



# Housing and Economic Land Availability Assessment (HELAA) Review Addendum 2021

## Volume 3 – Appendix B-E

May 2022

## Appendix B: Site Summary Report

<b>Site ref:</b> SS0156 <b>Site address:</b> Terminus Drive, Pitsea		
<b>Site description</b>	<b>Site Area (h):</b> 2.20	
Irregular shaped plot located on an 'island' site at the intersection of the C2C railway line and the A13 Pitsea flyover. Site is composed of grass/scrubland and some unmade trackways. Site adjoins the C2C railway line to the north and south, the A13 Pitsea Flyover to the northwest and Pitsea railway station to the east. An overspill car park serving Pitsea station is also located to the northeast of the site. A small storage depot and dwellinghouse are located on the east side of the site fronting the road. Pitsea Marshes and Pitsea Hall lie on land to the south beyond the railway line, whilst Pitsea town centre is located not far to the north of the site.		
<b>Housing Development Potential</b>		
<b>Suitable:</b> No	<b>Available:</b> Yes	<b>Achievable:</b> NA
<b>Suitability Summary</b>		
The site is located in an existing employment area and therefore it is considered unsuitable for housing.		
<b>Availability Summary</b>		
Landowner known.		
<b>Employment Development Potential</b>		
<b>Suitable:</b> Yes	<b>Available:</b> Yes	
<b>Suitability Summary</b>		
Whilst not within an existing employment area or town centre the site is within the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via an A road.		
<b>Availability Summary</b>		
Landowner known.		

<b>Site ref:</b> SS0282 <b>Site address:</b> Morbec Farm, Arterial Road, Wickford		
<b>Site description</b>	<b>Site Area (h):</b> 6.14	
The site is a large parcel of land which currently consists of a farmstead and various outbuildings. The site is surrounded by fields, outbuildings and bounded by the A127 to the south. Access to the site is via the A127 but there is no safe slip road.		
<b>Housing Development Potential</b>		
<b>Suitable:</b> No	<b>Available:</b> No	<b>Achievable:</b> NA
<b>Suitability Summary</b>		
The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.		
<b>Availability Summary</b>		
The access to the site is via an A road and direct access would not be possible due to highway safety, therefore the site is not considered as available.		
<b>Employment Development Potential</b>		
<b>Suitable:</b> No	<b>Available:</b> Yes	
<b>Suitability Summary</b>		
The site is not within an existing employment area or town centre and is not within the suitable proximity of a settlement. The site is not considered to be suitable for employment use at this time.		
<b>Availability Summary</b>		
Site submitted by landowner for HELAA		

<b>Site ref:</b> SS0323 <b>Site address:</b> Land at Huntsman House, Kennel Lane, Billericay		
<b>Site description</b>	<b>Site Area (h):</b> 4.55	
A large parcel of land which comprises of a number of fields to the west and south; woodland and a pond to the east; and dwellinghouse, outbuildings and stables in the north west corner. The site is accessed via Kennel Lane and is adjacent to the urban area of South Green. Fields and residential properties surround the other sides of the site.		
<b>Housing Development Potential</b>		
<b>Suitable:</b> Yes	<b>Available:</b> Yes	<b>Achievable:</b> Yes
<b>Suitability Summary</b>		
The site is within the Green Belt, however it lies within suitable proximity of a settlement. It is therefore considered suitable at this time.		
<b>Availability Summary</b>		
Landowner known		
<b>Employment Development Potential</b>		
<b>Suitable:</b> Yes	<b>Available:</b> Yes	
<b>Suitability Summary</b>		
Whilst not within an existing employment area or town centre the site is within suitable proximity of a settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.		
<b>Availability Summary</b>		
Landowner known.		

<b>Site ref:</b> SS0390 <b>Site address:</b> Land west of Steeple View, Dunton Road, Basildon		
<b>Site description</b>	<b>Site Area (h):</b> 10.20	
Large site on the south side of Dunton Road, between Dunton Road, the A127 and Kings Road, Laindon. The site includes the farmland south of Dunton Road and west of Steeple View. The area is rural in character, at the edge of the urban extent of Basildon. The site includes a cluster of trees in the centre of the site, hedgerows along the northern, southern and eastern boundaries and a pond adjacent to the farmhouse. Surrounding the site is agricultural land to the north and west, residential properties to the east and the A127 dual carriageway to the south.		
<b>Housing Development Potential</b>		
<b>Suitable:</b> Yes	<b>Available:</b> Yes	<b>Achievable:</b> Yes
<b>Suitability Summary</b>		
The site is within the Green Belt, however it lies within suitable proximity of a settlement. It is therefore considered suitable at this time.		
<b>Availability Summary</b>		
Yes. The site was submitted through the Call For Sites process by the landowner.		
<b>Employment Development Potential</b>		
<b>Suitable:</b> Yes	<b>Available:</b> No	
<b>Suitability Summary</b>		
Whilst not within an existing employment area or town centre the site is within suitable proximity of a settlement and could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.		
<b>Availability Summary</b>		
Landowner preference for the land does not include employment uses.		

**Site ref:** SS0436 **Site address:** Land North of Summerhill Nursery, Pipp's Hill Road North, Basildon

**Site description** **Site Area (h):** 1.27

The site relates to the land immediately to the rear of the existing Summerhill Nursery, containing ancillary nursery structures, glass houses, storage areas, storage containers and arable land. There is a large lake east of the site and the A127 is to the far south. Three ponds also exist on the site.

**Housing Development Potential**

**Suitable:** No **Available:** No **Achievable:** NA

**Suitability Summary**

Whilst the site is within proximity to a settlement the site is separated from the main settlement by an A road which is considered to be a significant barrier. As such the site is not considered to be suitable for housing at this time.

**Availability Summary**

Landowner unknown, therefore site unavailable.

**Employment Development Potential**

**Suitable:** No **Available:** No

**Suitability Summary**

Whilst the site is within proximity to a settlement the site is separated from the main settlement by an A road which is considered to be a significant barrier. As such the site is not considered to be suitable for employment use at this time.

**Availability Summary**

Landowner unknown, therefore site unavailable.

**Site ref:** SS0530 **Site address:** Land between 11 & 15 Church Street, Great Burstead, Billericay CM11 2SY

**Site description** **Site Area (h):** 0.67

The site is located in Great Burstead with Grange Farm to the east and housing situated in the Billericay defined settlement to the north. The site is currently grassland.

**Housing Development Potential**

**Suitable:** Yes **Available:** Yes **Achievable:** Yes

**Suitability Summary**

The site is within the Green Belt, however it lies within suitable proximity of a settlement. It is therefore considered suitable at this time. The developable area of the site has been reduced to include only the open field adjacent to the existing settlement as the remainder of the site is required for access to other properties and/or would not deliver any additional dwellings. Based on the size and location part of the site could be developed to provide 17 additional dwellings.

**Availability Summary**

Site submitted through the Call for Sites process.

**Employment Development Potential**

**Suitable:** Yes **Available:** No

**Suitability Summary**

Whilst not within an existing employment area or town centre the site is within suitable proximity of a settlement, however the site is not considered suitable due to highways access.

**Availability Summary**

The landowners preference for the land does not include employment uses.

<b>Site ref:</b> SS0752 <b>Site address:</b> Land to the rear of Briars, west of Church Road, Ramsden Bellhouse CM11 1RR	
<b>Site description</b>	<b>Site Area (h):</b> 4.97
The includes a residential dwelling and large agricultural fields situated within the Green Belt directly adjacent the settlement boundary to the west of Church Road.	
<b>Housing Development Potential</b>	
<b>Suitable:</b> No	<b>Available:</b> Yes <b>Achievable:</b> NA
<b>Suitability Summary</b>	
The site is within the Green Belt and only a small part lies within suitable proximity of a settlement. It is therefore not considered suitable at this time.	
<b>Availability Summary</b>	
Site submitted on behalf of landowner for HELAA 2019.	
<b>Employment Development Potential</b>	
<b>Suitable:</b> No	<b>Available:</b> No
<b>Suitability Summary</b>	
The site is within the Green Belt and only a small part of the site lies within suitable proximity of a settlement. It is therefore not considered suitable for employment uses at this time.	
<b>Availability Summary</b>	
The landowners preference for the land does not include employment uses.	

<b>Site ref:</b> SS0799 <b>Site address:</b> Elm Farm, Burnt Mills Road, North Benfleet	
<b>Site description</b>	<b>Site Area (h):</b> 0.89
This is an irregularly shaped site that is located to the South of Burnt Mills Road and is within the Greenbelt.	
<b>Housing Development Potential</b>	
<b>Suitable:</b> No	<b>Available:</b> Yes <b>Achievable:</b> NA
<b>Suitability Summary</b>	
The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.	
<b>Availability Summary</b>	
Site submitted on behalf of landowner for HELAA.	
<b>Employment Development Potential</b>	
<b>Suitable:</b> No	<b>Available:</b> Yes
<b>Suitability Summary</b>	
The site is within the Green Belt, however it lies within suitable proximity of a settlement. It is therefore considered suitable at this time.	
<b>Availability Summary</b>	
Site submitted on behalf of landowner for HELAA.	

**Site ref:** SS0819 **Site address:** Land north of Dunton Road, Noak Bridge, Basildon.

**Site description** **Site Area (h):** 20.52

The site includes two irregular shaped parcels of land and one rectangular shaped parcel of land located north of Dunton Road and within the Greenbelt. All parcels are currently used for agricultural purposes and are surrounded by similar land uses. There are two overhead pylons located within the eastern parcel. This sites has been reduced in size to incorporate the additional site SS0834.

**Housing Development Potential**

**Suitable:** Yes **Available:** Yes **Achievable:** Yes

**Suitability Summary**

Whilst the site is within suitable proximity of a settlement, the majority of the site is situated within flood zone 3b and therefore in accordance with the HELAA methodology, this site is not considered to be suitable.

**Availability Summary**

This site has been submitted on behalf of the landowner.

**Employment Development Potential**

**Suitable:** No **Available:** No

**Suitability Summary**

The majority of the site is situated within flood zone 3b and therefore in accordance with the HELAA methodology and is found to not be suitable.

**Availability Summary**

The landowners preference for the land does not include employment uses.

**Site ref:** SS0833 **Site address:** Oak Road, Crays Hill, Billericay, Essex, CM11 2YL

**Site description** **Site Area (h):** 1.41

This is a rectangular parcel that is located to the North of Oak Road. The site is considered to be green field development and is located within the Green Belt.

**Housing Development Potential**

**Suitable:** No **Available:** Yes **Achievable:** NA

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.

**Availability Summary**

The site was submitted by the landowner, the site is considered to be available.

**Employment Development Potential**

**Suitable:** No **Available:** Yes

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.

**Availability Summary**

The site was submitted by an agent, the site is considered to be available.

**Site ref:** SS0834 **Site address:** Land north of Dunton Road, Noak Bridge, Basildon

**Site description** **Site Area (h):** 7.85

This is a rectangular parcel of land that is located to the west of Rectory Road and to the north of Dunton Road. The site area has been reduced to remove land that is within Flood Zone 3b. This parcel was originally formed part of SS0819.

**Housing Development Potential**

**Suitable:** Yes **Available:** Yes **Achievable:** Yes

**Suitability Summary**

The site is within the Green Belt, however it lies within suitable proximity of a settlement. It is therefore considered suitable at this time.

**Availability Summary**

The site was submitted by an agent, the site is considered to be available.

**Employment Development Potential**

**Suitable:** Yes **Available:** No

**Suitability Summary**

The site is within the Green Belt, however it lies within suitable proximity of a settlement. It is therefore considered suitable at this time.

**Availability Summary**

The landowners preference for the land does not include employment uses.

**Site ref:** SS0835 **Site address:** Land north Dunton Road, Dunton Road, Basildon, SS15 4DB

**Site description** **Site Area (h):** 7.55

This is an irregular shape parcel that is located to the north of Dunton Road and to the west of rectory road, access can be taken via both roads. The northern edge of the parcel is defined by a watercourse. The site is green field and currently within the greenbelt.

**Housing Development Potential**

**Suitable:** No **Available:** Yes **Achievable:** NA

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement as the site is separated from the main settlement by an A road which is considered to be a significant barrier. The site is not considered to be suitable.

**Availability Summary**

The site was submitted by an agent, the site is considered to be available.

**Employment Development Potential**

**Suitable:** No **Available:** No

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement as the site is separated from the main settlement by an A road which is considered to be a significant barrier. The site is not considered to be suitable.

**Availability Summary**

The landowners preference for the land does not include employment uses.

**Site ref:** SS0836 **Site address:** Land north Dunton Road, Dunton Road, Basildon, SS15 4DB

**Site description** **Site Area (h):** 3.71

This is a rectangular parcel that is located to the east of Rectory Road. The site is greenfield and located within the Green Belt.

**Housing Development Potential**

**Suitable:** No **Available:** Yes **Achievable:** NA

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.

**Availability Summary**

The site was submitted by an agent, the site is considered to be available.

**Employment Development Potential**

**Suitable:** No **Available:** No

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.

**Availability Summary**

The landowners preference for the land does not include employment uses.

**Site ref:** SS0837 **Site address:** Bluntswall Road, Billericay, CM12 9SA

**Site description** **Site Area (h):** 24.63

This is an irregularly shaped parcel that is located within the Greenbelt and is located to the south of Blunts Wall Farm.

**Housing Development Potential**

**Suitable:** No **Available:** Yes **Achievable:** NA

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.

**Availability Summary**

The site was submitted by an agent, the site is considered to be available.

**Employment Development Potential**

**Suitable:** No **Available:** No

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.

**Availability Summary**

The landowners preference for the land does not include employment uses.



**Site ref:** SS0838 **Site address:** Crays Hill, Billericay, CM11 2XY

**Site description** **Site Area (h):** 1.02

This is a rectangular shaped site that is located within Crays Hill. The site is currently green field and located within the Green Belt. Located to the south of Site SS0810, access will have to be sourced through this site.

**Housing Development Potential**

**Suitable:** No **Available:** Yes **Achievable:** NA

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.

**Availability Summary**

The site was submitted by the landowner, the site is considered to be available.

**Employment Development Potential**

**Suitable:** No **Available:** No

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.

**Availability Summary**

The landowners preference for the land does not include employment uses.

**Site ref:** SS0839 **Site address:** Land opposite No. 5 – 27 Kennel Lane, Billericay

**Site description** **Site Area (h):** 0.94

This is an irregular shaped parcel of land located to the west of Kennel Lane. The site is located in the green belt and has no direct access. The site was formally part of SS0323.

**Housing Development Potential**

**Suitable:** Yes **Available:** No **Achievable:** NA

**Suitability Summary**

The site is within the Green Belt, however it lies within suitable proximity of a settlement. It is therefore considered suitable at this time.

**Availability Summary**

Site submitted on behalf of landowner for HELAA. However no direct access to site, therefore site is unavailable.

**Employment Development Potential**

**Suitable:** No **Available:** No

**Suitability Summary**

There is no access to the site therefore it is not considered suitable.

**Availability Summary**

The landowners preference for the land does not include employment uses

**Site ref:** SS0840 **Site address:** Land South of Burnt Mills Road, Basildon, SS12 9JX

**Site description** **Site Area (h):** 0.70

This is a rectangular parcel located within the green belt and located to the south of Burnt Mills Road.

**Housing Development Potential**

**Suitable:** No **Available:** Yes **Achievable:**

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.

**Availability Summary**

Landowner is known, submitted by agent.

**Employment Development Potential**

**Suitable:** Yes **Available:** No

**Suitability Summary**

The site is within the Green Belt and it does not lie within suitable proximity of a settlement. The site is not considered to be suitable.

**Availability Summary**

The landowners preference for the land does not include employment uses

**Site ref:** SS0841 **Site address:** Rear of the Cemetary, Ramsden Bellhouse, CM11 1RT

**Site description** **Site Area (h):** 0.79

Irregular shaped parcel that is located within Ramsden Bellhouse, the parcel is within the extents of the green belt and has no direct access.

**Housing Development Potential**

**Suitable:** No **Available:** No **Achievable:**

**Suitability Summary**

The site is within the Green Belt and only a small part lies within suitable proximity of a settlement. It is therefore not considered suitable at this time.

**Availability Summary**

Site submitted on behalf of landowner for HELAA. However no direct access to site, therefore site is unavailable.

**Employment Development Potential**

**Suitable:** No **Available:** No

**Suitability Summary**

The site is within the Green Belt and only a small part lies within suitable proximity of a settlement. It is therefore not considered suitable at this time.

**Availability Summary**

The landowners preference for the land does not include employment uses

## Appendix: C All HELAA Sites - Suitability, Availability and Achievability

Site Reference	Site Address	Site Area (ha)	Residential Development			Economic Development	
			Suitable	Available	Achievable	Suitable	Available
SS0156	Terminus Drive, Pitsea	2.2	No	Yes	NA	Yes	Yes
SS0282	Morbec Farm, Arterial Road, Wickford	6.14	No	No	NA	No	Yes
SS0323	Land at Huntsman House, Kennel Lane, Billericay	4.55	Yes	Yes	Yes	Yes	Yes
SS0390	Land west of Steeple View, Dunton Road, Basildon	10.2	Yes	Yes	Yes	Yes	No
SS0436	Land North of Summerhill Nursery, Pipp's Hill Road North, Basildon	1.27	No	No	NA	No	No
SS0530	Land between 11 & 15 Church Street, Great Burstead, Billericay CM11 2SY	0.67	Yes	Yes	Yes	Yes	No
SS0752	Land to the rear of Briars, west of Church Road, Ramsden Bellhouse CM11 1RR	4.97	No	Yes	NA	No	No
SS0799	Elm Farm, Burnt Mills Road, North Benfleet	0.89	No	Yes	NA	No	Yes
SS0819	Land north of Dunton Road, Noak Bridge, Basildon.	20.52	Yes	Yes	Yes	Yes	No
SS0833	Oak Road, Crays Hill, Billericay, Essex, CM11 2YL	1.41	No	Yes	NA	No	Yes
SS0834	Land north of Dunton Road, Noak Bridge, Basildon	7.85	Yes	Yes	Yes	Yes	No
SS0835	Land north Dunton Road, Dunton Road, Basildon, SS15 4DB	7.55	No	Yes	NA	No	No
SS0836	Land north Dunton Road, Dunton Road, Basildon, SS15 4DB	3.71	No	Yes	NA	No	No
SS0837	Bluntswall Road, Billericay, CM12 9SA	24.63	No	Yes	NA	No	No
SS0838	Crays Hill, Billericay, CM11 2XY	1.02	No	Yes	NA	No	No
SS0839	Land opposite No. 5 – 27 Kennel Lane, Billericay	0.94	Yes	No	NA	No	No
SS0840	Land South of Burnt Mills Road, Basildon, SS12 9JX	0.7	No	Yes	NA	Yes	No
SS0841	Rear of the Cemetary, Ramsden Bellhouse, CM11 1RT	0.79	No	No	NA	No	No

## Appendix D: Site Suitability for Economic Development by Use Class

The following table shows a breakdown of site suitability by use class for sites that were found to be suitable and available for economic development.

Site Ref	Address	Site Area (ha)	Suitable and Available for employment	B1	B2	B8
SS0156	Terminus Drive, Pitsea	2.20	Yes	Yes	Yes	Yes
SS0323	Land at Huntsman House, Kennel Lane, Billericay	4.55	Yes	Yes	No	No

## Appendix E: Standard Build Rates and Lead-in Times

Standard build rates and lead-in times									
Site Size / Number of Dwellings									
Site Status		1 -20 Dwellings	21 - 50	51 -200	201 - 500	501 - 1000	1001 - 2000	2001+	Notes
Under construction	Commencement Year	Year 1	Year 1	Year 1	Year 1	Year	Year 1	Year 1	Sites where construction has commenced
	Build Rate (per annum)	10	20	30	50	75	100	150	
Full Planning Permission / Reserved Matters	Commencement Year	Year 1	Year 1	Year 1 ( 15) , Year 2 (30)	Year 2	Year 2	Year 2	Year 2	Allows for discharge of conditions and infrastructure provision on larger sites
	Build Rate (per annum)	10	20	30	50	75	100	150	
Outline Planning Permission	Commencement Year	Year1.5	Year 2	Year 2	Year 2 (25), Year 3 (50)	Year 2 (35), Year 3 (75)	Year 2(50), Year 3(100)	Year 2(50), Year 3 (100)	Allows full permission/ Reserved matters and for discharge of conditions and infrastructure provision.
	Build Rate (per annum)	10	20	30	50	75	100	150	
Urban HELAA Site	Commencement Year	Year 3	Year 3	Year 4	Year 4 (25), Year 5 (50)	Year 4(35), Year 5 (75)	Year 4 (50), Year 5 (100)	Year 4 (50), Year 5 (100)	Allows for planning permission and for larger sites allows full permission/ Reserved matters, discharge of conditions and infrastructure provision.
	Build Rate (per annum)	10	20	30	50	75	100	150	
Strategic HELAA Site	Commencement Year	Year 6	Year 6	Year 7	Year 8 (25), Year 9 (50)	Year 9 (35), Year 10 (75)	Year 9 (50), Year 10 (100)	Year 9 (50), Year 10 (100)	Allows for change of Policy. After Policy change, allows for planning permission and for larger sites allows full permission/ Reserved matters, discharge of conditions and infrastructure provision.
	Build Rate (per annum)	10	20	30	50	75	100	150	
									* Slower build rate at beginning of construction on larger sites due to construction start up.
*Strategic sites that require investment of major pieces of infrastructure have been placed beyond Year 10									