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Green Belt Assessment

## BRENTWOOD ENTERPRISE PARK GREAT WARLEY, ESSEX S & J Padfield and Partners

October 2013

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## I INTRODUCTION

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### I.1 Context

- I.1.1 This Green Belt Assessment has been prepared by Liz Lake Associates on behalf of S & J Padfield and Partners to provide information and guidance with regards the release of land from the Green Belt at land at Codham Hall, Great Warley (the Site). The principal objectives of the study are to provide guidance on the future development potential of the Site.
- I.1.2 Policy CP7 of the Draft Brentwood Borough Local Plan 2015-2030 Preferred Options for Consultation identifies the establishment of Brentwood Enterprise Park on '*land at the former M25 works site (south of A127, site ref: 101A) and land at Codham Hall (north of A127, site ref: 101B)*'<sup>1</sup>.
- I.1.3 The identified areas are within the Metropolitan Green Belt, and as such are subject to specific planning protection within the National Planning Policy Framework (NPPF).
- I.1.4 Liz Lake Associates has been commissioned to provide an assessment of the effect of the proposal on the Metropolitan Green Belt.
- I.1.5 The Metropolitan Green Belt was formally established under the Town and Country Planning Act of 1947 and was initially implemented as a strategic function to restrict urban sprawl outwards from the capital.

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### I.2 Methodology

- I.2.1 In October 2012 Liz Lake Associates developed an Existing Green Belt Functions (EGBF) Assessment Methodology. The methodology assesses the contribution that an individual site or parcel of land makes to the functions of existing Green Belt and an assessment of

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<sup>1</sup> Local Plan 2015-2030: Preferred Options for Consultation (June 2013) page 39

the likely effect on the five purposes of the Green Belt if the Site or parcel is removed from the Green Belt for development.

1.2.2 The purposes of including land in the Green Belt are set out in paragraph 80 of the NPPF. They are:

- *“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*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land”<sup>2</sup>*

1.2.3 The Liz Lake EGBF Assessment Methodology generally considers greenfield or near greenfield sites, unusually the Sites under consideration are developed. Paragraph 3.15 of the Council's Preferred Options document states that 'previously developed land in this location provides an opportunity for new employment land'. As such these existing developed areas within Green Belt are preferred to consideration of the location of employment land in areas beyond the Green Belt, currently of limited land supply within Brentwood Borough.

1.2.4 The aim of this report is to determine if the Site still serves the purposes and, if not, why it might be considered for exclusion from the Green Belt.

1.2.5 Methodologies for landscape sensitivity studies and the identification of land that might compensate for the removal of the Site proposed for exclusion from the Green Belt are not covered by this Methodology.

1.2.6 The EGBF Assessment Methodology follows five stages:

- Stage 1: Identification of the Site

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<sup>2</sup> Department for Communities and Local Government, NPPF, (2012), Page 19 Paragraph 80

- Stage 2: Desk top analysis
  - Stage 3: Identification of a framework
  - Stage 4: Site visit
  - Stage 5: Assessment of Green Belt functions
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## 2 IDENTIFICATION OF THE SITE

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### 2.1 Green Belt Context

- 2.1.1 Central to the process of assessing the 5 purposes of Green Belt is the identification of the local Green Belt context and the establishment of parcels of land applicable to the Site. The extent of the Green Belt context is defined with consideration of the Green Belt boundary, the proximity of built up areas and Conservation Areas, and the site location within the Green Belt.
- 2.1.2 The Site is then considered and where applicable discrete areas, or parcels, within the Site are identified for assessment. The parcels are based upon published Landscape Character Assessments, land use as well as clear physical features or readily identifiable boundaries (refer section 3 Identification of a Framework).
- 2.1.3 Ordnance Survey maps and aerial photographs were initially used to identify the Green Belt context and assessment parcels, parcel boundaries were then checked on site. The NPPF states that “*When defining boundaries, local planning authorities should: define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*”.<sup>3</sup>
- 2.1.4 The proposed development areas (the Site) are identified within the Draft Brentwood Borough Local Plan 2015-2030: Preferred Options for Consultation (DBBLP) as follows:
- Site ref: 101A (Land at former M25 works site, south of A127)
  - Site ref: 101B (Land at Codham Hall, north of A127).
- 2.1.5 The proposed Green Belt context (extending approximately 3km from the Site), includes the development areas (101A and 101B), the Metropolitan Green Belt ‘edges’ and the edges of adjacent conurbations; Brentwood (approximately 3km to the north) and Cranham, Upminster (approximately 0.5km to the south west). Refer Figure 1: Green Belt Context, Appendix A.

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<sup>3</sup> NPPF (2012), Page 20 Paragraph 85



### 3 CONTEXT

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#### 3.1 Desk Top Analysis

3.1.1 A desk top analysis of published documentation relating to the Green Belt context was undertaken including a review of the following:

- National Planning Policy Framework (NPPF)
- Local Plans and Local Development Framework
- Landscape Character Assessments (National and Local)
- Other relevant designations e.g. Local Wildlife Sites, AONB, SSSI etc.
- Relevant local Green Belt documents and policies.

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#### 3.2 National Planning Policy Framework

3.2.1 NPPF Paragraph 79: *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.*

3.2.2 NPPF Paragraph 89: *A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:*

- *buildings for agriculture and forestry;*
- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*

- *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

### 3.2.3

NPPF Paragraph 90: *Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:*

- *mineral extraction;*
- *engineering operations;*
- *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- *the re-use of buildings provided that the buildings are of permanent and substantial construction; and*
- *development brought forward under a Community Right to Build Order.*

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## 3.3

### **Draft Brentwood Borough Local Plan 2015 -2030: Preferred Options for Consultation**

### 3.3.1

NPPF Paragraph 83: *Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, 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.*<sup>4</sup>

3.3.2 Brentwood Borough Council is in the process of reviewing the Local Plan (LP), as well as producing new policies for the control of development until 2030.

3.3.3 Local Plan reviews must take into account the NPPF. The review of the LP gives the planning authority the opportunity to review Green Belt boundaries.

3.3.4 The NPPF places a duty on the Planning Authority to review all their current Green Belt Boundaries, NPPF Paragraph 85: *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.*<sup>5</sup>

3.3.5 As part of the Local Plan review, Brentwood Borough have produced a Preferred Options for Consultation DRAFT which identifies sites within the Borough that are designated for

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<sup>4</sup> NPPF (2012), p19 Paragraph 83

<sup>5</sup> NPPF (2012), p20 Paragraph 85

development, of which the sites ref 101A and 101B under consideration are currently within the Metropolitan Green Belt.

3.3.6 Policy CP10: Green Belt '*The general extent of the Green Belt across the Borough will be retained subject to minor allocations made in this Plan affecting Green Belt,*'<sup>6</sup>

3.3.7 Policy CP7: Brentwood Enterprise Park '*Brentwood Enterprise Park will provide new floorspace for employment development (use classes B1, B2 and B8)*'<sup>7</sup>. Justification:

- '*3.15 Previously developed land in this location provides an opportunity for new employment land in the form of a business park. The location is excellent in terms of transport links and is suitable for new floor space of a scale that it would be extremely difficult to accommodate elsewhere in the Borough.*'

3.3.8 Evidence:

- Employment Land Review (2010),
- Heart of Essex Economic Futures Study (2012)
- NPPF Paragraph 21 '*In drawing up Local Plans, local planning authorities should: set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.*'

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## 3.4 Landscape Character Assessments

3.4.1 The area under consideration lies within National Character Area: NCA 111, Northern Thames Basin and is broadly located on the cusp of the London Clay Lowlands and the Essex Wooded Hills and Ridges sub-character areas. The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) provides further detailed descriptions of the region and classifies the Site into two distinct character areas.

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<sup>6</sup> DRAFT BBLP 2015-2030, page 47

<sup>7</sup> DRAFT BBLP 2015-2030, page 39

- 3.4.2 **Site ref 101A (former M25 works site):** Within the Brentwood district development area 101A lies within the Fenland (G) landscape character type and specifically the Horndon Fenland (G1) landscape character area.
- 3.4.3 Key characteristics of the Horndon Fenland landscape include large arable and pasture fields, a predominantly flat topography with mature hedgerow field boundaries (sometimes gappy), which contain several single mature trees. A relatively sparse settlement pattern with views to the surrounding wooded hills to the north and long distance views of pylons to the south.
- 3.4.4 **Site ref 101B (land at Codham Hall):** Within the Brentwood district the development area 101B lies within the Wooded Farmland (F) landscape character type and specifically the Great Warley Wooded Farmland (F13) landscape character area.
- 3.4.5 Key characteristics of the Great Warley Wooded Farmland landscape include strongly undulating wooded farmland / wooded hills, extensive patches of woodland with small-scale field pattern and mature treed field boundaries. Settlement is generally small-scale comprising historic farmsteads and hamlets, with narrow, quiet sinuous rural lanes. The M25 and A127 road corridors are incongruous elements bringing noise and movement into the landscape. Long views across Thames Chase to the west towards London and North Kent are noted from higher vantage points.

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### 3.5 Other Relevant Designations

- 3.5.1 Local wildlife sites adjacent to the Site are identified within the Brentwood Borough Local Wildlife Sites Review (2012):
- **Bre59 - Codham Hall Wood** (5.0ha) – Lowland mixed deciduous woodland (BAP habitat) area to the north east of M25 Junction 29 which extends in a linear strip along a small stream on the western boundary of Codham Hall and continues to the north. Dominated by hornbeam coppice with occasional pedunculated oak, sweet chestnut, sycamore and silver birch. The woodland includes a ground flora with an abundance of bluebell, wood anemone and other Ancient woodland indicator species.
  - **Bre66 - Hobbs Hole** (1.8ha) – Lowland mixed deciduous woodland (BAP habitat) area to the south east of M25 Junction 29. A woodland and scrub habitat of ash coppice and standards with dense blackthorn scrub and mixed quality ground flora. Areas along a

small stream on the north eastern wood edge include an increased diversity of shrub layer and ground flora with Ancient woodland indicator species such as bluebell, wood anemone and moschatel.

3.5.2 The Great Warley Conservation Area and Warley Place Conservation Area are located to the north of the Site (approx. 1.3 km) and the Thorndon Park Conservation Area is located to the north east of the Site (approx.. 3.0km).

3.5.3 Approximately 0.5km to the east of the Site the following buildings are listed within the English Heritage register:

- Hulmers (1250605), Great Warley Street (B186)
  - Brick House Hotel (1263167), Great Warley Street (B186).
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## 4 IDENTIFICATION OF A FRAMEWORK

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### 4.1 Identification of Parcels

4.1.1 The Site is reviewed and where applicable discrete areas, or parcels, within the Site are identified for assessment. The parcels are based upon key characteristics identified in the published Landscape Character Assessments, land use as well as clear physical features or readily identifiable boundaries, such as urban edge, roads, railways, streams, water features, belts of trees and woodland.

4.1.2 For the purposes of assessment the Site has been divided into four parcels as detailed below. Each parcel is assessed on its own merit and has readily identifiable boundaries and similar characteristics (refer **Figure 2 Assessment Parcels, Appendix A**).

- **Parcel P1:** 101A (Land at former M25 works site) – NORTH. Land adjacent to the A127 and south to the watercourse
- **Parcel P2:** 101A (Land at former M25 works site) – SOUTH. Land to the south of the watercourse
- **Parcel P3:** 101B (Land at Codham Hall) – WEST. Land to the west of Codham Hall
- **Parcel P4:** 101B (Land at Codham Hall) – EAST. Land to the east of Codham Hall

4.1.3 A brief description of each parcel is detailed below.

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### 4.2 Site Visit

4.2.1 A site visit was carried out by Elizabeth Hazelwood, Chartered Landscape Architect, on 4<sup>th</sup> September 2013. The weather was hazy, clearing to fine and sunny. The physical features and boundaries of the identified parcels of land were reviewed and photographs taken. Refer **Figures 3 – 6, Photographic Record, Appendix A**.

4.2.2 The site visit confirmed the extent of the identified parcel areas and boundaries where reviewed.

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### **4.3 Parcel P1: 101A land at former M25 works site - NORTH**

- 4.3.1 Parcel P1 is approximately 16.3 hectares and located to the south east of M25 Junction 29, south of the A127. The area was used as the depot for M25 construction works. The area is a mix of hard standing, compacted aggregate and scrub with portable works cabins, caravans and remnant construction materials. Several vegetated bunds edge the site to the south, east and north.
- 4.3.2 Parcel P1 is bounded to the north by the A127 trunk road and to the west by the M25 (Junction 29 slip lanes and embankments). The southern boundary of parcel P1 is defined by a small watercourse and incidental vegetation. The eastern boundary is formed by a ditch and vegetation with private small holdings beyond.
- 4.3.3 A cluster of houses and Great Warley Hall (farm) are located to the east of parcel P1 (approximately 0.1km) beyond Warley Street (B186) and the suburb of Cranham, Upminster is located to the west (approximately 0.5km) beyond the M25 orbital. To the south is Parcel P2 (refer below).

Refer **Figures 3 & 4: Parcel P1 & P2 - Photographic Record, Appendix A.**

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### **4.4 Parcel P2: 101A land at former M25 works site - SOUTH**

- 4.4.1 Parcel P2 is approximately 7.5 hectares and adjoins parcel P1. Part of the former M25 works depot the majority of the area is compacted aggregate and scrub with sections of bunding enclosing a central works area. Areas to the east and west are agricultural land of varying quality.
- 4.4.2 The northern boundary of Parcel P2 is formed by a small watercourse with incidental vegetation. To the eastern boundary the site extends over agricultural land to a vegetated bund. The southern boundary of Parcel P2 adjoins agricultural land rising to a local high point, a shallow ridge running east west. Beyond the southern ridge a public footpath (PROW 179) is routed east-west between the bridleway (PROW 183) adjoining the M25 alignment and Warley Street (B186). To the west the Parcel is bounded by a small stream and the deciduous wood known as Hobbs Hole (Local Wildlife Site).



- 4.4.3 A cluster of houses and Great Warley Hall (farm) are located to the east of Parcel P2 (approximately 0.1km) beyond Warley Street (B186) and the suburb of Cranham, Upminster is located to the west (approximately 0.5km) beyond the M25 orbital. To the south isolated residential properties are scattered across the fenland beyond the Fenchurch Street rail line.

Refer **Figures 3 & 4: Parcel P1 & P2 - Photographic Record, Appendix A.**

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#### **4.5 Parcel P3: 101B land at Codham Hall – WEST**

- 4.5.1 Parcel P3 is approximately 3.7 hectares and located to the north of the A127 trunk road. Part of the Codham Hall farm complex the Parcel is located to the west of Codham Hall and includes a mix of farm buildings, hard stand areas, temporary structures, caravans and equipment with large screen plantings and scrub.
- 4.5.2 The northern boundary adjoins agricultural land and is defined by a native hedgerow and a farm track (PROW 177). The western boundary is formed by a stream and broad hedgeline, part of the Codham Wood (Local Wildlife Site) belt which extends to the north and the route of bridleway (PROW 183). To the south a mixed native hedgerow including a section of large established conifer hedge defines the boundary with agricultural land and the A127 beyond. The western boundary adjoins Codham Hall and is edged by mature specimen trees along Codham Hall Lane which exits the farm to the north.

Refer **Figures 5 & 6: Parcel P3 & P4 - Photographic Record, Appendix A.**

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#### **4.6 Parcel P4: 101B land at Codham Hall – EAST**

- 4.6.1 Parcel P4 is approximately 2.8 hectares and located to the north of the A127 trunk road. Part of the Codham Hall farm complex the parcel is located to the east and south of Codham Hall and includes a mix of works buildings, hard stand areas, temporary structures, caravans and equipment with hedge screen plantings.
- 4.6.2 The northern boundary is defined by a timber post and rail fence with a vegetated bund and grassed field beyond. A public right of way (PROW 176) is located to the north of the parcel along an east-west route. An access track and vegetated bund demarks the eastern boundary which extends to the south stopping short of the access road. To the south a young mixed species woodland belt extends along the majority of the boundary. The

western boundary adjoins Codham Hall and the main entry road and is defined by mixed hedgerow screen plantings.

Refer Figures 5 & 6: Parcel P3 & P4 - Photographic Record, Appendix A.

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## 5 ASSESSMENT OF GREEN BELT FUNCTIONS

### 5.1 Analysis

5.1.1 In accordance with the Liz Lake Associates Existing Green Belt Functions Assessment Methodology an analysis of each parcel has been made to determine which purposes of the Green Belt functions are being met and to what extent.

5.1.2 The analysis is described in detail for each parcel of land and a summary discussion is provided on the overall assessment.

### 5.2 Parcel PI: M25 works site - NORTH

5.2.1 Assessment of Parcel PI with regard to the five Green Belt functions:

*Table 5.1 - Parcel PI Assessment*

<i>Purpose</i>	<i>Discussion</i>	<i>Conclusion</i>
<b>To check the unrestricted sprawl of large built-up areas</b>	The Parcel is not contained – the majority of the Parcel is detached from large built up areas ie towns and established villages. Note: this Parcel is adjacent to the A127 and M25 (junction 29) which could be considered as 'built up area'. For the purposes of this report 'built up area' refers to housing or built form. The extent and location of this Parcel (less than 1km from Cranham) could result in pressure to develop the area between Cranham and the M25 (within the neighbouring borough) with potential for a 'ribbon development' effect along the A127.	Development of the parcel could lead to ribbon development along the A127 to a moderate degree which would have moderate potential to lead to urban sprawl.
<b>To prevent neighbouring towns merging into one another</b>	Removal of Parcel PI from the Green Belt would have a minor effect upon the adjacent areas of Green Belt in sufficiently meeting this purpose.	Development of the Parcel would not result in actual coalescence / merging of settlements but would reduce the Green Belt gap between

<i>Purpose</i>	<i>Discussion</i>	<i>Conclusion</i>
		Cranham and rural settlements.
<b>To assist in safeguarding the countryside from encroachment</b>	<p>Assessment of Green Belt purpose is considered under four categories:</p> <p><u>Boundary strength</u>: Parcel PI has a combination of one or more strong boundary features which are intact, well developed and durable. Boundaries are prominent in the landscape.</p> <p><u>Development coverage</u>: Parcel PI is extensively developed.</p> <p><u>Land Use</u>: The majority of land use within Parcel PI is not within a defined countryside use including those defined in paragraphs 89 and 90 of the NPPF.</p> <p><u>Development pre Green Belt designation</u>: The majority of existing development appears to be post Green Belt designation.</p>	Development of the parcel beyond the current development status would encroach on the countryside to a minor degree.
<b>To preserve the setting and special character of historic towns</b>	The parcel plays no part in the preservation of any setting or special character of a historic town or significant feature of historic interest.	Appropriately designed development could be added to the parcel without a significant adverse effect on any setting or special character of a historic town or significant feature of historic interest.
<b>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</b>	<p>Paragraph 3.15 of the Council's Preferred Options document states that 'previously developed land in this location provides an opportunity for new employment land'.</p> <p>The parcel of land has been developed and is deemed to assist in urban regeneration but not wholly in accordance with Green Belt purpose.</p>	Further development of the parcel is deemed to encourage the recycling of derelict and other urban land within the Green Belt.

<i>Purpose</i>	<i>Discussion</i>	<i>Conclusion</i>
	Parcel P1 therefore does not fulfil this purpose of the Green Belt.	

5.2.2 Overall the development of Parcel P1 would have a MODERATE to SLIGHT adverse effect on the function of the Green Belt within the locality. The proximity to the M25 and A127 route reduces the likely adverse effect of development in this location.

### 5.3 **Parcel P2: M25 works site - SOUTH**

5.3.1 Assessment of Parcel P2 with regard to the five Green Belt functions:

*Table 5.2 - Parcel P2 Assessment*

<i>Purpose</i>	<i>Discussion</i>	<i>Conclusion</i>
<b>To check the unrestricted sprawl of large built-up areas</b>	The parcel is not contained – the majority of the parcel is detached from large built up areas ie towns and established villages.	Development of the Parcel would have potential to lead to unrestricted sprawl of large built up areas.
<b>To prevent neighbouring towns merging into one another</b>	Removal of parcel P2 from the Green Belt would result in a moderate effect upon the adjacent areas of Green Belt in sufficiently meeting this purpose.	Development of the parcel would not result in actual coalescence / merging of settlements but would reduce the Green Belt gap between Cranham and rural settlements to a moderate degree.
<b>To assist in safeguarding the countryside from encroachment</b>	Assessment of Green Belt purpose is considered under four categories: <u>Boundary strength</u> : Parcel P2 generally has weak boundary features, with poor connectivity and no prominence within the landscape. Note: the existing bunding is not considered as a boundary feature because it is temporary and would not be in place if the	Development of the parcel beyond the current development status would encroach on the countryside to a minor degree.

<i>Purpose</i>	<i>Discussion</i>	<i>Conclusion</i>
	<p>extant permission were implemented.</p> <p><u>Development coverage:</u> Parcel P2 is partially developed.</p> <p><u>Land Use:</u> The majority of land use within Parcel P2 is not within a defined countryside use including those defined in paragraphs 89 and 90 of the NPPF.</p> <p><u>Development pre Green Belt designation:</u> The majority of existing development appears to be post Green Belt designation.</p>	
<b>To preserve the setting and special character of historic towns</b>	Parcel P2 plays no part in the preservation of any setting or special character of a historic town or significant feature of historic interest.	Appropriately designed development could be added to the parcel without a significant adverse effect on any setting or special character of a historic town or significant feature of historic interest.
<b>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</b>	<p>Paragraph 3.15 of the Council's Preferred Options document states that 'previously developed land in this location provides an opportunity for new employment land'.</p> <p>The parcel of land has been developed and is deemed to assist in urban regeneration but not wholly in accordance with Green Belt purpose.</p> <p>Parcel P2 therefore does fulfil this purpose of the Green Belt.</p>	Further development of the parcel is deemed to encourage the recycling of derelict and other urban land within the Green Belt.

## 5.3.2

Overall the development of Parcel P2 would have a MODERATE adverse effect on the function of the Green Belt within the locality. This parcel attains an increased adverse effect in comparison to Parcel P1 due to the proximity of surrounding agricultural land and deciduous woodland (local wildlife site).

## 5.4 Parcel P3: Codham Hall – WEST

5.4.1 Assessment of Parcel P3 with regard to the five Green Belt functions:

*Table 5.3 - Parcel P3 Assessment*

<i>Purpose</i>	<i>Discussion</i>	<i>Conclusion</i>
<b>To check the unrestricted sprawl of large built-up areas</b>	The parcel is not contained – the majority of the parcel is detached from large built up areas ie towns and established villages. It is noted that development of the parcel may lead to further development of land between the parcel and the access road / A127 corridor.	Further intensification of development within the parcel has moderate potential to lead to unrestricted sprawl of large built up areas.
<b>To prevent neighbouring towns merging into one another</b>	Removal of Parcel P3 from the Green Belt would have a moderate effect upon the adjacent areas of Green Belt in sufficiently meeting this purpose.	Further intensification of development within the parcel would not result in actual coalescence / merging of settlements but would reduce the Green Belt gap between Cranham and rural settlements to a moderate degree.
<b>To assist in safeguarding the countryside from encroachment</b>	Assessment of Green Belt purpose is considered under four categories: <u>Boundary strength</u> : Parcel P3 has a combination of one or more strong boundary features which are intact, well developed and durable. Boundary is prominent in the landscape. <u>Development coverage</u> : Parcel P3 is extensively developed. <u>Land Use</u> : The current land use within Parcel P3 is moderately split between designated and non-defined countryside use including those defined in paragraphs 89 and 90 of the NPPF. <u>Development pre Green Belt designation</u> :	The Parcel is already urbanised within the Green Belt. Further intensification of development within the existing Site would not encroach further on the countryside.

<i>Purpose</i>	<i>Discussion</i>	<i>Conclusion</i>
	Development age varies. It is considered that the majority of existing development appears to be post Green Belt designation. Further detailed assessment would be required to confirm the parcel status.	
<b>To preserve the setting and special character of historic towns</b>	The parcel plays no part in the preservation of any setting or special character of a historic town or significant feature of historic interest.	Appropriately designed development could be added to the parcel without a significant adverse effect.
<b>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</b>	<p>The parcel of land has developed organically around the Codham Hall farm and out buildings incorporating mixed uses other than agricultural use.</p> <p>Paragraph 3.15 of the Council's Preferred Options document states that 'previously developed land in this location provides an opportunity for new employment land'.</p> <p>The parcel of land has been developed and is deemed to assist in urban regeneration but not wholly in accordance with Green Belt purpose.</p> <p>Parcel P3 therefore does not fulfil this purpose of the Green Belt.</p>	Further intensification of development within the parcel is deemed to represent a minor adverse effect upon the Green Belt.

5.4.2 Overall the development of Parcel P3 would have a SLIGHT adverse effect on the function of the Green Belt within the locality. The parcel is small in size and well bounded to prevent urban sprawl.

## 5.5 **Parcel P4: Codham Hall – EAST**

5.5.1 Assessment of Parcel P4 with regard to the five Green Belt functions:



Table 5.4 - Parcel P4 Assessment

<i>Purpose</i>	<i>Discussion</i>	<i>Conclusion</i>
<b>To check the unrestricted sprawl of large built-up areas</b>	The parcel is not contained – the majority of the parcel is detached from large built up areas ie towns and established villages. It is noted that development of the parcel may lead to further development of land between the parcel and the access road / A127 corridor.	Further intensification of development within the parcel has moderate potential to lead to unrestricted sprawl of large built up areas.
<b>To prevent neighbouring towns merging into one another</b>	Removal of Parcel P4 from the Green Belt would have a moderate effect upon the adjacent areas of Green Belt in sufficiently meeting this purpose.	Further intensification of development within the parcel would not result in actual coalescence / merging of settlements but would reduce the Green Belt gap between Cranham and rural settlements to a moderate degree.
<b>To assist in safeguarding the countryside from encroachment</b>	<p>Assessment of Green Belt purpose is considered under four categories:</p> <p><u>Boundary strength</u>: Parcel P4 has a combination of one or more strong boundary features which are intact, well developed and durable. Boundary is prominent in the landscape.</p> <p><u>Development coverage</u>: Parcel P4 is extensively developed.</p> <p><u>Land Use</u>: The current land use within Parcel P4 is moderately split between designated and non-defined countryside use including those defined in paragraphs 89 and 90 of the NPPF.</p> <p><u>Development pre Green Belt designation</u>: Development age varies. It is considered that the majority of existing development appears to be post Green Belt designation.</p>	The Parcel is already urbanised within the Green Belt. Further intensification of development within the existing Site would not encroach further on the countryside.

<i>Purpose</i>	<i>Discussion</i>	<i>Conclusion</i>
	Further detailed assessment would be required to confirm the parcel status.	
<b>To preserve the setting and special character of historic towns</b>	The parcel plays no part in the preservation of any setting or special character of a historic town or significant feature of historic interest.	Appropriately designed development could be added to the parcel without a significant adverse effect.
<b>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</b>	<p>The parcel of land has developed organically to the east of Codham Hall farm, incorporating mixed uses other than agricultural use.</p> <p>Paragraph 3.15 of the Council's Preferred Options document states that 'previously developed land in this location provides an opportunity for new employment land'.</p> <p>The parcel of land has been developed and is deemed to assist in urban regeneration but not wholly in accordance with Green Belt purpose.</p> <p>Parcel P4 therefore does not fulfil this purpose of the Green Belt.</p>	Further intensification of development within the parcel is deemed to represent a minor adverse effect upon the Green Belt.

5.5.2 Overall the development of Parcel P4 would have a SLIGHT adverse effect on the function of the Green Belt within the locality. The parcel is small in size and well bounded to prevent urban sprawl.

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## 5.6 Overall Assessment

5.6.1 The four parcels of land have been analysed to establish to what extent they fulfil the five purposes of the Green Belt as specified in the NPPF. Table 6.1 illustrates the outcome graphically. Where the parcel is deemed to fulfil the identified purpose of Green Belt the

box is coloured green, where failing to fulfil Green Belt purpose a red colour has been assigned.

**Table 6.1 Green Belt Assessment Summary**

<i>Purpose of the Green Belt</i> <sup>8</sup>	<i>Parcel</i>			
	P1	P2	P3	P4
To check unrestricted sprawl of large built up areas	Yellow	Green	Green	Green
To prevent neighbouring towns from merging into one another	Red	Yellow	Red	Red
To assist in safeguarding the countryside from encroachment	Yellow	Red	Red	Red
To preserve the setting and special characters of historic towns	Red	Red	Red	Red
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Yellow	Yellow	Red	Red
<b>Overall performance of the parcel to fulfil the functions of the Green Belt</b>	Red	Yellow	Red	Red

5.6.2 The assessment of the parcels of land under consideration (P1 – P4) to fulfil the functions of the Green Belt has established the Parcels do not currently fulfil the functions of Green Belt adequately. Parcel P1, P3 and P4 are considered to represent the worst performing areas. The analysis has been used to assess to what effect the removal of these parcels from the Green Belt would have on the functions of the Green Belt.

5.6.3 The five parcels of land if developed further would potentially have the following adverse effects on the function of the Green Belt within the locality:

- Parcel P1: MODERATE to SLIGHT adverse effect
- Parcel P2: MODERATE adverse effect
- Parcel P3: SLIGHT adverse effect

<sup>8</sup> NPPF (2012), Page 19 Paragraph 80

- Parcel P4: SLIGHT adverse effect
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## 6 SUMMARY

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- 6.1.1 Within the Draft Brentwood Borough Local Plan 2015 -2030: Preferred Options for Consultation, Policy CP7 identifies two areas of land; site ref: 101A (land at former M25 works site) and site ref: 101B (land at Codham Hall) as being suitable for development as the 'Brentwood Enterprise Park'.
- 6.1.2 The Site is within the Metropolitan Green Belt and as such enjoys specific planning protection under the National Planning Policy Framework (NPPF). The five purposes of the Green Belt are described in the NPPF paragraph 80.
- 6.1.3 The Green Belt context, sites, identified parcels and Green Belt boundaries are shown on **Figure 1: Green Belt Context, Appendix A**. For the purposes of this report the two areas under consideration are divided into four parcels. Site ref: 101A is divided into Parcel P1 and P2, Site ref: 101B is divided into Parcel P3 and P4. Refer **Figure 2: Assessment Parcels, Appendix A**.
- 6.1.4 Liz Lake Associates undertook an assessment of the four parcels in accordance with their Existing Green Belt Functions Assessment Methodology (Oct 2012).
- 6.1.5 In their current state none of the four parcels currently fulfil the NPPF stated functions of the Green Belt as they have been all been developed to some extent. Further development of already urbanised land is supported by Brentwood Borough.
- 6.1.6 Parcels P1 and P2, south of the A127 at Junction 29 of the M25, were previously used as the works depot for construction of the M25 in this vicinity. Further development of Parcel P1 would have a MODERATE to SLIGHT adverse effect on the functions of the Green Belt. Further development of Parcel P2 would have a MODERATE adverse effect on the functions of the Green Belt.
- 6.1.7 Parcels P3 and P4, north of the A127 within the Codham Hall farm complex, include a collection of mixed use buildings with hard stand areas and ancillary uses. The current developed arrangement and the potential intensification of development within Parcels P3 and P4 would have a SLIGHT adverse effect on the functions of the Green Belt.

6.1.8

There are a number of potential beneficial uses in the Green Belt which could be used to 'offset' some of the adverse effects. These include retention and enhancements of landscapes, in this example the adjacent woodlands could be extended or the riparian corridors improved.

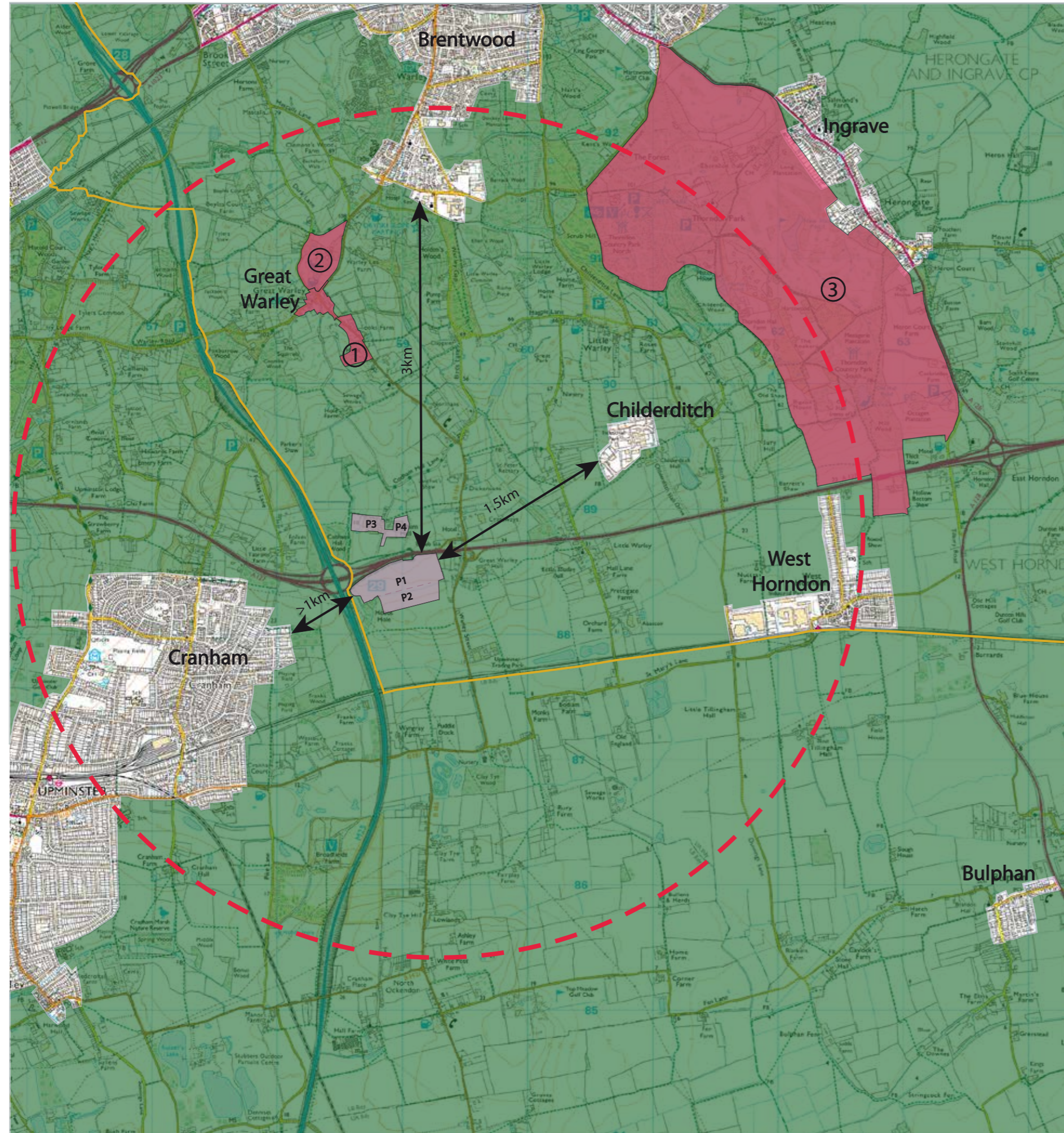
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**BRENTWOOD ENTERPRISE PARK,  
GREAT WARLEY, ESSEX**

**Figures**

October 2013

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**LEGEND**

- Green Belt
- Study area
- Site
- Brentwood Borough Boundary
- Conservation Areas

- ① Great Warley
- ② Warley Place
- ③ Thorndon Park

Project: **Brentwood Enterprise Park**

Client: **S&J Padfield and Partners**

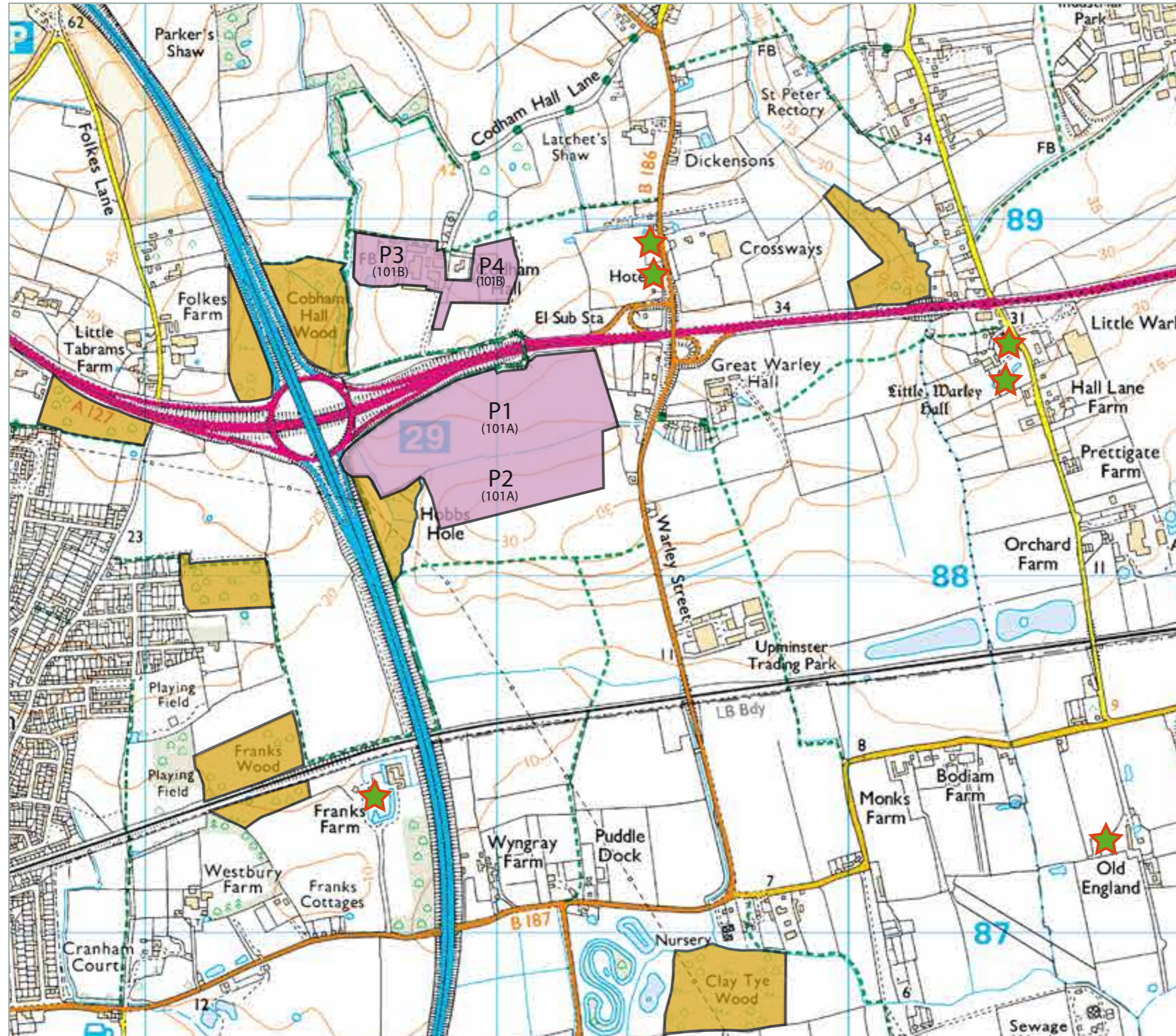
Date: **September 2013**

Scale: **See Bar Scale**


Status: **Final**







LEGEND

-  Site
-  Parcel reference
-  Significant woodland
-  Listed buildings

Project: **Brentwood Enterprise Park**

Client: **S&J Padfield and Partners**

Date: **September 2013**

Scale: **See Bar Scale**

Status: **Final**



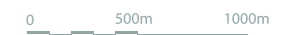


**Key**

-  Photographic View Location
-  Site ref 101A boundary (Draft Brentwood Borough Local Plan 2015-2030: Preferred Options for consultation (June 2013))

Project: **Brentwood Enterprise Park**  
Client: **S&J Padfield and Partners**

Date: **September 2013**  
Scale: **See Bar Scale**  
Status: **Final**



PARCEL P1



Photograph P1.1: View north east along PROW 183 (Bridleway)



Photograph P1.2: View southeast - southwest across the Site



Photograph P1.3: View west-north over the Site from watercourse crossing



Photograph P1.4: View north-northeast over the Site from watercourse crossing

PARCEL P2



Photograph P2.1: Southern view from A127 over bridge (south of A127)



Photograph P2.2: View west along watercourse





Photograph 2.3: View northwest-east from higher ground on southern edge of Site



Photograph 2.4: View east along watercourse



Key

-  Photographic View Location
-  Site ref 101B boundary (Draft Brentwood Borough Local Plan 2015-2030: Preferred Options for consultation (June 2013))

Project: **Brentwood Enterprise Park**  
Client: **S&J Padfield and Partners**

Date: **September 2013**  
Scale: **See Bar Scale**  
Status: **Final**



PARCEL P3



Photograph P3.1: View north from entry road (access to Codham Hall Lane to right)



Photograph P3.2: Western view from upper yard



Photograph P3.3: Eastern view from middle yard



Photograph P3.4: View to west over western Site boundary vegetation



Panoramic Photograph P3.5: View to south east from lower yard



Photograph P3.6: View west along PROW 177 (northern site boundary)



Photograph P3.7: View east along PROW 177 (northern site boundary)

PARCEL P4



Photograph P4.1: View north along eastern Site boundary



Photograph P4.2: View east to eastern compound areas



Photograph P4.3: View north east along PROW 176



Photograph P4.4: View east over internal field to south of Codham Hall



Photograph P4.5: View south with car park area parallel to entry road

# LIZ LAKE ASSOCIATES

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