

Thurrock Hammers Limited
Initial Options (Regulation 18) Response
Retaining Speedway in Thurrock

APPENDIX



17 February 2024

(a) CSSP4 Sustainable Green Belt (C12)

Policy Extracts

1. Balancing competing demands on the Thurrock Green Belt

The Council’s policy is to maintain the purpose, function and open character of the Green Belt in Thurrock in accordance with the provisions of PPG2 for the plan period.

The Council will:

- (i) Maintain the permanence of the boundaries of the Green Belt, excepting the proposed Urban Extension Broad Locations Identified in this policy, Policy CSSP 1 and as shown on the Proposals Map.
- (ii) Resist development where there would be any danger of coalescence.
- (iii) Maximise opportunities for increased public access, leisure and biodiversity.

2. Locating sustainable development at Broad Locations adjoining the Thurrock Urban Area and Outlying Settlements.

The Council will direct development to the following Urban Extension Broad Locations subject to the provisions of policies CSSP1, CSSP2, CSSP3, CSTP1 and the provisions set out below:

i. Opportunities for Leisure and Sport in the Green Belt

- (i) The Council’s policy is that the constructive and positive use of the Green Belt for sports and leisure purposes is an essential component of the Thurrock Spatial Strategy that will underpin the sustainable development and regeneration of Thurrock to the long-term benefit of local people.
- (ii) The Council will actively encourage the pursuit of leisure and sports activities appropriate to the Green Belt by improving connectivity between Thurrock’s Urban Areas and the Green Belt to promote this asset for the enjoyment and wellbeing of Thurrock’s communities.

3. Housing Land Supply to 2021

- I. The following Broad Locations have been identified as Green Belt releases to contribute to the housing supply to 2021:

(i) North East Grays – 461	(Identified potential capacity from school and college site, see 2 III.iii above) The final site boundaries will be included in the Adopted Site Specific Allocations and Policies DPD and identified on the Proposals Map.
(ii) Stanford-le-hope – 328	(provided no dwellings, including its curtilage, is located on areas modelled to be Flood Zone 3b, including an appropriate allowance for climate change). The final site boundaries will be included in the Adopted Site Specific Allocations and Policies DPD and identified on the Proposals Map.

The Council considers that this relatively small-scale housing allocation on sites within the Green Belt is required to ensure a robust and deliverable policy whilst entirely reasonable and proportional to the Thurrock context.

4. Enhancing the Green Belt

- (i) Sustainable Boundaries
The Council will seek to reinforce the Green Belt boundary through structural enhancement of the local landscape features. The Council will secure structural landscape enhancements in accordance with Landscape Character Assessments and they will be delivered by developers as part of an overall contribution package linked to development schemes.
- (ii) Public access, open space and biodiversity

The implementation of the Greengrid Strategy will form a critical component of the overall Green Belt strategy to retain open character, enhance public access and secure biodiversity within Green Belt.

- (iii) Sustainable Design and Construction
Developers proposing schemes within the Green Belt will have to fully comply with the relevant Thematic and Development Management policies in this plan.

5. Green Belt Alterations to Proposals Map

4. Current Thurrock Council Policies (continued)

- (i) Land excluded from the Green Belt because planning permission has been granted for housing at Batafield, East Tilbury and land south of Aveley By-pass and employment land at Ponds Farm, Purfleet.
- (ii) The Council proposes to include 55.3 hectares of previously safeguarded land adjacent to the former Shell Haven refinery site that was identified as oil refinery expansion land. With the cessation of the refinery use at Shell Haven and recent decision of the Secretary of State to exclude the land for development purposes from the London Gateway scheme, the land will assist in the purposes of the Green Belt in maintaining a strategic gap between the residential settlements of Stanford le hope and Corringham and the port at London Gateway.

The Council proposes 1.6 hectares of land is excluded from the Green Belt that has planning permission for housing development and is part of the major development site at Orsett and is incorrectly shown in the Local Plan as Green Belt.

(C) PMD5 - OPEN SPACES, OUTDOOR SPORTS & RECREATIONAL FACILITIES (C76)

EXISTING FACILITIES

1. The Council will safeguard all existing open spaces, outdoor sports and recreational facilities. Development proposals that would result in their complete or partial loss or cause or worsen a deficiency in the area served by the space or facility will not be permitted unless:

- (i) conveniently located and accessible alternative facilities of an equivalent or improved standard will be provided to serve current and potential new users; or improvements to remaining spaces or facilities can be provided to a level sufficient to outweigh the loss;
- (ii) proposals would not negatively affect the character of the area and/or the Greengrid.

Any alternative and improved facilities should be available for use before an existing open space or facility is lost.

2. The Council may also allow:

- (i) a partial loss of an open space or outdoor sports pitch site, where that partial loss would be due to the development of facilities ancillary to the use of that space or site (e.g. changing rooms) and would not result in a loss in the quality or number of pitches provided and their use; or
- (ii) the redevelopment of an existing open space, outdoor sports or recreational facility where redevelopment would incorporate a type of open space, outdoor sports, or recreational facility for which there is greater need.

NEW DEVELOPMENT

3. Proposed development must ensure that:

- (i) New open spaces, outdoor sports and recreational facilities are provided in accordance with adopted standards to meet the needs of the development and to address deficiencies.
- (ii) New facilities are fully integrated into the design of development schemes as an element of place making.
- (iii) Facilities are safe and easily accessible to all.

Where the Council considers that provision on-site is not feasible or appropriate, it will require developer contributions to improve existing, or provide new, spaces or facilities elsewhere.

STANDARDS

4. The standards for the quantity and quality of open spaces, sports and recreational facilities and accessibility to them that the Council will require to be met are set out in the Layout and Standards SPD (Appendix 5 provides current standards). Consideration should also be given to the Design and Sustainability SPD and the Developer Contributions SPD, which provide related information.

5. In addition, the Council has the following specific requirements:

2. Outdoor Sport Facilities (including playing pitches, courts and greens):

- i. New developments will be required to contribute to the provision of appropriate outdoor sports facilities.
- ii. All sports and recreational facilities are required to incorporate appropriate ancillary facilities, such as changing rooms and parking to ensure access for the whole community.

Key Diagrams and Maps

Map 3: Location of Greengrid

(B) PMD6 - DEVELOPMENT IN THE GREEN BELT (C78)

The Council will maintain, protect and enhance the open character of the Green Belt in Thurrock in accordance with the provisions of the NPPF. The Council will plan positively to enhance the beneficial use of the Green Belt by looking for opportunities to provide access to the countryside, provide opportunities for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, and to improve damaged and derelict land.

Planning permission will only be granted for new development in the Green Belt provided it meets as appropriate the requirements of the NPPF, other policies in this DPD, and the following:

1. Extensions

- (i) The extension of a building must not result in disproportionate additions over and above the size of the original building. In the case of residential_extensions this means no larger than two reasonably sized rooms or any equivalent amount.
- (ii) The extension of the curtilage of a residential property which involves an incursion into the Green Belt will only be permitted where it can be demonstrated that very special circumstances apply.

2. Replacement Buildings

- (i) Replacement dwellings in the Green Belt will only be permitted provided that the replacement dwelling is not materially larger than the original building.
- (ii) The replacement of other buildings shall only be for the same use, and the replacement building shall not be materially larger than the one it replaces.

3. Established Residential Frontages

- (i) Where an established frontage of residential development exists in the Green Belt, planning permission will be granted, subject to compliance with all other relevant policies in this plan, for new dwellings on genuine infill plots and the replacement of existing dwellings and the extension of existing dwellings located on the existing frontage only. Replacement dwellings and extensions to existing dwellings will not be subject to the size limitations contained in paragraphs 2 and 3 of this policy. Established frontages of residential development in the Green Belt are identified on the Interim Adopted Proposals Map.

4. Re-Use and Adaptation of Buildings

- I. The re-use and adaptation of buildings for residential, employment, leisure or community use will be permitted, provided the following criteria are met:
 - (i) The building is of a permanent and substantial construction and does not require significant rebuilding before it can be put to its proposed use;
 - (ii) The building should not detract from the character and appearance of the locality after implementation of the new use. The bulk, form and general design of the building must reflect its surroundings;
 - (iii) The proposed use can be fully contained in the building and would not require extensive new buildings or inappropriate use of open areas;
 - (iv) The use does not have a materially greater impact than the present use on the openness of the Green Belt or amenities of the area by reason of noise, visual intrusion, traffic generation, fumes, dust or other forms of nuisance.
- II. Re-use or adaptation of existing farm buildings for non-agricultural purposes will not automatically result in permission being granted to erect additional buildings to accommodate the displaced agricultural uses. Where permission for re-use or adaptation is granted, the Council will consider attaching a condition that removes permitted development rights for new farm buildings on the agricultural holding. The following factors will be considered when applying such a condition:
 - (i) The openness and landscape value of the agricultural holding and surrounding area; and
 - (ii) The grouping and/or dispersion of existing buildings on the agricultural holding and in the vicinity;
 - (iii) The size of the holding and the ability to disperse new agricultural buildings widely within it.

6. Infilling and partial or complete redevelopment of a previously developed site comprising more than a single building, and located outside of Established Residential Frontages

- I. Infilling should:
 - (i) have no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development
 - (ii) not exceed the height of the existing buildings discounting any abnormally tall existing structures; and
 - (iii) not lead to a major increase in the developed proportion of the site.
- II. Redevelopment should:
 - (i) have no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development taking into account any proposed enclosure of open land
 - (ii) contribute to the achievement of the objectives for the use of land in the Green Belt
 - (iii) not exceed the height of the existing buildings discounting any abnormally tall existing structures
 - (iv) not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity, and
 - (v) satisfactorily integrate with its landscape surroundings and, where it may be appropriate in order to meet that objective, buildings should be sited closer to existing buildings.

The relevant area for the purposes of II iv above is the aggregate ground floor area of the existing buildings excluding temporary buildings. Any buildings demolished prior to the grant of permission for redevelopment will not count as developed area.

The Council will expect the site to be considered as a whole, whether or not all buildings are to be redeveloped, and the floor area limitation at II iv above relates to the redevelopment of the entire site. Any proposals for partial redevelopment should be put forward in the context of comprehensive, long-term plans for the site as a whole.

In granting permission the Council may impose conditions to ensure that buildings which are not to be permanently retained are demolished as new buildings are erected in order to keep the total development area under control so that there is no adverse effect on openness.

8. Definitions and Limitations

In considering whether a proposal complies with the above:

- (i) account will only be taken of lawful existing buildings,
- (ii) for the purposes of paragraph 1 and 2 'original building' means in relation to a building existing on 1st July 1948, as existing on that date, and in relation to a building built on or after 1st July 1948, as so built. Any building which is itself a replacement building will not be considered to be an original building for the purposes of this policy and the acceptability or otherwise of any proposals for further extension or replacement will be judged by reference to the 'original building' which preceded it. If the exact size of this previous building is unknown the redevelopment of a replacement dwelling will be limited to a like for like replacement,
- (iii) for the purposes of paragraph 6 a 'previously developed site' is one which is, or was, occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure, but excludes the site of agricultural or forestry buildings, land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures, and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

4. Current Thurrock Council Policies (continued)

Key Diagrams and Maps	
Established Residential Frontages are identified on the Interim Adopted Proposals Map.	
(G) PMD16 - DEVELOPER CONTRIBUTIONS (C99)	
<p>I. Where needs would arise as a result of development, the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and in accordance with the NPPF and any other relevant guidance.</p> <p>II. Through such obligations, the Council will seek to ensure that development proposals:</p> <ol style="list-style-type: none"> i. Where appropriate contribute to the delivery of strategic infrastructure to enable the cumulative impact of development to be managed. ii. Meet the reasonable cost of new infrastructure made necessary by the proposal. iii. Mitigate or compensate for the loss of any significant amenity or resource. iv. Provide for the ongoing maintenance of facilities provided as a result of the development. <p>The wide range of matters that may be covered by obligations include:</p>	
Housing	Affordable Housing (including intermediate and key worker housing)
	Mobility Housing
	Lifetime Homes
	Special Needs Housing
Education and Training	Early Years and Childcare
	Primary Schools
	Secondary Schools
	Sixth Form Provision
	Higher Educational Provision
	School Transport
	Adult Learning
	Safer Routes to School
	Vocational training in employment
	Employment of local residents
Transport Infrastructure	Provision of Technical Work
	Network management
	Sustainable Public and Community Transport
	Accessibility and Travel planning
	Pedestrian Infrastructure including Public Rights of Way
	Cycling Infrastructure
	Road Infrastructure
	Parking Infrastructure / enforcement
	Transport Information and Marketing Scheme and Residential Season Ticket Provision
Maintenance Payments for new and existing infrastructure	
Community, Cultural and Social Infrastructure	Library Services
	Community Centres (including Places of Worship)
	Youth Facilities
	Emergency Services – Police Service, Essex Fire and Rescue, Health Care, Ambulance Services
	Public Art

4. Current Thurrock Council Policies (continued)

	Recreational and Leisure Facilities including Open Space, Play Equipment and Pitches
Built Environment	Street Scene Improvements
	Preservation and enhancement of the Historic Environment
	Safety and designing out crime
	Sustainable Design and Layout
Environment/ Climate Change	Renewable Energy Additions
	Biodiversity and Landscaping
	Green Infrastructure
	Greengrid
	Carbon Offset Fund
	Flood defense infrastructure
	District Energy Networks
Other Utilities and Communications	Including water and waste water
<p>3. To ensure the robust, sustainable and effective delivery of infrastructure within Thurrock, the Council will seek, where appropriate, different types of contributions from new development. These will be set out in the forthcoming Developer Contributions SPD. The range of contributions that will be utilised in Thurrock include:</p> <ul style="list-style-type: none"> i. Standard Charges – to ensure certainty and clarity in the delivery of developer contributions, a formulaic approach with a standard charge will be utilised where appropriate. ii. Maintenance Payments – where appropriate maintenance contributions will be sought, usually in the form of a one-off payment. iii. Forward or Support Funding – Specific elements of the development package may be required to be in place at an early stage in the build programme. iv. Pooling of Contributions – Pooling of contributions will be an appropriate way of collecting together funding from a number of developments in an area to facilitate the provision of infrastructure needed to meet the cumulative impact of development where a single development would not fairly be able to meet the associated costs. Cross boundary impacts with other Local Planning Authorities will require joint agreement between authorities. Effective and productive joint working with neighbouring authorities will be promoted. 	
Key Diagrams and Maps	
Not Applicable	

4. Current Thurrock Council Policies (continued)

(D) CSTP9 - WELL-BEING: LEISURE AND SPORTS (C31)

The Council and Partners will support the delivery of a physically active, socially inclusive and healthy community through the provision of high quality sports and leisure facilities and appropriate spaces for those that live, work, and visit the borough. To achieve this, the Council and Partners will:

1. New and Existing Facilities

- (i) Safeguard existing and future provision of leisure, sports and open space facilities. The Council will only allow the loss of a particular facility where appropriate alternative provision can be made elsewhere.
- (ii) Support the provision of new or improved leisure and sports facilities to address deficiencies identified in the *Thurrock Outdoor Sports Strategy*, *Sports and Active Recreation Strategy* and the *Community Needs and Open Spaces Study*.
- (iii) Promote smaller-scale sports and leisure facilities in town centres, local centres and Lakeside Regional centre.
- (iv) Ensure that new or improved facilities are in locations that are accessible to the local community and create or improve links to Thurrock's network of green and historic infrastructure, including the Thames riverside.
- (v) Provide facilities for schools and other institutions which can be linked and shared with the community.
- (vi) Where appropriate, encouraging development proposals that seek to support the development of the Olympic and *Paralympic* Games and legacy.
- (vii) Ensure that the potential health impacts of development are identified and addressed at an early stage in the planning process

2. Key Sites

- I. The Council will work with relevant partners to progress the development of key flagship leisure and sports facilities at key locations to promote regeneration. The identified flagship sites include:
 - (i) Sports and Well-Being Hubs (initially at Belhus, followed by facilities at Blackshots-North Grays)
 - (ii) Leisure and sports facilities for Lakeside will be identified and set out in the relevant Development Plan Documents.
- II. The Council will review the potential for enhanced leisure facilities at Grays river front.
- III. A Supplementary Planning Document will be prepared at a future date to consider the issues of health and wellbeing with regard to Chadwell St. Mary and Tilbury.

The sites will be included in the Adopted Site Specific Allocations and Policies DPD and identified on the Proposals Map.

3. Developer Contributions

Proposals for new development will be required to contribute towards the leisure and sports needs generated by the development and address any deficiencies in the locality that they may generate or exacerbate.

Key Diagrams and Maps

Key Diagram

Map 3: Location of Greengrid

Sites will be included in the Adopted Sites Specific Allocations and Policies DPD and identified on the Proposals Map.

CSTP20 – OPEN SPACE

- I. The Council will seek to ensure that a diverse range of accessible public open spaces, including natural and equipped play and recreational spaces is provided and maintained to meet the needs of the local community.
- II. New provision will be encouraged particularly to address areas of deficiency as identified in the Open Space Strategy. Areas identified include:
 - i. Purfleet;
 - ii. West Thurrock/Lakeside Basin;
 - iii. Chafford Hundred;
 - iv. South Chafford;
 - v. Grays;
 - vi. Parts of South Ockendon and Aveley;
 - vii. North Stifford;
 - viii. Parts of Chadwell St Mary;
 - ix. Parts of Tilbury;
 - x. Parts of Stanford-le-Hope; and
 - xi. Horndon-on-the-Hill.
- III. Proposals for new development must ensure the adequate provision of a range of accessible, high quality open space, including natural and semi-natural green space. Consideration must be given to the open space standards for open space provision within new developments set out in the Layout and Standards SPD and Appendix 5.
- IV. Wherever possible, open spaces should be identified, planned, designed and managed as areas that can perform multiple functions. Functions to be considered in the planning, design and management of open spaces include:
 - i. strategic functions (buffering and linkages);
 - ii. biodiversity;
 - iii. climate change mitigation and adaptation;
 - iv. historic interest;
 - v. urban quality;
 - vi. health and well-being;
 - vii. sustainable transport and movement;
 - viii. productivity of land (food production, allotments);
 - ix. community use (places for congregating and events) and
 - x. visual amenity.
- V. The Council will work towards the achievement of Green Flag status for Thurrock's public parks.

Funding and Developer Contributions

The Council and partners will require developer contributions and pursue opportunities for external funding for open space improvement through capital funding streams or via successful bids to other funding bodies.

Key Diagrams and Maps

Map 3: Location of Greengrid

Sites will be included in the Adopted Sites Specific Allocations and Policies DPD and identified on the Proposals Map.

CSTP23 – THURROCK CHARACTER AND DISTINCTIVENESS

The Council will protect, manage and enhance the character of Thurrock to ensure improved quality and strengthened sense of place.

- I. The Council identifies the following key areas where character is a key issue:
 - i. Regeneration Areas
 - ii. Lakeside Basin
 - iii. Strategic Employment Hubs
 - iv. High volume transport networks
 - v. Urban Fringe
 - vi. Town/Village centres
 - vii. Historically Sensitive Areas
 - viii. Strategic Natural and Semi- Natural Spaces
 - ix. Strategic Multifunctional Green Space
 - x. Rural landscapes
 - xi. Green Belt
 - xii. Wooded Hills
 - xiii. Residential Precincts comprising distinctly spacious residential areas and the intensively developed Homesteads ward
 - xiv. Small scale sites where development may contribute to cumulative degradation
- II. The Council requires the retention and enhancement of significant natural, historic and built features which contribute to the character of the Borough as defined by their value, quality, cultural association and meaning or their relationship to the setting and local context.
- III. The Council requires the retention and enhancement of strategic and local views, which contribute to a distinctive sense of place. Where development will affect these views, their sensitivity and capacity for change must be adequately assessed and the effect of the development on them appropriately tested.

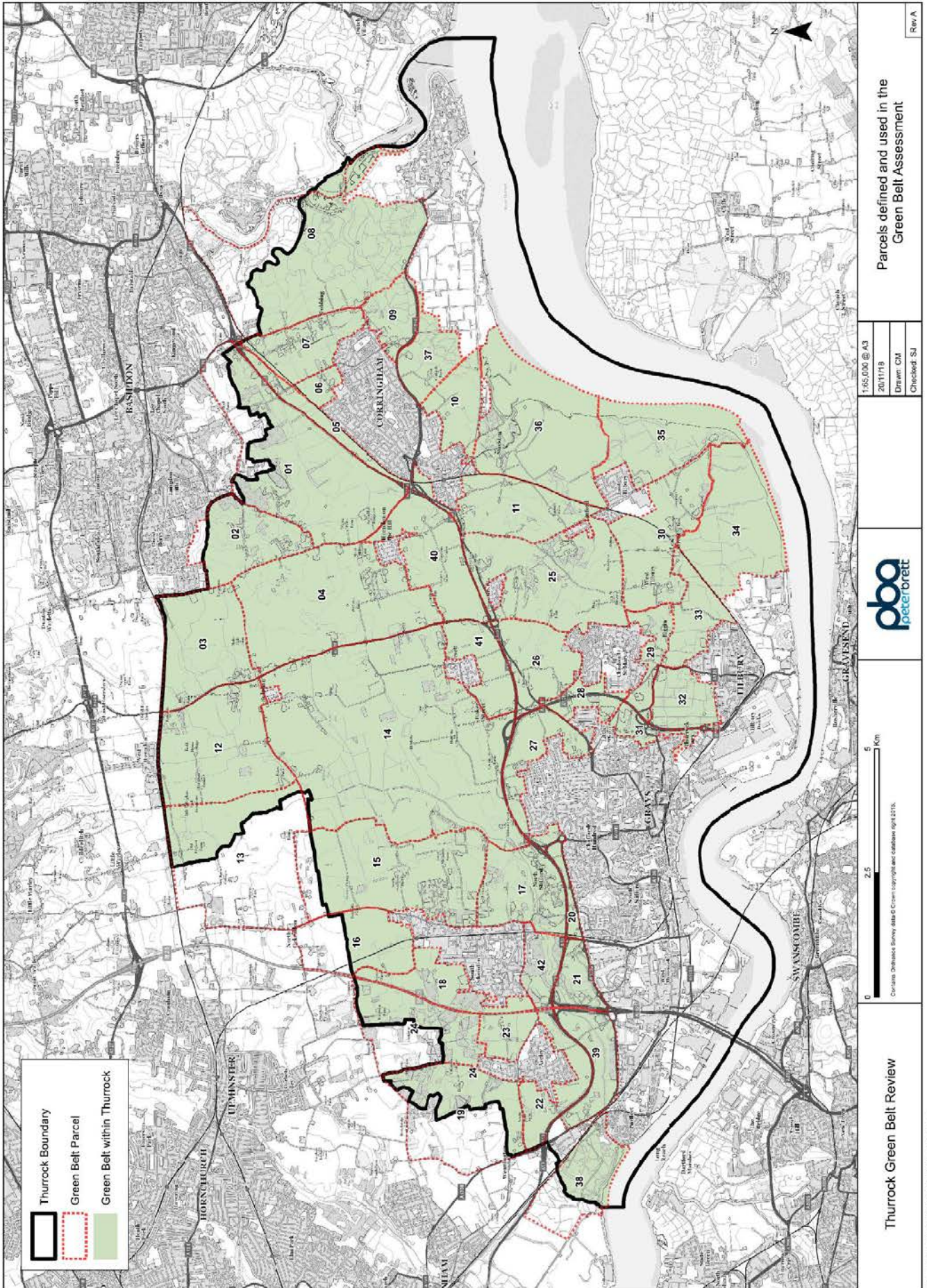
In order to assess the sensitivity and capacity for change of Thurrock's character, the Council will require an assessment based on The Guidelines for Landscape and Visual Impact Assessment, or other methodology supported by the Council.

The Council will provide further guidance in the Design and Sustainability SPD.

Key Diagrams and Maps

Map 4: Location of Landscape Character Areas

Residential Precincts are identified on the Interim Adopted Proposals Map.



THURROCK GREEN BELT ASSESSMENT

Strategic Parcel No. 21	
GREEN BELT PURPOSES	ASSESSMENT
Purpose 1: To check the unrestricted sprawl of large built up areas	Land contributes to containment of northern side of Lakeside/West Thurrock (part of Thurrock urban area).
	Fundamental
	Major
	Moderate
	Slight/Negligible
	None
Purpose 2: To prevent neighbouring towns from merging into one another	Forms approx. half of the width of Green Belt that separates Lakeside/West Thurrock from southern side of South Ockendon. Also contributes to separation of Lakeside/West Thurrock from Aveley to north west although M25, A13, and narrow eastern part of parcel 22 contribute to separation.
	Fundamental
	Major
	Moderate
	Slight/Negligible
	None
Purpose 3: To assist in safeguarding the countryside from encroachment	Designation limits encroachment into remaining areas of countryside within parcel which is partially developed.
	Fundamental
	Major
	Moderate
	Slight/Negligible
	None

THURROCK GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS	
<p>PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)</p>	<p>Land does provide recognisable openness as it contributes to the perception of separation of Lakeside/West Thurrock from South Ockendon (although there is generally little intervisibility between the two towns), although there is significant encroachment from existing development – M25 services, karting and speedway complex – and electricity infrastructure. Sunken nature of much of area reduces visibility. Notable sense of openness within Mar Dyke valley in north western part.</p>
<p>NATURE OF VIEWS (Including intervisibility with adjoining areas)</p>	<p>Views are generally contained by main roads on all sides, vegetation and the sunken nature of the area and there is no clear visual relationship with adjoining parcels. Most significant views are eastwards, over the lake in the former quarry, from the services at the western end and from the M25 and A13 as they cross the section of Mar Dyke valley.</p>
<p>NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)</p>	<p>Defined on all sides by major road infrastructure, frequently reinforced by belts of vegetation.</p>
<p>RELATIONSHIP TO PRINCIPAL SETTLEMENTS (Large built up areas as first purpose and towns as second purpose; relationship to other 'non-principal' settlements)</p>	<p>Lies immediately beyond northern edge of Lakeside/West Thurrock (separated from it by A3106); whilst topographical changes and vegetation reduce visual relationship between the parcel and the built up area its immediate presence is very apparent. No physical and visual relationship with South Ockendon to north or to Aveley to north west.</p>
<p>LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)</p>	<p>An area of 'left over' land positioned between major roads lying mostly within LCA E1 – West Thurrock, Lakeside and Purfleet on the north western edge of the Settled Chalk Ridge, which covers the western part of the Thurrock built up area. Existing uses mean much of area is partially developed/degraded and fragmented with an unappealing character. This contrasts with the lake and associated wooded sides which creates an attractive local feature, although largely concealed from areas beyond, and the small attractive accessible section of Mar Dyke valley in the north west corner (part of LLCA B1, Lower Mar Dyke River Valley), the sides of which are flanked by woodland, but heavily influenced by adjoining road infrastructure. Overhead electricity lines on pylons run along the southern side of the parcel.</p>
<p>ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)</p>	<p>Local Wildlife Site in northern and central parts. Quarry and former landfill sites extend over almost all of area. Flood Zone 3 in Mar Dyke valley and quarry east of motorway services.</p>

THURROCK GREEN BELT ASSESSMENT

Strategic Parcel No. 39		
GREEN BELT PURPOSES	ASSESSMENT	
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>	<p>Restricts northward expansion of Thurrock urban area (Purfleet) towards Aveley, although separated from it by A13 and parcel 22.</p>	Fundamental
		Major
		Moderate
		Slight/Negligible
	None	
<p>Purpose 2: To prevent neighbouring towns from merging into one another</p>	<p>Contributes, together with parcel 22, to separation of Purfleet from Aveley. Western edge of adjacent built up area of Purfleet already extends slightly closer to Rainham (some 2.7km to the north west) than parcel.</p>	Fundamental
		Major
		Moderate
		Slight/Negligible
	None	
<p>Purpose 3: To assist in safeguarding the countryside from encroachment</p>	<p>Designation assists in preventing encroachment into the defined valley and green corridor of Mar Dyke. Parcel forms important part of connective green infrastructure, linking the Mar Dyke catchment to the estuary, which defines northern side of Thurrock built up area.</p>	Fundamental
		Major
		Moderate
		Slight/Negligible
	None	

THURROCK GREEN BELT ASSESSMENT

RELEVANT PARCEL CHARACTERISTICS		Very apparent Recognisable
<p>PERCEPTION OF OPENNESS (How is the area perceived? Is there a sense/perception of openness? Is there evidence of encroachment from 'inappropriate' development?)</p>	<p>Generally strong sense of openness due to linear valley feature, which is more open to west, which contrasts with and provides relief from adjoining built up areas. Presence of urban fringe uses, overhead power lines, sports village (north west end), gypsy and traveller site, Thurrock Hotel and Thurrock Football Club in south east corner reduce perception of openness locally.</p>	<p>Limited Negligible/none</p>
<p>NATURE OF VIEWS (Including intervisibility with adjoining areas)</p>	<p>Variable according to land cover (significant woodland at Watt's Wood on north edge of Purfleet and linear woodland alongside A13) and valley topography. Little to no visual relationship with parcel 22 to north. M25 separates parcel from parcel 21 to east. Development separates parcel from parcel 38 to south west.</p>	<p>Contained Partial Open/extensive</p>
<p>NATURE OF PARCEL EDGES (Including nature and permanence of boundaries; are there potential alternative recognisable boundaries/edges?)</p>	<p>Parcel boundaries well defined by major roads. Potential to sub-divide eastern part of parcel along Ship Lane, otherwise no other defensible internal boundaries.</p>	<p>Well defined Partially defined Ill-defined Open</p>
<p>RELATIONSHIP TO PRINCIPAL SETTLEMENTS (Large built up areas as first purpose and towns as second purpose; relationship to other 'non-principal' settlements)</p>	<p>A3106 separates parcel from Purfleet. Clear perception of relationship to north edge of Purfleet in western end of parcel where development is very evident beyond A3106. Extensive woodland on southern side (combined with woodland on north side of Purfleet) provides valuable visual containment of urban area beyond. Parcel forms significant part of the undeveloped Green Belt land (together with parcel 22) which separates Purfleet from Aveley. Valley landform means that parcel tends to be seen in views from south as distinct from Aveley concealed above and to north (refer parcel 22 for southward views).</p>	<p>Very evident Evident Limited Not evident</p>
<p>LANDSCAPE CHARACTER (What are the principal land uses and landscape characteristics that are evident?)</p>	<p>Western end falls within edge of LCA C1, Belhus Farmed River Terrace Gravels; central and eastern parts within LCA B1, Lower Mar Dyke River Valley. The parcel is predominantly a distinctive valley feature of low lying valley pasture in linear fields bounded by variable hedgerows, with extensive woodland on elevated land at Watt's Wood. Variable character with encroachment of various uses (as above) principally in north western and eastern parts. Ribbon of housing along Purfleet Road on north west boundary. An overgrazed and poorly managed area, combined with development of poor visual quality, creates a rather neglected appearance; central part has more intact rural character. Major roads on all sides which are apparent to varying degrees, although A13 generally in cutting and concealed. Mar Dyke, which is not a significant visual feature, runs east-west and creates significant floodplain. Some areas of restored landfill.</p>	<p>Strong rural Principally rural with some limited urban influences Rural with significant urban influences Urban fringe/semi urban</p>
<p>ENVIRONMENTAL CONSTRAINTS (Are there any 'high level' environmental constraints that could limit potential strategic development within the parcel)</p>	<p>Extensive area of Flood Zone 3 within Mar Dyke floodplain. Extensive local nature conservation sites. Watt's Wood is Ancient Woodland. Small area of grade 2 agricultural land on northern fringe of eastern part of valley. Small areas of former quarrying and landfill.</p>	<p>Substantial constraints over much of area Moderate level of constraints Few/no constraints</p>