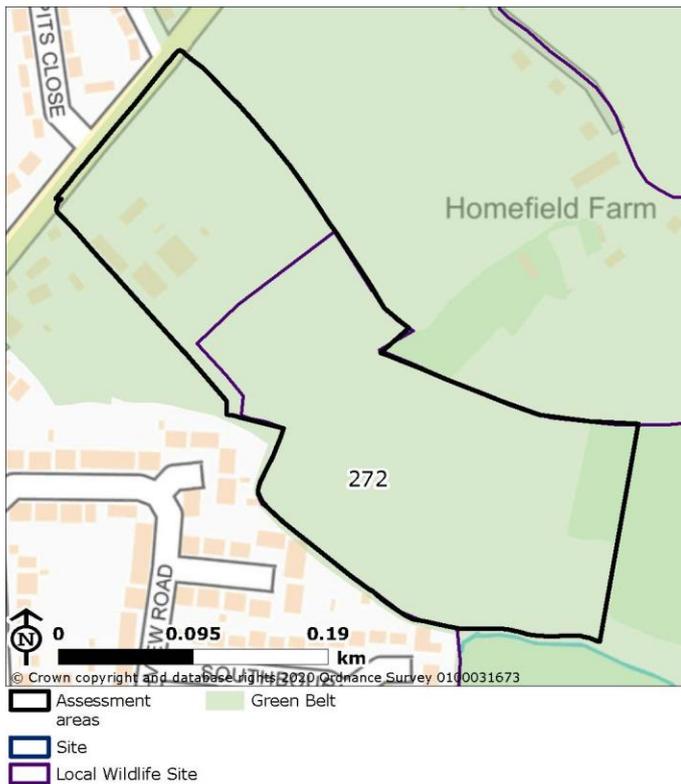


Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA159



Description

The assessment area lies just to the east of Hockley and west of Ashingdon/Rochford and forms part of the gap in between the towns. The area is formed of a couple of agricultural fields the outer boundaries of which are marked by mature trees and a small wood to the south and east. Pulpits Farm sits adjacent to the existing inset urban edge in the northern field. With the exception of the northern half of the northern field the area is designated as a local wildlife site.

Assessment Type

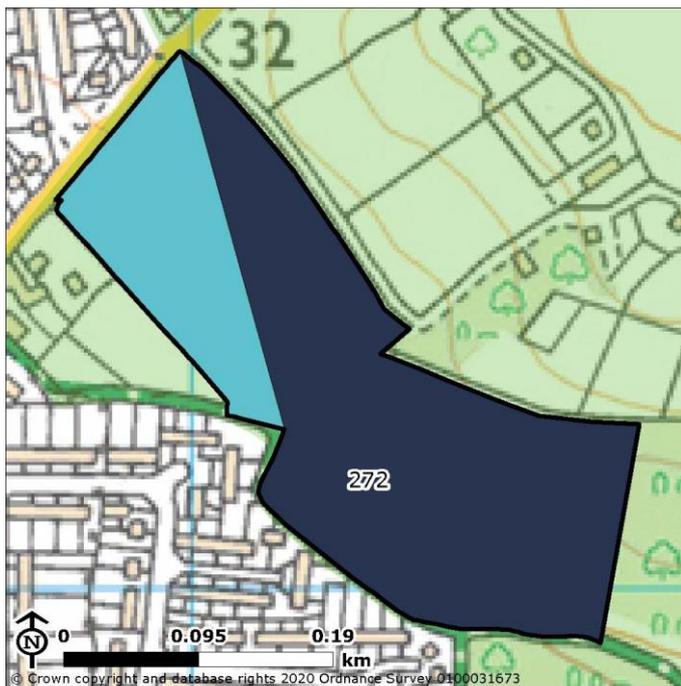
Urban Extension

Sites falling within Stage 2 Site Assessment Area

272

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA159



- Green Belt
- High
- Moderate
- Site

Harm Assessment

Scenario	Justification	Score
<p>Release of all land within the assessment area</p>	<p>The assessment area makes a strong contribution to preventing the merging of settlements and encroachment into the countryside, and makes a moderate contribution to preventing sprawl from the large built up area. Pulpits Farm located adjacent to the inset urban edge in the northern field does not have an urbanising influence. The southern field is surrounded by mature trees maintaining distinction between Hockley and the Green Belt land. Although the field boundaries to the north and west of the northern field maintain slightly less distinction only being lined by mature hedgerows, both fields are open, free from urbanising influences and retain a relationship with the wider countryside. With the exception of the western half of the northern field, release of any land within the assessment area would create a slightly more irregular Green Belt boundary. Release of the whole northern field in isolation would enclose the Green Belt land to the south (the southern field) weakening it. It would also result in the isolation of a small pocket of Green Belt land from the wider countryside currently contained by the inset urban edge of Hockley to the north and south, although, given its current containment, it would likely be released alongside the land to east without any further harm. Release of the southern field in isolation would enclose the northern field on three rather than the existing two sides significantly weakening it. Furthermore, any release of the southern field, either in isolation or in combination with the northern field would narrow the Green Belt gap between Hockley and Ashingdon/Rochford.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA159

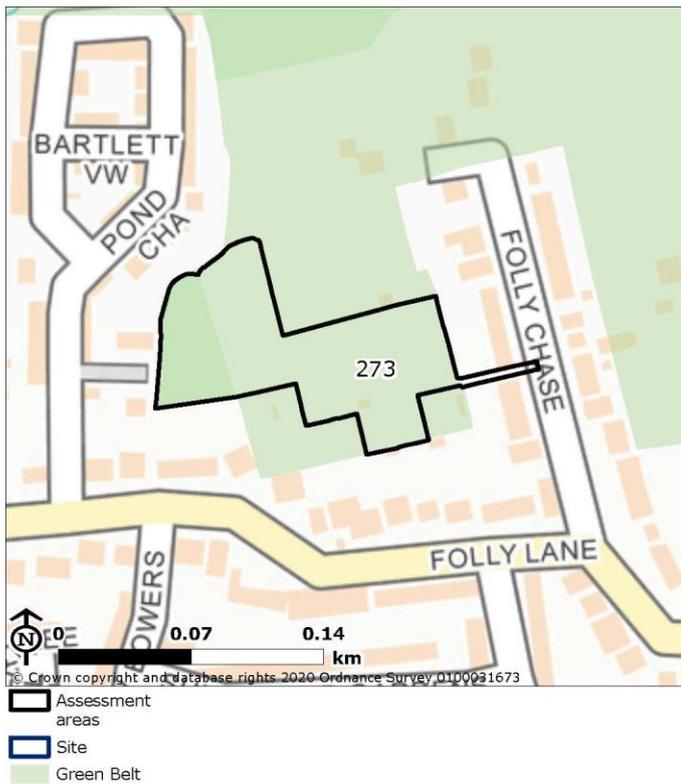
Release of the western half of the northern field containing Pulpits Farm alongside the contained Green Belt land to the west

Pulpits Farm is an appropriate land use in the Green Belt and is therefore not considered to be an urbanising influence. However, release of the open Green Belt land would create a more regular Green Belt boundary without narrowing the Green Belt gap between Hockley and Ashingdon/Rochford. Furthermore, the field boundaries to the north and west are only separated from the urban edges of Hockley to the north and west by mature hedgerows. The additional harm of releasing the more contained Green Belt land to the west alongside the assessment area would be minimal, due to its existing containment.

Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA160



Description

The assessment area lies to the north west of the town of Hockley. It is formed of a small area of trees, a residential garden and the Greenacres nursery and is contained on three side by Hockley. To the, north, south and east are the back gardens of residential dwellings, to the north west is a small trading estate.

Assessment Type

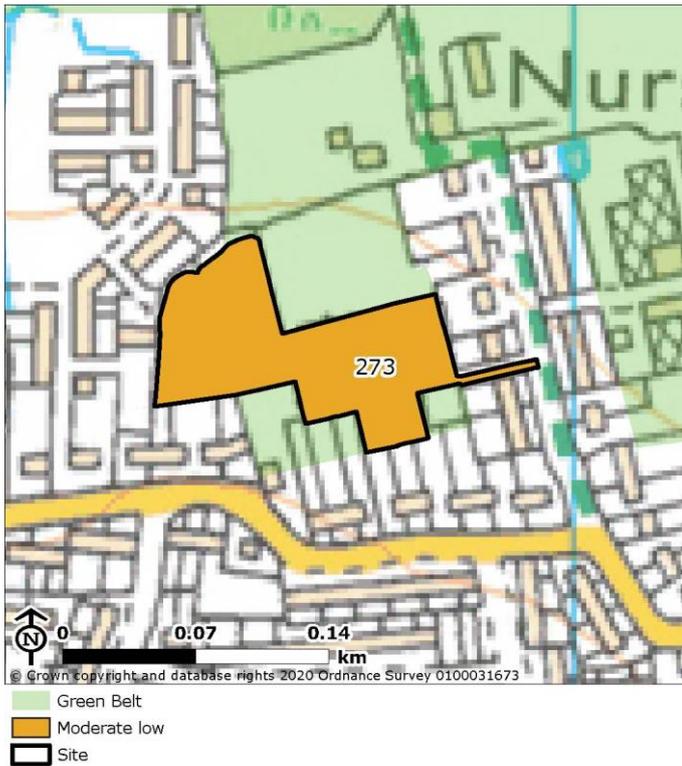
Urban Extension

Sites falling within Stage 2 Site Assessment Area

273

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA160

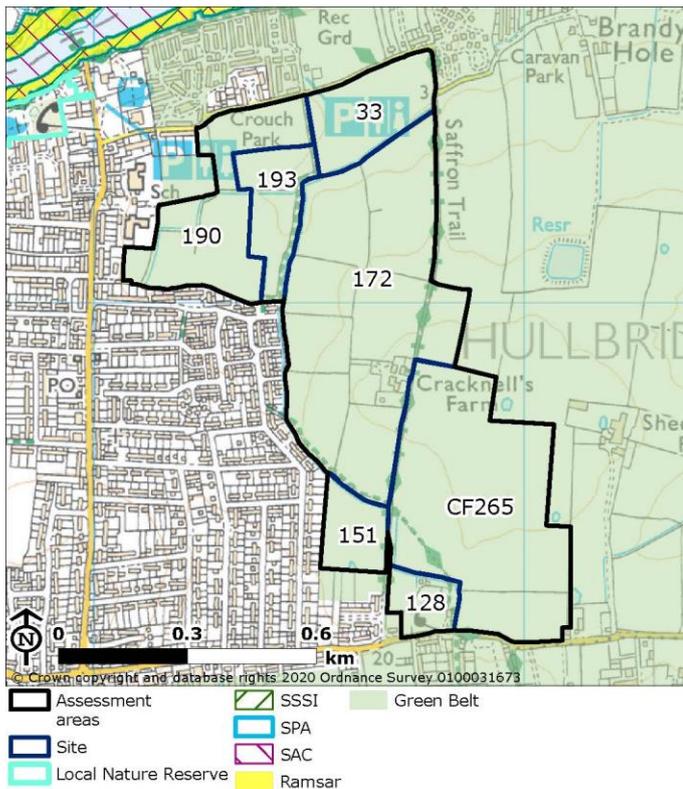


Harm Assessment

Scenario	Justification	Score
Release of all land within the assessment area	The assessment area makes a moderate contribution to preventing sprawl from the large built up area and preventing the merging of towns and makes a strong contribution to preventing encroachment into the countryside. While the majority of the assessment area is undeveloped and the small Greenacres nursery represents an appropriate use it is contained on three sides by the inset town of Hockley, with little distinction resulting in the area having a strong sense of containment and a stronger relationship with the urban area than the wider countryside. While the Green Belt immediately to the north would be slightly more contained by release of the assessment area, this Green Belt land is already significantly contained and the Green Belt boundary of Hockley would be marginally simplified, marking a clearer distinction between the settlement and the countryside.	Low-Moderate

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA161



Description

The assessment area lies to the east of the settlement of Hullbridge. It is formed of a number of agricultural fields separated by hedgerows and small trees. Other than a small farm and a few small agricultural buildings, the assessment area is open and undeveloped. Boundaries are formed by the urban edge of Hullbridge to the west, field edges to the east, Lower Road to the south and part field boundaries/part washed over development in the form of dwellings and a park homes site to the north.

Assessment Type

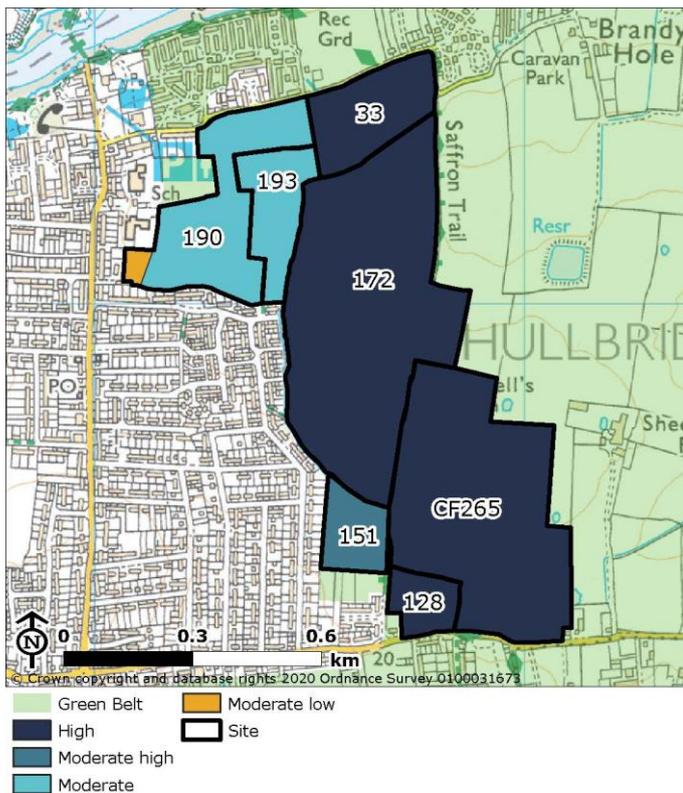
Urban Extension

Sites falling within Stage 2 Site Assessment Area

128
151
172
190
193
33
CFS265

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA161



Harm Assessment

Scenario	Justification	Score
<p>Release of whole assessment area (sites 190, 193, 33, 172 and 151, 128 and CFS265 in combination)</p>	<p>The assessment area makes a strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing the merging of towns. The land is open and undeveloped and has a strong relationship with the adjacent countryside. This relationship strengthens eastwards moving away from the urbanising influence of Hullbridge, with which there is little distinction along the urban edge. Due to the lack distinction with the wider countryside, release would impact the adjacent Green Belt, particularly to the east. Release of the assessment area would compromise adjacent Green Belt to the north in between Hullbridge and the washed over hamlet of Brandy Holly, most notably the washed over caravan park, for which there would remain limited justification for it to retain its Green Belt status. Although it is noted that this land is lower performing Green Belt. Release of the assessment area would consolidate the ribbon development along Lower Road to the south weakening adjacent Green Belt to the south and east. The release of the whole area would result in the isolation of a few areas of Green Belt land: a field in the north western corner adjacent to the school; a small area containing a washed over dwelling to the south (North of Lower Road; and the woodland in between site 151 and Coventry Close to the south west). In order to create a more consistent Green Belt boundary it is acknowledged that these areas would be best released alongside the rest of the area.</p>	<p>High</p>

Rochford and Southend Green Belt Study

Stage 2 - Assessment Area AA161

Release of sites 190 and 193

This part of the assessment area makes the same contribution to the Green Belt purposes as the wider assessment area. The area is open and undeveloped and has a strong relationship with the wider countryside to the east due to a lack of boundary features. However, this area is also contained by development to the north, east and south and there is a lack of distinction from the urban edge, with the boundary mainly formed by residential gardens. The release of this area would result the isolation of a single field in the north west corner adjacent to the school, although in order to create a more consistent Green Belt boundary it is acknowledged that this field would be best released alongside sites 190 and 193. Consequently, the release of these two sites would result in the definition of a more consistent Green Belt boundary.

Moderate

Release of site 151

This part of the assessment area makes the same contribution to the Green Belt purposes as the wider assessment area. The area is open and undeveloped and has a strong relationship with the wider countryside to the east due to limited boundary features. However, this area lacks distinction from the inset settlement and is partially contained by development to the south along Coventry Close. The release of site 151 would create a more readily recognisable Green Belt boundary along Long Lane to the east and following the wooded field boundary to the north, which is also used to mark the urban edge of Hullbridge to the west. The release of this area would result the containment of the woodland in between the site and Coventry Close to the south. In order to fully benefit from consistent Green Belt boundary offered by Long Lane to the east it is acknowledged that this area would also be best released alongside site 151.

Moderate-High

Release of the small field to the south of the junior school in the westernmost corner of site 190

This part of the assessment area makes the same contribution to the Green Belt purposes as the wider assessment area. However, it is a small area, lacking distinction from the inset settlement and enclosed on three sides by inset development. Its relationship with the wider countryside is slightly restricted by a tree line. Consequently, the area has a stronger relationship with the urban area than the wider countryside. Furthermore, the release of this field would not have an impact on the integrity of neighbouring Green Belt to the east.

Low-Moderate