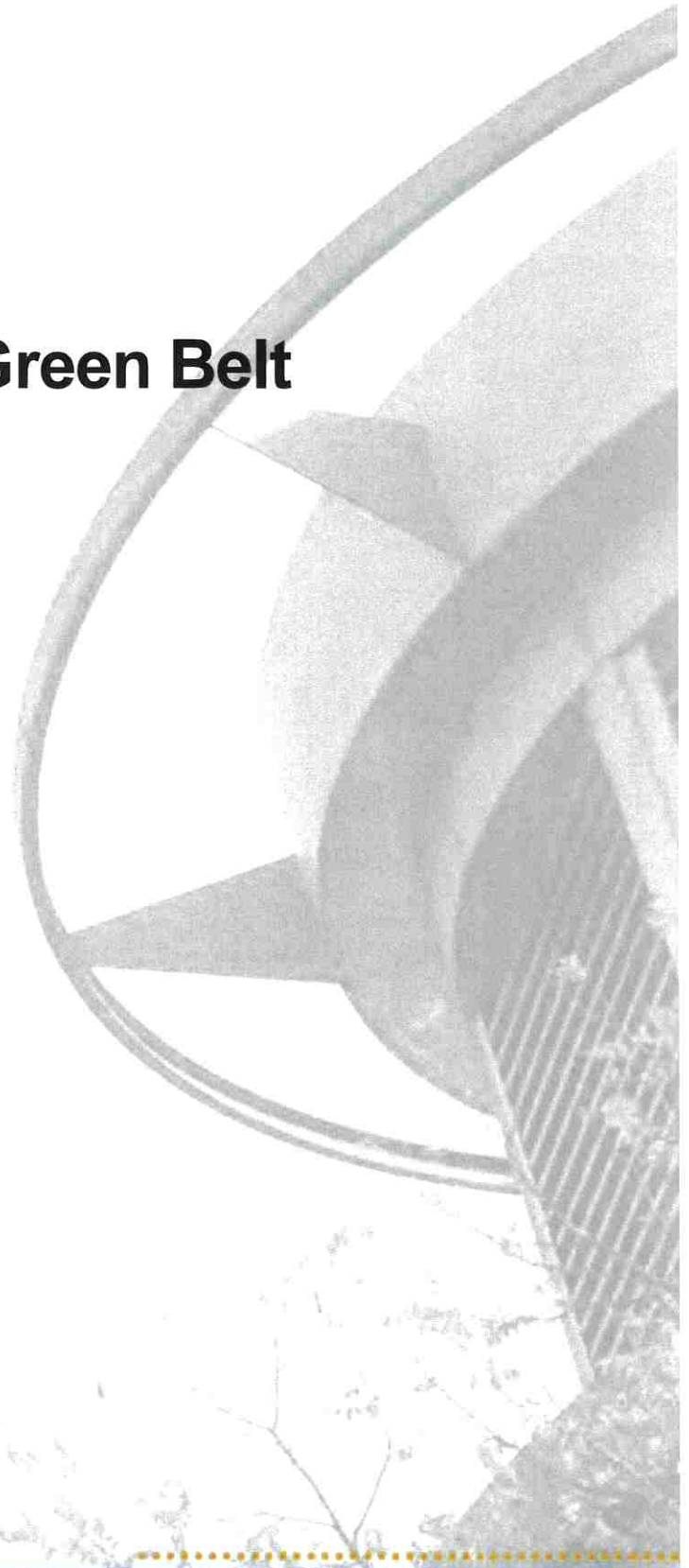


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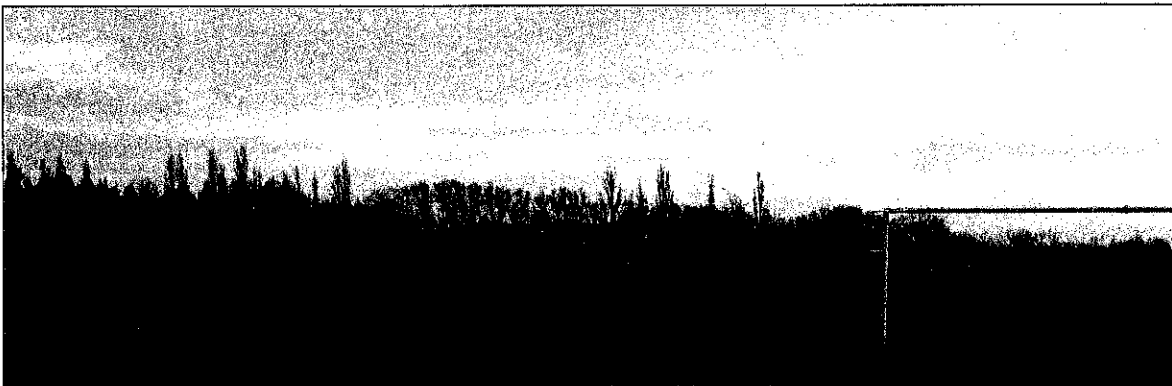
**Basildon Borough Green Belt
Review 2017**



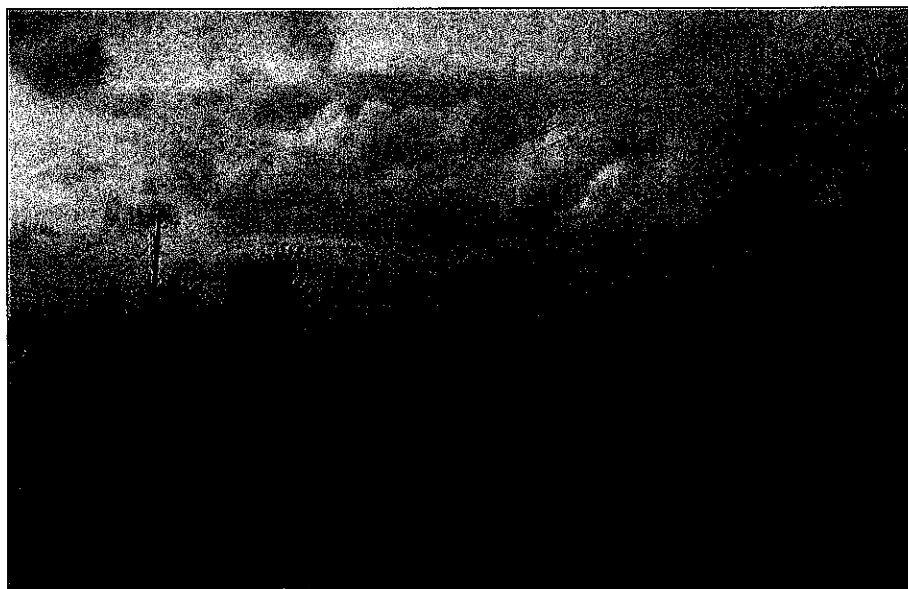
24 GREEN BELT PARCEL 24

Parcel Description:

- 24.1 The parcel is to the north east of Noak Bridge, but due to the vegetation around the parcel, views of the settlement are very limited. There are some plotlands to the east of the parcel, and these are well screened due to the trees within the parcel (pic 1). Daniels Farm is located in the south east corner of the parcel off Wash Road (pic 2), and there are several playing pitches adjacent to the farm. Pylons run through the parcel east to west and intersect the farmland. Another farm of a light industrial nature is located to the west of the parcel. The public footpath cuts through the farm, which contains a number of horse paddocks separated by wire fences situated behind it to the east (pic 3). Beyond the paddocks are a considerable number of football pitches, both to the north and south of the parcel (pic 4). The parcel is quite flat with long distance views out to Crays Hill, which sits on a ridge to the east (pic 5). Southend Road cuts off the north east corner separating the reservoir from the rest of the parcel.



Picture 1 – Parcel is well screened by foliage



Picture 2 – View off Wash Road in Parcel



Picture 3 – Horse paddocks

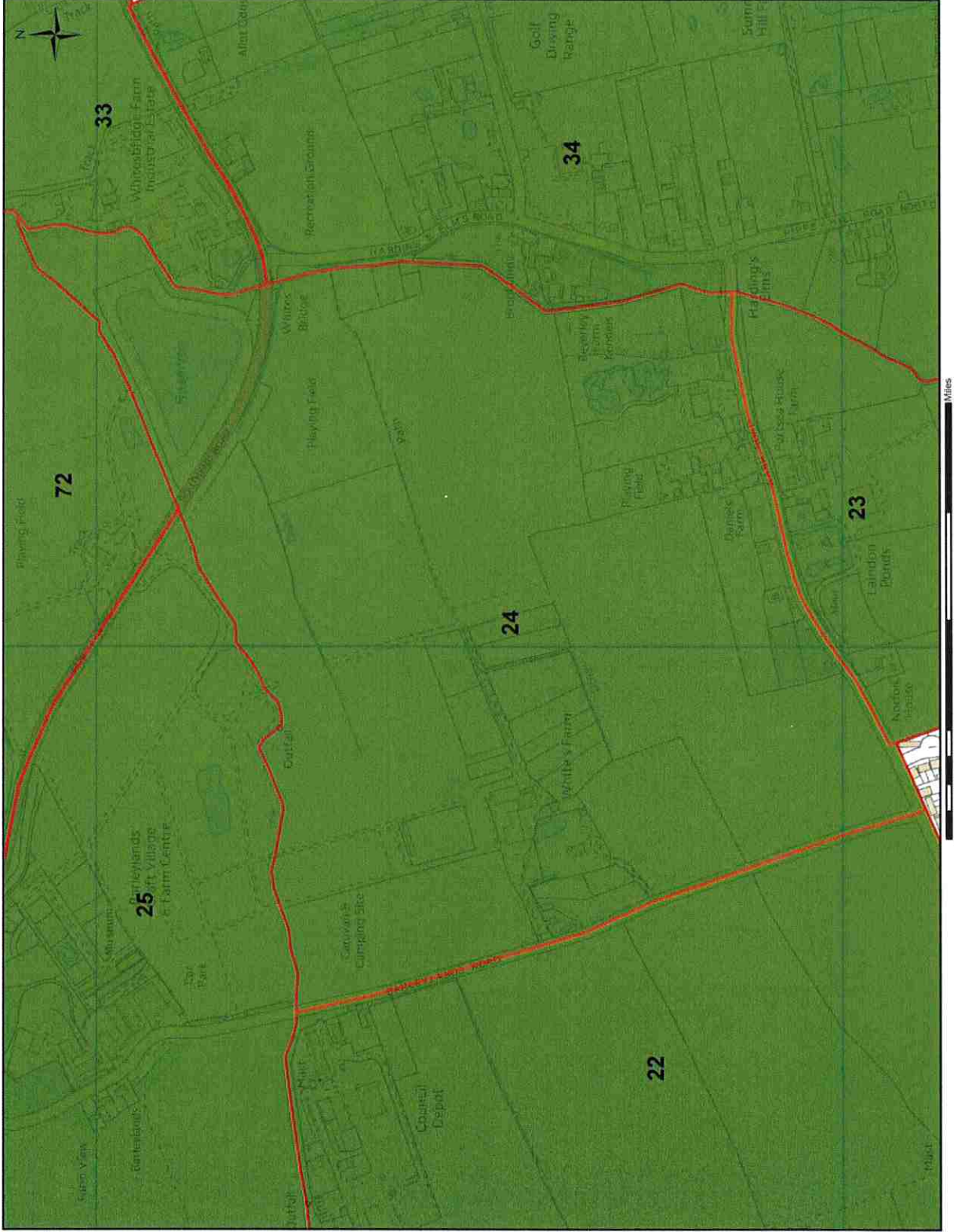


Picture 4 – Playing pitches through the parcel



Picture 5 – Long distance views to Crays Hill in the east

Legend



Stage 2: Parcel 24 Assessments

Settlements

- Noak Bridge is adjacent to the parcel to the south west
- Crays Hill plotland is adjacent to the east of the parcel
- Access is via Harding Elms Road, Barleylands Road and Wash Road

Land Use

- Grade 3 agricultural land is within the parcel
- Farmstead and ancillary buildings
- Reservoir
- Football pitches and playing fields
- Kennels
- Caravan and camping Site
- More than 60% of the parcel is made up of natural land uses

History

- Within HECA 5 and HECZ 5.3 – Large rural area, with a historic settlement pattern dispersed with churches, hall complexes, scattered farmsteads and moated sites. There is a lack of archaeological work so below ground deposits and surviving landscape features could be sensitive
- Whites Farm and Harding Elms Farm are archaeological sites
- Daniels Farm is a listed building
- Adjacent to Noak Bridge Conservation Area to the south west corner
- Highly sensitive to change

Natural Environment Designation

- Protected species within the parcel

Landscape

- Within E3 – South Essex Coastal Town East of England Landscape Character Area
- Within LCA 9 – Upper Crouch Valley
- Significant open views across the Upper Crouch Valley
- Field hedgerows and mature hedgerow trees in part

Infrastructure

- PRoW from East to West from Whites Bridge to Whites Farm
- Some small pylons run east west across the southern part of the parcel
- A129 crosses through the north eastern corner of the parcel

Stage 3: Parcel 24 Contribution to Green Belt Purposes

| Purpose | Comments | Conclusion |
|---|--|--|
| 1 - To check unrestricted sprawl of large built up areas | The parcel is adjacent to the settlement of Noak Bridge to the south west. Noak Bridge is part of the large built up area of Basildon. To the east is a plotland area adjacent to the small serviced settlement of Crays Hill. Barleylands, a collection of small shops, farmland and conference rooms are located to the north of the parcel. The parcel contains a farm which is of agricultural use and also contains a farm which is used for light industry. There are football pitches and a few small ancillary buildings throughout the parcel. There is development adjacent to the parcel as part of an urban settlement and some residential dwellings have sprawled into this parcel along Wash Road. These are considered to amount to urban sprawl of which there is sufficient to state that they have relevance to this purpose. | Parcel partly contributes to this purpose |
| 2 – To prevent neighbouring towns from merging into one another | The parcel is adjacent to Noak Bridge to the south west which forms part of the town of Basildon but no other settlement. However it is situated in the rural break between the urban edge of Basildon and the settlement of Crays Hill which are both considered as towns under this purpose. Development within the parcel won't result in them merging however it may lead to the perception of the settlements merging. If developed alongside adjoining parcels such as Parcel 34 there would be the risk of coalescence. | Parcel partly contributes to this purpose |
| 3 – To assist in safeguarding the countryside from encroachment | There is urban development within the parcel, such as dwellings around the periphery which would be considered as encroaching into the countryside. However the parcel is used mainly for recreational uses and is quite open in character with quite prominent views into the parcel from Barleylands Road in the west. These areas contribute to safeguarding the perception of countryside. Parts of the parcel are well screened from the boundaries by the vegetation in the parcel and horse paddocks and playing pitches are appropriate uses in the Green Belt. However, given the prominence of the development on the southern boundary, it is considered that this in part characterises the role that the parcel as a whole plays with regard to this purpose. | Parcel partly contributes to this purpose |
| 4 – To preserve the setting and special character of historic towns | The Conservation Area of Noak Bridge is close to the parcel however this was not designated for its historic merit but is based on its design and layout. There is one listed building in the parcel at Daniels Farm but this is not part of a historic settlement. The parcel also does not contain Ancient Woodland. As such this parcel does not influence this purpose. | Parcel does not contribute to this purpose |

Stage 4: Parcel 24 Overall Conclusions

- 24.2 Noak Bridge's urban boundary is clearly defined to the south west of the parcel however the parcel does contain some sprawl along Wash Road which results in the parcel partly contributing to purpose 1. The land uses which are not compatible

with the countryside also constitute encroachment. However it is recognised that the rest of the parcel is used for agriculture and outdoor sports and therefore does play a role in safeguarding the countryside. As a result, the parcel was found to make some contribution to purpose 3, and it is noted that the assessment of 'partly contributes' is a combination of areas where there is a full contribution and areas with a less than full contribution, .

- 24.3 The south west corner of the parcel is adjacent to Noak Bridge, which is part of the built up area of Basildon and whilst there is no other town physically adjacent to the parcel it does form part of a rural break between Noak Bridge and Crays Hill. In isolation it is unlikely that the release of this parcel from the Green Belt would result in the merging of the two settlements. However, in combination with other parcels such as Parcel 34 there may be a risk that they merge or are perceived as merging. As a result this parcel partly contributes to purpose 2. The parcel does not contribute to purpose 4.