

DAVID JARVIS ASSOCIATES

STONEBOND PROPERTIES LIMITED

GREEN BELT AND LANDSCAPE SENSITIVITY

KELVEDON HATCH

ISSUE: Tuesday, 19 March 2019



RTPI

Chartered Town Planners

**URBAN
DESIGN
GROUP**

David Jarvis Associates Limited
1 Tennyson Street
Swindon
Wiltshire
SN1 5DT
Email: mail@davidjarvis.biz
Tel: 01793 612173

CLIENT Stonebond Properties Limited

PROJECT Kelvedon Hatch

REPORT TITLE Green Belt and Landscape Sensitivity

DJA Reference: 2700-4-1-TD-0002-S5-P1 Green Belt and landscape sensitivity ISSUE 190319.docx

Report Number: T2

Revision: P2

Issue Date: Tuesday, 19 March 2019

REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
P1	19/03/2019	Issue	PG	PG

1. INTRODUCTION

- 1.1 My name is Paul Gibbs, I am a Chartered Landscape Architect and Director of David Jarvis Associates Limited. DJA is instructed by Stonebond Properties to provide advice on matters relating to landscape and Green Belt at Kelvedon Hatch, specifically land off Stock's Lane (Parcel 075B) and Brizes Corner Field (Parcel 194) proposed for allocation in Brentwood Borough Council Pre-Submission Local Plan.
- 1.2 DJA is a Registered Practice with the Landscape Institute with considerable experience of these matters.
- 1.3 As part of the work undertaken, we have provided advice on landscape issues within the Local Plan and Green Belt in particular.
- 1.4 This note has been produced in support of Stonebond Properties' representations in respect of two sites at Kelvedon Hatch, which are the subject of proposed allocations for housing in the Reg 19 Brentwood Local Plan. It identifies elements of the Brentwood Borough Council (BBC) evidence base considered of particular relevance in consideration of whether the proposed growth of Kelvedon Hatch is justified, from a Green Belt and landscape impact perspective. It also provides commentary on these issues.
- 1.5 BBC's Landscape Sensitivity and Landscape Capacity Study (LSCA) was produced in October 2018. The LSCA reviews the sites identified in the 'Strategic Growth Options' document produced in 2016. It assesses the sensitivity of the landscape to development and identifies the landscape capacity of these areas. The methodology used is sound and has been applied appropriately.
- 1.6 I have read and assessed many Green Belt reviews. The approach taken by BBC in the preparation of their Green Belt Reviews is consistent with that undertaken for other Local Plans. The methodology used in the Brentwood Green Belt Study Stage III (GBR3) (January 2019) is sound, arising from the logical continuation of the Stage 1 and 2 Reviews and has been applied appropriately.

2. LAND OFF STOCK'S LANE (PARCEL 075B)

3.1 The site is not designated as having any particular landscape value or quality.

Effect on the Landscape

3.2 The LSCA assesses the Parcel 075B as possessing Medium Landscape and Settlement Character Sensitivity, as the Site contains common place elements, generally unremarkable, lying at edge of village. Part of larger open rural land south of Kelvedon Hatch

3.3 The LSCA assesses the Parcel 075B as possessing Medium Visual Sensitivity as there is some visual relationship to southern edge of settlement and some limited visual intrusion, but medium-long term mitigation opportunities. Site partially open to views. Longer range views from Site southwards.

3.4 This results in a medium Overall Landscape Sensitivity. I support this assessment.

3.5 The LSCA assesses the Parcel 075B as possessing a low-medium Landscape Value. This is as a result of the simple landscape structure, with some scenic value. Permissive and PRow access evident around the Site – opportunities for local enjoyment and tranquillity (walking).

3.6 This results in a medium Landscape Capacity with some capacity for development sensitive to location and local landscape. I support this assessment.

Effect on the Green Belt

3.7 GBR3 considered the contribution the site makes to the principles of the Green Belt.

3.8 *Checking the sprawl of built-up areas* - the land at Stocks Lane is enclosed to the north and west by existing residential development. The Site benefits from existing mature landscape screening on the east and southern boundary that will be protected and enhanced through the development of the site – ensuring that there will be limited/no countryside encroachment, resulting in no urban sprawl in this location.

3.9 *Preventing neighbouring towns merging into one another* - Development would infill a triangular wedge of land between two existing areas of housing and would not significantly extend the edge of Kelvedon Hatch southwards. No reduction in countryside gap to other towns or villages would occur and as a result the development of the site would not result in the coalescence of settlements.

3.10 *Reducing the impact on the countryside* - the site represents a small, well contained arable field with strong boundary planting. Its development would not encroach into the wider countryside. Furthermore, The Site is bounded to the north and west with existing residential development and

is therefore well related to the built-up area and suited to a residential addition of this scale. The existing PROW 275_19 through the centre of the site would be retained, offering good access to the wider PROW network.

- 3.11 *Preserving the setting and special character of historic towns* - Kelvedon Hatch is a relatively modern settlement, experiencing the majority of its growth during the twentieth century. Kelvedon Hatch has no conservation area and there are no listed buildings in close proximity to the site. It has no relationship with Brentwood, the historic town referred to in the Green Belt report.
- 3.12 *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.* This criterion is not relevant for the purposes of this site.
- 3.13 GBR3 concluded that the site makes only a moderate contribution to the Green Belt. I support this assessment.

4. BRIZES CORNER FIELD (PARCEL 194)

4.1 The site is not designated as having any particular landscape value or quality.

Effect on the Landscape

4.2 The LSCA assesses the Parcel 194 as possessing medium Landscape and Settlement Character Sensitivity, as the Site contains common place elements, generally unremarkable, lying at edge of village. Part of larger open rural land south of Kelvedon Hatch.

4.3 The LSCA assesses the Parcel 194 as possessing medium Visual Sensitivity as there is some visual relationship to southern edge of settlement and some limited visual intrusion, but medium-long term mitigation opportunities. Site partially open to views. Longer range views from Site southwards.

4.4 This results in a medium Overall Landscape Sensitivity. I support this assessment.

4.5 The LSCA assesses the Parcel 194 as possessing a medium Landscape Value. This is as a result of the simple landscape structure, with some scenic value; woodland and mature tree cover of good scenic value and attractive to south and southwest. Informal access evident around the Site – opportunities for local enjoyment and tranquillity (walking).

4.6 This results in a medium Landscape Capacity with some capacity for development sensitive to location and local landscape. I support this assessment.

Effect on the Green Belt

4.7 GBR3 considered the contribution the site makes to the principles of the Green Belt.

4.8 *Checking the sprawl of built-up areas* - the land at Brizes Corner Field is enclosed to the north and east by existing residential development. The site is on the edge of the settlement and benefits from thick treelines and woodland on the western and southern boundaries that will be protected and enhanced through the development of the site. The wider site could contain further development with no additional harm to the Green Belt. The site presents an opportunity to create a defensible Green Belt boundary. Development of the site would not lead to large scale countryside encroachment, significantly beyond the existing edges of the built up area.

4.9 *Preventing neighbouring towns merging into one another* - the site is enclosed to the north and east by existing built form in Kelvedon Hatch. The nearest town to the south is Pilgrims Hatch, which is situated approximately 2.5 kilometres away. The southern boundary of the site is entirely enclosed

by mature landscaping and as a result the development of the site will not result in the coalescence of settlements.

- 4.10 *Reducing the impact on the countryside* - the site represents a small, well contained field with strong boundary planting. The development of the site would not encroach into the wider countryside. Furthermore, The Site is bounded to the north and east with existing residential development and can be connected to the existing PROW network.
- 4.11 *Preserving the setting and special character of historic towns* - Kelvedon Hatch is a relatively modern settlement, experiencing the majority of its growth during the twentieth century. Kelvedon Hatch has no conservation area and there and no listed buildings in close proximity to the site. It has no relationship with Brentwood, the historic town referred to in the Green Belt report.
- 4.12 *To assist in urban regeneration* - by encouraging the recycling of derelict and other urban land. This criterion is not relevant for the purposes of this site.
- 4.13 GBR3 concluded that the site makes only a moderate contribution to the Green Belt. I support this assessment.
- 4.14 Proposed development area is also proposed to be extended westwards as shown in the vision document accompanying the representation. These proposals provide for compensatory open space, having regard to paragraph 138 of the NPPF. The advantage of increasing the area would be the opportunity to provide more robust boundaries to the Green Belt in this location. The well-developed network of tree and hedgelines would allow the proposals to be incorporated into the landscape with no additional harm to the Green Belt.

5. CONCLUSIONS

- 5.1 Both areas of land currently fall within the Green Belt.
- 5.2 BBC have taken appropriate measures to ensure that any land released from the Green Belt has been properly assessed and that the lower sensitivity parcels are released in preference to higher sensitivity parcels.
- 5.3 Both sites are assessed as being of medium landscape capacity and making only a moderate contribution to the Green Belt.
- 5.4 Both sites are well enclosed and would form logical extensions of the village.
- 5.5 The release of the two sites from the Green Belt and their subsequent allocation is supported by both the LSCA and GBR3. In addition, the proposals for Parcel 194 provide the additional benefits of compensatory open space and the opportunity for more robust boundaries to the Green Belt in this location.

Paul Gibbs

Director

David Jarvis Associates