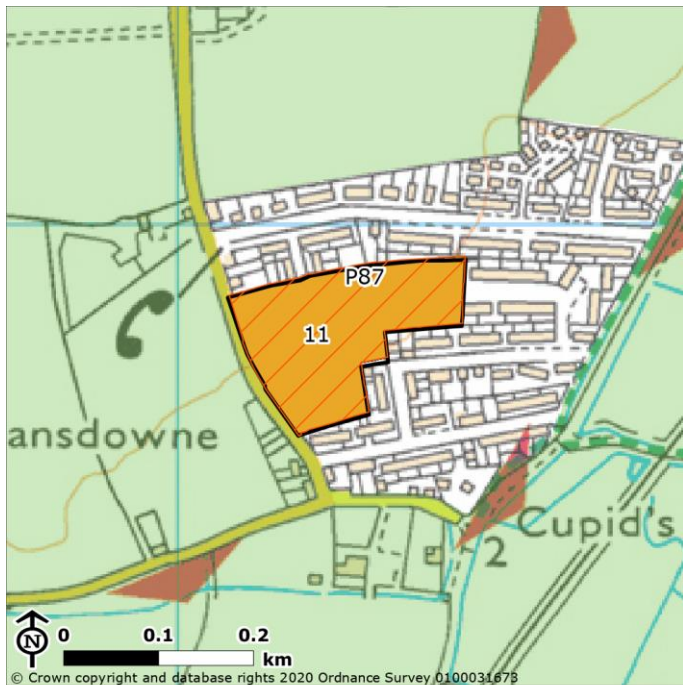
11

Stage 1 parcels that fall within Stage 2 Assessment Area

P87

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA150



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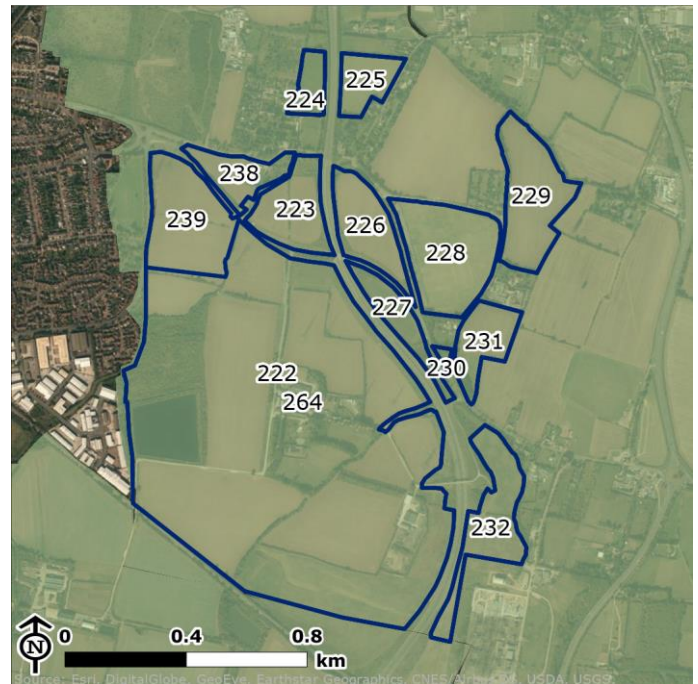
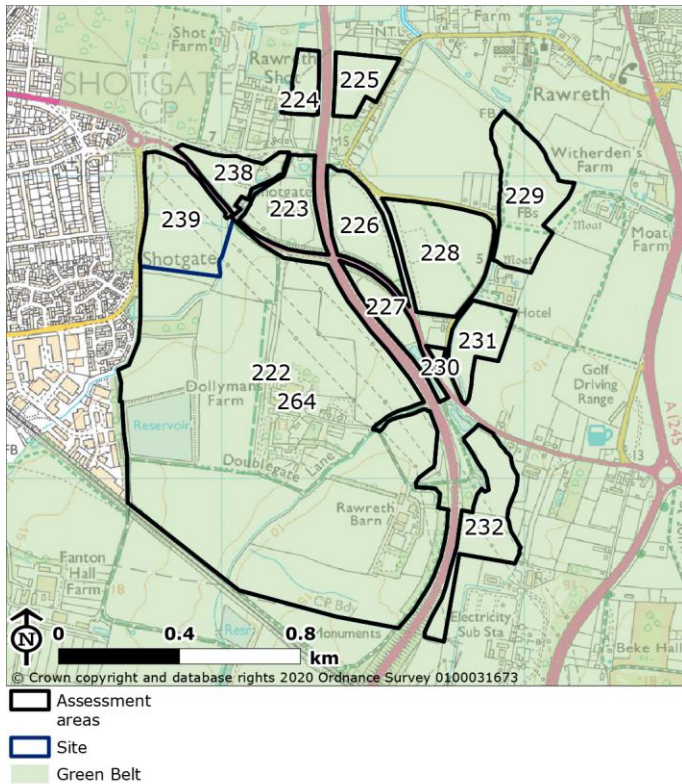
Green Belt
 Moderate low
 Weaker performing parcel
 Site

Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a moderate contribution to preventing the sprawl of Southend-on-Sea and a moderate contribution to preventing encroachment on the countryside. The assessment area is contained on three sides by inset urban development and on the fourth by Shoebury Road. Therefore, release of this assessment area would create a more consistent and regular western edge to the settlement following Shoebury Road and would therefore have a relatively limited effect on the integrity of the neighbouring Green Belt to the west.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA151



Description

The assessment area lies adjacent to the eastern edge of Wickford and is located in the gap between the towns of Wickford and Rayleigh. It comprises of a number of open agricultural fields, open playing fields, a reservoir, Dollymans Farm and Rawreth Barn and Shotgate Farm. The A129 and A130 road run through the assessment area. The assessment area borders a railway line to the south and the urban edge of Wickford to the west. Open fields border the assessment area to the north and east, with the exception of the south eastern edge which borders a large substation.

Assessment Type

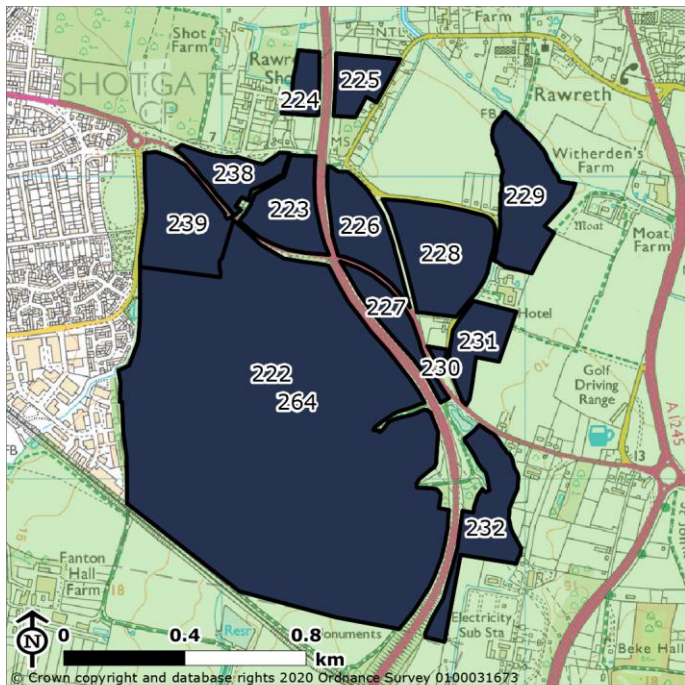
Urban Extension

Sites falling within Stage 2 Site Assessment Area

- 222
- 223
- 224
- 225
- 226
- 227
- 228
- 229
- 230
- 231
- 232
- 238
- 239
- 264

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA151

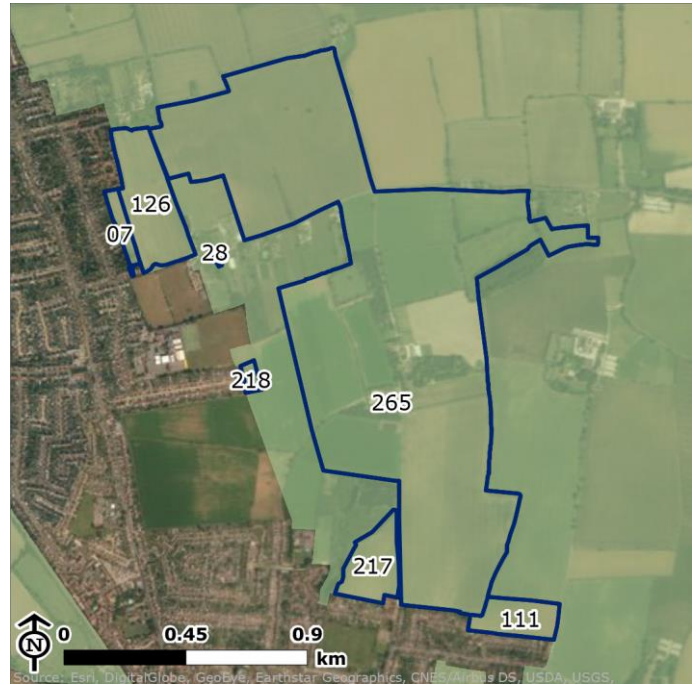
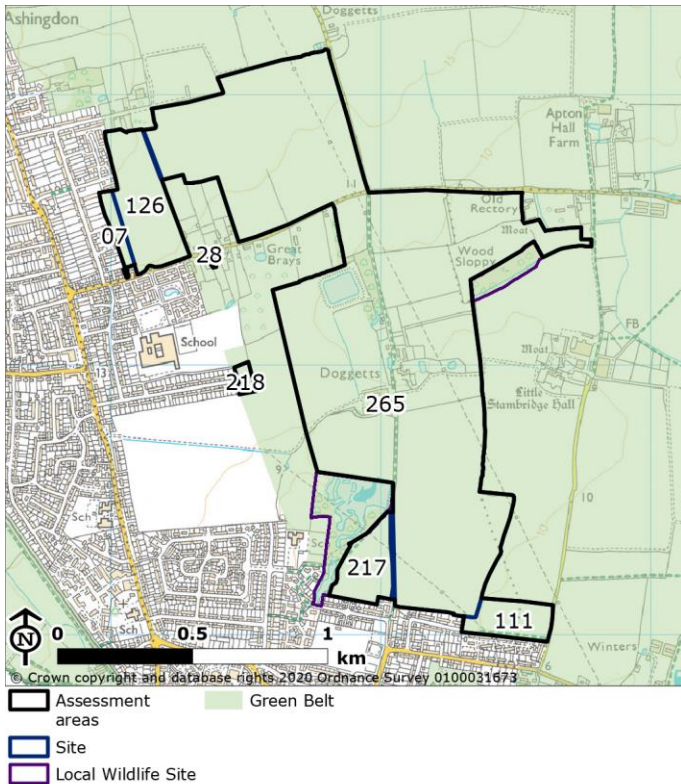


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area	The assessment area makes a weak contribution to preventing the sprawl of the large built-up area, a moderate contribution to preventing the merging of towns and a strong contribution to preventing encroachment on the countryside. The area is adjacent to a row of isolated dwellings off Enfield Road, a large substation to the south east and the Chichester Hotel to the east; the area is largely undeveloped and has a strong relationship with the open countryside. Release of the assessment area would create a new inset area to the east of Wickford, significantly narrowing the gap between the towns of Wickford and Rayleigh. Its release would threaten the integrity of neighbouring Green Belt to the south of the assessment area, which is contained to the east by the A130 and the railway line to the south. Relatively weak western and northern boundaries would make neighbouring Green Belt vulnerable to encroachment. Although two pockets of the assessment area lie a short distance away from the majority of the area to the north it is assumed that the release of the assessment area in its entirety would also include all land in between, resulting in the merging of the small hamlet of Rawreth Shot with Wickford.	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA152



Description

The assessment area lies adjacent to the urban edge of Ashingdon/Rochford. The assessment area is largely comprised of open agricultural fields, a small open reservoir and woodland. A small cluster of isolated farm buildings and dwelling sit in the centre of the area. The assessment area is bounded to the west and south by the edge of the existing settlement, and to the north and east by open fields, with far-reaching views of the open countryside to the north and east. A thin strip of Green Belt land lies in between the inset urban edge and the promoted sites within the assessment area; however, as an eastward urban extension to Ashingdon and Rochford, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land disconnected from the wider open countryside. This pocket includes a local wildlife site to the east of Waterman Primary School; however, it is envisaged that this area would remain undeveloped and open. A smaller local wildlife site forms part of the eastern boundary of the assessment area.

Assessment Type

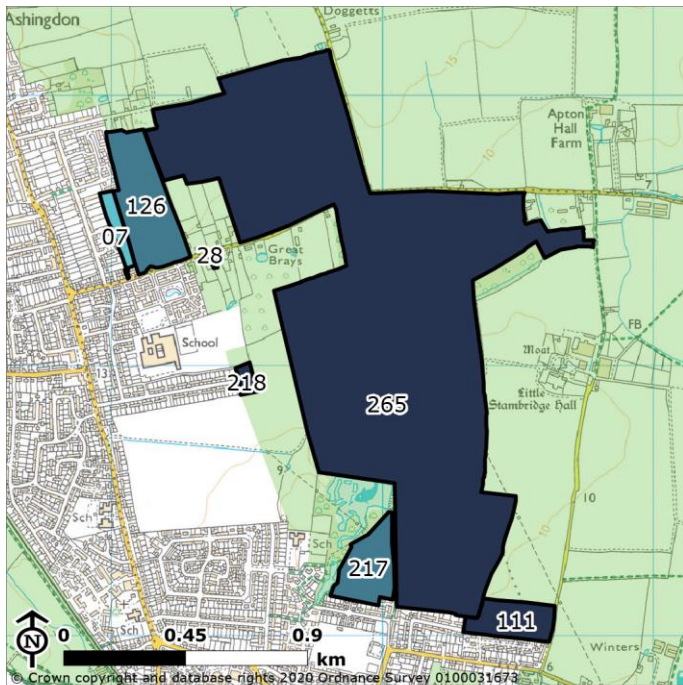
Urban Extension

Sites falling within Stage 2 Site Assessment Area

07
111
126
217
218
265
28

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA152



Harm Assessment

Scenario	Justification	Score
Release of whole assessment area.	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. Although western and southern portions of the area are relatively contained by the existing urban edge of Rochford and washed over development, the vast majority of the site is open with long ranging views of the countryside to the north and east. Its release would threaten the integrity of neighbouring Green Belt to the north and east. Furthermore, the irregular eastern boundary of the area would also threaten the integrity of the Green Belt immediately to the north up to and beyond Apton Hall Road and to the south immediately beyond Wood Sloppy local wildlife site.	High
Release of land within sites 07, 126, 217	The assessment area makes a moderate contribution to preventing the sprawl of the large built-up area and a strong contribution to preventing encroachment on the countryside. Sites 07 and 126 to the west are relatively contained by the existing urban edge of Rochford to the west and south and some more isolated pockets of washed over development to the south east and north. Therefore, the release of this area would create a more consistent eastern boundary to Rochford. Although the release of this land would weaken the integrity of the neighbouring Green Belt to the north, specifically the washed over development to the north and south of Canewdon View Road. Site 217 to the south is contained to the west and north by the designated local wildlife site and Doggetts Chase to the east, therefore its release would only increase containment of partially developed land associated with Waterman Primary School to the west and the land to the east, which would remain relatively open to the wider countryside.	Moderate-High

Rochford and Southend Green Belt Study

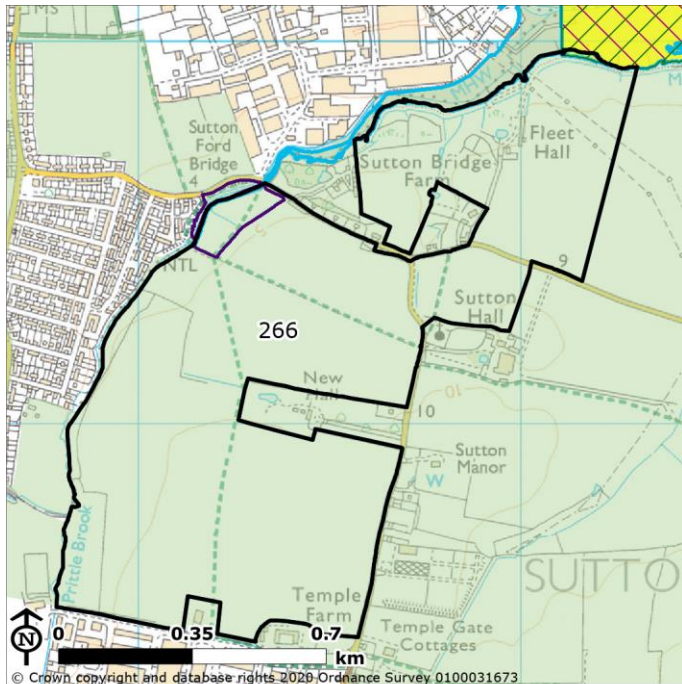
Stage 2 - Assessment Area AA152

Release of only site of 07 Although the release of this site will weaken the integrity of the neighbouring Green Belt to the east, this area is contained by the existing inset edge of Rochford to the north, south and west, limiting effects on the integrity of the wider Green Belt. Its release would create a more consistent eastern boundary to the settlement, following the existing hedgerow that separates the two fields within the assessment area.

Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA153



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- | | | |
|---------------------|--------|------------|
| Assessment areas | SSSI | Green Belt |
| Site | SPA | |
| Local Wildlife Site | SAC | |
| | Ramsar | |

Description

The assessment area lies adjacent to the urban edge of Rochford to the west and Southend-on-Sea to the south. The assessment area is comprised of large open agricultural fields and a number of isolated dwellings along Sutton Road/Shopland Road. A large isolated dwelling and associated grounds sits in close proximity to the eastern edge of the area. The assessment area is bounded to the west by the urban edge of Rochford and Southend-on-Sea to the south and sits in what remains of the very limited gap between the two neighbouring towns. Sutton Road forms the majority of the eastern edge of the area; however, there are several uninterrupted open views of the countryside to the east of the area. A thin strip of Green Belt land lies in between the inset edge of Rochford and the assessment area; however, as a northward urban extension to Southend-on-Sea and eastward extension to Rochford, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land disconnected from the wider open countryside.

Assessment Type

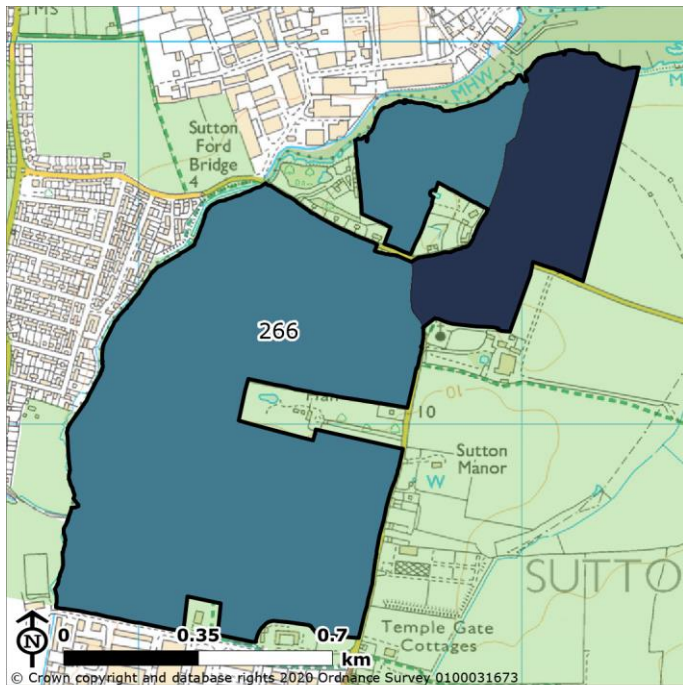
Urban Extension

Sites falling within Stage 2 Site Assessment Area

266

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA153



- Green Belt
- High
- Moderate high
- Site



Harm Assessment

Scenario	Justification	Score
<p>Release of all land within the assessment area</p>	<p>The majority of the assessment area makes a strong contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1), preventing the continued merging of Rochford and Southend-on-Sea (Purpose 2) and preventing encroachment on the countryside (Purpose 3), although the northern portion, north of Sutton Road / Shopland Road is considered to make a more moderate contribution to Purposes 1 and 2. The land is open and undeveloped; however, most of the land is contained by the inset urban edges of Southend-on-Sea to the south, Rochford to the west and the Purdey's Industrial Estate to the north. Release of all the land within the assessment area would significantly contribute to the continued coalescence of Rochford and Southend-on-Sea and its release would increase containment of land to the east, particularly the release of land to the east of Sutton Road and Shopland Road. While Sutton Road and Shopland Road would provide some distinction from the wider Green Belt, as a boundary this is not considered to be stronger than the existing urban edge formed by prittle Brook and a treeline or Journeymans Way. The release of all the land within the assessment would result in the isolation of two pockets of Green Belt land from the wider countryside: one to the north west inbetween Rochford and Purdey's Industrial Estate and one to the south west inbetween the area and the inset urban edge of Southend-on-Sea. It is therefore likely that these areas would be released alongside the land within the assessment area.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA153

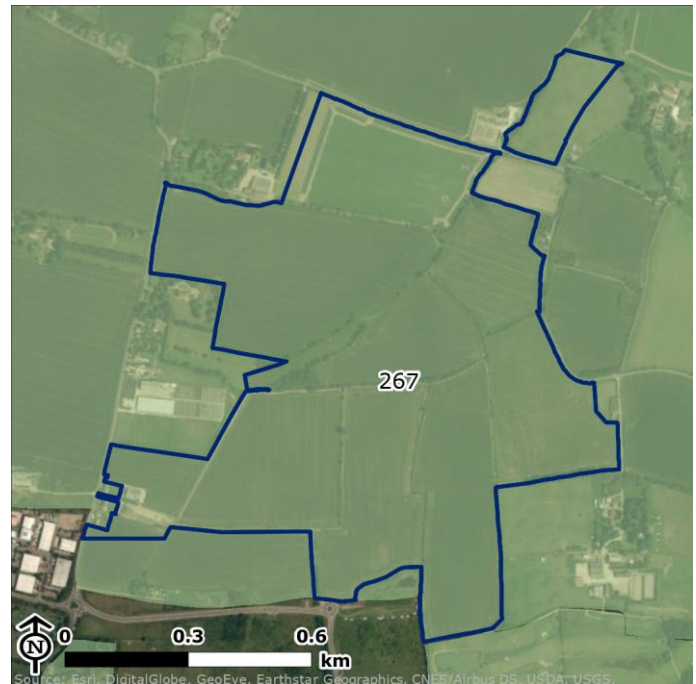
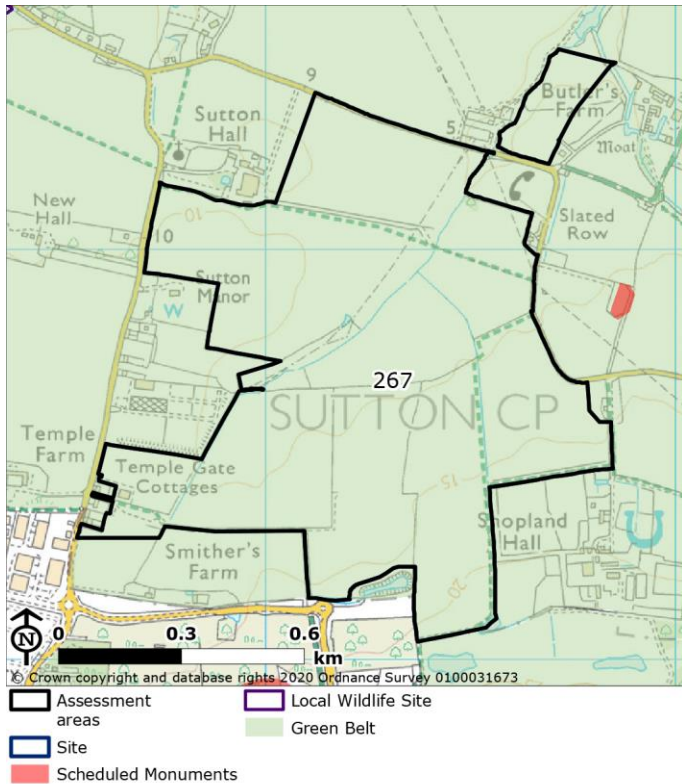
Release of the land to the west of Sutton Road

Release of the land to the west of Sutton Road is contained on three sides by the inset urban areas of Southend-on-Sea to the south, Rochford to the west and Purdey's Industrial Estate to the north. Consequently, with the exception of the Green Belt to the north west and south west, which would most likely be released alongside the area, limiting release to the land to the west of the road would minimise harm to adjacent Green Belt. Sutton Road is equally strong when compared to the existing Green Belt boundaries and would represent a more regular Green Belt boundary. However, release of the land to the west of Sutton road would significantly increase the sense of coalescence of Rochford and Southend-on-Sea.

Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA154



Description

The assessment area lies adjacent to the urban edge of Southend-on-Sea to the south. The assessment area is comprised of large open agricultural fields and a few isolated dwellings. With the exception of a small portion of the eastern edge of the area following Shopland Road, the area has relatively weak boundaries. Shopland Hall Equestrian Centre and the Essex Golf Complex sit immediately to the east of the area. Consequently, the area has numerous uninterrupted views of the open countryside to the north, east and west. Two thin strips of Green Belt land lie in between the inset edge of Southend-on-Sea and the assessment area; however, as a northward urban extension to Southend-on-Sea, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land disconnected from the wider open countryside.

Assessment Type

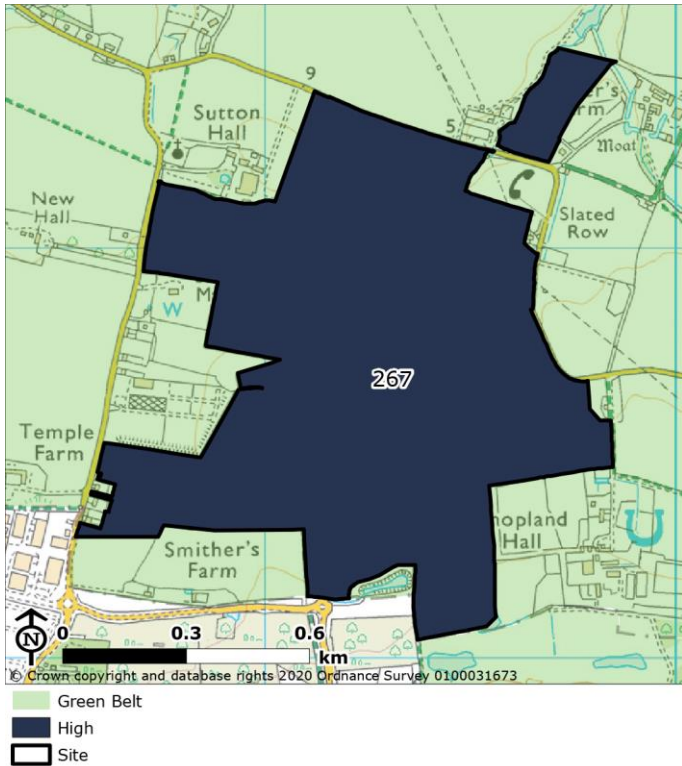
Urban Extension

Sites falling within Stage 2 Site Assessment Area

267

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA154

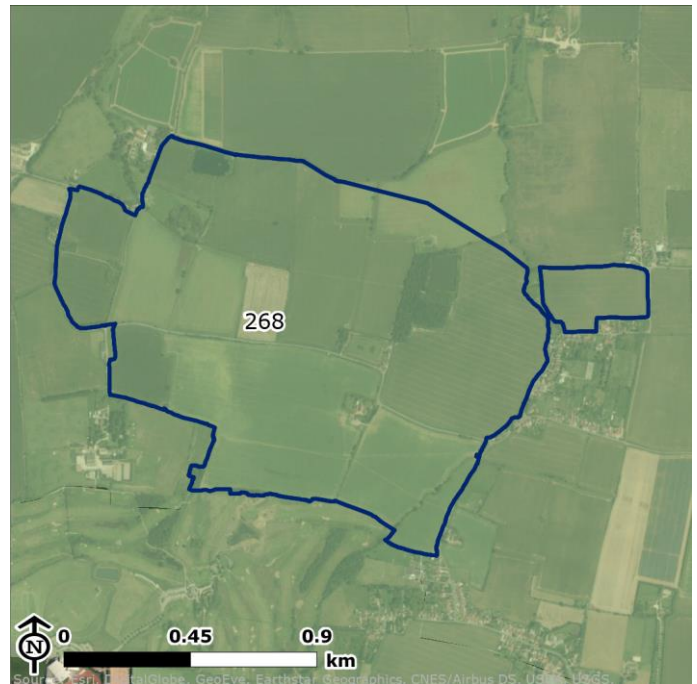
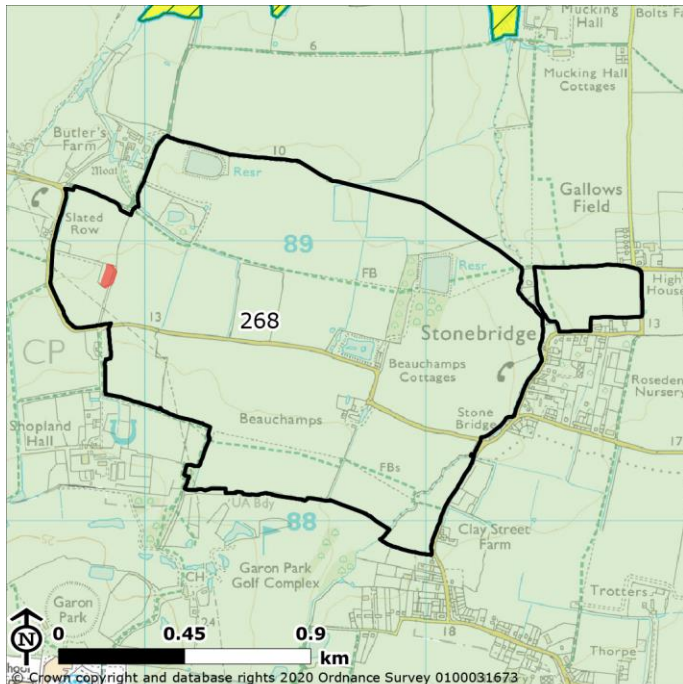


Harm Assessment

Scenario	Justification	Score
Release of any land within the assessment area.	The majority of the assessment area makes a strong contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1) and preventing encroachment on the countryside (Purpose 3), although a relatively small northern portion north of Shopland Road is considered to make a more moderate contribution to Purpose 1. The area is considered to make a moderate contribution to prohibiting further merging of the neighbouring towns of Rochford and Southend-on-Sea (Purpose 2). The assessment area is open and uncontained and Fossets Way, along with a small area of Green Belt provides some distinction from the inset edge. Release of land within the assessment area would significantly contribute to the continued coalescence of Rochford and Southend-on-Sea and would significantly increase containment of land west of Sutton Road, the land to the north of Shopland Road in between the Area and Purdeys Industrial Estate (part of Rochford) and, finally, land to the east beyond Shopland Road and south east beyond Shopland Hall Equestrian Centre. The release of the entirety of this site would likely result in the creation of less consistent Green Belt boundary to Southend-on-Sea undermining the integrity of the surrounding Green Belt. It would also result in the almost complete isolation of the Green Belt land to the south of the area, resulting in limited justification for the retention of the designation as	High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA155



Description

The assessment area sits in open countryside some distance to the north of the inset urban edge of Southend-on-Sea and west of Rochford. The assessment area is comprised of large open agricultural fields, two open reservoirs, a few small pockets of woodland and isolated dwellings. The washed over village of Stonebridge lies immediate to the east of the area on the other side of Barling Road. With the exception of a small portion of the eastern edge of the area following Shopland Road, the area has relatively weak boundaries. Shopland Hall Equestrian Centre and the Essex Golf Complex sit immediately to the south of the area. With the exception of Barling Road to the east, the area is bounded by field boundaries marked by broken hedgerow. Consequently, the area has numerous uninterrupted views of the open views of the countryside to the north, east, west and south. The release of the area would create a new isolated inset area to the north of Southend-on-Sea and east of Rochford.

Assessment Type

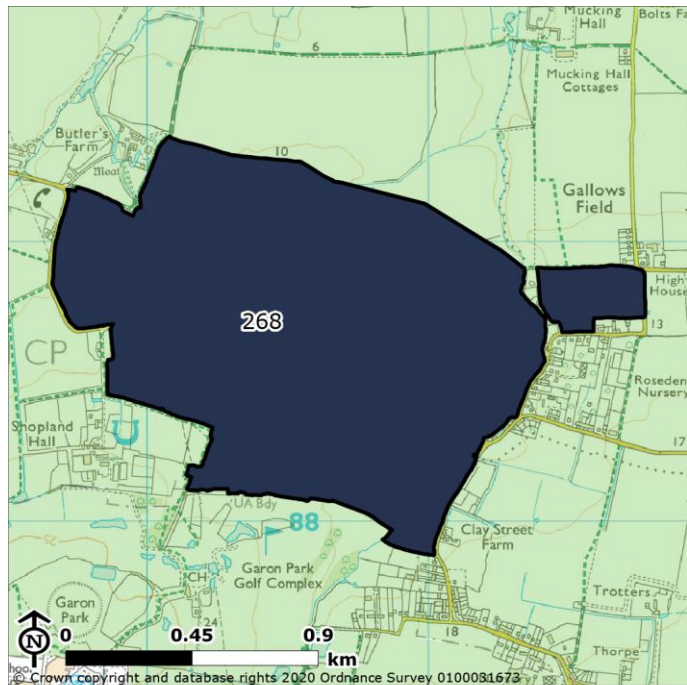
Inset

Sites falling within Stage 2 Site Assessment Area

268

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA155



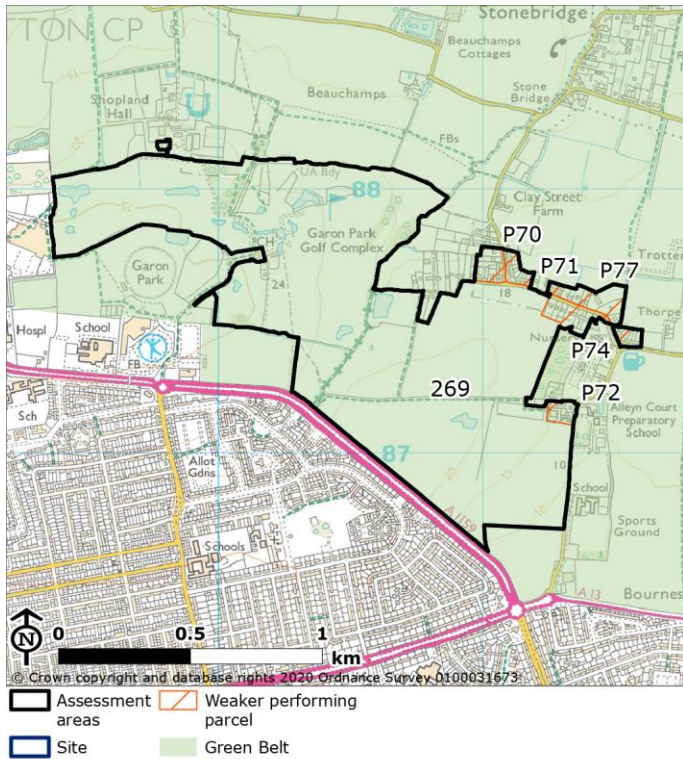
- Green Belt
- High
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of whole assessment area.</p>	<p>The majority of the assessment area makes a moderate contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1), although the southern third of the area (south of Shopland Road) makes a strong contribution to this purpose. In addition, the majority of the area makes a moderate contribution to inhibiting the continued merging of the neighbouring towns of Rochford and Southend, although the easternmost areas of the area, specifically the land east of the brook the flows to the west of Barling Road area considered to make a weak contribution to this purpose. The whole area makes a strong contribution to preventing encroachment on the countryside (Purpose 3). Release of the assessment area would create an isolated inset area of development in between the inset settlements of Rochford to the west, Southend-on-Sea to the south and the Great and Little Wakering to the west. The result would be that the remaining Green Belt land in between the new inset area and the inset settlements would become significantly more contained. Furthermore, there would be limited justification for not also releasing the neighbouring washed over village of Stonebridge to the east and southeast.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA156



Description

The assessment area lies adjacent to the urban edge of Southend-on-Sea to the south. The assessment area is largely comprised of the Essex Golf Complex, although the area also extends further eastwards to include an open reservoir surrounded by woodland and a couple of large open fields. These large open fields to the east sit adjacent to pockets of residential development that form part of the washed over village of Stonebridge. With the exception of Wakering/Barling Road to the east, the area has relatively weak boundaries formed of the broken hedgerows of agricultural fields and the golf course. Consequently, the area has numerous uninterrupted views of the open views of the countryside to the north, east and west. Shopland Hall Equestrian Centre sits immediately to the north of the area. The Green Belt land to the south of the area comprised of an agricultural field, Garon Park, a portion of a large allotment and the open land to the north of Southend Leisure Centre lie in between the inset edge of Southend-on-Sea and the assessment area; however, as a northward urban extension to Southend-on-Sea, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land disconnected from the wider open countryside.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

269

Stage 1 parcels that fall within Stage 2 Assessment Area

P70

P71

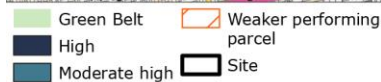
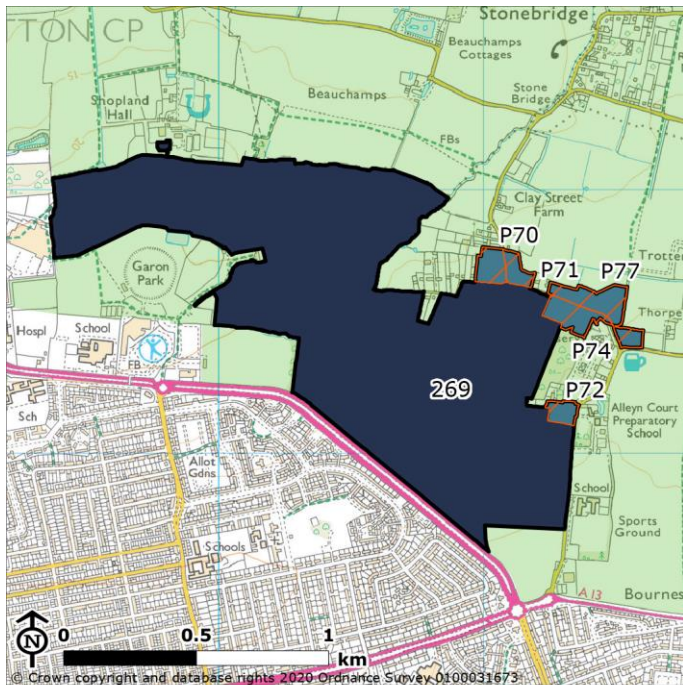
P72

P74

P77

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA156

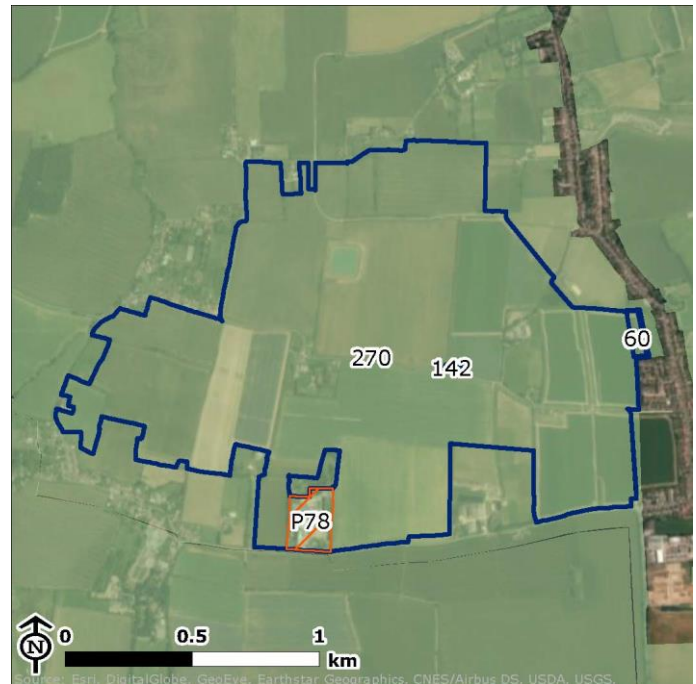
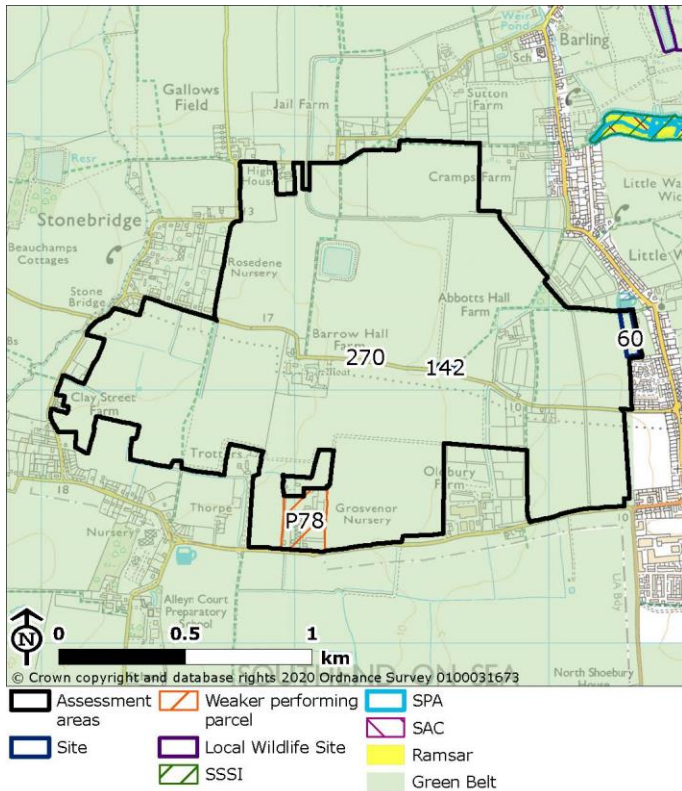


Harm Assessment

Scenario	Justification	Score
Release of whole assessment area.	The area makes a strong contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1). The western half of the area, specifically the land west of the brook the flows to the west of Barling Road area is considered to make a moderate contribution to inhibiting the continued merging of the neighbouring towns of Rochford and Southend. The vast majority of the area makes a strong contribution to preventing encroachment on the countryside (Purpose 3); however, the developed pockets of Green Belt land south and west of Barling Road/Waking Road are considered to make moderate contributions to this purpose. The assessment area is open, has a strong relationship with the wider countryside and has far reaching views of undeveloped land to the north. The release of Green Belt land within the area would represent a significant breach of the strong existing Green Belt boundary formed by Royal Artillery Way / Bournes Green Chase, significantly weakening the Green Belt to the north and east, but particularly to the east around the washed over village of Stonebridge and beyond.	High
Release of weaker performing parcels P70, P71, P72, P74 or P77 in isolation (not in combination)	These areas represent pockets of washed over development that have an urbanising influence on the Green Belt but still maintain a strong relationship with the wider open countryside. The parcels generally contain detached and semi-detached dwellings. Their release would result in an isolated inset area of development that would compromise adjacent Green Belt. In particular the justification for leaving the surrounding washed over development in the Green Belt would be reduced.	Moderate-High

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA157



Description

The assessment area is comprised of large open agricultural fields. The development within the area is comprised of a number of isolated farms and a plant nursery. The inset urban edge of the villages of Great and Little Waking border the eastern edge of the area and the washed over village of Stonebridge lies to the west. In addition to these settlements, Southend Road generally forms the southern edge of the area and Barling Road generally forms the northern boundary. In addition to the farms and large open agricultural fields a single open reservoir sits within the area. Although the villages limit views of the open countryside to the west and east, there are good open views of the open countryside to the south of Southend Road and north of Barling Road. The release of the area would result in the significant containment of Green Belt land to the east of the area in between the area and the inset urban edge of Little Waking; however, as a westward urban extension to Great and Little Waking, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

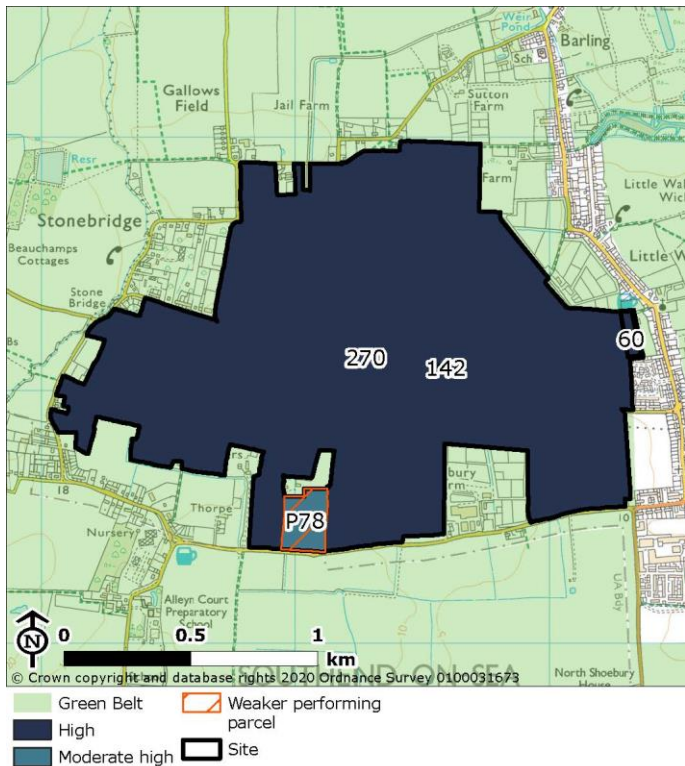
270
60
142

Stage 1 parcels that fall within Stage 2 Assessment Area

P78

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA157

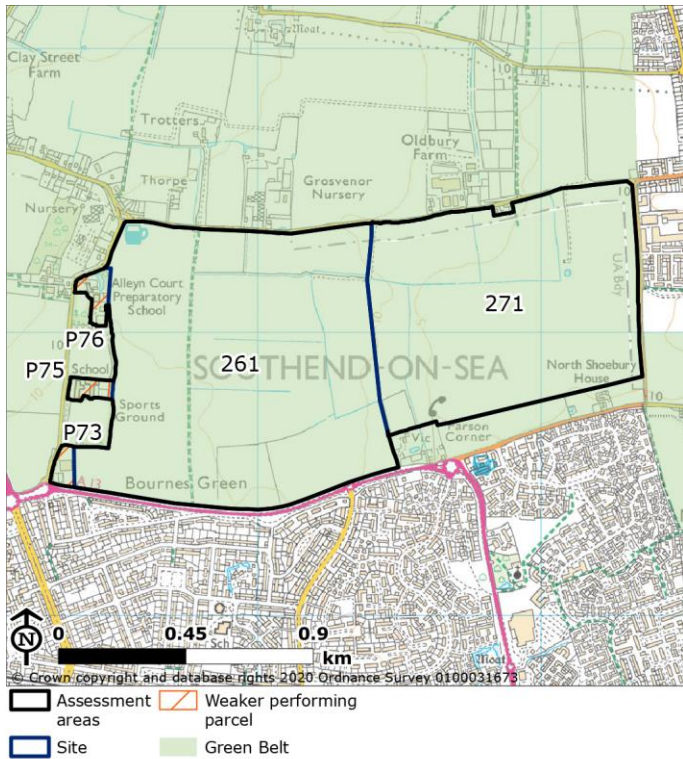


Harm Assessment

Scenario	Justification	Score
Release of whole assessment area.	The assessment area makes a strong contribution to preventing encroachment on the countryside (Purpose 3). The southern half of the area, specifically the land south of Barrow Hall Road, makes a strong contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1), and the land to the north of Barrow Hall Road makes a moderate contribution. The release of this assessment area would significantly compromise the Green Belt land immediately to the south of Southend Road in what would remain of the open countryside between Southend-on-Sea and the inset villages of Great and Little Wakering. The release of the area would also significantly compromise the neighbouring washed over village of Stonebridge as well as the Green Belt containing the Essex Golf Complex directly to the west. The release of the area would also result in the significant containment of Green Belt land to the east of the area in between the area and the inset urban edge of Little Wakering; however, as a westward urban extension to Great and Little Wakering, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land.	High
Release of weaker performing parcel P78 in isolation	This area represents a pockets of washed over development that have an urbanising influence on the Green Belt but still maintains a strong relationship with the wider open countryside. The area contains the Morley Nurseries Garden centre. Its release would result in an isolated inset area of development that would compromise adjacent Green Belt. In particular the justification for leaving the neighbouring washed over village of Stonebridge would be reduced.	Moderate-High

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Description

The assessment area is comprised of large open agricultural fields. There is not development within the area; however, the inset urban edges of Southend-on-Sea to the south and the inset village of Great Wakering to the east lie immediately adjacent to the area. The boundaries to the north and west of the area are formed by Southend Road and the wooded boundaries of Alleyn Court School and Thorpe Hall School along Wakering Road, respectively. The schools form part of the washed over village of Stonebridge, which continues along Barling Road to the north west. Although the village and schools limit views of the open countryside to the west, there are good open views of the open countryside to the north of Southend Road and east to what remains of the open land in between Great Wakering and Southend-on-Sea. The land immediately north of Poynters Lane which follows the inset urban edge of Southend-on-Sea does not sit within the area. Consequently, the release of the assessment area would result in the isolation of a thin strip of open Green Belt land in between the area and the urban edge of Southend-on-Sea; however, as a northward urban extension to Southend-on-Sea, it is envisaged that this land would also be released to avoid the creation of an isolated pocket of open Green Belt land disconnected from the wider open countryside.

Assessment Type

Urban Extension

Sites falling within Stage 2 Site Assessment Area

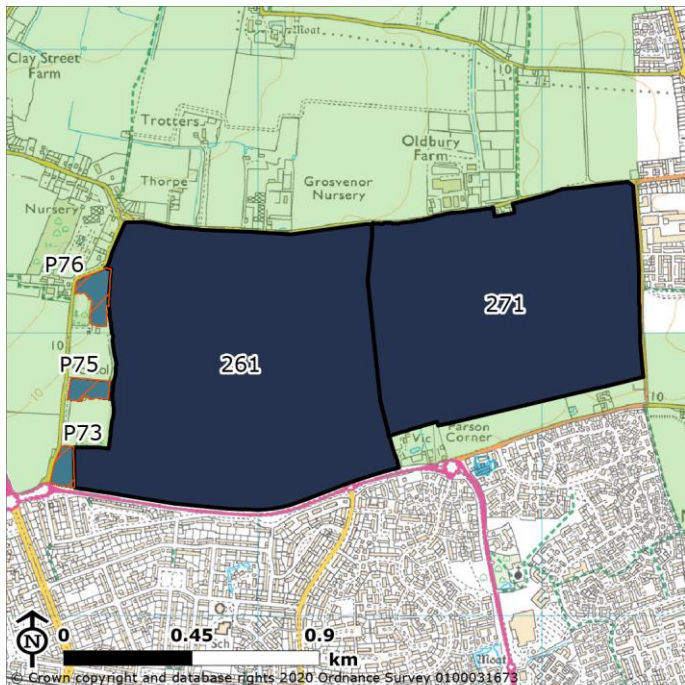
261
271

Stage 1 parcels that fall within Stage 2 Assessment Area

P73
P75
P76

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Green Belt
 High
 Moderate high
 Weaker performing parcel
 Site



Harm Assessment

Scenario	Justification	Score
<p>Release of whole assessment area.</p>	<p>The vast majority of the area makes a strong contribution to preventing the sprawl of the large built-up area of Southend (Purpose 1) and preventing encroachment on the countryside (Purpose 3); however, the developed pockets of Green Belt land east of Barling Road are considered to make moderate contributions to these purposes. The release of this assessment area would allow urban sprawl to breach northwards of the A13 onto Green Belt which is typically open and has a strong relationship with the wider countryside. The release of this assessment area would merge Southend-on-Sea to the south with the inset villages of Great and Little Wakering to the east and create a more irregular Green Belt boundary when compared to the existing strong A13 boundary. Furthermore, the release of the assessment area would weaken the integrity of the neighbouring Green Belt to the north in between the area, Little Wakering and Barling Road and to the west around the washed over village of Stonebridge and beyond including the Essex Golf Complex.</p>	<p>High</p>

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Release of weaker performing parcels P73, P75 or P76 in isolation (not in combination)

These areas represent pockets of washed over development that have an urbanising influence on the Green Belt but still maintain a strong relationship with the wider open countryside. The types of development include detached and semi-detached dwellings, a fitness centre, and two schools. With the exception of P73 which is contiguous with the northern edge of Southend-on-Sea, their release would result in an isolated inset area of development that would compromise adjacent Green Belt. In particular the justification for leaving the surrounding washed over development in the Green Belt would be reduced. Although the release of P73 would not result in a small inset area within the main body of the Green Belt, release of the parcel would breach the A13 which currently provides a regular and robust boundary along the northern edge of the inset settlement of Southend-on-Sea. This would compromise the strength of this boundary, create a more irregular Green Belt edge and weaken adjacent Green Belt, particularly to the east.

Moderate-High