

Salmond's Grove, Ingrave, Essex

Initial Landscape and Green Belt Appraisal

on behalf of

Arebray Ltd

Planning | March 2018

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The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Ecologists and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment and the Arboricultural Association.

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1 Introduction

1.1 Background to the project

1.1.1 In February 2018, The Landscape Partnership was commissioned by Arebray Ltd to undertake an initial landscape and Green Belt appraisal in support of the development of land at Salmond's Grove, Ingrave for residential uses. The site consists of a pasture at Salmond's Farm which is currently used to graze horses. It is located at the eastern edge of Ingrave, in the county of Essex. It is designated as Metropolitan Green Belt.

1.2 Proposed scheme

1.2.1 It is proposed that the site is redeveloped for residential uses. The scheme would utilise part of the existing drive to Salmond's Hall. A single storey outbuilding immediately to the west of Salmond's Hall would be removed to enable access from Salmond's Grove to the main part of the site, via the existing private drive which would be upgraded.

1.2.2 An illustrative scheme has been prepared to demonstrate how the site might be developed to accommodate 24 units of varying sizes, together with associated access road, parking areas and landscape treatments. See Drawing No. 352.100.05 as prepared by David Plant Architecture Ltd and dated 22.02.2018.

1.3 Purpose of this report

1.3.1 The purpose of this Initial Landscape and Green Belt Appraisal was to provide:

- commentary on the ability of the site to accommodate residential development of the type anticipated; and
- commentary on the findings of the Brentwood Borough Council's Green Belt Study, dated January 2018, in relation to the site, and the role that the site plays in delivering the Green Belt purposes.

1.3.2 The following work stages were undertaken in order to prepare the Initial Landscape and Green Belt Appraisal:

- Desktop study to identify an indicative zone of visual influence, any local statutory and non-statutory landscape-related designations, local public rights of way, and existing landscape character assessments covering the site and its vicinity.
- Field study to verify local landscape conditions; provide commentary on the condition, sensitivity and capacity of the local landscape character to accommodate change of the type and scale proposed; appraise the contribution of any landscape features to be lost; identify and provide commentary on the sensitivity of key visual receptor; and to compare the existing view from the key receptors with those likely to be experienced as a result of the development.

- Consideration of the judgements made with the Brentwood Borough Council Green Belt Study, Working Draft, as prepared by Crestwood Environmental Ltd and dated January 2018, as relating to the site and its landscape context.
- Consideration of the role that the site and its wider landscape context plays in delivering the Green Belt purposes defined in the National Planning Policy Framework (NPPF).

2 Site context

2.1 Site location

2.1.1 The following paragraphs provide a summary of the landscape context of the site and its environs. The site is located at Salmond's Farm, it occupies part of a parcel of land at the eastern edge of Ingrave, to the east of Salmond's Grove. The site falls within Brentwood District, in the county of Essex.

2.1.2 Immediately to the west and north of the site is an area of suburban development which has developed around various streets including St Nicholas Grove, Middle Road, Common Road and Grange Close. To the east of the settlement are a series of small pastures bounded by dense hedgerows. Beyond this the countryside is dominated by large arable fields.

2.1.3 A network of historic routes crosses the area and some of these routes have become embedded within the urban fabric. These routes continue beyond the settlement edge into the surrounding countryside.

2.1.4 The Metropolitan Green Belt extends around the settlement of Ingrave. The site falls within a portion of Green Belt to the east of Ingrave and Herongate. The site lies at the edge of the Green Belt, and the northern site boundary and southern part of the western site boundary are coincident with the Green Belt boundary.

Site features and characteristics

2.1.5 The site is located at Salmond's Farm, at the eastern edge of Ingrave. It is approximately 1.1km south-east of Brentwood. Access from Salmond's Grove is available via an existing private drive.

2.1.6 The 0.855ha site is rectangular in form, with an extension to the south to incorporate access from Salmond's Grove. The rectangular portion of the site forms a pasture which is currently used for grazing horses. The site does not contain any significant woody vegetation. The southern extension consists of an existing private driveway, an existing building, and adjacent lawn areas.

Boundaries

2.1.7 Immediately to the north is a public footpath, beyond which is the rear gardens of private dwellings at Grange Close. Grange Close features suburban development which backs onto undeveloped land at the edge of the settlement.

- 2.1.8 To the west the site abuts the rear gardens of 39 and 41 St Nicholas Grove. 41 St Nicholas Grove has a large garden which extends along much of the western site boundary. The dwellings themselves are located at the southern end of the western boundary. St Nicholas Grove forms a cul-de-sac which continues northwards as a public footpath. To the west of the footpath is further suburban housing accessed from Middle Road. The western site boundary also wraps around an existing bungalow and outbuildings at Salmond's Farm.
- 2.1.9 The southern site boundary steps around the garden of Salmond's Hall, which is a barn conversion. The western part of the southern boundary adjoins a large and well wooded garden belonging to Salmond's Farm House. The eastern part of the southern boundary adjoins the garden of Salmond's Hall.
- 2.1.10 The eastern site boundary is marked by a post and rail fence. The boundary follows a line from the rear gardens of properties at Grange Close to the corner of the garden at Salmond's Hall. The fence divides the site from further paddocks to the east.
- 2.1.11 The site adjoins areas of suburban housing to the north and west. Existing development at Salmond's Farm also extends along the southern edge of the site.
- 2.1.12 The site is currently accessed from Salmond's Grove via a private drive. This currently provides access to a group of buildings at Salmond's Farm.
- 2.1.13 The site extents are marked by a variety of boundary features. The northern boundary is delimited by post and wire fence. This continues along the western boundary where it separates the site from the garden of 41 St Nicholas Grove (White Cottage). The southern part of the western boundary is marked by a timber post and rail fence. The boundary with Salmond's Farm House is marked by a timber post and rail fence. The boundary between the paddock and Salmond's Hall is defined by a dense 3m high Beech hedge, while the boundary with the garden is marked by a timber post and rail fence. The eastern site boundary is defined by a timber post and rail fence.

Topography

- 2.1.14 Ingrave is located on a ridge of higher land within an area of gently rolling landscape. St Nicholas Church, to the south-west of the site, is approximately 87m AOD. The area of countryside to the east of the settlement takes the form of gently rolling farmland. The ground falls gently to the east where it is drained by a series of small streams.
- 2.1.15 The topography to the west of the settlement forms a series of undulating hills and ridges. The ground rises to 105m at Thorndon County Park and further low hills and promontories can be found in the wider area around Warley. Higher ground is intersected by a series of narrow valleys which form distinctive features within the landscape. This area was the setting for large estates such as Thorndon Hall.

2.1.16 The site itself is located on a relatively flat piece of ground at the edge of the settlement which includes paddocks and a small wood near Salmond's Farm. The site itself is relatively flat. Within the wider area, the site is situated within an area which slopes gently from west to east.

Vegetation

2.1.17 The site does not feature any significant woody vegetation. Vegetation cover is limited to grassland within the field and two trees on the western site boundary.

Features and elements

2.1.18 The main portion of the site consists of a paddock. The site boundary also takes in an existing building, private drive and areas of short mown grass at Salmond's Farm.

2.1.19 The boundary types enclosing the paddock are timber post and rail fence and timber post and wire fence. A dense 3m high beech hedge separates the site from Salmond's Hall.

2.1.20 There are no public rights of way across the site, which is in private ownership. A public footpath follows the line of the northern site boundary. Properties at Grange Close back onto the footpath and the boundary with the rear gardens is marked by closeboard fences and hedges. The boundary with the site is defined by timber post and wire fence and open views are available across the site towards the surrounding properties.

2.1.21 Overall, the main part of the site is occupied by a paddock. The site contains few landscape features and has little notable vegetation.

2.2 Visual context

2.2.1 The site is located at the settlement edge and is surrounded by development on three sides. The existing buildings and boundary features limit views of the site which is located on a parcel of land behind existing residential properties.

2.3 Landscape-related designations

Conservation Areas

2.3.1 Conservation Areas are defined by the 1990 Planning Act as "*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*". Published Conservation Area Appraisals provide an overview of the existing character that should be preserved, as well as possible areas for future enhancement.

2.3.2 There are no conservation areas covering the site or its immediate surroundings. The nearest Conservation Area is at Herongate. The site has no inter-visibility with this Conservation Area.

Listed Buildings

2.3.3 Buildings or structures may be listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and included on the Statutory List of Buildings of Special Architectural or Historic Interest, as maintained in England by Historic England.

- 2.3.4 There are no listed buildings on the site itself. The nearest listed building is Salmond's Farmhouse (Grade II listed) which adjoins the site to the south. St Nicholas Church (Grade II*) is located 125m south-west of the site and is separated by intervening residential development.

Registered Parks and Gardens

- 2.3.5 The Register of Parks and Gardens of Special Historic Interests in England serves to ensure that the features and qualities that make these landscapes of national importance can be safeguarded.
- 2.3.6 Thorndon Hall is a Grade II* park which covers an extensive area of landscape to the west of Ingrave. The site is located approximately 330m east of the park and is separated from it by intervening residential development within the village. There is no inter-visibility between the park and the site.

Ancient Woodland

- 2.3.7 There is no Ancient Woodland on or adjoining the site. The nearest area of Ancient Woodland is at Highfield Wood which is approximately 500m north-east of the site.

2.4 Landscape typology

- 2.4.1 The importance of understanding the landscape character of all landscapes in England is recognised in one of the Core Planning Principles within the National Planning Policy Framework (NPPF para 17) which states that planning should: "*take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it*". Landscape character assessment is the process which can identify these intrinsic values and unique characteristics of the diverse landscapes in the UK.
- 2.4.2 Landscape character assessments enable landscapes to be described and understood by mapping natural, physical and cultural features in order to define different landscapes and demonstrate what makes them special. Landscape character types share similar characteristics, such as underlying geology, soil type, topography and landform, the pattern and type of land/field enclosure, historic land use, the pattern of settlements and types of building that these comprise, tree and woodland cover and the general visual experience of the area. Landscape character areas are specific geographic areas that exhibit a particular landscape character type. Landscape character assessments can be undertaken at a range of scales. Boundaries are only indicative of the change between areas and therefore when working at a site scale, especially close to boundaries between landscape character types or character areas; users should carefully identify which landscape the land parcel belongs to, based on its specific characteristics. In addition, it is important to note that while drawn with

a line on a map, areas close to boundaries often may be better thought of as an area of transition and may display some of the characteristics and sensitivities of both character areas.

- 2.4.3 There are three relevant landscape character assessments that encompass the site. These are at the national level (National Character Areas), the county level (Essex Landscape Character Assessment), and the district level (Brentwood Borough Landscape Character Assessment).

National level

- 2.4.4 In the mid-1990s, English Nature and the Countryside Commission jointly produced The Character Map of England – a single map that identified and described 159 Joint Character Areas (JCA) covering the whole of England. (The Landscape Partnership undertook the mapping and character assessment work on behalf of Natural England for the east of England). Each distinct area was defined following consideration of its landscape, biodiversity, geodiversity, and cultural and economic activity. The boundaries of the areas followed natural rather than administrative boundaries. The various volumes of the Map were published between 1998 and 2000.
- 2.4.5 More recently, Natural England has undertaken a review of the JCAs in order to fulfil, in part, responsibilities set out in the Natural Environment White Paper 2011, Biodiversity 2020, and the European Landscape Convention 2007, creating National Character Area (NCA) profiles that are based on the original JCA profiles.
- 2.4.6 The site is located within NCA 111: Northern Thames Basin, which wraps around the north of Greater London extending from Hertfordshire in the west to the Essex coast in the east. The NCA comprises a variety of different settlements from north London suburbs, historic towns and cities such as St. Albans and Colchester, new towns such as Hatfield and Welwyn Garden City as well as more isolated and rural villages and towns.
- 2.4.7 The Northern Thames Basin contains a mix of diverse landscapes from the river valleys and wooded plateaux of Hertfordshire in the west to the arable open landscape of Essex heathlands in the east. A range of semi-natural habitats are found in the area but many are fragmented by urbanisation and associated infrastructure which is a feature of this area due to its close proximity to London. Parts of Hertfordshire and Essex however still retain tranquil areas with dispersed settlements between arable land and semi-natural habitats. The NCA includes many sites with international and national environmental designations such as SSSIs, Ramsar sites, SACs and NNRs, the majority of which are estuaries and woodlands. There is a long history of coppicing and pollarding maintenance of the ancient woodlands.
- 2.4.8 Within the Northern Thames Basin NCA (published by Natural England 2013) four distinct landscape areas are identified - Hertfordshire plateaux and river valleys; Essex wooded hills

and ridges; London Clay lowlands and Essex heathlands. Ingrave is located within the eastern portion of the NCA, with the Thames estuary, including Tilbury, lying some distance to the south.

2.4.9 Key characteristics of the NCA of relevance to the site are:

- The south of the NCA has an urban character which intensifies towards the Inner London NCA.
- Varied landform with a wide plateau divided by a series of river valleys: Ver, Colne, Lea, Stour & Roman.
- Heavy acidic soils produced from the area's characteristic thick layer of Clay have resulted in the retention of considerable areas of ancient woodland.
- There is a varied pattern of woodland across the NCA from heavily wooded areas in Hertfordshire and Essex to more open character of the Essex heathlands.
- Mixed farming with arable predominates in the Hertfordshire plateaux and occurs in parts of the London Clay lowlands and Essex heathlands.
- Important habitats are provided for species such as great crested newt, water voles, otters and dormice by the range of semi-natural habits; ancient woodland, lowland heath and floodplain grazing marsh.
- A central character of parts of Hertfordshire & Essex is the medieval pattern of dispersed farming settlements and small villages.

County level

2.4.10 The Essex Landscape Character Assessment was prepared for Essex County Council and Southend on Sea Borough Council by Chris Blandford Associates in 2002. The Assessment identified seven generic landscape divisions known as Landscape Character Types within the county. The Character Types are subdivided into thirty-five Landscape Character Areas, geographically specific areas with their own particular identity (sense of place). The site is within Character Type D: Wooded Hill and Ridge Landscapes and Character Area D2: Brentwood Hills. The Brentwood Hills form a tract of countryside around the town of Brentwood, with the more urban South Essex Coastal towns lying to the south-east. To the south is an area of countryside within Thurrock.

2.4.11 The Brentwood Hills have a varied topography comprising a series of ridges and rounded hills. The landform is strongly rolling towards the edges of the character area, flattening out towards the centre on high ground. To the south a slight escarpment occurs between Childerditch and Little Burstead. It is a wooded landscape with many small scattered woods, some large blocks of woodland, tree belts of historic parkland and hedgerow trees. As a result, views are often quite confined, but in parts long views are possible over more open farmland

and from high ground. Small unenclosed greens, commons and scattered ponds add interest and variety of the area. A number of isolated churches on hilltops are also a distinctive feature. Villages, hamlets, cottages and farmsteads are typically strung out along the narrow lanes, with a dense urban settlement concentrated along the main road and rail routes running through the centre of the area.

2.4.12 The Key Characteristics of the Brentwood Hills are as follows:

- Gently to strongly undulating hills/ridges.
- Semi enclosed character due to presence of numerous small woods, large interlocking blocks of woodland and frequent hedgerow trees.
- Patchwork of small irregular pasture and arable fields, opening out to medium to large regular arable fields in the centre of the area.
- Dense linear settlement pattern along major south west to north east road/rail routes.

District level

2.4.13 The Brentwood Borough Landscape Character Assessment, September 2006, forms part of a joint study commissioned by five local authorities in Essex.

2.4.14 Eight separate Landscape Character Types were defined at 1:25,000 scale within the Study Area. Landscape Character Types are generic and have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field systems. The eight Landscape Character Types have been broken down into seventy Landscape Character Areas that reflect distinctive variations in local character based on visual analysis of how different combinations of physical features and perceptual qualities such as scale, pattern, tranquillity, cultural associations, etc. create areas of distinctive landscape character.

2.4.15 The site falls within Landscape Character Type F – Wooded Farmland and is located within Landscape Character Area F14 – Ingrave and Herongate Wooded Farmland. The site lies at the western edge of character area close to the boundary with the neighbouring area which is described as Little Warley Wooded Farmland. The boundary runs through the centre of Ingrave following the line of the A128.

2.4.16 The key characteristics of this Landscape Character Type are:

- Gently sloping wooded farmland.
- Fields delineated by mature hedged field boundaries.
- Patches of mature deciduous woodland dotted across the landscape.
- Small-scale linear and dispersed settlement pattern.
- Sense of tranquillity disturbed by noise and movement associated with the A127 and the A128 road corridors.

3 Initial assessment of potential landscape and visual effects

3.1 Outline of development proposals

3.1.1 The site is being promoted for residential development consisting of 24 units. It is anticipated that this would be a standard two storey development with traditional building forms including pitched roofs. A scheme design plan has been prepared to illustrate how development might be accommodated at the site. The plan indicates a mix of affordable and open market housing, open market properties are provided with garages. The proposals consist of houses and gardens, access roads, private driveways and a parking court.

3.2 Potential landscape effects

3.2.1 This section provides an outline of the potential effects of development at the site.

Effects on character

3.2.2 The site lies within the Brentwood Hills Landscape Character Area (LCA D2) in the Essex Landscape Character Assessment. The key characteristics of this area can be summarised as:

- Gently to strongly undulating hills/ridges.
- Semi enclosed character due to presence of numerous small woods, large interlocking blocks of woodland and frequent hedgerow trees.
- Patchwork of small irregular pasture and arable fields, opening out to medium to large regular arable fields in the centre of the area.
- Dense linear settlement pattern along major south west to north east road/rail routes.

3.2.3 The site lies within one of the more rural parts of the character area. The landscape in the vicinity of the site is gently undulating and the site is semi-enclosed. Overall, the site is consistent with the description of the wider area.

3.2.4 The site makes some contribution to character of this area in as much as it represents part of a small pasture at the edge of Ingrave. The wider landscape is also consistent with the description of character in this area, with gently undulating arable farmland interspersed with woodland blocks.

3.2.5 The site itself is small and makes only a limited contribution to the character of the Brentwood Hills as a whole. Loss of a paddock to accommodate development would have an effect on the character of the landscape, and the site access would also change in character. However, this is a relatively small-scale development, and the effect on character would be fairly localised.

3.2.6 The site lies within the Ingrave and Herongate Wooded Farmland Landscape Character Area (LCA F14) in the Brentwood Landscape Character Assessment. The key characteristics of this area are:

- Gently sloping wooded farmland.
- Fields delineated by mature hedged field boundaries.
- Patches of mature deciduous woodland dotted across the landscape.
- Small-scale linear and dispersed settlement pattern.
- Sense of tranquillity disturbed by noise and movement associated with the A127 and the A128 road corridors.

3.2.7 The wider landscape in the vicinity of the site fits with the description of the Ingrave and Herongate Wooded Farmland. The landscape to the east of Ingrave represents an area of gently sloping wooded farmland.

3.2.8 The site itself is located close to the settlement edge and is located within an area of small scale pastures at the edge of the village which have a semi-enclosed character. The site lies at the settlement edge and its character is partially influenced by the proximity of suburban development within Ingrave.

3.2.9 The site itself is small and makes only a limited contribution to the character of the wider landscape. Loss of a paddock to accommodate development would have an effect on the character of the landscape at the site itself, and the site access would also change in character. However, this is a relatively small-scale development, and the effect on character would be fairly localised.

Effects on land use and existing site features

3.2.10 Development of the site would cause the loss of an area of paddock and would result in an extension to the built-up area. It should be recognised that any release of Green Belt land for development will cause a similar change in land use and loss of openness. Effects on land use and loss of openness would be limited to the site itself and its immediate environs. It is also noted that residential development is present to the west of the site and the proposed development would be consistent with this land use, effectively forming an extension of the urban area. The site is adjoined by existing development to the north, south and west. Whilst the development would extend the urban area, it would effectively infill between existing areas of development at Grange Close and Salmond's Farm and would not extend development any further east.

3.2.11 The site does not feature any significant vegetation and could be developed without harm to the existing tree cover within the area. The two trees on the western boundary should be retained if possible. Overall there would be no effects on vegetation as a result of the proposed development.

3.2.12 A single storey building would be lost to facilitate access to the site. This building is a moderately attractive building; however, it does not feature prominently within the street scene and could be removed without significant harm to views.

Effects on landscape designations

3.2.13 There are no landscape designations covering the site or the surrounding area. Development of the site would have no effect on landscape designations, or the setting of conservation areas.

3.2.14 The site is located adjacent to a listed building at Salmond's Farmhouse and could be considered to form part of its setting. The main part of the setting is formed by the garden of the house itself, a single-storey building to the east and Salmond's Hall to the north. The farmhouse would be separated from the proposed development by Salmond's Hall. Changes to the setting of the Listed Building would mainly arise from changes to the site access and effects on the setting of the Listed Building would be limited.

3.3 Effects on public rights of way

3.3.1 There is no public access to the site, either formal or informal. A public footpath follows a line along and outside of the northern site boundary, and people using this path would experience a high degree of change to views from the path, in the vicinity of the site. Further east, views from public footpaths are filtered by trees and hedgerows to the east of the proposed development. The route of the footpath would be safeguarded within the proposed development and there would be no requirement for permanent or temporary diversions. Additional planting would be undertaken to help reduce the effects of the development as experienced from the footpath.

3.4 Potential visual effects

3.4.1 The visual context of the site has been analysed and the key views towards the site considered. The site exerts relatively little influence on the surrounding townscape and landscape beyond its immediate vicinity.

3.4.2 Views to the site can be divided into the following groups:

- From residential properties to the north, south and west of the site, close proximity views are available towards and over the site from a small number of dwellings; views from most properties are partially obscured by garden fences, trees and hedges, and by other buildings. Views are limited to upper floor windows only for some properties.
- From public footpaths in the immediate vicinity of the site. Close proximity views are available from the public footpath which follows the northern site boundary and from points further east. Views are available across the site towards existing dwellings within Ingrave, including Salmond's Hall. A public footpath follows the edge of paddocks at Salmond's Farm. Views are available from this path towards the urban area.

- From points further east, a network of public footpaths is present within the countryside which offer middle-distance views towards the site. The site can be perceived at the edge of the settlement, amongst existing vegetation. Views are partially filtered by an existing hedgerow/trees to the east of the site and a small block of woodland. Existing properties and vegetation surrounding the site can be seen in views from the east. Development is contained within vegetation creating a soft edge to the settlement. Woodland to the west of Ingrave can be seen behind the village.
- Views from the west, within the built-up area of Ingrave are blocked by existing properties for example those at St Nicholas Grove. The site is located behind these properties. Hedges and fences limit views from the public footpath to the west.
- From the south, views are largely obscured by vegetation within the garden of Salmond's Farm House. From Salmond's Hall, which appears to be a barn conversion, there is a single large window overlooking the site. Views from the ground floor are obscured by a dense 3m high beech hedge.
- From the north, views are blocked by residential development at Grange Close and by trees and hedgerows to the east of the village, including a block of conifers to the east of Grange Close. There are two properties at Grange Close which offer views of the site from upper floor windows.

4 Initial Green Belt Appraisal

4.1 Background

- 4.1.1 The National Planning Policy Framework (NPPF) provides the framework by which local planning authorities should address the Green Belt when preparing their Local Plans.
- 4.1.2 At para 79, the NPPF states: "*The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence*".
- 4.1.3 The Green Belt is to serve five purposes (para 80):
- to check the unrestricted sprawl of large built up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.1.4 With regard to Green Belt boundaries, the NPPF notes (para 84) that: "*Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the*

Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period."

4.1.5 Para 85 notes:

When defining boundaries, local planning authorities should:

- *ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *not include land which it is unnecessary to keep permanently open;*
- *where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*

4.1.6 Brentwood Borough Council is currently preparing a new Local Plan, which will set out the long-term vision of how and where the Borough will develop up to 2033.

4.1.7 In February 2018, Brentwood Borough Council published a Green Belt Study: Overview and Technical Note to accompany and set the scene for the Working Draft of its Green Belt Study, as prepared by Crestwood Environmental Ltd and dated January 2018. Para 1.1.2 of the document notes: *"In time the adopted Plan will set out how the borough will change in the future through development growth. Providing the new homes and jobs that are required is challenging considering the environmental qualities that the borough enjoys."*

4.1.8 The Metropolitan Green Belt, north-east of Greater London, encompasses the entire Brentwood Brough, such that 89% of the borough is designated as Green Belt. Para 1.1.6 of the Technical Note observes that: *"To meet objectively assessed need for housing, using Greenfield land, allocating land currently designated as Green Belt needed to be considered"*.

4.1.9 In March 2013, Brentwood Borough Council commissioned Crestwood Environmental to undertake a *"professional assessment of the effects of allocation housing Sites (being*

considered as part of the SHLAA) within the Green Belt and their relative contribution to the purposes of the Green Belt designation”.

4.1.10 Paragraph 81 of the NPPF states that: *"local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land”.*

4.1.11 Paras 1.1.15 and 1.1.16 of the Technical Note state:

Based on the objectives of, and the opportunities provided by, the Green Belt, each Purpose was considered in turn with regard to relevant assessment criteria to establish how well the Sites (being considered as part of the assessment) fulfilled the role of the Green Belt.

It has always been the intention that Brentwood Borough Council will seek to direct all development, wherever practical and sustainable, towards land not designated within the London Metropolitan Green Belt in the first instance. Development on Green Belt land will only be considered where the strategic priorities of the Council to accommodate new housing, employment and/or mixed-use development land necessitates its release from Green Belt, accounting for all other planning, environmental and strategic considerations. As such, the focus of the assessments has been in relation to the first four purposes of the Green Belt, with Purpose 5 considered more strategically and holistically as an integral part of the wider Local Development Plan process.

4.1.12 Consultation exercises on the Draft Local Plan (2013–2015) and discussions and workshops with neighbouring authorities have highlighted, amongst other things, that Green Belt land should be protected; that Green Belt release is needed to meet Objectively Assessed (Housing) Need (OAHN); and that there is a need to prepare a review of Green Belt land.

4.1.13 In order to *"provide a robust evidence base in relation to Green Belt”*, Brentwood Borough Council has commissioned a four-part Green Belt evidence base to inform the Local Plan 2013-2033:

Part 1: Brentwood Green Belt in Context - A high-level historic and functional review of the London Metropolitan Green Belt, and the context against which the Brentwood Local Plan 2013-2033 is being developed;

Part 2: Green Belt Parcels Assessment - A borough-wide definition and relative assessment of Green Belt parcels against the five purposes of the Green Belt;

Part 3: Individual Sites Assessment (HELAA sites, lesser performing GB parcels and other identified sites) - A relative assessment of potential Site Allocations against the purposes of the Green Belt. This assessment process is split into

two sections, the first considering individual sites and the second reflecting on cumulative impacts of potential allocations; and

Part 4: Partial review of Settlement Boundaries and Green Belt edge – A focused review of existing settlement boundaries (and associated Green Belt definition) using study evidence.

4.1.14 Working drafts of Part 1 and Part 2 were published in January 2018.

4.2 Review of Brentwood Borough Council Green Belt Study Part I: London Metropolitan Green Belt Overview, Working Draft

4.2.1 In September 2017, Brentwood Borough Council commissioned Crestwood Environmental Ltd to "to provide a summary document to describe the context of the London Metropolitan Green Belt, outlining its history and potential future, specifically in relation to Brentwood Borough...".

4.2.2 Part I sets out:

- the current context of Green Belt land in England and the London Metropolitan Green Belt;
- a brief history of the Green Belt and London Metropolitan Green Belt;
- an overview of past and current national Green Belt policy;
- an overview of current Government housing policy and relationship to Green Belt policy; and
- a brief overview of future Green Belt policy considerations.

4.2.3 Part I is general in nature and makes no site-specific observations that could be used to help determine the role the site plays in delivering the Green Belt purposes.

4.2.4 The summary concludes [TLP's emphasis]:

5.1.1 This report does not advocate any policy position in relation to the Green Belt. The purpose of the report is to outline the context of the history and implementation of Green Belt policy, and the context of the London Metropolitan Green Belt within which Brentwood Borough is wholly located.

5.1.2 The role and implementation of the Green Belt has evolved over many years, both in terms of its development planning function but also public perception and expectations. The London Metropolitan Green Belt has grown significantly since 1955 and is a policy consideration for numerous Local Planning Authorities.

***5.1.3 It is clear that there are competing pressures between the protection of the Green Belt and ensuring the supply of housing** (and other development requirements), particularly in relation to high growth areas around London.*

5.1.4 This is the context against which the new Brentwood Local Plan is being developed. The local plan requires a **balanced approach which accounts for Objectively Assessed Housing Need, whilst protecting the function and purposes of the Green Belt**. It should be recognised that the London Metropolitan Green Belt currently has a number of multifunctional facets including (but not limited to):

- Preventing the urban sprawl of London;
- Preventing the urban sprawl of neighbouring towns which would harm openness of intervening land and encourage settlement coalescence; and
- Increasing recreational pressures as the population in an around London continues to grow, where there is increasing accessibility to the countryside and aspiration for recreational and green space access not necessarily afforded in 'urban' areas.

5.1.5 The new Brentwood Local Plan must accord with the requirement of the NPPF (2012) and the Housing White Paper 2017 reaffirms that Government proposes to:

"maintain existing strong protections for the Green Belt, and clarify that Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements".

5.1.6 Therefore, it is considered that Purpose 5 of the Green Belt (see 3.5.7) remains a critical spatial planning consideration at the outset of the Local Plan-making process, in that Local Plans should encourage urban regeneration and the recycling of derelict and other urban land by ensuring all development is directed to non-Green Belt land in the first instance.

5.1.7 However, options for development must also take account of various sustainability criteria, strategic priorities and infrastructure requirements, noting that around 10% of Brentwood Borough is previously developed and 89% of the borough is Green Belt. In order to strategically plan for development over the period 2013-2033, the emerging local plan needs to consider both the capacity of the existing settled areas to accommodate new development (including regeneration potential), **as well as the wider capacity of Brentwood Borough as a whole**.

- 4.2.5 At para 5.1.4, it is assumed that the third bullet should read: "**Accommodating** recreational pressures as the population in an around London continues to grow..." since it is not the Green Belt itself that increases recreational pressures but rather the population that access it.

4.3 Review of Brentwood Borough Council Green Belt Study Part II: Green Belt Parcel Definition and Review, Working Draft

- 4.3.1 In 2016, following consultation on the Draft Local Plan 2013-2033 and with neighbouring local authorities, Brentwood Borough commissioned a borough-wide study of the *"strategic function of Green Belt designated land, to form part of the emerging the evidence base to inform the new Local Plan"*.
- 4.3.2 Part II is divided into two parts:
- the methods used to undertake the assessment, and the criteria used to determine and describe the potential effects of sub-parcels of land on the purposes of Green Belt designation; and
 - a summary of the results of the individual Parcel assessments.
- 4.3.3 Para 1.4.2 notes that: *"This assessment is not intended to provide evidence of exceptional circumstances to revise the Green Belt boundary"*.
- 4.3.4 With regard to the alternation of the Green Belt boundary and the granting of planning permissions, para 1.4.6 notes that: *"The Council is under no obligation to follow this Report's findings and recommendations in preference to other planning considerations, **where on balance other planning considerations outweigh Green Belt aspects**"* and goes on to state that: *"On its own, this report **cannot be used to justify the granting or refusing of planning permission or allocating, or not allocating, a Parcel or part of a Parcel that lies within the Green Belt**"*.
- 4.3.5 Section 1.5 sets out a series of assumptions that have been made in order to undertake the Green Belt review, particularly with regard to openness and the relationship with historic towns.
- 4.3.6 As an explanation of the need to review opportunities for development within the bounds of the Green Belt, para 1.5.5 notes: *"89% of Brentwood Borough is Green Belt. **Non-Green Belt areas are already settled and predominately developed**. It is therefore assumed that where the strategically assessed development needs identified as part of the emerging Local Plan **cannot be sustainably accommodated outside of Green Belt** designated land, the **only alternative would be to consider locating that strategically assessed need on land currently designated as Green Belt**."*
- 4.3.7 Para 1.5.7 acknowledges that the review is to inform strategic level decisions - large-scale housing and employment areas – to meet the assessed needs of Brentwood over the local plan period. It follows that capacity considerations and the implications of the proposed development on the Green Belt purposes have also been undertaken at a strategic level.
- 4.3.8 Large-scale development is not defined but it is assumed that the proposed development for 24 units at Salmond's Grove would fall some way below this threshold, and that as such it is

likely to have significantly less adverse consequences on the Green Belt purposes than a large-scale development might. Thus, it is considered that the particular circumstances of the Salmond's Grove development are worthy of further study in order to determine whether the site might be developed without unacceptably compromising the Green Belt purposes.

4.3.9 It is noted that small parcels within the Green Belt – e.g. lesser performing Green Belt sites – will be considered in more detail in the forthcoming Part III study. It is considered that the site at Salmond's Grove would be one such site worthy of further investigation.

4.4 Green Belt parcels

4.4.1 General Area Green Belt Parcels were identified with boundaries based on motorways, A and B roads, operational railway lines, existing settlement extents of Large Built up Areas or rivers.

4.4.2 Given the range of character types present across the study area, from semi-urban fringes to relatively open countryside, the initial General Areas were sub-divided using the features such as:

- *Long standing unclassified public roads and private roads;*
- *Smaller water features, including streams, canals and other watercourses;*
- *Prominent physical features (e.g. ridgelines);*
- *Existing development with strongly established, regular or consistent boundaries (e.g. other ribbon development, commercial or sporting facilities etc.) and where the Green Belt land relates well to the existing settled extents; and*
- *Long standing and established woodlands, tree belts and/or hedgerows.*

4.4.3 A total of 70 Green Belt parcels were identified, and their contribution to the Green Belt purposes considered in the Green Belt review. They ranged in size from 807.49ha (Parcel 54: West of Dudbrook) to 10.29ha (Parcel 44b: A12 Pilgrim's Hatch and Brentwood). All three parcels making a Low to Moderate contribution to the Green Belt purposes appear within the 14 smallest parcels (i.e. those under 50ha), suggesting that more refined parcel sizes are better able to reflect the contribution a parcel makes to the Green Belt.

4.4.4 A set of Detailed Parcel Assessment Sheets for all 70 parcels is included at Appendix L5 of the Review, with the mapped extent of each parcel illustrated at Appendix L6.

4.4.5 The Salmond's Grove site falls within Parcel 15: East of Ingrave and Herongate.

4.4.6 Parcel L15 extends to 458.40ha, and so is the 8th largest parcel by area, significantly larger and so more encompassing than the eight smallest parcels, at the opposite end of the spectrum, which range from 10.29ha to 28.87ha.

4.4.7 Parcel L15 extends eastwards from the built edge of Herongate and Ingrave, to the borough boundary at Blind Lane, where it encompasses development in large plots fronting the lane.

To the north, the boundary follows a water course, blocks of woodland and sections of public footpath. The southern boundary is formed by Billericay Road and associated intermittent development fronting it.

- 4.4.8 Beyond the parcel edges, the greater portion of Parcel 15 is agricultural in character, comprising large-scale fields bound by intermittent hedges and lines of trees. There are no roads or lanes crossing the parcel, but a good network of public footpaths and bridleways is present; settlement is limited to that associated with Heron Hall in the centre of the parcel.
- 4.4.9 The character on the edges of the parcel is markedly different, with smaller scale plots separating the open agricultural land from the residential areas on the western boundary, large and well-vegetated residential plots fronting Blind Lane on the eastern boundary, and more intermittent and varied residential plots fronting Billericay Road to the south.

4.5 Parcel 15: East of Ingrave and Herongate

- 4.5.1 The proforma used within the methodology to review each of the purposes, and the resultant findings, are reproduced below in italics. They are followed by The Landscape Partnership's (TLP) commentary and observations concerning the findings.

4.6 Purpose 1: To check the unrestricted sprawl of large built-up areas

Parcel Containment: "Abuts large built up area" (partly contained) and "Separate from large built up area" (Not Contained)

- 4.6.1 These two responses appear contradictory and therefore of limited value in terms of the review.

- 4.6.2 Located as it is within an indentation on the settlement edge of Ingrave, TLP considers that the Salmond's Grove site, falls between the responses *"Within large built up area" (Well Contained)* and *"Abuts large built up area" (Partly Contained)*

Theoretical Development Type: "Urban Extension" (Partly Contained) and "New settlement / Development separated from large built up area" (Not Contained)

- 4.6.3 TLP considers the Salmond's Grove site, located as it is within an indentation of the settlement edge, with development to the west, north and south, falls *"Within large built up area" (Well Contained)*.

Boundary: "Weak/Degraded/Unclear" (Partly Contained)

- 4.6.4 TLP considers the Salmond's Grove site to be *"Strong/Definite" (Well Contained)*, being bound on three sides by 'permanent' residential development.

Parcel Openness: "Large scale 'open' countryside - potential for unrestricted encroachment" (Not Contained)

- 4.6.5 Given the scale of the land parcels and the land uses such as horse grazing present at the site, in contrast to the large-scale agricultural uses present in the greater portion of Parcel 15, TLP considers a more appropriate judgement for the Salmond's Grove site would be *"Enclosed/Small Scale. Limited/no countryside encroachment potential" (Well Contained)*.
- 4.6.6 The commentary notes: *"Very large parcel relative to Ingrave and Herongate"*, but not what this might mean in the context of the appraisal. It is considered by TLP that this adds weight to the earlier observations that the parcel size is too large and extensive to be useful, and the need to undertake a more refined study of smaller parcel areas if the evidence base is to be useful.
- 4.6.7 TLP largely concurs with the findings of the review. Overall, TLP considers that the Salmond Grove's site relative contribution to Green Belt Purpose 1 should be "Well Contained". Thus, it would be possible to accommodate development at the site without compromising the objective of Purpose 1.

4.7 Purpose 2: To prevent neighbouring towns merging into one another

- 4.7.1 For the purposes of the assessment, large built up areas were considered to be Brentwood, Pilgrims Hatch, Shenfield/Hutton, West Horndon and Ingatestone, in addition to significant villages such as Doddinghurst/Hook End, Wyatt's Green, Blackmore, Mountnessing, Stondon Massey, Ingrave, Herongate and Kelvedon Hatch. Small hamlets, ribbon development and sparse housing, extending along rural roads, are not considered to be part of a large built-up area.
- 4.7.2 Ingrave and Herongate on the western edge of Parcel 15 therefore constitute a large built up area. However, no guidance is provided within the Detailed Parcel Assessment Sheet for Parcel 15 as to which other large built-up area(s) has been considered in making judgements as to the parcels contribution to maintaining separation.

Interlaying physical barriers: "Moderate" (Minor Countryside Gap) and "Unsubstantial, but functional" (Important Countryside Gap) and "Absent" (Critical Countryside Gap)

- 4.7.3 No advice is provided as to how this judgement has been reached. Reference to the Section 2.5 suggests that minor roads separating Ingrave/Herongate and Billericay and Basildon would constitute a Moderate barrier, and the hedge/woodland separating Ingrave/Herongate from Brentwood might constitute a Weak barrier. More guidance is required to make a more robust judgement.

Views between towns: "Filtered / Obscured / Reasonably Close" (Important Countryside Gap) "Direct / Close" (Critical Countryside Gap)

- 4.7.4 TLP has yet to have the opportunity to investigate views between all the surrounding towns, but initial observations are that the judgements noted above are on the high side.
- 4.7.5 Were the site to be considered on its own, there are little or no views between Ingrave/Herongate and nearby towns in the vicinity of the Salmond's Grove, and a None/very Distant response is considered appropriate.
- Countryside Gap / Coalescence Risk (Development Sensitivity): "Forms large proportion of countryside gap between towns / Physical narrowing of gap & potential visual coalescence" (Important Countryside Gap) and "Forms majority of countryside gap between 'towns' / Coalescence Risk" (Critical Countryside Gap)*
- 4.7.6 Again, it is not clear how these judgements have been made. Section 2.5 suggests that distance between large built up areas should be a consideration. However, this does not appear to be reflected in the judgements made.
- 4.7.7 Plot 15 extends only as far east as Blind Lane and south as Billericay Road and abuts only Ingrave/Herongate. It is therefore not clear how it can be considered to form the "majority" of the countryside gap between towns.
- 4.7.8 With regard to the Salmond's Grove site itself, since existing development and garden plots extend eastwards along the full length of the northern and southern boundaries, it follows that development of the site would have no effect on reducing the distance between Ingrave/Herongate and other large built-up areas.
- 4.7.9 TLP concludes that the Salmond's Grove Site, is a parcel of land *"not considered to form part of countryside gap between towns"*.
- 4.7.10 The commentary notes: *"Parcel is more important at preserving settlement extents of Ingrave and Herongate – already at risk of merging. Form smaller part of countryside gap to Billericay – with ribbon development in between". Given that both Herongate and Ingrave lie to the west of Parcel 15 and appear to be as good as contiguous, it is not clear what role Parcel 15 could play in preventing the two settlements from merging."*
- 4.7.11 TLP considers the judgements made in regard to the contribution of Parcel 15 to Purpose 15 and preventing towns merging into one another to be over emphasised.
- 4.7.12 TLP considers that the Salmond Grove's site is a Non-Critical Gap, and that it makes no material contribution to Green Belt Purpose 2. Thus, it would be possible to accommodate development at the site without compromising the objective of Purpose 2.

4.8 Purpose 3: To assist in safeguarding the countryside from encroachment

Land-use: "Typical 'Countryside' uses" (Functional Countryside)

- 4.8.1 Whilst the Review's methodology considers equine uses as typical countryside uses, the horse-grazed paddocks at the site might be considered not to have the same landscape value as the open agricultural land to the east of the site.

Land-cover: "Natural / Landscaping" (Functional Countryside)

- 4.8.2 Again, there is limited guidance as to how this criterion is to be assessed without it merely being a repeat of the previous.

Access: "Some access (informal, permissive) or low number of PRoW" (Functional Countryside)

- 4.8.3 Whilst there is access to the greater portion of Parcel 15, in the vicinity of the site access is limited to the northern and eastern boundaries.

- 4.8.4 TLP concurs with the Review's judgement of Parcel 15, as a whole, providing Functional Countryside, but the site itself's contribution to Purpose 3 is somewhat less than that, and that Mixed Functions within Countryside would be more appropriate.

4.9 Purpose 4: To preserve the setting and special character of historic towns

- 4.9.1 The Review's methodology provides limited guidance and criteria as to the assessment of Parcel 15's contribution to Purpose 4 and preserving effects on the setting of historic towns. Ingrave/Herongate, in line with most other settlements within the area are considered to be historic settlements for the purposes of the Green Belt Review. Such blanket judgement as to what is an historic settlement is not particularly useful in defining a parcel's contribution to Purpose 4.

- 4.9.2 It is noted that the Herongate Conservation Area abuts the south-western corner of Parcel 15. Parcel 15 as a whole, is considered to make a "*Moderate Relationship with Historic Town.*"

- 4.9.3 The Salmond's Grove site is located within the settlement edge, bordered to the west and north by residential development dating from the later half of the C20. Salmond's Farmhouse, to the south, is listed Grade II but is separated from the site by further built development. It is some distance from the Conservation Area boundary and there is no intervisibility.

- 4.9.4 On balance, TLP considers that the site makes a Limited Relationship with Historic Town.

4.10 Purpose 5 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 4.10.1 Para 2.5.60 notes: "*Purpose 5' has not been assessed as it has already been outlined that development will be directed towards land not contained within the Green Belt in the first instance. Development on Green Belt land will only be considered where the strategic priorities of the Borough to accommodate new housing, employment and/or mixed use*

development land necessitates its release from Green Belt accounting for all other planning, environmental and strategic considerations."

4.11 Overall Assessment Rating

4.11.1 Table 6: Overall Assessment Rating provides a means by which the judgements made as to a parcel of land's contribution to each of the Green Belt Purposes can be combined to reach an overall contribution rating.

4.11.2 For the Salmond's Grove site, TLP considers the following judgements are appropriate:

- Purpose 1: Well-Contained – Low
- Purpose 2: Non-Critical Gap – Low
- Purpose 3: Functional Countryside – High
- Purpose 4: Limited Relationship with Historic Town – Low

4.11.3 The criteria within Table 6 are not particularly clear. It would appear one High and three Lows would equate to either a Low or Low-Moderate assessment rating, depending on whether "*Purpose 2 is not currently fulfilled at all (e.g. other development would constitute infilling within a town*". TLP considers that Purpose 2 is not fulfilled, and thus that the site overall makes a Low contribution to the Green Belt purposes.

5 Summary and Conclusion

5.1.1 The Landscape Partnership was instructed by Arebray Ltd to undertake an initial landscape and Green Belt appraisal of land east of Salmond's Grove, Ingrave, Essex. The site is located within an indentation in the settlement edge and comprises part of a field currently used for horse grazing. It is within the Metropolitan Green Belt.

5.1.2 The initial landscape appraisal found that developing the site in the manner proposed, e.g. c.24 residential units, would be unlikely to result in any adverse effects on land with a landscape-related designation, Conservation Area, or Ancient Woodland. Salmond's Grove Farmhouse to the south of the site is a Grade II Listed Building; however, there is intervening built form between it and the site and it is thus unlikely that development of the type proposed would have a material effect on the farmhouse's landscape setting.

5.1.3 As expected, developing the site would constitute a whole sale change of use; however, there would be no significant adverse effect on other landscape features such as topography, hedges, etc.

5.1.4 A public footpath follows a line along and outside of the northern boundary and to the east of the site. The route of the footpath would be safeguarded within any future development and there would be no requirement for any permanent or temporary diversions to the route. Changes to the visual experience of users of the footpath are considered below.

- 5.1.5 The visual context of the site has been analysed and the key views towards the site considered. The site exerts relatively little influence on the surrounding townscape and landscape beyond its immediate vicinity.
- 5.1.6 Views to the site can be divided into the following groups:
- From residential properties to the north, south and west of the site. Views from most properties are partially obscured by garden fences, trees and hedges, and by other buildings. Views are limited to upper floor windows only for some properties.
 - Close proximity views are available from the public footpath which follows the northern site boundary and from points further east. Views are available across the site towards existing dwellings within Ingrave, including Salmond's Hall. A public footpath follows the edge of paddocks at Salmond's Farm and affords views towards the urban area.
 - From points further east, a network of public footpaths is present within the countryside which offer middle-distance views towards the site. The site can be perceived at the edge of the settlement, amongst existing vegetation.
 - Views from the west, within the built-up area of Ingrave are blocked by existing properties for example those at St Nicholas Grove.
 - From the south, views are largely obscured by vegetation within the garden of Salmond's Farm House. From Salmond's Hall, which appears to be a barn conversion, there is a single large window overlooking the site. Views from the ground floor are obscured by a dense 3m high beech hedge.
 - From the north, views are blocked by residential development at Grange Close and by trees and hedgerows to the east of the village.
- 5.1.7 In September 2017, Brentwood Borough Council commissioned Crestwood Environmental Ltd to *"provide to provide a summary document to describe the context of the London Metropolitan Green Belt, outlining its history and potential future, specifically in relation to Brentwood Borough..."*.
- 5.1.8 Parts I and II of this document are now available as working drafts for comment.
- 5.1.9 It is recognised that the assessed housing need within Brentwood Borough cannot be met within land currently outside of the Green Belt, and that the Local Plan *"requires a balanced approach which accounts for Objectively Assessed Housing Need, whilst protecting the function and purposes of the Green Belt"*.
- 5.1.10 The working draft of the Green Belt Study makes no recommendations as to what the next stages in the review process might be, or which parcels or sub-divisions of parcels should be taken forward for future consideration in the Part III individual site assessment – where

HELAA sites, lesser performing Green Belt parcels and other identified sites will be assessed against the Green Belt Purposes.

- 5.1.11 The Landscape Partnership concludes that the Salmond's Grove site makes a Low contribution to the Green Belt purposes, and that it could be developed in the manner proposed without compromising the objectives of the wider Green Belt.
- 5.1.12 In summary, The Landscape Partnership considers that the site could be developed in the manner proposed without unacceptable residual effects on landscape features, landscape character or visual amenity, or without compromising the wider objectives of the Green Belt.