

BRENTWOOD ENTERPRISE PARK,  
GREAT WARLEY, ESSEX  
  
GREEN BELT ASSESSMENT

CRESTWOOD REPORT EXTRACT, MARCH 2016

CRESTWOOD REPORT GREEN BELT STUDY PART II,  
JANUARY 2018 EXTRACT

March 2018

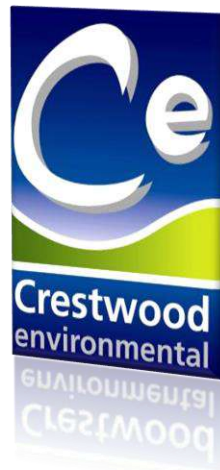
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# **Assessment of Potential Housing, Employment and Mixed Use Sites in the Green Belt and their Relative Contribution to the Purposes of the Green Belt Designation**

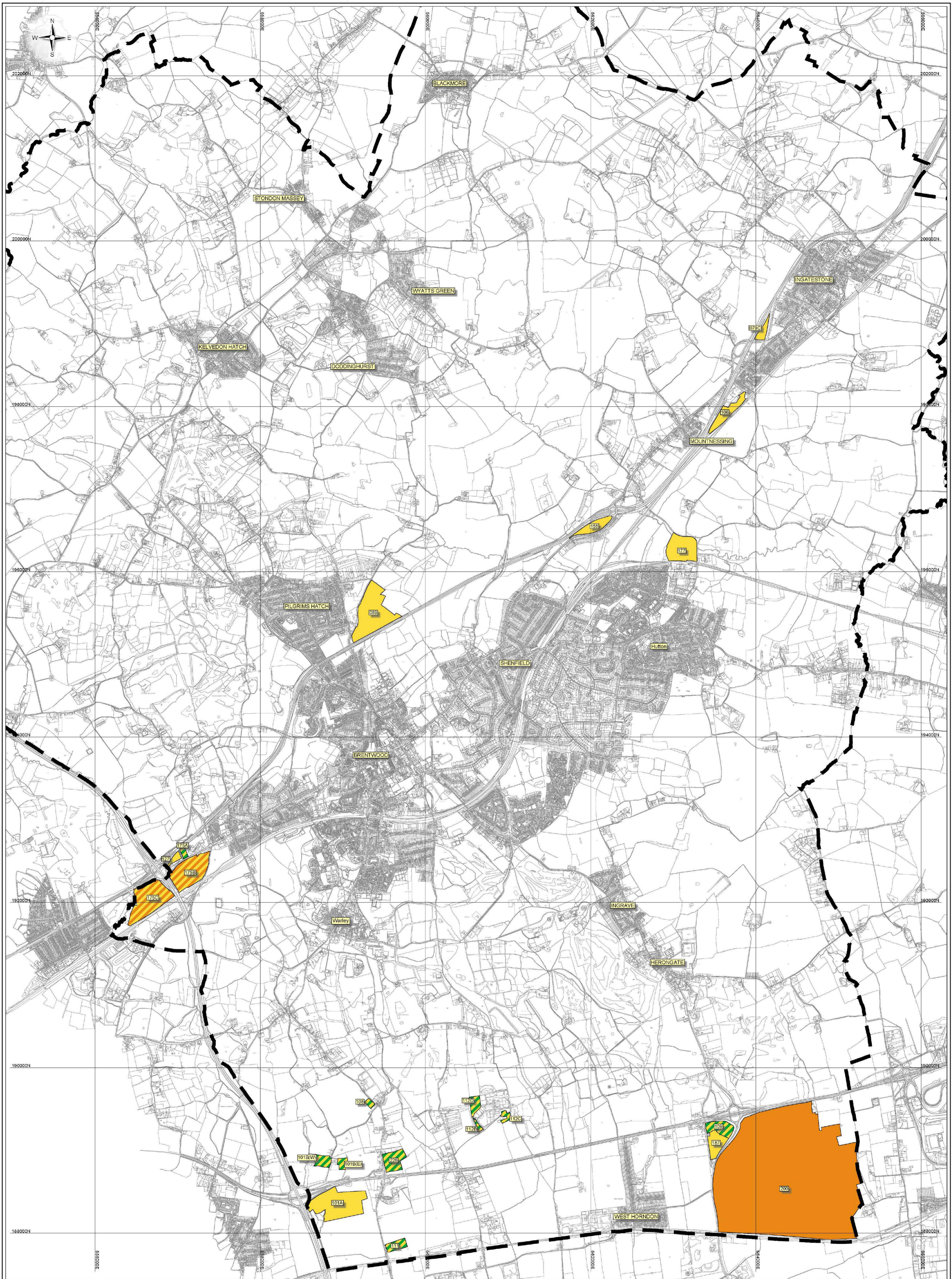
Report Reference: CE-BW-0585-RP01 - Draft v4i

01 March 2016



Produced by Crestwood Environmental Ltd.

# **WORKING DRAFT**



**Legend:**

- Brentwood Borough Boundary
- LDP Site Reference

Overall contribution of the Site to the Purposes of the Green Belt:

- Low
- Low-Moderate
- Moderate
- Moderate-High
- High

Consultant  
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**DRAFT**

Client: BRENTWOOD BOROUGH COUNCIL

Site: Overall Contribution of Sites to Green Belt Purposes - Employment/Mixed Use Assessment

Drawn By: SAC	Checked By: HJL	Date: 25 FEB 2016	Scale: 1:20,000	Page No: 33
Status: Draft v1	Final/Revised: -	CD Ref: CE-654553-2503 - Draft v1	Drawing No: Figure 2	

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<b>Site Size:</b>	23.40 ha	<b>Views Out (distance):</b>	<b>N:</b> S	<b>S:</b> S	<b>E:</b> M	<b>W:</b> S	<u>Short (&lt;250m)</u>	<u>Med (250m – 1km)</u>	<u>Long (&gt;1km)</u>	
<b>Views in:</b>	<b>Viewer Types:</b>	<b>N:</b> Pub Priv   Road	<b>S:</b> Pub Priv   Footpaths			<b>E:</b> Pub Priv Road   Houses			<b>W:</b> Pub Priv   Road   M-Way	
	<b>Numbers:</b>	<b>N:</b> Pub: H Priv:	<b>S:</b> Pub:L Priv:	<b>E:</b> Pub: L Priv: L		<b>W:</b> Pub: H Priv:	0	<u>Low (1 - 10)</u>	<u>Med (10-20)</u>	<u>High (21+)</u>
<b>Seasonal visibility:</b>	Little Variation									
<b>Site visual amenity:</b>	Poor				<b>Locality visual amenity:</b>	Variable –generally poor - OK				

<b>Site-settlement relationship (Containment):</b>	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation	Limited association to large built up area	Distant association (visual) only or none
<b>Boundary Type:</b>	<b>N:</b> tree line, bund + A127	<b>E:</b> Bund	<b>S:</b> Drain hedge + wood		<b>W:</b> tree line, embankment + M25
<b>Buildings on Site:</b>	Portacabins; mobile homes			<b>Approx. Footprint:</b>	<2%
<b>Adjacent Buildings:</b>	none				

<b>Maturity:</b>	Full maturity: S   L	Middle-aged: S   L	Young-established: S   L	Very young: S   L	
<b>Scale:</b>	Intimate	Small	Medium	Large	Expansive
<b>Enclosure:</b>	Very Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
<b>Access in site area:</b>	Promoted open recreation		Open general access	Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
<b>Landscape Quality:</b>	Highly representative: S   L	Mainly representative / minor detractors: S   L		Equal representative / non-rep: S   L	Weakly representative/ degraded: S   L
<b>Tranquillity:</b>	Low		Medium		High

<b>Land-Use:</b>	<b>Site - Primary</b>	<b>Site - Secondary</b>	<b>Locality - Primary</b>	<b>Locality - Secondary</b>
	H	E, F	F	L

<u>Land Use/Cover</u>	
<b>A – Woodland (&gt;5m tall)</b>	<b>I – Parkland/Garden(s)</b>
<b>B – Scrubland (include young woodland &lt;5m tall)</b>	<b>J – Sports, Amenity &amp; Recreation</b>
<b>C – Semi-natural grassland / marsh</b>	<b>K - Retail</b>
<b>D – Heathland / Bogs</b>	<b>L – Infrastructure (Road/Rail)</b>
<b>E – Arable Farmland</b>	<b>M - Watercourse</b>
<b>F - Pasture</b>	<b>N – Waterbody</b>
<b>G - Residential</b>	<b>O – Coastal Environment</b>
<b>H – Industrial/Commercial</b>	<b>P – Inland Rock</b>
<b>Q - Other: _____</b>	

<u>Heritage Assets/Notes:</u>
Little or no relationship to historic town.
No substantial historic buildings appear near to Site.
<b><u>Other Comments:</u></b>
Not near to large built up area. Site is degraded – virtually all previous landscape character lost. Used for motorway works. Southern extended boundary area contains agricultural land.
PRoW bounds northern and western Site boundary

**ASSESSMENT OF GREENBELT PURPOSES**

Purpose 1: to check the unrestricted sprawl of large built-up areas				
Criteria	WC	PC	NC	Comments:
Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	No relationship to existing large built up area.
Development type:	'Infilling'	'Urban Extension'	New settlement   Housing separated from large built up areas	
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None	
Effects on openness:	Limited/no countryside encroachment	Some countryside encroachment	Large scale countryside encroachment	
<b>Relative contribution of Site to Green Belt Purpose:</b>				
Well-Contained (WC)	Partly Contained (PC)		Not Contained (NC)	

Purpose 2: to prevent neighbouring towns merging into one another					
Criteria	SR	SRF	SSR	NNS	N/A
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	Small scale, contained Site within town (e.g. infilling)
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Coalescence:	None	None / Minor physical narrowing of gap	Physical narrowing of gap & potential visual coalescence	Coalescence	
<b>Residual contribution of Site to Green Belt Purpose (should the Site be developed to housing):</b>					
Separation Retained (SR)	Separation Reduced, but Functional (SRF)		Significant Separation Reduction (SSR)	Negligible or No Separation (NNS)	
Comments:	M25 is strong barrier to W of Site, yet scale of Site if developed would take up significant area of countryside between Upminster Greater London and Great Warley (hamlet) and towards West Horndon. Development would not cause towns to coalesce but may be perceived as encroachment from Greater London in to the Essex countryside east of the M25. It is noted that a large commercial development would be potentially more perceptible/visible from the M25 and from countryside east of the Site, compared to housing. Whilst not significantly reducing the gap between towns physically, commercial development is likely to have a slightly greater visual effect on the perceived openness of the green belt from further afield – particularly from the East and South. Overall, assessment level retained as SRF for employment use.				

Purpose 3: to assist in safeguarding the countryside from encroachment				
Criteria	LCF	MFC	FC	Comments:
Land-use:	e.g. Buildings	Mixed	Typical 'Countryside' uses	Existing works and storage area for M25 works – but also southern third of Site comprises agricultural land – with some hardstanding.
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping	
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail	
<b>Relative contribution of Site to Green Belt Purpose:</b>				
Limited Countryside Functions (LCF)	Mixed Functions within Countryside (MFC)		Functional Countryside (FC)	

Purpose 4: to preserve the setting and special character of historic towns			
Criteria	LRHT	MRHT	SRHT
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic areas of settlement
<b>Relative contribution of Site to Green Belt Purpose:</b>			
Limited Relationship with Historic Towns (LRHT)	Moderate Relationship with Historic Towns (MRHT)		Strong Relationship with Historic Towns (SRHT)
Comments:			

**Overall Assessment**

Overall Contribution of Site to Green Belt Purposes	Low	Moderate	High
Comments:	Overall, the Site is not immediately related to any large built up area, falling within countryside east of the M25. Gaps between small hamlets & settlements in Brentwood and Greater London would be reduced by introduction of new development on the Site, but would not cause any towns to coalesce. Development for employment use is not considered to alter assessment compared to housing assessment, however it is noted a large commercial development would be more visually prominent in the area.		



**BRENTWOOD  
BOROUGH COUNCIL**

## **Green Belt Study Part II: Green Belt Parcel Definition and Review**

Report Reference: CE-BW-0585-RP05 - Draft v6i

26 January 2018

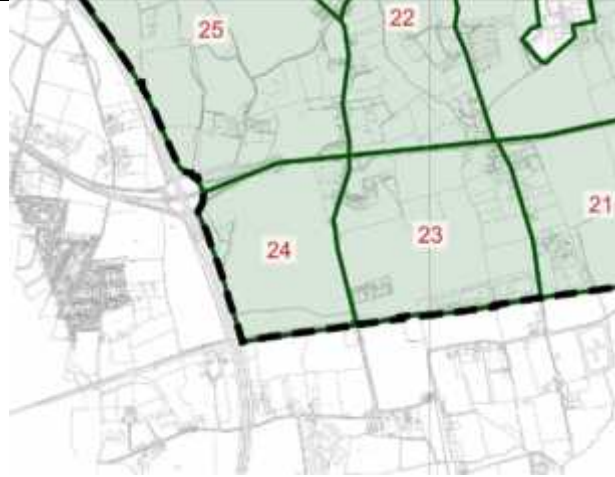


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**WORKING DRAFT**

## Brentwood Borough Strategic Green Belt Study

<b>Parcel No. and Name</b>	24: West of Warley Street	<b>Parcel Size</b>	81.35ha
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<b>Parcel-settlement relationship (Containment):</b>	Wholly / Largely contained by large built up area	Abuts large built up area   'Urban' extension	Near but clear separation	Limited association to large built up area	Distant association (visual) only or none
<b>Comments:</b>					

<b>Predominant Landscape Scale:</b>	Intimate	Small	Medium	Large	Expansive
<b>Predominant level of Enclosure:</b>	Confined	Quite Enclosed	Partial Enclosure	Quite Open	Exposed
<b>Public Access within Parcel</b>	Promoted open recreation	Open general access		Permissive general access	PRoW route access
	Permissive paths			Informal access	No access
<b>Overall level of Landscape Representativeness:</b>	Highly representative	Mainly representative / minor detractors		Equal representative / non-representative	Weakly representative/ degraded
<b>Primary Land Use/Cover</b>	Arable Farmland				
<b>Secondary Land Use/Cover</b>	Industrial development at northern end of parcel				
<b>Intervisibility within parcel and to the adjacent parcels</b>	Undulating fields facilitate open and long views across the parcel and adjacent areas.				

<b>Does the parcel abut any neighbouring administrative area?</b>	Yes – Thurrock to South – Havering Borough to west
<b>Could the parcel extend beyond the Brentwood Borough boundary?</b>	No – rail line forms southern boundary, M25 the western

# Brentwood Borough Strategic Green Belt Study

## ASSESSMENT OF GREEN BELT PURPOSES

Purpose 1: to check the unrestricted sprawl of large built-up areas					
Criteria	WC	PC	NC	Comments:	
Parcel Containment:	Within large built up area	Abuts large built up area	Separate from large built up area	Not associated with large built up area – but some industrial uses within the parcel already. Good containment by M25, A127 and rail line	
Theoretical Development Type:	‘Infilling’	‘Urban Extension’	New settlement   Development separated from large built up area		
Boundary:	Strong/Definite	Weak/Degraded/Unclear	None		
Parcel Openness:	Enclosed/Small Scale. Limited/no countryside encroachment potential	Medium scale countryside - Some encroachment potential	Large scale ‘open’ countryside - potential for unrestricted encroachment		
Relative contribution of Parcel to Green Belt Purpose:					
Well-Contained (WC)		Partly Contained (PC)	Not Contained (NC)		

Purpose 2: to prevent neighbouring towns merging into on another					
Criteria	NGC	MCG	ICG	CCG	Comments:
Interlying physical barriers:	Substantial / strong	Moderate	Unsubstantial, but functional	Absent	
Views between Towns	None / Very Distant	Some / Distant	Filtered / Obscured / Reasonably Close	Direct / Close	
Countryside Gap / Coalescence Risk (Development Sensitivity):	Parcel not considered to form part of countryside gap between towns	Forms minor part of wider countryside gap between towns / Minor physical narrowing of gap	Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence	Forms majority of countryside gap between ‘towns’ / Coalescence Risk	
Relative contribution of Parcel to Green Belt Purpose:					
Non-Critical Gap (NGC)		Minor Countryside Gap (MCG)	Important Countryside Gap (ICG)	Critical Countryside Gap (CCG)	

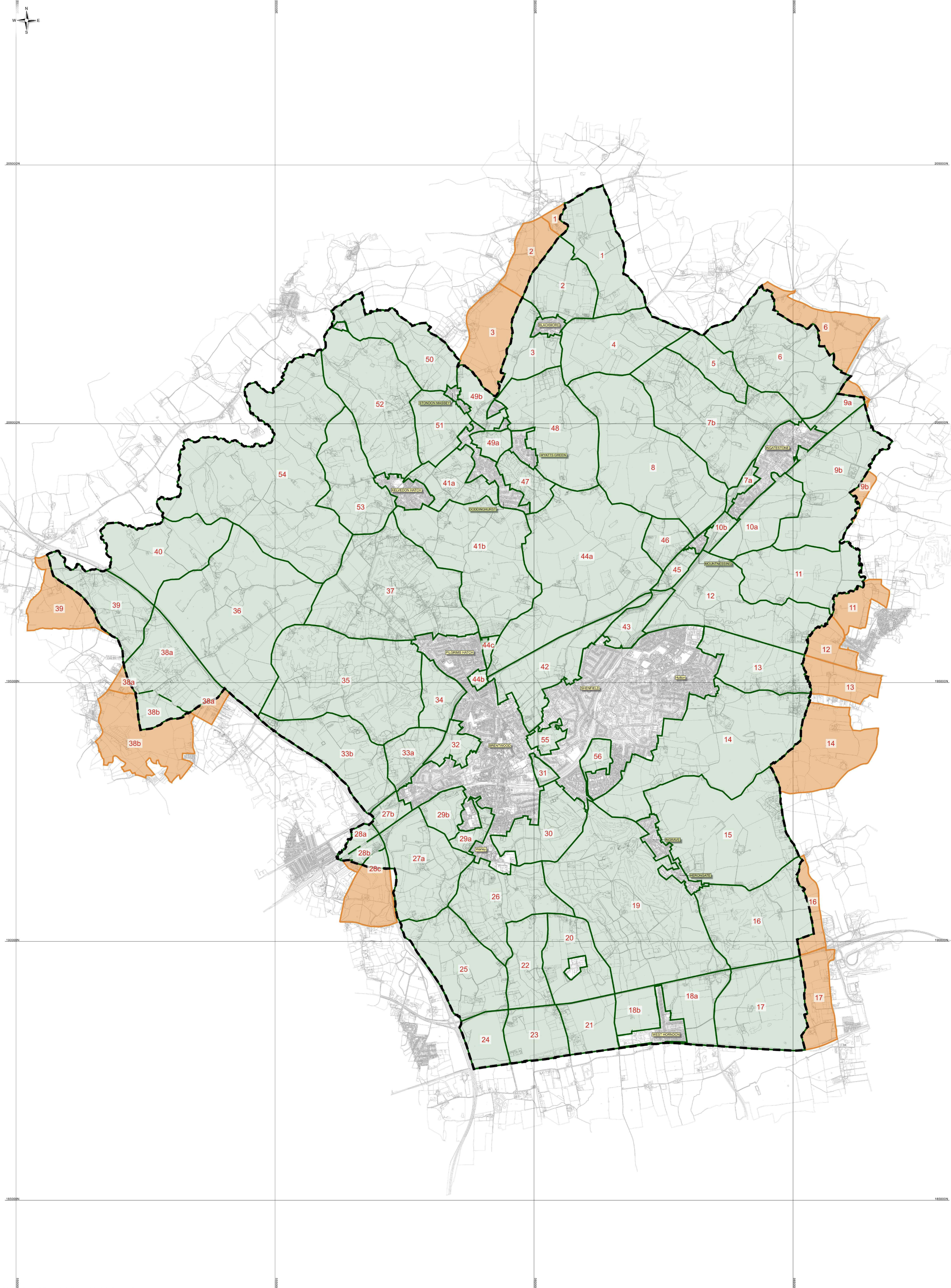
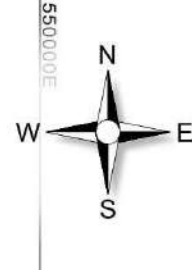
Purpose 3: to assist in safeguarding the countryside from encroachment					
Criteria	LCF	MFC	FC	Comments:	
Land-use:	e.g. Buildings	Mixed	Typical ‘Countryside’ uses	Industrial uses within the parcel	
Land-cover:	e.g. Built / Hardscaping	Mixed	Natural / Landscaping		
Access:	No Public Access	Some access (informal, permissive) or low number of PRoW	Access Land, public area (park), high number of PRoW and important routes e.g. National Trail		
Relative contribution of Parcel to Green Belt Purpose:					
Limited Countryside Functions (LCF)		Mixed Functions within Countryside (MFC)	Functional Countryside (FC)		

Purpose 4: to preserve the setting and special character of historic towns					
Criteria	LRHT	MRHT	SRHT	Comments:	
Historic Town relationship:	No / Limited physical and/or visual relationship with Historic Town	Moderate physical and/or visual relationship with Historic Town	Strong physical and/or visual relationship with Historic Town		
Relative contribution of Parcel to Green Belt Purpose:					
Limited Relationship with Historic Town (LRHT)		Moderate Relationship with Historic Town (MRHT)	Strong Relationship with Historic Town (SRHT)		
Comments:					

### Overall Assessment

Overall Contribution of Parcel to Green Belt Purposes	Low	Moderate	High
Comments:			





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- Legend:**
- Brentwood Borough Boundary
  - Green Belt
  - Green Belt parcels (within Brentwood Borough)
  - Additional extent of Green Belt parcels (extending beyond the borough boundary)

		<b>DRAFT</b>	
Brentwood Borough Council			
Strategic Green Belt Review: Assessment Parcels			
Drawn By:	Checked By:	Date:	Scale:
15	AC	24 Jun 2016	1:25,000
Revised:	Final Review:	Grid Ref:	Drawing No:
DWB v1		OS: BR066-0162 - Durb v15	Fig 1



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