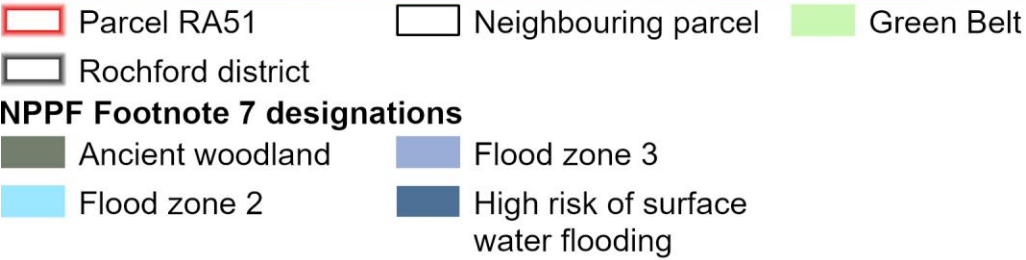
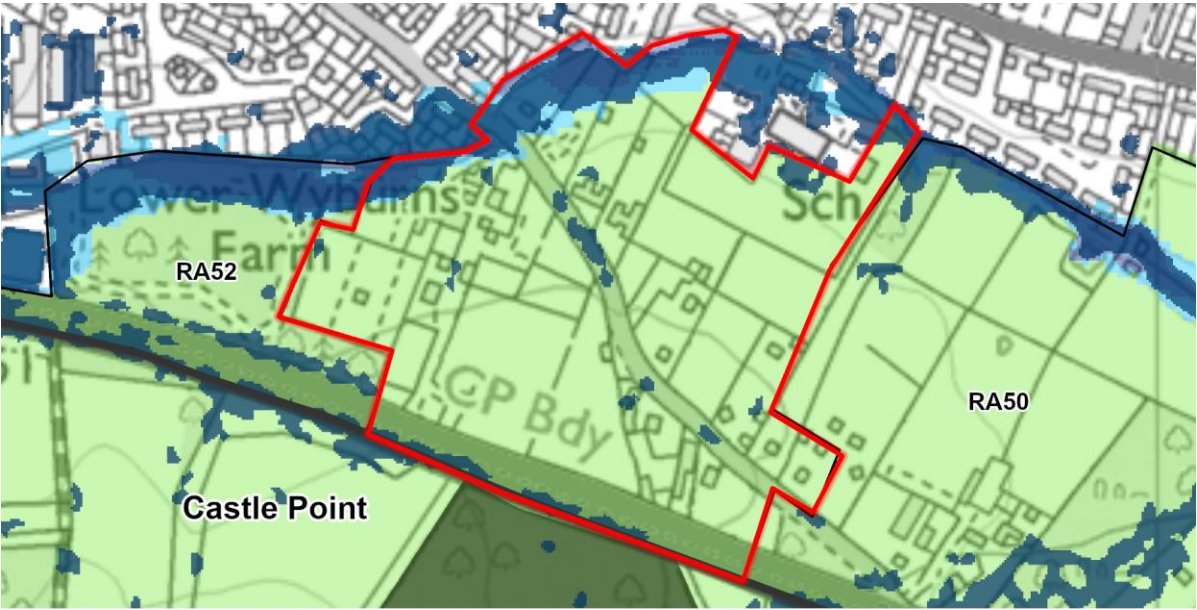


Parcel RA51



Parcel RA51

Contribution of land in Parcel RA51

Parcel RA51 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel RA51 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south-east of Rayleigh. Parcel size: 13ha. Boundary separation between the urban area and the parcel is relatively moderate. It includes mature trees and residential garden fences. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a moderate perception of urban development outside of the parcel. Land is generally open but there are some evident urbanising land uses and activities in this parcel. This includes playing fields associated with Wyburns Primary School, allotments and scattered residential dwellings. There is some perception of the wider countryside. Tree cover limits views but maintains a physical connection with the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Rayleigh is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The woodland to the east and west of the parcel and the A road to the south provides restricting and containing physical features.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development,

Parcel RA51

Assessment Considerations	Assessment
	preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap separates Rayleigh from Hadleigh. It comprises relatively wide areas of open land, and strong separating features such as the A127 and areas of tree cover.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap. It contains residential dwelling and urbanising land uses which are contained by the A127 to the south and areas of woodland to the west and east. The woodland to the south of the A127 maintains the strength of the gap beyond the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area that limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel RA51

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly urbanise or contain adjacent open land. The A127, and surrounding woodland and urban edges form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is located south east of the modern extension of Rayleigh.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel but also some notable areas of open land.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the historic town's special character. It contains some development, and does not contain any of the features that contribute to the setting or special character of the historic town. Therefore it does not make a contribution, beyond being part of its general rural setting.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.