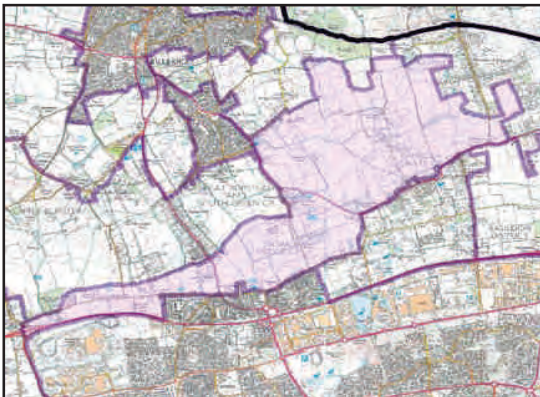


## **Appendix 8 – LCA9 – Upper Crouch Valley Farmland**

## 5.9 LCA 9– Upper Crouch Valley Farmlands

### Location and extent of character area



Crouch Valley from Crays Hill



Intersports Playing Fields

### 5.9.1 Summary description and location

A low lying area of predominantly agricultural farmland centered on the upper reaches of the River Crouch. The area extends to the south-eastern edge of South Green and the lower slopes of the East Billericay wooded sloping farmland to the north, to the settlement of Ramsden Bellhouse to the east and Crays Hill to the south. A narrow finger of land extends along the majority of the course of the River Crouch to the south west, as well as continuing along along Dunton Road to the north west of Basildon. The area is principally agricultural with a mix of large open arable fields to west and east and more intact areas of medium sized well hedged fields to the centre. There are also a number of urban fringe land uses including sports pitches and some intrusive modern structures.

### 5.9.2 Key characteristics

- Gently sloping landform throughout most of area
- Local higher ground at Crays Hill to south east
- Large scale arable fields to east and west of area with limited hedges and trees particularly along the A129
- Intact historic pattern of medium scale fields with good hedges and mixed arable and pasture to centre of area running north south between Crays Hill and Barrenleys Wood
- Absence of woodland

- Urban fringe uses including playing fields, recycling centre and Barleylands Farm/Craft Centre with seasonal exhibitions and markets
- Scattered intrusive commercial development in open locations
- Settlement limited to isolated properties and farm buildings
- Panoramic views to north towards Wooded Hills and ridge
- Sense of separation created between Billericay (including Great Burstead/South Green), Wickford and Basildon
- A129 runs through part of area, elsewhere minor roads and a number of rights of way running north south

### 5.9.3 Physical influences

- Heavy London clay to most of area with alluvial sediments along River Crouch and some head deposits north of the River Crouch
- Meandering River Crouch flowing from west to east fed by a number of minor brooks, streams and drainage ditches. Vegetation following line of river
- Five LoWS in area: Little Burstead Woods,, Crays Hill Meadow, Laindon Barns Washland, Poles Wood, and Parsonage Farm Green Lane and Hedges
- Ponds local features e.g. at farmsteads and some modern artificial reservoirs and small lakes
- Good hedgerow structure with hedgerow oaks
- Few discrete linear woods along River Crouch

### 5.9.4 Historical and cultural features

- Predominantly rectilinear field fields of medieval or Saxon origin on north-south east-west grid – the structure survives well to the centre of area but interrupted and in part relic to the more open areas
- Dispersed moated church and hall sites including St Mary's, Crays Hill

### 5.9.5 Visual and sensory characteristics

- Panoramic and distant views to the north west towards the Wooded Hills at Billericay and north towards Ramsden Heath.
- Some wide panoramic views over area from edges including Crays Hill village and from Brier Mount
- Views from Dunton Road and Wash Road to the north across the vegetated River Crouch valley and towards Little Burstead and Great Burstead
- Abrupt unsympathetic urban edge to south at developments of Noak Bridge, Steeple View and Crays Hill
- Area around Barleylands has strong urban fringe character with Council recycling depot, car boot sale site, playing fields etc all prominent features
- Isolated industrial units some on former farmstead sites present functional structures in open landscape e.g. Gurnards Farm
- Traffic noise from A129 and intermittent noise from trains on the Brentwood to Wickford railway line
- Isolated and remote feel to centre of area around St Mary's Crays Hill where there are a number of public footpaths with links to wooded hills

### 5.9.6 Condition

- Condition of farmed land variable. Well managed to central areas. Poor condition and more functional to open arable areas with minimal tree and hedge planting

### 5.9.7 Long term management strategy

<b>Condition</b>	<b>Good</b>	<b>Strengthen and reinforce</b>	<b>Conserve and strengthen</b>	<b>Safeguard and manage</b>
	<b>Moderate</b>	<b>Improve and reinforce</b>	<b>Improve and conserve</b>	<b>Conserve and restore</b>
	<b>Poor</b>	<b>Reconstruct</b>	<b>Improve and restore</b>	<b>Restore condition to maintain character</b>
		<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>
		<b>Strength of character</b>		

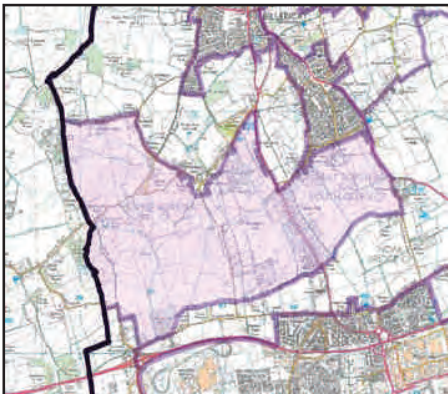
### 5.9.8 Management guidelines

- Support the range of countryside projects within the LCA promoted through the Essex Wildlife Trust - Living Landscape Area 34 (Ramsden Heath and Woods)
- Protect remaining grassland habitats along river valley and improve the management of old meadows and pastures by ceasing fertiliser and herbicide application and introducing sensitive grassland management such as late hay cutting or low density livestock grazing
- Promote the creation of buffer strips along watercourses to prevent pesticide, herbicide and fertilizer run-off and provide habitat for wildlife; encourage their linkage to eco-corridors within the wider landscape
- Enhancement and creation of wetland landscape features such as ponds, scrapes and pollarded willows
- Promote the creation of buffer zones between intensive arable production and important semi-natural habitats and the creation of links between semi-natural habitats
- Promote hedgerow restoration and creation throughout the area to provide visual and ecological links. Pattern to follow historic field boundaries wherever possible
- Encourage new native hedgerow planting to historic field boundaries including roads and rights of way
- Promote crop diversification and mixed livestock/ arable farming where possible.
- Promote both the creation of new ponds and the retention / enhancement for wildlife of existing ponds
- Promote the use of reservoirs for water storage and nature conservation interest, rather than groundwater abstraction. Ensure that reservoirs are designed to reduce impact on the character of the local landscape
- Promote the use of traditional field enclosure where land is converted to equestrian pasture
- Ensure existing and proposed recreational land uses include appropriate measures to manage and enhance the existing historical and ecological value. Particular attention should be given to improve the landscape structure around sports facilities and other recreational land uses e.g. Barleylands that introduce a sub-urban influence in the countryside
- Promote improved rights of way including routes running east-west e.g. along course of the River Crouch
- Retain key viewpoints and vistas to landscape from public roads and rights of way
- Promote a clear strategy for the visual and noise mitigation of main roads including A127 and A129 to positively integrate these corridors into the local landscape character

## **Appendix 9 – LCA12 Burstead Sloping Farmland**

## 5.12 LCA12 – Burstead Sloping Farmland

### Location and extent of character area



Little Burstead Church



View north-west towards Chase Farm

#### 5.12.1 Summary description and location

An area of open sloping farmland located to south of Little Burstead and Great Burstead. The area extends from an area of undulating plateau to the north of Little and Great Burstead to the River Crouch in the south. The western boundary is marked by the Borough boundary although the same character extends further into Brentwood Borough. The eastern boundary runs into the upper slopes of the Crouch Valley. The area includes some very large arable fields on sloping ground. As a result there are a number of panoramic views towards and over the area from the south, to the south towards Basildon and the Langdon Hills and to the south-east towards Crays Hill and South Benfleet.

#### 5.12.2 Key characteristics

- Sloping landform with marked secondary undulations to edge of plateau
- Large fields with remnant hedges and hedgerow trees apart from at settlement boundaries
- Marked rural and arable character to most of area
- Noak Hill and associated ribbon development along A176
- Two Plotlands areas at Broomhills Chase and Green Lanes/The Chase
- Discrete woodlands and linear green lane
- Few isolated farms and farm buildings
- Minor roads and networks of local rights of way

- St Mary's Little Burstead and St XX Great Burstead churches are notable landmark buildings

### 5.12.3 Physical influences

- Head deposits overlying Claygate Beds and London Clay. Slowly permeable with seasonal water logging
- Small incised by streams with alluvial deposits rise from springs on the higher ground including the headwaters of the River Crouch
- Roads aside hedges variable – some taller, others moderate and a number absent
- Few ponds
- Discrete ecological features and LoWS designations within area including Little Burstead Common, Botney Hill Wood, Gravel Pit Wood and Green Lane. Better connectivity of habitats to centre around The Dell at Noak Hill and Plotlands
- Isolated woodlands including Lady Spring and Gravelpit Wood
- Hedgerow trees predominantly oak

### 5.12.4 Historical and cultural features

- Predominantly rectilinear fields of medieval ancient possibly Saxon origin – much 20th century boundary loss
- Prominent and isolated landmark of St Mary's The Virgin Little Burstead on upper ridge once linked to hall complex (now absent)
- St Mary Magdalene, Great Burstead churches and The Grange are historic features to north east
- Early 20th century Plotlands development at Green Lanes/ The Chase and Broomhills Chase sporadic redevelopment
- A small group of buildings clustered about St Mary Magdalene, Great Burstead churches are designated a Conservation Area

### 5.12.5 Visual and sensory characteristics

- Panoramic and distant views over very open sloping farmland e.g. from Dunton Road
- Extensive panoramic views to south from the Noak Hill area over Basildon and landmarks e.g. Ford's Dunton Technical Centre, 'Onion' water tower and the more distant Langdon Hills. Views to traffic on A127
- Views to west to Brentwood Borough where woodland marks the skyline
- Botney Hill allows wide sweeping views south east towards Basildon and is a marked landform in views towards the character area
- Attractive undulating and folded landforms on steeper slopes east of Botney Hall Farm
- Empty remote character west of Rectory Road
- Some modern farm buildings and conifers prominent and visually intrusive
- Noak Hill ribbon development bisects area and precludes awareness of arable landscape to east and west and erodes separation between Billericay and Basildon
- Built development in two areas of Plotlands is more visually contained by vegetation
- Distant intrusive noise from A127 and Dunton Road
- Historic landscape and archaeology moderately sensitive to change

### 5.12.6 Condition

- Arable farmland largely very open and intensively farmed and poor ecologically with no replanting evident
- Condition of woodland, hedges and green lanes moderate

**5.12.7 Long term management strategy**

<b>Condition</b>	<b>Good</b>	<b>Strengthen and reinforce</b>	<b>Conserve and strengthen</b>	<b>Safeguard and manage</b>
	<b>Moderate</b>	<b>Improve and reinforce</b>	<b>Improve and conserve</b>	<b>Conserve and restore</b>
	<b>Poor</b>	<b>Reconstruct</b>	<b>Improve and restore</b>	<b>Restore condition to maintain character</b>
		<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>
<b>Strength of character</b>				

**5.12.8 Management guidelines**

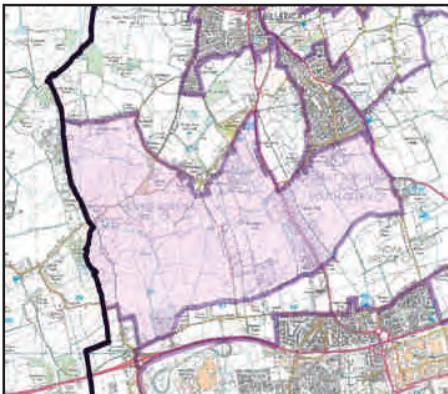
- Promote the creation of buffer zones between intensive arable production and semi-natural habitats and the creation of links between semi-natural habitats
- Promote hedgerow restoration and creation with native species throughout the area to provide visual and ecological links. Pattern to follow historic field boundaries and rights of way wherever possible
- Promote crop diversification and mixed livestock/ arable farming where possible
- Promote use of traditional materials, built form and native planting in association with new agricultural structures
- Promote the management of woodland in order to establish a diverse profile of native species including high forest, coppice with standards and woodland edge
- Create new ponds where suitable scope
- Maintain and enhance existing rights of way
- Retain key viewpoints and vistas to landscape from public roads and rights of way
- Ensure existing and proposed recreational land uses include appropriate measures to manage and enhance the existing landscape setting and historical and ecological value
- Retain hedges, trees and woodlands in settlements and Plotlands areas to maintain screening cover



## **Appendix 9 – LCA12 Burstead Sloping Farmland**

## 5.12 LCA12 – Burstead Sloping Farmland

### Location and extent of character area



Little Burstead Church



View north-west towards Chase Farm

#### 5.12.1 Summary description and location

An area of open sloping farmland located to south of Little Burstead and Great Burstead. The area extends from an area of undulating plateau to the north of Little and Great Burstead to the River Crouch in the south. The western boundary is marked by the Borough boundary although the same character extends further into Brentwood Borough. The eastern boundary runs into the upper slopes of the Crouch Valley. The area includes some very large arable fields on sloping ground. As a result there are a number of panoramic views towards and over the area from the south, to the south towards Basildon and the Langdon Hills and to the south-east towards Crays Hill and South Benfleet.

#### 5.12.2 Key characteristics

- Sloping landform with marked secondary undulations to edge of plateau
- Large fields with remnant hedges and hedgerow trees apart from at settlement boundaries
- Marked rural and arable character to most of area
- Noak Hill and associated ribbon development along A176
- Two Plotlands areas at Broomhills Chase and Green Lanes/The Chase
- Discrete woodlands and linear green lane
- Few isolated farms and farm buildings
- Minor roads and networks of local rights of way

- St Mary's Little Burstead and St XX Great Burstead churches are notable landmark buildings

### 5.12.3 Physical influences

- Head deposits overlying Claygate Beds and London Clay. Slowly permeable with seasonal water logging
- Small incised by streams with alluvial deposits rise from springs on the higher ground including the headwaters of the River Crouch
- Roads aside hedges variable – some taller, others moderate and a number absent
- Few ponds
- Discrete ecological features and LoWS designations within area including Little Burstead Common, Botney Hill Wood, Gravel Pit Wood and Green Lane. Better connectivity of habitats to centre around The Dell at Noak Hill and Plotlands
- Isolated woodlands including Lady Spring and Gravelpit Wood
- Hedgerow trees predominantly oak

### 5.12.4 Historical and cultural features

- Predominantly rectilinear fields of medieval ancient possibly Saxon origin – much 20th century boundary loss
- Prominent and isolated landmark of St Mary's The Virgin Little Burstead on upper ridge once linked to hall complex (now absent)
- St Mary Magdalene, Great Burstead churches and The Grange are historic features to north east
- Early 20th century Plotlands development at Green Lanes/ The Chase and Broomhills Chase sporadic redevelopment
- A small group of buildings clustered about St Mary Magdalene, Great Burstead churches are designated a Conservation Area

### 5.12.5 Visual and sensory characteristics

- Panoramic and distant views over very open sloping farmland e.g. from Dunton Road
- Extensive panoramic views to south from the Noak Hill area over Basildon and landmarks e.g. Ford's Dunton Technical Centre, 'Onion' water tower and the more distant Langdon Hills. Views to traffic on A127
- Views to west to Brentwood Borough where woodland marks the skyline
- Botney Hill allows wide sweeping views south east towards Basildon and is a marked landform in views towards the character area
- Attractive undulating and folded landforms on steeper slopes east of Botney Hall Farm
- Empty remote character west of Rectory Road
- Some modern farm buildings and conifers prominent and visually intrusive
- Noak Hill ribbon development bisects area and precludes awareness of arable landscape to east and west and erodes separation between Billericay and Basildon
- Built development in two areas of Plotlands is more visually contained by vegetation
- Distant intrusive noise from A127 and Dunton Road
- Historic landscape and archaeology moderately sensitive to change

### 5.12.6 Condition

- Arable farmland largely very open and intensively farmed and poor ecologically with no replanting evident
- Condition of woodland, hedges and green lanes moderate

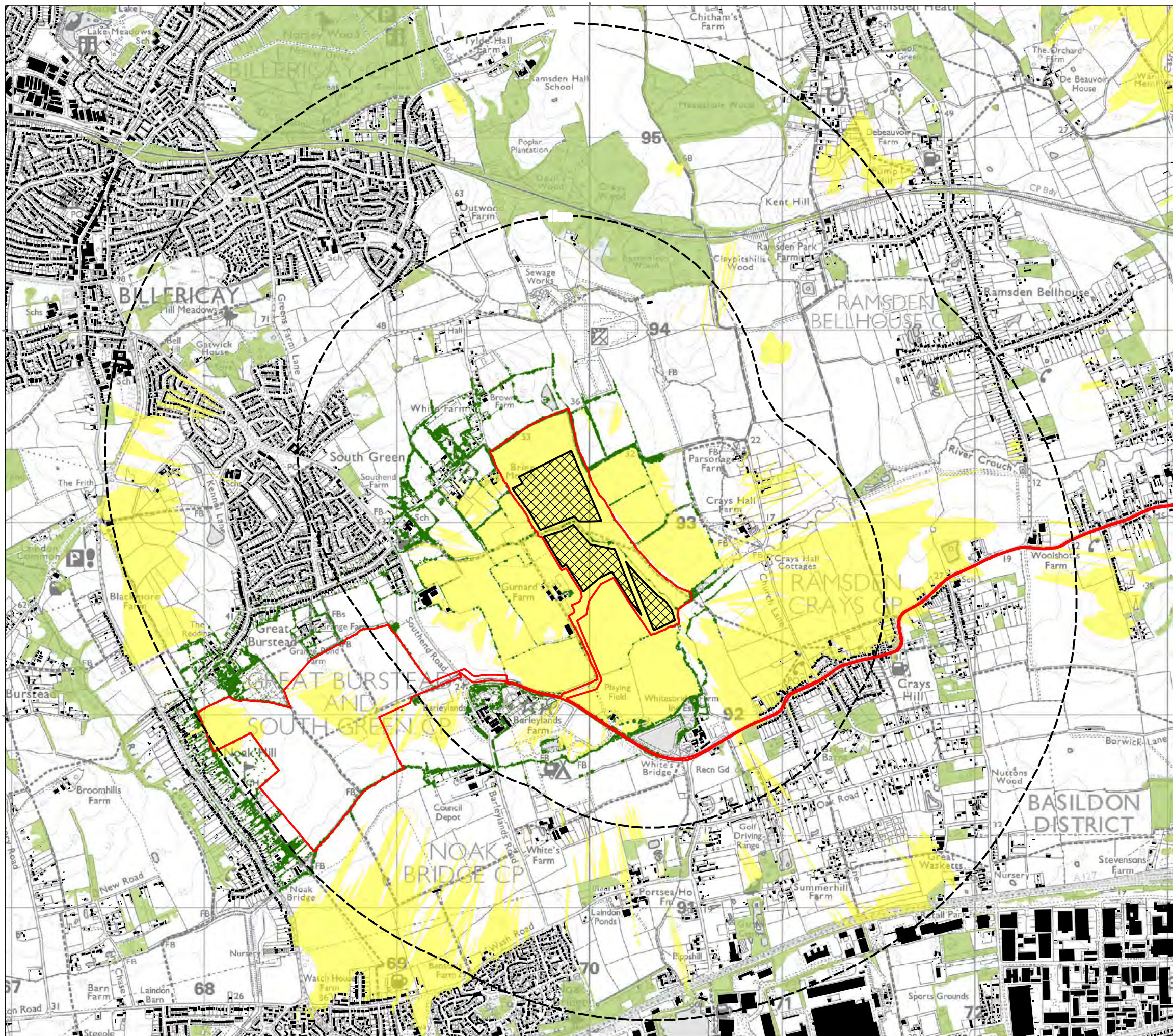
### 5.12.7 Long term management strategy

<b>Condition</b>	<b>Good</b>	<b>Strengthen and reinforce</b>	<b>Conserve and strengthen</b>	<b>Safeguard and manage</b>
	<b>Moderate</b>	<b>Improve and reinforce</b>	<b>Improve and conserve</b>	<b>Conserve and restore</b>
	<b>Poor</b>	<b>Reconstruct</b>	<b>Improve and restore</b>	<b>Restore condition to maintain character</b>
		<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>
<b>Strength of character</b>				

### 5.12.8 Management guidelines

- Promote the creation of buffer zones between intensive arable production and semi-natural habitats and the creation of links between semi-natural habitats
- Promote hedgerow restoration and creation with native species throughout the area to provide visual and ecological links. Pattern to follow historic field boundaries and rights or way wherever possible
- Promote crop diversification and mixed livestock/ arable farming where possible
- Promote use of traditional materials, built form and native planting in association with new agricultural structures
- Promote the management of woodland in order to establish a diverse profile of native species including high forest, coppice with standards and woodland edge
- Create new ponds where suitable scope
- Maintain and enhance existing rights of way
- Retain key viewpoints and vistas to landscape from public roads and rights of way
- Ensure existing and proposed recreational land uses include appropriate measures to manage and enhance the existing landscape setting and historical and ecological value
- Retain hedges, trees and woodlands in settlements and Plotlands areas to maintain screening cover

## **Appendix 10 – Revised Screened Zone of Theoretical Visibility**



Screened ZTV Production Information -  
 The ZTV has been produced using multiple datasets to create a DSM (Digital Surface Model). These have been combined together accurately using ESRI GIS software. The following datasets have been used to create the DSM-

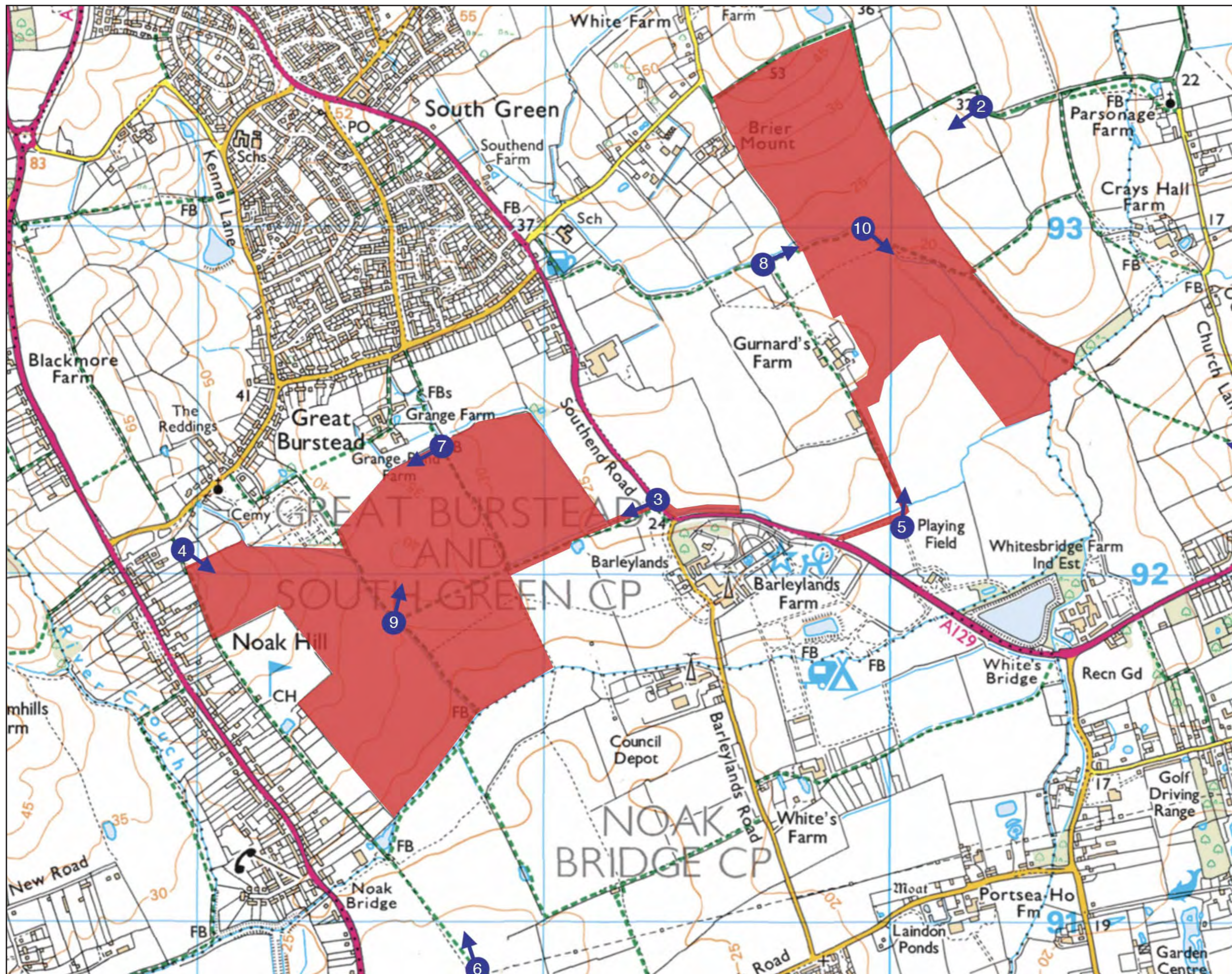
- OS Terrain 5 has been used as the base layer.
- Bluesky's National Tree Map (NTM) This is a detailed dataset covering England and Wales. It provides a comprehensive database of location, height and canopy spread for every single tree 3m and above in height. This is created from stereo aerial photography. Heights used within the model are the MEAN heights supplied with the dataset. This is dated 2021.
- OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM) beyond the NTM data.
- Indicative woodland and building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m  
 (in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

The National Tree Map data has been edited on the western boundary of the site and around the existing substation in order to match current on site conditions.



## **Appendix 11 – Viewpoint Location Plan**



The site



Viewpoint Location



DRAWING Viewpoint Location Plan			
PROJECT Burstead Solar Farm			
CLIENT Enso Green Holdings J Ltd			
SCALE NTS	DATE 11/2021	DRAWN SW	
DRAWING NUMBER BLA095-002		REVISION A	