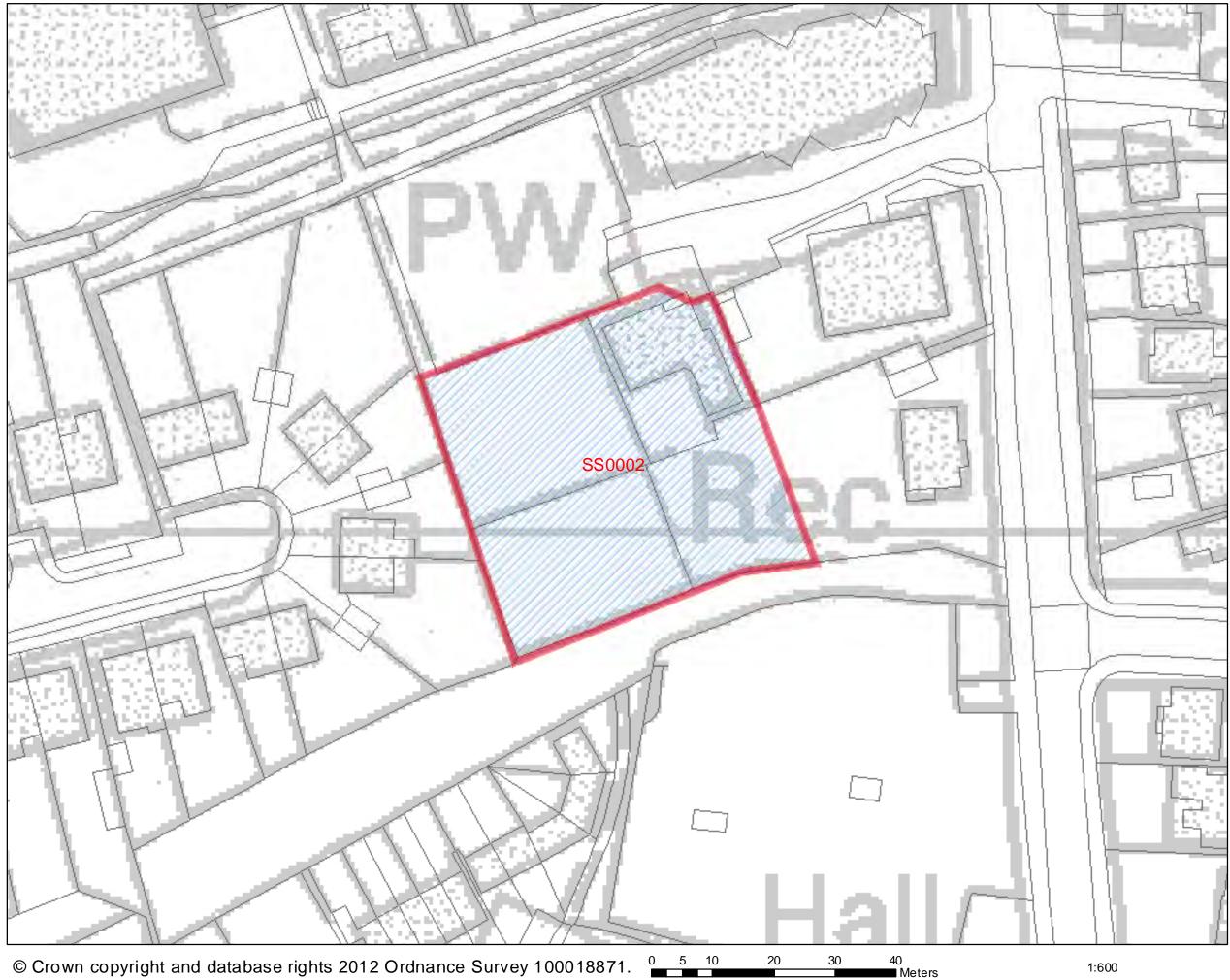
| | 01111 | i ait i | | | | | |
|---|----------|--------------|----------------------|-----------------------|-----------------|-------------------|----------|
| Address: | h o ufi | | Site Area: 0.19ha | Current Use: | Site Ref.: | | |
| R/O 40 Laindon Road and Abl Archer House, Laindon Rd, Bi | | | 0.1908 | Gardens/ grassland | SS0002 | | |
| | | • | | l gi assiariu | | | <u> </u> |
| Description of Site (includ | | | | | | /ia Emmanuel C | |
| Amended site boundary for exclude Church View, new a | | | | nended to | | indon Road or v | |
| The site is in a residential are | | | | rear darden of | opposite Schoo | t joins Laindon R | ku |
| 40 Laindon Road and an area | | | | | | vices (distance | in m) |
| for the Emmanuel C of E chur | | | | | | : Quilters <600r | , |
| Laindon Road. It is near to the | | | | | 5 | ool: Billericay < | |
| and in walking distance of Qu | ilters | Primary S | School and Bill | ericay School. | 3 | entre: Laindon R | |
| | | | | | <800m | | |
| Development Plan: Allocated | | | | | • | I Centre: <800m | |
| outstanding planning permiss | ion (| April 1996 |) and Conserv | ation Area | | Billericay <800m | |
| Accuracy current in in Church | . of □ | naland hu | it ma dataila. C | ite corried | | ace: Sun Corner | r <400m; |
| Assumed ownership is Church forward due to UCS. | 1 OF E | ngiand bu | it no details. S | ate carried | Mill Meadows < | | |
| Torward due to UCS. | | | | | Bus Stop: 100r | | |
| Planning History: | | | | | Railway Station | n: Billericay 1km | |
| BAS/0825/91 (incorport | oratir | ng site witl | hin larger area | a): 20 flats | | | |
| with associated parking | | • | • | | | | |
| • BAS/0456/01 (adjace | | | | | | | |
| people with special ne | | | | | | | |
| Church/rear of Abbey | field | | | | | | |
| Ownership: | | - Public E | 2 | No | | | |
| | | | Individual? | No | - | | |
| | | - Compar | | No | - | | |
| | | - Unknow | | Yes | | | |
| Urban Area Site | | Yes | Area: 0.19 | ha | | | |
| Green Belt Site | | No | | 1 | - | | |
| Greenfield Site | -l | Yes | Area: 0.19 | na | - | | |
| Previously Developed Land Site Constraints | a | No | | | | | |
| Areas excluded from the S | ни | ٨ | | Constraints th | nat may affect | a sito's viabili | tv |
| Scheduled Monument | Witl | | No | Ancient Woodla | | Within | No |
| Scheduled Monument | Part | | No | | na | Part of Site | No |
| | Adj. | | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Witl | | No | Local Wildlife Si | tes | Within | No |
| | | of Site | No | | 105 | Part of Site | No |
| | | nin Buffer | Yes | | | Within Buffer | No |
| Local Nature Reserve (LNR) | Witl | | No | Biodiversity Acti | ion Plan (BAP) | Within | No |
| | - | of Site | No | Priority Habitat | | Part of Site | No |
| | _ | nin Buffer | No | 1 | | Within Buffer | No |
| Flood Zone | | | No | Protected Speci | es Alert Area | | No |
| If yes, Zone 3? □ | | | | | | <u> </u> | |
| Washland | | | No | Protected Speci | es Alert Area - | | No |
| Marshes Protection Area | | | No | 10m Buffer | | | |
| Existing, developed | Witl | nin | No | | | | |
| business/ industrial areas | Part | | No | Village Green & | Common Land | | No |
| | Adj. | То | No | Ground Water V | /ulnerability | | Yes Blue |
| | <u> </u> | | | Area | | | |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Within | Yes |
| | | | | | | Adj. To | |
| Electricity Pylons | | | No | Listed Buildings | | Within | No |
| | | | | Liston Duliulitys | | Adj. To | No |
| | | | | | | | |

| Address: R/O 40 Laindon Road and Abb | eyfield | Site Area : 0.19ha | Current Use: Gardens/ | Site Ref.: SS0002 | | | |
|--|------------------|------------------------------|---|----------------------------|------------------------------------|-----------|--|
| Archer House, Laindon Rd, Bill | ericay | 1 | grassland | | | | |
| Immovable communications | | No | Potential Contamina | ted Land | С | | |
| 400m buffer zone around sewage treatment plants | | No | Definitive Footpath | (PRoW) | | No | |
| H.E.R – Billericay Gas works | | - | ТРО | | | No | |
| n.E.R – billericay Gas works | | | | A.r.o.o. | | - | |
| | | <u> </u> | Archaeological Finds | s Area | | Yes | |
| Highway issues: 2 schools n | earby; busy roa | ad; highway | | | | | |
| Constraints: | | | Potential highway | | | | |
| Within 2km buffer of Mill Meadows SSSI | | | Ground water vulnerability area | | | | |
| Within Billericay Conservation Area | | | Likely existence | of contamin | ation – no detai | iled | |
| Within Archaeological finds | s area | | assessment mad | de. | | | |
| Could the constraints be ov | vercome? | Yes | If yes, how? | | | | |
| Archaeological and ground | water investig | ations prior | to development. | | | | |
| High Quality design suitab | le for Conserva | tion Area | | | | | |
| Small capacity of site should be addressed and should be addresse | Ild not cause ar | ny significan | t increase in highway | safety issues | 6 | | |
| Intrusive investigation of t | | | | | | sures | |
| What is the most suitable | | | | | | | |
| Site is suitable for housing | | | | | | | |
| Reason(s) why site is suita through the car park. | able for housi | ng : Existing | residential area close | to services. | Access could be | e achieve | |
| | | | | | | | |
| Is site available for develo | pment? | | Was identified through | ugh Urban C | apacity Study 2 | 004 – | |
| | • | | | | | | |
| <u> </u> | | | the landowners and | | | 5 | |
| Reason(s) why site is suita | able for housi | | Was identified throu however, the site h | ugh Urban C as not been | apacity Study 2 formally submit | 004 – | |

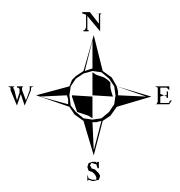


Rear of No. 40 and Abbeyfield



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| Address: Rear of 266-274 Mo Road, Billericay | ountnessing | Site Area : 0.33ha | Current Use: Gardens | Site Ref.: SS0003 | | | |
|--|--|--|---|--|---|--|--|
| Description of Site (includi Parts of six back gardens and Road frontage to Marks Close Multiple owners (7 no.) Amenity area contains two tre Some planning history, mostly The dwelling known as 1 Cres constructed in the late 1950's, An application for a detached 1 was refused in 1962 (BAS/1 harm to the street scene throu | amenity land and Crescen ees that may in relation to cent Road ap /early 1960's house frontir 360/62) on g ugh unsatisfa | I in a residentia t Road. be worthy of re o extensions an opears to have I ng Crescent Roa rounds of overl ctory appearan | tention d additions. been ad alongside no. ooking and | and Crescent F Access to Ser Primary School Secondary Sch Billericay > 150 GPs/Health Cer Neighbourhood < 800m Town Centre: I Public Open Sp people space < Amenity green | rvices (distance I: Brightside 400 ool: Mayflower a 10m. St. Johns < ntre: The Pantile d Centre: Bridge Billericay >800m pace: Children/ye <400m (Pleasant space <800m (| in m) m and 1500m es <800m Parade bung t Drive). Rosebay | |
| considerations that should be | | | | | Park < 2km (Ros | ebay | |
| Ownership: | - Public | | Yes | | nal field <400m | mi Nat | |
| Multiple | - Private - Compa | e Individual? | Yes No | | mary). Natura/se (Pleasant Drive a | | |
| | | 3 | | | or Sports Facility | | |
| Urban Area Site | - Unkno Yes | Area: 0.33 | No | | . Urban Park/Ga | | |
| Green Belt Site | No | AIEa. 0.33 | nd | <800m (Lake I | | | |
| Greenfield Site | Yes | Area: 0.3h | Puc Stop: 450p | | | | |
| Previously Developed Land | | Area: 0.03 | Doilwoy Statio | | n: Billericay < 16 | 00m | |
| Site Constraints | | 711001 0.00 | | | | | |
| Areas excluded from the S | HLAA | | Constraints t | nat may affect | a site's viabili | tv | |
| Scheduled Monument | Within | No | Ancient Woodla | | Within | No | |
| | Part of | No | | | Part of Site | No | |
| | Adj. To | No | | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife S | ites | Within | No | |
| | Part of Site | No | | | Part of Site | No | |
| | Within Buffe | er Yes | | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Act | • • | Within | No | |
| | Part of Site | No | Priority Habitat | | Part of Site | No | |
| | Within Buffe | er No | | | Within Buffer | No | |
| Flood Zone If yes, Zone 3? □ | No | | Protected Spec | ies Alert Area | | No | |
| Washland | | No | Protected Spec | ies Alert Area - | | No | |
| Marshes Protection Area | | No | 10m Buffer | | | | |
| Existing, developed | Within | No | | | - | | |
| business/ industrial areas | Part of | No | | Common Land | | No | |
| | Adj. To | No | Ground Water V Area | Vulnerability | | No | |
| | | No | Conservation A | rea | Within | No | |
| Oil / Gas Pipelines | | | | | | | |
| | | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | 3 | Within | No No | |
| | | No | Listed Buildings | 3 | - | | |
| Electricity Pylons Immovable communications | | No No | Listed Buildings Potential Conta | | Within | No | |
| Electricity Pylons | | | | minated Land | Within Adj. To | No | |
| Electricity Pylons Immovable communications links 400m buffer zone around wastewater/sewage | | No | Potential Conta | minated Land | Within Adj. To | No No | |

| Address: Rear of 266-274 Mountnessing Road, Billericay | Site Area : 0.33ha | Current Use: Gardens | Site Ref.: SS0003 | | | |
|--|--|---|--|---------|--|--|
| Highway issues: Access to Marks Close or from its present single track and if necessary | | | cent Road may need to be | widened | | |
| Constraints (description): Site assembly will be difficult due to the foul Sewer crosses northern edge of site Likely existence of contamination – no de Trees to be retained Could the constraints be overcome? Negotiation with the site owners or use of small capacity of the site, neither may pr It should also be possible to accommoda though this could be rerouted if necessar | etailed assessing PARTIALLY of CPO powers ove fruitful or te developme | ment made. If yes, how? s as a very last resort viable. nt fronting the roads | - | | | |
| Intrusive investigation of the site to chec What is the most suitable type of development | | | nitigation or avoidance me | easures | | |
| | | | le for housing develop | ment x | | |
| Reason(s) why site is / is not suitable for housing : Residential area. A number of residential gardens are involved. No formal submission from landowners were received and therefore deliverability can not be demonstrated. | | | | | | |
| Is site available for development? If yes, when? | | | he Urban Capacity Study. te was received by the lar | | | |



Rear of 266-274 Mountnessing Road



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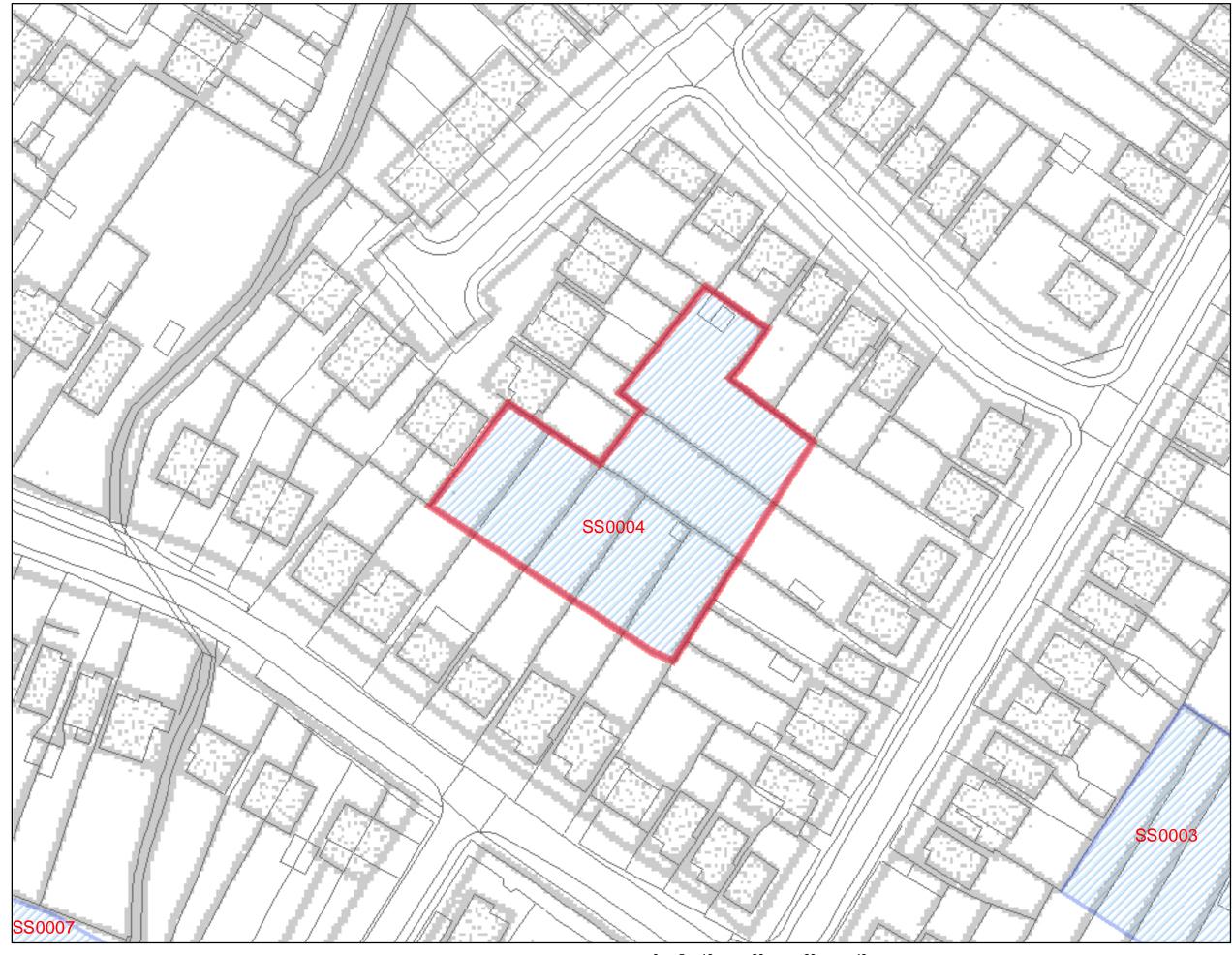


| Address: Rear gardens of 286 Mountnessing Road and 3-5 Bi Billericay. | Site Area : 0.24ha | Current Use: Residential gard | lens Site Ref.: SS0004 | | | |
|---|---|--|---|---|--|---|
| Description of Site (includi | ng plannir | ig status) | | Site Access: I The Warren. | Jncertain. Possil | oly from |
| Site comprises the central part rear gardens of 7 properties, b approximate square isolating t residential, with detached and Planning History: A number of previous applicati minor works to a few of the dw applications for the separation | but surround he site from semi-detac ions relate t wellings ass | led by 17 dwellir any road fronta hed dwellings. o replacement, e ociated with the | ngs in an age. The area is extension and land but no | Access to Ser Primary School Secondary Sch Billericay >150 GPs/Health Cer <800m Neighbourhood Bridge Parade) | Billericay >800m | m and 1500m. tiles) Pantiles; |
| Ownership: | - Publi | c Body? | No | | j people space < | /100m |
| Multiple private individuals | | te Individual? | Yes | (Pleasant Drive | | 40011 |
| | - Com | | No | | space <800m (| Rosebay |
| | - Unkn | | No | Ave); | , | , |
| Urban Area Site | No | | , | | <pre>< <2km (Rosebay Ave);</pre> | |
| Green Belt Site | No | | | | ld <400m (Brigh | ntside |
| Greenfield Site | Yes | 0.24 | | Primary); Natura/semi-N | | |
| | | | | Ave); Urban Park/Ga Meadows) Bus Stop: <500 | s Facility <400m rden <800m (La 0m n: Billericay <16 | ike |
| Site Constraints | | | | · " | | |
| Areas excluded from the SI | | | | nat may affect | | |
| | Within | No | Ancient Woodland | | Within | No |
| | Part of | No | - | | Part of Site | No |
| | Adj. To | No | | taa | Within Buffer | No |
| | Within Part of Site | No No | Local Wildlife Sites Within No | | INO | |
| | Fait OF Site | INU | 4 | | Dort of Cito | No |
| | Within Ruff | | | | Part of Site | No |
| | Within Buff Within | er Yes (SSSI) | Biodiversity Act | ion Plan (BAP) | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | er Yes (SSSI) No | Biodiversity Act | ion Plan (BAP) | Within Buffer Within | No No |
| Local Nature Reserve (LNR) | Within Part of Site | er Yes (SSSI) No No | Biodiversity Act Priority Habitat | ion Plan (BAP) | Within Buffer Within Part of Site | No No No |
| Local Nature Reserve (LNR) | Within | er Yes (SSSI) No No | | | Within Buffer Within | No No |
| Local Nature Reserve (LNR) Flood Zone | Within Part of Site Within Buff | er Yes (SSSI) No No er No | Priority Habitat Protected Speci | es Alert Area | Within Buffer Within Part of Site | No No No No No |
| Local Nature Reserve (LNR) Flood Zone Washland | Within Part of Site Within Buff | er Yes (SSSI) No No er No No No | Priority Habitat Protected Speci Protected Speci | es Alert Area | Within Buffer Within Part of Site | No No No No |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area | Within Part of Site Within Buff No | er Yes (SSSI) No No er No No No No | Priority Habitat Protected Speci | es Alert Area | Within Buffer Within Part of Site | No No No No No |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed | Within Part of Site Within Buff | er Yes (SSSI) No No er No No No | Priority Habitat Protected Speci Protected Speci 10m Buffer | es Alert Area es Alert Area - | Within Buffer Within Part of Site | No No No No No |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas | Within Part of Site Within Buff No Within | er Yes (SSSI) No No er No No No No | Priority Habitat Protected Speci Protected Speci | es Alert Area es Alert Area - Common Land | Within Buffer Within Part of Site | No No No No No |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas | Within Part of Site Within Buff No Within Part of | er Yes (SSSI) No No er No No No No No No | Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V Area | es Alert Area es Alert Area - <u>Common Land</u> /ulnerability | Within Buffer Within Part of Site | No No No No No No |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas | Within Part of Site Within Buff No Within Part of | er Yes (SSSI) No No er No No No No No No No | Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water \ | es Alert Area es Alert Area - <u>Common Land</u> /ulnerability | Within Buffer Within Part of Site Within Buffer | No No No No No No No |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas | Within Part of Site Within Buff No Within Part of | er Yes (SSSI) No No er No No No No No No No | Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V Area | es Alert Area es Alert Area - <u>Common Land</u> /ulnerability rea | Within Buffer Within Part of Site Within Buffer Within | No No No No No No No |

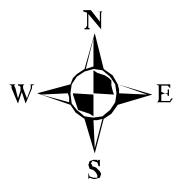
| Potential Contaminated Land | С |
|---|--|
| Definitive Footpath (PRoW) | No |
| ТРО | No |
| Archaeological Finds Area | No |
| ALLY lence to this site due to the established ner contamination is present on site. vening urban development. | residential nature of the |
| nt for this site? | |
| Site is NOT suitable for bou | sing development ¥ |
| | |
| ailable access. In respect of the SHLAA s the site would accommodate less that | |
| | TPO Archaeological Finds Area Avia demolition of existing properties assessment made (within 250m of inf ALLY ence to this site due to the established her contamination is present on site. rening urban development. ccess, but there is no evidence of agree ht for this site? Site is NOT suitable for hou p: ailable access. In respect of the SHLAA a the site would accommodate less thar |



Rear of 286-292 Mountnessing Road



SHLAA 2011/2012

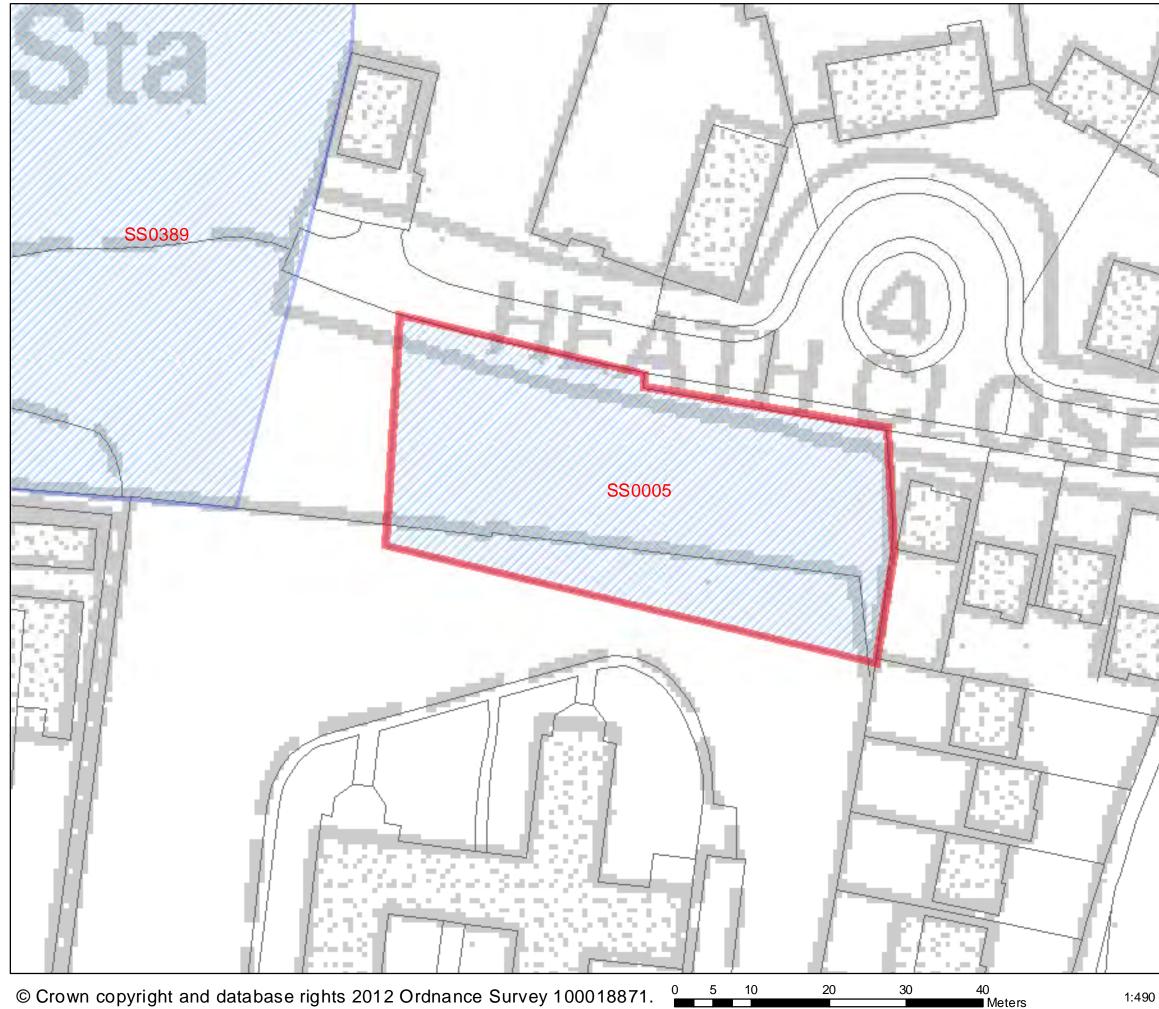


| Address: Land North of Mayflower Hou Close, Billericay | se, Heath | Site Area: 0.20 Ha | Current Use: Vacant/Grasslar | nd Site Ref.: SS0005 | | |
|---|--|--|--|---|--|--|
| Description of Site (includ Rectangular shaped site, betw road. It is currently unused g | veen Mayflowe | r House and H | leath Close | Primary School | r vices (distance I: 600m Quilters | |
| Planning History Part of wider site to the west planning permission 09/01017 Whole of site has an expired p This plus land North of Heath (03/00792/OUT) Site boundaries have been an permission, new area is 0.20 | I/FULL. permission for Close had out | 8 dwellings (0 line permissior ude area with | 6/00898/OUT). n for 10 houses | Billericay Schoo GPs / Health C Rd surgery Neighbourhood Western Rd sh Town Centre: Public Open Sp space, childrer outdoor sports | entre: 800m fro d Centre: within ops (c250m) within 800m Bill bace: amenity gu y's space, edu fiu facilities- 400m | m Laindon 800m of ericay TC reen elds, |
| | | | | | n. Queens Park | Country |
| Ownership: | - Public E | | Yes | Park, Mill Mead | | |
| NHS ownership | | Individual? | No | Bus Stop: Lond | | in 1 (00 |
| | - Compai | | No | Railway Station | n: Billericay with | iin 1,600m |
| | - Unknov | | No | - | | |
| Urban Area Site | Yes | Area: 0.2h | а | - | | |
| Green Belt Site | No | | | | | |
| Greenfield Site | Yes | Area: 0.2h | а | | | |
| Previously Developed Lane | d No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the S | HLAA | | Constraints th | nat may affect | a site's viabili | ity |
| Scheduled Monument | Within | No | Ancient Woodla | nd | Within | No |
| | Part of | No | | | Part of Site | No |
| | Adj. To | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | | No | Local Wildlife Si | tes | Within | No |
| | Part of Site | No | | | Part of Site | No |
| | Within Buffer | Yes | | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | Riodiversity Acti | on Plan (RAP) | Within | No |
| | Part of Site | No | Biodiversity Action Plan (BAP) Priority Habitat | | Part of Site | No |
| | Within Buffer | No | | | Within Buffer | No |
| Flood Zone | | No | Protected Specie | os Alort Aroa | | Yes |
| If yes, Zone 3? | | NO | FIDIECIEU Speci | es Alei i Alea | | 163 |
| Washland | | No | Protected Specie | oc Alart Araa | | Yes |
| Marshes Protection Area | | No | 10m Buffer | es Alei l'Alea - | | 162 |
| | Within | No | | | | |
| Existing, developed business/ industrial areas | | | Villago Croop 9 | Common Land | | No |
| | Part of | No | Village Green & | | | No |
| | Adj. To | No | Ground Water V | unerability | | Yes - |
| | | Ne | Area | | \\/i+b:~ | blue/red |
| Oil / Gas Pipelines | | No | Conservation Ar | еа | Within | No |
| | | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | | Within | No |
| Electricity i gioris | | NO | Listed Dananigs | | Adj. To | No |
| Immovable communications | | No | Potential Contar | minated Land | C | 110 |
| links | <u> </u> | | | | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footp | ath (PRoW) | | No |
| | I | | TPO – TPO/11/9 Beech) (No long | • | | Yes? |

| Address: Land North of Mayflower House, Heath Close, Billericay | Site Area: 0.20 Ha | Current Use: Vacant/Grassland | Site Ref.: SS0005 | | |
|---|-----------------------|----------------------------------|-------------------------------|--|--|
| H.E.R – No records | | Archaeological Finds | s Area | No | |
| Highway issues: No particular issues. Accessible from Heath Close Constraints (description): Likely existence of contamination - no detailed assessment made Groundwater vulnerability area TPO identified, though felled on site | | | | | |
| Could the constraints be overcome? Yes If yes, how? • Ecological, groundwater and contamination assessments required What is the most suitable type of development for this site? Residential | | | | | |
| Site is suitable for housing developme | • | | | | |
| Reason(s) why site is suitable for hous | sing: greenfie | ld site within urban a | irea – no obv | vious constraints | |
| Is site available for development? If yes, when? | | permission which e | stablished th landowners (| orward as an expired ne principle for consent was obtained for | |

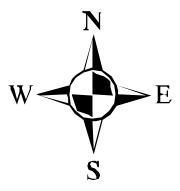


Land North of Mayflower House, Heath Close





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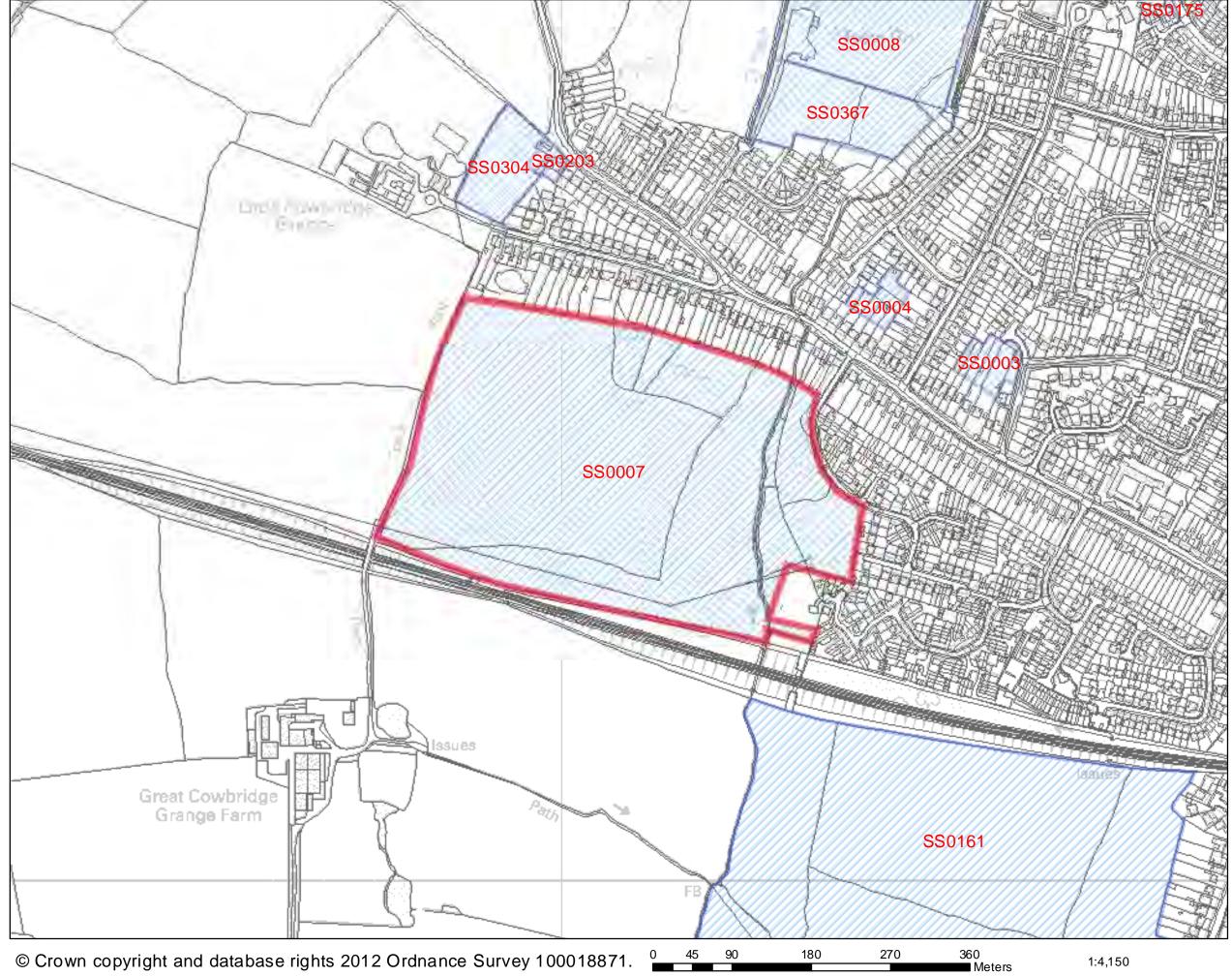
| Address: Land south of Bluel north of railway line, Billericay | bell Wo | ood, | Site Area : 14.6ha | Current Use : Farmland, Woodland, park | Site Re SS0007 | | | |
|---|----------------------|------------------------|------------------------------|---|---|---|--|-------------------------------------|
| | | | | telecoms mast | I | | | |
| Description of Site (including planning status)SPredominantly rectangular shaped site located to the south of BluebellEWood, Billericay. The site is bordered to the north and east by residential areas (Bluebell Wood; Pleasant Drive; Langley Place; MountnessingF | | | | | | od Service | ant Drive, o s (distance | in m) |
| some areas of woodland and a local park. The site is divided by a brook running through it and it contains a 20 metre telecommunications monopole as well as a small area of woodland. A SWALE exists on land to the south along with an electricity sub-station and pump equipment. | | | | | Primary Sch 500m to 1kr Secondary S School and S GPs / Health buffer (The Neighbourho | n) School: St. John Centre Pantiles | <>1.5km (E s 1.4km to : 0 within 8 900m to 1. | Billericay 2.1km) 00m 5km) |
| Development Plan – Allocated side) in the BDLP 1998. | as Gre | een Belt a | ind public op | en space (east | Parade) Town Centre Public Open | e: Billeri | | . |
| Planning History: EEB/BAS/1/89 - 11 KV overhe | ad line | – Grante | d 1989 | | Amenity Gre children and | en spac | | |
| BAS/1243/90 – Change of use of sewerage works and agricultural land to residential development and provision of open space. Refused. Appeal allowed 1991. (Land on east side of site now open space). | | | | | <400m; Educational Natural and outdoor spo Urban Park | semi-na rts <80 | atural space | <400m; |
| BAS/1355/90 – Residential development and open space provision. Refused. | | | | | Bus Stop: > | 500m ((| | |
| BAS/154/91 - Residential development and open space provsion. Refused. Appeal allowed 1991. (Land on east side of site now forms the open space) | | | | | Railway Stat | uon: >1 | .3km (Biller | icay) |
| 01/00319/FULL - Erection of a antennas, 2 dish antennas and 2001. Appeal allowed 2002. | | | | | | | | |
| 04/01447/TFULL - Replace 20 comprising two headframes w ancillary equipment, for T-Mol Ltd – Refused 2005. Appeal d | /ith var bile (Ul | ious ante K) Ltd, O | nnae, dish ar | ntennae and | | | | |
| Ownership: | - | Public Bo | odv? | No | | | | |
| | | | ndividual? | No |] | | | |
| | - | Company | ? | No | | | | |
| | - | Unknowr | ו? | Yes | | | | |
| Urban Area Site | | lo | | | | | | |
| Green Belt Site | Y | es | Area: 14.6 | าล | | | | |
| Greenfield Site | Y | es | Area: 14.59 | 9ha |] | | | |
| Previously Developed Land | d Y | es | Area: 0.01 | าล | | | | |
| Site Constraints | | | | | | | | |
| Areas excluded from the S | HLAA | | | Constraints th | at may affe | ct a sit | e's viabilit | y |
| Scheduled Monument | Withir | <u>ו</u> | No | Ancient Woodla | nd | Wit | nin | No |
| | Part o | of | No | | | Part | of Site | No |
| | Adj. T | 0 | No | | | Wit | nin Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Withir | 1 | No | Local Wildlife Si | tes | Wit | nin | No |
| | Part o | of Site | No | | | Part | of Site | No |
| | Withir | n Buffer | Yes (SSSI) | | | Wit | nin Buffer | No |
| | | | | | | | | |

| No Priority Part of Site No Within Buffer No ne Yes Zones 2 and 3 Protected d No Protected Protection Area No 10m Bu developed Within No / industrial areas Part of No Pipelines Yes Ground Adj. To Yes Ground Area Yes Ground Pipelines Yes Conservertical y Pylons Yes Conservertical ffer zone around ter/sewage *Former sewerage No* y issues: Access from Pleasant Drive would require develor Archaec y issues: Access from outside of the submitted area. YELLOW * ints (description): • • Green Belt and public open space ation in development plan • • Gas Pipeline (southwest part of site) • • Definitive footpath (western boundary of site) • • Definitive footpa | Habitat ed Species / ed Species / ffer | Alert Area - ommon Land | Within Part of Site Within Buffer | No No No Yes |
|--|---|---|---|-------------------------|
| Part of SiteNoPriorityWithin BufferNoProtectedone 3?And 3Protectedand 3NoProtectedProtection AreaNo10m BudevelopedWithinNo/ industrial areasPart ofNoPipelinesYesGround AreaPipelinesYesGround AreaPipelinesYesConservery PylonsYesListed Eoble communicationsNoPotentiaffer zone around ter/sewage ut plants*Former sewerage worksNo*TPOArchaecy issues: Access from Pleasant Drive would require develor om Bluebell Wood or Mountnessing Road would require develor quire access from outside of the submitted area. YELLOWints (description): Green Belt and public open space ation in development plan Gas Pipeline (southwest part of site) Definitive footpath (western boundary of site) Electricity pylons (south and eastern parts of site)•ints (description): Green belt designation to be considered as part of LDF pro Positions of the gas pipeline can be respected Definitive footpath and electricity lines can be respected Definitive footpath and electricity lines can be respected. a.and to be investigated for contamination (land should hav reatment plan tbut lack of information to confirm) | ed Species / ed Species / ffer Green & Co Water Vuln | Alert Area - ommon Land | Part of Site | No No Yes |
| Within BufferNoneYesZones 2 and 3one 3?NodNoProtection AreaNodevelopedWithinNo/ industrial areasPart ofNoVillageAdj. ToYesPipelinesYes (Gas)Conservery PylonsYesListed Eole communicationsNoPotentiaffer zone around ter/sewage*Former sewerage worksNo*y issues: Access from Pleasant Drive would require develor om Bluebell Wood or Mountnessing Road would require develor om Bluebell Wood or Mountnessing Road would require develor of the submitted area. YELLOW•ints (description): Green Belt and public open space ation in development plan Gas Pipeline (southwest part of site) Definitive footpath (western boundary of site) Electricity pylons (south and eastern parts of site)•Definitive footpath (western boundary of site) Electricity pylons (south and eastern parts of site)•Definitive footpath and electricity lines can be respected Definitive footpath and electricity lines can be respected Definitive footpath and electricity lines can be respected. Land to be investigated for contamination (land should hav reatment plant but lack of information to confirm) | ed Species / ffer Green & Co Water Vuln | Alert Area - ommon Land | | No Yes |
| ne Yes Zones 2 and 3 Protected Protection Area No Protected 10m Bu Protection Area No Protected 10m Bu developed Within No 10m Bu / industrial areas Part of No Village 4 Adj. To Yes Ground Area Pipelines Yes (Gas) Conservance y Pylons Yes Listed B ble communications No Potentia ffer zone around ter/sewage *Former sewerage works No* Definitive y issues: Access from Pleasant Drive would require develor om Bluebell Wood or Mountnessing Road would require develor om Bluebell Wood or Mountnessing Road would require develor om Bluebell wood or Mountnessing Road would require develor of pilepleine (southwest part of site) • Definitive footpath (western boundary of site) • • Electricity pylons (south and eastern parts of site) • • Likely existence of contamination – no detailed assessment made. • • be constraints be overcome? Yes (partially) • Green belt designation to be considered as part of LDF pro Positions of the gas pipeline can be respected • Definitive footpath and | ed Species / ffer Green & Co Water Vuln | Alert Area - ommon Land | | Yes |
| and 3 No Protected Protection Area No 10m Bu developed Within No 10m Bu / industrial areas Part of No Village A Adj. To Yes Ground Area Pipelines Yes (Gas) Conservance y Pylons Yes Listed E ole communications No Potentia ffer zone around ter/sewage *Former sewerage works No* Definitive y issues: Access from Pleasant Drive would require develor om Bluebell Wood or Mountnessing Road would require develor om Bluebell Wood or Mountnessing Road would require develor om Bluebell Wood or Mountnessing Road would require develor of pile inic (southwest part of site) • Definitive footpath (western boundary of site) • • Electricity pylons (south and eastern parts of site) • • | ed Species / ffer Green & Co Water Vuln | Alert Area - ommon Land | | |
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| / industrial areas Part of Adj. To No Village Ground Area Pipelines Yes (Gas) Conserver Conserver Yes (Gas) Conserver Conserver Conserver Yes y Pylons Yes Listed E ple communications No Potentia ffer zone around ter/sewage *Former sewerage works No* Definitive Definitive sewerage ty issues: Access from Pleasant Drive would require develor om Bluebell Wood or Mountnessing Road would require develor om Bluebell Wood or Mountnessing Road would require develor om Bluebell Wood or Mountnessing Road would require develor of the submitted area. YELLOW ints (description): • Green Belt and public open space ation in development plan Gas Pipeline (southwest part of site) • Definitive footpath (western boundary of site) • Likely existence of contamination – no detailed assessment made. • ne constraints be overcome? Yes (partially) Green belt designation to be considered as part of LDF pro Positions of the gas pipeline can be respected • Definitive footpath and electricity lines can be respected. • And constraints be overcome? Yes (partially) | Water Vuln | | | |
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| ffer zone around ter/sewage at plants *Former sewerage works No* Definitive ter/sewage works tarplants TPO Archaed y issues: Access from Pleasant Drive would require develor Bluebell Wood or Mountnessing Road would require develor moment Bluebell Wood or Mountnessing Road would require develor moment at the submitted area. YELLOW Image: tarplant term of the submitted area. YELLOW ints (description): • Green Belt and public open space ation in development plan • Gas Pipeline (southwest part of site) • Definitive footpath (western boundary of site) • Electricity pylons (south and eastern parts of site) • Likely existence of contamination – no detailed assessment made. • me constraints be overcome? Yes (partially) Green belt designation to be considered as part of LDF proPositions of the gas pipeline can be respected • Definitive footpath and electricity lines can be respected. • Archaed • Archaed • Serien belt designation to be considered as part of LDF proPositions of the gas pipeline can be respected Definitive footpath and electricity lines can be respected. and to be investigated for contamination (land should haver reatment plant but lack of information to confirm) <td></td> <td></td> <td>Adj. To</td> <td>No</td> | | | Adj. To | No |
| ffer zone around ter/sewage at plants *Former sewerage works No* Definitive ter/sewage works ffer zone around ter/sewage at plants *Former sewerage works Definitive ter/sewage works Definitive ter/sewage works ffer zone around ter/sewage at plants *Former sewerage works TPO Archaec ffer zone around ter/sewage at plants * TPO Archaec gressues: Access from Pleasant Drive would require develor Bluebell Wood or Mountnessing Road would require develor area. YELLOW * * ints (description): * * * Green Belt and public open space ation in development plan * * Gas Pipeline (southwest part of site) * * Definitive footpath (western boundary of site) * * Electricity pylons (south and eastern parts of site) * * Likely existence of contamination – no detailed assessment made. * * he constraints be overcome? Yes (partially) * Green belt designation to be considered as part of LDF proPositions of the gas pipeline can be respected * Definitive footpath and electricity lines can be respected. * Anot be investigated for contamination (land should haver attement plant but lack o | | | - | |
| ter/sewage th plants sewerage works TPO Archaed Archaed y issues: Access from Pleasant Drive would require develor om Bluebell Wood or Mountnessing Road would require de quire access from outside of the submitted area. YELLOW ints (description): • Green Belt and public open space ation in development plan • Gas Pipeline (southwest part of site) • Definitive footpath (western boundary of site) • Electricity pylons (south and eastern parts of site) • Likely existence of contamination – no detailed assessment made. • Pre constraints be overcome? Yes (partially) Green belt designation to be considered as part of LDF pro Positions of the gas pipeline can be respected • Definitive footpath and electricity lines can be respected. • Archaed • Archaed • Met constraints be overcome? Yes (partially) | I Contamin | | С | |
| at plants works TPO Archaed Archaed Archaed y issues: Access from Pleasant Drive would require development Bluebell Wood or Mountnessing Road would require development access from outside of the submitted area. YELLOW ints (description): • Green Belt and public open space • ation in development plan • Gas Pipeline (southwest part of site) • Definitive footpath (western boundary of site) • Electricity pylons (south and eastern parts of site) • Likely existence of contamination – no detailed assessment made. • ne constraints be overcome? Yes (partially) Green belt designation to be considered as part of LDF proPositions of the gas pipeline can be respected • Definitive footpath and electricity lines can be respected. • Archaed • Archaed • Marchaed • Archaed • Bree constraints be overco | e Footpath | ו (PRoW) | | Yes |
| TPO Archaed y issues: Access from Pleasant Drive would require development Bluebell Wood or Mountnessing Road would require de quire access from outside of the submitted area. YELLOW ints (description): Green Belt and public open space ation in development plan Gas Pipeline (southwest part of site) Definitive footpath (western boundary of site) Electricity pylons (south and eastern parts of site) Likely existence of contamination – no detailed assessment made. ne constraints be overcome? Yes (partially) Green belt designation to be considered as part of LDF proPositions of the gas pipeline can be respected. Land to be investigated for contamination (land should have reatment plant but lack of information to confirm) | | | | |
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| ne constraints be overcome? Yes (partially) Green belt designation to be considered as part of LDF pro Positions of the gas pipeline can be respected Definitive footpath and electricity lines can be respected. Land to be investigated for contamination (land should have reatment plant but lack of information to confirm) | Protected s Telecomm Close proxi boundary) Partially wi Small wood | imity to Railw ithin SSSI bu d and substa | areas ast in centre of vay line (southe | ern in the site |
| Green belt designation to be considered as part of LDF pro Positions of the gas pipeline can be respected Definitive footpath and electricity lines can be respected. Land to be investigated for contamination (land should have creatment plant but lack of information to confirm) | Part of the | e site is an ide | entified open sp | Jace |
| Design solution to avoid development in areas liable to floc Ecology investigation to establish presence of any protected due to 2km SSSI buffer. Reposition or avoidance of telecomm mast. Design solution to create sufficient noise buffer due to rails Free survey to establish presence of any important specim Employment area buffer (800m) unlikely to be of any cons | ve been ren oding | and appropria | te action taken retain wood and | n, including d trees |
| PPG17 Assessment to establish the value of the open spac | vay line ens; design | | | 4303 |
| the most suitable type of development for this site | vay line ens; design equence du | ation. | | |

| Address: Land south of Bluebell Wood, north of railway line, Billericay | Site Area : 14.6ha | Current Use: Farmland, Woodland, park, telecoms mast | Site Ref: SS0007 | |
|---|--|---|---------------------|------------------------|
| Site is NOT suitable for housing devel | opment X | | | |
| Reason(s) why site is suitable for hou | ising: | | | |
| Despite the site being adjacent to the set important services, the site is highly const by the river is susceptible to flooding and these reasons the site is unsuitable for res | rained and the there is a gas | central part of the spipeline under the site | ite is land-locked | . The part of the site |
| Is site available for development? If yes, when? | Whilst the site was submitted as part of the SHLAA process, the person who submitted the site was not the landowner nor had informed the landowner that the site had been submitted. Consequently, the landowner is unknown and thus is unavailable. | | | |

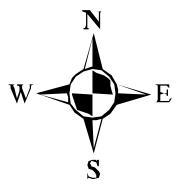


Land South of Bluebell Wood, North of Railway Line





SHLAA 2011/2012

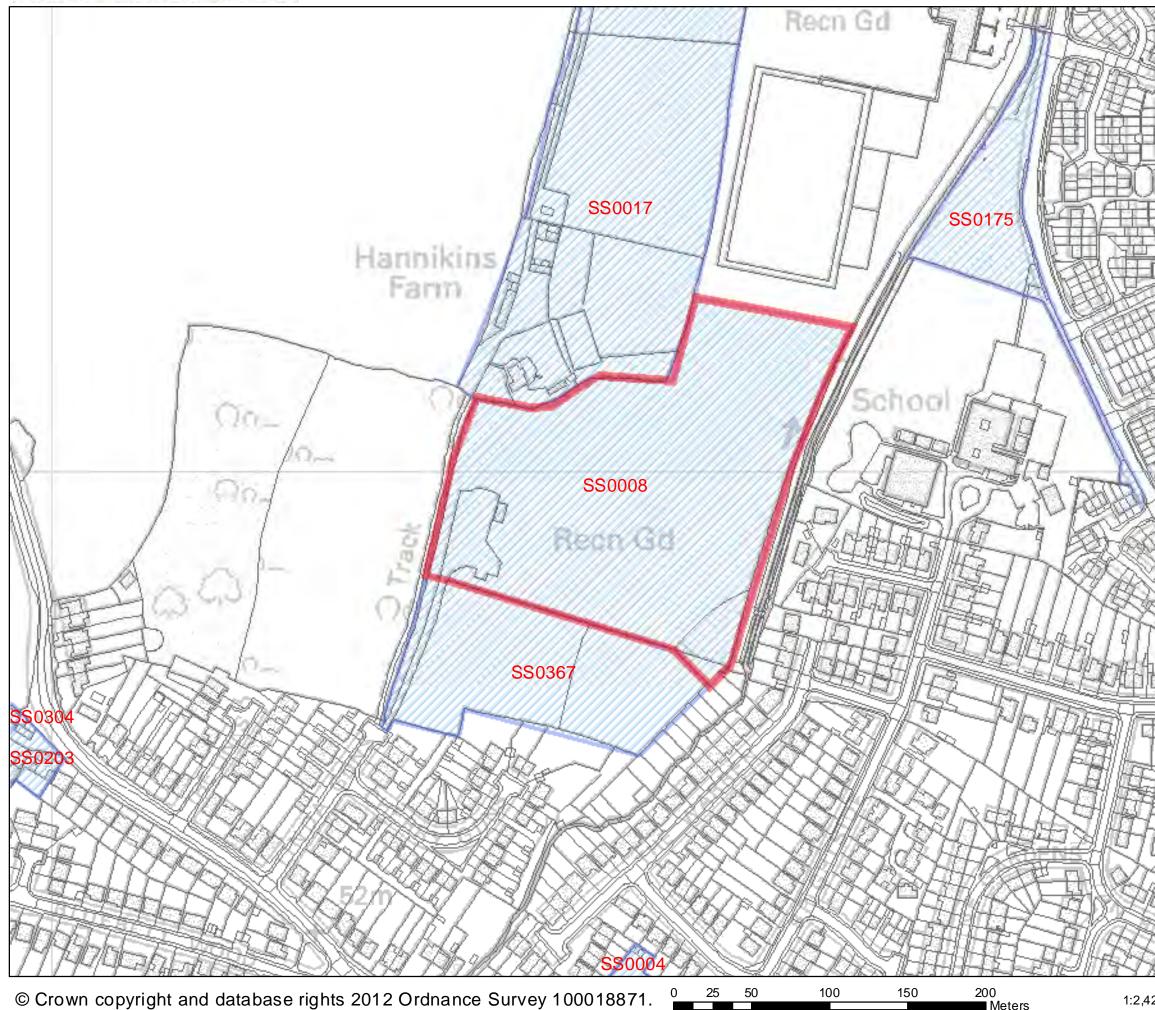


| Address: Hannikins Farm Reg ground, Billericay | creation | Site Area : 3.72ha | Current Use: Recreation land | Site Ref: SS0008 | | |
|---|---|--|--|--|---|---|
| ground, Billericay Description of Site (includ Recreation ground located to comprises a cricket pitch; all v adjoins land used for more sp Further north there is farmlan bordering to the south beyoin The land is generally flat. A b the east and north site bound pavillion/outbuilding are used of the site. To the south of th some scrubland, many of the Development Plan – Allocated 1998 Planning History: BAS/680/73 – 10 acres of pub planting - Granted BAS/358/85 – Cricket Pavilion | the west of Bill veather footba orts and public d and woodlan d an ajdacent p rook leading to aries. Two met to store sports e reacreation g trees of which as Green Belt | status) ericay. The re Il pitch; and p open space a d, with reside piece of grass o the River Wy al containers equipment to round is a tre are protected and open spa | ecreation ground avilion. The site activities. ntial areas land and east. yd runs around and a wooden o the south west e belt around ce in the BDLP | Site Access: Linda Gardens Access to Ser Primary Schoo Secondary Sch GPs / Health C Pantiles) Neighbourhood (Bridge Parade Town Centre: Open Space: Amenity Greer Children and y <400m; Educational Sp Country Park < | rvices (distance l: <600m (Bright ool: 1.5km (St. J entre: 1 <800m d Centre: 2 <800 e; The Pantiles) Billericay >800m oung people spa pace <400m; <800m; mi-natural space s <400m; | in m) iside) Johns) (The)m Public ce |
| BAS/01816/85 - Cricket Pavilie BAS/0282/90 – Community Ce floodlighting and car park – H 1990. BAS/0464/90 – Cricket Pavillic Granted 1991 | entre, all weath annikins Farm on at Hannikins | Recreation Gr Farm Recrea | ound – Granted tion Ground – | | 0m (Rosebay Av n: <1.6km (Biller | |
| BAS/0506/02 – Temporary pe | | brage containe | er in connection | | | |
| with cricket club – Granted till | | adu? | Voc | - | | |
| Ownership: | - Public B | 3 | Yes Yes | 4 | | |
| | | Individual? | | - | | |
| | - Compar | 2 | Yes | - | | |
| | - Unknow | 'N? | No | 4 | | ſ |
| Urban Area Site | No | | | 4 | | ſ |
| Green Belt Site | Yes | Area: 3.72 | | 4 | | l |
| Greenfield Site | Yes | Area: 3.64 | | 4 | | |
| Previously Developed Lane | d Yes | Area: 0.08 | ha | | | |
| Site Constraints | | | | | | |
| Areas excluded from the S | HLAA | | Constraints th | at may affect | a site's viabilit | ty |
| Scheduled Monument | Within | No | Ancient Woodla | | Within | No |
| | Part of | No | 1 | | Part of Site | No |
| | Adj. To | No | 1 | | Within Buffer | No |
| SSSIC/ SACe / SDAe / Domoor | | | Local Mildlife Ci | tos | | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Si | ies | Within | No |
| | Part of Site | No | 4 | | Part of Site | No |
| | Within Buffer | Yes (SSSI) | ļ | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Acti | on Plan (BAP) | Within | No |
| . , | Part of Site | No | Priority Habitat | · · · | Part of Site | No |
| | Within Buffer | No | 1 | | Within Buffer | No |
| Flood Zone | Zones 2 and 3 | | Protected Specie | $ \Delta $ | | Yes |
| If yes, Zone 3? | + surface | | Trolected Specie | | | 103 |
| | | | | | | |
| 1 | water flooding | 1 | | | | 1 |

| Address: Hannikins Farm Recreation ground, Billericay | | Site Area: 3.72ha | Current Use: Recreation land | Site Ref: SS0008 | | |
|--|--|--|---|--|-------------------------|-----------|
| Washland | | No | Protected Species A | lert Area - | | Yes |
| Marshes Protection Area | | No | 10m Buffer | | | |
| Existing, developed | Within | No | | | | |
| business/ industrial areas | Part of | No | Village Green & Con | nmon Land | | No |
| | Within buffer | Yes | Ground Water Vulne | erability | | No |
| | Radford Way | | Area | | | |
| Oil / Gas Pipelines | | No | Conservation Area | | Within | No |
| | | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | | Within | No |
| | | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contamina | ited Land | С | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath | (PRoW) | | Yes |
| | • | | TPO/0003/07 – T1-T6; G1-G5 (Oak; Hawthorn; Wild pear; Wild Cherry; Ash; Apple; Hazel) | | | Yes |
| | | | Archaeological Finds | s Area | H.E.R - No | No |
| Constraints (description): Definitive Footpath (a TPOs present (south boundaries with Che and The Warren) Protected species ale Within employment a | | | | | | |
| Could the constraints be c Design solution to res Removal of green belt PPG17 Assessment to SSSI buffer and Emple Article 4 of no conseq Intrusive investigation What is the most suitable Recreation and leisure / oper | pect position of t designation th establish the ver- oyment area bu uence as this re- to establish pr type of deve | rough approp alue of the si iffers of little equires permi esence of an lopment for | y. eas; TPOs; definitive f priate assessment and te to the local commu consequence due to i tted development to r y contaminants. | footpath I LDF proces Inity. ntervening u | sses. urban developm | |
| | space (curren | | Site is not suitable | e for housir | ng developmen | nt X |
| Reason(s) why site may r The site is adjacent to the se the entire site unsuitable prio site is blocked by an area of | ettlement bound or to further ass | lary and there | e are no physical cons | | | |
| Is site available for development? No. The site was not submitted by, or on behalf of landowner and there has been no sign that they in to develop the site but instead retain its use as an space. | | | | | | ey intend |

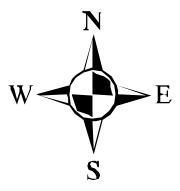


Site inc Land North of Linda Gardens





SHLAA 2011/2012

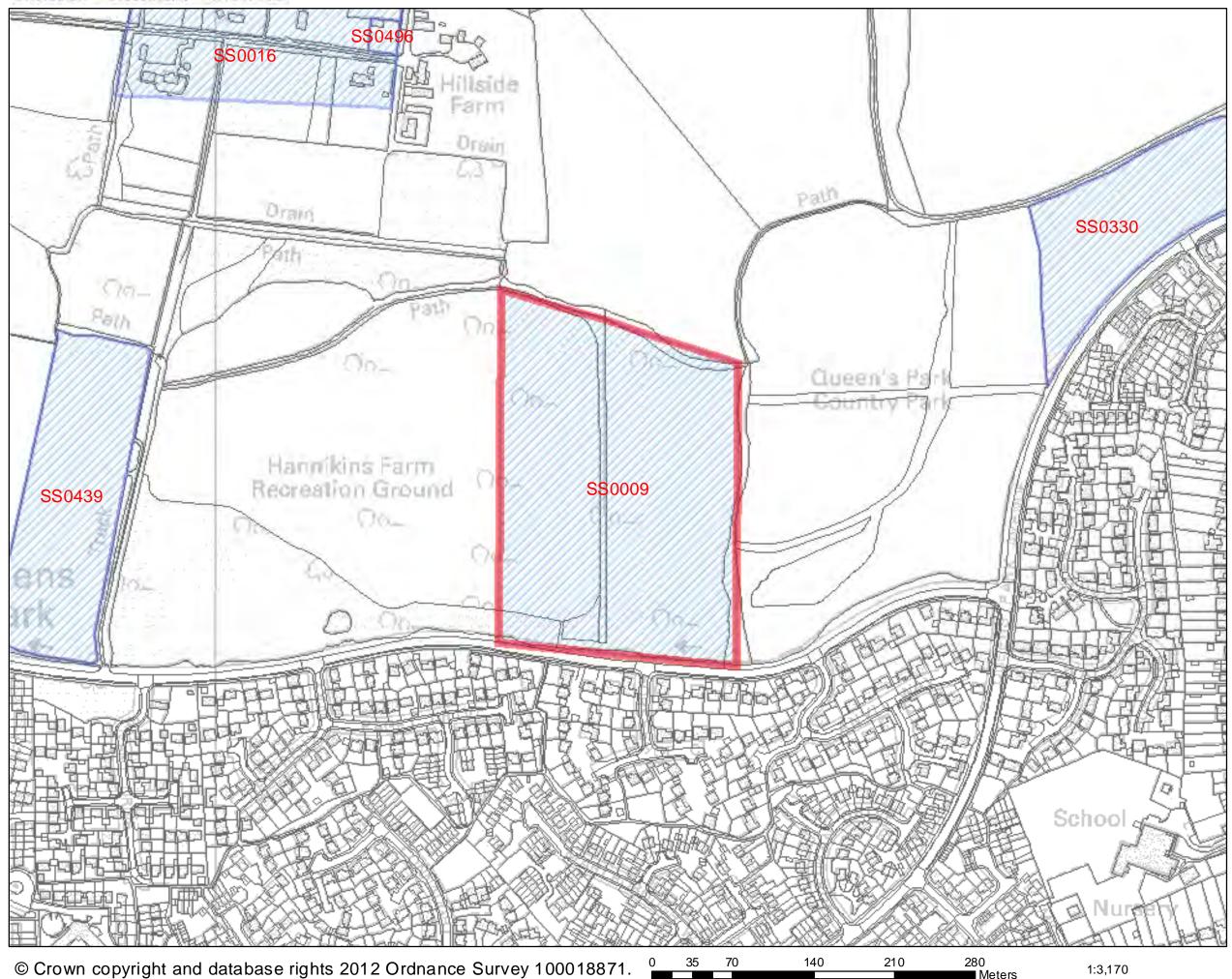


| | | | Site Area: 5.87ha | Current Use: Country park & car parkSite Ref: SS0009 | | | |
|---|---------------------------|--------------------------------------|--|---|---|---|-------------------------------------|
| Description of Site (includ Rectangular shaped site locat Billericay. Site is located to th comprises mainly grassland, t along its sourthen side, formin rises steadily to the north. | ed to ne nor rees a | the north th of a me and hedge | of Rosebay A odern resider rows with a s | itial estate and small car park | Access to Ser Primary Schoo Secondary Sch GPs / Health C Pantiles | Rosebay Avenu rvices (distanc I: <600m Butts ool: <1500m I entre: <800m d Centre: <800 | e in m) bury Mayflower The |
| Development Plan: allocated a Planning History: None releva | | een Belt a | nd open spac | e in the BDLP | Pantiles Town Centre: Public Open Sp | Billericay >800 bace: within op | n (1.5km) |
| | | | | 1. | Bus Stop: 20m | | |
| Ownership: | - | - Public B | | Yes | Railway Station | n: <1.6km (Bille | ericay) |
| | - | | ndividual? | No | - | | |
| | - | - Compan | | No | - | | |
| Linhan Anga Cita | | - Unknow | <u>n/</u> | No | 4 | | |
| Urban Area Site | | No | A | | 4 | | |
| Green Belt Site | | Yes | Area: 5.87 | | - | | |
| Greenfield Site | | Yes | Area: 5.82 | | - | | |
| Previously Developed Lan | d | Yes | Area: 0.05 | na | | | |
| Site Constraints | | | | | | | |
| Areas excluded from the S | 1 | | - | Constraints th | | | |
| Scheduled Monument | With | | No | Ancient Woodland | | Within | No |
| | Part | of | No | | | Part of Site | No |
| | Adj. | | No | | | | No |
| SSSIs/ SACs / SPAs / Ramsar | With | in | No | Local Wildlife Si | tes | Within | Yes |
| | Part of Site No | | | | Part of Site | Yes | |
| | With | in Buffer | Yes | | | | Yes |
| Local Nature Reserve (LNR) | With | in | No | Biodiversity Action Plan (BAP) Priority Habitat | | Within | Yes |
| | Part | of Site | No | | | Part of Site | Yes |
| | With | in Buffer | No | | | Within Buffer | Yes |
| Flood Zone= | | | No | Protected Speci | ected Species Alert Area | | Yes |
| Washland | | | No | Protected Speci | | | Yes |
| Marshes Protection Area | | | No | 10m Buffer | | | |
| Existing, developed | With | in | No | 1 | | | |
| business/ industrial areas | Part | | No | Village Green & | Common Land | 1 | No |
| | Adj. | | No | Ground Water Vulnerability | | | Yes |
| Oil / Gas Pipelines | | | Yes | Area Conservation Ar | ea | Within | No |
| | | | | | ~~ | | |
| | | | | | | Adj. To | No |
| Electricity Pylons | | | No | Listed | | Within | No |
| | | | | | | Adj. To | No |
| Immovable communications | | | No | Potential Contaminated Land | | C | |
| 400m buffer zone around | | | No | Definitive Footpath (PRoW) | | | Yes |
| wastewater/sewage | | | | · · | | | |
| treatment plants | | | | | | | |
| HER – No records | • | | | ТРО | | 1 | No |
| | | | | Archaeological F | inds Area | 1 | No |
| Highway issues: No particu | lar iss | ues | | on a cological i | | 1 | 1.10 |
| Constraints (description): Green Belt and Open Gas pipeline in NW co | space | | n allocation | Within S | ve footpath SSSI buffer nd BAP area | | |

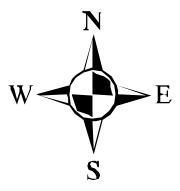
| Address: Queens Park Country Park, Land north of Rosebay Avenue, Billericay | Site Area : 5.87ha | Current Use : Country park & car park | Site Ref: SS0009 | | | | |
|---|------------------------------|--|---------------------|--|--|--|--|
| Protected species alert areas | | Ground wate | er vulnerability | | | | |
| Could the constraints be overcome? Only partially If yes, how? Where Green Belt and Open Space allocation removed from Development Plan Where positions of the gas pipeline and definitive footpath can be respected Investigations into protected species and habitats with appropriate protection/mitigation Investigations into ground water vulnerability SSSI unlikely to be affected | | | | | | | |
| What is the most suitable type of deve | lopment for | this site? Farmland | or country park | | | | |
| Site is NOT suitable for housing development | it x | | | | | | |
| Reason(s) why site is not suitable for housing : Although the site is adjacent to an established settlement boundary, the physical constraint of Rosebay Avenue forms a clear separation and does not create a natural extension of the built area. Taking into account its Green Belt delineation, Open space allocation, potential harm to wildlife and lack of availability, the site is unsuitable for housing development. | | | | | | | |
| Is site available for development? If ye | es, when? | No. The site was su but not by the land intention to develop | owner. The land | | | | |



Queens Park Country Park, Land North of Rosebay Av



SHLAA 2011/2012



| Address: Land East of Greens West of Outwood Common Roa Outwood Farm Road | s Farm Lane, | Site Area : 27.71ha | Current Use: Farmland | Site Ref.: SS0012 | | |
|---|--|--|--|----------------------|--|--|
| Description of Site (including planning status) Large area of 8 hedge enclosed grassland fields located on the eastern side of Billericay and separating the built up areas of east Billericay and South Green. The land falls gradually to the south and east from a small ridge. Further open countryside also lies to the south and east, with Mill Meadows nature reserve to the west. Development Plan – Allocated as Green Belt in the BDLP 1998 Planning History - BAS/0015/55 - Residential development, Jackson Lane – Refused 02.03.1955 on grounds the site lay outside areas allocated for residential use in the County Development Plan, would reduce the green wedge separating Sunnymede and South Green and would damage the viability of a farming unit, to the detriment of farming interests and food production. BAS/0015/55 - Residential development, Jackson Lane – Refused 13.04.1955 on grounds the site lay outside areas allocated for residential use in the County Development Plan, would reduce the open countryside separating Sunnymede and South Green and would damage the viability of a farming unit, to the detriment of farming interests. BAS/0300/55 – Residential development, Jackson Lane and Outwood Common Road – Refused 22.07.1955 on grounds the site lay outside areas allocated for residential use in the County Development Plan, would reduce the open countryside separating Sunnymede and South Green and would result in the loss of a complete farming unit, to the detriment of farming interests. BAS/0116/60 – Residential development of 20 acres of land at Snails Hall Farm – Refused 21.09.1961 on Green Belt grounds BAS/1189/61 – Snails Hall Farm - Change of use to panel beating and welding – Refused 21.09.1961 on Green Belt grounds and highway safety (Former field barn fronting Jacksons Farm, now | | | | | | Rising in m) ymede) 1500m e Parade) o 1.2km) ris e Parade) n (1km to ly) ce <400m 0m (partially) |
| | | ody? Individual(s)? | No | | | |
| | | | Yes No | - | | |
| | - Compar - Unknow | ıy? | | - | | |
| Urban Area Site | - Compar - Unknow No | y? /n? | No No | | | |
| Green Belt Site | - Compar - Unknow No Yes | ny? /n? Area: 27.7 | No No 1ha | | | |
| Green Belt Site Greenfield Site | - Compar - Unknow No Yes Yes | y? /n? | No No 1ha | | | |
| Green Belt Site Greenfield Site Previously Developed Land | - Compar - Unknow No Yes Yes | ny? /n? Area: 27.7 | No No 1ha | | | |
| Green Belt Site Greenfield Site Previously Developed Land Site Constraints | - Compar - Unknow No Yes Yes d Yes | ny? /n? Area: 27.7 | No No 1ha 1ha | | | |
| Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S | - Compar - Unknow No Yes Yes d Yes | ny? /n? Area: 27.7 Area: 27.7 | No No 1ha 1ha Constraints th | | a site's viabili | |
| Green Belt Site Greenfield Site Previously Developed Land Site Constraints | - Compar - Unknow No Yes Yes d Yes HLAA Within | NY? Area: 27.7 Area: 27.7 No | No No 1ha 1ha | | <mark>a site's viabili</mark> Within | ty No |
| Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S | - Compar - Unknow No Yes Yes d Yes HLAA | ny? /n? Area: 27.7 Area: 27.7 | No No 1ha 1ha Constraints th | | | |
| Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S | - Compar - Unknow No Yes Yes d Yes HLAA Within | NY? Area: 27.7 Area: 27.7 No | No No 1ha 1ha Constraints th | | Within | No |
| Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S | - Compar - Unknow No Yes Yes d Yes HLAA Within Part of | NO NO | No No 1ha 1ha Constraints th | nd | Within Part of Site | No No |
| Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument | - Compar - Unknow No Yes Yes J Yes HLAA Within Part of Adj. To Within | ny? /n? Area: 27.7 Area: 27.7 No No No No No | No No 1ha 1ha Constraints th Ancient Woodlan | nd | Within Part of Site Within Buffer Within | No No No No |
| Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument | - Compar - Unknow No Yes Yes Yes Yes HLAA Within Part of Adj. To Within Part of Site | No No No No No No No No | No No 1ha 1ha Constraints th Ancient Woodlan | nd | Within Part of Site Within Buffer Within Part of Site | No No No No |
| Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar | - Compar - Unknow No Yes Yes Yes HLAA Within Part of Adj. To Within Part of Site Within Buffer | No No No No No No Yes (SSSI) | No No 1ha 1ha Constraints th Ancient Woodlan Local Wildlife Si | nd tes | Within Part of Site Within Buffer Within Part of Site Within Buffer | No No No No Yes |
| Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument | - Compar - Unknow No Yes Yes Yes Yes HLAA Within Part of Adj. To Within Part of Site | No No No No No No No No | No No 1ha 1ha Constraints th Ancient Woodlan | nd tes | Within Part of Site Within Buffer Within Part of Site | NoNoNoNoNo |

| Address: Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road | | Site Area : 27.71ha | Current Use: Farmland | Site Ref.: SS0012 | | |
|---|------------------------------------|-------------------------------|---|----------------------|---------------|-----|
| | Within Buffer | Yes | | | Within Buffer | Yes |
| Flood Zone If yes, Zone 3? □ | | No | Protected Species A | lert Area | | Yes |
| Washland | | No | Protected Species A | lert Area - | | Yes |
| Marshes Protection Area | | No | 10m Buffer | | | |
| Existing, developed | Within | No | | | | |
| business/ industrial areas | Part of | No | Village Green & Common Land | | | No |
| | Adj. To | No | Ground Water Vulnerability Area | | | Yes |
| Oil / Gas Pipelines | Gas Pipelines No Conservation Area | | | Within | No | |
| | | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | | Within | No |
| 5 5 | | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contaminated Land | | C | _ |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath | (PRoW) | | No |
| | • | | TPO – T1 (Oak) Nor boundary, adj 46 Th | | TPO/03/88 | Yes |
| | | | Archaeological Finds | | | No |

Highway issues: Upgrade of existing local roads and junctions would likely be required for any strategic release of land for development.

Constraints (description):

- Green Belt allocation in Development Plan
- SSSI Buffer (adjacent to SSSI site)
- TPO on northern boundary of the site (as well as numerous important hedgerow trees)
- Protected species alert area (Entire site possible wildlife corridor to Mill Meadows Nature Reserve)
- Ground water vulnerability area (significant proportion of the site)
- Local Nature Reserve, LoWS and BAP 100m buffer (along western boundary)

Yes

 Potential contaminated land in vicinity (Small unknown infills to former ponds and BAS 89 (former field barn site)) – No intrusive investigations undertaken

Could the constraints be overcome?

- (Green Belt) Designation in the LDF can be altered.
- (SSSI Buffer) Study to identify any species of flora or fauna on the land that may require protection or relocation.
- (TPO) One TPO on very large site, easily protected through design solution. Numerous other trees would require a Tree Survey, with design solution to protect or relocate important trees.
- (Protected species alert area) Survey of species present on the site.
- (Ground water vulnerability) Engineering solution; SUDS; Design solution (e.g. retain part of site as a form of open space, agriculture, etc)
- (LoWS & BAP 100m Buffer) Design solution (e.g. retain western boundary of site as natural open space); Survey of species present on the site
- (Potential contaminated land) Investigate and remediate where appropriate

What is the most suitable type of development for this site?

Farmland; natural open space / country park; residential.

Site is suitable for housing development x

Reason(s) why site is suitable for housing:

|--|

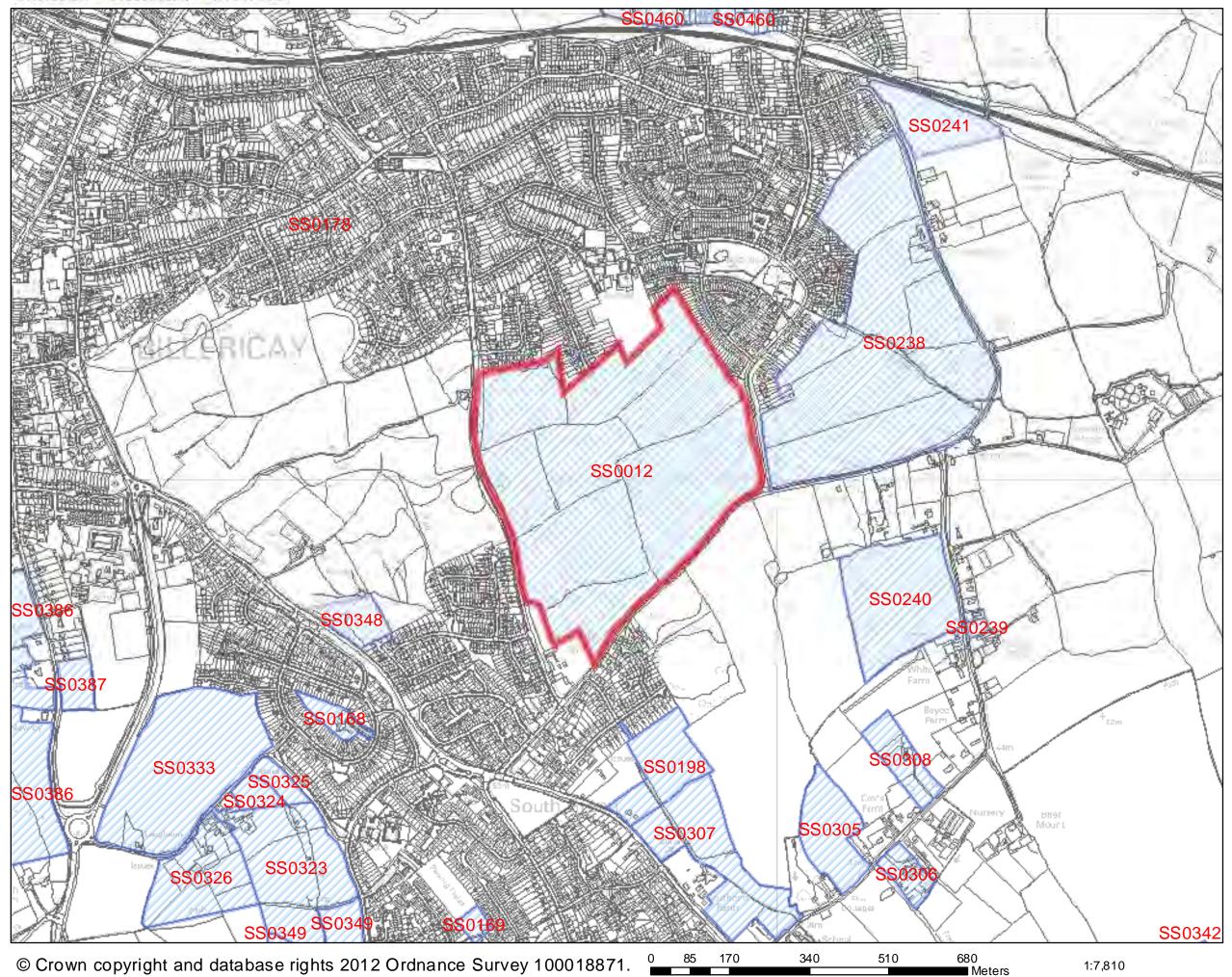
The site is on the edge of the settlement boundary and has no constraints that would necessarily make the site unsuitable prior to further assessments.

The site has high landscape quality and is of value to wildlife. However, there are no constraints that make the site unsuitable prior to appropriate surveys of the quality/importance of wildlife and flora, or consideration of the potential to mitigate / manage ground water vulnerability. Green Belt designation is able to be revised through the LDF process and therefore this site could provide an appropriate development location, either partially or in full.

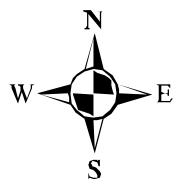
| Is site available for development? | Yes. The site was put forward as part of the Call for |
|------------------------------------|--|
| If yes, when? | Sites process by the landowner. Timeframe reflects the |
| | need for change in Green Belt policy. |



Land East of Greens Farm Lane



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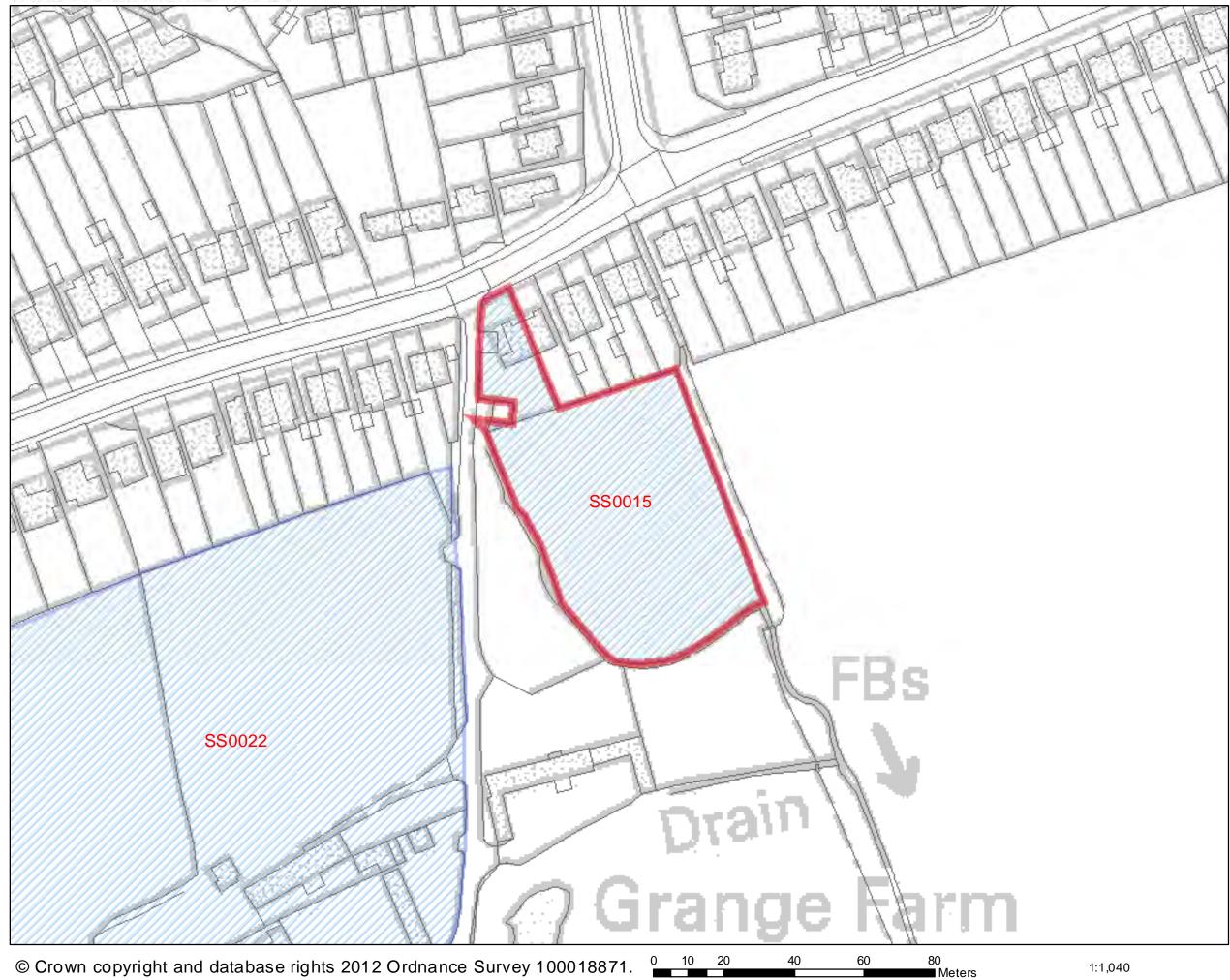
| Address: 11 Church Street a of site, South Green, Billericay | nd land rear | Site Area : 0.46ha | Current Use: Domestic garde purposes | n Site Ref: SS0015 | | |
|--|---|--|--|--|------------------|----|
| Description of Site (includ Irregular shaped site comprisi garden and a much larger are garden. The rear portion pro- rural countryside beyond. Th hedgerows and trees along th lies adjacent to the west of the Development Plan: Allocated | ing a semi-deta ea of land to re jects beyond th e garden areas he site boundar he site close to | ached chalet, i ar also used a ne urban boun are mainly la ies. An electr the dwelling. | s extended dary into the id to grass with icity sub station | Site Access: Burstead Gran Access to Ser | | |
| Planning History: None in rela several applications in respect alterations and extensions to | ition to larger p t of the dwellin | parcel of greer | n belt land, | | | |
| Ownership: | - Public B | ody? | No | 1 | | |
| • | | Individual? | Yes | | | |
| | - Compar | וy? | No | | | |
| | - Unknow | /n? | No | | | |
| Urban Area Site | Yes | Area: 0.06 | ha | | | |
| Green Belt Site | Yes | Area: 0.4h | а | | | |
| Greenfield Site | Yes | Area: 0.41 | | | | |
| Previously Developed Lane | d Yes | Area: 0.05 | ha | | | |
| Site Constraints | | | | | | |
| Areas excluded from the S | | <u>.</u> | | | a site's viabili | ty |
| Scheduled Monument | Within | | Ancient Woodla | nd | Within | |
| | Part of | | | | Part of Site | |
| | Adj. To | | | | Within Buffer | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Si | tes | Within | |
| | Part of Site | | | | Part of Site | |
| | Within Buffer | | | | | |
| Local Nature Reserve (LNR) | Within | | Biodiversity Acti | ion Plan (BAP) | Within | |
| | Part of Site | | Priority Habitat | | Part of Site | |
| | Within Buffer | | | | Within Buffer | |
| Flood Zone If yes, Zone 3? □ | | | Protected Speci | es Alert Area | | |
| Washland | | | Protected Speci | es Alert Area - | | |
| Marshes Protection Area | | | 10m Buffer | | | |
| Existing, developed | Within | | | | | |
| business/ industrial areas | Part of | | Village Green & Common Land | | | |
| | Adj. To | | Ground Water Vulnerability Area | | | |
| Oil / Gas Pipelines | | | Conservation Area | | Within | |
| · | | | | | Adj. To | |
| Electricity Pylons | | | Listed Buildings | | Within | |
| | | | Ĵ | | Adj. To | |
| Immovable communications | | | Potential Contar | minated Land | - | 1 |

| | | Site Area : 0.46ha | Current Use: Domestic garden purposes | Site Ref: SS0015 | | |
|--|--|---|---|---------------------------------------|---------------|----------------|
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath (PRoW) | | | |
| | | | TPO | | | |
| | | | Archaeological Finds | s Area | | |
| Highway issues: | | | | | | |
| Constraints (description): | | | | | | |
| Could the constraints be o | vercome? | | | | | |
| What is the most suitable | type of devel | opment for | this site? | | | |
| Site is not suitable for hou | ising develop | ment x | | | | |
| Reason(s) why site is not This site is located within a va As part of the Council's metho identified where development considered against the five pu 1. to check unrestricted spraw | alued area of the odology the bor could significat urposes of the g | e green belt a oughs green ntly undermir green belt as | belt has been consid | ered on its meri een belt. This as | ts and specif | ic areas as |
| to check unrestricted spraw to prevent neighbouring tov to assist in safeguarding th to preserve the setting and to assist in urban regenera other urban land | wns from mergin e countryside fr special charac | ng into one a rom encroach ter of historic | nment; towns; and | | | |

other urban land.



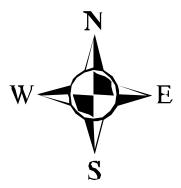
11 Church Street and land rear of site



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1:1,040

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| Address: Buckwyns Chase, Billeric | ay | Site Area : 2.94ha | Current Use: Woodland; five dwellings and th gardens | eir Site Ref: SS0016 |
|--|--|--|--|-------------------------|
| Description of Site (including p Rectangular shaped site located in North west of the borough at the e site comprises five isolated residen amongst woodland. Farmland and uses in the vicinity. Development Plan – Allocated as G Planning History: Land west of Springfield BAS/1575/85 – Dw North Nook 07/00600/FULL – H garage, workshop/ Hillcrest BAS/0684/87 – De and room in roof – BAS/0260/95 – Re BAS/026098 – Gar BAS/026098 – Re and appeal dismiss 09/00355/FULL – S dormer – Granted Stainesby Cottage – None The Firs 11/00702/LDC – 04/00828/FULL - E | Planning s an isolated astern end tial proper woodland reen Belt velling – Re Frect 1 no. 'studio and tached dou Granted 1 ar dormer age extens ar conserv sed 1998 Side extens 2009 | 2.94ha status) d rural positio d of Buckwyns ties on large j are the predo efused 1985 detached ho d stable block uble garage, s 1987 extension - G atory - Refuse sion incorpora vorkshop' and | Woodland; five dwellings and th gardens n in the s Chase. The plots set ominant land use with – Granted 2007 side extension tranted 1995 d 1998 ed on green belt ating rear | SS0016 |
| two bed detached bungalow – Refused 2004 • Pilton - BAS/0793/77 – Siting of a caravan – Refused 1977 - BAS/0169/93 – Demolition of bungalow and erection of 3 bed chalt, detached garage and stables – Refused 1993 - BAS/0439/93 – Det bungalow and garage – Granted 1993 - BAS/1181/93 – Replacement dwelling – Granted 1994 - 02/01578/FULL – Replacement store building in front garden – Refused 2002 • Springfield - BAS/0823/81 and BAS/1560/81– Garage – Refused 1981, allowed 1982 - BAS/0508/84 – Front and rear dormers – Refused 1984, allowed 1985 - BAS/05063/90 – Increase roof height and add dormers – Granted 1991 - BAS/0504/99 – Rear conservatory – Granted 1999 - 04/02139/BN – Store shed / workshop. Dwnership: - - - Public Body? No - - - - Dublic Body? No - - - - - Developed Land Yes Area: 2.94ha | | | | |

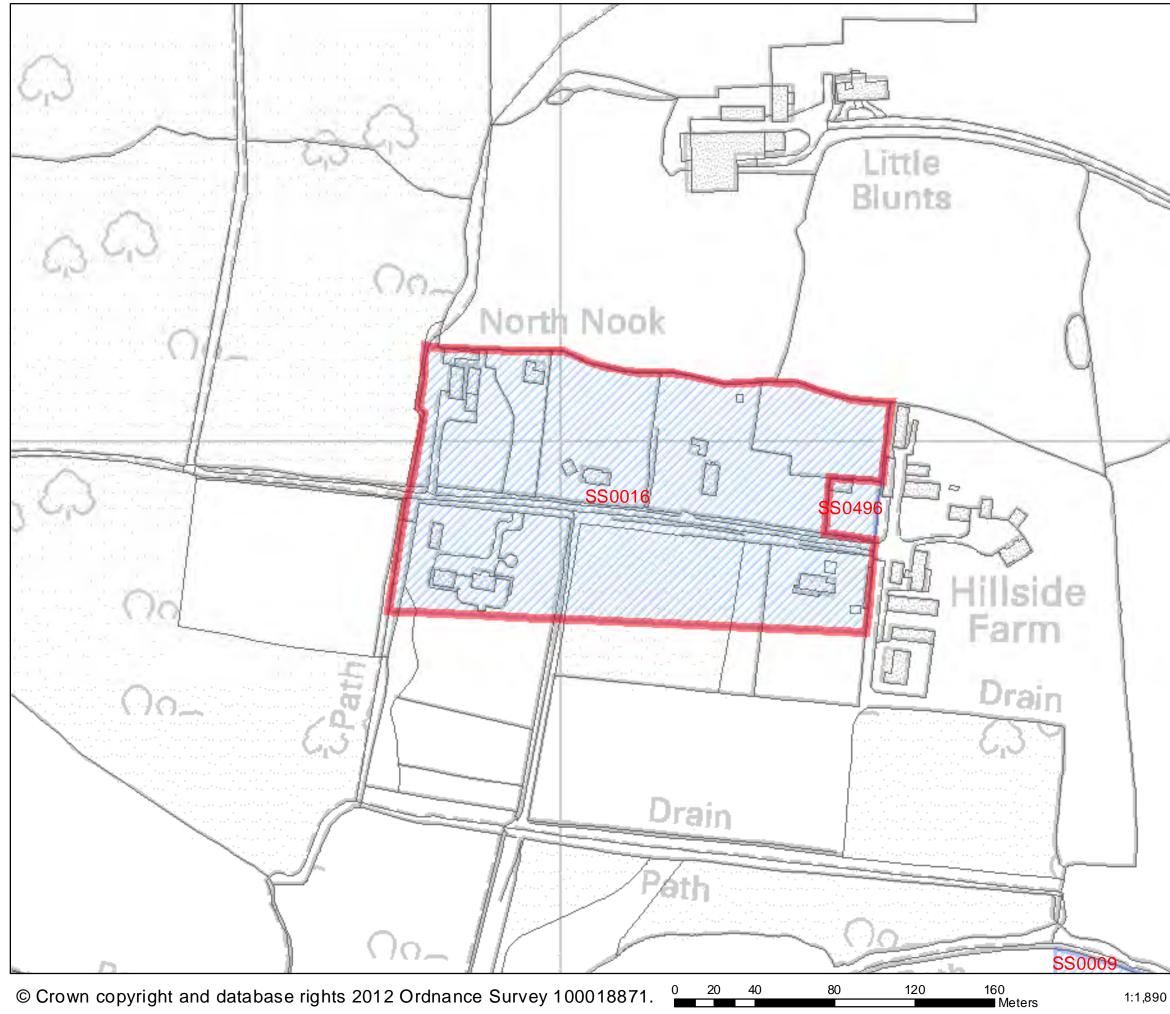
| Address: Buckwyns Chase, E | Billericay | Site Area : 2.94ha | Current Use: Woodland; five dwellings and their gardens | Site Ref: SS0016 | | |
|--|-----------------------|------------------------------|--|--|---|---------|
| Site Constraints | | | | | | |
| Areas excluded from the S | HLAA | | Constraints that r | nay affect | a site's viabili | ty |
| Scheduled Monument | Within | No | Ancient Woodland | | Within | No |
| | Part of | No | | | Part of Site | No |
| | Adj. To | No | | | Within Buffer Within | No |
| SSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | ocal Wildlife Sites | | No |
| | Part of Site | No | | | Part of Site | No |
| | Within Buffer | Yes (SSSI) | | | Within Buffer | Yes |
| ocal Nature Reserve (LNR) | Within | No | Biodiversity Action P | Plan (BAP) | Within | No |
| | Part of Site | No | Priority Habitat | | Part of Site | No |
| | Within Buffer | No | | | Within Buffer | Yes |
| lood Zone f yes, Zone 3? □ | | No | Protected Species A | lert Area | | Yes |
| Vashland | | No | Protected Species A | lert Area - | | Yes |
| Narshes Protection Area | | No | 10m Buffer | | | |
| xisting, developed | Within | No | | | | |
| ousiness/ industrial areas | Part of | No | Village Green & Con | nmon Land | | No |
| | Adj. To | No | Ground Water Vulne Area | erability | | Yes |
| Dil / Gas Pipelines | | No | Conservation Area | | Within | No |
| · | | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | d Buildings | | No |
| | | | | | Within Adj. To | No |
| | | | | | | 10 |
| mmovable communications | | No | Potential Contaminated Land C | | _ | |
| 400m buffer zone around wastewater/sewage reatment plants | | No | Definitive Footpath | (PRoW) | | Yes |
| | - | | TPO-G1 (Oak, Hawt | thorn, Ash) | TPO/11/87 | Yes |
| | | | Archaeological Finds | s Area | | No |
| lighway issues: Accessible | by a single lan | e track. Site | | | network RED | |
| Constraints (description): Green Belt allocation Definitive footpath boundary of site TPO (western bourn Protected Species of BAP Buffer Sewer pipeline | adjacent to ndary) | | half of site SSSI Buffe Local Wild Likely exis detailed as | e) er (2km) life Site bu tence of co ssessment | ability (north- offer ontamination made (adjace ontamination) | – no |
| Could the constraints be o Irrespective of con form. What is the most suitable | straints the s | | | - | | ng buil |
| | | | Site is NOT suitab | | | nent |
| Reason(s) why site is not | suitable for I | nousing | | | - | |
| The site is not within or adjacent to the boundary. The | | | | | | |

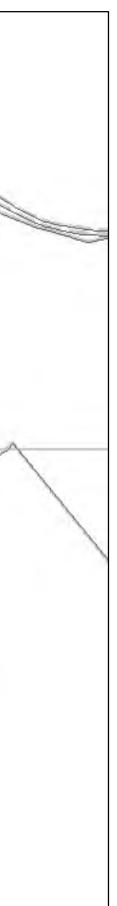
The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. There are also physical constraints that completely separate the site from the settlement boundary, namely the Queens Park Country Park (Local Wildlife site). The site is therefore unsuitable.

| Address: Buckwyns Chase, Billericay | Site Area : 2.94ha | Current Use: Woodland; five dwellings and their gardens | Site Ref: SS0016 | | | | |
|---|---|--|---------------------|--|--|--|--|
| In addition, the location is beyond public services, facilities and amenities, including transport connections and convenience shopping and thus unsustainable. | | | | | | | |
| Is site available for development? If yes, when? | No. The site has not been submitted by the landowner. It is also segregated from the existing settlement form. | | | | | | |

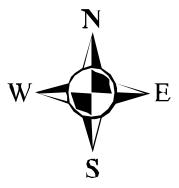


Buckwyns Chase





SHLAA 2011/2012

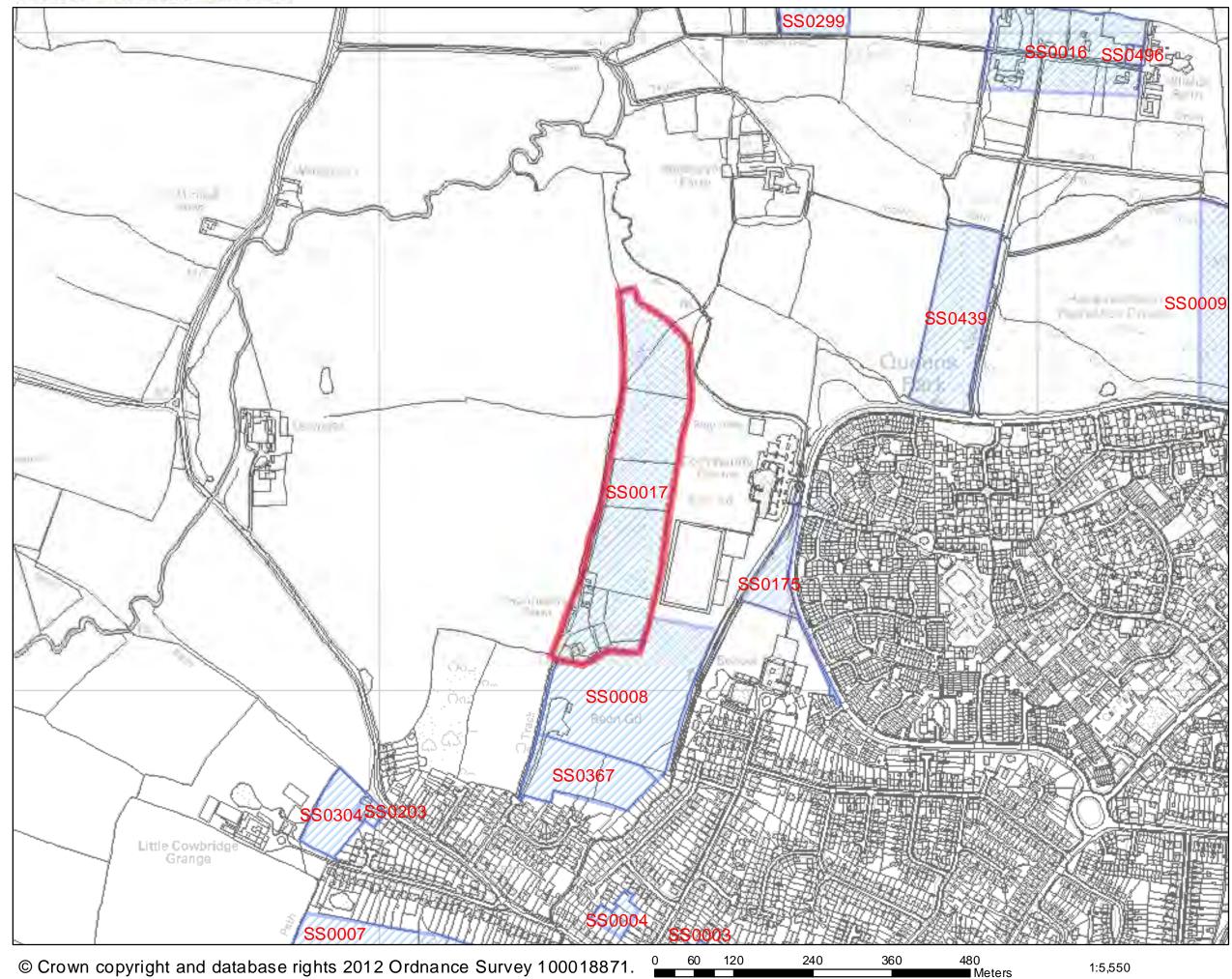


| Address: Hannikins Farm, Bil associated fields. | lericay and | Site Area: 5.84Ha | Current Use: Farm and fields. | Site Ref: SS0017 | | |
|---|---|---|--|--|-------------------------------|-----|
| Description of Site (includi Large, approximately rectangu comprising a farm building an from the urban part of Billeric Ground. To the west and north is farm and, beyond that, an urban ar Development Plan – Allocated Planning History: BAS/0951/60 – Agricultural we 1979 to 1982 – Erection of sta Farm. BAS/0369/91 – Construction of BAS/1276/91 – Animal boardin dismissed 1992. | ular site located d four fields in ay by the Hann land, to the ea rea which is pr as Green Belt orkers bungalo ables and vario | d to the west of series. The si- nikins Farm Re- ast and south i edominantly ro- in the BDLP 1 w – Granted 1 us farm buildi a cattery – Re- | te is separated ecreation s open space esidential. 998. 1961 ngs at Hannikins fused 1991. | Site Access: Linda GardensAccess to Services (distance in m)Primary School: <600m (Brightside) | | |
| BAS/1090/96 – Removal of ag application BAS/951/60 at Har BAS/0506/02 – Temporary pe with cricket club – Granted til 08/01123/LDC - establish law manufacturing and dog breed hay. Refused 05-01-09 11/00165/LDC – establish law manufacturing and dog breed hay. Pending as of 12-08-11 | nnikins Farm – rmission for st 27.06.2007. fulness of stab ing kennels, m fulness of stab | Granted perm orage containe les, outbuildin obile home ar | hission 1997. The in connection gs for dog food ad storage of ags for dog food | | | |
| Ownership: | - Public E | Body? | No | | | |
| | - Private | Individual? | No | | | |
| | - Compar | וא? | No | | | |
| | - Unknow | /n? | Yes | | | |
| Urban Area Site | No | | |] | | |
| Green Belt Site | Yes | Area: 5.84 | ha | | | |
| Greenfield Site | Yes | Area: 5.66 | ha | | | |
| Previously Developed Land | | Area: 0.18 | | 1 | | ſ |
| Site Constraints | | | | | | |
| Areas excluded from the S | | | Constraints th | at may affect | a site's viabili | v |
| Scheduled Monument | Within | No | Ancient Woodla | | Within | No |
| | | | | | | |
| | Part of No | | 1 | | Part of Site | No |
| | Adj. To | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | | No | Local Wildlife Sites | | Within | No |
| | Part of Site | No | 1 | | Part of Site | No |
| | Within Buffer | Yes (SSSI) | | | Within Buffer | Yes |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Acti | on Plan (BAP) | Within | No |
| . , | Part of Site | No | Priority Habitat | , | | No |
| | Within Buffer No | | 1 | | Part of Site Within Buffer | Yes |
| | | | | | | 103 |

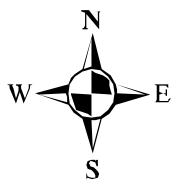
| Address: Hannikins Farm, Billericay and associated fields. | | Site Area : 5.84Ha | Current Use:Site Ref:Farm and fields.SS0017 | | | |
|--|--|---|---|--|---------------------------|------------|
| Flood Zone If yes, Zone 3? □ | Zones 2 and 3, + surface water flooding | Yes | Protected Species A | lert Area | | Yes |
| Washland | *Adjacent | No* | Protected Species Alert Area - | | | Yes |
| Marshes Protection Area | | No | 10m Buffer | | | |
| Existing, developed | Within | No | 1 | | | |
| business/ industrial areas | Part of | No | Village Green & Common Land | | | No |
| | Adj. To: Radford Way | No | Ground Water Vulnerability Area | | | No |
| Oil / Gas Pipelines | | Yes | Conservation Area | | Within | No |
| | | | | | Adj. To | No |
| | | | | | - | |
| Electricity Pylons | | No | Listed Buildings | | Within | No |
| | | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contaminated Land | | С | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | | Yes |
| 750mm Sewer main runs through north of the site | | | ТРО | | | No |
| | | | Archaeological Finds | s Area | H.E.R - No | No |
| Linda Gardens. A proper acce Constraints (description): Gas Pipeline crosse Definitive Footpath northern part of th boundary Protected species a parcel) LoWS and BAP buf boundaries) | Adjacent Washland (northeast) SSSI Buffer 2km. Green Belt | | | | | |
| Could the constraints be constraints be constraints be constraints be constraints be constraints be constraints and footpath route Green Belt designation can see and footpath route SSSI buffer is of little constraints of litt | t position of gas in be reconsidered sequence due to rea – ecological estigation to establiquition) to establiquition | ed through L o intervening site investig Iblish presen ish presence | DF process residential estates be ation to establish pres ce of any site contam of any trees worthy | etween thes sence of any nination of protection | e areas. protected spo | - |
| Site is NOT suitable for he | · · | | | | | |
| Reason(s) why site may r The site is not adjacent to th SS0008, that has been deem | e settlement bou | undary of Bil | lericay and whilst it c | ould be rela | ted to the adja | acent site |
| Is site available for devel If yes, when? | No, this site was not submitted for consideration by the landowner and also has no access which is dependent on an adjacent site which is also unsuitable. | | | | | |



Land at Hannikins Farm, Linda Gardens



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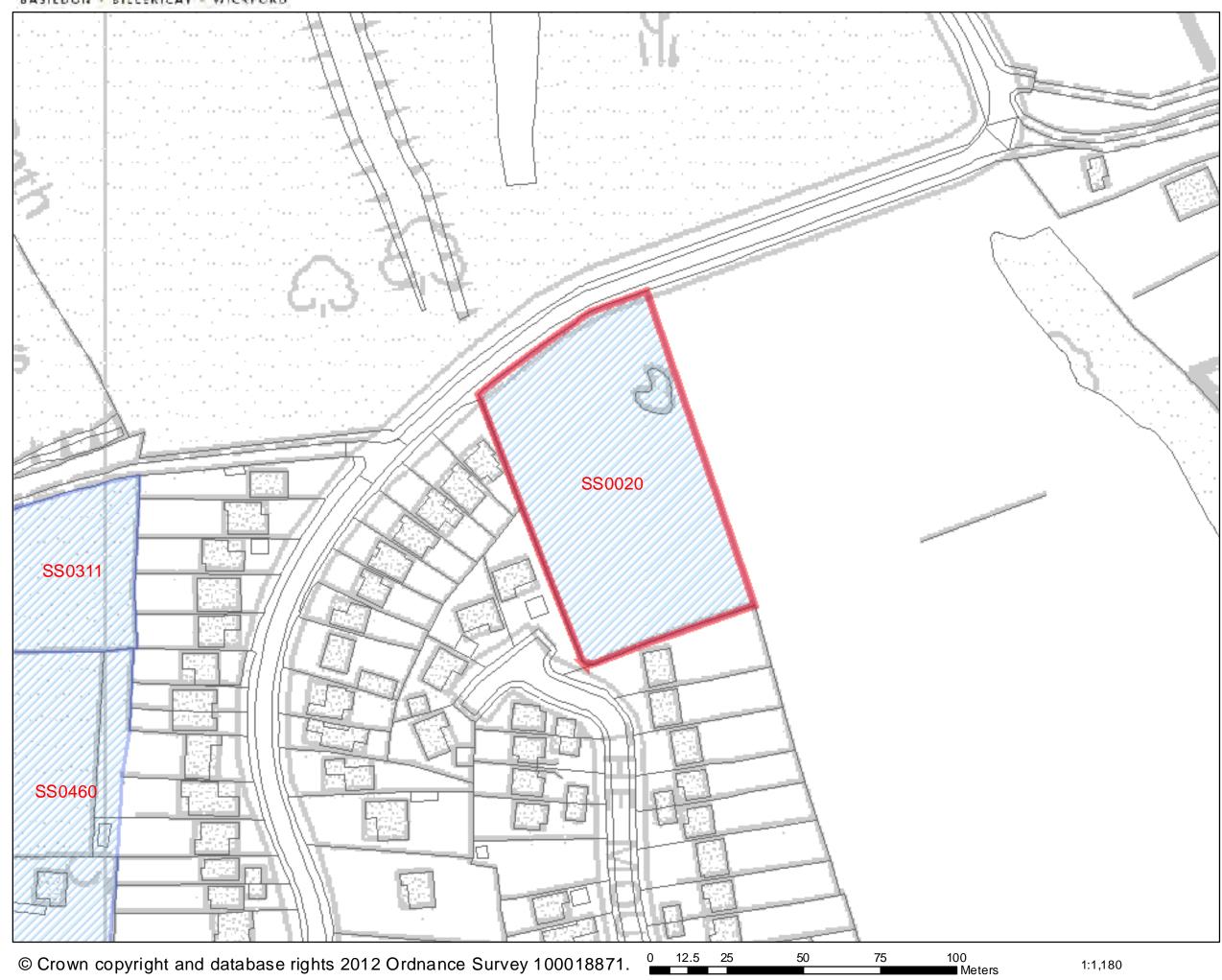


| | he Mou | | Site Area : D.63ha | Current Use: Farmland/pond | Site Ref.: SS0020 | | | | |
|---|--|--|---|---|---|---|---|--|--|
| Rectangular shaped site locate Billericay. The site adjoins far south and west and a large ex The site forms the northwest | Description of Site (including planning status) Rectangular shaped site located at the eastern extent of the settlement of Billericay. The site adjoins farmland to east, residential properties to the south and west and a large expanse of ancient woodland to the north. The site forms the northwest corner of an grass field, is bordered by hedgerows on three sides and comprises a small pond | | | | | | Site Access: Outwood Common Road / The Mount Access to Services (distance in m) | | |
| Development Plan – Allocated | l as Gre | en Belt ir | n the BDLP 1 | 998 | | | | | |
| Development Plan – Allocated as Green Belt in the BDLP 1998 Planning History: Chapman and Andre Map of 1777 suggests a building was located in the southwest corner of the site, though demolished by the mid/late 1800's. ES BAS/0608/56 – Residential development at Outwood Common Road – Refused 04.01.1957 on grounds that 'the land is within an area reserved for rural and agricultural purposes in the County Development Plan and furthermore forms part of the local green belt of Billericay'. BAS/1034/90 – Three detached dwelling houses on land adjoining 26 The Mount, Billericay – Refused 16.11.90, appeal dismissed 30.07.91 for the following reasons: "The proposed development would harm the green belt. It would be offensive when tested against the national criteria of the purposes for green belts and when tested against local green belt development control policies. Moreover, I consider that the proposed development boundary would be no more defensable than the existing boundary. If I were to allow this development into that part of the field that would remain between the new development and Outwood Common. The cumulative effect of such developments would be an erosion of the green belt and the countryside to the detriment of green belt policies". | | | | | | | | | |
| further extend development in between the new developmen effect of such developments v | nto that nt and (would b | t part of t Outwood be an eros | he field that Common. T sion of the gr | would remain he cumulative | | | | | |
| further extend development in between the new developmen effect of such developments v | nto that nt and (would b ent of g - | t part of t Outwood be an eros green belt Public Bo | he field that Common. T sion of the gr policies". dy? | would remain he cumulative reen belt and No | | | | | |
| further extend development in between the new developmen effect of such developments v the countryside to the detrime | nto that nt and (would b ent of g - | t part of t Outwood be an eros green belt <u>Public Bo</u> Private Ir | the field that Common. T sion of the gr policies". dy? ndividual? | would remain he cumulative reen belt and No Yes | | | | | |
| further extend development in between the new developmen effect of such developments v the countryside to the detrime | nto that nt and (would b ent of g - - | t part of t Outwood De an eros green belt <u>Public Bo</u> Private Ir Company | the field that Common. T sion of the gr policies". dy? ndividual? | would remain he cumulative reen belt and No Yes No | | | | | |
| further extend development in between the new developmen effect of such developments v the countryside to the detrime | nto that nt and (would b ent of g - - | t part of t Dutwood De an eros green belt Public Bo Private Ir Company Unknown | the field that Common. T sion of the gr policies". dy? ndividual? | would remain he cumulative reen belt and No Yes | | | | | |
| further extend development ir between the new development effect of such developments v the countryside to the detrime Ownership: | nto that nt and 0 would b ent of g - - - - N | t part of t Dutwood be an eros green belt <u>Public Bo</u> <u>Private Ir</u> <u>Company</u> <u>Unknown</u> o | the field that Common. T sion of the gr policies". dy? ndividual? | would remain he cumulative reen belt and No Yes No No | | | | | |
| further extend development ir between the new developmer effect of such developments v the countryside to the detrime Ownership: Urban Area Site | nto that nt and 0 would b ent of g - - - - N - N - N | t part of t Dutwood De an eros green belt Public Bo Private Ir Company Unknown | the field that Common. T sion of the gr policies". dy? dy? dy? dy? dy? dy? dy? dy? dy? dy? | would remain he cumulative reen belt and No Yes No No ha | | | | | |
| further extend development ir between the new developmer effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site | nto that nt and 0 would b ent of g - - - - N Ye Ye | t part of t Dutwood De an eros green belt <u>Public Bo</u> <u>Private Ir</u> <u>Company</u> <u>Unknown</u> Do es | the field that Common. T sion of the gr policies". dy? dy? dividual? ? Area: 0.63 | would remain he cumulative reen belt and No Yes No No ha a | | | | | |
| further extend development ir between the new developmen effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site | nto that nt and 0 would b ent of g - - - - N Ye Ye | t part of t Dutwood De an eros green belt <u>Public Bo</u> Private Ir Company Unknown o es es | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a | | | | | |
| further extend development ir between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land | nto that nt and C would b ent of g - - - N Ye Ye d | t part of t Dutwood De an eros green belt <u>Public Bo</u> Private Ir Company Unknown o es es | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha | at may affect | ∴ a site′s viability | | | |
| further extend development ir between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints | nto that nt and C would b ent of g - - - N Ye Ye d | t part of t Dutwood be an eros green belt <u>Public Bo</u> <u>Private Ir</u> <u>Company</u> <u>Unknown</u> o es es es es | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha | | : a site's viability Within | | | |
| further extend development ir between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S | nto that nt and 0 would b ent of g - - - - N - N Yo V d Yo | t part of t Dutwood De an eros green belt <u>Public Bo</u> <u>Private Ir</u> <u>Company</u> <u>Unknown</u> <u>o</u> es es es | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha Constraints th | | | / | | |
| further extend development ir between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S | nto that nt and 0 would b ent of g - - - - N - - - - - - - - - - - - - - | t part of t Dutwood De an eros green belt Public Bo Private Ir Company Unknown o es es es es | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha Constraints th | | Within | / | | |
| further extend development ir between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S | nto that nt and C would b ent of g - - - N Ya d Ya SHLAA Within Part of | t part of t Dutwood De an eros green belt Public Bo Private Ir Company Unknown O es es es es f f | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha Constraints th | nd | Within Part of Site | / | | |
| further extend development in between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument | nto that nt and C would b ent of g - - - - N Ye d Ye d Ye d Ye d | t part of t Dutwood De an eros green belt <u>Public Bo</u> Private Ir Company Unknown O es es es es es f f | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha Constraints th Ancient Woodla | nd | Within Part of Site Within Buffer | / | | |
| further extend development in between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument | nto that nt and C would b ent of g - - - - N Ye d Ye d Ye d Ye d Ye d Ye d Ye d Ye | t part of t Dutwood De an eros green belt <u>Public Bo</u> Private Ir Company Unknown O es es es es es f f | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha Constraints th Ancient Woodla | nd | Within Part of Site Within Buffer Within | / | | |
| further extend development ir between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Lance Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar | nto that nt and C would b ent of g - - - - N Ye d Ye d Ye d Ye d Ye d Ye d Ye d Ye | t part of t Dutwood De an eros green belt Public Bo Private Ir Company Unknown o es es es es f f o f Site n Buffer | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha Constraints th Ancient Woodlan Local Wildlife Sir | tes | Within Part of Site Within Buffer Within Part of Site | / | | |
| further extend development in between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument | nto that nt and C would b ent of g - - - - N Ye d Ye d Ye d Ye d Ye d Ye d Ye thin Part of Adj. Te Within Part of Within Within | t part of t Dutwood De an eros green belt Public Bo Private Ir Company Unknown O es es es es f f o n f Site n Buffer | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha Constraints th Ancient Woodlan Local Wildlife Sir | tes | WithinPart of SiteWithin BufferWithinPart of SiteWithin BufferWithin BufferWithin | | | |
| further extend development ir between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Lance Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar | nto that nt and 0 would b ent of g - - - - N - - - - - - - - - - - - - - | t part of t Dutwood be an eros green belt <u>Public Bo</u> Private Ir Company Unknown o es es es es es f f o n f Site n f Site | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha Constraints th Ancient Woodlan Local Wildlife Sir | tes | WithinPart of SiteWithin BufferWithinPart of SiteWithin BufferWithinPart of Site | | | |
| further extend development ir between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) | nto that nt and 0 would b ent of g - - - - N - - - - - - - - - - - - - - | t part of t Dutwood De an eros green belt Public Bo Private Ir Company Unknown O es es es es f f o n f Site n Buffer | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha Constraints th Ancient Woodlan Local Wildlife Sir Biodiversity Acti Priority Habitat | nd tes on Plan (BAP) | WithinPart of SiteWithin BufferWithinPart of SiteWithin BufferWithin BufferWithin | | | |
| further extend development ir between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone | nto that nt and 0 would b ent of g - - - - N - - - - - - - - - - - - - - | t part of t Dutwood be an eros green belt <u>Public Bo</u> Private Ir Company Unknown o es es es es es f f o n f Site n f Site | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha Constraints th Ancient Woodlan Local Wildlife Sir | nd tes on Plan (BAP) | WithinPart of SiteWithin BufferWithinPart of SiteWithin BufferWithinPart of Site | | | |
| further extend development ir between the new development effect of such developments v the countryside to the detrime Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) | nto that nt and 0 would b ent of g - - - - N - - - - - - - - - - - - - - | t part of t Dutwood be an eros green belt <u>Public Bo</u> Private Ir Company Unknown o es es es es es f f o n f Site n f Site | the field that Common. T sion of the gr policies". dy? ndividual? r? Area: 0.63 Area: 0.64 | would remain he cumulative reen belt and No Yes No No ha a ha Constraints th Ancient Woodlan Local Wildlife Sir Biodiversity Acti Priority Habitat | nd tes on Plan (BAP) es Alert Area | WithinPart of SiteWithin BufferWithinPart of SiteWithin BufferWithinPart of Site | | | |

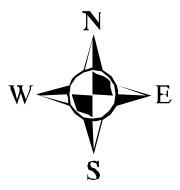
| Address: Land adjacent 26 The Mount, Billericay | | Site Area: 0.63ha | Current Use: Farmland/pond | Site Ref.: SS0020 | | | |
|---|--|--|---|--------------------------------|-----------------------|--------------------|----------------|
| Dillencay | | 0.0311a | Farmanu/ponu | 330020 | | | |
| Existing, developed | Within | | | | | | |
| business/ industrial areas | Part of | | Village Green & Con | nmon Land | | | |
| | Adj. To | | Ground Water Vulnerability Area | | | | |
| Oil / Gas Pipelines | | | Conservation Area | | Within | | |
| | | | | | Adj. To | | |
| Electricity Pylons | | | Listed Buildings | | Within | | |
| | | | | | Adj. To | | |
| Immovable communications links | | | Potential Contamina | ited Land | | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath | (PRoW) | | | |
| | • | | ТРО | | | | |
| | | | Archaeological Finds | s Area | | | |
| Highway issues: | | | | | | | |
| Constraints (description): | | | | | | | |
| Could the constraints be c | | | | | | | |
| What is the most suitable | type of deve | elopment for | this site? | | | | |
| Site is NOT suitable for housi | ng developme | nt X | | | | | |
| Reason(s) why site is not This site is located within a v As part of the Council's meth identified where developmen considered against the five p 1. to check unrestricted spray 2. to prevent neighbouring to 3. to assist in safeguarding th 4. to preserve the setting and 5. to assist in urban regeneration other urban land | alued area of t odology the bo t could signific urposes of the wl of large built wns from merg ne countryside d special chara | the green belt proughs green antly undermin green belt as t-up areas; ging into one a from encroact acter of historic | belt has been consid ne the value of the gro set out in PPG2. The another; hment; towns; and | ered on its r een belt. Thi | nerits an s assess | d specif ment w | ic areas as |



Land adjacent to 26 The Mount



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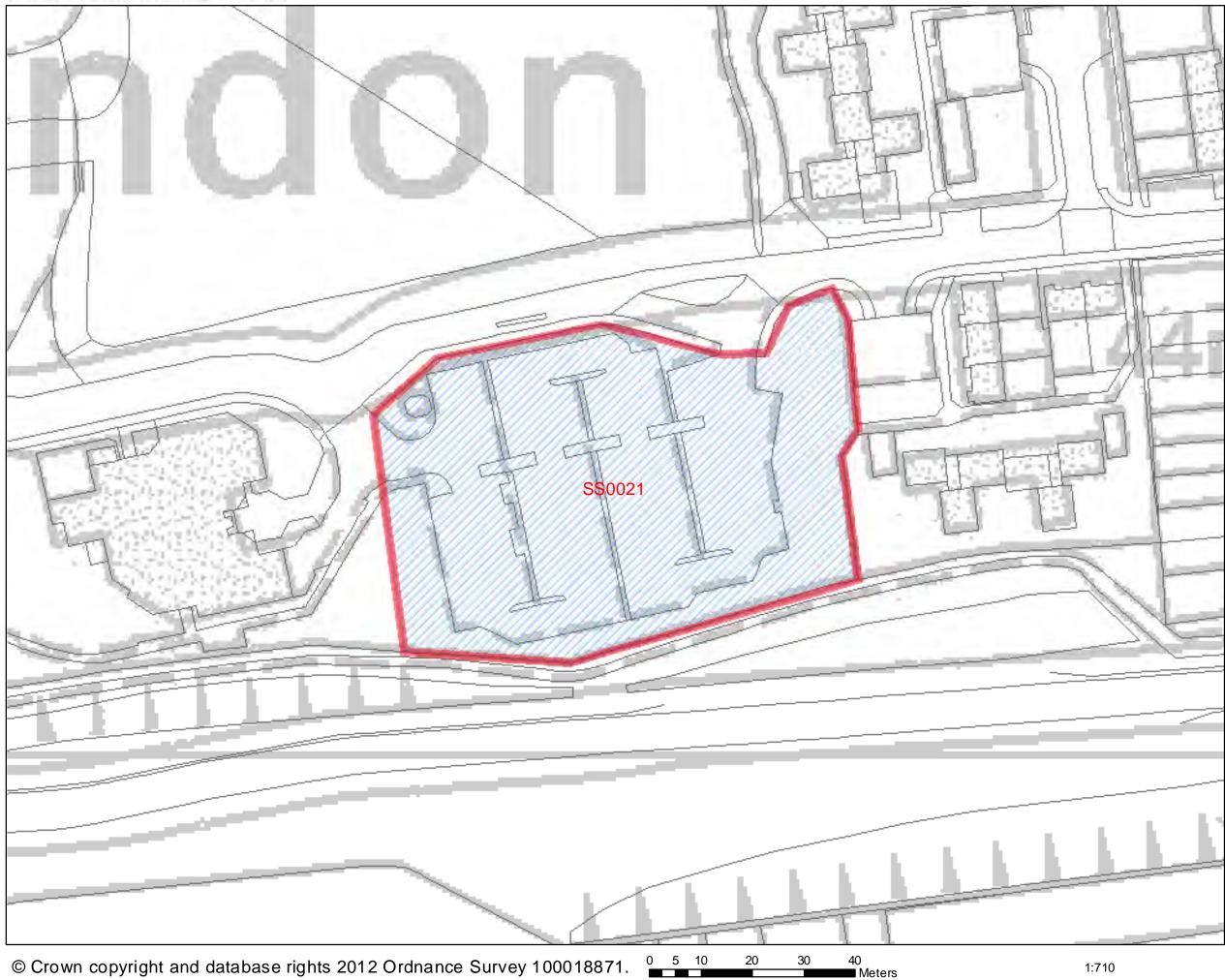


| Address: Car Park, Four Seas House, Victoria Road, Laindor | | Site Area : 0.5ha | Current Use: Pub car park | Site Ref.: SS0021 | | | |
|---|--|--|--|--|---|---|--|
| Description of Site (includ Car park serving the Four Sea side of Victoria Road, Laindon properties occupy land to the north of the site and a pub to Mayne to the south lie further Development Plan: Allocated a Site carried forward from UCS Planning History: 07/00642/FULL - Erection of t bedrooms, on part of existing permission has now expired. Ownership: | sons Public Ho , north of West east, whilst a p the west. Bey residential pro as an area of n hree storey ho car park, gran | use, located of t Mayne. Res public park is ond the main operties. o notation in tel building co ted 1 st August | idential located to the route of West the BDLP 1998. ontaining 43 t 2007. The | Primary School Secondary Sch <1500m GPs / Health C Surgery <800n Neighbourhood <800m Town Centre: I Public Open Sp Space and Chil <400m (West <400m (Merry natural Green S | rvices (distance I: Merrylands < 6 ool: The James entre: President n d Centre: Preside Laindon <800m bace: Amenity G dren/young peo Mayne), Educati lands), Natural/s Space <800m (L | 00m Hornsby s Court ents Court reen ple space onal Field semi .and west | |
| Urban Area Site | - Private - Compar - Unknow Yes | | No Yes No | side Mandeville Way), Outdoor Sport Facility <800m (Land west of Archer Road), Urban Park <400m (Fenton Wa Bus Stop: 200m Railway Station: Laindon <1600m | | | |
| Green Belt Site Greenfield Site Previously Developed Land | No No | Area: 0.5h | | | | | |
| Site Constraints | | | | 1 | | | |
| Areas excluded from the S | HLAA | | Constraints th | nat may affect | a site's viabili | ty | |
| Scheduled Monument | Within Part of Adj. To | No No No | Ancient Woodla | | Within Part of Site Within Buffer | No No No | |
| SSSIs/ SACs / SPAs / Ramsar | Within Part of Site Within Buffer | No No No | Local Wildlife Si | ites | Within Part of Site Within Buffer | No No No | |
| Local Nature Reserve (LNR) | Within Part of Site Within Buffer | No No No | Biodiversity Act Priority Habitat | ion Plan (BAP) | Within Part of Site Within Buffer | No No No | |
| Flood Zone If yes, Zone 3? □ | No | | Protected Speci | | | No | |
| Washland Marshes Protection Area Existing, developed | Within | No No No | Protected Speci 10m Buffer | es Alert Area - | | No | |
| business/ industrial areas | Part of Adj. To | No Yes | Village Green & Ground Water \ Area | | | No No | |
| Oil / Gas Pipelines | | No | Conservation A | rea | Within Adj. To | No No | |
| Electricity Pylons | | No | Listed Buildings | | Within Adj. To | No No | |
| Immovable communications links | | No | Potential Contai | | C | 1 | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footp | oath (PRoW) | | No | |
| | | | TPO | | | No | |
| | | | Archaeological | Finds Area | | No | |

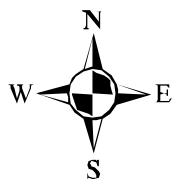
| Address: Car Park, Four Seasons Public | Site Area: | Current Use: | Site Ref.: | | | | | |
|--|-----------------|----------------------|-----------------------------|---------------|--|--|--|--|
| House, Victoria Road, Laindon | 0.5ha | Pub car park | SS0021 | | | | | |
| | | · | | | | | | |
| Highway issues: No particular issues, good access from Victoria Road | | | | | | | | |
| Constraints (description): | | | | | | | | |
| Site acts as a buffer between the existing inc | dustrial and re | esidential areas. | | | | | | |
| Likely existence of contamination - no detail | ed assessmen | it made. | | | | | | |
| Need to provide parking for the public house | and the new | residential | | | | | | |
| Could the constraints be overcome? | Yes | | | | | | | |
| If yes, how? Due to residential nature of s | urrounding ar | ea, employment but | fer not considered a majo | or constraint | | | | |
| to residential development in this instance. | | | | | | | | |
| Intrusive investigation of the site to check or | | | gation or avoidance meas | sures | | | | |
| Need to be sited to avoid noise disturbance to | from public ho | ouse. | | | | | | |
| What is the most suitable type of deve | lopment for | this site? Pub car | oark, hotel or residential. | | | | | |
| Site is suitable for housing development | x | | | | | | | |
| Reason(s) why site suitable for housin | g: The site is | within the urban set | tlement on the edge of a | residential | | | | |
| area and it is in close proximity to services a | and facilities. | However, there is a | need to relocate the curre | ent use of | | | | |
| this site and provide parking for the public h | nouse and the | new residential dev | elopment. | | | | | |
| Is site available for development? If ye | es, when? | Was identified thro | ough Urban Capacity Stud | y 2004 – | | | | |
| | | however, the site | has not been formally sub | mitted by | | | | |
| | | the landowners an | d is thus unavailable. | - | | | | |



Car Park Four Seasons PH



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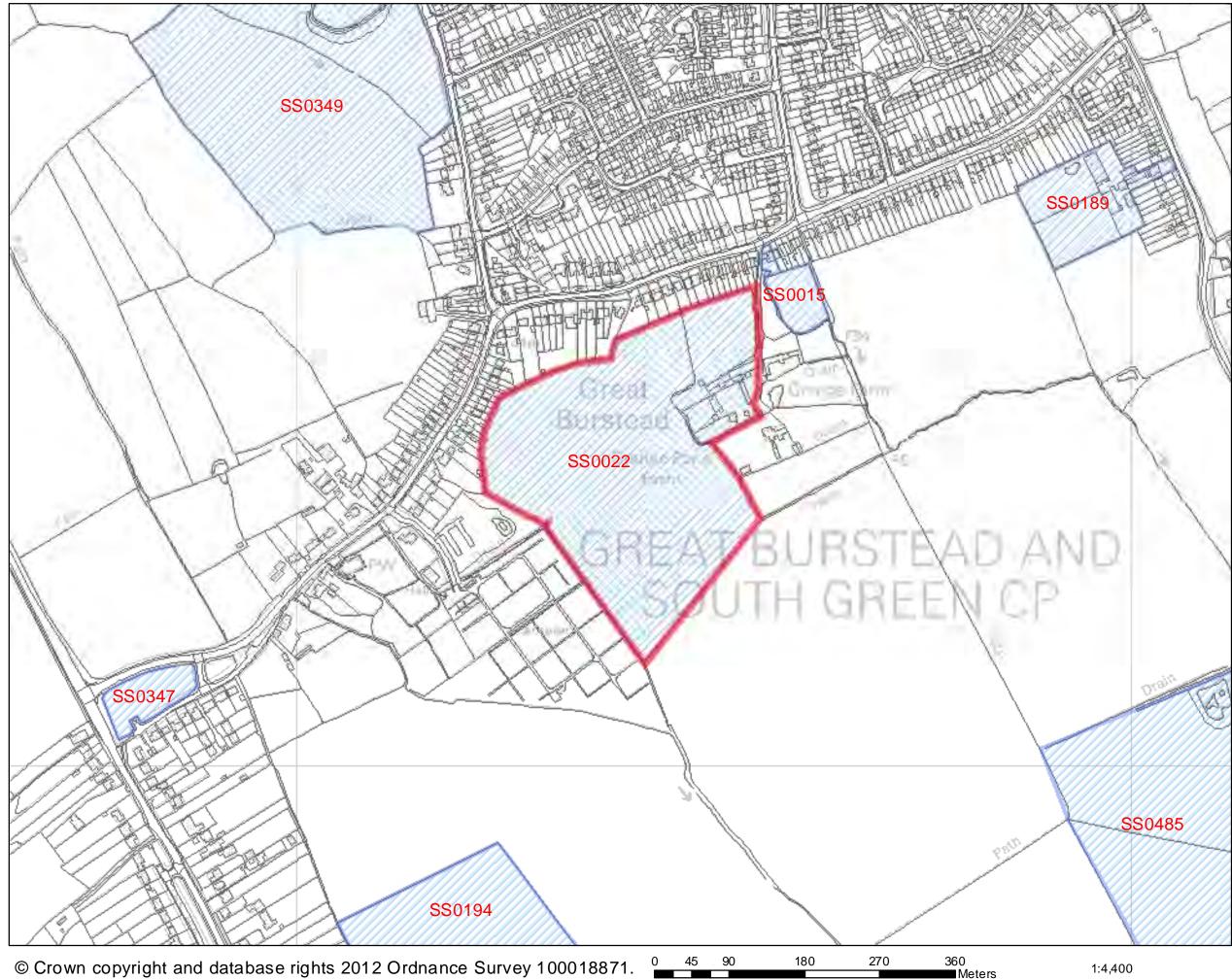


| Address: Land adjacent to The Barn, Bu Grange, Great Burstead | | | Current Use: Agriculture / residential | Site Ref: SS0022 | |
|---|---------------|------------------------|--|---------------------|--------------------|
| Description of Site (includ Large arable field located to the A small portion of the site is la former agricultural buildings e | Grange | Church Street/Burstead | | | |
| Development Plan: Allocated | as Green Belt | in the BDLP 19 | 998. | | |
| Planning History: None in rela the extension, alteration and former agricultral buildings. | | | | | |
| Ownership: | - Public I | Body? | No | | |
| I. I | | Individual? | Yes | 1 | |
| | - Compa | ny? | No | | |
| | - Unknov | | No | 1 | |
| Urban Area Site | No | | | 1 | |
| Green Belt Site | Yes | 8.9ha | | 1 | |
| Greenfield Site | Yes | 8.45ha | | 1 | |
| Previously Developed Land | | 0.45ha | | | |
| Site Constraints | | | | , | |
| Areas excluded from the S | HLAA | | Constraints th | at may affect | a site's viability |
| Scheduled Monument | Within | | Ancient Woodla | nd | Within |
| | Part of | | | | Part of Site |
| | Adj. To | | | | Within Buffer |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Si | tes | Within |
| | Part of Site | | | | Part of Site |
| | Within Buffer | | | | Within Buffer |
| Local Nature Reserve (LNR) | Within | | Biodiversity Acti | | Within |
| | Part of Site | | Priority Habitat | | Part of Site |
| | Within Buffer | · | | | Within Buffer |
| Flood Zone If yes, Zone 3? □ | | | Protected Specie | es Alert Area | |
| Washland | | | Protected Specie | es Alert Area - | |
| Marshes Protection Area | | | 10m Buffer | | |
| Existing, developed | Within | | | | |
| business/ industrial areas | Part of | | Village Green & | Common Land | |
| | Adj. To | | Ground Water V Area | /ulnerability | |
| Oil / Gas Pipelines | | | Conservation Ar | ea | Within |
| | | | | | Adj. To |
| Electricity Pylons | | | Listed Buildings | | Within |
| | | | | | Adj. To |
| Immovable communications links | | | Potential Contar | minated Land | |
| | | | Definitive Footp | ath (PRoW) | |
| 400m buffer zone around wastewater/sewage | | | | | |
| | | | | | |

| | | - | | | | | | |
|--|---|--|---------------------|--|--|--|--|--|
| Address: Land adjacent to The Barn, Burstead Grange, Great Burstead | Site Area: 8.9ha | Current Use: Agriculture / residential | Site Ref: SS0022 | | | | | |
| | | Archaeological Finds | s Area | | | | | |
| Highway issues: | | | | | | | | |
| Constraints (description): | | | | | | | | |
| | | | | | | | | |
| Could the constraints be overcome? | | | | | | | | |
| What is the most suitable type of deve | lopment for | this site? | | | | | | |
| Site is not suitable for housing develop | oment x | | | | | | | |
| Reason(s) why site is not suitable for housing : This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: | | | | | | | | |
| to check unrestricted sprawl of large built to prevent neighbouring towns from merg to assist in safeguarding the countryside to preserve the setting and special characteristic of the sett | ing into one a from encroach cter of historic | nment; towns; and | | | | | | |

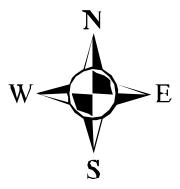


Land Adjacent to The Barn Burstead



1:4,400

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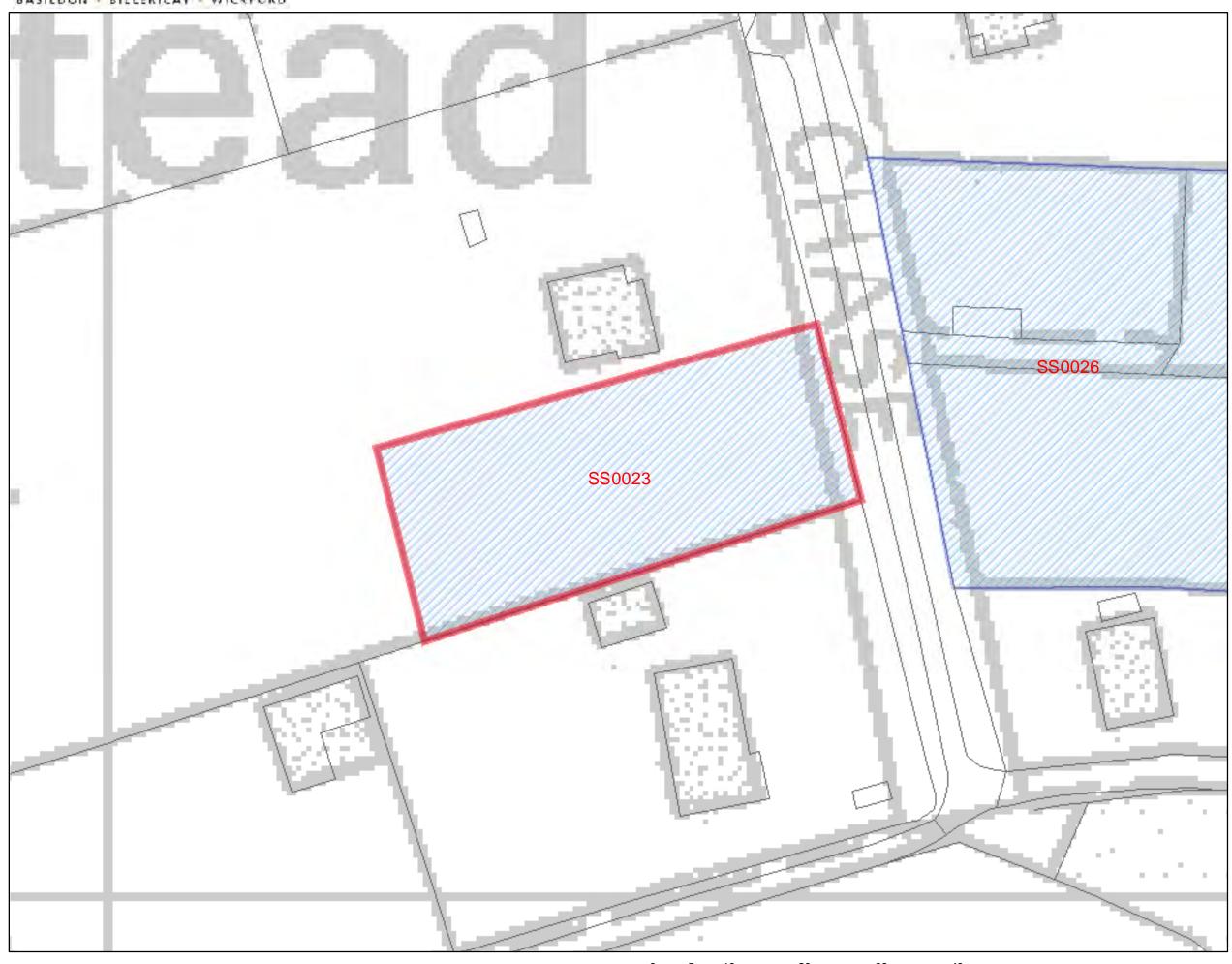


| Address: Lyndhurst, Broomhills Chase, Burstead, Billericay | hurst, Broomhills Chase, Little tead, Billericay | | Site Area : 0.15ha | Current Use: Grassland/garde | | Site Ref: SS0023 | | | |
|---|---|-------------|------------------------------|-----------------------------------|--------|---------------------|--------|-------------|---|
| Description of Site (includ | ing p | lanning | status) | | Site | e Access: B | Broomh | nills Chase | |
| Rectangular shaped site located on the west side of Broomhills Chase, in a semi-rural plotland setting. The site is mostly lais to grass and appears to form the extended garden curtilage of the dwelling Lyndhurst. | | | | | Acc | ess to Ser | vices | | |
| Development Plan: Allocated a | as Gre | een Belt ir | n the BDLP 1 | 998. | | | | | |
| Planning History: None in relation to the site in question only adjoining dwelling: BAS/1255/77 – Extension to bungalow (Lyndhurst) Granted 1977 BAS/0777/83 – Rear extension – Refused 1983, appeal allowed 1984 | | | | | | | | | |
| Ownership: | | - Public B | odv? | No | | | | | |
| | | | Individual? | Yes | | | | | |
| | | - Compar | ıy? | No | | | | | |
| | | - Unknow | 'n? | No | | | | | |
| Urban Area Site | | No | | | | | | | |
| Green Belt Site | | Yes | Area: 0.15 | ōha | | | | | |
| Greenfield Site | | Yes | Area: 0.15 | ōha | | | | | |
| Previously Developed Land | d | No | | | | | | | |
| Site Constraints | | | | | | | | | |
| Areas excluded from the S | 1 | | | Constraints th | | hay affect | 1 | | y |
| Scheduled Monument | With | | | Ancient Woodla | nd | | Withi | | |
| | Part | | | 4 | | | | of Site | |
| | Adj. | | | | | | | n Buffer | |
| SSSIs/ SACs / SPAs / Ramsar | | | _ | Local Wildlife Si | tes | | Withi | | |
| | | of Site | | 4 | | | | of Site | |
| | - | in Buffer | _ | | | (5.4.5) | - | n Buffer | |
| Local Nature Reserve (LNR) | With | | _ | Biodiversity Acti | on Pl | an (BAP) | Withi | | |
| | | of Site | _ | Priority Habitat | | | | of Site | |
| | With | in Buffer | _ | | | | Withi | n Buffer | |
| Flood Zone | | | | Protected Specie | es Ale | ert Area | | | |
| If yes, Zone 3? | | | | Drotostad Crast | ~ ^' | ant Anar | | | |
| Washland Marshes Protection Area | | | | Protected Specie 10m Buffer | es Ale | eit area - | | | |
| Existing, developed | With | in | | | | | | | |
| business/ industrial areas | Part | | | Villago Croop & | Com | monland | | | |
| | Adj. | | | Village Green & Ground Water V | | | | | |
| | Auj. | 10 | | Area | une | ability | | | |
| Oil / Gas Pipelines | | | | Conservation Ar | ea | | Withi | n | |
| | | | | | Ju | | Adj. 1 | | |
| Electricity Pylons | | | | Listed Buildings | | | Withi | | + |
| LIGUTIONY F YIONS | | | | Listed buildings | | | Adj. 7 | | |
| Immovable communications | | | | Potential Contar | ninat | ed Land | Auj. I | | |
| links 400m buffer zone around wastewater/sewage treatment plants | | | | Definitive Footp | ath (| PRoW) | | | |

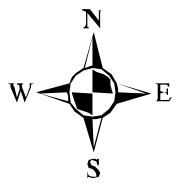
| | 1 | T | | | | | | |
|--|----------------------|----------------------------------|---------------------|------------------------|--|--|--|--|
| Address: Lyndhurst, Broomhills Chase, Little | Site Area: 0.15ha | Current Use: Grassland/garden | Site Ref: SS0023 | | | | | |
| Burstead, Billericay | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | TPO | | | | | | |
| | | Archaeological Finds | s Area | | | | | |
| Highway issues: | | - | | | | | | |
| Constraints (description): | | | | | | | | |
| | | | | | | | | |
| Could the constraints be overcome? | | | | | | | | |
| What is the most suitable type of deve | lopment for | this site? | | | | | | |
| Site is not suitable for housing develop | oment x | | | | | | | |
| Reason(s) why site is not suitable for | housing | | | | | | | |
| This site is located within a valued area of the | | | | | | | | |
| As part of the Council's methodology the bo | | | | | | | | |
| identified where development could significa | | | | | | | | |
| considered against the five purposes of the | green beit as | set out in PPG2. The | ive purposes | of the Green Belt are: | | | | |
| 1. to check unrestricted sprawl of large built | -up areas: | | | | | | | |
| 2. to prevent neighbouring towns from merg | | nother; | | | | | | |
| 3. to assist in safeguarding the countryside | | | | | | | | |
| 4. to preserve the setting and special chara | | | | | | | | |
| 5. to assist in urban regeneration by encour | aging the recy | cling of derelict and | | | | | | |
| other urban land. | | | | | | | | |



Lyndhurst, Broomhills Chase, Little Burstead



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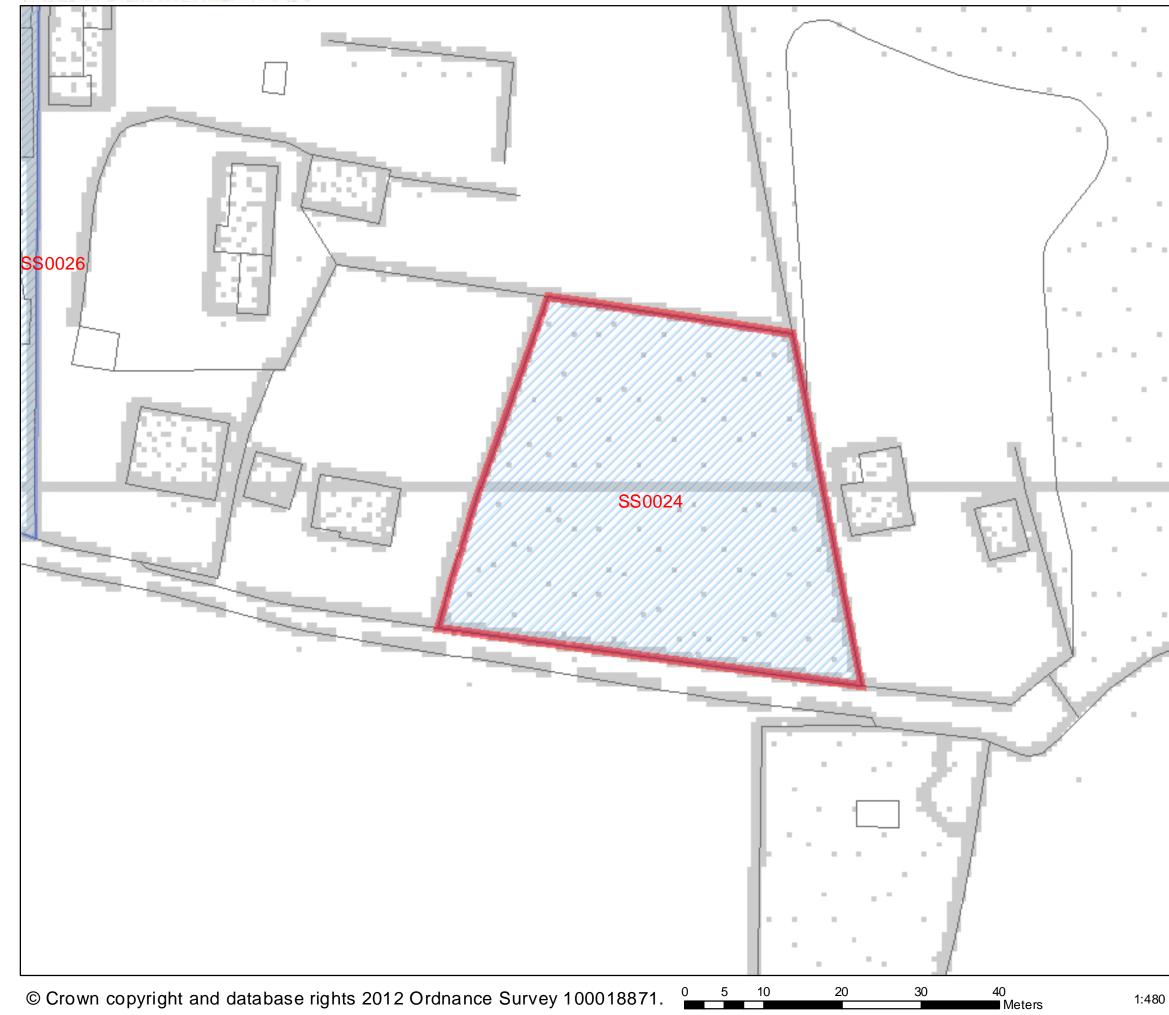


| Address : Oaklands, Broomhills Chase, I Burstead, Billericay | aklands, Broomhills Chase, Little urstead, Billericay | | | Current Use: Woodland/scrub | | Site Ref: SS0024 | | |
|---|---|----------|-------------|--------------------------------|--------|---------------------|--------------|---------|
| Description of Site (includ | ing planni | ing st | atus) | | Site | e Access: Bi | roomhills C | hase |
| semi-rural plotland setting. T | Square shaped site located on the north side of Broomhills of semi-rural plotland setting. The site is mostly woodland/scr between the dwellings 'Hillrise' and 'Chase End' at the end of lane road. | | | | | ess to Serv | vices | |
| Development Plan: Allocated | as Green Be | elt in t | the BDLP 19 | 98. | | | | |
| Planning History • BAS/1047/97 – Detac | hed bungal | low – | Refused 199 | 97 | | | | |
| Ownership: | - Pub | lic Boo | dy? | No | | | | |
| | - Priva | ate In | dividual? | Yes | | | | |
| | | npany | | No | | | | |
| | | nown | ? | No | - | | | |
| Urban Area Site | No | | | | 4 | | | |
| Green Belt Site | Yes | | Area: 0.19 | | - | | | |
| Greenfield Site | Yes | | Area: 0.19 | na | | | | |
| Previously Developed Land Site Constraints | d No | | | | ļ | | | |
| Areas excluded from the S | НІЛЛ | | | Constraints th | at m | av affect a | sito's via | ability |
| Scheduled Monument | Within | | | Ancient Woodla | | | Within | |
| | Part of | | | | | | Part of Site | 3 |
| | Adj. To | | | | | - | Within Buf | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | | Local Wildlife Sites | | | Within | |
| | Part of Sit | е | | | | | Part of Site | 5 |
| | Within Buf | ffer | | | | | Within Buf | fer |
| Local Nature Reserve (LNR) | Within | | | Biodiversity Acti | ion Pl | an (BAP) | Within | |
| | Part of Sit | | | Priority Habitat | | - | Part of Site | |
| | Within Buf | ffer | | | | | Within Buf | fer |
| Flood Zone If yes, Zone 3? □ | | | | Protected Specie | es Ale | ert Area | | |
| Washland | | | | Protected Specie | es Ale | ert Area - | | |
| Marshes Protection Area | | | | 10m Buffer | | | | |
| Existing, developed | Within | | | | | | | |
| business/ industrial areas | Part of | | | Village Green & | | | | |
| | Adj. To | | | Ground Water V Area | /ulner | rability | | |
| Oil / Gas Pipelines | | | | Conservation Ar | ea | | Within | |
| | | | | | | | Adj. To | |
| Electricity Pylons | | | | Listed Buildings | | | Within | |
| | | | | | | | Adj. To | |
| Immovable communications links | | | | Potential Contar | minat | ed Land | | I |
| 400m buffer zone around wastewater/sewage treatment plants | | | | Definitive Footp | ath (I | PRoW) | | |
| | | | | TPO | | | | |

| | - | | - | | | | | |
|--|---|--------------------------------|---------------------|--|--|--|--|--|
| Address: Oaklands, Broomhills Chase, Little Burstead, Billericay | Site Area: 0.19ha | Current Use: Woodland/scrub | Site Ref: SS0024 | | | | | |
| | | Archaeological Finds | s Area | | | | | |
| Highway issues: | | | | | | | | |
| Constraints (description): | | | | | | | | |
| | | | | | | | | |
| Could the constraints be overcome? | | | | | | | | |
| What is the most suitable type of deve | lopment for | this site? | | | | | | |
| Site is not suitable for housing develop | oment x | | | | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: | | | | | | | | |
| to check unrestricted sprawl of large built to prevent neighbouring towns from merg to assist in safeguarding the countryside to preserve the setting and special characteristic of the sett | ing into one a from encroach cter of historic | iment; towns; and | | | | | | |



Oaklands, Broomhills Chase



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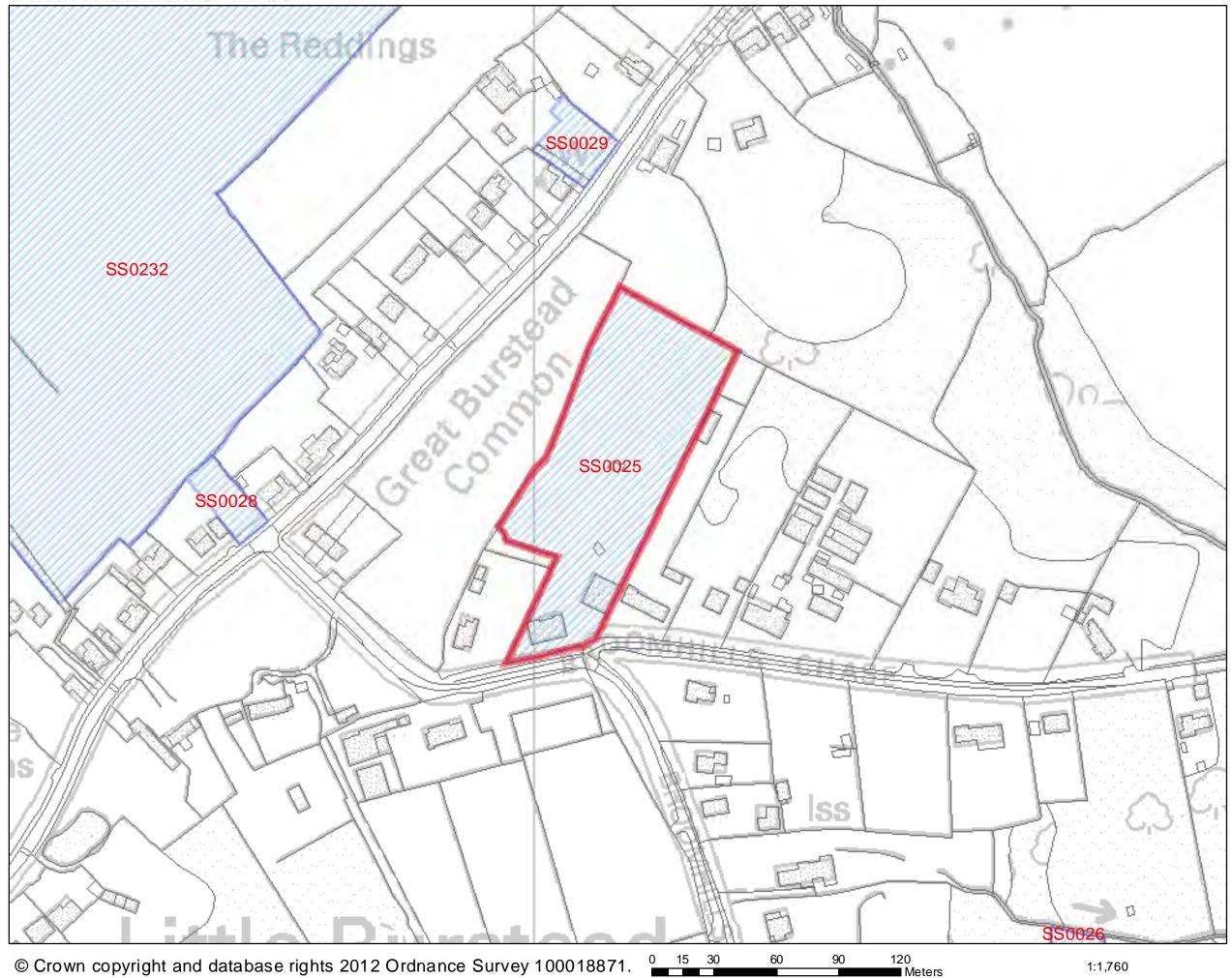


| Address: Hazelhurst, Broomhills Chase, Burstead, Billericay | | Site Area: 0.97ha | Current Use: Residential and garden | Site Ref: SS0025 | | |
|--|--|----------------------|---|-------------------------------|--------------------|--|
| Description of Site (includ | ing planning | status) | | Site Access: Broomhills Chase | | |
| Largely rectangular shaped sit Chase, in a semi-rural plotland house and detached garage, w laid to lawn and comprising se | Access to Ser | vices | | | | |
| Development Plan: Allocated a | as Green Belt i | n the BDLP 19 | 998. | | | |
| Planning History BAS/0340/79 – Groun BAS/1527/79 – Side a Refused 1979 BAS/0025/80 – First frextensions – Refused BAS/1282/80 – Chalefe ENF/191/81 - BAS/1552/84 – Renew shopfittings – Refused BAS/1294/85 – Storag BAS/1707/87 – Renew business from residen BAS/0559/93 – Replace 1993 | ns in roof – ide and rear manufacture of office use – for conduct of | | | | | |
| Ownership: | - Public E | Body? | No | | | |
| | | Individual? | Yes | - | | |
| | - Compar | | No | - | | |
| | - Unknov | vn? | No | - | | |
| Urban Area Site | No | Area, 0.07 | h .o. | - | | |
| Green Belt Site | Yes | Area: 0.97 | | - | | |
| Greenfield Site | Yes | Area: 0.87 | | - | | |
| Previously Developed Land | d No | Area: 0.1h | a | | | |
| Site Constraints Areas excluded from the S | | | Constrainte th | at may affect | a site's viability | |
| Scheduled Monument | Within | | Ancient Woodla | | Within | |
| | Part of | | | | Part of Site | |
| | Adj. To | | 1 | | Within Buffer | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Si | tos | Within | |
| JJJJJ JAUS / JFAS / Kallisal | Part of Site | | | 103 | Part of Site | |
| | Within Buffer | | 1 | | Within Buffer | |
| Local Naturo Posoruo (LND) | Within | | Biodiversity Acti | on Dian (DAD) | Within | |
| Local Nature Reserve (LNR) | Part of Site | | Priority Habitat | UT FIAIT (DAP) | Part of Site | |
| | Within Buffer | | | | Within Buffer | |
| Flood Zone | | | Protected Specie | os Alort Aroa | | |
| If yes, Zone 3? | | | Thorected specie | es Aici l'Aied | | |
| Washland | | | Protected Specie | os Alort Aroa | <u> </u> | |
| Marshes Protection Area | | | 10m Buffer | us AICI LAICA - | | |
| Existing, developed | Within | | | | | |
| business/ industrial areas | | | Villago Croop 9 | Common Land | | |
| | Part of | | Village Green & | COMMUN Land | | |

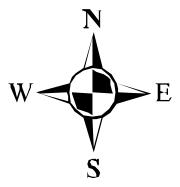
| Address : Hazelhurst, Broomhills Chase Burstead, Billericay | , Little | Site Area: 0.97ha | Current Use: Residential and garden | Site Ref: SS0025 | | |
|---|--|---|---|--------------------------------|-------------------------------------|------------------|
| | Adj. To | | Ground Water Vulne Area | erability | | |
| Oil / Gas Pipelines | | | Conservation Area | | Within Adj. To | |
| Electricity Pylons | | | Listed Buildings | | Within Adj. To | |
| Immovable communications links | | | Potential Contamina | ated Land | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath | (PRoW) | | |
| | | | ТРО | | | |
| | | | Archaeological Finds | s Area | | |
| Highway issues: Constraints (description): | | | | | | |
| Could the constraints be o | | | | | | |
| What is the most suitable | type of deve | lopment for | this site? | | | |
| Site is not suitable for ho | using develop | oment x | | | | |
| Reason(s) why site is not This site is located within a v As part of the Council's meth identified where developmen considered against the five p 1. to check unrestricted spra 2. to prevent neighbouring to 3. to assist in safeguarding th 4. to preserve the setting and 5. to assist in urban regenera other urban land. | alued area of the odology the bo t could significat urposes of the who f large built whs from mergone countryside d special character | he green belt proughs green antly undermin green belt as -up areas; jing into one a from encroact cter of historic | belt has been consid ne the value of the gro set out in PPG2. The another; hment; towns; and | lered on its i een belt. Th | merits and speci is assessment w | fic areas ⁄as |



Hazelhurst, Broomhills Chase



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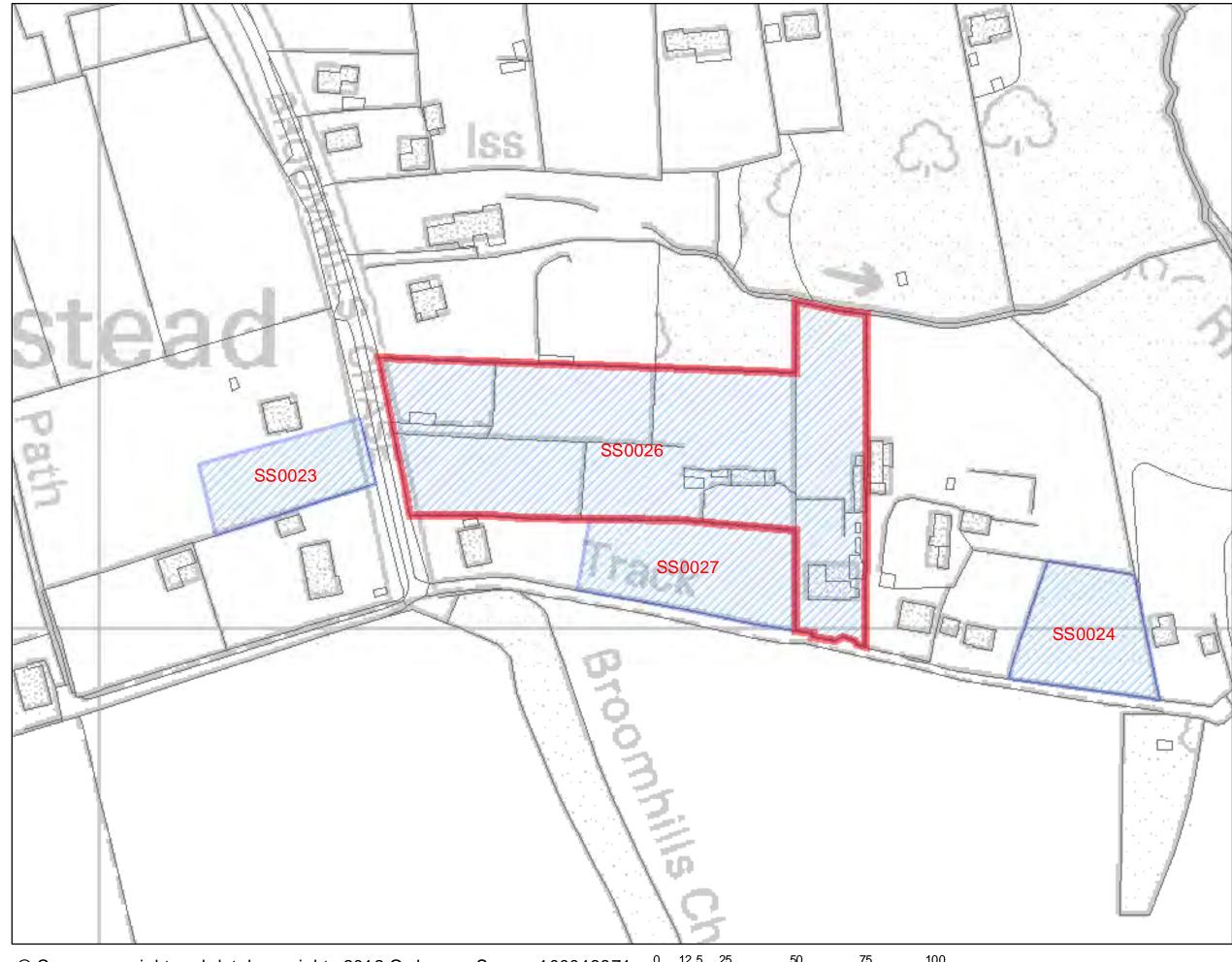


| Address: Knoll Cottage and land betwee Cranbourne, Broomhills Chase Burstead, Billericay | | Site Area 1.09ha | Current Use: Grassland, Residential and garden | Site Ref: SS0026 | | |
|--|--------------|---------------------|---|---------------------|------------------|-----------|
| Description of Site (includ | ing plannir | ng status) | · | Site Access: | Broomhills Chase | Э. |
| Largely rectangular shaped site located on the east side Chase, in a semi-rural plotland setting. The site compris house in the south east corner, but with the majority of over to grassland for grazing horses. | | | ses a dwelling | Access to Ser | rvices | |
| Development Plan: Allocated a | as Green Be | t in the BDLP | 1998. | | | |
| Planning History • BAS/0184/69 – Four k • BAS/0468/80 – Rear e | | | | | | |
| Ownership: | - Publi | c Body? | No | | | |
| | - Priva | te Individual? | Yes | | | |
| | - Com | bany? | No | | | |
| | - Unkn | own? | No | | | |
| Urban Area Site | No | | | _ | | |
| Green Belt Site | Yes | Area: 1.0 |)9ha | _ | | |
| Greenfield Site | Yes | Area: 1 | | _ | | |
| Previously Developed Land | d No | Area: 0.0 |)9ha | | | |
| Site Constraints | | | | | | |
| Areas excluded from the S | | | | nat may affect | | <u>ty</u> |
| Scheduled Monument | Within | | Ancient Woodla | ind | Within | |
| | Part of | | _ | | Part of Site | |
| | Adj. To | | | | Within Buffer | _ |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Si | ites | Within | _ |
| | Part of Site | | _ | | Part of Site | _ |
| | Within Buff | er | | | Within Buffer | _ |
| Local Nature Reserve (LNR) | Within | | Biodiversity Act | | Within | |
| | Part of Site | | Priority Habitat | | Part of Site | |
| | Within Buff | er | | | Within Buffer | |
| Flood Zone If yes, Zone 3? □ | | | Protected Speci | es Alert Area | | |
| Washland | | | Protected Speci | es Alert Area - | | |
| Marshes Protection Area | | | 10m Buffer | | | |
| Existing, developed | Within | | | | | |
| business/ industrial areas | Part of | | Village Green & | Common Land | | |
| | Adj. To | | Ground Water V Area | /ulnerability | | |
| Oil / Gas Pipelines | | | Conservation A | rea | Within | - |
| | | | | | Adj. To | |
| Electricity Pylons | | | Listed Buildings | | Within | 1 |
| | | | | | Adj. To | |
| Immovable communications links | | | Potential Conta | minated Land | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footp | oath (PRoW) | | |

| Address: Knoll Cottage and land between Cranbourne, Broomhills Chase, Little Burstead, Billericay | Site Area: 1.09ha | Current Use : Grassland, Residential and garden | Site Ref: SS0026 | | | | | |
|--|----------------------|---|---------------------|--|--|--|--|--|
| | | ТРО | | | | | | |
| | | Archaeological Finds | s Area | | | | | |
| Highway issues: | | | | | | | | |
| Constraints (description): | | | | | | | | |
| Could the constraints be overcome? | | | | | | | | |
| What is the most suitable type of deve | lopment for | this site? | | | | | | |
| Site is not suitable for housing develop | oment x | | | | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: | | | | | | | | |
| to check unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | | | | | |

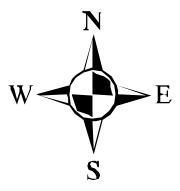


Knoll Cottage and Land between Cranbourne



1:1,310

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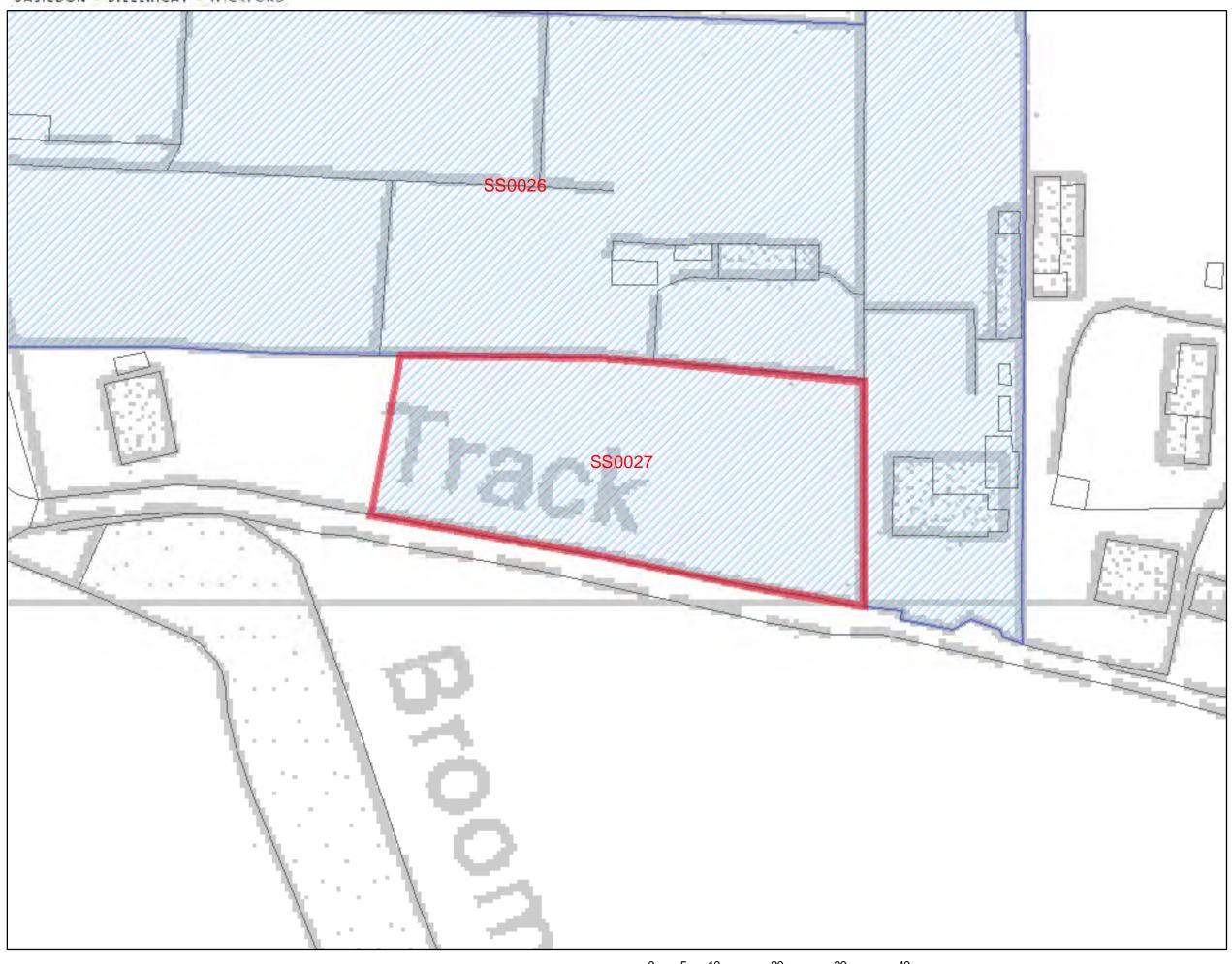
| Address: Land east of Crystal, west of I Broomhills Chase, Little Burste | Knoll Cottage, | Site Area: 0.24ha | Current Use: Domestic garde | n Site Ref: SS0027 | | | |
|--|----------------|----------------------|--------------------------------|-----------------------|-------------------|----|--|
| Description of Site (includ | ing planning | status) | | Site Access: | Broomhills Chase | | |
| Rectangular shaped site located on the north side of Broomhills Chase, a semi-rural plotland setting. The site forms part of the extended gard to Crystal, and is largely laid to lawn, also comprising several trees. | | | ktended garden | | | | |
| Development Plan: Allocated | as Green Belt | in the BDLP 19 | 98. | | | | |
| Planning History (combined w BAS/0979/75 – Demo Refused 1975 BAS/1054/76 – Rear e BAS/1444/76 – / BAS/1040/77 – Windo 1977 BAS/1232/78 – Porch BAS/1233/78 – Garag BAS/1603/80 – Side e 03/01278/FULL – side 2003 | | | | | | | |
| • 07/00363/FULL – Rea Ownership: | - Public I | | No | | | | |
| Ownership. | | Individual? | Yes | - | | | |
| | - Compa | | No | | | | |
| | - Unknov | | No | - | | | |
| Urban Area Site | No | | NO | | | | |
| Green Belt Site | Yes | Area: 0.24 | ha | | | | |
| Greenfield Site | Yes | Area: 0.24 | | | | | |
| Previously Developed Land | | Alea. 0.24 | lia | - | | | |
| Site Constraints | | | | <u> </u> | | | |
| Areas excluded from the S | | | Constraints th | at may affect | a site's viabilit | N | |
| Scheduled Monument | Within | | Ancient Woodla | | Within | .y | |
| Scheduled Monument | Part of | | | nu | Part of Site | | |
| | Adj. To | | | | Within Buffer | | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Si | tos | Within | | |
| 55515/ SACS / SFAS / Ramsal | Part of Site | | | 103 | Part of Site | | |
| | Within Buffer | | | | Within Buffer | | |
| Local Nature Reserve (LNR) | Within | | Biodiversity Acti | on Dian (PAD) | Within | | |
| Local Nature Reserve (LIVR) | Part of Site | | Priority Habitat | UT FIAT (DAP) | Part of Site | | |
| | Within Buffer | | | | Within Buffer | | |
| Flood Zone | | | Protected Specie | os Alort Aroa | | | |
| If yes, Zone 3? 🗆 | | | | | | | |
| Washland | | | Protected Specie | es Alert Area - | | | |
| Marshes Protection Area | | | 10m Buffer | | | | |
| Existing, developed | Within | | | | | | |
| business/ industrial areas | Part of | | Village Green & | | | | |
| | Adj. To | | Ground Water V Area | /ulnerability | | | |
| Oil / Gas Pipelines | | | Conservation Ar | ea | Within | | |
| | | | | | Adj. To | | |
| l | | | | | - | | |

| Address: Land east of Crystal, west of Knoll Cottage, Broomhills Chase, Little Burstead, Billericay | Site Area: 0.24ha | Current Use: Domestic garden | Site Ref: SS0027 | | | | |
|---|----------------------|---------------------------------|---------------------|-------------------|--|--|--|
| Electricity Pylons | | Listed Buildings | l | Within Adj. To | | | |
| Immovable communications links | | Potential Contamina | ted Land | | | | |
| 400m buffer zone around wastewater/sewage treatment plants | | Definitive Footpath (PRoW) | | | | | |
| | | ТРО | | | | | |
| | | Archaeological Finds | s Area | | | | |
| Highway issues: | | | | | | | |
| Constraints (description): | | | | | | | |
| Could the constraints be overcome? | | | | | | | |
| What is the most suitable type of deve | lopment for | this site? | | | | | |
| Site is not suitable for housing develop | oment x | | | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: to check unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and | | | | | | | |

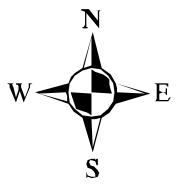
other urban land.



Land East of Crystal, West of Knoll Cottage



SHLAA 2011/2012

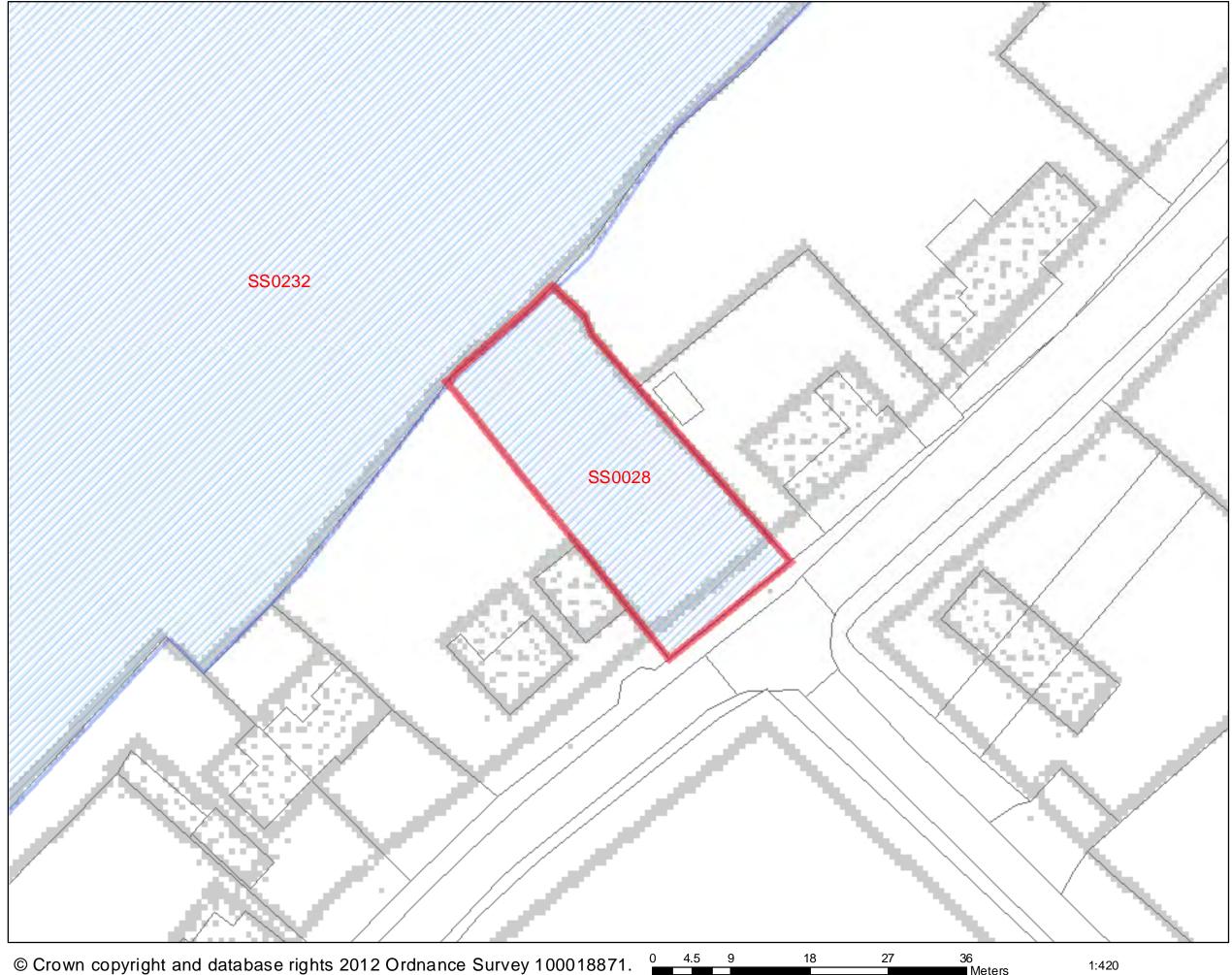


| Address: Land adjacent to H Laindon Common Road, Little | • | | Site Area : D.07ha | Current Use: Grassland and trees | Site Ref: SS0028 | | |
|--|-------------------------------|-------------|------------------------------|--|--------------------------------------|--------------|----------|
| Small site containing grassland bordered by trees. There is ribbon development surrounding the site and the Golf course lies to the west. The site is in the Conservation of Little Burstead Village. Ancient woodland lies to the east, arable farmland to the west, and the southern urban | | | | | Site Access: Road Access to Se | | Common |
| extent of the town of Billerica Development Plan: Allocated | | | | | | | |
| Planning History: | | | | | | | |
| 10/01225/FULL - Erect golf club – refused 03/01032/TPO - Raise | e crown | ı of oak ti | ree to 3 met | Ū | | | |
| ground level (TPO/4/8 | | | | 1 | - | | |
| Ownership: | | Public Bo | | No | { | | |
| | | | ndividual? | Yes | { | | |
| | | Company | | No | | | |
| | | Unknowr | 17 | No | { | | |
| Urban Area Site | N | | | 1 | | | |
| Green Belt Site | | es | Area: 0.09 | | | | |
| Greenfield Site | | es | Area: 0.09 | na | | | |
| Previously Developed Land | d N | 0 | | | | | |
| Site Constraints | | | | O a se a tracita da a tra | | | L. 1114 |
| Areas excluded from the S | 1 | | 1 | Constraints th Ancient Woodla | | Within | |
| Scheduled Monument | Within Part o | | | | | Part of Site | <u> </u> |
| | Adj. T | | | • | | Within Buf | |
| SSSIs/ SACs / SPAs / Ramsar | | | | Local Wildlife Si | tos | Within | |
| SSSIS/ SACS / SFAS / Ramsal | Part o | | | | 103 | Part of Site | <u> </u> |
| | | Buffer | | 1 | | Within Buff | |
| Local Nature Reserve (LNR) | Within | | | Biodiversity Acti | on Plan (BAP) | Within | |
| | | | | Priority Habitat | | Part of Site | |
| | Part of Site Within Buffer | | | | | Within Buf | |
| Flood Zone | vvittiii | Dunci | | Protected Specie | os Alert Area | Within Dan | |
| If yes, Zone 3? | | | | Trolected Specie | | | |
| Washland | | | | Protected Specie | es Alert Area - | | |
| Marshes Protection Area | | | | 10m Buffer | | | |
| Existing, developed | Within | 1 | | 1 | | | |
| business/ industrial areas | Part o | | | Village Green & | Common Land | | |
| | Adj. T | | | Ground Water V Area | | | |
| Oil / Gas Pipelines | | | | Conservation Ar | ea | Within | |
| | | | | | 04 | Adj. To | |
| Electricity Pylons | | | | Listed Buildings | | Within | |
| | | | | | | Adj. To | |
| | | | | Potential Contar | ninated Land | | |
| Immovable communications links | | | | Potential Contaminated Land Definitive Footpath (PRoW) | | | |
| | | | | Definitive Footp | ath (PRoW) | | |

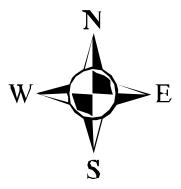
| | · | | | | | | |
|---|----------------------|--|---------------------|--|--|--|--|
| Address: Land adjacent to Homeleigh, Laindon Common Road, Little Burstead | Site Area: 0.07ha | Current Use: Grassland and trees | Site Ref: SS0028 | | | | |
| | | Archaeological Finds | s Area | | | | |
| Highway issues: | | | | | | | |
| Constraints (description): | | | | | | | |
| Could the constraints be overcome? What is the most suitable type of development for this site? | | | | | | | |
| what is the most suitable type of deve | | this site. | | | | | |
| Site is NOT suitable for housing development | nt X | | | | | | |
| Reason(s) why site is not suitable for I | nousing: | | | | | | |
| This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: | | | | | | | |
| to check unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | | | | |



Land Between Homeleigh and Wheatsheaf



SHLAA 2011/2012

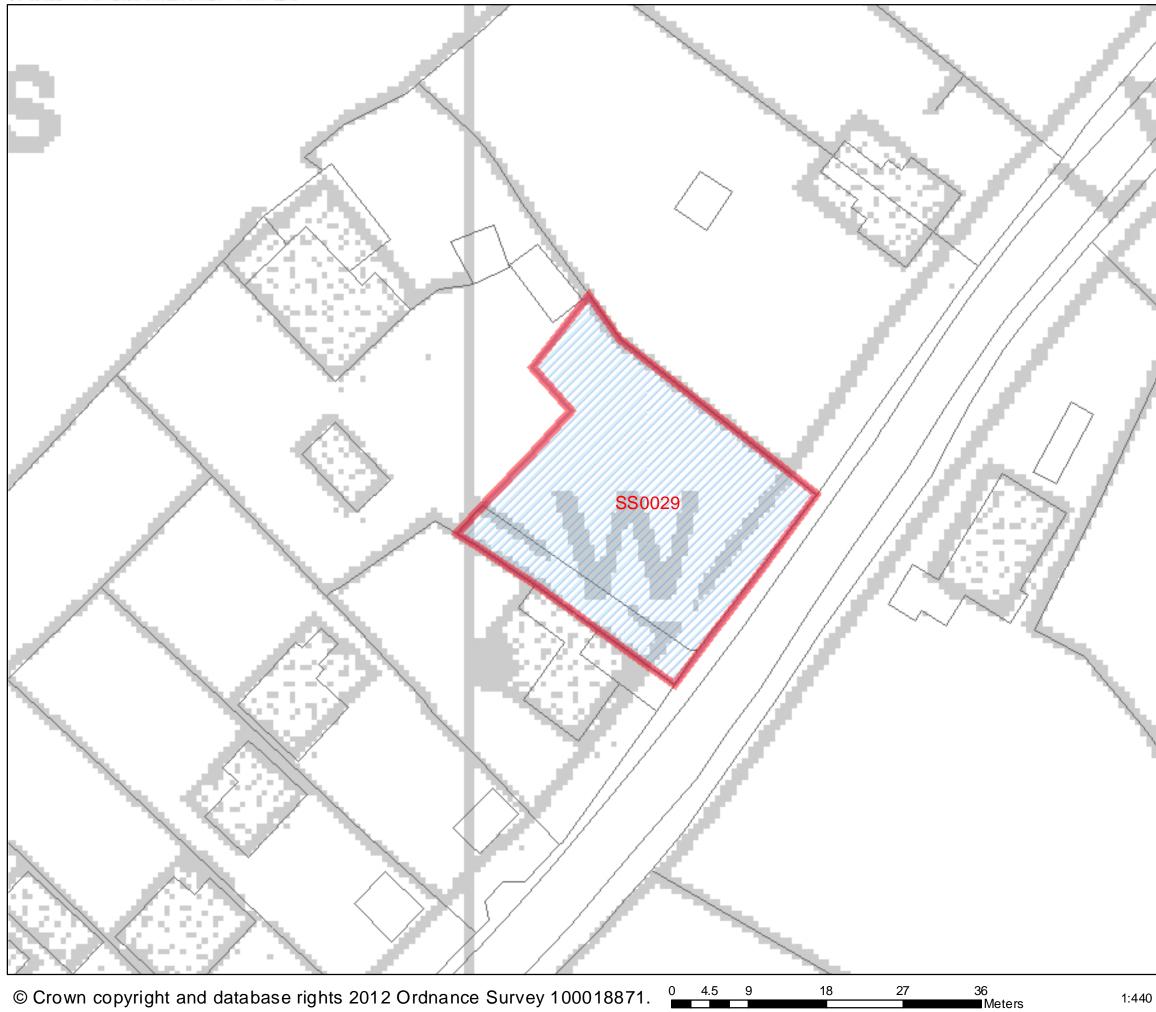


SHLAA Site Survey Form Part 1 Address: Land in front of 'The Reddings', Site Area: Current Use: Site Ref: south of Burstead Cottage, Laindon 0.09ha Woodland and SS0029 Common Road, Little Burstead track Description of Site (including planning status) Site Access: Via Laindon Common Small site containing woodland and a trackway to access the residential Road property behind. There is ribbon development surrounding the site and the Golf course lies to the west. The site is in the Conservation of little Access to Services Burstead Village. Ancient woodland lies to the east, arable farmland to the west, and the southern urban extent of the town of Billericay to the north. Development Plan: Allocated as Green Belt Planning History: 07/00692/FULL - Erect a pair of 3 bed link-detached houses refused 10/00858/FULL - Erect 1 no. 4 bed detached house - refused - Public Body? No **Ownership**: - Private Individual? Yes No - Company? - Unknown? No No **Urban Area Site** Area: 0.09ha **Green Belt Site** Yes **Greenfield Site** Yes Area: 0.09ha **Previously Developed Land** No Site Constraints Constraints that may affect a site's viability Areas excluded from the SHLAA Scheduled Monument Within Ancient Woodland Within Part of Part of Site Within Buffer Adj. To SSSIs/ SACs / SPAs / Ramsar Within Local Wildlife Sites Within Part of Site Part of Site Within Buffer Within Buffer Biodiversity Action Plan (BAP) Local Nature Reserve (LNR) Within Within **Priority Habitat** Part of Site Part of Site Within Buffer Within Buffer Flood Zone Protected Species Alert Area If yes, Zone 3? □ Washland Protected Species Alert Area -10m Buffer Marshes Protection Area Existing, developed Within business/ industrial areas Part of Village Green & Common Land Ground Water Vulnerability Adj. To Area **Oil / Gas Pipelines Conservation Area** Within Adj. To **Electricity Pylons** Within Listed Buildings Adj. To Immovable communications Potential Contaminated Land links 400m buffer zone around Definitive Footpath (PRoW) wastewater/sewage treatment plants

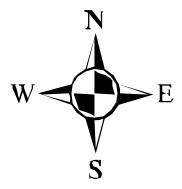
| Address: Land in front of 'The Reddings', south of Burstead Cottage, Laindon Common Road, Little Burstead | Site Area: 0.09ha | Current Use: Woodland and track | Site Ref: SS0029 | | | | |
|--|----------------------|---------------------------------------|---------------------|--|--|--|--|
| | | ТРО | | | | | |
| | | Archaeological Fir | nds Area | | | | |
| Highway issues: | | | | | | | |
| Constraints (description): | | | | | | | |
| Could the constraints be overcome? | | | | | | | |
| What is the most suitable type of deve | elopment for | this site? | | | | | |
| Site is NOT suitable for housing developme | nt X | | | | | | |
| Reason(s) why site is not suitable for | housing: | | | | | | |
| This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: 1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and | | | | | | | |
| 5. to assist in urban regeneration by encou other urban land. | raging the rec | ycling of derelict an | d | | | | |

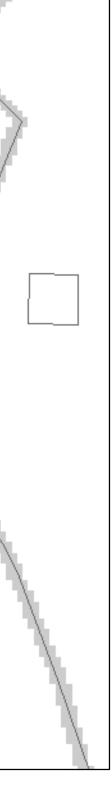


Land adjacent The Reddings









| Address: Land opposite Roseview, The Burstead | Chase, Little | Site Area : 0.6ha | Current Use: Scrubland | Site Ref: SS0030 | | |
|--|------------------------|-----------------------------|--|---------------------|------------------------|--|
| Description of Site (includ Square shaped vacant site loc | | | o Chaso north | Site Access: | The Chase | |
| side of the river Crouch in a rimostly grass and scrubland w boundaries. | ural plotland se | etting. The sit | te comprises | Access to Ser | rvices | |
| Development Plan: Allocated | as Green Belt i | n the BDLP 19 | 998. | | | |
| Planning History: • BAS/0770/67 – Outlin | ne residential d | evelopment – | refused 1967 | | | |
| Ownership: | - Public E | Body? | No | 1 | | |
| | | Individual? | Yes |] | | |
| | - Compai | יאַר? | No |] | | |
| | - Unknov | vn? | No |] | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.6h | а | | | |
| Greenfield Site | Yes | Area: 0.58 | | | | |
| Previously Developed Lane | d Yes | Area: 0.02 | ha | | | |
| Site Constraints | | | | | | |
| Areas excluded from the S | - | | | | a site's viability | |
| Scheduled Monument | Within | | Ancient Woodland | | Within | |
| | Part of | | - | | Part of Site | |
| SSSIs/ SACs / SPAs / Ramsar | Adj. To | | | | Within Buffer | |
| SSSIS/ SACS / SPAS / Ramsar | Within Part of Site | | Local Wildlife S | ites | Within Part of Site | |
| | Within Buffer | | | | Within Buffer | |
| Local Nature Reserve (LNR) | Within | | Piodivorsity Act | ion Dlan (PAD) | Within | |
| | Part of Site | | Biodiversity Action Plan (BAP) Priority Habitat | | Part of Site | |
| | Within Buffer | | Thomy habitat | honry habitat | | |
| Flood Zone | | | Protected Speci | ios Alort Aroa | Within Buffer | |
| If yes, Zone 3? 🗆 | | | | | | |
| Washland | | | Protected Speci | ies Alert Area - | | |
| Marshes Protection Area | | | 10m Buffer | | | |
| Existing, developed | Within | | | | | |
| business/ industrial areas | Part of | | | Common Land | | |
| | Adj. To | | Ground Water V Area | /ulnerability | | |
| Oil / Gas Pipelines | | | Conservation A | rea | Within | |
| · | | | | | Adj. To | |
| Electricity Pylons | | | Listed Buildings | 5 | Within | |
| | | | | | Adj. To | |
| Immovable communications links | | | Potential Conta | minated Land | | |
| | | | Definitive Footp | oath (PRoW) | | |
| 400m buffer zone around | | | | · · · / | 1 | |
| 400m buffer zone around wastewater/sewage | | | | | | |
| | | | | | | |

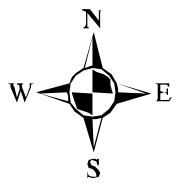
| Address: Land opposite Roseview, The Chase, Little Burstead | Site Area: 0.6ha | Current Use: Scrubland | Site Ref: SS0030 | | | | |
|--|---------------------|---------------------------|---------------------|--|--|--|--|
| | | Archaeological Finds | s Area | | | | |
| Highway issues: | | | | | | | |
| Constraints (description): | | | | | | | |
| Could the constraints be overcome? | | | | | | | |
| What is the most suitable type of deve | lopment for | this site? | | | | | |
| Site is not suitable for housing develop | oment x | | | | | | |
| Reason(s) why site is not suitable for housing : This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: | | | | | | | |
| to check unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | | | | |



Land Opposite Roseleigh



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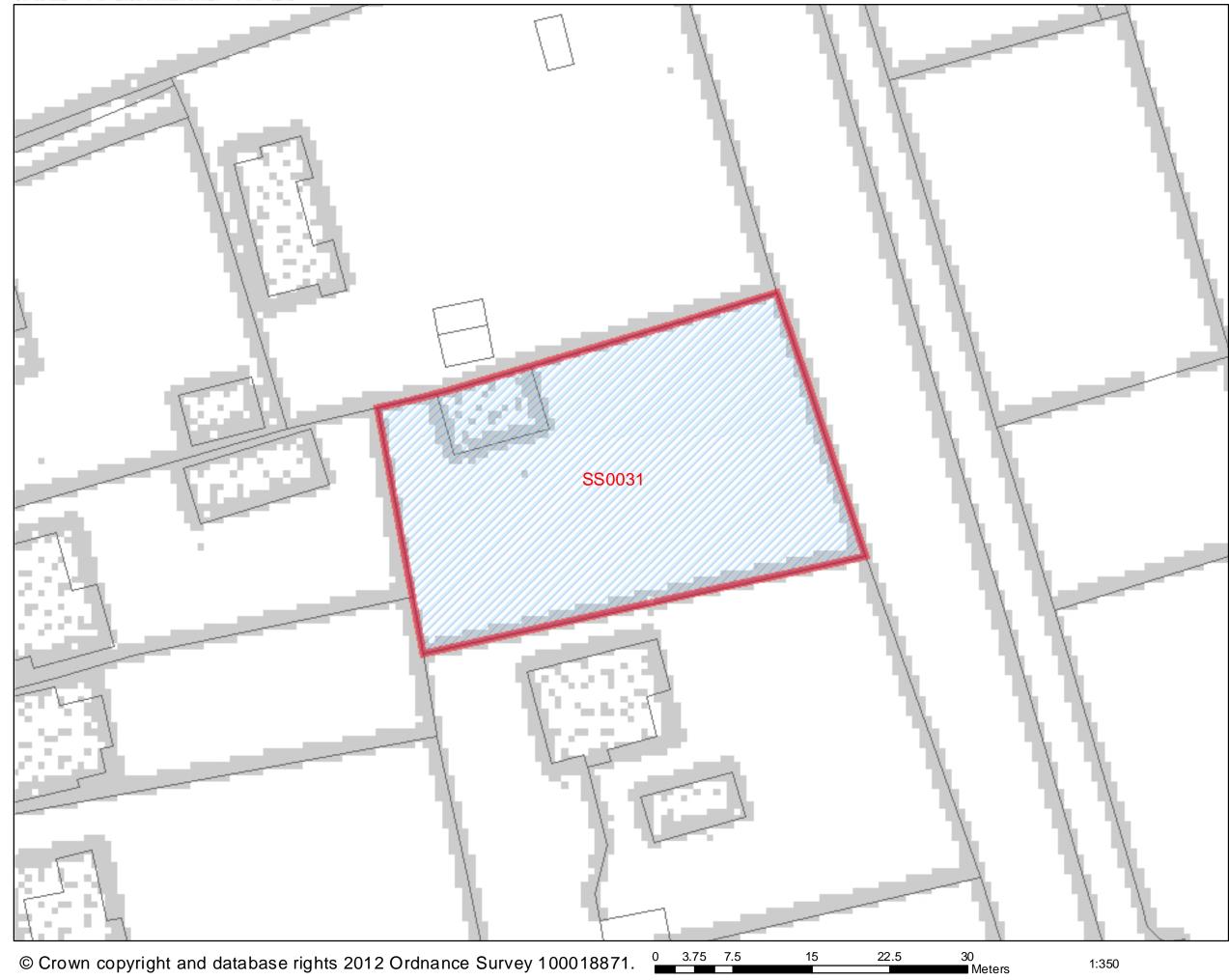


| Address: Land north of Harold Wood, C Little Burstead | Green Lane, | Site Area : 0.1ha | Current Use: Vacant plot | Site Ref: SS0031 | | |
|--|-------------------|-----------------------------|--|---|------------------------------|--|
| Description of Site (includ Square shaped vacant site loc | ated in a set | back position to | | Site Access: | Green Lane | |
| the property Harold Wood, in comprises mostly grass, some north site boundary. | | | | Access to Se | rvices | |
| Development Plan: Allocated Planning History: • BAS/0583/65 – Siting | | | | | | |
| | | | | _ | | |
| Ownership: | - Public | | No | 4 | | |
| | | e Individual? | Yes | 4 | | |
| | - Compa | | No | _ | | |
| | - Unkno | own <i>:</i> | No | - | | |
| Urban Area Site | No | Ano. 0.1h | | _ | | |
| Green Belt Site Greenfield Site | Yes | Area: 0.1h | | | | |
| | Yes d Yes | Area: 0.07 Area: 0.03 | | | | |
| Previously Developed Land Site Constraints | a res | Area: 0.03 | na | | | |
| Areas excluded from the S | | | Constraints t | hat may affect | a cito/c viability | |
| Scheduled Monument | Within | | Ancient Woodla | | a site's viability Within | |
| Scheduled Monument | Part of | | | | Part of Site | |
| | Adj. To | | | | Within Buffer | |
| SSSIs/ SACs / SPAs / Ramsar | | | Local Wildlife S | ites | Within | |
| | Part of Site | | | 1105 | Part of Site | |
| | Within Buffe | r | | | Within Buffer | |
| Local Nature Reserve (LNR) | Within | | Biodiversity Act | tion Plan (BAP) | Within | |
| | Part of Site | | Priority Habitat | | Part of Site | |
| | Within Buffe | r | | | Within Buffer | |
| Flood Zone | Within Durie | 1 | | | Within Dunci | |
| | | | Protected Spec | ies Alert Area | | |
| If yes, Zone 3? | | | Protected Spec | ies Alert Area | | |
| If yes, Zone 3? □ Washland | | | | | | |
| Washland | | | Protected Spec Protected Spec 10m Buffer | | | |
| Washland Marshes Protection Area | Within | | Protected Spec | | | |
| Washland | Within Part of | | Protected Spec 10m Buffer | | | |
| Washland Marshes Protection Area Existing, developed | | | Protected Spec 10m Buffer Village Green 8 Ground Water | ies Alert Area - A Common Land | | |
| Washland Marshes Protection Area Existing, developed business/ industrial areas | Part of | | Protected Spec 10m Buffer Village Green & Ground Water Area | ies Alert Area - <u> Common Land</u> Vulnerability | Within | |
| Washland Marshes Protection Area Existing, developed | Part of | | Protected Spec 10m Buffer Village Green 8 Ground Water | ies Alert Area - <u> Common Land</u> Vulnerability | Within Adj. To | |
| Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines | Part of | | Protected Spec 10m Buffer Village Green & Ground Water Area Conservation A | ies Alert Area - <u>Common Land</u> Vulnerability rea | Adj. To | |
| Washland Marshes Protection Area Existing, developed business/ industrial areas | Part of | | Protected Spec 10m Buffer Village Green & Ground Water Area | ies Alert Area - <u>Common Land</u> Vulnerability rea | | |
| Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines | Part of | | Protected Spec 10m Buffer Village Green & Ground Water Area Conservation A | ies Alert Area - <u>a Common Land</u> Vulnerability rea | Adj. To Within | |
| Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications links 400m buffer zone around wastewater/sewage | Part of | | Protected Spec 10m Buffer Village Green 8 Ground Water Area Conservation A Listed Buildings | ies Alert Area - <u>A Common Land</u> Vulnerability rea S minated Land | Adj. To Within | |
| Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications links 400m buffer zone around | Part of | | Protected Spec 10m Buffer Village Green & Ground Water Area Conservation A Listed Buildings Potential Conta | ies Alert Area - <u>A Common Land</u> Vulnerability rea S minated Land | Adj. To Within | |

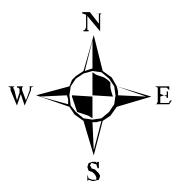
| | - | | - | | | | | |
|--|---------------------|-----------------------------|---------------------|--|--|--|--|--|
| Address: Land north of Harold Wood, Green Lane, Little Burstead | Site Area: 0.1ha | Current Use: Vacant plot | Site Ref: SS0031 | | | | | |
| | | Archaeological Finds | s Area | | | | | |
| Highway issues: | | | | | | | | |
| Constraints (description): | | | | | | | | |
| | | | | | | | | |
| Could the constraints be overcome? | | | | | | | | |
| What is the most suitable type of deve | lopment for | this site? | | | | | | |
| Site is not suitable for housing develop | oment x | | | | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: | | | | | | | | |
| to check unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | | | | | |



Land north of Harold Wood House



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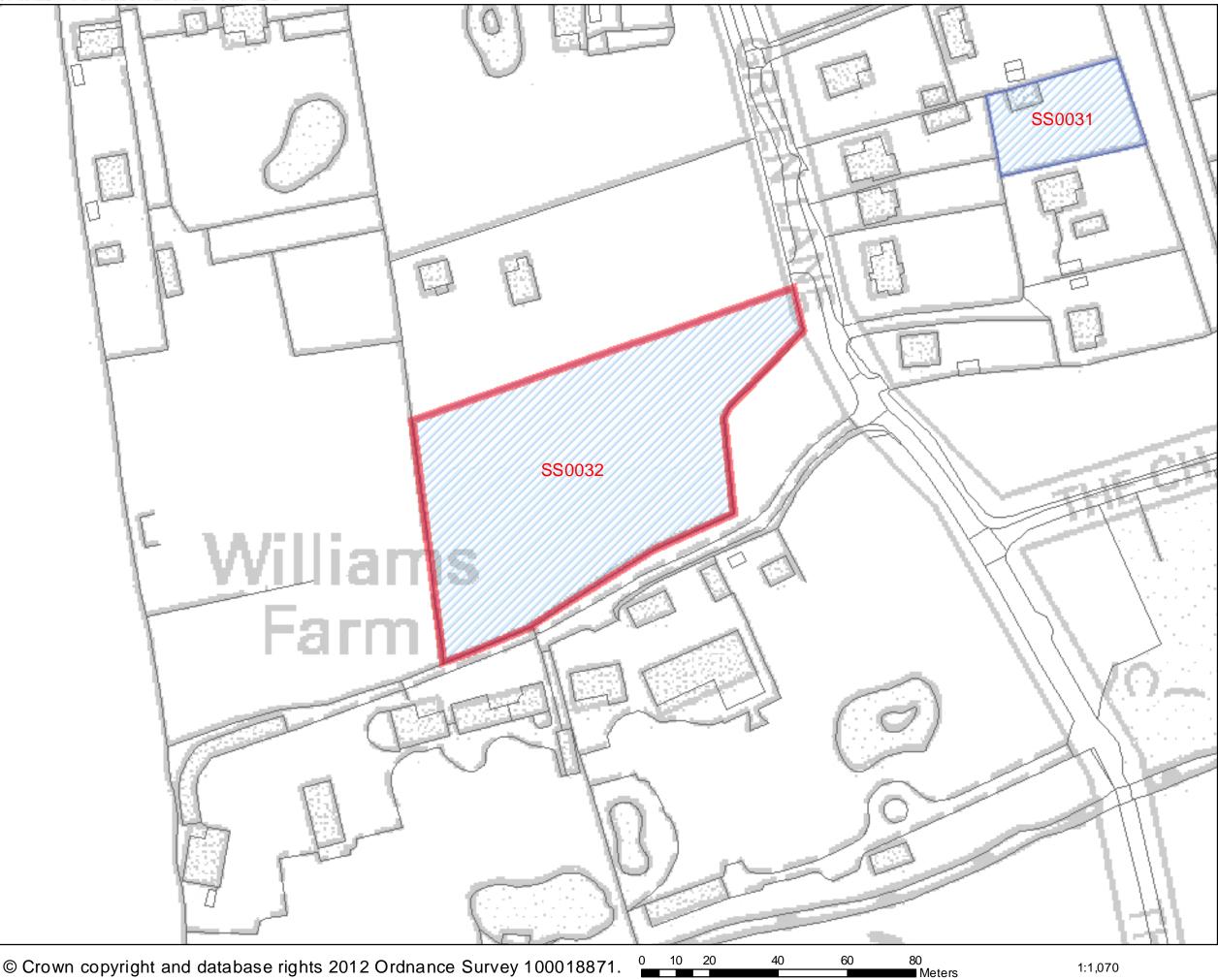
| Address: Land south of Mae Val, Green Burstead | Lane, | | Site Area 0.64ha | : | Current Use : Garden/grasslar | nd | Site Ref: SS0032 | | | |
|---|--|----------|----------------------------|------|---|-------|----------------------------|------|------------|----------|
| Description of Site (include Irregular shaped site located of rural plotland setting. The site | on the e is mo | west sid | le of Green to grass, v | vith | n trees to the | | e Access: (cess to Ser | | | |
| | peripheral boundaries and forms the southern section of the extended garden to the property Mae Val. | | | | | | | | | |
| Development Plan: Allocated as Green Belt in the BDLP 1998. | | | | | | | | | | |
| Planning History: None in relation to the particular site, only in relation to the dwelling house to which the land is presently attached: BAS/0523-96 - Demolition Of Existing Bungalow And Construction Of Two Storey Detached Chalet With Detached Garage/workshop – Granted 1997 | | | | | | | | | | |
| Ownership: | - | Public B | odv? | | No | | | | | |
| | | | Individual? | | Yes | | | | | |
| | | Compar | | | No | | | | | |
| | - | Unknow | /n? | | No | | | | | |
| Urban Area Site | N | 0 | | | | | | | | |
| Green Belt Site | Y | es | Area: 0. | 64ł | าล | | | | | |
| Greenfield Site | Y | es | Area: 0. | 64ł | าล | | | | | |
| Previously Developed Land | d N | 0 | | | | | | | | |
| Site Constraints | | | | | | | | | | |
| Areas excluded from the S | 1 | | - | | Constraints th | | nay affect | 1 | | y |
| Scheduled Monument | Withir | | | | Ancient Woodla | nd | | With | | |
| | Part o | | | | | | | | of Site | |
| | Adj. T | | | | | | | | nin Buffer | |
| SSSIs/ SACs / SPAs / Ramsar | | | | | Local Wildlife Si | tes | | With | | |
| | Part o | | | | | | | | of Site | |
| | Withir | n Buffer | | | | | | With | nin Buffer | |
| Local Nature Reserve (LNR) | Withir | ו | | | Biodiversity Acti | on F | Plan (BAP) | With | nin | |
| | Part o | f Site | | | Priority Habitat | | | Part | of Site | |
| | Withir | n Buffer | | | | | | With | nin Buffer | |
| Flood Zone If yes, Zone 3? □ | | | | | Protected Speci | es A | lert Area | | | |
| Washland | | | | | Protected Speci | es A | lert Area - | | | |
| Marshes Protection Area | | | | | 10m Buffer | | | | | |
| Existing, developed | Withir | 1 | | | | _ | | | | |
| business/ industrial areas | Part o | f | | | Village Green & | Con | nmon Land | | | |
| | Adj. T | 0 | | | Ground Water V Area | /ulne | erability | | | |
| Oil / Gas Pipelines | | | | | Conservation Ar | ea | | With | nin | |
| | | | | | | | | Adj. | То | |
| Electricity Pylons | | | | | Listed Buildings | | | With | nin | |
| | | | | | 5 | | | Adj. | То | |
| Immovable communications links | | | | | Potential Contar | nina | ted Land | | | <u> </u> |

| Address: Land south of Mae Val, Green Burstead | Lane, Little | Site Area: 0.64ha | Current Use: Garden/grassland | Site Ref: SS0032 | | | | | |
|---|--|---|---|-------------------------------------|---------------------------------|-----------------|--|--|--|
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath | (PRoW) | | | | | |
| | | | TPO | | | | | | |
| | | | Archaeological Find | s Area | | | | | |
| Highway issues: | | | | | | | | | |
| Constraints (description): | | | | | | | | | |
| Could the constraints be o | vercome? | | | | | | | | |
| What is the most suitable | type of devel | opment for | this site? | | | | | | |
| Site is not suitable for hou | using develop | ment x | | | | | | | |
| Reason(s) why site is not This site is located within a va As part of the Council's metho identified where development considered against the five pr | alued area of th odology the bor t could significa urposes of the g | e green belt oughs green ntly undermir green belt as | belt has been consid the value of the gr | lered on its me een belt. This a | rits and specil assessment w | fic areas as | | | |
| to check unrestricted sprav to prevent neighbouring to to assist in safeguarding th to preserve the setting and to assist in urban regeneration | wns from mergi ne countryside f I special charac | ng into one a rom encroach ter of historic | nment; towns; and | | | | | | |

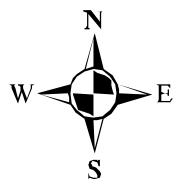
other urban land.



Land south of Mae Val, Green Lane



SHLAA 2011/2012



| ddress: oand west of Denewood, Studland venue, Wickford | | | Site Area : 0.15ha | Current Use: Woodland | | Site Ref: SS0033 | | | |
|--|----------|-------------|------------------------------|--------------------------|--------|---------------------|--------|---------------|--|
| Description of Site (includ Small rectangular plot of land | | | | Studland | Site | e Access: S | Studla | nd Avenue | |
| Avenue, Wickford within an a woodland protected by a Tree | | | | covered in | Acc | ess to Ser | vices | 5 | |
| Development Plan: Allocated | as Greei | n Belt in | the BDLP 19 | 98. | | | | | |
| Planning History: None | | | | | | | | | |
| Ownership: | - F | Public Bo | ndv? | No | - | | | | |
| P | | | ndividual? | Yes | | | | | |
| | | Company | | No | | | | | |
| | | Jnknowr | | No | 0 | | | | |
| Urban Area Site | No |) | | | | | | | |
| Green Belt Site | Ye | es | Area: 0.15 | ha | | | | | |
| Greenfield Site | Ye | es | Area: 0.15 | ha | | | | | |
| Previously Developed Lan | d No |) | | | | | | | |
| Site Constraints | | | | | | | | | |
| Areas excluded from the S | 1 | | | Constraints th | nat m | nay affect | a sit | e's viability | |
| Scheduled Monument | Within | | | Ancient Woodla | land | | With | in | |
| | Part of | | | | | | Part | of Site | |
| | Adj. To |) | | | | | With | in Buffer | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | | Local Wildlife Si | tes | | With | in | |
| | Part of | Site | | | | | Part | of Site | |
| | Within | Buffer | | | | | With | in Buffer | |
| Local Nature Reserve (LNR) | Within | | | Biodiversity Acti | on Pl | an (BAP) | With | in | |
| | Part of | art of Site | | Priority Habitat | | | Part | of Site | |
| | Within | Buffer | | | | | With | in Buffer | |
| Flood Zone If yes, Zone 3? □ | | | | Protected Specie | es Ale | ert Area | | | |
| Washland | | | | Protected Speci | es Ale | ert Area - | | | |
| Marshes Protection Area | | | | 10m Buffer | | | | | |
| Existing, developed | Within | | | | | | | | |
| business/ industrial areas | Part of | | | Village Green & | Com | mon Land | | | |
| | Adj. To |) | | Ground Water V Area | /ulnei | rability | | | |
| Oil / Gas Pipelines | | | | Conservation Ar | ea | | With | in | |
| | | | | | | | Adj. | То | |
| Electricity Pylons | | | | Listed Buildings | | | With | in | |
| | | | | | | | Adj. | То | |
| Immovable communications links | | | | Potential Contar | minat | ed Land | | I | |
| 400m buffer zone around wastewater/sewage treatment plants | | | | Definitive Footp | ath (| PRoW) | | | |
| | - | | | TPO | | | | | |
| | | | | Archaeological F | inds | Area | 1 | | |
| Highway issues: | | | · | | | | · | L | |

SHLAA Site Survey

| Address: Loand west of Denewood, Studland Avenue, Wickford | Site Area : 0.15ha | Current Use: Woodland | Site Ref: SS0033 | | | | | | |
|--|------------------------------|--------------------------|---------------------|--|--|--|--|--|--|
| | | | | | | | | | |
| Constraints (description): | | | | | | | | | |
| Could the constraints be overcome? | | | | | | | | | |
| What is the most suitable type of development for this site? | | | | | | | | | |
| Site is not suitable for housing develop | oment x | | | | | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: | | | | | | | | | |
| to check unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | | | | | | |

other urban land.

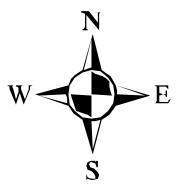


West of Denewood, Studland Avenue



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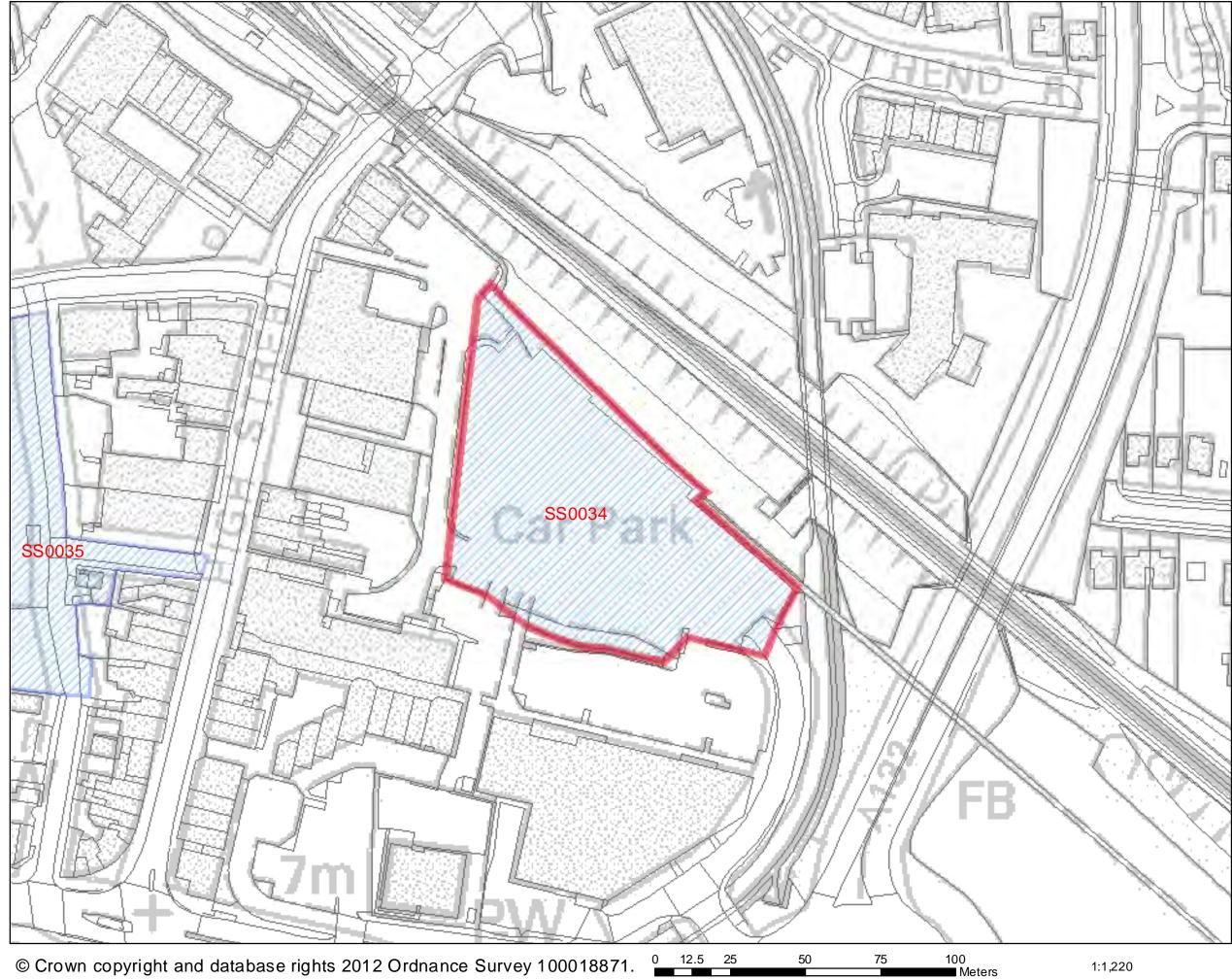


| Address: Wickford Car Park, rear of Hig Ladygate Centre | h Street an | S | i te Area : .78ha | Current Use: Car Park | Site Ref.: SS0034 | | | | | |
|--|--|-------------------|--|--------------------------|---------------------------------|--|------------|--|--|--|
| Description of Site (includ Irregular shaped Surface leve | car park s | ite loc | ated within | | Site Access: A Roundabout | Access road onto | o A132 | | | |
| Centre in the Basildon District London Liverpool Street Railw to the west, and a major food the east. | ay line to tl | cial/retail units | Access to Services (distance in m) Primary School: Wickford County <600m Secondary School: Bromfords / | | | | | | | |
| The site further lies within the as the 'Eastern Extension' of t | Beachamps <1500m GPs / Health Centre: Wickford Health Centre/ Franklins Way <800m Neighbourhood Centre: N/A | | | | | | | | | |
| Planning history – none on th permissions on buildings to so | Town Centre: Within Wickford TC Public Open Space: 3 amenity green spaces (but 2 = CFS sites), Civic Space | | | | | | | | | |
| Ownership: | Ownership: - Public Body? Yes | | | | | (=CFS site), edu fields, natural green | | | | |
| | - Priva | ate In | dividual? | | | sports facilities | | | | |
| | | npany | | | | lotments, Memo | orial Park | | | |
| | | nown | | | 800m | | | | | |
| Urban Area Site | Yes | | Area: 0.78 | | Bus Stop: 100r | | | | | |
| Green Belt Site | | | | | Railway Station: Wickford < 1km | | | | | |
| Greenfield Site | | | | | | | | | | |
| Previously Developed Lane | d Yes | | Area: 0.78 | | | | | | | |
| Site Constraints | | | | | | | | | | |
| Areas excluded from the S | 1 | | | Constraints th | | | | | | |
| Scheduled Monument | Within | | No | Ancient Woodla | nd | Within | No | | | |
| | Part of | | No | | | Part of Site | No | | | |
| | Adj. To | | No | | | Within Buffer | No | | | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | No | Local Wildlife Si | tes | Within | No | | | |
| | Part of Site | | No | | | Part of Site | No | | | |
| | Within Buf | | Yes | | | Within Buffer | No | | | |
| Local Nature Reserve (LNR) | Within | | No | Biodiversity Acti | on Plan (BAP) | Within | No | | | |
| | Part of Site | | No | Priority Habitat | | Part of Site | No | | | |
| | Within Buf | fer | No | | | Within Buffer | No | | | |
| Flood Zone If yes, Zone 3? □ | Yes – Zon Susceptibl Surface W | е | Part of □ | Protected Specie | es Alert Area | | Yes | | | |
| Washland | | | No | Protected Specie | es Alert Area - | | Yes | | | |
| Marshes Protection Area | | | No | 10m Buffer | | | | | | |
| Existing, developed | Within | | No | | | | | | | |
| business/ industrial areas | Part of | | No | Village Green & | Common Land | 1 | No | | | |
| | Adj. To | | Yes (within buffer) | Ground Water V Area | | | Yes Blue | | | |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Within | No | | | |
| | | | | | | Adj. To | No | | | |
| Electricity Pylons | | | No | Listed Buildings | | Within Adj. To | No No | | | |
| Immovable communications links | | | No | Potential Contar | minated Land | C | 1 | | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | No | Definitive Footp | ath (PRoW) | | No | | | |
| | 1 | | | ТРО | | | Yes | | | |
| | | | | IPU | | | 165 | | | |

| Address: Wickford Car Park, rear of High Street and Ladygate Centre | Site Area : 0.78ha | Current Use : Car Park | Site Ref.: SS0034 | | | | | | | |
|--|--|----------------------------------|----------------------|----------------------|--|--|--|--|--|--|
| | | Archaeological Finds | Area | No | | | | | | |
| Highway issues: None – already has estab | lished access | road | | | | | | | | |
| Constraints (description): | | | | | | | | | | |
| Flood zone 2 and susceptible to water su | urface on sout | hern edge of site and | eastern part of | site | | | | | | |
| • Within 5km buffer of Ramsar/SAC/SPA | | | | | | | | | | |
| GWVA – local aquifer | | | | | | | | | | |
| Protected species alert area & 10m buffe | er: southern, \ | western and eastern b | boundary of site | - ecological | | | | | | |
| assessment requiredOne TPO in centre of southern boundary | of site | | | | | | | | | |
| | Near an area of archaeological finds | | | | | | | | | |
| Proximity of site to rail line may require | noise attenuat | tion measures | | | | | | | | |
| Currently a car park – replacement town | | | provided to ensu | ure the continued | | | | | | |
| viability of Wick Ford Town Centre. | | | | | | | | | | |
| Likely existence of contamination – no detailed assessment made. | | | | | | | | | | |
| Within buffer of existing employment area. | | | | | | | | | | |
| | | | | | | | | | | |
| Could the constraints be overcome? Yes | | | | | | | | | | |
| If yes, how?TPO and area of flood risk can be taken | into account i | n schomo dosian | | | | | | | | |
| Unlikely to have direct impact on SAC/SF | | • | ough Wickford s | ewade works This | | | | | | |
| will need to be taken into consideration. | A/RAMJAR - | | Sugir Wickford S | ewage works. This | | | | | | |
| GWVA – local aquifer that may be vulner | able to pollut | ing activity. This will r | need to be taker | into consideration. | | | | | | |
| Noise, Ecological & Archaeological invest | | | | | | | | | | |
| to development. | | | | | | | | | | |
| Currently a car park – replacement town wishility of Wisk Ford Town Control | centre car pa | rking will need to be | provided to ensu | ure the continued | | | | | | |
| viability of Wick Ford Town Centre.Intrusive investigation of the site to check | k on notontio | I contomination and r | nitiantion or ava | idanaa maasuras | | | | | | |
| Intrusive investigation of the site to chec Existing employment area to be consider | | | intigation of avo | iudrice medsures | | | | | | |
| • Existing employment area to be consider | | | | | | | | | | |
| What is the most suitable type of deve | lopment for | this site? Town cent | tre uses that cou | ıld include | | | | | | |
| residential. | • | | | | | | | | | |
| | | 1 | | | | | | | | |
| Site is suitable for housing developme | nt X | | | | | | | | | |
| Reason(s) why site is suitable for hous | | | | | | | | | | |
| close to services and facilities and no fundar | | | | ng car park and this | | | | | | |
| would need to be relocated for the developr | nent of reside | | | - | | | | | | |
| Is site available for development? | | The site was put for | | the Call for Sites | | | | | | |
| If yes, when? | | process by the land | owner. | | | | | | | |

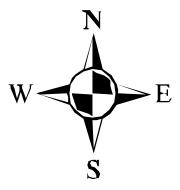


Wickford Car Park, Rear of High Street



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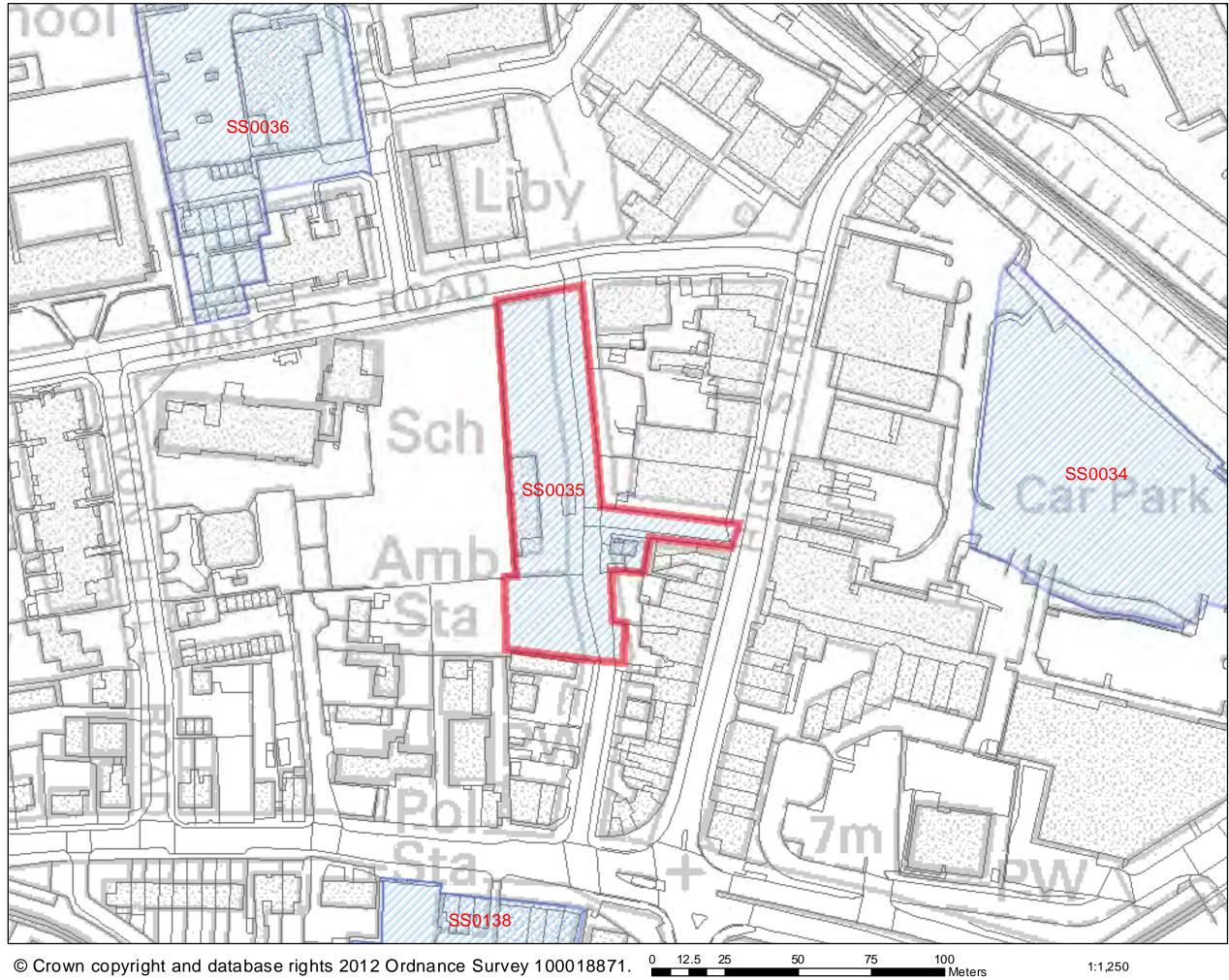


| Address: Wickford market be Road and Woodlands Road, W | | Site Area : 0.45ha | Current Use: Market | Site Ref.: SS0035 | | |
|---|--|--|--|---|--|---|
| Description of Site (includ Long, narrow, rectangular site orientated north-south. It is t building on its western bound The site includes the public co Street. Access can be gained via the north or Woodlands Road to t Wickford Market is held on Fri secondhand market is held on Site identified for market use Planning History – none on sit Ownership: | e behind Wickfo armac covered ary. onvenience and High Street to t he south. days, Saturday Mondays. in BLDP 1998. e <u>- Public B</u> | rd High Stree and has a 28 access lane f he east, Mark s, Tuesday ar ody? | 8m x 10m From the High ket Road to the | High Street Access to Ser Primary School & Juniors (adj) Secondary Sch GPs / Health C Centre (adj); L Neighbourhood Town Centre: Centre Public Open Sp space in localit amenity open s semi natural sp | ool: Bromfords : entre: Wickford ondon Rd Surge d Centre: N/A Is within Wickfor pace: It is the or y; Market Rd all space, edu fields pace (River Crou | in m) ity Infant >1500m Health iry >800m rd Town ily civic otments, s (adj), ch) |
| | - Private I - Compan - Unknow | n? | | <400m; outdoor sports facilities >400m church yard, Urban Park >800m Bus Stop: Wickford High Street Railway Station: Wickford >1 km | | |
| Urban Area Site | Yes | Area: 0.45 | ha | Railway Station | | |
| Green Belt Site | No | | | _ | | |
| Greenfield Site | No | | | - | | |
| Previously Developed Land | d Yes | Area: 0.45 | ha | | | |
| Site Constraints | | | | | | |
| Areas excluded from the S | | | | | a site's viabili | |
| Scheduled Monument | Within | No | Ancient Woodla | nd | Within | No |
| | Part of | No | | | Part of Site | No |
| | Adj. To | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Si | tes | Within | No |
| | Part of Site | No | | | Part of Site | No |
| | Within Buffer | Yes | | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Acti | on Plan (BAP) | Within | No |
| | Part of Site | No | Priority Habitat | | Part of Site | No |
| | Within Buffer | No | | | Within Buffer | No |
| Flood Zone If yes, Zone 3? □ | No but small south of site Susceptible Surface Water | All 🗆 | Protected Specie | es Alert Area | | No |
| Washland | | No | Protected Speci | es Alert Area - | | No |
| Marshes Protection Area | | No | 10m Buffer | | | |
| Existing, developed | Within | No |] | | | |
| business/ industrial areas | Part of | No | Village Green & | Common Land | | No |
| | Adj. To | No | Ground Water V Area | /ulnerability | | Yes Blue |
| Oil / Gas Pipelines | | No | Conservation Ar | ea | Within | No |
| | | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | | Within | No |
| | | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contar | minated Land | C | 1 |

| Address: Wickford market be Road and Woodlands Road, W | | Site Area : 0.45ha | Current Use: Market | Site Ref.: SS0035 | |
|---|--|---|--|---|---|
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath | No | |
| | | | TPO | | No |
| | | | Archaeological Find | | No |
| Highway issues: Access from section of London Road, near the south and is opposite a zee Constraints (description): Identified for market use if Within 5km buffer of Ram GWVA – local aquifer Small southern part of the Contaminated land assess Likely existence of contaminated land assess Likely existence of contaminated land assess Unlikely to have direct implet taken into consideratio GWVA – local aquifer that Potential development sch Will need contaminated la | the junction wit bra crossing. in BLDP 1998 sar / SCA/ SPA sar / SCA/ SPA site susceptible ment required. ination – no de vercome? / for market des bact on SAC/SPA n may be vulnera neme to conside nd ground asses | h High Stree e to surface tailed assess Yes signation to k A – will incre able to pollut r site may be ssment as th | et. The access onto t water ment made. be removed and pote ase flow through Wic ing activity. This will e susceptible to surfa he site is PDL and the | ntially relocate kford sewage v need to be take ce water proposed use | the market. vorks. This will need to en into consideration is residential. |
| What is the most suitable | type of develo | opment for | this site? Market or | r mixed use sch | eme of town centre |
| uses and residential Site is suitable for housing | g developmen | t X | | | |
| Reason(s) why site is suit and facilities. There is access designated for market use in development would need to r | to the site, even the development | n though thi | s may need improver | ment. However, | as the site is |
| Is site available for develo If yes, when? | opment? | | The site was put for process by the land | | of the Call for Sites |



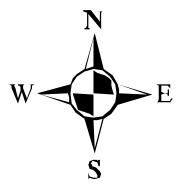
Wickford Market between Market Road



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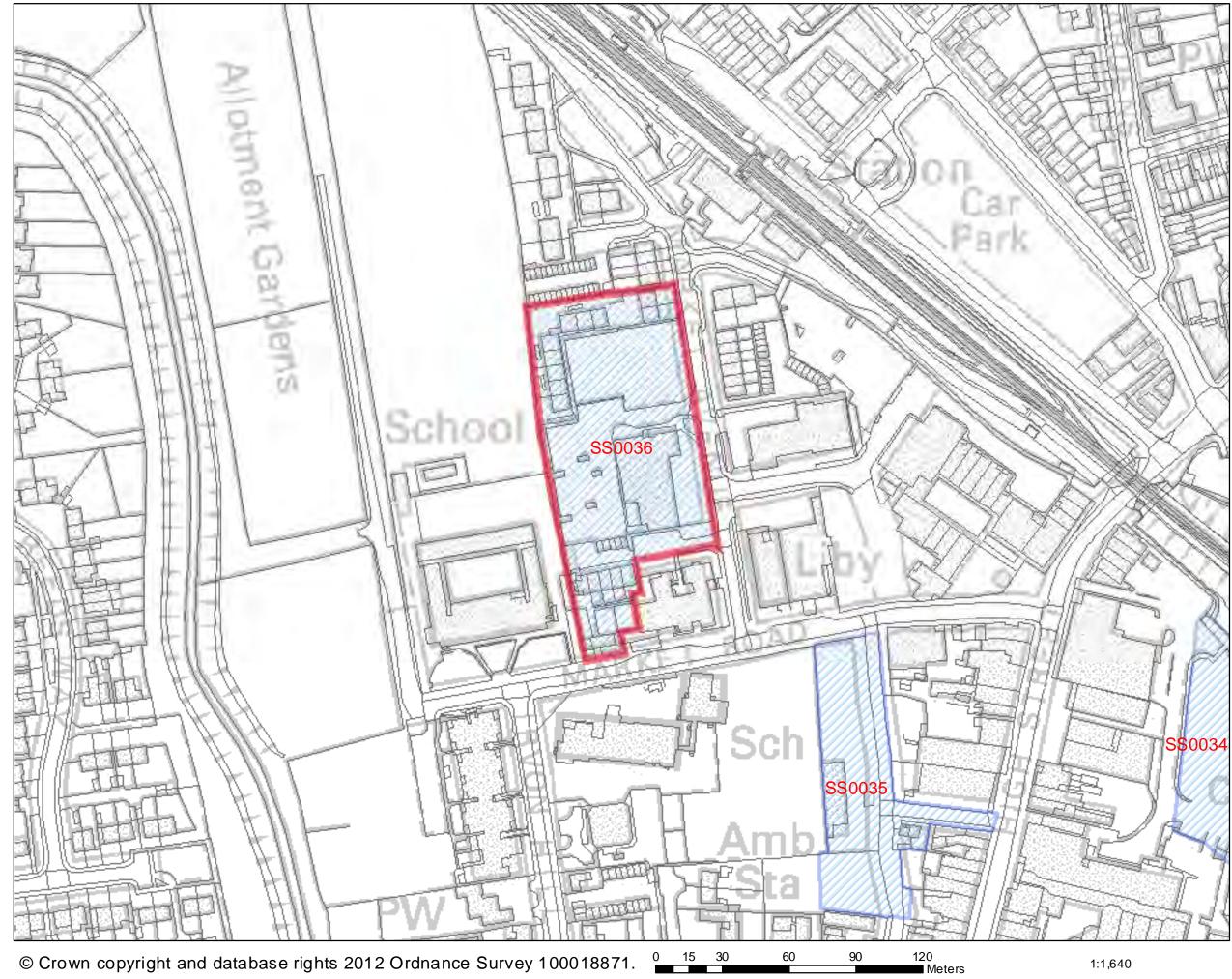


| SHLAA Sile Sulvey Fo | | | | | | |
|--|---|--|--|--|--|---|
| Address : Land at Market Ave Market Road, Wickford, includ swimming pool and 70-108 Ma | ing the | Site Area : 0.57ha | Current Use: Mixed use swimming pool, housing and ope space | Site Ref.: SS0036 | | |
| Description of Site (includiant This mixed use site is on the end housing, open space and a swith the second of the site is on the end of the site of the | edge of Wickfor imming pool: nd rear garde and car park ue and the ass has a sporadic ature trees in to bushes and 298, but just of Avenue: olition of 20 fl al development ts with semi-b of legal agree lings, granted rt, health cent consideration) ent comprising y, with 51 res CFS 251 site p hended to excl 0.57 Ha (was - Public Boo | rd Town Centr ns ociated open s hedge with so its eastern half trees fronting utside Wickford ats located in 3 t of 30 No. 2 k asement car p ment awaited. march 2010 so re Demolition of new Health C idential units, a olus Wickford H ude Planning p 0.93 Ha) | re. It comprises space. ome mature f; the rest of the the swimming d town centre a no. 2 storey bedroom flats arking and ubject to s106 existing centre, associated car lealth Centre). | Primary Schoo & Juniors (adj) Secondary Sch GPs / Health C Centre (adj); L Neighbourhood Town Centre: ' Public Open Sp allotments, am space, edu fiel space (River C sports facilities <800m Bus Stop: Wick | rvices (distance 1: Wickford Coun >600m ool: Bromfords > entre: Wickford ondon Rd Surge | ty Infants > 1500m Health ry > 800m 800m e, civic atural putdoor Park |
| - | - Private In | dividual? | | | | |
| | - Company | ? | | | | |
| | - Unknown | | | | | |
| Urban Area Site | Yes | Area: 0.57ha | | 1 | | |
| Green Belt Site | No | | | 1 | | ſ |
| Greenfield Site | No | 1 | | | | |
| Previously Developed Land | | Area 0.57ha | | | | |
| | 1162 | Alea 0.3711a | | <u> </u> | | |
| Site Constraints | | | | | | |
| Areas excluded from the S | HLAA | | | | a site's viabilit | |
| Scheduled Monument | Within | No | Ancient Woodla | nd | Within | No |
| | Part of | No | | | Part of Site | No |
| | Adj. To | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sit | | Within | No |
| SSSIS/ SAUS / SPAS / RAMSAF | | | LUCAI WIIUIIIE SI | 162 | | |
| | Part of Site | No | | | Part of Site | No |
| | Within | Yes | | | Within Buffer | Yes |
| | Buffer | | | | | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Acti | on Plan (BAP) | Within | No |
| | Part of Site | No | Priority Habitat | . / | Part of Site | No |
| | | | | Part of Site No | | 110 |

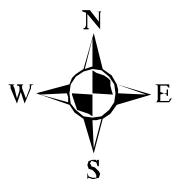
| Address: Land at Market Ave Market Road, Wickford, inclue swimming pool and 70-108 M | ding the | Site Area : 0.57ha | Current Use: Mixed use swimming pool, housing and open space | Site Ref.: SS0036 | | |
|--|--|---|--|--|--|-------------------|
| | Within Buffer | No | | | Within Buffer | No |
| Flood Zone If yes, Zone 3? □ | | All | Protected Species A | lert Area | | No |
| Washland | | No | Protected Species A | lert Area - | | Yes |
| Marshes Protection Area | | No | 10m Buffer | | | |
| Existing, developed | Within | No | | | | |
| business/ industrial areas | Part of | No | Village Green & Cor | nmon Land | | No |
| | Adj. To | No | Ground Water Vulnerability Area | | | Yes Blue |
| Oil / Gas Pipelines | | No | Conservation Area | | Within | No |
| | | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | | Within | No |
| 5 5 | | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contaminated Land | | С | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | | No |
| - | | | ТРО | | | No |
| | | | Archaeological Finds | s Area | | No |
| Constraints (description): Within 5km of Ramsar/SA GWVA – local aquifer Within 100m buffer of Loi Open Space north of swir Likely existence of contar Could the constraints be constraints | AC/SPA WS – Ba42 Wio mming pool - P <u>nination – no c</u> | rotected Spec | ies Alert Area | | | |
| If yes, how? Unlikely to have direct im be taken into consideration be taken into consideration Ecological assessment an May need contaminated I Intrusive investigation of What is the most suitable Swimming Pool, Library and | on GWVA – loc. on d mitigation m and assessmer the site to che type of deve | al aquifer that easures to be nt. ck on potentia | t may be vulnerable to implemented prior to al contamination and | o polluting a developme mitigation o | ctivity. This will nt. r avoidance mea | need to asures |
| Site is suitable for housin | | nt X | | | | |
| Reason(s) why site is suit services and facilities. The sir residential development has | te has some ex | isting housing | 0 | | | |
| Is site available for devel If yes, when? | | | The site was put fo process. Following details could be est | receipt of th | | |



Land at Market Avenue



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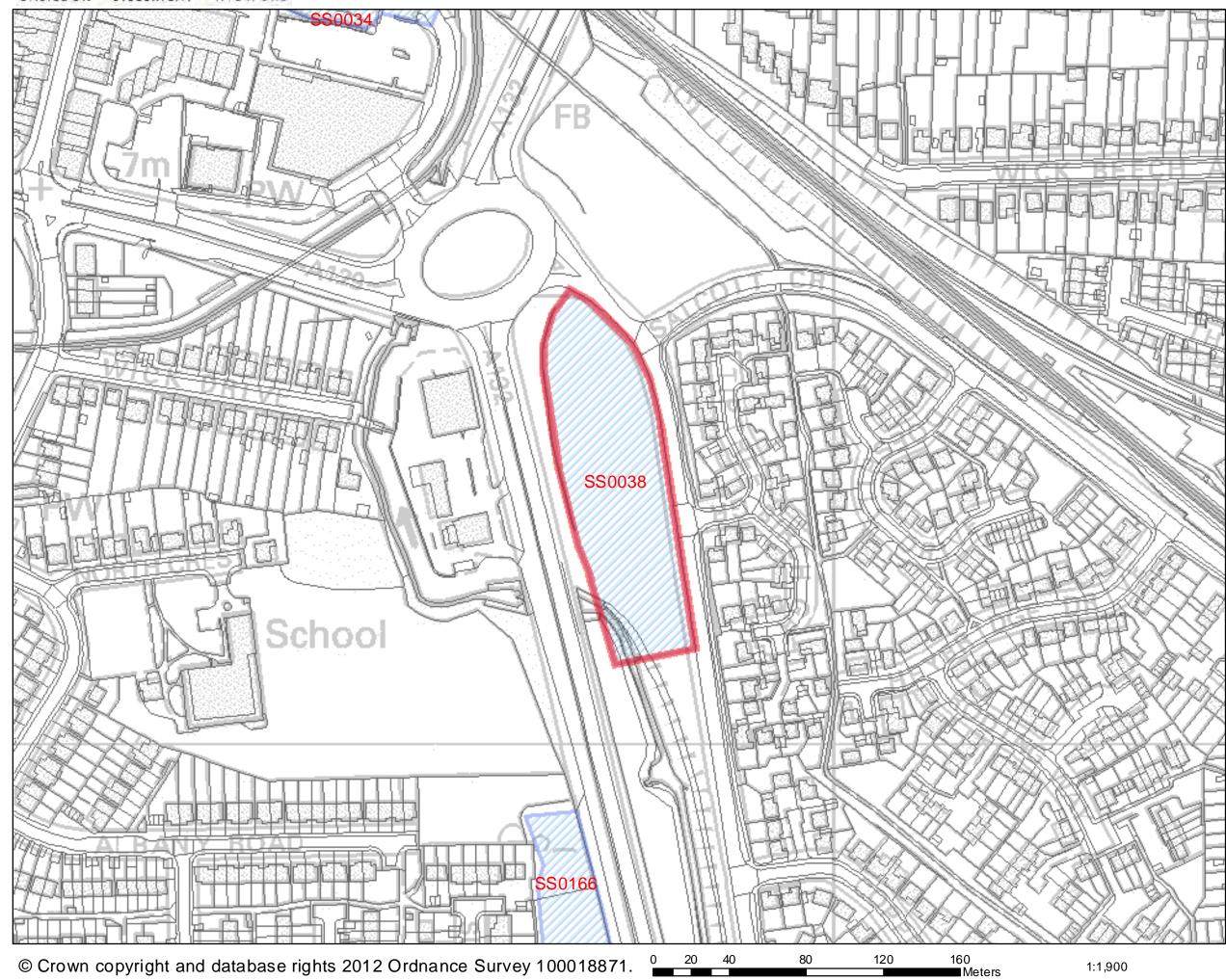


| Address : Open space betwee Avenue and A132, The Wick, | | | Site Area : 0.6 Ha | Current Use: Amenity open space | Site Ref.: SS0038 | | |
|--|--|--|------------------------------|--|--|---|---|
| Boat shaped open space (195 A132 roundabout, separating Thick, tree belt running north smaller tree belt cuts across t | Description of Site (including planning status) Boat shaped open space (195m x 55m) south east of the London Rd – A132 roundabout, separating the A132 from Radwinter Aveune Thick, tree belt running north-south along the western edge of the site. A maller tree belt cuts across the southern part of the site. A few isolated rees are planted within the site. The majority of the site is grassed. | | | | | | 3 |
| Development Plan: Allocated | as Opei | n Space i | in BDLP 1998 | ł | | | |
| Consultation with Basildon Council, the land owner, suggests that a covenant on the site may be in existence. Issues of this nature relate to the application below. | | | | | | | |
| Planning History: BAS/0092/92 – Erection of Pe 1992, on grounds of highway | | 0 | | | | | |
| Developable area is 0.5 Ha. S | ite bou | ndaries a | amended to (| was 0.93 Ha) | | | |
| Ownership: | | Public Bo | | Yes | - | | |
| | | | ndividual? | | - | | |
| | | Company | | | - | | |
| | | Unknow | | | - | | |
| Urban Area Site | | es | Area: 0.6h | а | - | | |
| Green Belt Site | N | | | | - | | |
| Greenfield Site | | es | Area: 0.6h | а | - | | |
| Previously Developed Lan | d N | 0 | | | | | |
| Site Constraints | | | | | | | |
| Areas excluded from the S | 1 | | | | | a site's viability | / |
| Scheduled Monument | Within | | | Ancient Woodla | nd | Within | |
| | Part of | | | | | Part of Site | |
| | Adj. T | | | | | Within Buffer | |
| CCCIa/CAC-/CDA-/D | Within | ו | | Local Wildlife Si | tes | Within | |
| SSSIs/ SACs / SPAs / Ramsar | | | | | | | |
| SSSIS/ SAUS / SPAS / Kamsar | Part of | of Site | | | | Part of Site | |
| SSSIS/ SAUS / SPAS / Kamsar | Part o | n Buffer | | | | Part of Site Within Buffer | |
| Local Nature Reserve (LNR) | Part o | n Buffer | | Biodiversity Acti | on Plan (BAP) | | |
| | Part o Within Within | า Buffer า | | Biodiversity Acti Priority Habitat | on Plan (BAP) | Within Buffer Within | |
| | Part o Within Within Part o | n Buffer n f Site | | | on Plan (BAP) | Within Buffer Within Part of Site | |
| Local Nature Reserve (LNR) | Part o Within Within Part o Within | n Buffer n f Site n Buffer | | Priority Habitat | | Within Buffer Within | |
| Local Nature Reserve (LNR) Flood Zone | Part o Within Within Part o | n Buffer n f Site n Buffer | | Priority Habitat Protected Specie | es Alert Area | Within Buffer Within Part of Site | |
| Local Nature Reserve (LNR) Flood Zone Washland | Part o Within Within Part o Within | n Buffer n f Site n Buffer | | Priority Habitat Protected Specie Protected Specie | es Alert Area | Within Buffer Within Part of Site | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area | Part o Within Within Part o Within Part o | n Buffer n f Site n Buffer f | | Priority Habitat Protected Specie | es Alert Area | Within Buffer Within Part of Site | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed | Part o Within Part o Within Part o Vithin | n Buffer n f Site n Buffer f | | Priority Habitat Protected Specie Protected Specie 10m Buffer | es Alert Area es Alert Area – | Within Buffer Within Part of Site | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area | Part o Within Part o Within Part o Within Part o | n Buffer n f Site n Buffer f n n | | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & | es Alert Area es Alert Area – Common Land | Within Buffer Within Part of Site | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas | Part o Within Part o Within Part o Vithin | n Buffer n f Site n Buffer f n n | | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V | es Alert Area es Alert Area – Common Land /ulnerability | Within Buffer Within Part of Site Within Buffer | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed | Part o Within Part o Within Part o Within Part o | n Buffer n f Site n Buffer f n n | | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & | es Alert Area es Alert Area – Common Land /ulnerability | Within Buffer Within Part of Site Within Buffer | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas | Part o Within Part o Within Part o Within Part o | n Buffer n f Site n Buffer f n n | | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V | es Alert Area es Alert Area – Common Land /ulnerability | Within Buffer Within Part of Site Within Buffer | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas | Part o Within Part o Within Part o Within Part o | n Buffer n f Site n Buffer f n n | | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V | es Alert Area es Alert Area – Common Land /ulnerability | Within Buffer Within Part of Site Within Buffer | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines | Part o Within Part o Within Part o Within Part o | n Buffer n f Site n Buffer f n n | | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Ar | es Alert Area es Alert Area – Common Land /ulnerability | Within Buffer Within Part of Site Within Buffer Within Within Adj. To | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons | Part o Within Part o Within Part o Within Part o | n Buffer n f Site n Buffer f n n | | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Ar Listed Buildings | es Alert Area es Alert Area – Common Land /ulnerability ea | Within Buffer Within Part of Site Within Buffer Within Adj. To Within | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications | Part o Within Part o Within Part o Within Part o | n Buffer n f Site n Buffer f n n | | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Ar Listed Buildings Potential Contar | es Alert Area es Alert Area – Common Land /ulnerability ea | Within Buffer Within Part of Site Within Buffer Within Adj. To Within | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications 400m buffer zone around | Part o Within Part o Within Part o Within Part o | n Buffer n f Site n Buffer f n n | | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Ar Listed Buildings | es Alert Area es Alert Area – Common Land /ulnerability ea | Within Buffer Within Part of Site Within Buffer Within Adj. To Within | |
| Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications | Part o Within Part o Within Part o Within Part o | n Buffer n f Site n Buffer f n n | | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Ar Listed Buildings Potential Contar | es Alert Area es Alert Area – Common Land /ulnerability ea | Within Buffer Within Part of Site Within Buffer Within Adj. To Within | |

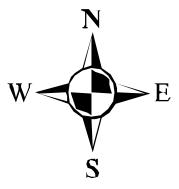
| Address : Open space between Radwinter Avenue and A132, The Wick, Wickford | Site Area: 0.6 Ha | Current Use: Amenity open space | Site Ref.: SS0038 | | | | | |
|--|----------------------|--|---------------------------|--------------------------|--|--|--|--|
| H.E.R – No records | | ТРО | | | | | | |
| | | | Archaeological Finds Area | | | | | |
| Highway issues: | | | | | | | | |
| Constraints (description): | | | | | | | | |
| | | | | | | | | |
| Could the constraints be overcome? | | | | | | | | |
| What is the most suitable type of deve | lopment for | this site? | | | | | | |
| Site is not suitable for housing develop | oment X | | | | | | | |
| Reason(s) why site is not suitable for housing : The site is not suitable at the moment due to the open space designation and a legal covenant. However, a PPG17 assessment on the site may make the site suitable, it would then be a matter of lifting the covenant. The timeframe would need to be reflected to show this. | | | | | | | | |
| Is site available for development? | | No, not at present. | A covenant | exists on the land which | | | | |
| If yes, when? | | currently restricts development and would need to be | | | | | | |
| - | | removed. Open spa | ace would ne | ed re-allocating also | | | | |



Open Space between Radwinter Ave and A132



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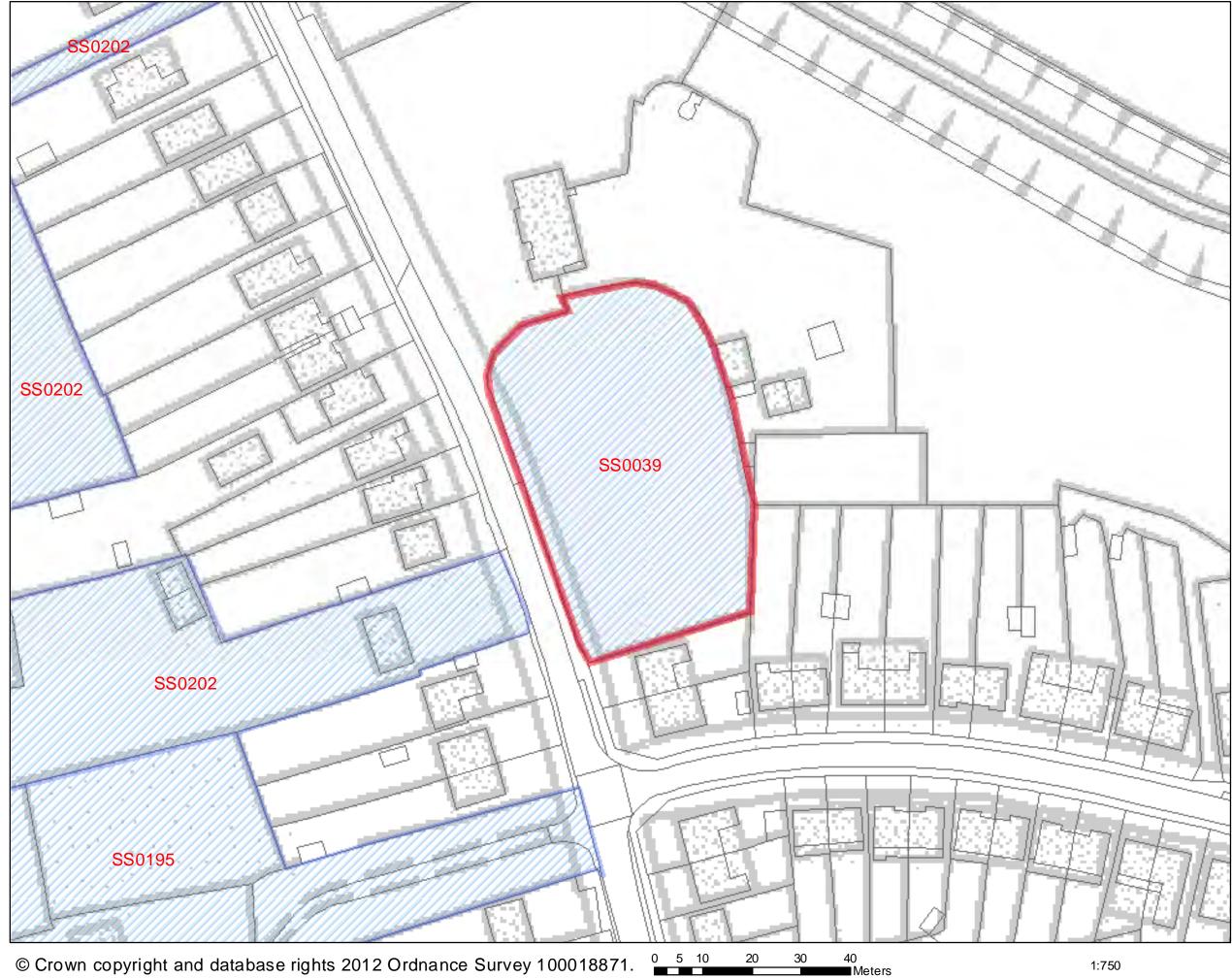


| Address: Land adjacent to 48 Castledor Wickford | n Road, | | Site Area : 0.3ha | Current Use: Vacant/scrub | Site Ref.: SS0039 | | |
|---|---|---|---|------------------------------|--|---|-----------------------------|
| Description of Site (includ Open parcel of grassland loca south of the River Crouch and northern side. The site is bou two or three further small tree The site is surrounded by resi Development Plan – No notati | ted on l abuttii unded b es/shrui dential | the east ng the G by some I bs withir develop | side of Castle reen Belt bou nedges/trees n its boundari ment | Indary on its and contains | wide frontage f Access to Ser Primary School Wickford Coun Secondary Sch | The site has a 65 to Castledon Roa rvices (distance : The Grange ar ty >600m ool: Bromfords entre: 64 Londo | ad in m) nd <1500m |
| | | IC DDLF | 1770 | | | l Centre: >800m | า |
| Planning History: None | | | | | Town Centre: : | >800m | |
| Ownership: - Public Bo | | | ndividual? y? | No Yes No Yes | Public Open Space: Allotment <800m (Market Rd), Amenity Green Space >800m, Children and Young People Space and Natural/Semi-Natural Gree | | |
| Urban Area Site | Ye | es | Area: 0.3h | a | | (River Crouch ba | |
| Green Belt Site | N | | | | | km (Wickford M | |
| Greenfield Site Previously Developed Land | | es O | Area: 0.3h | a | Country Park >2km, Educational Field <800m (Wickford County), Outdoor sport facility <2km (Wickford Cricket Club and Woolshots Road), Urban Pa <2km (Wickford Memorial Park) Bus Stop: 400m Railway Station: Wickford <1km | | |
| Site Constraints | | | | | riannaj otation | | |
| Areas excluded from the S | 1 | | | Constraints th | | a site's viabili | |
| Scheduled Monument | Within | | No | Ancient Woodland | | Within | No |
| | Part of | | No | | | Part of Site | No |
| SSSIs/ SACs / SPAs / Ramsar | Adj. To Within | | No No | Local Wildlife Si | too | Within Buffer Within | No No |
| SSSIS/ SACS / SPAS / Railisai | Part of | | No | | les | Part of Site | No |
| | | Buffer | No | | | Within Buffer | Yes |
| Local Nature Reserve (LNR) | Within | | No | Biodiversity Acti | on Plan (BAP) | Within | No |
| (, | Part of | | No | Priority Habitat | | Part of Site | No |
| | Within | Buffer | No | | | Within Buffer | No |
| Flood Zone If yes, Zone 3? □ | | | No | Protected Specie | es Alert Area | | No |
| Washland | | | No | Protected Specie | es Alert Area - | | Yes |
| Marshes Protection Area | | | No | 10m Buffer | | | |
| Existing, developed | Within | | No | | | | |
| business/ industrial areas | Part of | | No | Village Green & | | | No |
| | Adj. To | 0 | No | Ground Water V Area | | | No |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Within | No |
| | | | | | | Adj. To | No |
| Electricity Pylons | | | No | Listed Buildings | | Within Adj. To | No No |
| Immovable communications links | | | No | Potential Contar | minated Land | С | <u> </u> |
| 400m buffer zone around wastewater/sewage treatment plants | | | No | Definitive Footp | ath (PRoW) | | No |
| H.E.R: No records | | | | TPO | | | No |

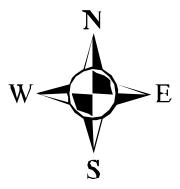
| Address: Land adjacent to 48 Castledon Road, Wickford | Site Area: 0.3ha | Current Use: Vacant/scrub | Site Ref.: SS0039 | | | | |
|--|---------------------|---------------------------------------|----------------------|--|--|--|--|
| | | Archaeological Finds | s Area | No | | | |
| Highway issues: Good road frontage to | o Castledon R | oad, should present r | no particular | barrier to development. | | | |
| Constraints (description): No particular constraints restricting development of the site exist. A survey of the site may be useful to establish if any protected species are within the vicinity. Likely existence of contamination – no detailed assessment made. | | | | | | | |
| Could the constraints be overcome?Intrusive investigation of the site to check | | If yes, how? I contamination and r | nitigation or | avoidance measures | | | |
| What is the most suitable type of deve | lopment for | this site? Residentia | al developme | ent | | | |
| Site is suitable for housing development | nt X | | | | | | |
| Reason(s) why site is suitable for hous | ing: Residen | tial area. Suitable site | e based on su | urrounding character | | | |
| Is site available for development? If yes, when? | | 9 | | pacity Study. No formal ved by the landowner, | | | |



Land adjacent to 48 Castledon Road



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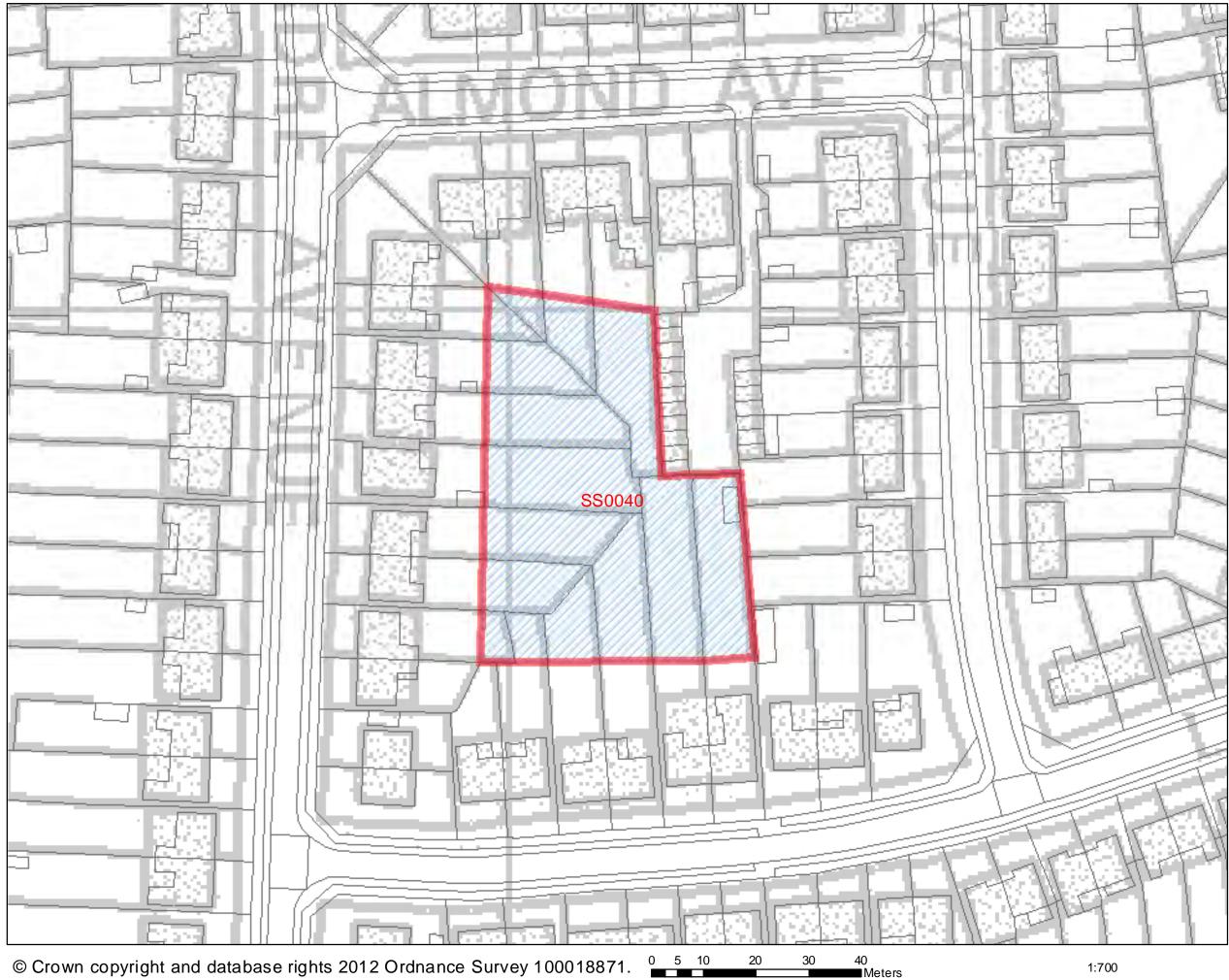


| Address: Land rear of Almond Avenue, | Wickford. | | Site Area : 0.29ha | Current Use: Residential garc | lens | Site Ref.: SS0040 | | | |
|--|--|---|--|---|--|--|--|--|--|
| Description of Site (includ | ing plann | ing s | tatus) | | | e Access: N iond Avenue | | | area off |
| The site is a compilation of set which all back onto each other in the centre of the properties included in the site. The site a outbuildings but is essentially The site is surrounded by resi urban, mostly semi-detached Planning History: No relevant planning history, that were the subject of build | r in a squa s, accessed area conta greenfield dential dw dwellings. only minor | are. Ti I from ins ma elling work | here is a gara Almond Ave any small she s and the wid s to a numbe | age court area nue, but is not eds and der area is | Acc Prin Cou Sec GPs Wic Neig Roa Tow Pub | cess to Ser nary School inty; North ondary Scho id, Health Ce kford Health ghbourhood id) <800m vn Centre: M ilic Open Sp enity GS <4 idren & You | vice: : Gra Cresc ool: E entre h Cer I Cen Vickf ace: 00m | s (distance nge; Wickfo cent <600m Bromfords < : 2 (Londor htre) <800r tre: 1 Neve ord <600m | ord 1 <1500m n Road; n idon |
| Ownership: | - Put | olic Bo | ndv? | No | | 00m; | ing i v | Sopies Space | |
| · ···································· | | | ndividual(s) | Yes | | irchyard & (| Ceme | teries <800 | Dm; |
| | | npany | | No | | c Space <8 | | | , |
| | | knowr | | Yes | | Country Park 2km; | | | |
| Urban Area Site | Yes | | 0.29ha | | Educational Fields <400m; | | | | |
| Green Belt Site | e No | | | | Natural Open Space <400m; Outdoor Sports Facility <2km; | | | | |
| Greenfield Site | Yes | | 0.29ha | | | door Sports an Park <2l | | lity <2km; | |
| | | | | | Roa | Stop: appr d; London I way Station | Road |) | |
| Site Constraints | | | | | | | | | |
| Areas excluded from the S | | | | Constraints th | | nay affect | | | |
| Scheduled Monument | Within | | No | Ancient Woodla | nd | | With | | No |
| | Part of | | No | | | | | of Site | No |
| | Adj. To | | No | | | | | nin Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Part of Si | to | No No | Local Wildlife Si | | | With | | No No |
| | Within Bu | | No | | | | - | of Site | No |
| Local Nature Reserve (LNR) | Within | inei | No | Piodivorsity Acti | ion D | lan (PAD) | With | | No |
| | Part of Si | to | No | Priority Habitat | rsity Action Plan (BAP) | | | of Site | No |
| | Within Bu | | No | Thomy haditat | | | | nin Buffer | No |
| Flood Zone If yes, Zone 3? □ | No | | No | Protected Speci | es Al | ert Area | VVILI | | No |
| Washland | | | No | Protected Speci | es Al | ert Area - | 1 | | No |
| Marshes Protection Area | | | No | 10m Buffer | | | | | |
| Existing, developed | Within | | No | | | | | | |
| business/ industrial areas | Part of | | No | Village Green & | Com | mon Land | 1 | | No |
| | Adj. To | | No | Ground Water V Area | | | | | No |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | | With | nin | No |
| | | | | | | | Adj. | | No |
| Electricity Pylons | | | No | Listed Buildings | | | With | | No |
| | | | | | | | Adj. | То | No |
| Immovable communications links | | | No | Potential Contar | minat | ted Land | | С | |

| Address: Land rear of Almond Avenue, Wickford. | | Site Area: 0.29ha | Current Use: Residential gardensSite Ref.SS0040 | | |
|---|--|---------------------------------------|--|---------------|--------------------|
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | |
| | | | TPO | | No |
| | | | Archaeological Finds | Area | No |
| Constraints (description): o Likely existence of cor Could the constraints be o o Site investigation to e o Site is land locked and | vercome? stablish presen I demolition wo | NO ce of any cor ould have to t | taminants. ake place. | 1953 contamin | ation within 100m. |
| What is the most suitable None, remain in current use. | type of devel | opment for | this site? | | |
| | | | Site is NOT suitab | le for housin | g development X |
| Reason(s) why site is not | suitable for h | ousina | | | |

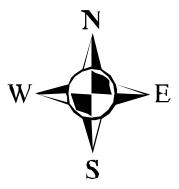


Rear of Almond Avenue Garage Court



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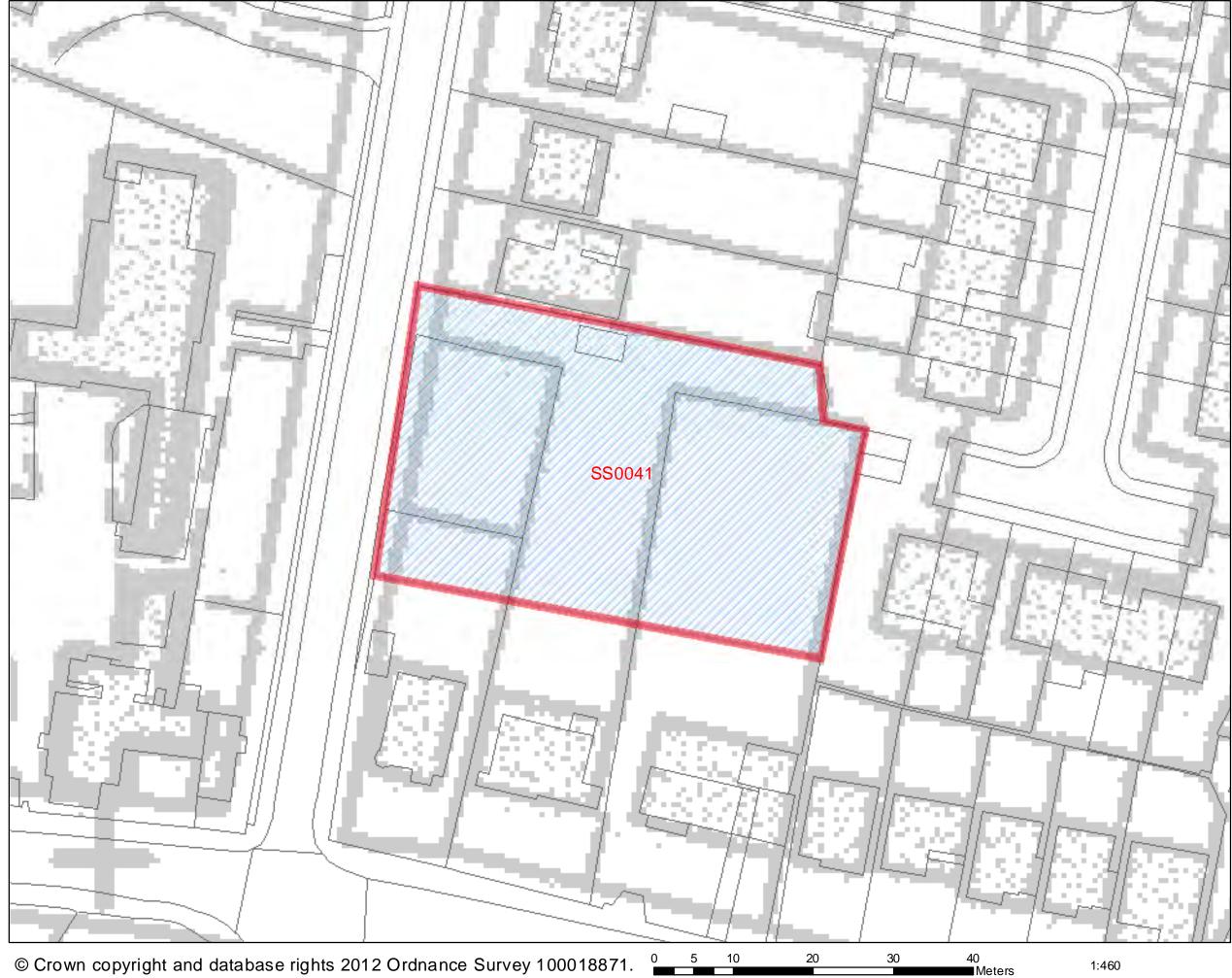


| Southend Road, Wickford | - 101 | Site Area : 0.16 ha | Current Use: Gardens/vacant land | Site Ref.: SS0041 | | | |
|--|------------------------------------|--|---|--|---|--|--|
| Description of Site (includi | ing planning | status) | | Site Access: N | /lount Road | | |
| Parts of three rear gardens. T | | | several trees. | Access to Ser | vices (distance | in m) | |
| Access would be onto Mount F | Road, opposite | Wickford Infa | ants School. | Primary School | : Wickford Infan | its <600m | |
| PPS3 alterations to garden bu | ilding must be | considered. | | (opposite side of road) Secondary School: Beauchamps <1500m | | | |
| No landownership information | is available a | e this sita has | been carried | | entre: Franklins | Way | |
| forward from UCS. | | | been camed | <800m Neighbourhooc Ave <800m | Centre: Southe | ens Rd/Hill | |
| Planning History – | | | | Town Centre: \ | Wickford 800m | | |
| • BAS/0675/93 - New dv | welling refuse | d on part of si | te between | | ace: Memorial P | Park | |
| No.97 Southend Road | • | • | | | 00m; Outdoor S | | |
| insufficient rear garde | n depth and ir | npact on resid | lential amenity. | >400m; Civic S | | porto | |
| C C | · | | 2 | Bus Stop: 450n | | | |
| Boundary amended to omit cu | | | | | : Wickford 1km | | |
| come forward with this land in | | | .16ha) | , , , , , , , , , , , , , , , , , , , | | | |
| Ownership: | - Public E | | <u> </u> | | | | |
| | - Private | Individual? | | | | | |
| | - Compa | | | | | | |
| | - Unknov | | Yes | | | | |
| Urban Area Site | Yes | Area: 0.16 | ha | | | | |
| Green Belt Site | No | | | | | | |
| Greenfield Site | Yes | Area: 0.14 | | | | | |
| Previously Developed Lanc | d Yes | Area: 0.02 | ha | | | | |
| Site Constraints | | | | | | | |
| Areas excluded from the S | | | Constraints th | | <mark>a site's viabili</mark> Within | | |
| Scheduled Monument | Within | No | Ancient Woodlar | cient Woodland | | No | |
| | Part of | No | - | | Part of Site | No | |
| | Adj. To | No | | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | | No | Local Wildlife Sit | tes | Within | No | |
| | Part of Site | No | 4 | | Part of Site | No | |
| | Within Buffer | | L | / | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Acti | diversity Action Plan (BAP) | | No | |
| . , | | | | | Within | | |
| . , | Part of Site | No | Priority Habitat | | Part of Site | No | |
| | Part of Site Within Buffer | No No | Priority Habitat | | | No No | |
| Flood Zone | | No | | | Part of Site | No | |
| If yes, Zone 3? 🗆 | | No No No | Priority Habitat Protected Specie | es Alert Area | Part of Site | No No No | |
| If yes, Zone 3? Washland | | No No No No | Priority Habitat Protected Specie Protected Specie | es Alert Area | Part of Site | No No | |
| If yes, Zone 3? Washland Marshes Protection Area | Within Buffer | No No No No No | Priority Habitat Protected Specie | es Alert Area | Part of Site | No No No | |
| If yes, Zone 3? Washland Marshes Protection Area Existing, developed | Within Buffer | No No No No No No | Priority Habitat Protected Specie Protected Specie 10m Buffer | es Alert Area es Alert Area - | Part of Site | No No No | |
| If yes, Zone 3? Washland Marshes Protection Area | Within Buffer Within Part of | No No No No No No No | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & | es Alert Area es Alert Area - Common Land | Part of Site | No No No No | |
| If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas | Within Buffer | No No No No No No No No | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V | es Alert Area es Alert Area - Common Land Julnerability | Part of Site Within Buffer | No No No No No Yes Blue | |
| If yes, Zone 3? Washland Marshes Protection Area Existing, developed | Within Buffer Within Part of | No No No No No No No | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & | es Alert Area es Alert Area - Common Land Julnerability | Part of Site Within Buffer Within | No No No No | |
| If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas | Within Buffer Within Part of | No No No No No No No No | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V | es Alert Area es Alert Area - Common Land Julnerability | Part of Site Within Buffer | No No No No No Yes Blue | |
| If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas | Within Buffer Within Part of | No No No No No No No No | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V | es Alert Area es Alert Area - Common Land Julnerability | Part of Site Within Buffer Within | No No No No Yes Blue No | |
| If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines | Within Buffer Within Part of | No | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Are | es Alert Area es Alert Area - Common Land Julnerability | Part of Site Within Buffer Within Adj. To | No No No No Yes Blue No No | |
| If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines | Within Buffer Within Part of | No | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Are | es Alert Area es Alert Area - <u>Common Land</u> <u>'ulnerability</u> ea | Part of Site Within Buffer Within Adj. To Within | No No No No Yes Blue No No No | |
| If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications | Within Buffer Within Part of | No | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Are Listed Buildings | es Alert Area es Alert Area - <u>Common Land</u> <u>/ulnerability</u> ea | Part of Site Within Buffer Within Adj. To Within Adj. To | No No No No Yes Blue No No No | |
| If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications links 400m buffer zone around | Within Buffer Within Part of | No No | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Art Listed Buildings Potential Contar | es Alert Area es Alert Area - <u>Common Land</u> <u>/ulnerability</u> ea | Part of Site Within Buffer Within Adj. To Within Adj. To | No No No No Yes Blue No No No No | |
| If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications links | Within Buffer Within Part of | No No | Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Art Listed Buildings Potential Contar | es Alert Area es Alert Area - <u>Common Land</u> <u>/ulnerability</u> ea | Part of Site Within Buffer Within Adj. To Within Adj. To | No No No No Yes Blue No No No No | |

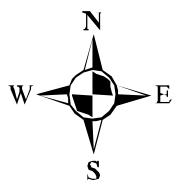
| Iress: Land to the r/o 97 – 101 thend Road, Wickford | Site Area: | Current Use: | Site Ref.: | |
|---|-----------------|------------------------|---------------|----------------------------|
| | 0.16 ha | Gardens/vacant land | SS0041 | |
| | | Archaeological Find | s Area | No |
| hway issues: Access point would be op | oosite Wickfo | rd Infants School | | |
| straints (description): | | | | |
| Within 5km buffer of Ramsar/SAC/SPA | | | | |
| Ground water Vulnerability Area | | | | |
| Near an area of archaeological finds | | | | |
| Likely existence of contamination - no de | etailed assess | ment made. | | |
| Ild the constraints be overcome? | Partially. | | | |
| Unlikely to have direct impact on SAC/SP | A – will increa | ase flow through Wid | kford sewage | e works. This will need to |
| be taken into consideration. | | | | |
| GWVA - local aquifer that may be vulner | | | | |
| Archaeological investigations required plu | | | | |
| Intrusive investigation of the site to chec | k on potentia | I contamination and | mitigation or | avoidance measures |
| nat is the most suitable type of devel | opment for | this site? Current | Use/Gardens | |
| e is NOT suitable for housing X | | | | |
| - | | | | |
| e encompasses large rear residential gard | | | | |
| resumption against development in reside | | | e is not owne | d by one owner and |
| velopment would impact upon each assoc | iated property | у. | | |
| ason(s) why site is not suitable for h | ousing: Rea | r gardens | | |
| site available for development? | | | the Urban Ca | apacity Study. No formal |
| yes, when? | | 5 | | ived by the landowner, |
| · - | | thus unavailable. | | <u> </u> |
| | | | | |



Rear of 97-101 Southend Road, Wickford



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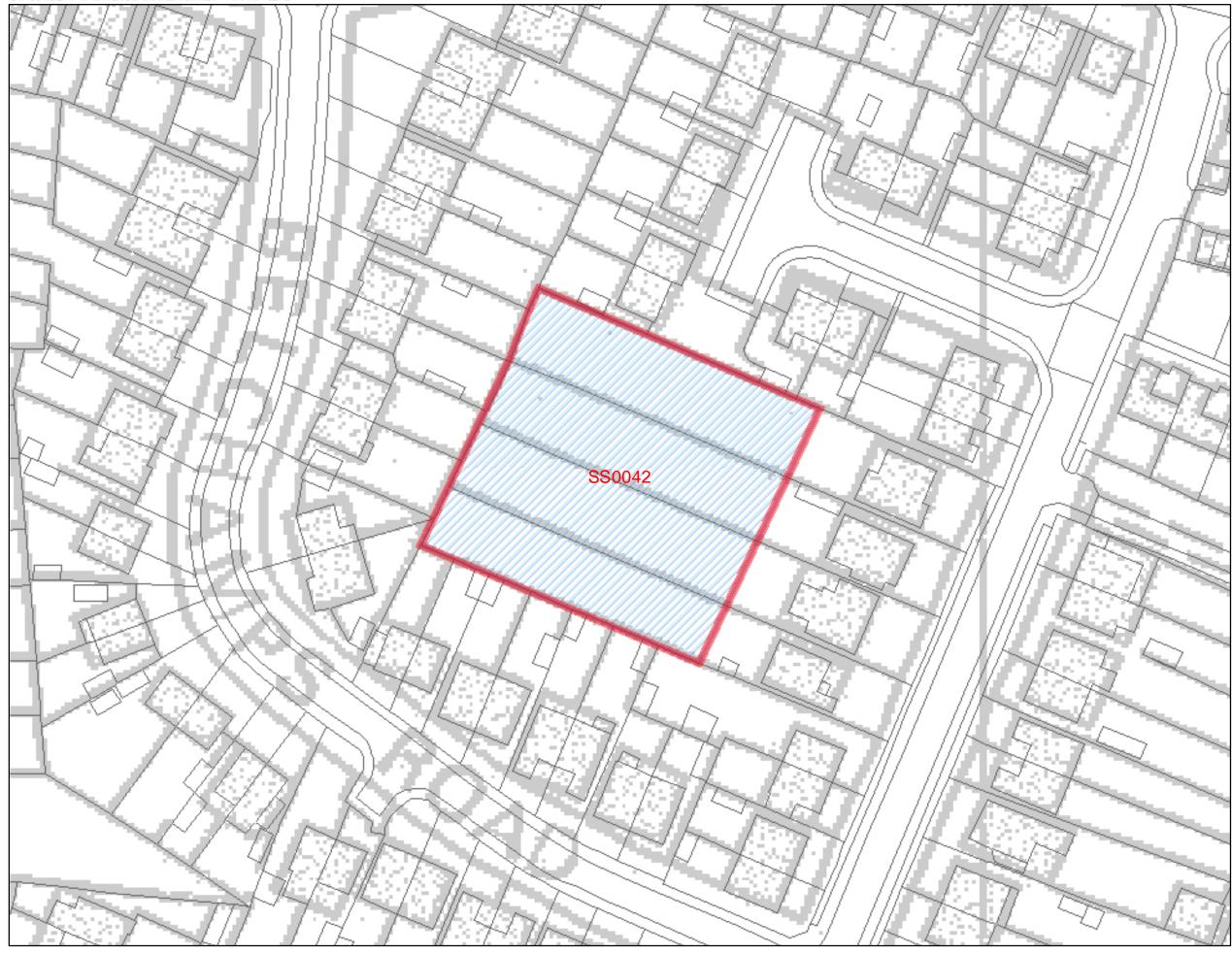


| Address: Land rear of 101-10 Wickford | 07 Hill | | Site Area: 0.26ha | Current Use: Gardens | Site Ref.: SS0042 | | | |
|--|--------------|-------------|----------------------|-------------------------|--|------------------------------------|----------|--|
| Description of Site (includ | lina p | lannina s | status) | | Site Access: (| Onto Mercury Cl | ose | |
| Square site approx 50 x 50 m | n. Part | ts of 4 no. | | s. All gardens | Access to Ser | vices (distance | in m) | |
| have mature trees along bour | | | | | Primary School: Hilltop <600m Secondary School: Beauchamps <1500m | | | |
| Possible access point onto Me | er cur y | close. | | | | ooi: Beauchamp entre: Franklins | | |
| Development Plan – No notat | ion | | | | >800m | | 5 | |
| Planning History – | | | | | Neighbourhood Southend Road | Centre: Hill Av | enue/ | |
| 11/00295/OUT - Construct a r | reside | ntial deve | lopment of fo | our no. 4 bed | | Nickford > 800r | n | |
| houses and one no. 2 bed det | | | | | | ace: Edu fields | | |
| Refused 7 th June 2011. TPO | | | | | | 800m; Memoria | | |
| Close, where vehicular access | s would | d be need | ed | - | 400m | | | |
| Ownership: | | | | | | n (Southend Ro | | |
| | - | | ndividual? | Yes (several) | Railway Station | 1: Wickford <16 | 00m | |
| | | - Compan | | | _ | | | |
| | | - Unknowi | | | _ | | | |
| Urban Area Site | | Yes | Area: 0.26 | ha | 4 | | | |
| Green Belt Site | | No | | | 4 | | | |
| Greenfield Site | | Yes | Area: 0.26 | ha | 4 | | | |
| Previously Developed Land | <u>d</u> | No | | | | | | |
| Site Constraints | | | | | | | | |
| Areas excluded from the S | | | No | Ancient Woodla | nat may affect | | | |
| Scheduled Monument | With | | | Ancient woodia | na | Within | No | |
| | Part Adj. | | No No | 4 | | Part of Site Within Buffer | No No | |
| SSSIs/ SACs / SPAs / Ramsar | | | No | Local Wildlife Si | itos | Within Buller | No | |
| SSSIS/ SAUS / SPAS / Kallisal | _ | of Site | No | LUCAI WIIUIIIE SI | 1153 | Part of Site | No | |
| | | in Buffer | Yes | 1 | | Within Buffer | No | |
| Local Naturo Posoruo (LND) | With | | No | Biodiversity Act | ion Dlan (DAD) | Within Buller | No | |
| Local Nature Reserve (LNR) | | of Site | No | Priority Habitat | IUIT FIAIT (DAP) | Part of Site | No | |
| | | in Buffer | No | i nonty nabitat | | Within Buffer | No | |
| Flood Zone | vvitil | | No | Protected Speci | es Alert Area | | No | |
| If yes, Zone 3? | | | | Thecked Speci | ES AICI LAI CA | | | |
| Washland | 1 | | No | Protected Speci | es Alert Area - | 4 | No | |
| Marshes Protection Area | + | | No | 10m Buffer | | | | |
| Existing, developed | With | in | No | | | | | |
| business/ industrial areas | Part | | No | Village Green & | Common Land | | No | |
| | Adj. | | No | Ground Water \ | | | Yes Blue | |
| | | | | Area | | | | |
| Oil / Gas Pipelines | | | No | Conservation A | rea | Within | No | |
| | | | | | | Adj. To | No | |
| Electricity Pylons | | | No | Listed Buildings | | Within | No | |
| | | | | | | Adj. To | No | |
| Immovable communications links | | | No | Potential Conta | minated Land | C | · | |
| 400m buffer zone around wastewater/sewage treatment plants | | | No | Definitive Footp | oath (PRoW) | | No | |
| | - | | | ТРО | | Pending | Yes | |
| | | | | 11 0 | | 1 offuning | | |
| | | | | Archaeological I | Finds Area | liending | No | |

| Address: Land rear of 101-107 Hill Avenue Wickford | Site Area: 0.26ha | Current Use: Gardens | Site Ref.: SS0042 | | | |
|---|---|--|----------------------|------------------|--|--|
| Constraints (description): Within 5km of Ramsar/SCA/SPA Ground Water Vulnerability Area Close to archaeological finds area Likely existence of contamination – no de TPO Could the constraints be overcome? If yes, how? Unlikely to have direct impact on SAC/SP aquifer that may be vulnerable to pollutir Intrusive investigation of the site to chec Important Oak tree would need to be rer the demolition of another dwelling. | Partially A – will increang activity. k on potentia | ase flow through Wic I contamination and | mitigation or avo | vidance measures | | |
| What is the most suitable type of devel | opment for | this site? Current U | lse/Gardens | | | |
| | | Site not suitable | for housing de | velopment X | | |
| Reason(s) why site is not suitable for h presumption against development here. Furt | | | | | | |
| Is site available for development? If yes, when? | | Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable. | | | | |



Rear of 101 - 107 Hill Avenue



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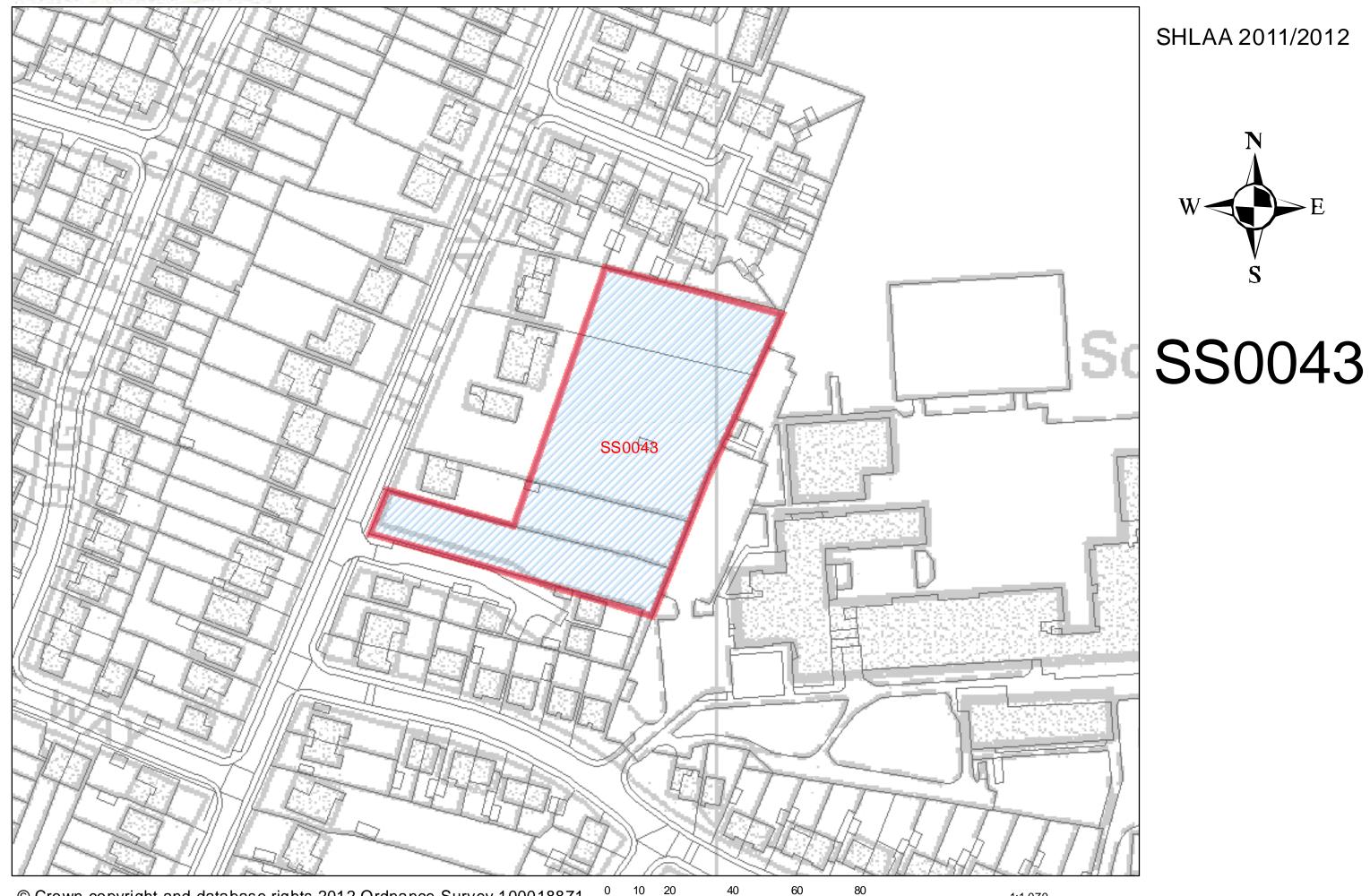


| Address: Plot of 32 Hill Aven | ue | | Site Area : 0.135ha | Current Use: Vacant residenti plot | al Site Ref: SS0043 | | | |
|---|---------------|--------------------------|----------------------------------|--|----------------------------------|-------------------|--------|----------|
| Description of Site (includ Deep Vacant plot of land in es are present, particularly along adjacent to Beauchamps Scho | stabli the | shed resid eastern bo | ential street. oundary of the | he site. Site is Primary School: Hilltop <600m | | | | |
| Development Plan: Area of no | ation on th | ie BDLP 1998 | | GPs / Health C 340 Southend | | | Way or | |
| Planning History - None. | | | | | Neighbourhood Hill Ave <800n | d Centre: S | | end Rd/ |
| Site boundaries amended to in Avenue, now 0.135ha (was 0. | • |) | | t of 32 Hill | Town Centre: V Public Open Sp | bace: Edu fi | elds, | outdoor |
| Ownership: | | - Public B | | | sports facilities | | | < 400m |
| | | | Individual? | Yes | Bus Stop: Sout | | | |
| | | - Compar | | | Railway Statior | n: Wickford | <16 | 00m |
| | | - Unknow | | | | | | |
| Urban Area Site | | Yes | Area : 0.13 | 35ha | | | | |
| Green Belt Site | | No | | | | | | |
| Greenfield Site | | Yes | Area : 0.13 | 35ha | | | | |
| Previously Developed Lane | d | No | | | | | | |
| Site Constraints | | | | | | | | |
| Areas excluded from the S | HLA | Α | | Constraints th | at may affect | a site's vi | abili | ty |
| Scheduled Monument | With | nin | No | Ancient Woodland | | Within | | No |
| | Part | of | No | | | Part of Sit | e | No |
| | Adj. | То | No | | | Within Bu | ffer | No |
| SSSIs/ SACs / SPAs / Ramsar | With | nin No | | Local Wildlife Si | tes | Within | | No |
| | Part | of Site | No | | | Part of Sit | e | No |
| | With | nin Buffer | Yes | | | Within Bu | ffer | No |
| Local Nature Reserve (LNR) | With | nin | No | Biodiversity Acti | on Plan (BAP) | Within | | No |
| | Part | of Site | No | Priority Habitat | | Part of Sit | e | No |
| | With | nin Buffer | No | | | Within Bu | ffer | No |
| Flood Zone | | | No | Protected Specie | es Alert Area | | | Yes |
| Washland | | | No | Protected Specie | | | | Yes |
| Marshes Protection Area | | | No | 10m Buffer | | | | |
| Existing, developed | With | nin | No | 1 | | | | |
| business/ industrial areas | Part | | No | Village Green & | Common Land | | | No |
| | Adj. | | No | Ground Water V | | | | Yes Blue |
| Oil / Gas Pipelines | | | No | Area Conservation Ar | ea | Within | | No |
| | | | | | | Adj. To | | No |
| Electricity Pylons | | | No | Listed Buildings | | Within Adj. To | | No No |
| Immovable communications | | | No | Potential Contar | ninated Land | , | С | 1 |
| links 400m buffer zone around wastewater/sewage treatment plants | | | No | Definitive Footpath (PRoW) | | | | No |
| H.E.R – No records | | | | TPO | | | | No |
| | | | | Archaeological F | inds Area | Adjacent | | No |
| Highway issues: None Constraints (description): • Within 5km of Ramsar/SA | C/SP | A | | | | | | |

| Address: Plot of 32 Hill Avenue | Site Area: 0.135ha | Current Use: Vacant residential plot | Site Ref: SS0043 | | | | | |
|--|---|--|---------------------|------------------|--|--|--|--|
| GWVA – local aquifer potentially vulnerable to pollution. Immediately adjacent to Archaeological Finds Area – ground investigations will be required Protected species alert area - front of vacant plot on corner of Charters Court and Hill Avenue. Buffer area goes into garden of No. 34, next door. Likely existence of contamination – no detailed assessment made. | | | | | | | | |
| Unlikely to have direct impact on SAC/SF GWVA – local aquifer that may be vulner Ecological and archaeological investigation | Could the constraints be overcome? Yes If yes, how? Unlikely to have direct impact on SAC/SPA – will however increase flow through Wickford sewage works. GWVA – local aquifer that may be vulnerable to polluting activity. This will need to be taken into consideration. | | | | | | | |
| What is the most suitable type of deve | lopment for | this site? Gardens | | | | | | |
| Site is suitable for housing development | nt X | | | | | | | |
| Reason(s) why site is suitable for hous | ing: Resident | tial area, close to serv | vices and has a p | point of access. | | | | |
| Is site available for development? If yes, when? | | ity Study. No formal by the landowner, | | | | | | |



32 Hill Avenue and the RO 34 -46 Hill Avenue



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1:1,070

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| Address: Rear of 49 – 69 Fanton Chase | 2 | Site Area : 0.27 ha | Current Use: Gardens | Site Ref.: SS0044 | | |
|--|----------------------------------|-------------------------------|--------------------------------|---------------------------------|--------------------|-----------|
| Description of Site (includ Rear section of 6 no. back ga hedges and mature trees forr | rdens of 49-69 n garden bound | Fanton Close. daries. | | Wakes Colne o No 69 Fanton (| | e adj. to |
| Access could be gained from | | | | | vices (distance | • |
| Wakes Colne or via a new acc | cess road onto | Fanton Chase | | | : Abacus $> 600r$ | |
| 7 owners. | | | | 5 | ool: Beauchamp | |
| Planning history | arantad plannin | a normission | for outoncions | | entre: Silva Islar | nd Way |
| No.57 Fanton Chase and conversion into 2 | | | | 800m | l Centre: Shotga | to <000m |
| No 68 Blake Hall drive | | | extension | | Nickford 1600m | |
| 2006 (05/1414/FULL) | • • • • | 5 | e extension | | ace: amenity gr | oon snace |
| Ownership: | - Public B | | No | | ent); children's | |
| ownersnip. | | Individual? | Yes | | untry park, edu | |
| | - Compar | | No | | (but has plg ap | |
| | - Unknow | | No | 800m | | |
| Urban Area Site | Yes | Area 0.27h | | Bus Stop: | | |
| Green Belt Site | No | Aica 0.271 | iu | Railway Statior | : Wickford >16 | 00m |
| Greenfield Site | Yes | Area: 0.24 | | | | |
| Previously Developed Lan | | Area: 0.03 | | — | | |
| Site Constraints | | Arca: 0.03 | | | | |
| Areas excluded from the S | | | Constraints th | nat may affect | a site's viabilit | tv |
| Scheduled Monument | Within | No | Ancient Woodla | | Within | No |
| | Part of | No | | na – | Part of Site | No |
| | Adj. To | No | - | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | | No | Local Wildlife Sites | | Within | No |
| | Part of Site | No | | | Part of Site | No |
| | Within Buffer | Yes | - | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) | | Within | No |
| | Part of Site | No | Priority Habitat | | Part of Site | No |
| | Within Buffer | No | Thomy Habitat | | Within Buffer | No |
| Flood Zone | | No | Protected Speci | os Alort Aroa | | No |
| If yes, Zone 3? | | | Thecked Speci | | | |
| Washland | | No | Protected Speci | es Alert Area - | 1 | Yes |
| Marshes Protection Area | | No | 10m Buffer | | | |
| Existing, developed | Within | No | | | | |
| business/ industrial areas | Part of | No | Village Green & | Common Land | | No |
| | Adj. To | No | Ground Water \ | | | Yes Blue |
| Oil / Gas Pipelines | | No | Conservation Ar | | Within/ Adj to | No |
| Electricity Pylons | | No | Listed Buildings | | Within | No |
| LICCULLICITY FYIOLIS | | NO | LISTER DUIIUIIIAS | | | |
| | | | | | Adj. To | No |
| Immovable communications | | No | Potential Contai | | С | 1 |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footp | ath (PRoW) | | No |
| H.E.R. – No records | 1 | | TPO – TPO/04/ | 09 (Oak) | | Yes |
| $\Pi, \Gamma, K, = NO IECOLON$ | 1 | | | 1 | | |
| n.e.k. – No records | | | Archaeological | Finds Area | | No |

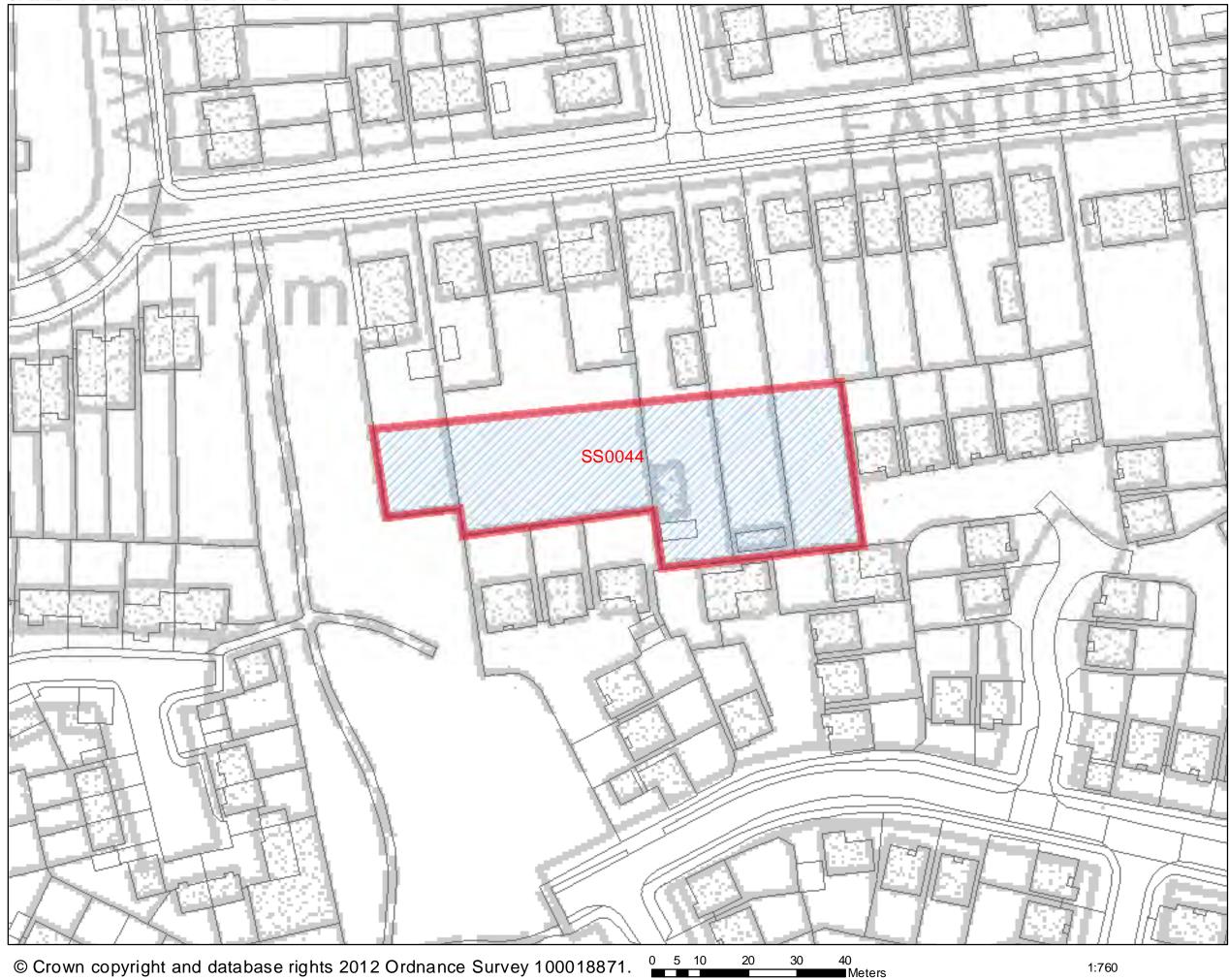
Constraints (description):

- Access to eastern part of site would need to be via open space adjacent to No. 69 Fanton Close. Access to eastern part of site via a private drive, also blocked by a large Oak tree protected by a TPO. Proximity of housing to southern boundary of site may restrict site's capacity
- Within 5km buffer of Ramsar/SAC/SPA •

| GWVA – local aquifer Likely existence of contamination – no detailed assessment made. Multiple ownership Recent changes to PPS3 exclude gardens from definition of brownfield land Multiple site owners Could the constraints be overcome? Partially Suitable site layout and access would be needed– likely to be difficult Unlikely to have direct impact on SAC/SPA – will increase flow through Wickford sewage works. This will need to be taken into consideration. GWVA – local aquifer that may be vulnerable to polluting activity. This will need to be taken into consideration. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures Where sites could be assembled from the multiple owners Where the TPO oak tree could be protected and retained Definition of garden land would likely exclude majority of site, unless no material harm to the area could | | | | | | | |
|--|------------|----------------------|------------------|--|--|--|--|
| What is the most suitable type of devel | opment for | this site? Current U | se/Gardens | | | | |
| | | Site is not suitabl | le for housing | development X | | | |
| Reason(s) why site is not suitable for h frontage/access to the sites, this has been co | | | 3 and the lack o | f road | | | |
| Is site available for development? If ye | | | | ity Study. No formal by the landowner, | | | |

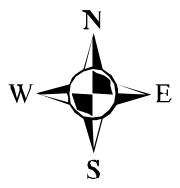


Rear of 49 69 Fanton Close



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s SS044

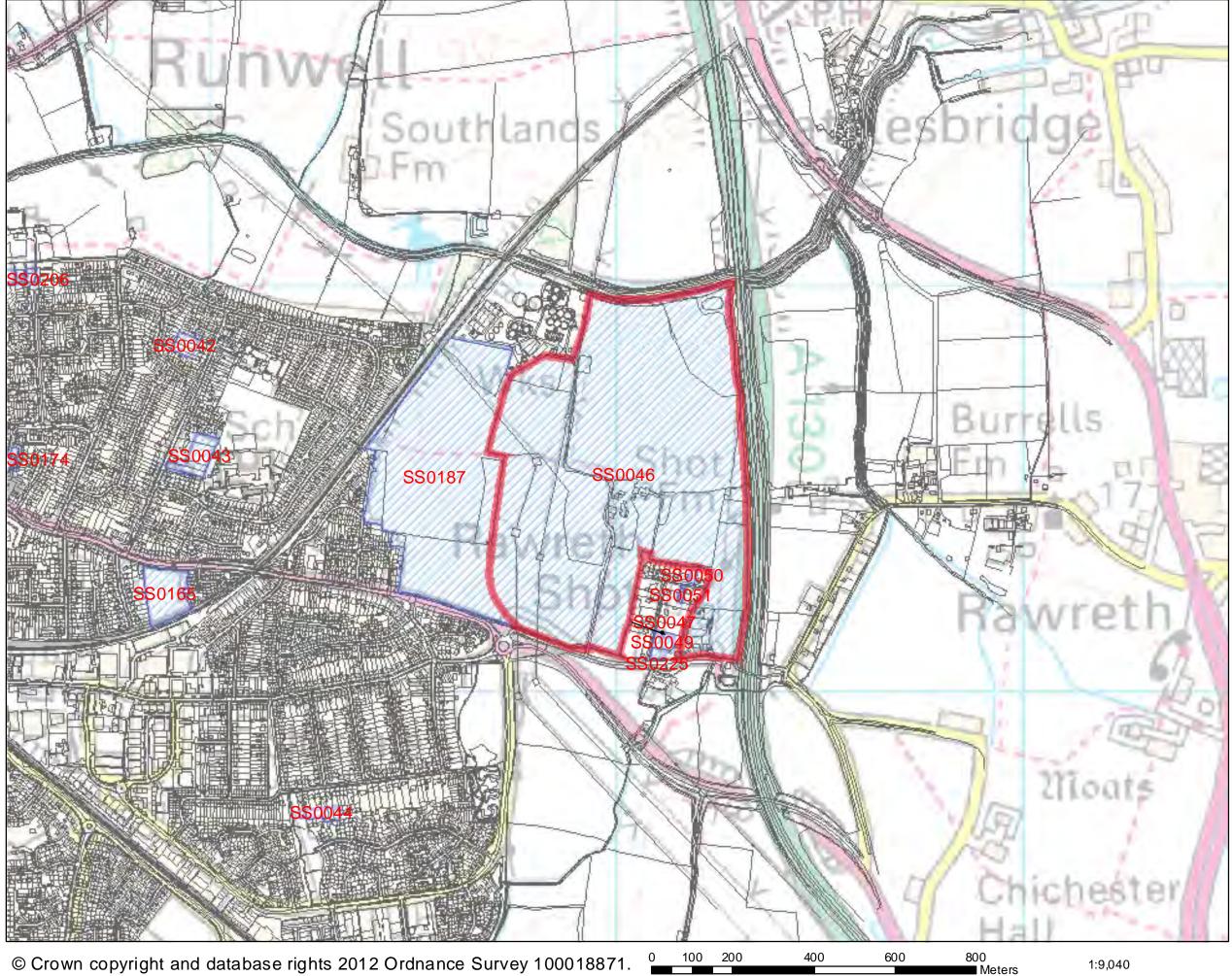
| SHLAA Site Survey Form Address: Land at Shot Farm, Sou | | Current Use: | | Site Ref: | |
|---|--|--|---|---|---|
| Road, Wickford | 9.8ha* | Farmland, woodland, residential, haulage/coachy | | SS0046 | |
| Description of Site (including) Large area of predominantly open the settlement of Wickford, west of adjacent to the borough boundary Rochford District Council. The site farmland/grassland, recent woodla yard and other commercial activiti Several electricity cables and pylou and the River Crouch lie to the not branch railway line is to the west. west and southwest. Development Plan: Allocated as Get Refused 1956 on green be ES BAS/0094/56 – Residen Refused 1956 on green be ES BAS/0092/57 – Residen Refused 1957 – on Green ES BAS/1062/58 – Residen 1958 on Green Belt groun ES BAS/116(A)/60 – New BAS/0126/64 – Residentia EU BAS/0002/75 –Vehicle EU BAS/0007/77 – Storag EU BAS/1364/85 – Extens BAS/105/75 – Residentia Belt grounds and highway BAS/1099/75 – Dwelling – BAS/1298/74 – Residential BAS/0105/75 – Residential BAS/0105/75 – Residential BAS/0105/76 – Residential BAS/0105/76 – Residential BAS/0105/77 – Residential BAS/0105/76 – Residential BAS/0105/76 – Residential BAS/0540/76 – Residential | rural land located to the of the A130 dual carriage with Chelmsford Boron comprises predominant and planting and an est es around a Grade II lines transect the site. A rth and the Wickford to The main residential a reen Belt in the BDLP 1 eral History: ntial development on S elt grounds and loss of ntial development on S Belt and highway groun ntial development (32 a ds. / Farmhouse – Granted I, shops – Refused 196 parking – Certified 197 e – not determined ion of vehicle parking – I (77acres) – Refused I (7.5 acres) – Refused I (7.5 acres) – Refused I (5.35 acres) | he northeast of geway and ugh Council and htty tablished haulage sted farmstead. sewerage works o Southminster areas lie to the 998. outhend Road – agricultural land. outhend Road – agricultural land. outhend Road – nds. acres)– Refused 1961 4 75 - Certified 1975 on Green 1975 on Green 1975 d 1975 d 1975 d 1976 fused oprising football rking and access, fice pending | Site Acc Prim Scho GPs <80 Neig <80 Tow Publ Sout Bus Railv | ess to Service hary School: Hi bol: Beuchamps / Health Centre 0m ghbourhood Cer 0m m Centre: Wickt | e: 340 Southend road htre: Southend Road ford >800m Park south side of 0m |
| *site has been changed to take in constraints. | to consideration the un | moveable | | | |
| Ownership: | - Public Body? | Yes | | | |
| | | | - | | |
| ownersnip. | - Private Individual? | Yes | | | |
| ownersnip. | - Private Individual? - Company? | Yes Yes | - | | |

| Address: Land at Shot Farm, Road, Wickford | South | | Site Area: 9.8ha* | Current Use: Farmland, woodland, residential, haulage/coachya | Site Ref: SS0046 | | |
|--|-----------------------------|---|----------------------|---|---------------------|-------------------|----------|
| Urban Area Site | Ν | lo | | | | | |
| Green Belt Site | ١ | 'es | Area: 9.8h | na | | | |
| Greenfield Site | ١ | 'es | Area: 9.8h | na | | | |
| Previously Developed Land | d Y | ′es | | | | | |
| Site Constraints | | | | | | | |
| Areas excluded from the S | HLAA | | | Constraints that | at may affect | a site's viabilit | y |
| Scheduled Monument | Withi | n | No | Ancient Woodlan | d | Within | No |
| | Part of | of | No | | | Part of Site | No |
| | Adj. ⊺ | | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | | | No | Local Wildlife Site | es | Within | No |
| | Part of | of Site | No | | | Part of Site | No |
| | | n Buffer | Yes | | | Within Buffer | No |
| Local Nature Reserve (LNR) | Withi | | No | Biodiversity Actio | on Plan (BAP) | Within | No |
| | Part of | | No | Priority Habitat | | Part of Site | No |
| | | n Buffer | No | | | Within Buffer | No |
| Flood Zone | | 52,3& | Yes | Protected Species Alert Area | | | Yes |
| If yes, Zone 3? 🗆 | surfac | ce water | | | | | |
| Washland | | | No | Protected Species Alert Area - 10m Buffer | | | Yes |
| Marshes Protection Area | | | No | | | | |
| Existing, developed | - | | No | | | | |
| usiness/ industrial areas Part of | | | No | Village Green & (| | *Part former | No* |
| | Adj. ⊺ | Ō | Yes | Ground Water Vulnerability Area | | | Yes |
| Oil / Gas Pipelines | | | No Conservation Area | | ea | Within | No |
| | | | | | | Adj. To | No |
| Electricity Pylons | | | Yes | Listed Buildings > | x 2: | Within | Yes |
| | | | | - Shot Farm | | Adj. To | Yes |
| Immovable communications links | | | No | Potential Contam | | C | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Yes | Definitive Footpa | th (PRoW) | | Yes |
| <u></u> | • | | 1 | ТРО | | | Yes / No |
| H.E.R – Pillbox – Alicia Walk Pillbox – North of Southend Road Shot Farm House Shot Farm Barn Roman Pottery – Shot farm Roman Road – south of sewerage plt Roman Road – south of R Crouch | | SMR No: 21037 21038 26768 26769 75642 7663 17509 | Archaeological Fi | nds Area | | Yes | |
| Highway issues: No particul movements may require some | | | | .OW | | | |
| Constraints (description): Green Belt allocation Within Sewerage worl Within Employment A Within Electricity pylo Setting of two Grade | ks buff rea bu ns buf | er ffer fer | | pottery fLand easContaminProtected | ound | area | |

| Address: Land at Shot Farm, Southend Road, Wickford | Site Area: 9.8ha* | Current Use : Farmland, woodland, residential, haulage/coachyard | Site Ref: SS0046 | | | | |
|--|----------------------|--|--|-------------------------------------|--|--|--|
| the at risk register). Pill boxes also Within Flood Zones 2, 3 and surface risk | | Definitive for | lual carriageway otpath runs thro haulage yard | | | | |
| Could the constraints be overcome? Yes, in part If yes, how? Majority of constraints could not easily be overcome. One possible development candidate, subject to Green Belt policy removal, protected species and archaeological investigations is to seek a high quality low density residential development scheme at Shot Farm. | | | | | | | |
| What is the most suitable type of development for this site? Farmland, recreation land, woodland or part residential. Possible opportunity to also seek a high quality low density residential development scheme at Shot Farm, to remove the established haulage yard use and enable the restoration of the listed barn within an improved farm yard style setting (enabling development). | | | | | | | |
| Site is NOT suitable for housing develo | pment x | | | | | | |
| Reason(s) why site is not suitable for housing : The site is adjacent to a site that is suitable from development. However, the site is in the Green Belt and has an electricity pylons running through the western part of site, which is also an area that is to be used for a playing field. The playing field will be landscaped around the edge and this would provide a physical separation from the adjacent site suitable for development and this site. The north of the site also has several other constraints that cannot easily be overcome. | | | | | | | |
| Is site available for development? If yes, when? | | No. Whilst the site v Sites process, sites submitted by variou unclear across the i consistently overlap | within the same is people making mmediate area v | area have been the landownership | | | |



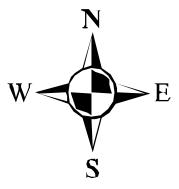
Land bounded by Southend Road, A130, River Cro



1:9,040



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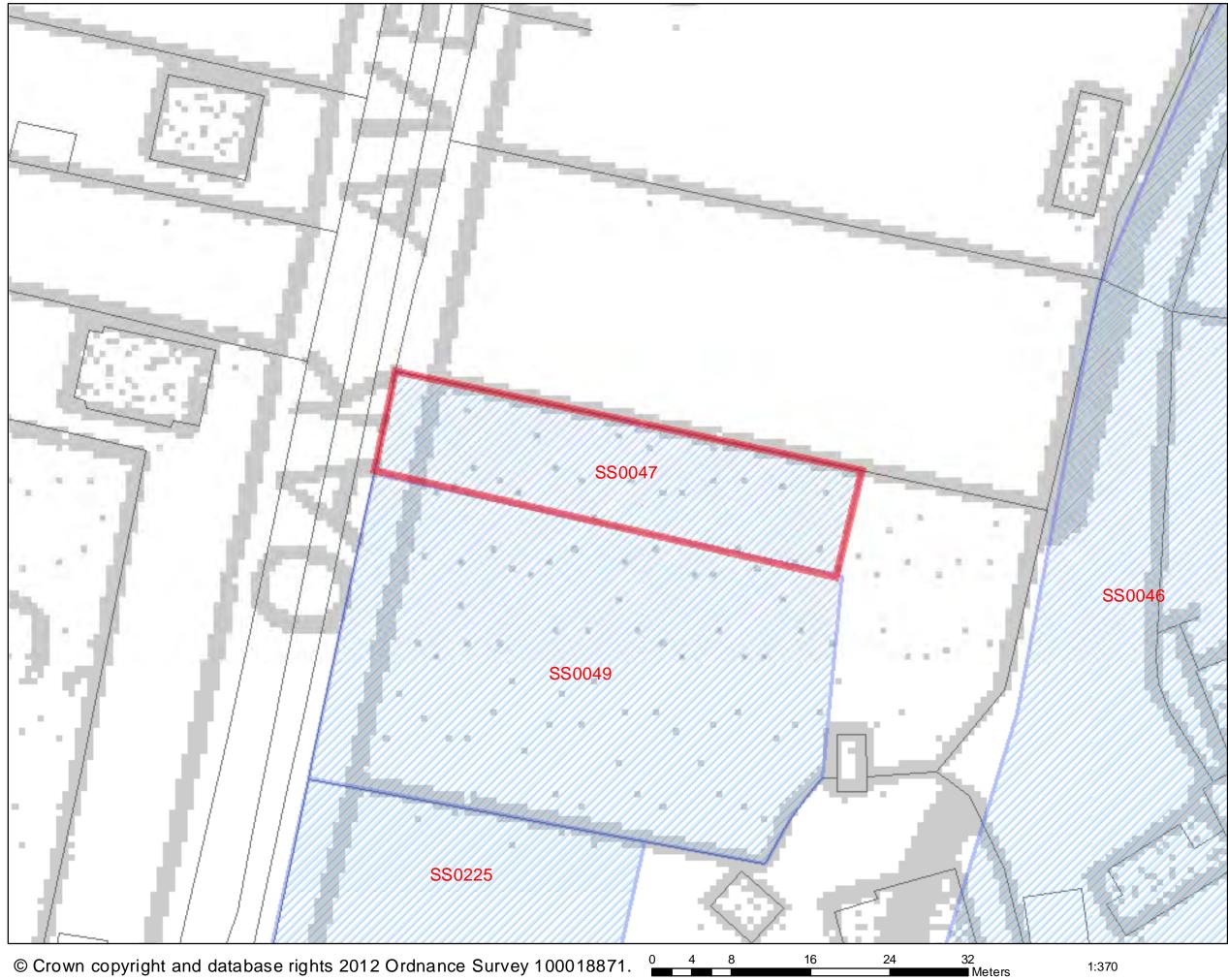


| Address: Land east of Oak A of Templar Lodge, Wickford | venue, | | Site Area : 0.05ha | Current Use: scrubland | Site Ref: SS0047 | | |
|---|---|---|---|---|---|--|-----------------|
| Description of Site (includ Small area of plotland, located Templar Lodge The site is to t west of the A130 dual carriag the borough boundary with Cl District Council. The site comp | d to the the nor eway, helmsfe | e east of theast of north of I ord Borou | Oak Avenue the settleme ondon Road ugh Council a | ent of Wickford, and adjacent to and Rochford | Site Access: C Access to Ser Primary School Secondary Sch GPs / Health C >800m (100m | vices (distand : Hilltop >600 ool: Beucham entre: 340 Sou |)m os <1.5km |
| areas lie to the west and sout Development Plan: Allocated | hwest. | | | | Neighbourhood <800m (100m Town Centre: 1 to 2.6km) | d Centre: Sout to 1.1km) | |
| Planning History: None | | | | | Public Open Sp Bus Stop: <10 | | |
| Ownership: | Public Bo | ody? | | Railway Station | | .6km | |
| - | - | Private I | ndividual? | Yes | | | |
| | - | Company | y? | |] | | |
| | | Unknow | | | | | |
| Urban Area Site | Ν | lo | | | | | |
| Green Belt Site | Y | es | Area: 0.05 | ha | | | |
| Greenfield Site | Y | es | Area: 0.05 | ha | | | |
| Previously Developed Land | d N | lo | | | | | |
| Site Constraints | | | | | | | |
| Areas excluded from the S | HLAA | | | Constraints th | | a site's viab | ility |
| Scheduled Monument | Withir | า | No | Ancient Woodland | | Within | No |
| | Part o | of | No | | | Part of Site | No |
| | Adj. T | ō | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Withir | า | No | Local Wildlife Sites | | Within | No |
| | Part o | of Site | No | | | Part of Site | No |
| | Withir | n Buffer | Yes | | | Within Buffer | No |
| Local Nature Reserve (LNR) | Withir | ۱ | No | | Biodiversity Action Plan (BAP) | | No |
| | Part o | of Site | No | Priority Habitat | | Part of Site | No |
| | Withir | n Buffer | No | | | Within Buffer | No |
| Flood Zone If yes, Zone 3? | | | No | Protected Specie | es Alert Area | | Yes |
| Washland | | | No | Protected Specie | es Alert Area - | | Yes |
| Marshes Protection Area | | | No | 10m Buffer | | | |
| Existing, developed | Withir | <u>ו</u> | No |] | | | |
| business/ industrial areas | Part o | of | No | Village Green & | Common Land | | No |
| | Adj. T | 0 | No | Ground Water V Area | /ulnerability | | Yes |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Within | No |
| | | | | | | Adj. To | No |
| Electricity Pylons | | | No | Listed Buildings | | Within | No |
| | | | | | | Adj. To | No |
| Immovable communications links | | | No | Potential Contar | minated Land | (| ; |
| 400m buffer zone around wastewater/sewage treatment plants | | | No | Definitive Footp | ath (PRoW) | | No |
| | | | | TPO | | | No |
| | | | | 110 | | | NO |

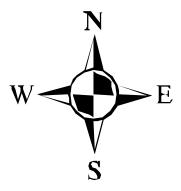
| Address: Land east of Oak Avenue, south of Templar Lodge, Wickford | Site Area : 0.05ha | Current Use: scrubland | Site Ref: SS0047 | | | |
|---|------------------------------|---------------------------|---|-------------|--|--|
| site, the number of houses will be minimal a | nd therefore u | Inlikely to create sigr | ificant highway issue | es. YELLOW | | |
| Constraints (description): Green Belt allocation in developmen Potential contaminated land at Shot SAC, SPA, RAMSAR Buffer Is neither adjacent nor within the se boundary. | Farm | | ual carriageway becies alert area | | | |
| Could the constraints be overcome? plan and where investigations are undertake | | | | | | |
| What is the most suitable type of deve | lopment for | this site? Woodland | l, retained use | | | |
| | | Site is NOT suital | ole for housing dev | velopment x | | |
| Reason(s) why site is suitable for housing : The site is restrained primarily by the green belt, however, it is not considered to be in a sustainable location as it is significantly removed from the settlement boundary, which would remain an issue unless the adjacent Shot Farm were also to be developed. As such this site is not considered to be suitable for development at this time. Consideration could be given to the creation of an Area of Special Development Control as an alternative to removal of the whole area from the Green Belt. | | | | | | |
| Is site available for development? If yes, when? | | The site was put fo | rward as part of the receipt of the site, th | | | |



Land at Holly Lodge, London Road



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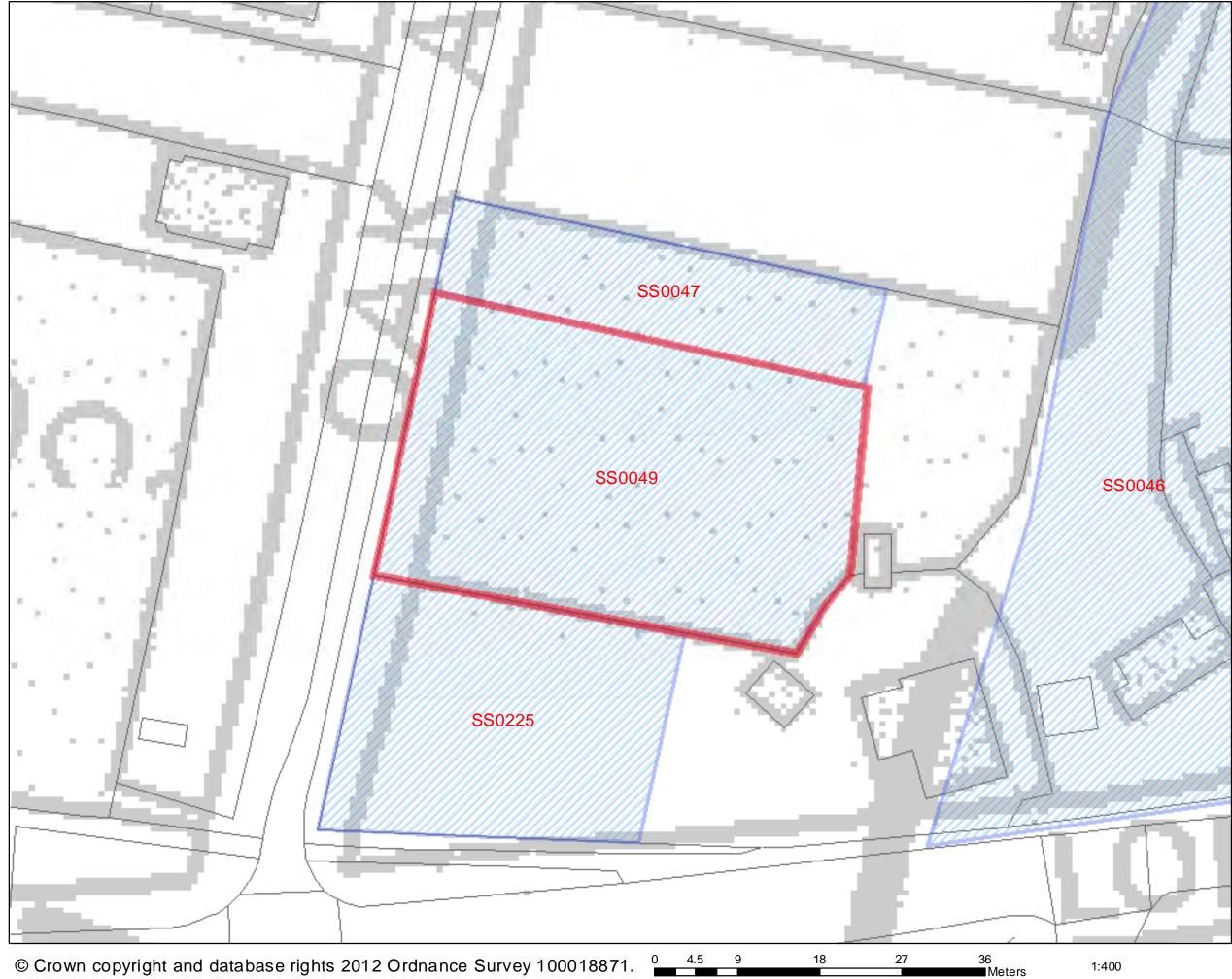


| Address: Land adjacent to H Oak Avenue, Wickford | olly L | ₋odge, | Site Area : 0.15ha | Current Use: Woodland | Site Ref: SS0049 | | |
|--|--------------------------|--|---|-----------------------------------|--|--|----------------------|
| Description of Site (includ Small plot of land located in the settlement of Wickford, west to the borough boundary with District Council. The site comp | he pl of the n Che | otlands to e A130 du Imsford Bo | the north east al carriagewa brough Counc | y and adjacent il and Rochford | Avenue Access to Ser Primary School Secondary Sch | Southend Road / vices (distance : Hilltop >600n ool: Beuchamps | in m) າ <1.5km |
| Development Plan: Allocated a Planning History: None | as Gr | een Belt ir | ו the BDLP 1 | 998. | <800m Neighbourhood <800m | entre: 340 South | end Road |
| | | | 1.0 | 1 | | Nickford >800m | |
| Ownership: | | - Public B | 2 | N | Open Space: P Southend road | ark south side o | t |
| | | | Individual? | Yes | Bus Stop: <20 | | |
| | | Compar Unknow | | | | n: Wickford >1.6 | km |
| Urban Area Site | | No | | | | | |
| Green Belt Site | | Yes | Area: 0.15 | iha | 1 | | |
| Greenfield Site | | Yes | Area: 0.15 | | 1 | | |
| Previously Developed Land | d | No | | | 1 | | |
| Site Constraints | | | | | | | |
| Areas excluded from the S | HLA | Α | | Constraints th | nat may affect | a site's viabili | tv |
| Scheduled Monument | Witl | | No | Ancient Woodland | | Within | No |
| | Part | | No | | | Part of Site | No |
| | Adj. | | No | 1 | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Witl | | No | Local Wildlife Si | ites | Within | No |
| 55515/ SACS / SPAS / Railisai | - | of Site | No | | | Part of Site | No |
| | | nin Buffer | Yes | | | Within Buffer | No |
| Local Nature Reserve (LNR) | Witl | | No | Biodiversity Action Plan (BAP) | | Within | No |
| | | of Site | No | Priority Habitat | Part of Site | No | |
| | - | nin Buffer | No | | | Within Buffer | No |
| Flood Zone If yes, Zone 3? □ | | | No | Protected Speci | es Alert Area | | Yes |
| Washland | | | No | Protected Speci | es Alert Area - | | Yes |
| Marshes Protection Area | | | No | 10m Buffer | | | |
| Existing, developed | Witl | nin | No | | | | |
| business/ industrial areas | Part | | No | Village Green & | Common Land | | No |
| | Adj. | | No | Ground Water \ Area | | | No |
| Oil / Gas Pipelines | | | No | Conservation A | rea | Within | No |
| | | | | | | Adj. To | No |
| Electricity Pylons | | | No | - Listed Bui | ldings | Within | No |
| | | | | | | Adj. To | No |
| Immovable communications links | | | No | Potential Conta | minated Land | C | 1 |
| 400m buffer zone around wastewater/sewage treatment plants | | | No | Definitive Footp | oath (PRoW) | | No |
| | • | | | TPO | | | No |
| | | | | Archaeological | Finds Area | | No |
| Highway issues: No particul this site will not have any sigr | | | | rades of road ne | | nity. The small | size of |

| Address: Land adjacent to Holly Lodge, Oak Avenue, Wickford | Site Area : 0.15ha | Current Use: Woodland | Site Ref: SS0049 | |
|--|---|--|--|--|
| Constraints (description): Green Belt allocation in developmen Protected species alert area Segregated from the settlement bout | | | ntaminated land AMSAR Buffer | in the vicinity |
| Could the constraints be overcome? plan and where investigations are undertake | | | | |
| What is the most suitable type of deve | lopment for | this site? Grassland | and retained use | 2. |
| | | Site is NOT suital | ole for housing | development x |
| Reason(s) why site is suitable for hous not considered to be in a sustainable locatio would remain an issue unless the adjacent to to be suitable for development at this time. Development Control as an alterntaive to re | on as it is sign Shot Farm we Consideration | ficantly removed from re also to be develop could be given to th | n the settlement ed. As such this s e creation of an A | boundary, which ite is not considered |
| Is site available for development? If yes, when? | | The site was put fo process. Following details could be est | receipt of the site | the Call for Sites a, the landownership |



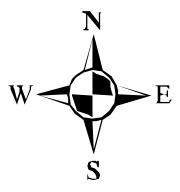
Land East of Oak Avenue, Shotgate



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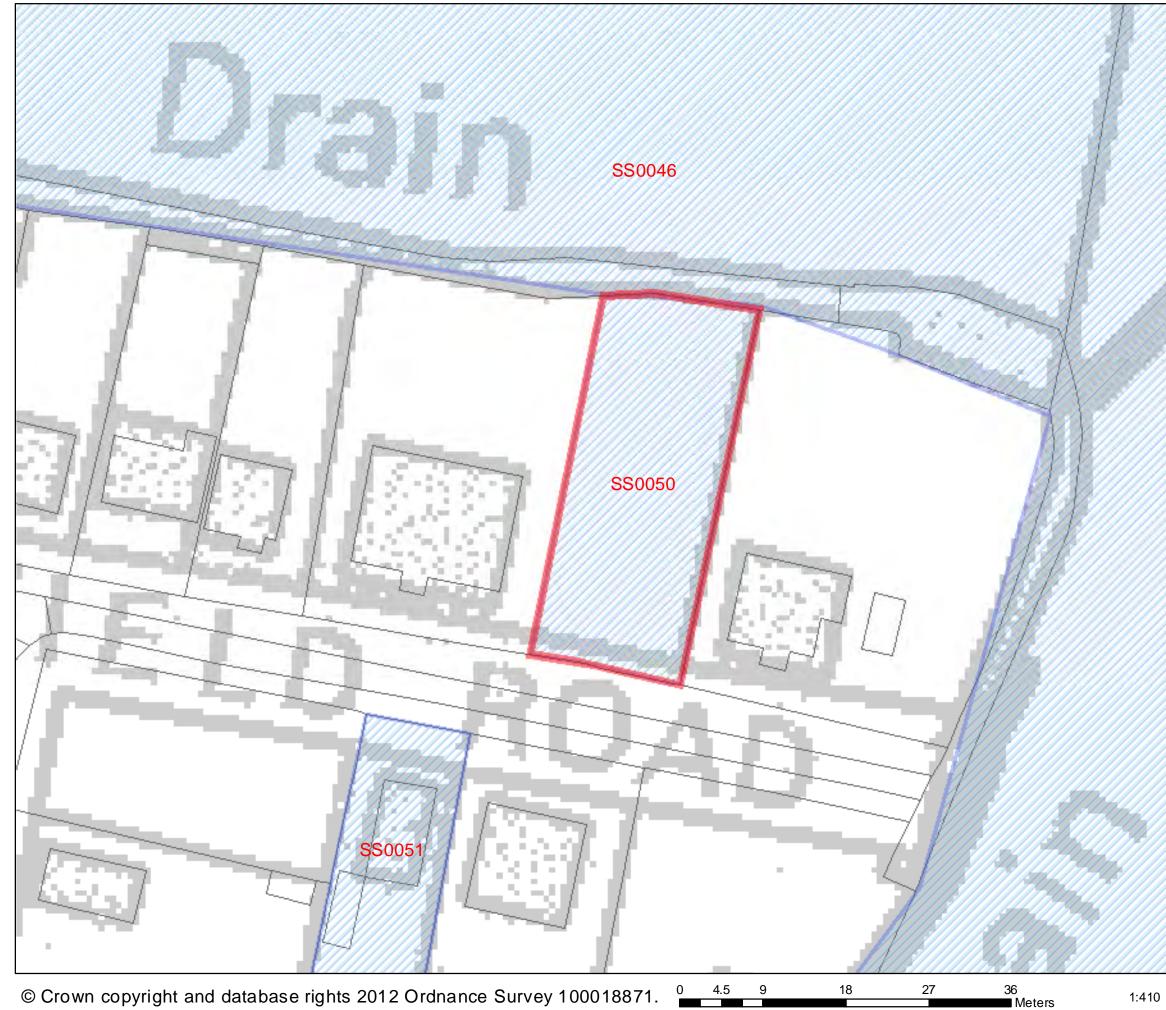


| Address: Land east of Sunny Road, Wickford | vside, Enfield | Site Area : 0.06ha | Current Use: Grassland/garde | en Site Ref: SS0050 | | |
|---|---|--|--|--|--|--------------------------|
| Description of Site (includ Small area of grassland with a Leasway on Enfield Road in the site is west of the A130 dual boundary with Chelmsford Bo Land is currently used as part | a few trees situ ne plotland area carriageway ar rough Council a | ated between a to the west and adjacent to and Rochford | of Wickford. The the borough District Council. | Primary School Secondary Sch GPs / Health C <800m | Enfield Road vices (distance : Hilltop >600n ool: Beuchamps entre: 340 South I Centre: Southe | n <1.5km nend road |
| Development Plan: Allocated | as Green Belt i | n the BDLP 19 | 998. | <800m | i centre: Southe | nu koau |
| Planning History: | | | | | Nickford >800m ark south side o >800m < 2km | |
| 05/01215/FULL - Proposal for bungalow - refused | the construction | on of two bed | , detached | Bus Stop: >30 | | km |
| Ownership: | - Public B | odv? | | - | | |
| ewnersnip. | | Individual? | Yes | 1 | | |
| | - Compar | | | 1 | | |
| | - Unknow | | | - | | |
| Urban Area Site | No | | 1 | 1 | | |
| Green Belt Site | Yes | Area: 0.06 | ha | - | | |
| Greenfield Site | Yes | Area: 0.06 | | | | |
| Previously Developed Lan | | 711001 0.00 | nu - | - | | |
| Site Constraints | | | | | | |
| Areas excluded from the S | HLAA | | Constraints th | at may affect | a site's viabili | tv |
| Scheduled Monument | Within | No | Ancient Woodla | | Within | No |
| | Part of | No | | | Part of Site | No |
| | Adj. To | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | | No | Local Wildlife Si | tes | Within | No |
| | Part of Site | No | | | Part of Site | No |
| | Within Buffer | Yes | | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Acti | on Plan (BAP) | Within | No |
| | Part of Site | No | Priority Habitat | | Part of Site | No |
| | Within Buffer | No | | | Within Buffer | No |
| Flood Zone | Zones 2, 3 & | Yes | Protected Specie | es Alert Area | | No |
| If yes, Zone 3? | surface water | | | | | |
| Washland | | No | Protected Specie | es Alert Area - | | Yes |
| Marshes Protection Area | | No | 10m Buffer | | | |
| Existing, developed | Within | No | 1 | | | |
| business/ industrial areas | Part of | No | Village Green & | Common Land | | No |
| | Adj. To | No | Ground Water V Area | | | Yes |
| Oil / Gas Pipelines | | No | Conservation Ar | ea | Within | No |
| | | | | | Adj. To | No |
| | | | | | - | |
| Electricity Pylons | | No | Listed Buildings | | Within | No |
| | | | | Barn (at risk) | Adj. To | Yes |
| | | No | Potential Contar | minated Land | C | |
| Immovable communications links | | | | | | -i |
| | | No | Definitive Footp | ath (PRoW) | | Yes |

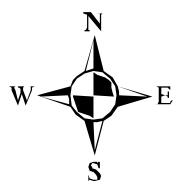
| Address : Land east of Sunnyside, Enfield Road, Wickford | Site Area: 0.06ha | Current Use: Grassland/garden | Site Ref: SS0050 | |
|--|----------------------|---|---------------------|---|
| • | | Archaeological Finds | s Area | Yes |
| Highway issues: No particular issues, due this site will not have any significant effect c | | | k in the vicinity | 7. The small size of |
| onstraints (description): Green Belt allocation in development plan Adjacent to two Grade II listed buildings (one at risk). Pill boxes also within site Within Flood Zones 2, 3 and surface water flood risk Site is segregated from the settlement boundary. Contaminated land at Shot Farm SAC, SPA, RAMSAR Buffer Protected species alert areas | | | | |
| Could the constraints be overcome? | No | | | |
| What is the most suitable type of deve | elopment for | this site? Grassland | , retained gard | en use. |
| | | Site is NOT suita | able for housi | ng development x |
| Reason(s) why site is suitable for hou location in a flood zone. As such this site is | | | | n belt, but also by its |
| Is site available for development? If yes, when? | | The site was put fo process. Following details could be est | receipt of the s | of the Call for Sites ite, the landownership |



Sunnyside, North of Enfield Road



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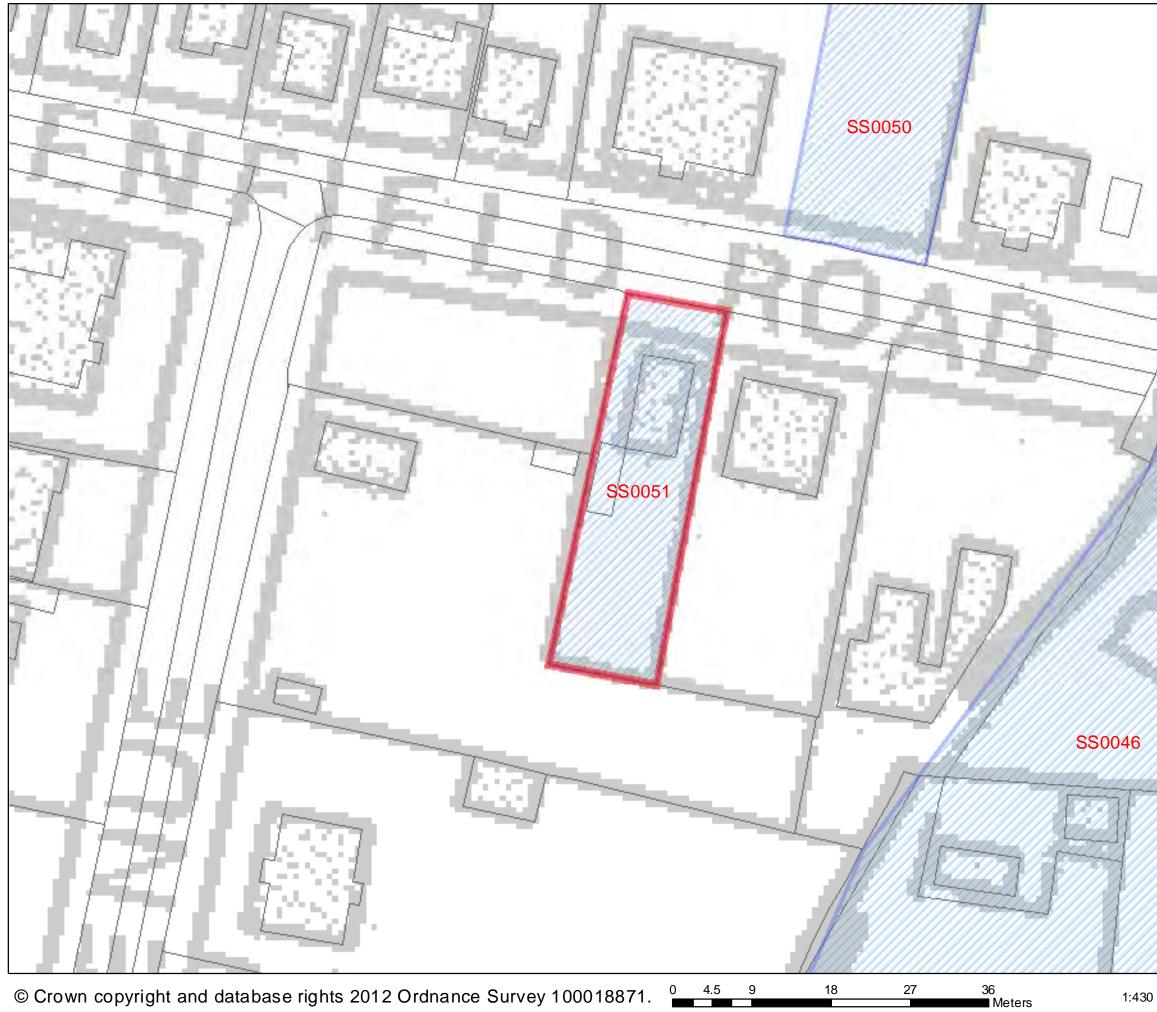


| Address: Land at Claygate, E Wickford | nfield Road | , Site Area : 0.05ha | Current Use: Residential gard | en Site Ref: SS0051 | | |
|--|--|---|--|---|---|--------------------------------------|
| Description of Site (includ Small site, formerly comprisin plotlands to the north east of to the west of the A130 dual of with Chelmsford Borough Cour residential areas lie to the wer previously existed on the site replacement dwelling in the g land owners ownership. The s as part of its domestic garden cars. Development Plan: Allocated a Planning History: Adjacent to • 04/00874/OUT - Dem | g a resident Wickford. T carriageway ncil and Roo st and south was replace reen belt po ite is now fo and for the as Green Be | ial property, situa he site abuts Enf c, close to the bor chford District Co nwest. The dwelli ed on the Council olicy, to an adjoin enced off from Cl e casual repair of elt in the BDLP 19 | ield Road and is rough boundary puncil. The main ng that 's 'one for one' ing plot in the laygate but used old American | Primary School Secondary School GPs / Health Co <800m Neighbourhooc <>800m (100r Town Centre: N Public Open Sp Bus Stop: <100 | vices (distance : Hilltop >600n pol: Beuchamps entre: 340 South I Centre: Southe n to 1.1km) Wickford >800m ace: <800m | n <1.5km nend road end Road |
| detached replacemen adjacent land – refuse 05/01215/FULL- Prop detached bungalow – 05/0004/OUT - Dem erection of replacemen Avenue - granted 05/00476/REM - Dem replacement bungalow (Reserved Matters rel materials and landsca | ed osal for the refused olition of ex nt bungalow olition of ex w on adjace ating to 05/ | construction of the sisting bungalow a w on adjacent lan sisting bungalow a nt land fronting C 00004/OUT) - de | wo bed, at Claygate and id fronting Oak and erection of Dak Avenue | | | |
| Ownership: | - Priva | ic Body? ite Individual? | Yes | | | |
| | - Com | | | | | |
| | - Unkr | nown? | | | | |
| Urban Area Site | No | Ano. 0.05 | h - | | | |
| Green Belt Site | Yes | Area: 0.05 | | | | |
| Greenfield Site | Yes | Area: 0.05 | na | | | |
| Previously Developed Land | d No | | | | | |
| Site Constraints | | | Construction | <u>ah mar (6)</u> | | |
| Areas excluded from the S | 1 | Ne | Constraints th | | | |
| Scheduled Monument | Within Dort of | No | Ancient Woodla | IU | Within Dort of Site | No |
| | Part of | No | 4 | | Part of Site | No |
| | Adj. To | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | | No | Local Wildlife Si | tes | Within | No |
| | | | | | | |
| | Part of Site | | | | Part of Site | No |
| | Part of Site Within Buf | | | | Part of Site Within Buffer | No No |
| Local Nature Reserve (LNR) | | | Biodiversity Acti | on Plan (BAP) | | |
| Local Nature Reserve (LNR) | Within Buf | fer Yes No | Biodiversity Acti Priority Habitat | on Plan (BAP) | Within Buffer | No |
| Local Nature Reserve (LNR) | Within Buf Within Part of Site | fer Yes No e No | | on Plan (BAP) | Within Buffer Within Part of Site | No No No |
| | Within Buf Within Part of Site Within Buf | fer Yes No e No fer No | Priority Habitat | | Within Buffer Within | No No No No |
| Flood Zone | Within Buf Within Part of Site | fer Yes No e No fer No | | | Within Buffer Within Part of Site | No No No |
| Flood Zone If yes, Zone 3? □ | Within Buf Within Part of Site Within Buf | fer Yes No e No fer No ter No | Priority Habitat Protected Specie | es Alert Area | Within Buffer Within Part of Site | No No No No No |
| Flood Zone If yes, Zone 3? Washland | Within Buf Within Part of Site Within Buf | fer Yes No e No fer No ter No No | Priority Habitat Protected Specie Protected Specie | es Alert Area | Within Buffer Within Part of Site | No No No No |
| Flood Zone If yes, Zone 3? Washland Marshes Protection Area | Within Buf Within Part of Site Within Buf surface wa | fer Yes No e No fer No ter No No No | Priority Habitat Protected Specie | es Alert Area | Within Buffer Within Part of Site | No No No No No |
| Flood Zone If yes, Zone 3? Washland | Within Buf Within Part of Site Within Buf | fer Yes No e No fer No ter No No | Priority Habitat Protected Specie Protected Specie | es Alert Area es Alert Area - | Within Buffer Within Part of Site | No No No No No |

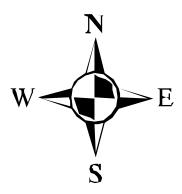
| Address: Land at Claygate, E Wickford | nfield Road, | Site Area : 0.05ha | Current Use: Residential garden | Site Ref: SS0051 | | |
|--|---|--|---|---|--|--|
| | Adj. To | No | Ground Water Vulnerability Area | | | Yes |
| Oil / Gas Pipelines | | No | Conservation Area Within | | No | |
| | | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | | Within | No |
| | | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contamina | ited Land | | С |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath | (PRoW) | | No |
| | | | TPO | | | No |
| Highway issues: No particul | | | Archaeological Finds | | | No |
| Constraints (description): Green Belt allocation Within surface water Is neither within nor a boundary. Could the constraints be o plan; where investigations are | flood risk adjacent to the vercome? e undertaken in | e settlement Yes, where t | SAC, SPA, F Potential co the Green Belt allocat tial contamination and | ntaminated | land ved from the | |
| increase surface water floodin | 0 | lonmont for | this site? Cardon/r | tainaduca | | |
| What is the most suitable | | | Site is NOT suita | | ousing devel | opment x |
| Reason(s) why site is su not considered to be in a su would remain an issue unles to be suitable for development there is already an existing site. For this reason, the site | stainable loca ss the adjacen ent at this time dwelling on sit | tion as it is sig t Shot Farm w e. As the site w te, a like for lik | nificantly removed fro vere also to be develo would only even be al ke is the only develop | om the settl ped. As suc ble to accon | ement bound h this site is i nmodate one | lary, which not considered dwelling, and |
| Is site available for develoning of the site available for develoning of the site of the s | opment? | | The site was put fo process. Following details could be est | receipt of th | | |



Land at Claygate, West of Gladville





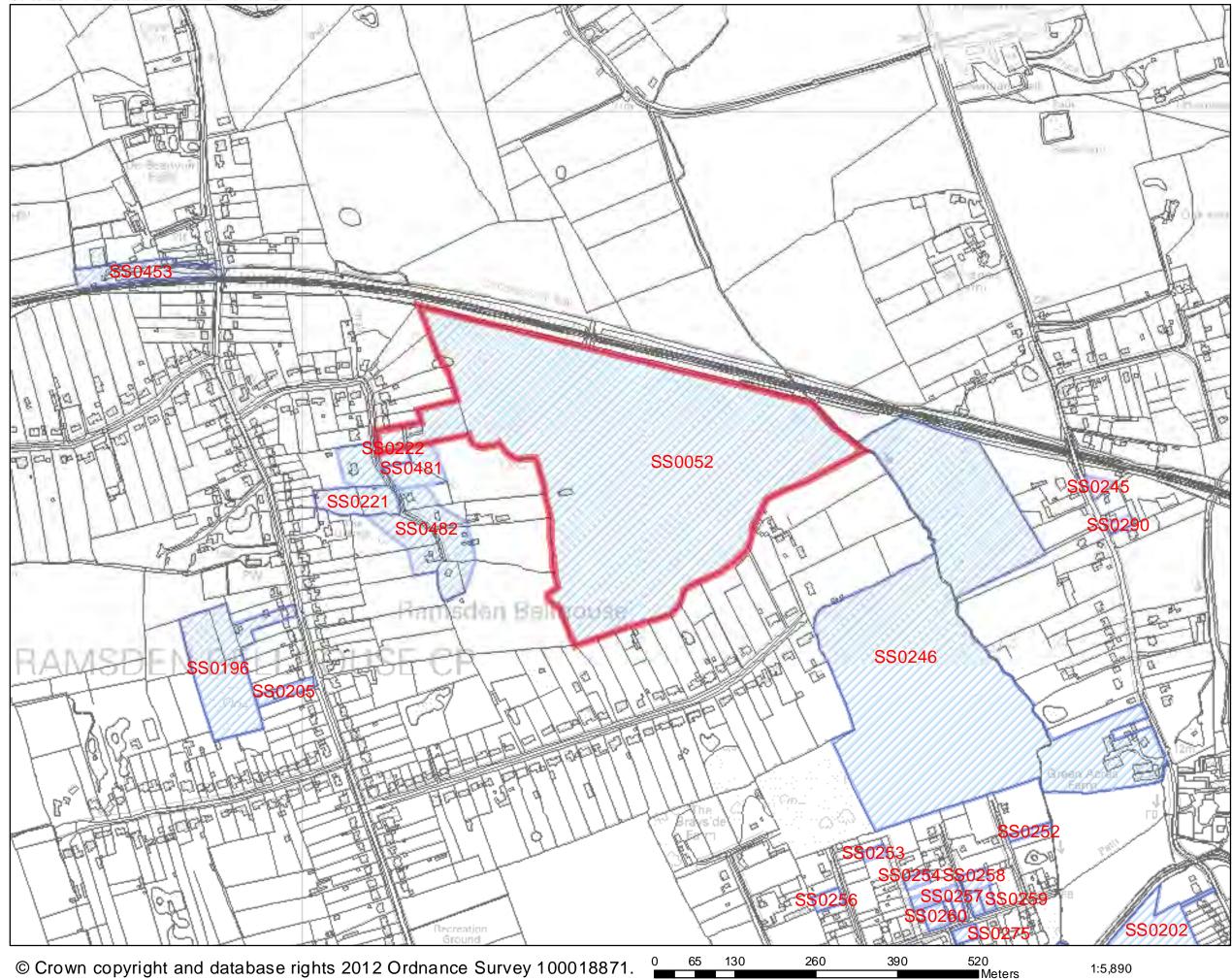


| Address: Land East of Churc of Glebe Road, Ramsden Bell | | Site Area : 18.6 ha | Current Use : Farmland, woodland, residential | Site Ref: SS0052 | | |
|--|------------------------------------|----------------------------------|---|---------------------|--------------------|------|
| Description of Site (includ | ing planning | status) | | Site Access | From Orchard Ave | enue |
| Large irregular shaped land. N Land largely comprises of farr residential housing to the wes line to the north. | North east par mland, with a s | t of Ramsden E small woodland | d area and a few | Access to Ser | | |
| Development Plan allocated a | s Green Belt. | | | | | |
| Planning History - the followin site: 11/00493/FULL - Den dwelling – refused 11/00494/FULL - Refureinstate as builders y | nolish existing urbish and relo | outbuildings a | nd erect new | | | |
| Ownership: | - Public I | Body? | No | | | |
| • | | Individual? | No | | | |
| | - Compa | ny? | Yes |] | | |
| | - Unknov | | No |] | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 18.6 | ha | | | |
| Greenfield Site | Yes | Area: 18.5 | ha | | | |
| Previously Developed Lane | d Yes | Area: 0.1h | а | | | |
| Site Constraints | | | | | | |
| Areas excluded from the S | | | | | a site's viability | y |
| Scheduled Monument | Within | | Ancient Woodla | nd | Within | |
| | Part of | | 4 | | Part of Site | |
| | Adj. To | | | | Within Buffer | |
| SSSIs/ SACs / SPAs / Ramsar | | | Local Wildlife Si | tes | Within | |
| | Part of Site | | - | | Part of Site | |
| | Within Buffer | | | | Within Buffer | |
| Local Nature Reserve (LNR) | Within | | Biodiversity Acti | on Plan (BAP) | Within | |
| | Part of Site | | Priority Habitat | | Part of Site | |
| | Within Buffer | | | | Within Buffer | |
| Flood Zone | | | Protected Specie | es Alert Area | | |
| If yes, Zone 3? | | | Ductor 1 1 C | | | |
| Washland | | | Protected Specie | es Alert Area - | | |
| Marshes Protection Area | \A(;+h_') | | 10m Buffer | | | |
| Existing, developed | Within | | | 0 | | |
| business/ industrial areas | Part of | | Village Green & | | | |
| | Adj. To | | Ground Water V Area | | | |
| Oil / Gas Pipelines | | | Conservation Ar | ea | Within | |
| | | | | | Adj. To | |
| Electricity Pylons | | | Listed Buildings | | Within | |
| | | | Listoù Danungs | | Adj. To | |
| Immovable communications | | | Potential Contar | minated Land | | |
| links | | | | | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footp | ath (PRoW) | | |

| Address: Land East of Church Road, North of Glebe Road, Ramsden BellHouse | Site Area : 18.6 ha | Current Use: Farmland, woodland, | Site Ref: SS0052 | | | | | | |
|---|---|---|---------------------------------|------------------------------------|------------------|--|--|--|--|
| | | residential | | | | | | | |
| | | ТРО | | | | | | | |
| | | Archaeological Finds | s Area | | | | | | |
| Highway issues: | | | | | | | | | |
| Constraints (description): | | | | | | | | | |
| Could the constraints be overcome? If yes, how? | | | | | | | | | |
| What is the most suitable type of development for this site? | | | | | | | | | |
| Site is not suitable for housing develop | oment X | | | | | | | | |
| Reason(s) why site is not suitable for h | nousing: | | | | | | | | |
| This site is located within a valued area of the As part of the Council's methodology the boidentified where development could signification considered against the five purposes of the 1. to check unrestricted sprawl of large built | roughs green antly undermir green belt as -up areas; | belt has been consid ne the value of the gro set out in PPG2. The | ered on its n een belt. This | nerits and speci s assessment w | fic areas /as | | | | |
| to prevent neighbouring towns from merg to assist in safeguarding the countryside to preserve the setting and special characteristic to assist in urban regeneration by encour other urban land. | from encroach | nment; towns; and | | | | | | | |



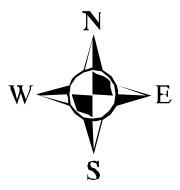
Land east of Orchard Avenue



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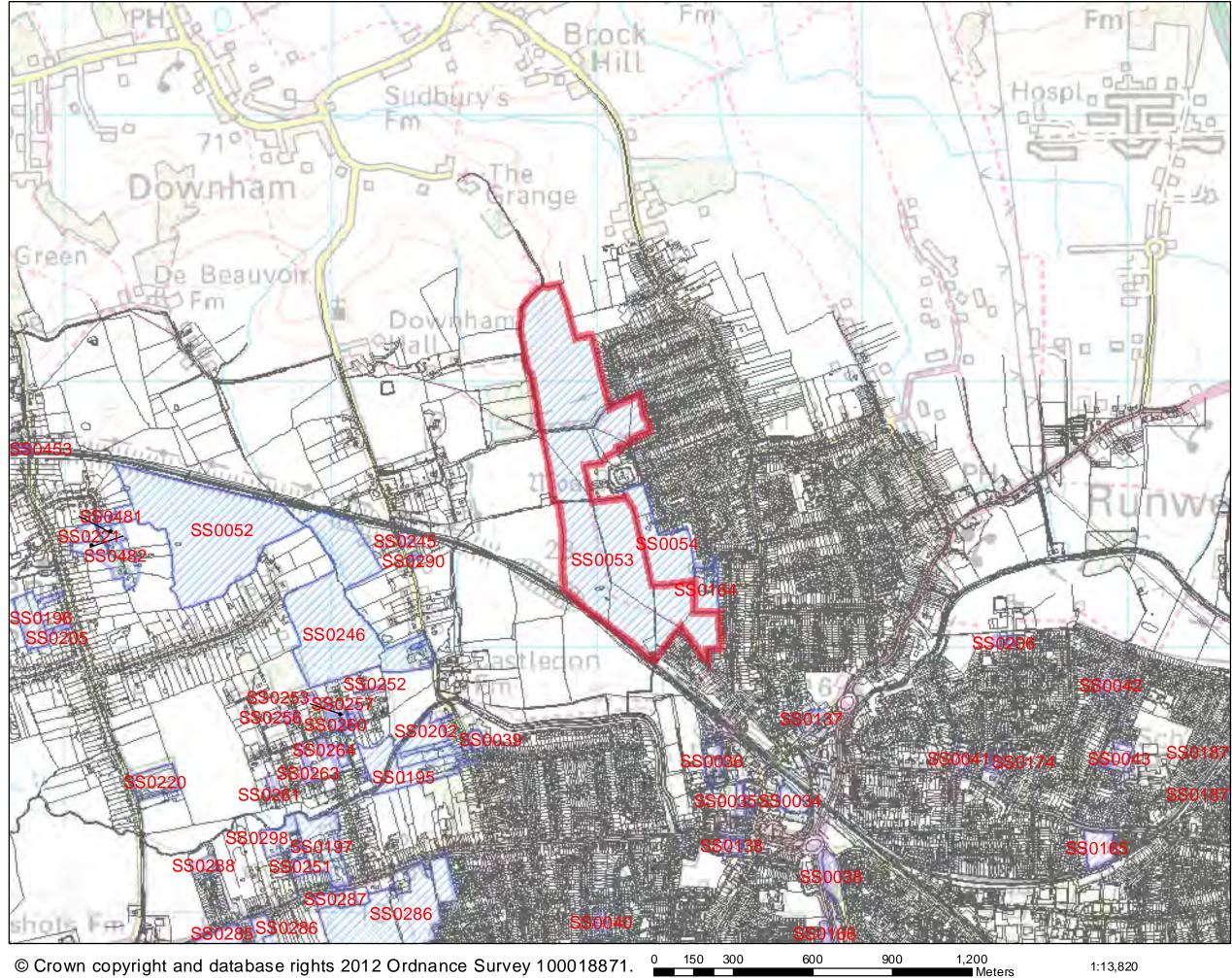
| Address: Land south, north a Barn Hall (Area of Special Res + Allocation S3 | and west of | Site Area: 24.2ha | Current Use : Arable farmland (grassland), and recreational ope space | ł | | |
|--|--|---|---|---|--|--|
| Description of Site (include Expansive area of hedge enclor northwest outskirts of the tow Victoria railway line forms the farmland to the north and west established residential areas to within the field boundaries. Development Plan: The eastern part of the site chan 'Area of Special Reserve' in would apply. The western por Green Belt and shown as Propalthough this latter allocation Planning history – In respect of the first two field - 07/00801/OUT - Resident dwellings), refused bu - 09/01087/COND - To granted 27.01.2010. - 10/00481/REM grante In respect of land south of Do - 11/00591/FULL - Resi Refused 2011. Appeal - 11/01378/FULL - Resi associated highways, works (resubmission ff 11/00591/FULL with a & highway matters ar - Pending consideration - Site boundaries amended to encurrently under construction a 24.2ha (was 39ha). Of the 24 as Green Belt and 2.85ha is an Ownership: | osed arable fai on of Wickford southern bou st, the district o the east. Sec osest to the re- tion of the site posed Open Sp does not appe ds north of Sta idential develo ut allowed by t discharge Cor ed December 2 winham Road dential develo t allowed by t discharge Cor ed December 2 winham Road dential develo t allowed by t discharge Cor ed December 2 winham Road dential develo t allowed by t discharge Cor ed December 2 winham Road dential develo servicing, lanc following refus additional infor a Design & on as at 06.02 exclude area w ind the land in t.2ha now beir <u> - Public E</u> <u> - Private</u> <u> - Compa</u> | mland located. The London ndary of the si boundary to the everal mature of the sidential areas a where save a sallocated a bace in the deversion ar to have been thion Avenue, N pment (maxim he SoS 16/10/ adition 19 of 0 2010 for 152 n (2.85ha): pment of 68 d 012. pment of 68 d 0 | to Southend ite, with further he north and trees exist s is allocated as d policy S3 is metropolitan velopment plan, en saved. Wickford: hum 200 /2008, 7/00801/OUT, o. units. wellings, Dwellings with hfrastructure application no. bect of drainage ent Addendum) ermission, orough, now 1.35 is allocated | Road, Station F Access to Ser Primary School Secondary School Secondary School Secondary School Secondary School Secondary School Of Secondary School Wickford Health Neighbourhood (Alderney Gard Town Centre: - Public Open Sp and amenity sp Space <2km, e space <400m, <800m; Memo Bus Stop: 500r | <800m ace: former allo bace (within site) du fields, natura outdoor sports f rial Park <2km | E Road in m) ty >600m largely Lane & tments), Civic al green facilities |
| Urban Area Site | - Unknov Yes | vn? Area: 2.7h | No | • | | |
| Green Belt Site | Yes | Area: 2.76 Area: 21.5 | | 1 | | |
| Greenfield Site | Yes | Area: 21.5 | | 1 | | |
| | | Aiea. 24.1 | IId | 1 | | |
| Previously Developed Land | | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the S | | | Constraints th | | 1 | |
| Scheduled Monument | Within | No | Ancient Woodla | nd | Within | No |
| | Part of | No | 1 | | Part of Site | No |
| | Adj. To | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Si | tes | Within | No |
| | Part of Site | No |] | | Part of Site | No |
| | Within Buffer | | 1 | | Within Buffer | No |
| L | | 103 | | | | |

| Address: Land south, north a Barn Hall (Area of Special Res + Allocation S3 | | Site Area : 24.2ha | Current Use: Arable farmland (grassland), and recreational open space | Site Ref.: SS0053 | | |
|--|---|--|---|---|-------------------------------------|------|
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) | | Within | No |
| | Part of Site | No | Priority Habitat | | Part of Site | No |
| | Within Buffer | No | | | Within Buffer | No |
| Flood Zone | Surface water | No | Protected Species A | lert Area | | Yes |
| Washland | | No | Protected Species A | | | Yes |
| Marshes Protection Area | | No | 10m Buffer | | | 100 |
| Existing, developed | Within | No | | | | |
| business/ industrial areas | Part of | No | Village Green & Con | nmon Land | | No |
| | Adj. To | No | Ground Water Vulne | | | No |
| | Auj. 10 | | Area | lability | | NO |
| Oil / Gas Pipelines | | No | Conservation Area | | Within | No |
| | | | | | Adj. To | No |
| | | | | | | |
| Electricity Pylons | | No | Listed Buildings | | Within | No |
| | | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contamina | ited Land | С | 1 |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath | (PRoW) | | Yes |
| H.E.R: Roman site excavated and coins found Ditch, gullies, pits, iro and pottery Berne Hall Moat (adja Tile, brick and pottery Roman Road traced b Wickford Church, end Samian pottery Iron Age pottery Romano-British potte | on age post hole acent site) / vetween of Barn Hill, | SMR No. 7514 47535 7515/6 7566/7 7564 7571 7568 7596 | TPO – Predominantl some ash, hawthorr hornbeam and cherr | n, willow, | TPO/06/07 Various | Yes |
| | | | Archaeological Finds | s Area | Finds area 6, 30, 79 and 81 | Yes |
| Highway issues: Extension significant development and a Constraints (description): Part within Green Belt Open space designation Within 5km buffer of Ram Trees covered by TPO with Could the constraints be o If yes, how? Removal of Green Be PPG17 assessment to Ramsar/SAC/SPA buff The positions of TPO Position of definitive f Investigations into pr Archaeological investi | access. Close to hsar/SAC/SPA thin the site hvercome? It policy remove open sp fer unlikely to be trees and hedge footpath to be re otected species of gations to be un | <u>Wickford To</u> Yes ace designa affected du rows should spected; within the si dertaken. | Definitive footpa Definitive footpa Protected specie Archaeological f Likely existence assessment mad | ay Station G ath es alert area inds area/H of contamir de. n nature of otected; easures inst | ER hation – no deta the area; | iled |
| Intrusive investigation What is the most suitable development plan has been r | type of develo | opment for | this site? Residentia | al on non gr | een belt sites or | |

| Address: Land south, north and west of Barn Hall (Area of Special Reserve BAS S3) + Allocation S3 | Site Area: 24.2ha | Current Use: Arable farmland (grassland), and recreational open space | Site Ref.: SS0053 | | |
|---|--|---|---|---|--|
| Site suitable for housing development | x | | | | |
| Reason(s) why site is suitable for hous site requires a PPG17 assessment to remove to be removed. The timeframe would need Area of Special Reserve in the BLDP 1998 he likely that some of this site will need to prov development that would be accommodated | e the open spator to reflect thes as been grant vide for the lo | ace allocation and the le two policy constrain ed planning permission | e Green Belt desi nts. Furthermore on for 68 units. (| gnation would have , the designated Consequently, it is | |
| Is site available for development? If yes, when? | | The site was put forward as part of the Call for Sites process by the landowner. Timeframe reflects the need to change Green Belt policy. | | | |

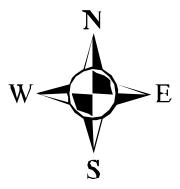


Land North and East of Station Avenue



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SHLAA 2011/2012



SS0053

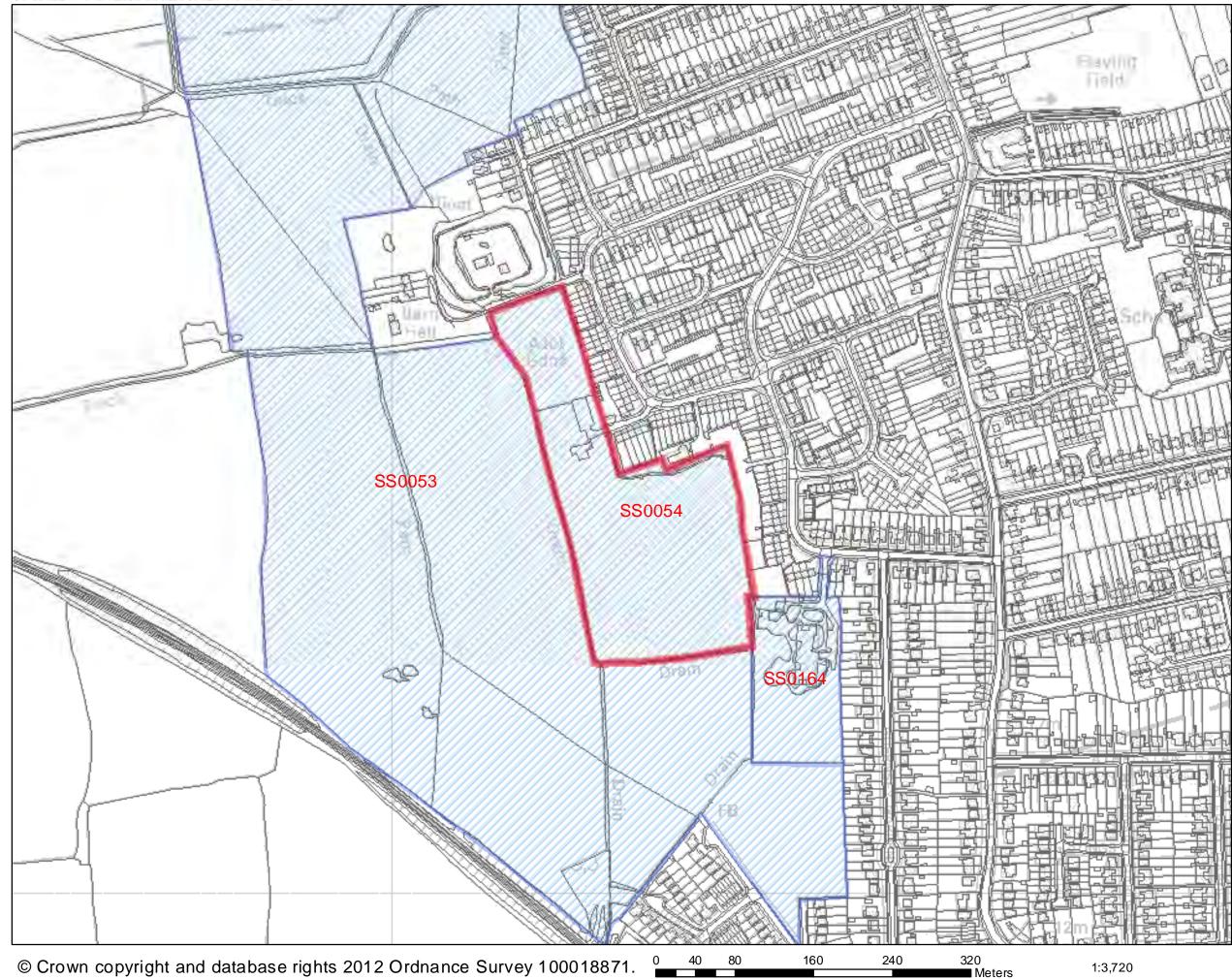
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| Address: Land north and east of Station Avenue, Barn Hall, Wickford | | | Site Area: 4.6 Ha | Current Use: Open space (formerly allotments) and playing pitches | Site Ref.: SS0054 | | |
|--|-----------------|---|------------------------------------|---|---|--|--------------------------------|
| Description of Site (includ Fairly level grassland field adju housing to the east. New hou Development Plan: Part of Bar | oining using | g open co building b | untryside to to built on land t | o the south. | Hall Court acce Road, via acces off Haslemere | From the north vess lane off Hasl ss road to sport: Road or from th rtion of Barn Hassion | emere s pavilion e south |
| Public open space (formerly a pavilion and some children's p | | | | es, with a sports | Access to Ser Primary School | | from |
| Ownership: | - | Public B Private Compar Unknow | Individual? iy? | Yes No No No | Secondary Sch secondary scho GPs / Health Co | ool: >1500m bo | oth an Lane |
| Urban Area Site Green Belt Site | | Yes No | Area: 4.6 | | Gardens Town Centre: \ | | liderney |
| Greenfield Site | | Yes | Area: 4.5h | าล | Public Open Sp | ace: Wickford a | llotments, |
| Previously Developed Land | | Yes | Area: 0.1h | | amenity green space outside of Distri churchyard, educational fields, natur green space, outdoor sports facilities 800m. > 800m Wickford Memorial P Bus Stop: Wickford TC 800m Railway Station: Wickford 1km | | |
| Site Constraints | | • | | Constraints th | at we are affect | | 4 |
| Areas excluded from the S | 1 | | No | Constraints th Ancient Woodla | | Within | No |
| Scheduled Monument | With | | No No | Ancient woodia | nu | Part of Site | - |
| | Part | | No | - | | | No No |
| SSSIs/ SACs / SPAs / Ramsar | Adj. | | No | Local Wildlife Si | tos | Within Buffer Within | No |
| SSSIS/ SACS / SPAS / Railisai | | of Site | No | | les | Part of Site | No |
| | - | in Buffer | Yes | - | | Within Buffer | No |
| Local Nature Reserve (LNR) | With | | No | Biodiversity Acti | on Plan (BAP) | Within | No |
| | | of Site | No | Priority Habitat | | Part of Site | No |
| | | in Buffer | No | | | Within Buffer | No |
| Flood Zone If yes, Zone 3? □ | | 2010 | No | Protected Specie | es Alert Area | | Yes |
| Washland | | | No | Protected Speci | es Alert Area - | | Yes |
| Marshes Protection Area | | | No | 10m Buffer | | | |
| Existing, developed | With | in | No | | | | |
| business/ industrial areas | Part | | No | Village Green & | | | No |
| | Adj. | То | No | Ground Water V Area | <u> </u> | | No |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Within Adj. To | No No |
| Electricity Pylons | | | No | Listed Buildings | | Within | No |
| LIGGUIGUY É YIUUS | | | | Listed buildings | | Adj. To | No |
| Immovable communications links | | | No | Potential Contar | minated Land | B | |
| 400m buffer zone around wastewater/sewage treatment plants | | | No | Definitive Footpath (PRoW) | | | No |

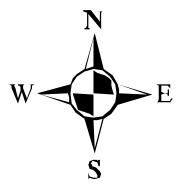
| | Site Area : 4.6 Ha | Current Use: Open space (formerly allotments) and playing pitches | Site Ref.: SS0054 | | | | | |
|--|--|--|---|--|---------|--|--|--|
| H.E.R Berne Hall Moat (adjacent site) Previous Roman/iron age tile/pottery found in vicinity | SMR No. 7515/6 | TPO: Oak, Willow & | Hornbeam | TPO/06/07 | Yes | | | |
| | | Archaeological Finds | | Area 6 & 81 | Yes | | | |
| Highway issues: Good access to existing highway network and close to wickford railway station | | | | | | | | |
| Ramsar/SAC/SPA buffer unlikely to be The positions of TPO trees and hedge Investigations into protected species Archaeological investigations to be un Intrusive investigation of the site to construct the structure open space in the space i | e affected du erows should within the sil ndertaken. check on pote n the locality | be respected and protected and protected and remediation methods and remediation at a second se | inds area n nature of otected; easures inst and mitigatic | the area; tigated accordin on or avoidance | | | | |
| What is the most suitable type of devel | opment for | this site? Residentia | al / open sp | ace. | | | | |
| Site is suitable for housing development | nt X | | | | | | | |
| Reason(s) why site is not suitable for housing : As an Area of Special Reserve in the Basildon Local Development Plan, the SHLAA methodology states that allocations in the existing plan will be carried forward. The site is adjacent to existing residential properties and on the edge of the urban area. Whilst, it is recognised that there is an area of open space on the land, the relocation of the open space would have to be taken this into consideration as part of the development scheme. | | | | | | | | |
| Is site available for development? If yes, when? | | The site was put fo process by the land | | rt of the Call fo | r Sites | | | |



Land North and East of Station Avenue



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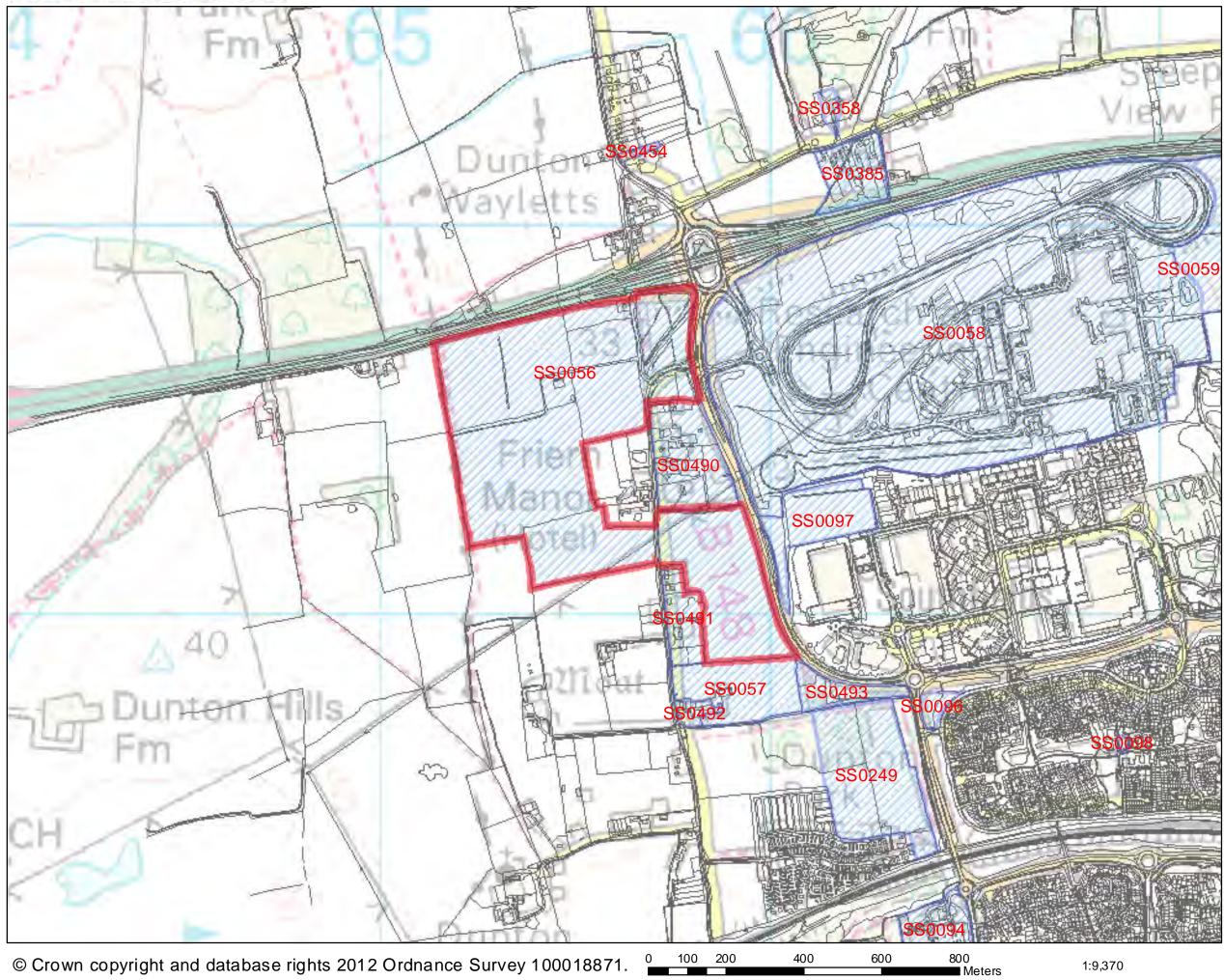


| Address: Land east and wes | t of Lo | | Site Area: | Current Use: | Site Ref.: | | | |
|--|---------------|------------|----------------------------------|-------------------|------------------------------------|-------------------|-----------|--|
| Dunton Road, Dunton, Basildo | on | | 40ha | Farmland | SS0056 | | | |
| Description of Site (includ | ing p | lanning | status) | | Site Access: I | ower Dunton R | oad | |
| Large parcel of land of irregul | | | | tending south of | Access to Services (distance in m) | | | |
| the A127 on both sides of Lov | | | | | Primary School | : >600m | , | |
| and dwellings on the east of [| | | | | Secondary Sch | | | |
| fields, a single large barn and | sever | al individ | ual trees, part | ticularly in the | GPs / Health Co | | | |
| field boundaries. | | | | | - | I Centre: >800r | n | |
| | 0 | | | | (Presidents Cou | | | |
| Development Plan: Allocated | as Gr | een Beit i | n the BDLP T | 998. | | >800m (Laindor | | |
| Planning History: | | | | | | ace: Amenity G | | |
| ES BAS-0827-1955 – Resident | oad and Lower | • | children and yc >800m, Natura | • | | | | |
| Dunton Road, Dunton. Refus | | | | | | <800m, Urban F | | |
| Harm to the Green Be | | | so on ground | 5 01. | Bus Stop: 500r | | | |
| Loss of a farming enter | | e/food pro | oduction land | | | n: >1.6km Laind | lon | |
| Harm to highway safe | | I | | | | | | |
| BAS/0478/50 - Use of land as | 5 | avan site | : Refused 02. | 03.1951. | | | | |
| BAS/0829/55 - Residential De | | | wr Dunton Ro | d and | | | | |
| merrylands Chase: Refused 1 | | | | | | | | |
| BAS/0543/62 – Outline reside | ntial, (| Old Shool | house land: | Refused | | | | |
| 08.06.1962. | | | | | | | | |
| BAS/0949/62 – Outline detach | | | Lwr Dunton F | and and | | | | |
| Merrylands Chase: Refused 07 Site boundaries amended to e | | | hin Brontwoo | d Borough (Mas | As well as hour | sing consider us | o of sito | |
| 50ha, now 40ha) | -Aciuut | | | a bolougii (was | | istribution, Leis | | |
| Ownership: | | - Public B | odv? | No | | staurant/Pub, H | | |
| · | | | Individual? | Yes | | ment, Hotel or | | |
| | | - Compan | | No | | | | |
| | - | - Unknow | n? | No | | | | |
| Urban Area Site | 1 | No | | | | | | |
| Green Belt Site | | Yes | Area: 40ha | 1 | | | | |
| Greenfield Site | | Yes | Area: 39.5 | | | | | |
| Previously Developed Land | d l | Yes | Area: 0.5h | a (excl. roads) | | | | |
| Site Constraints Areas excluded from the S | | | | Constraints th | at may affect | a cito/c viabili | + | |
| Scheduled Monument | Withi | | No | Ancient Woodla | | Within | No | |
| Scheduled Monument | Part | | No | | nu - | Part of Site | No | |
| | Adj. | | No | | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Withi | | No | Local Wildlife Si | tes | Within | No | |
| | - | of Site | No | | | Part of Site | No | |
| | | n Buffer | No | | | Within Buffer | Yes | |
| Local Nature Reserve (LNR) | Withi | | No | Biodiversity Acti | on Plan (BAP) | Within | No | |
| | - | of Site | No | Priority Habitat | · · · · / | Part of Site | No | |
| | - | n Buffer | No | | | Within Buffer | Yes | |
| Flood Zone | | | No | Protected Specie | es Alert Area | | Yes | |
| Washland | | | No | Protected Specie | | | Yes | |
| Marshes Protection Area | | | No | 10m Buffer | | | | |
| Existing, developed | Withi | n | No | | | | | |
| business/ industrial areas | Part | | No | Village Green & | Common Land | | No | |
| | Adj. | То | Yes | Ground Water V | ulnerability | | No | |
| | | | | Area | | | | |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Within | No | |
| | | | | | | Adj. To | No | |
| | | | | | | | | |

| | | Site Area : 40ha | Current Use: Farmland | Site Ref.: SS0056 | | |
|---|---|---|--|---|--|---|
| Electricity Pylons | | Yes | Listed Buildings | | Within | No |
| | | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contamina | ited Land | C | ; |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) *S | | *SE corner | Yes* |
| | | | TPO (A1 – various s | pecies) | TPO/2/71 | Yes |
| | Archaeological Finds Area | | | | | No |
| Highway issues: Access via | Lower Dunton | Road, then li | nking to West Mayne | and A127. | YELLOW | |
| Constraints (description): employment zone, LoWS and of site. Potential noise concer Parts susceptible to surface wa Could the constraints be of Green Belt allocation is remove | BAP buffer, pro rns arising from ater flooding, vercome? ed and all othe | n parts of site No, not for h r physical co | es alert area and elec in close proximity to nousing. Possibly for nstraints respected or | tricity pylons the A127 ju other mixed n site with a | s running throunction and We I commercial u SUDS where r | ugh centre est Mayne. Ises where necessary |
| What is the most suitable | type of deve | lopment for | this site? Agricultur | al / commer | rcial extension | |
| | | | Site is NOT suital | ble for hou | sing develop | oment X |
| Reason(s) why site is not public services, public transpo- transected by an electricity po- edge of borough location. | ort and shoppin | ng areas. The | e site also lies close a | n industrial : | zone, a busy r | oad and is |
| Is site available for develo If yes, when? | The site was submitted by the landowner through the SHLAA process and therefore the landowner can be identified, thus is available. | | | | | |



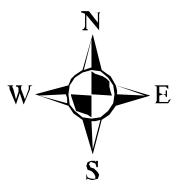
Friern Manor Farm, Lower Dunton Road, Dunton



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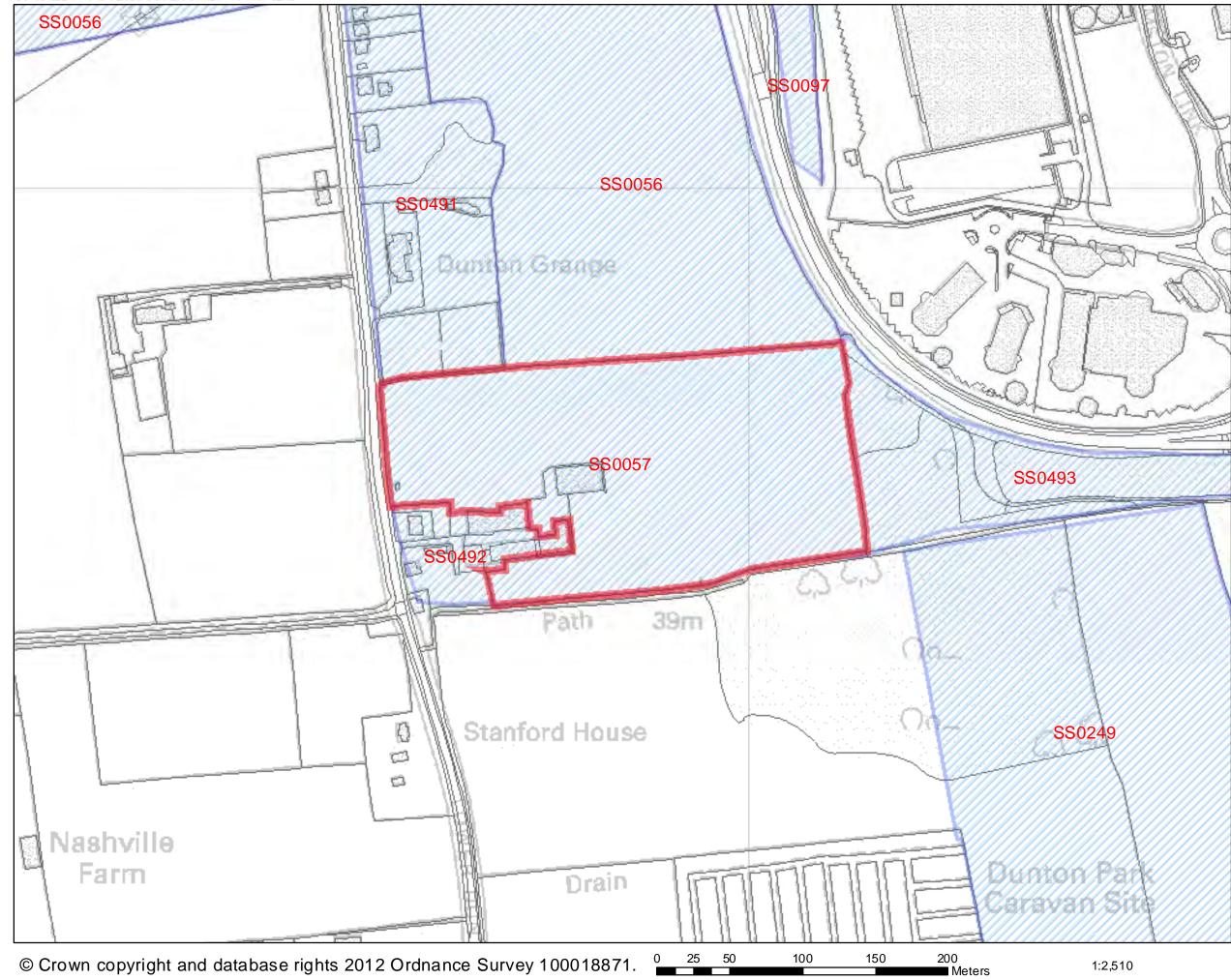


| Address: Land at Hereford H Dunton Road, Dunton, Basildo | - | ower | Site Area : 4.42ha | Current Use: Vacant land | Site Ref.: SS0057 | | | |
|--|--|----------------------------------|----------------------------------|---|---|--|-----------|--|
| Description of Site (includ | ing pla | anning | status) | | Site Access: Lower Dunton Road | | | |
| The site is an irregular parcel Southfields Business Park. The in agricultural use, containing as vacant in the CFS submissi The site is a large field stretch | e site is a large on. ning be | s within e barn. T tween L | the Green Bel The current us | t and has been e is described Road and West | Primary School Great Berry ~1 Secondary Sch Hornsby ~2.5k GPs / Health Co | ool: >1500m (Ja m) entre: 0 within b | lands and | |
| Mayne, extending around and known as The Old School Hou which is a long road with a fer predominantly of rural charac | ise. The w dwel ter. | e site fro lings and | onts onto lowe d other develo | er Dunton Road, opments but | (Presidents Cou Town Centre: 2 Public Open Sp Amenity Green | I Centre: 0 with urt ~900m) >800m (Laindor ace: Space <>800m | ı) ı; | |
| Development Plan: Allocated No planning history for this pa | | | n the BDLP 1 | 998. | <400m; Natural/semi-n | atural space <4 | 00m; | |
| Ownership: | | Dublia D | adu2 | No | Urban Park <2 | s Facilities < 2km | 1 | |
| Ownership: | • | | | | UIDAII PAIK < 2 | KIII | | |
| | | Compan | Individual(s)? | No | Bus Stop: ~500m (Fraser Close) | | | |
| | | Unknow | 3 | No | Railway Station: >1.6km Laindon | | | |
| Urban Area Site | | | | | (~2.1km) | | - | |
| Green Belt Site | | | | | | | | |
| Greenfield Site | | es | 4.35ha | | | | | |
| Previously Developed Land | | es | 0.07ha | | | | | |
| Site Constraints | <u> </u> | 00 | 0.07110 | | 1 | | | |
| Areas excluded from the S | HLAA | | | Constraints th | nat may affect | a site's viabili | tv | |
| Scheduled Monument | Withir | ו | No | Ancient Woodla | | Within | No | |
| | Part o | | No | | | Part of Site | No | |
| | Adj. T | | No | | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | | | No | Local Wildlife Si | tes | Within | No | |
| | Part o | | No | | | Part of Site | No | |
| | Withir | Buffer | No | | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Withir | 1 | No | Biodiversity Acti | ion Plan (BAP) | Within | No | |
| , , , , , , , , , , , , , , , , , , , | Part o | f Site | No | Priority Habitat | × , | Part of Site | No | |
| | | Buffer | No | | | Within Buffer | No | |
| Flood Zone If yes, Zone 3? □ | No | | | Protected Specie | es Alert Area | | Yes | |
| Washland | | | No | Protected Specie | es Alert Area - | | No | |
| Marshes Protection Area | | | No | 10m Buffer | | | | |
| Existing, developed | Withir | ı | No | | | | | |
| business/ industrial areas | Part o | | No | Village Green & | Common Land | | No | |
| | Adj. T | 0 | Yes | Ground Water V Area | /ulnerability | | No | |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Within | No | |
| | | | | | | Adj. To | No | |
| Electricity Pylons | | | No | Listed Buildings | | Within | No | |
| | | | | | | Adj. To | No | |
| Immovable communications links | | | No | Potential Contar | minated Land | C | | |

| ddress: Land at Hereford House, Lower unton Road, Dunton, Basildon | | Site Area : 4.42ha | Current Use: Vacant land | Site Ref.: SS0057 | | |
|--|---|--|---|----------------------------|-------------------|------------|
| 400m buffer zone around wastewater/sewage treatment plants | No | | Definitive Footpath | Definitive Footpath (PRoW) | | |
| | | | TPO | | | No |
| Highway issues: | | | Archaeological Find | s Area | | No |
| No particular highway access Site likely to be considered un Constraints (description): o Green Belt allocation i o definitive footpath alo o adjacent employment o protected species aler Could the constraints be or o Green Belt – Landscap o definitive footpath – d o adjacent employment | n developmen ng southern be zone (Southfie t area vercome? Ye be assessment lesign solution zone – site co | t plan pundary elds) to establish i to respect ro uld be approp | mportance of GB des ute and link into foot priate for employmen | path t uses due te | | |
| protected species aler What is the most suitable Agricultural (no change) | | | | presence or | | i species. |
| Site is NOT suitable for housi | ng developmer | nt x | | | | |
| Reason(s) why site is suit. Whilst the site arguably lies a Mayne which segregates it fro and without a wider strategic | djacent to exis | ting residenti | ed settlement. Furthe | rmore the si | ite lies within g | green belt |
| Is site available for develo If yes, when? | opment? | | Yes. The site was p Sites process by th | | | Call for |



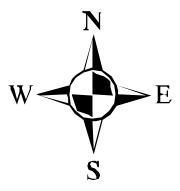
Land to the North of Hereford House



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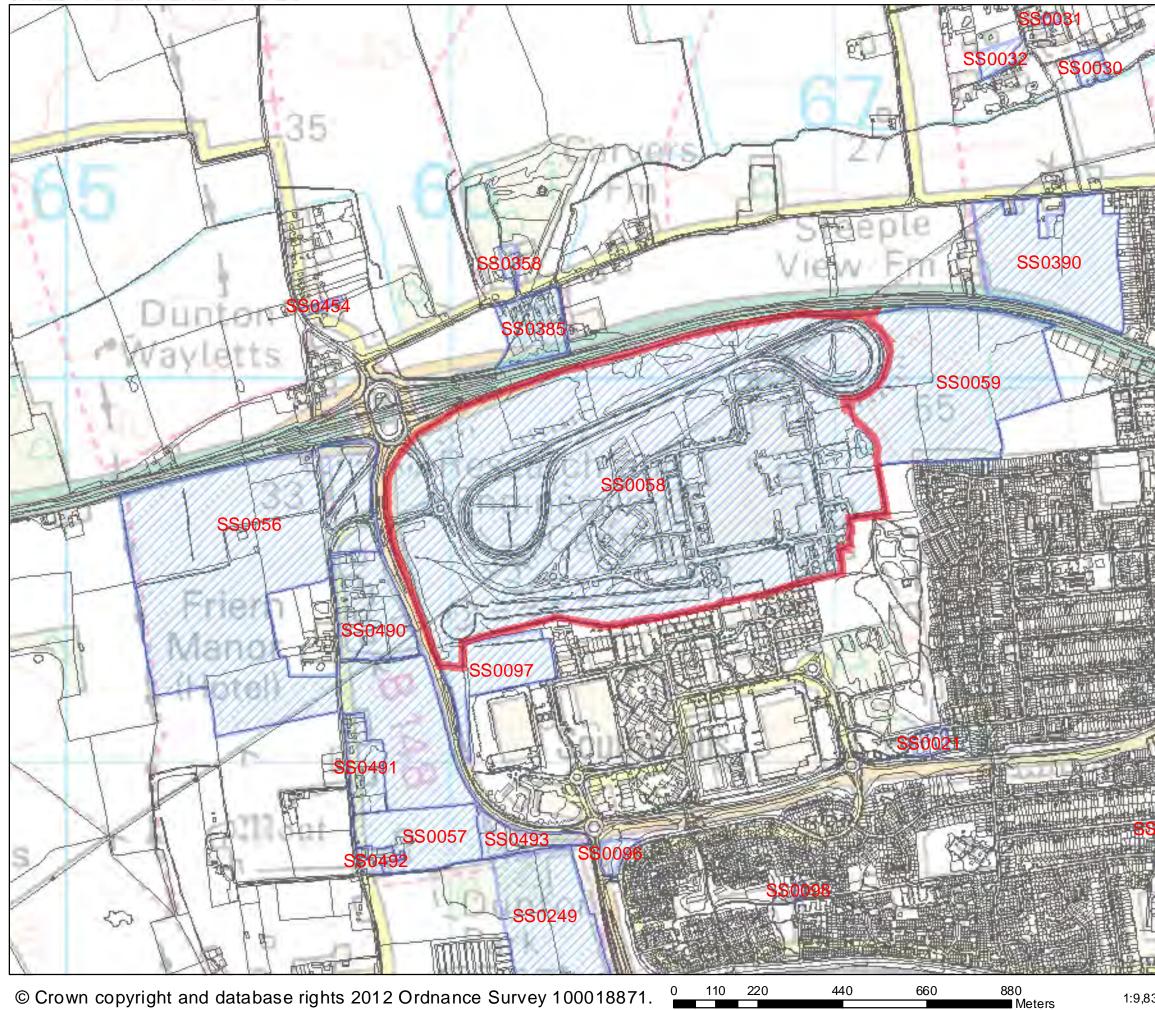


| | | | Site Area : 97.5 Ha | Current Use : Ford Dunton Technical Centre | Site Ref.: SS0058 | | | |
|---|---|---|--|--|--|---|--|--|
| Description of Site (includ Oval shaped site predominant Centre; Greenfield land; test t | ly bro | • | • | ord Technical | from A127/Wes Laindon High R | /ia West Mayne, st Mayne interch coad (via approv | ange; | |
| Development Plan: Ford Research and Development Centre | | | | | developments); or Hemmels. Access to Services (distance in m) Primary School: Millhouse Infant, | | | |
| Planning application history: Various applications reshowroom | g to Ford 1 | echnical Cer | ntre and Car | Nursery and Junior school within a 600m buffer | | | | |
| | | | | | | ool: The James I thin a 1500m bu | | |
| Ford Motor Company ownership. New area = 97.5 Ha (was 105.3 Ha). | | | | | GPs / Health Ce | entre: 1 Health (| Centre | |
| Ownership: | | - Public Bo | | No | within a 800m | buffer | | |
| | | - Private Iı | | No | Neighbourhood | Centre: 3 | | |
| | | Company | | Yes | | centres within a | a 800m | |
| | | - Unknowr | 1 | No | buffer | | | |
| Urban Area Site | | Yes | Area: 97.5 | ha | Town Control I | aindon Town Ce | ntro | |
| Green Belt Site | | No | | | within a 800m | | entre | |
| Greenfield Site | | Yes | Area: 47.5 | | | | | |
| Previously Developed Land | ed Land Yes Area: 50 Ha | | а | Public Open Space: Open Spaces on site and within a 400m buffer | | | | |
| | | | | | Bus Stop: Seve | ral within a 400r | m buffer | |
| | | | | | | n: None within a In station within 1 | | |
| Site Constraints | | | -1 | | | | | |
| Areas excluded from the S | HLAA | 4 | | Constraints th | at may affect | a site's viabilit | V | |
| | | | | | | | . y | |
| Scheduled Monument | With | | No | Ancient Woodla | | Within | No | |
| | With Part | in | No No | | | | | |
| | | in of | | | | Within | No | |
| | Part Adj. | in of To | No | | nd | Within Part of Site | No No | |
| Scheduled Monument | Part Adj. Withi | in of To | No No | Ancient Woodla | nd | Within Part of Site Within Buffer | No No No | |
| Scheduled Monument | Part Adj. With Part | in of To in | No No No | Ancient Woodla | nd | Within Part of Site Within Buffer Within | No No No | |
| Scheduled Monument | Part Adj. With Part | in of To in of Site in Buffer | No No No No | Ancient Woodla | tes | Within Part of Site Within Buffer Within Part of Site Within Buffer Within | No No No No | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar | Part Adj. Withi Part Withi Withi | in of To in of Site in Buffer | No No No No No | Ancient Woodlan | tes | Within Part of Site Within Buffer Within Part of Site Within Buffer | No No No No Yes | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) | Part Adj. Withi Part Withi Part Withi | in of To in of Site in Buffer in | No No No No No No | Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat | tes on Plan (BAP) | Within Part of Site Within Buffer Within Part of Site Within Buffer Within | No No No No Yes No No Yes | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone | Part Adj. Withi Part Withi Withi Part | in of To in of Site in Buffer in of Site | No No No No No No | Ancient Woodlan Local Wildlife Sin Biodiversity Acti | tes on Plan (BAP) | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site | No No No No Yes No No | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ | Part Adj. Withi Part Withi Part Withi | in of To in of Site in Buffer in of Site | No No No No No No No | Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie | tes on Plan (BAP) es Alert Area | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site | No No No No Yes No No Yes Yes | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland | Part Adj. Withi Part Withi Part Withi | in of To in of Site in Buffer in of Site | No No No No No No No No | Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie | tes on Plan (BAP) es Alert Area | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site | No No No No Yes No No Yes | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area | Part Adj. Withi Part Withi Part Withi No | in of To of Site in Buffer in of Site in Buffer | No No No No No No No No No No No | Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie | tes on Plan (BAP) es Alert Area | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site | No No No No Yes No No Yes Yes | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed | Part Adj. Withi Part Withi Part Withi No | in of To of Site in Buffer in Buffer in Buffer | No No No No No No No No No No No No | Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie 10m Buffer | tes on Plan (BAP) es Alert Area es Alert Area - | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site | No No No No Yes No Yes Yes Yes | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area | Part Adj. Withi Part Withi Part No Withi Part | in of To of Site of Site in Buffer in Buffer in Buffer | No No No No No No No No No No No No | Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & | tes on Plan (BAP) es Alert Area es Alert Area - Common Land | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site | No No No Yes No Yes Yes Yes No No | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed business/ industrial areas | Part Adj. Withi Part Withi Part Withi No | in of To of Site of Site in Buffer in Buffer in Buffer | No No No No No No No No No No Yes | Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V | tes on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> ulnerability | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Buffer | No No No No Yes No Yes Yes Yes No Yes | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed | Part Adj. Withi Part Withi Part No Withi Part | in of To of Site of Site in Buffer in Buffer in Buffer | No No No No No No No No No No No No | Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & | tes on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> ulnerability | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site | No No No Yes No Yes Yes Yes No No | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed business/ industrial areas | Part Adj. Withi Part Withi Part No Withi Part | in of To of Site of Site in Buffer in Buffer in Buffer | No No No No No No No No No No Yes | Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V | tes on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> ulnerability | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Buffer | No No No No Yes No Yes Yes Yes No Yes | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines | Part Adj. Withi Part Withi Part No Withi Part | in of To of Site of Site in Buffer in Buffer in Buffer | No No No No No No No No No No Yes No | Ancient Woodlan Local Wildlife Sir Biodiversity Acti Priority Habitat Protected Specie 10m Buffer <u>Village Green &</u> Ground Water V Conservation Ar | tes on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> ulnerability | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Buffer Within Buffer Within Adj. To | No No No No Yes No Yes Yes Yes No Yes No No No | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed business/ industrial areas | Part Adj. Withi Part Withi Part No Withi Part | in of To of Site of Site in Buffer in Buffer in Buffer | No No No No No No No No No No Yes | Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V | tes on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> ulnerability | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Buffer Within Buffer Within Adj. To Within | No No No No Yes No Yes Yes Yes No No Yes No No Yes No No No No No No No No No | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons | Part Adj. Withi Part Withi Part No Withi Part | in of To of Site of Site in Buffer in Buffer in Buffer | No No No No No No No No No No Yes No Yes | Ancient Woodlan Local Wildlife Sir Biodiversity Acti Priority Habitat Protected Specie 10m Buffer <u>Village Green &</u> Ground Water V Conservation Ar Listed Buildings | nd tes on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> ulnerability ea | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Adj. To Within Adj. To | No No No No Yes No Yes Yes Yes No Yes No No No | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications | Part Adj. Withi Part Withi Part No Withi Part | in of To of Site of Site in Buffer in Buffer in Buffer | No No No No No No No No No No No Yes No Yes No | Ancient Woodlan Local Wildlife Sir Biodiversity Acti Priority Habitat Protected Specie 10m Buffer Village Green & Ground Water V Conservation Ar Listed Buildings Potential Contar | nd tes on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> ulnerability ea | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Buffer Within Buffer Within Adj. To Within | No No No No Yes No Yes Yes Yes No No Yes No No Yes No | |
| Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons | Part Adj. Withi Part Withi Part No Withi Part | in of To of Site of Site in Buffer in Buffer in Buffer | No No No No No No No No No No Yes No Yes | Ancient Woodlan Local Wildlife Sir Biodiversity Acti Priority Habitat Protected Specie 10m Buffer <u>Village Green &</u> Ground Water V Conservation Ar Listed Buildings | nd tes on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> ulnerability ea | Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Adj. To Within Adj. To | No No No No Yes No Yes Yes Yes No Yes No Yes No No No | |

| Address: | Site Area: | Current Use: | Site Ref.: | | | | | |
|---|------------------|--|----------------|--------|---------------|--------------|--|--|
| Land at Ford Dunton Technical Centre, Dunton, Laindon, Basildon | 97.5 Ha | Ford Dunton Technical Centre | SS0058 | | | | | |
| | | | | TDO | /00/71 | Vee | | |
| H.E.R – Former house (SMR 5132) | | TPO Archaeological Finds | Area | TPC |)/02/71 | Yes No | | |
| Highway issues: Development would likel | v increase traf | Ŭ | | to th | e area is cu | - | | |
| considered to be poor. | , | 3 , | • | | | 5 | | |
| Constraints (description): | | | | | | | | |
| 24 Seven Transmission Lines: a 132kV Li | • | • | | | | f the site. | | |
| Protected Species Alert areas throughout Whole of the site covered by TPO/02/71 | | ised around the test i | | e eas | stern part c | or the site; | | |
| Part of the site classified as Ground Wate | | y (minor aquifer-low | vulnerability |): mi | nor aquifer | rs have a | | |
| more localised significance to domestic, | | | | | | | | |
| drinking water. | | | | | | | | |
| LoWS and Priority Habitat adjacent to site (southwest corner). Washland adjacent to site (south west). | | | | | | | | |
| Site allocation in Local Plan saved policie | s: BAS E5 + S | ite adjacent to Emplo | wment Area | | | | | |
| Likely existence of contamination – no de | | | | | | | | |
| Proximity to industrial area and existing | | reas. | | | | | | |
| Could the constraints be overcome? | Yes | | | | | | | |
| If yes, how? 24 Seven Transmission Lines: a buffer of | 60m (30m ea | ach side of the centre | line of tran | smis | sion line) s | hould | | |
| define an undevelopable area running th | | | | | | | | |
| approx. 97.1 Ha. | C C | | · | | | • | | |
| Ecological survey to check impact of a de | | | | | | | | |
| TPO – Tree survey to establish whether Groundwater: need to have a better und | | | | | | to | | |
| combine with other information such as | | | | | | | | |
| that any development would not lead to | | | | | | | | |
| opportunities to mitigate further quality of | | | | | | - | | |
| Washland – Outside of site, however, en | | | | | | | | |
| Intrusive investigation of the site to check What is the most suitable type of deve | | | nitigation of | avo | uance mea | Isules | | |
| Ford technical centre or similar; industrial/ce | | | (east side) | | | | | |
| | | Site is unsuitable | e for resid | enti | al develoj | pment X | | |
| Reason(s) why site suitable for housin | q : | | | | | | | |
| Site is adjacent to the settlement boundary. | There is a pro | | | | | | | |
| access to the strategic highway network. It | | | | | | | | |
| and amenities and there are no physical cor development. | istraints that v | would make the site p | physically un | Suita | able for resi | idential | | |
| development. | | | | | | | | |
| However, although the site is considered to | be an valuabl | e employment area, s | specifically f | or au | utomotive F | R&D | | |
| which should be considered in parallel with | | | | | | | | |
| Dunton, if not required for automotive purp | | | | | | e seeking | | |
| and this would provide potential for all B-cla development concerns. This is notwithstand | | | | | | n <i>"</i> | | |
| | | | I by the Loc | | | | | |
| The site is therefore considered unsuitable. | A number of a | constraints would nee | d to be over | rcom | e, including | g | | |
| environmental assessment of the site, and e | | • | • • | | | • | | |
| infrastructure, other uses and general locati | | | | | | 5 | | |
| permitted for automotive R&D and would ne alternative uses. | eu to formally | y revent to dreen dell | | iy all | | | | |
| Is site available for development? If ye | es, when? | The site was put for | rward as pai | rt of | the Call for | Sites | | |
| | | process. Following I | eceipt of th | e site | e, the lando | ownership | | |
| | | details could be esta | | | | | | |
| | | knowledge that this employment and th | | | | ied for | | |
| | | i cinpioyinent anu th | us is urlaval | anig | • | | | |



Land at Ford Dunton, Technical Centre, Dunton

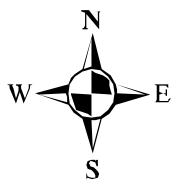


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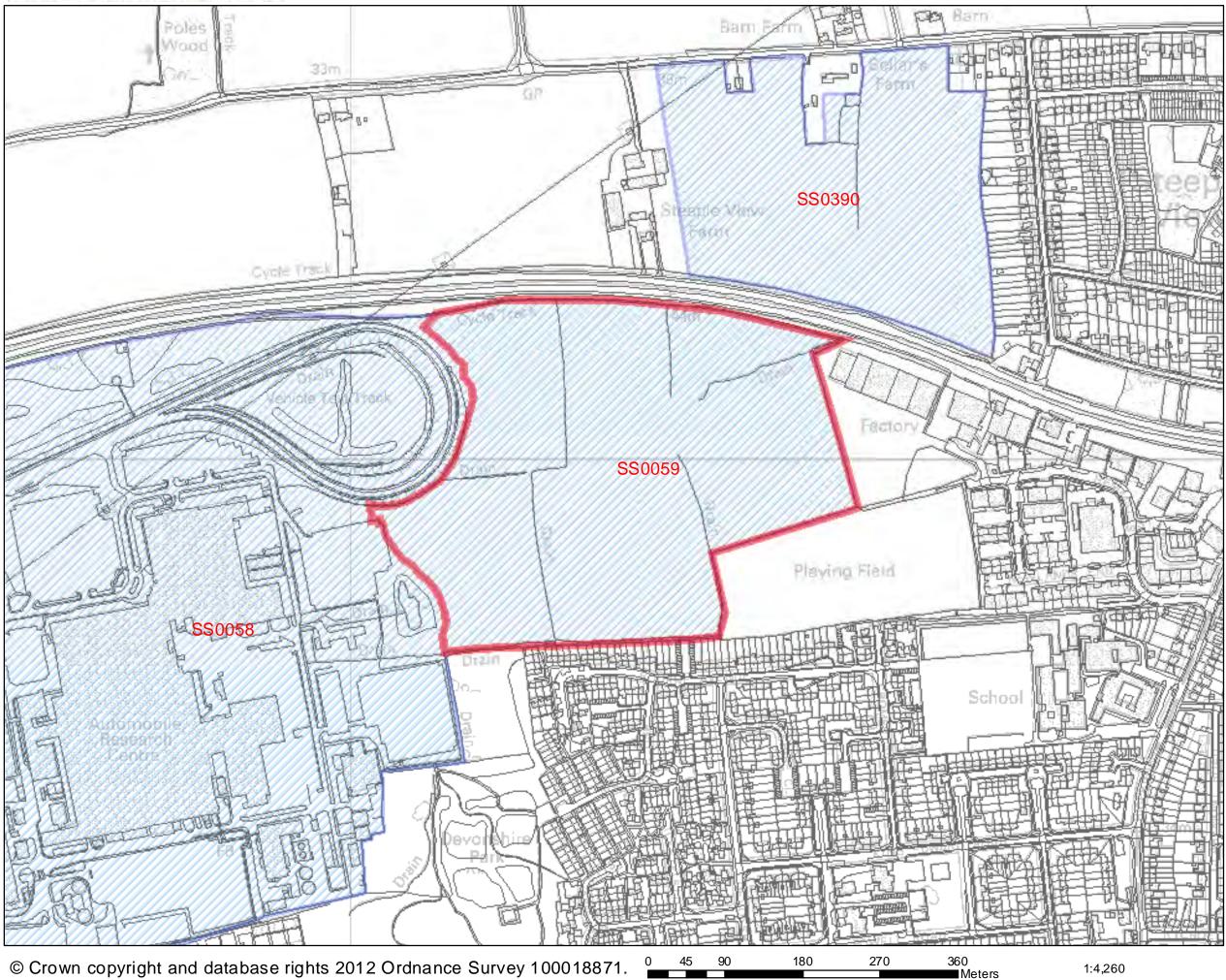


| Address: | ress: | | Site Area: | | Current Use: | | Site Ref.: | | | | |
|--|-------------------|--|------------|--------|--------------------------------------|---|--|-------------------------|---|----------|--|
| Land at Ford Dunton Technical Centre, | | | 16.3 Ha | | Part of Ford Techr | | SS0059 | | | | |
| and Former Laindon School Playing field, | | | | | Centre and former | | | | | | |
| Laindon, Basildon | | | | | playing fields (unu | | | | | | |
| Description of Site (including planning status) Irregular shaped site predominantly Green field (former field) and surrounded by Ford Dunton Technical Centre industrial area on the East and residential areas to the S | | | | | on the West, | Site Access: Laindon High road/West Mayne Access to Services (distance in m) Primary School: Millhouse Infant, Nursery | | | | | |
| | | | | | | and Junior school within a 600m buffer | | | | | |
| Development Plan – Ford Research and Development Ce the BDLP 1998 | | | | | entre allocation in | Secondary Scho | | | ol: The James Hornsby hin a 1500m buffer | | |
| Planning application history: N | | GPs / Health Centre: none within a 800m buffer | | | | | | | | | |
| The site is part of a Phased development consisting of three Phase I (application 07/00943) was permitted for 184 dwe Phase II was permitted for 123 dwellings. This site is Phase currently no application has been submitted. | | | | | vellings and | re within a 8 | od Centre: 1 Neighbourhood a 800m buffer | | | | |
| | | | | | | | Town Centre: part of Laindon Town Centre within a 800m buffer | | | | |
| Site boundaries amended to exclude fields not in Ford Motor Com ownership on South East part (3.8 Ha) - new area = 16.3 Ha (wa Ha) | | | | | | Public Open Space: part of site is an Open Space and Open Spaces and within a 400m buffer | | | | | |
| - P - C - U | | - Public Boo | | | No | Bus Stop: withir | | a 400 | Om buffer | | |
| | | - Private I | | idual? | No | Railway Station: | | None | within a 1 | 000m | |
| | | - Company? | | | Yes | | | | | 000111 | |
| | | | - Unknown? | | No | | | | | | |
| Urban Area Site Yes | | | | | | | | | | | |
| Green Belt Site | | | | | | - | | | | | |
| Greenfield Site | Yes | | | | | - | | | | | |
| Previously Developed Lan | d | No | | | | | | | | | |
| Site Constraints | | 0 | | | Construction | | | i h <i>e l</i> - | ui a kilii | | |
| Areas excluded from the S Scheduled Monument | 1 | | NI - | | Constraints that Ancient Woodland | | anect a s | 1 | | No | |
| scheduled Monument | Within Part of | | No | | Ancient woodland | A | | With | | No | |
| | | | No | | | | | | of Site | No | |
| SSSIs/ SACs / SPAs / Ramsar | Adj. To Within | | No No | | Local Wildlife Sites | | | With | in Buffer | No No | |
| SSSIS/ SAUS / SFAS / Railisal | Part of Site | | No | | | 5 | | | of Site | No | |
| | Within Buffer | | | | | | | | in Buffer | No | |
| Local Nature Reserve (LNR) | Within | | | | Biodiversity Action | ction Plan (BAP) t | | With | | No | |
| | Part of Site | | No | | Priority Habitat | | | | of Site | No | |
| | Within Buffer | | | | | | | | in Buffer | No | |
| Flood Zone | | | No No | | Protected Species Ale | | Area | | | Yes | |
| Washland | | | No | | Protected Species Alert | | | | | Yes | |
| Marshes Protection Area | | | No | | 10m Buffer | • | | | | | |
| Existing, developed | Within | | No | | | | | | | | |
| business/ industrial areas | Part of | | No | | Village Green & Comm | | n Land | | | No | |
| | Adj. To | | Ye | S | Ground Water Vulnerab | | | | | Yes | |
| Oil / Gas Pipelines | | | No | | Conservation Area | | | With | in/ Adj. | No | |
| Electricity Pylons | | | |) | Listed Buildings | | | With | | No | |
| | | | | | | | | Adj. | То | No | |
| Immovable communications I | | | No |) | Potential Contaminated Lar | | Land | | С | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | No |) | Definitive Footpath (PRoW) | | | | | No | |
| | | | | | | | | | | | |

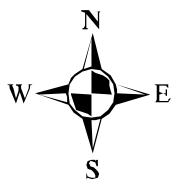
| Address: Land at Ford Dunton Technical Centre, and Former Laindon School Playing field, Laindon, Basildon | | e Area : 3 Ha | Current Use : Part of Ford Technical Centre and former playing fields (unused) | Site Ref.: SS0059 | |
|---|---|--|--|--|---|
| H.E.R – No records | | | TPO | | Yes |
| | | | Archaeological Finds Arc | ea | No |
| Highway issues: Access scheduled to be | e via | West May | ne and / or Laindon Higl | h road. Incre | ease of traffic |
| Constraints (description): Protected Species Alert area; Part of the site classified as TPOs Part of the site classified as Ground Water localised significance to domestic, agricult Site allocation in Local Plan saved policies: Traffic noise Likely existence of contamination – no det Could the constraints be overcome? Ecological survey to check impact of a Hedgerows should be maintained. Groundwater: need to have a better u with other information such as water to development would not lead to an una opportunities to mitigate further qualit If noise attenuation measures are used. | ural BAS <u>ailed</u> dev dev nder able accep y de d tha | and indust S E5 + Site d assessme (es If ye elopment standing of level data otable dete terioration at are suff | rial users, although they e adjacent to Employment ent made. es, how? on Protected Species/ T of groundwater distribution and source protection z erioration in groundwate to cient to address the traf | y may still be nt Area. PO's on and vulne cone. Need t r quality or o fic noise clos | e used for drinking water. erability, need to combine o demonstrate that any could represent se to A127 |
| What is the most suitable type of de | | | | | |
| Site is suitable for housing developm | | • | | | |
| Reason(s) why site suitable for hous area, close to services and facilities. There adjacent to the site for residential develop therefore this will need to be a consideration been identified. | e ha ome | ve been so nt. Access | ome recent planning app will be an issue and the | lications tha re will be an | t have been permitted increase in traffic, |
| Is site available for development? If | yes | , when? | The site was put forv process by the lando | | of the Call for Sites |



Land at Ford Dunton



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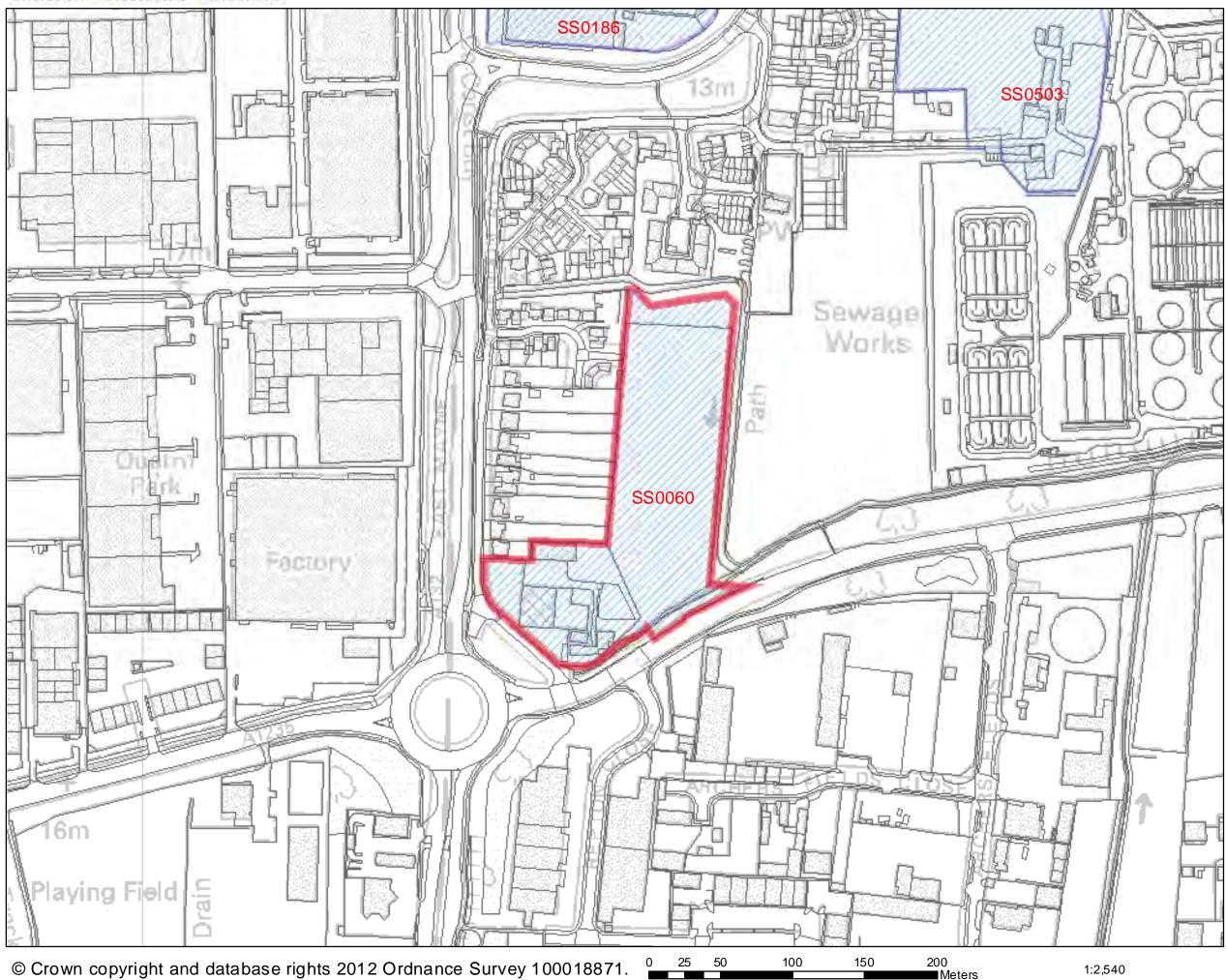


| Address: Land at corner of N Road and Courtauld Road | levendon | Site Area : 1.6ha | Current Use: Vacant/scrublar | d Site Ref.: SS0060 | | | |
|---|--|---|---------------------------------------|---|--|----------------------|--|
| Description of Site (includ Large vacant greenfield site/s gardens to the west, flats to t further open scrubland to the three sides. Allocated as 'Proposed Employ Planning history: None Ownership: Urban Area Site | crubland. Locat he north, a gar east. A drainag yment Area' in t - Public Bo | ion includes r den centre to ge ditch surro the BDLP 199 ody? ndividual? y? | Yes No No | Site Access: Grace Road Access to Services (distance in m) Primary School: Felmore>600m Secondary School: Barstable >1500m GP/Health Cntr: 0 (Felmores End >800m) Neighbourhood Centre: 1 (Honywood Road <800m) Town Centre: Pitsea/Wickford >800m Public Open Space: Allotments <800r (Pendle Drive), Amenity Green Space Children/young people space <400m (Cricketers Way/Cranes Fm Rd), Churchyard <400m (St. Peters), Educational Field <800m (Felmores), Natural/semi natural Green Space <400m (Burnt Mills Road), Outdoor | | | |
| Green Belt Site | No | | | | | | |
| Greenfield Site | Yes | Area: 1.68 | ha/1.66ha | | (400m (South Es | | |
| Previously Developed Land | d No | | (land south of Bus Stop: 250n | | ntre), Urban Park <800m Cranes Farm Rd) n (East Mayne) n: Pitsea/Wickford | | |
| Site Constraints | | | | | | | |
| Areas excluded from the S Scheduled Monument | HLAA Within Part of Adj. To | No No No | Constraints th Ancient Woodla | | a site's viabili Within Part of Site Within Buffer | ty No No No | |
| SSSIs/ SACs / SPAs / Ramsar | | No No No | Local Wildlife Si | tes | Within Burley Part of Site Within Buffer | No No No | |
| Local Nature Reserve (LNR) | Within Part of Site Within Buffer | No No No | Biodiversity Acti Priority Habitat | | Within Part of Site Within Buffer | No No No | |
| Flood Zone | Zones 2 & 3 (small part) | Yes | Protected Specie | es Alert Area | | Yes | |
| Washland Marshes Protection Area Existing, developed | Within | No No No | Protected Specie 10m Buffer | es Alert Area - | | Yes | |
| business/ industrial areas | Part of Within buffer | No Yes | Village Green & Ground Water V | | | No Yes | |
| Oil / Gas Pipelines | (Cranes FmRd) |) No | Area Conservation Ar | ea | Within Adj. To | No No | |
| Electricity Pylons | | No | Listed Buildings | | Within Adj. To | No No | |
| Immovable communications links | | No | Potential Contar | minated Land | C | <u> </u> | |
| 400m buffer zone around | | Yes | Definitive Footpath (PRoW): | | | No | |
| wastewater/sewage treatment plants | | | ТРО | | | No | |

| Address: Land at corner of Nevendon Road and Courtauld Road | Site Area : 1.6ha | Current Use: Vacant/scrubland | Site Ref.: SS0060 | | | | | |
|--|-----------------------------|----------------------------------|----------------------|---|--|--|--|--|
| | | Archaeological Finds | s Area | No | | | | |
| Highway issues: Access from Grace Road. | May also be | possible from Courta | uld Road | | | | | |
| Constraints (description): Proposed Employment Area allocation in BDLP, within business/industrial zone buffer where possible noise and traffic conflicts may occur. ground water vulnerability, protected species alert area (north part of the site) sewerage works on adjoining site and within 400m buffer. Likely existence of contamination – no detailed assessment made. Flood zone 3 (south part of the site) | | | | | | | | |
| Could the constraints be overcome? | No. Within 4 | 00m buffer of major | Sewerage w | vorks | | | | |
| What is the most suitable type of deve | lopment for | this site? Open spa | ce, commerc | cial or industrial use | | | | |
| | | Site is NOT suital | ble for hous | sing development X | | | | |
| Reason(s) why site is not suitable for housing : Site located adjacent a large sewerage works and within the 400m buffer and therefore excluded from the SHLAA as per methodology, on advice of Anglian Water Services Ltd. | | | | | | | | |
| Is site available for development? If yes, when? | | | receipt of the | rt of the Call for Sites e site, the landownership | | | | |



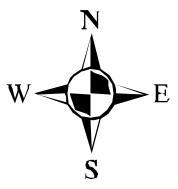
Land at Nevendon Road and Courtauld Road, Basildon



1:2,540



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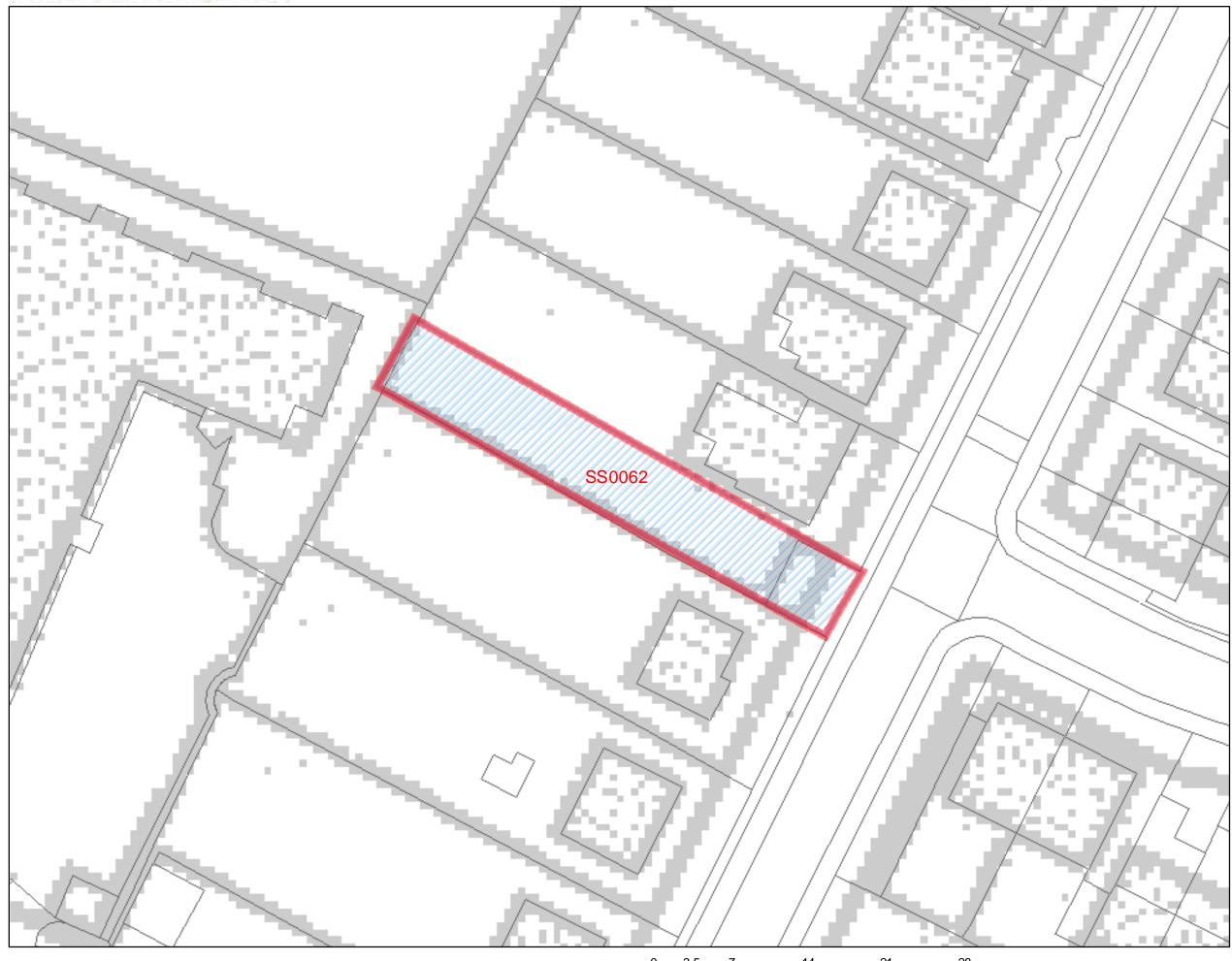


| Address: Land between 14 a Basildon Drive, Basildon | nd 1 | 8 | Site Area : 0.03ha | Current Use: Vacant/scrub | Site Ref: SS0062 (OTH 036 |)) | | |
|--|---|--|---|--|---|--|--|---------------------------------|
| Description of Site (includited Long narrow site located in a final of the metres wide by 45 metres de Care Home. The site itself is represented to its narrow nature of the site SHLAA. Development Plan: allocated at Planning History: Old OS maps from 19 detached building and small bungalow or sheet the development result in over-develop surroundings. | resid eep. not su . The as ar 039 a d a To op, s :hed woul | ential stree The land uitable for erefore it s a area of n nd 1968 s CB, indica ubsequent bungalow d have a c | et, measuring backs onto the residential de hould be exclu- o notation in the how the prese ting the prese ty demolished – Refused 19 cramped appe | e Woodlands velopment due uded from the he BDLP 1998 ence of a narrow ince of either a d 94 on grounds earance and | Site Access: I Access to Ser Primary Schoo Secondary Sch <1500m GPs / Health C Neighbourhood Crescent <800 Town Centre: Public Open Sp Bus Stop: <15 Railway Station | r vices (l: Millhc ool: Jar entre: L d Centre m Laindon bace: </td <td>(distance ouse <600 mes Horn Laindon < e: Kathlee n <800m 400m</td> <td>0m sby 800m en Ferrier</td> | (distance ouse <600 mes Horn Laindon < e: Kathlee n <800m 400m | 0m sby 800m en Ferrier |
| Ownership: | | - Compar | Individual? iy? | Yes - HCA No No | | | | |
| | | - Unknow | 1 | No | | | | |
| Urban Area Site | | Yes | Area; 0.03 | ha | | | | |
| Green Belt Site | | No | | | | | | |
| Greenfield Site | | Yes | Area: 0.02 | | - | | | |
| Previously Developed Land | d | Yes | Area: 0.00 | bha | ļ | | | |
| Site Constraints | | • | | | | :+ - / | : . l. : . | |
| Areas excluded from the S | | | No | Constraints th Ancient Woodla | | | | No |
| Scheduled Monument | With | | | Ancient woodia | na | Within | | |
| | Part | | No | • | | Part o | | No |
| | Adj. | | No | | L | | n Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | | | No | Local Wildlife Sites | | Within | | No |
| | - | of Site | No | | | | f Site | No |
| | | nin Buffer | No | Die die eensite of Anti | | | n Buffer | No |
| Local Nature Reserve (LNR) | With | of Site | No | Biodiversity Acti Priority Habitat | on Plan (BAP) | Withir Part o | | No |
| | | | No | FIIOIILY HADILAL | | | | No |
| Flood Zone If yes, Zone 3? □ | vviti | nin Buffer | No No | Protected Specie | es Alert Area | | n Buffer | No No |
| Washland | | | No | Protected Specie | es Alert Area - | 1 | | No |
| Marshes Protection Area | | | No | 10m Buffer | | | | |
| Existing, developed | With | nin | No | - | | | | |
| business/ industrial areas | Part | | No | Village Green & | Common Land | | | No |
| | Adj. | | Yes | Ground Water V Area | | | | No |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Within | า | No |
| | | | | | | Adj. T | | No |
| Electricity Pylons | | | No | Listed Buildings | | Within | 1 | No |
| | | | | | | Adj. T | 0 | No |
| Immovable communications links | | | No | Potential Contar | minated Land | | С | 1 |

| Address: Land between 14 and 18 Basildon Drive, Basildon | | Site Area: 0.03ha | Current Use: Vacant/scrub | Site Ref: SS0062 (OTH 036) | |
|--|--|--|---|----------------------------------|--|
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| HER – No records | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: No particul | ar issues | | | | |
| Constraints (description): Potential contaminate Employment area buff Narrow plot width me Development Control Could the constraints be o By investigating poten Employment buffer of What is the most suitable | fer ans that the sit <u>Guidelines to fa</u> vercome? tial contaminati little consequer | e would fail t acilitate the e Partially, on nce given sur | rection of a dwelling | house. | vith required by Council |
| Site is NOT suitable for ho | using develo | oment X | | | |
| Reason(s) why site is not services and facilities, the site demonstrated when a plannin excluded from the SHLAA for | e is too narrow ng application fo | to accommod | late development cor | nfortably and | his has been |
| Is site available for develo | opment? If ye | s, when? | The site was put fo process. Following details could be est | receipt of the | of the Call for Sites site, the landownership |



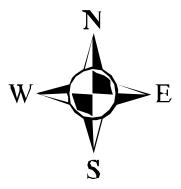
Land Between 14 & 18 Basildon Drive



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SHLAA 2011/2012

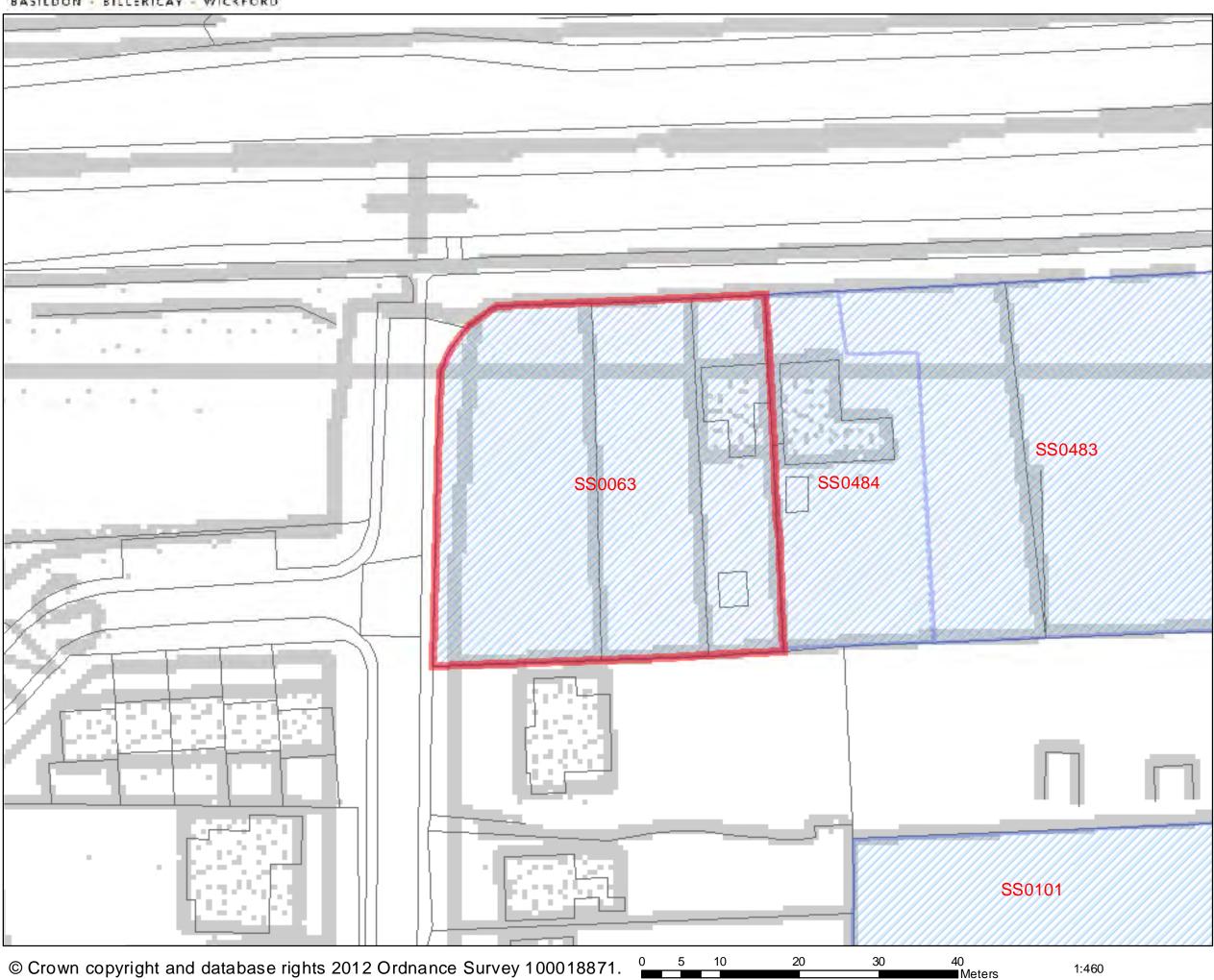


| Address: Land at Dorval on corner of Po and Arterial Road, Laindon | ound | | Site Area : 0.19ha | Current Use: Vacant/scrublar | | | | | | |
|--|--|---|---|--|---|---|---|----------------------------|--|--|
| Description of Site (includ Square site located at the nor Arterial Road A127 dual carria scrub and trees. Former dwell | thern igewa | end of Po y. Site is | ound Lane fro predominant | ly covered in | covered in Primary School: Millhouse and Laindor | | | | | |
| Planning history: Planning permission granted 1 house and all associated out-b | | | | | <1500m GPs / Health Centre: 0 (32 Knights >800m) Neighbourhood Centre: 2 (Kathleen | | | | | |
| Outline planning permission redwellings, and for the erection and 96/00050/OUT). Both ap on following grounds: <i>"There is the proposed dwellings would noise from vehicles using the</i> | n of 4 o plicati <i>is an u</i> I be su | dwellings ons subs <i>inaccepta</i> ibjected t | respectively equently dism able risk that t | (96/00048/OUT hissed at appeal those living in | Ferrier Cre Town Cen Public Ope Space and <400m (La | escent; O tre: Lainc en Space: Children and off P | sier Drive < lon >800m Amenity Gr /young peop ound Lane), (St. Nichola | 800m) reen ole space | | |
| Ownership: | | - Public B | ody? | Yes | | | al Field <40 | | | |
| | [| - Private I | ndividual? | No | | | ol), Natural/ | | | |
| | Ŀ | - Compan | y? | No | • | | e <400m (L | | | |
| | - Unknov | | | No | | | door Sport I | | | |
| Urban Area Site | ` | Yes | Area: 0.19 | ha | <2km (Lar | nd west c | vest of Archer Road), | | | |
| Green Belt Site | | No | | | | | | 2km (Markhams Chase and | | |
| Greenfield Site | ` | Yes | Area 0.18h | na | Gloucester | , | | | | |
| Previously Developed Land | d ` | d Yes Area 0.01ha | | | Bus Stop: | | | | | |
| | | | | | Railway St | ation: La | indon >160 | 0m | | |
| Site Constraints | | | | | | | | | | |
| Areas excluded from the S | 1 | | | Constraints th | | | | | | |
| Scheduled Monument | Withi | | No | Ancient Woodla | nd | Wit | | No | | |
| | Part | | No | - | | | t of Site | No | | |
| | Adj. | | No | | - | | hin Buffer | No | | |
| SSSIs/ SACs / SPAs / Ramsar | | | No | Local Wildlife Si | tes | Wit | | No | | |
| | | of Site | No | 4 | | | t of Site | No | | |
| | | n Buffer | No | . | | | hin Buffer | Yes | | |
| Local Nature Reserve (LNR) | Withi | | No | Biodiversity Acti | on Plan (BA | | | No | | |
| | | of Site | No | Priority Habitat | | | t of Site | No | | |
| | - | n Buffer | No | | | | hin Buffer | Yes | | |
| Flood Zone If yes, Zone 3? □ | No | | | Protected Species Alert Area | | | | Yes | | |
| Washland | | | No | Protected Specie | es Alert Are | а - | | Yes | | |
| Marshes Protection Area | | | No | 10m Buffer | | | | | | |
| Existing, developed | Withi | | No | | _ | | | ļ | | |
| business/ industrial areas | Part | | No | Village Green & | | | | No | | |
| | | o (Within n buffer) | Yes | Ground Water V Area | | | | No | | |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Wit | hin | No | | |
| | | | | | | - | . То | No | | |
| Electricity Pylons | | | No | Listed Buildings | | Wit | | No | | |
| | | | | | | Adj | . То | No | | |
| Immovable communications links | | | No | Potential Contar | minated Lar | nd | С | | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | No | Definitive Footp | ath (PRoW) | | | No | | |

| Address: Land at Dorval on corner of Pound Lane and Arterial Road, Laindon | Site Area: 0.19ha | Current Use: Vacant/scrubland | Site Ref.: SS0063 | | | | | | |
|---|----------------------|--|-------------------------|-------------------------|--|--|--|--|--|
| H.E.R – No records | | ТРО | | No | | | | | |
| | | Archaeological Finds | s Area | No | | | | | |
| Highway issues: No access possible from A127, site is how Land could be acquired should the Highway | | | | increase road capacity. | | | | | |
| Constraints (description): | | LoWS 100m buf | | | | | | | |
| Proximity to A127 - Traffic Noise | | Existing employ | | | | | | | |
| Protected species alert area Likely existence of contamination – no detailed | | | | | | | | | |
| BAP 100m buffer assessment made. | | | | | | | | | |
| Could the constraints be overcome? Ecological assessments required due to p Business development buffer of no partice Intrusive investigation of the site to check | ular interest i | ties alert area, BAP b n this instance. | | | | | | | |
| What is the most suitable type of deveCurrent use/ scrubland | lopment for | this site? | | | | | | | |
| Si | te is NOT ge | nerally suitable for | ^r residentia | I development X | | | | | |
| Reason(s) why site is suitable for hous from the A127 arterial road and wildlife hab (dismissed) relating to site and wider land w | itats in the vio | inity are principle co | nstraints. Pr | | | | | | |
| Is site available for development? If yes, when? | | The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. | | | | | | | |

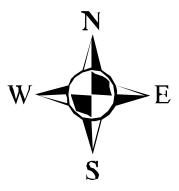


Land at Dorval, on corner of Pound Lane



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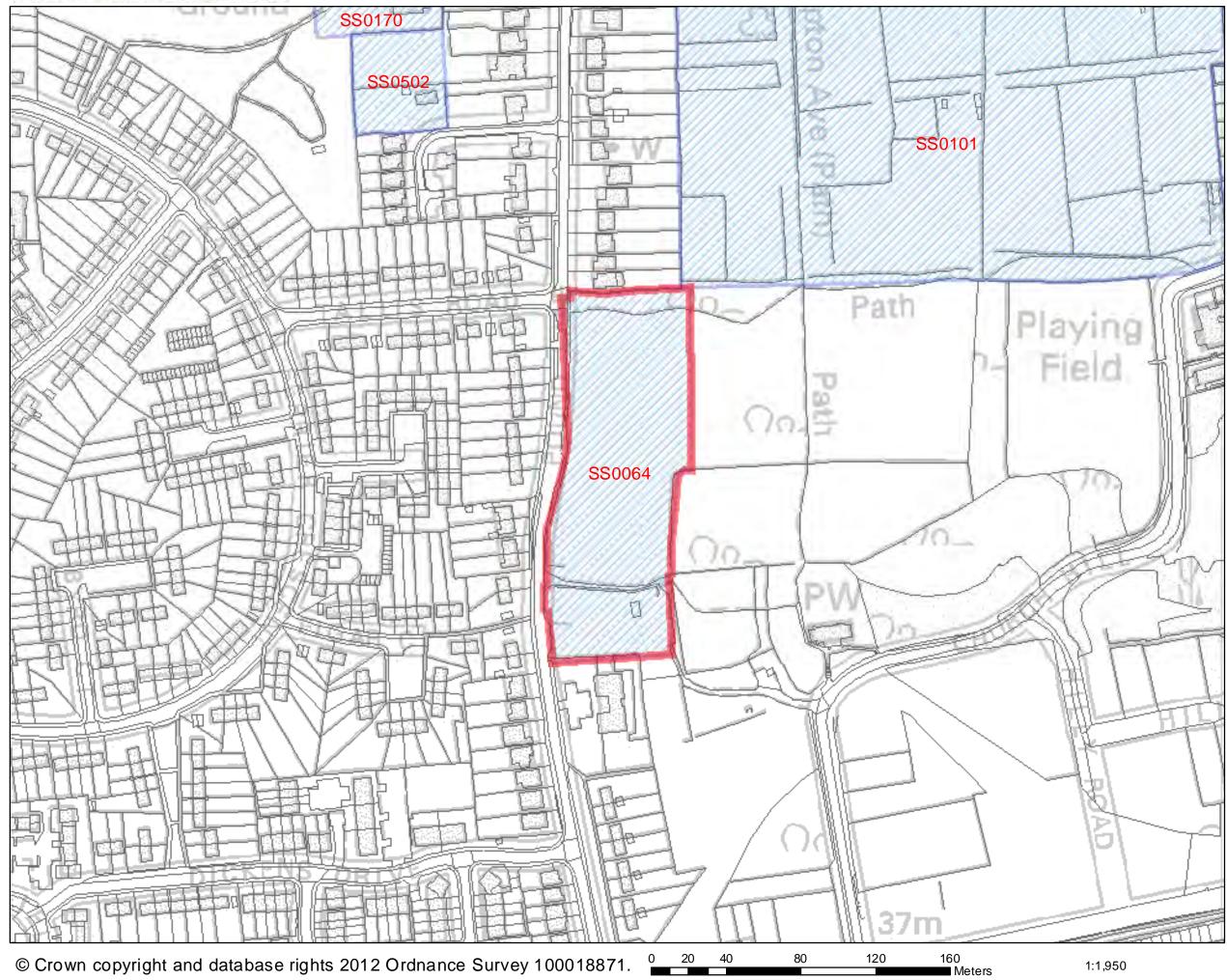


| Address: Land east of Pound Lane, Lair | ndon | | Site Area : 1.05 Ha | Current Use: Woodland | Site Ref: SS0064 | | | |
|--|-------|--|-------------------------------|--------------------------------------|---------------------------------------|--|------------|--|
| Description of Site (includ | | | | | | Nide road fronta | • | |
| Rectangular piece of land loca | | | | | Pound Lane. Also a track leads off of | | | |
| wood and scrubland. The site residential development. To t | | | | 5 | Pound Lane int | o the site vices (distance | in m) | |
| Nicholas' church cemetery. Ch | | | | | | : Millhouse and | | |
| | | | | | Park Schools < | | Lamaon | |
| An electricity sub-station is loo | cated | rt of the site. | Secondary Sch <1500m | ool: James Horr | isby | | | |
| Site of former Salmons farm. | | | | entre: 32 Knight I Centre: Kathle | | | | |
| Development Plan: 'Proposed | Resi | dential De | the BDLP 1998. | Crescent <800 | | | | |
| The supporting paragraph in t | | | | | | aindon <800m | | |
| "Any development proposals f | | | | | | ace: Amenity G dren/young peo | | |
| Pound Lane, retain the tree an eastern and western boundari | | | | | | off Pound Lane) | | |
| along the eastern edge to con | | | | • | 00m (St. Nichol | - | | |
| church. The existing footpath | | | | Space <2km (Ba | | | | |
| development, which could acc | | | | al Field <400m | • | | | |
| | | | | latural/semi nat | | | | |
| Planning history: No planning | appl | | | 1 | | (Land north of Church Sport Facility <2km (Land | | |
| Ownership: | | - Public B | | Yes | | Road), Urban Park | | |
| | | | Individual? | No | | ams Chase and | ant | |
| | | Compar Unknow | | No No | Gloucester Parl | | | |
| Urban Area Site | | Yes | Area: 1.05 | | Bus Stop: 250r | | | |
| Green Belt Site | | No | | na | Railway Statior | n: Laindon <160 | 0m | |
| Greenfield Site | | Yes | Area: 1.04 | ha | | | | |
| Previously Developed Land | d | Yes | Area: 0.01 | | | | | |
| Site Constraints | | | | | | | | |
| Areas excluded from the S | | | 1 | Constraints th | | | | |
| Scheduled Monument | With | | No | Ancient Woodla | nd | Within | No | |
| | Part | | No | | | Part of Site | No | |
| | Adj. | | No | | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | With | of Site | No No | Local Wildlife Si | les | Within Part of Site | Yes Yes | |
| | | nin Buffer | No | | | Within Buffer | Yes | |
| Local Nature Reserve (LNR) | With | | No | Biodiversity Acti | on Plan (BAP) | Within | Yes | |
| | | of Site | No | Priority Habitat | | Part of Site | Yes | |
| | | nin Buffer | No | | | Within Buffer | Yes | |
| Flood Zone | | | No | Protected Speci | es Alert Area | | Yes | |
| Washland | | | No | Protected Specie | | | Yes | |
| Marshes Protection Area | | | No | 10m Buffer | | | | |
| Existing, developed | With | nin | No | | | | | |
| business/ industrial areas | Part | | No | Village Green & | | | No | |
| | With | nin buffer | Yes | Ground Water W | | | No | |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Within | No | |
| | | | | | | Adj. To | No | |
| Electricity Pylons | | | No | Listed Buildings | | Within | No | |
| , , , | | | | Liston Dulinings | | Adj. To | No | |
| Immovable communications links | | | No | Potential Contar | minated Land | C | <u> </u> | |

| Address: Land east of Pound Lane, Laindon | | Site Area: 1.05 Ha | Current Use: Woodland | Site Ref: SS0064 | | |
|---|---|--|--|--|--|--------------------------|
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW): Runs through north of site | | Yes | |
| HER – No records | | _ | TPO Archaeological Finds | | | No |
| | | | | | | No |
| Highway issues: No particula | | | | | | |
| Constraints (description): development buffer. Electricity | | | • | | | |
| development buffer not likely position within the site will nee be respected in any development Intrusive investigation of the s What is the most suitable residential, due to surrounding possible fronting Pound Lane. | ed to be respec ent or relocated ite to check on type of devel | ted. The elec d to suit. potential cor opment for | tricity sub-station ide ntamination and mitic this site? Either left | ntified withing ation or ave as a woodla | n the site would <u>vidance measure</u> and wildlife habit | need to s at or as |
| Site is suitable for housing | g developmen | t X | | | | |
| Reason(s) why site is suitable for housing : Site is within the urban area and close to services and facilitates. Furthermore, the site is allocated for residential development in BDLP. Consideration must be given to the same principle that applied to any development proposals for the site as set in the BDLP 1998, that the trees fronting Pound Lane, the tree and scrub landscaping buffer strips along the eastern and western boundaries should be retained and a new landscaping buffer along the eastern edge to compliment the open space associated with the church should be provided. The existing footpaths should also be incorporated into any development, which could accommodate about 20 dwellings. | | | | | | |
| Is site available for develo | pment? If ye | s, when? | The site was put forward as part of the Call for Sites process by the landowner. | | | |



Land at Pound Land



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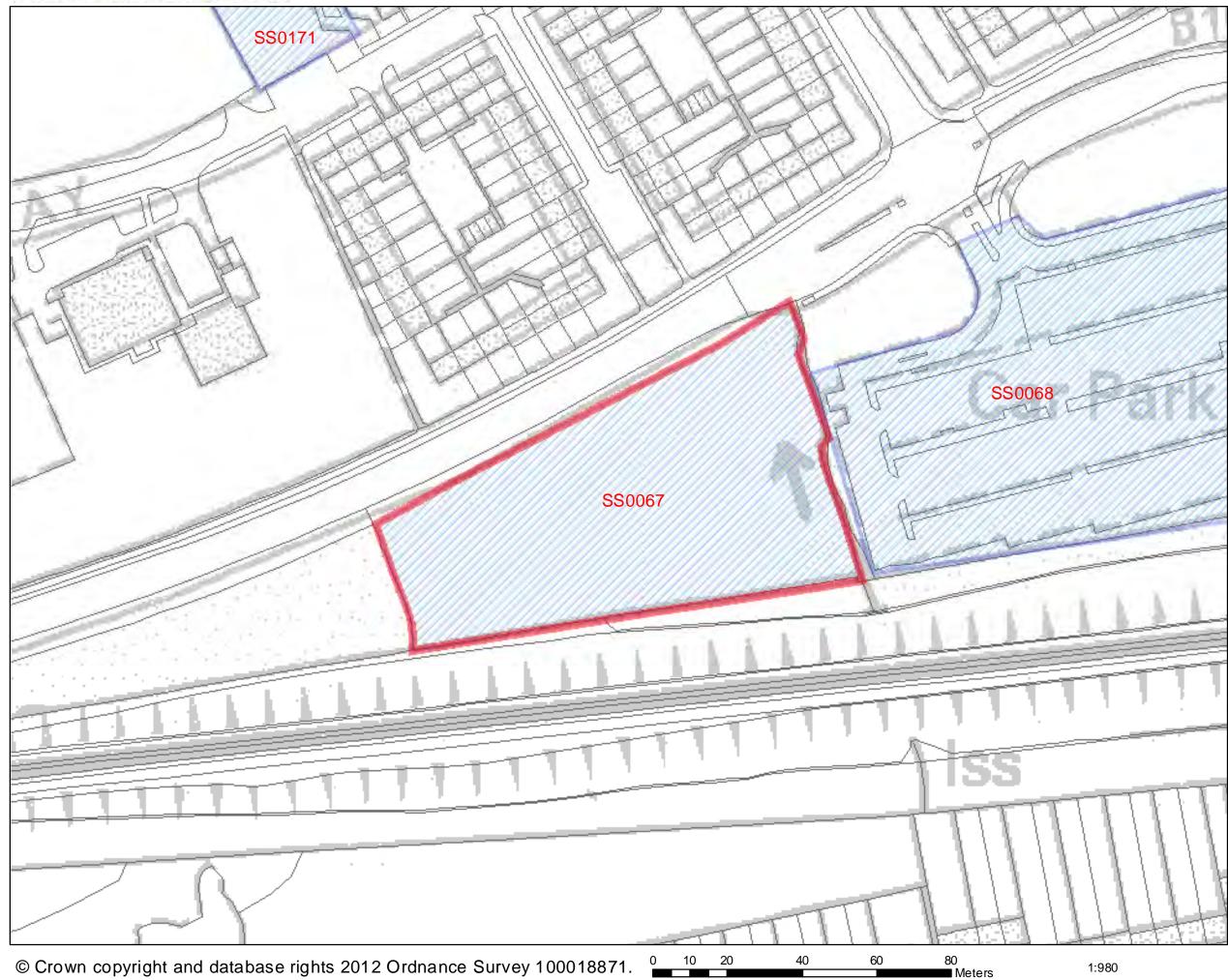


| , | | uth West | Site Area: 0.69ha | Current Use: Woodland/open space | Site Ref: SS0067 | | |
|---|-----------------------|-------------------------|----------------------|---|---------------------------------|---|--|
| Description of Site (include Irregular shaped site located of bounded by the C2C railway li Mixed woodland and grassland Allocated as 'Existing Open Sp | on th ine to d. | e southern the south | n side of Laind | | | | in m) d Anne and |
| No planning history | | | n part of site | covered by c | Ballards Walk) Neighbourhood | <800m I Centre: 3 (Kibc | aps, |
| Site area amended to exclude | | | • | covered by a | | and Cherrydown | west) |
| Woodland TPO. Now 0.69ha (Ownership: | - Public B | | Yes | <800m | Basildon <800m | | |
| Ownership. | | | Individual? | No | | ace: Amenity Gr | - A A B A B A B A B A B B B B B B B B B |
| | | - Compar | | No | | dren/young peop | |
| | | - Unknow | | No | | ay), Civic Space | |
| Urban Area Site | | Yes | Area: 0.69 | | | Educational Field | |
| Green Belt Site | | No | | nu | • • • • | & Lee Chapel), (| |
| Greenfield Site | | Yes | Area: 0.69 | ha | | al/Semi-Natural | |
| Previously Developed Land | ч | No | Aiea. 0.09 | i id | | on Hills), Outdo | |
| Site Constraints | | | | | Urban Park <4 Bus Stop: 300r | Basildon Golf Cc 00m (Gloucester n (Great Knightl n: Basildon <1kn | Park). eys) |
| Areas excluded from the S | | Δ | | Constraints th | at may affect | a site's viabilit | v |
| Scheduled Monument | With | | No | Ancient Woodla | | Within | No |
| Scheduled Monument | Part | | No | | | Part of Site | No |
| | Adj. | | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | _ | | No | Local Wildlife Si | | Within | No |
| | _ | of Site | No | | 163 | Part of Site | No |
| | | nin Buffer | Yes (SSSI) | | | Within Buffer | No |
| Local Nature Reserve (LNR) | With | | No | Biodiversity Acti | on Dian (PAD) | Within | No |
| LOCAL MATURE RESERVE (LINK) | | | | Priority Habitat | UIT PIAIT (DAP) | - | |
| | | of Site | No | РПОПЦУ ПАВІТАТ | | Part of Site | No |
| | | nin Buffer | No | Drate at a d Crassi | a Alant Anaa | Within Buffer | No |
| Flood Zone | No | | | Protected Specie | es Alert Area | | Yes |
| If yes, Zone 3? □ Washland | | | No | Drotostad Crasi | a Alart Araa | | Yes |
| | | | No | Protected Specie 10m Buffer | es Alei l'Alea - | | 162 |
| Marshes Protection Area | With | lin | | | | | |
| Existing, developed business/ industrial areas | | | No | Villago Croop 8 | Common Land | | No |
| | Part Adj. | | No No | Village Green & Ground Water V Area | | | No |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Within | No |
| | | | | | ca | Adj. To | No |
| Electricity Pylons | | | No | Listed Buildings | | Within | No |
| | | | | 5 | | Adj. To | No |
| Immovable communications links | | | No | Potential Contar | ninated Land | C | |
| 400m buffer zone around wastewater/sewage treatment plants | | | No | Definitive Footp | ath (PRoW) | | No |

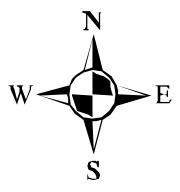
| Addross, Land at Laindan Link, Couth West | Site Area: | Current Use: | Site Ref: | | | | |
|---|------------------------|---|---------------|----------|--------------|------------|--|
| | | | | | | | |
| or Roundacie | 0.69ha | Woodland/open | SS0067 | | | | |
| | 1 | space | | | | | |
| H.E.R – No records | | TPO | | TPO | /19/06 – | Yes | |
| | | | | W1 a | and G1 | | |
| | | Archaeological Finds | Area | | | No | |
| Highway issues: Walking distance to bus a | nd rail station | s; Laindon Link road | busy at pea | ik hou | irs. | | |
| Constraints (description): | | Protected Specie | es Alert Area | ì, | | | |
| SSSI buffer, | | Backs onto railw | ay line | | | | |
| • Existing open space allocation in BDLP | | Potential areas of | of contamina | ation | (no detail) | | |
| Tree Preservation Order on most trees Laindon Link is a busy road | | | | | | | |
| Could the constraints be overcome? | Yes If yes | , how? | | | | | |
| • Due to intervening urban development th | e SSSI area v | would not be adverse | ly affected k | by the | e sites deve | lopment. | |
| • Open space allocation could be updated | | | 5 | 5 | | • | |
| Investigation of protected species and att | tenuation as r | necessary, | | | | | |
| Noise attenuation measures as appropria | | 5 | ay line and | main | road. | | |
| Intrusive investigation of the site to check | | | | | | sures | |
| Additional road management measures n | | | | | | | |
| What is the most suitable type of devel | | | | | | esidential | |
| or commercial. Submitted for commercial or | | | in opuoo, ne | , o ana. | | ooraorraa | |
| | V | | | | | | |
| Site is suitable for housing development | X | | | | | | |
| Reason(s) why site is suitable for hous | i ng : Urban ar | ea, close to all servic | es and towr | n cent | tre. Any | | |
| development would need to be subject to sa | tisfactory surv | vey of protected spec | ies, retentic | on of I | majority of | trees, | |
| provision of suitable noise buffer due to raily | vay and suital | ble highway access. S | Should alloca | ation | become a p | prospect | |
| PPG17 assessment should determine its stat | us. | | | | | - | |
| Is site available for development? | | Yes. Site was subm | itted by the | lando | wner throu | ugh the | |
| If yes, when? | | Call For Sites exercise and has since confirmed their | | | | | |
| | | interest. | | | | | |



Land at Laindon Link



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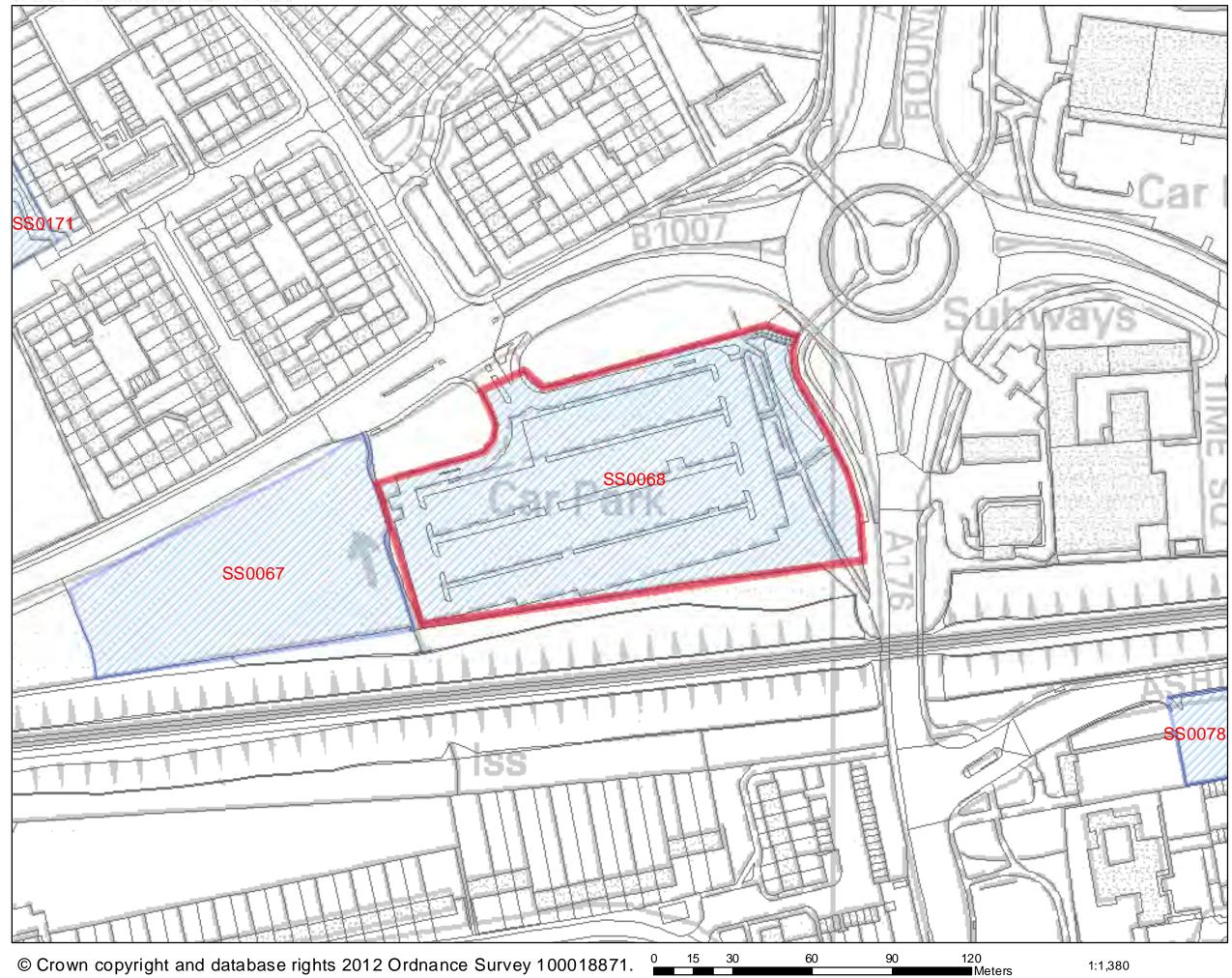


| Address: Car park southwest of Roundacre. | | | Site Area : 1.34ha | Current Use : Car Park | Site Ref.: SS0068 | | | |
|--|-------------------------------------|---|---|--|--|------------------------|--------------------------------|--|
| Description of Site (includ | ing p | lanning | status) | | Site Access: I | aindon Link | | |
| Medium size parcel of land, cu centre, between the Laindon I site is accessed from the Lain- knightleys. It contains a numb has links into the footpath net into the Town Centre at the n | Link, I don L ber of twork | Roundacre ink at the mature tr , with an u | e and the C2C junction with ees along its underpass to | Crail line. The Great boundaries. It | Primary School Chapel <600m Secondary Sch James Hornsby GPs / Health C | ool: Woodlands | RC; Lee School; Is Walk; | |
| Ownership: | | - Public B | odv? | No | | Centre: 3 (Che | | |
| - Priv - Con | | | ndividual? | No | • | Walk; Kibcaps) | | |
| | | - Compan | | No | Town Centre: I | | | |
| | | - Unknow | | Yes | | ace: Amenity G | | |
| Urban Area Site | Yes | | Area: 1.34 | | | 400m; Children | 0 | |
| Green Belt Site | | No | | | | <400m; Civic S | pace | |
| Greenfield Site | | No | | | <400m; Count | 5 | | |
| Previously Developed Land Yes | | Yes | Area: 1.34 | facilities < 2km Bus Stop: with station within 8 | | in 400m + Basildon bus | | |
| Site Constraints | | | | | • | | | |
| Areas excluded from the S | HLA | 4 | | Constraints th | at may affect | a site's viabili | ty | |
| Scheduled Monument | With | in | No | Ancient Woodla | nd | Within | No | |
| | Part | of | No | | | Part of Site | No | |
| | Adj. | . To No | | | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | With | in | No Local Wildlife Sites | | Within | No | | |
| | Part | of Site | No | | | Part of Site | No | |
| | With | in Buffer | Yes (SSSI) | | | Within Buffer | No | |
| Local Nature Reserve (LNR) | With | in | No | Biodiversity Acti | diversity Action Plan (BAP) | | No | |
| | Part | of Site | No | Priority Habitat | | Part of Site | No | |
| | With | in Buffer | No | | | Within Buffer | No | |
| Flood Zone If yes, Zone 3? □ | No | | | Protected Specie | es Alert Area | | Yes | |
| Washland | | | No | Protected Speci | es Alert Area - | | Yes | |
| Marshes Protection Area | | | No | 10m Buffer | | | | |
| Existing, developed | With | in | No |] | | | | |
| business/ industrial areas | Part | of | No | Village Green & | Common Land | | No | |
| | Adj. | То | No | Ground Water V Area | | | No | |
| Oil / Gas Pipelines | | | No | Conservation Ar | ea | Within | No | |
| | | | | | | Adj. To | No | |
| Electricity Pylons | | | No | Listed Buildings | | Within | No | |
| | | | | | | Adj. To | No | |
| Immovable communications links | | | No | Potential Contar | minated Land | C | | |
| 400m buffer zone around wastewater/sewage | | No | Definitive Footpath (PRoW) | | No | | | |
| wastewater/sewage treatment plants | | | | | | | | |
| wastewater/sewage | | | | ТРО | | | Yes | |

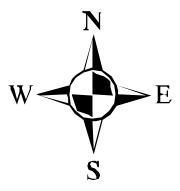
| Address: Car park southwest of Roundacre. | Site Area : 1.34ha | Current Use : Car Park | Site Ref.: SS0068 | | | | | | |
|---|------------------------------|---|--------------------------------------|--|--|--|--|--|--|
| Highway issues: | | | | | | | | | |
| Constraints (description): | | | | | | | | | |
| Susceptible to surface water floor | ding | | | | | | | | |
| TPO 10/92 (12 trees on west and | east boundaries | and central) | | | | | | | |
| protected species alert for bound | ary trees to the s | south and west of sit | e | | | | | | |
| Within 2km buffer of SSSI | | | | | | | | | |
| Rail line on southern boundary. | | | | | | | | | |
| Likely existence of contamination – no detailed assessment made. | | | | | | | | | |
| Could the constraints be overcome? | Yes | | | | | | | | |
| • Design to manage surface water | | | | | | | | | |
| Tree survey and protection / repl | anting of importa | ant trees during cons | truction | | | | | | |
| Investigation of species on site an | nd relocation / m | anagement | | | | | | | |
| No impact on SSSI due to interve | ning urban deve | lopment. | | | | | | | |
| Noise mitigation due to rail line. | | | | | | | | | |
| Intrusive investigation of the site measures. | to check on pote | ential contamination | and mitigation or avoidance | | | | | | |
| What is the most suitable type of de Commercial, residential or mixed use. | evelopment for | this site? | | | | | | | |
| Site is suitable for housing developr | nent X | | | | | | | | |
| Reason(s) why site is suitable for he Site is within the settlement boundary, cl would make the site unsuitable. | | enities, facilities and s | services. None of the constraints th | | | | | | |
| Is site available for development? | | Identified through | the Urban Capacity Study. No form | | | | | | |
| If yes, when? | | submission of the site was received by the landowner, | | | | | | | |
| thus unavailable. | | | | | | | | | |



Car Park SW of Roundacre



SHLAA 2011/2012



| Address: Open Space and ga of 1-53 Paprills, 318-334 Grea and 156-184 The Knares, Lee | | | | | Site Ref.: SS0069 | | | |
|--|--|--|--|---|---|--|---|-----------------------------------|
| Description of Site (includi Irregular shaped site located of surrounded by residential proport onto the site. The western had area, whilst the eastern half is number of trees/shrubs and so Allocated as 'Existing Open Sp No planning history | on the pertie alf is I s large ome o | e west side is whose pr aid out as ely laid out children's p | of Great Gre ivate rear ga a parking an as grass and lay equipme | ardens back d garage court d comprises a nt. | Site Access: (Access to Ser Primary School Chapel within (Secondary Sch James Hornsby GPs / Health C Neighbourhood Town Centre: F Public Open Sp | vices (dis : St Anne 500m ool: Wood within 15 entre: The I Centre: v Basildon w | tance Line a lands 00m Knare vithin ithin 8 | nd Lee and es <800m 800m |
| Ownership: | | - Public Bo | dy? | Yes | and open space | | | |
| | | | ndividual? | No | Bus Stop: with | n 400m | | |
| | | - Company | <i>i</i> ? | No | Railway Statior | n: Basildon | withi | n 1km |
| | | - Unknowr | ? | No | | | | |
| Urban Area Site | | Yes | Area: 0.49 | На | _ | | | |
| Green Belt Site | | No | | | | | | |
| Greenfield Site | | Yes | Area: 0.32 | | | | | |
| Previously Developed Land | d | Yes | Area: 0.17 | На | | | | |
| Site Constraints | | | | | | | | |
| Areas excluded from the S | HLA | Ą | | Constraints th | nat may affect | a site's v | iabili | ty |
| Scheduled Monument | With | in | No | Ancient Woodland | | Within | | No |
| | Part | of | No | | | Part of Si | te | No |
| | Adj. | То | No | | | Within Bu | ıffer | No |
| SSSIs/ SACs / SPAs / Ramsar | With | in | No | Local Wildlife Si | tes | Within | | No |
| | Part | of Site | No | | | Part of Si | te | No |
| | With | in Buffer | Yes (SSSI) | 1 | | Within Bu | uffer | No |
| Local Nature Reserve (LNR) | With | in | No | Biodiversity Act | ion Plan (BAP) | Within | | No |
| | Part | of Site | No | Priority Habitat | | Part of Si | te | No |
| | With | in Buffer | No | | | Within Bu | uffer | No |
| Flood Zone If yes, Zone 3? □ | No | | | Protected Speci | es Alert Area | | | No |
| Washland | | | No | Protected Speci | es Alert Area - | | | No |
| Marshes Protection Area | | | No | 10m Buffer | | | | |
| Existing, developed | With | in | No | | | | | |
| business/ industrial areas | Part | of | No | Village Green & | Common Land | | | No |
| | Adj. | То | No | Ground Water \ Area | /ulnerability | | | No |
| Oil / Gas Pipelines | | | No | Conservation Ar | rea | Within | | No |
| | | | | | | Adj. To | | No |
| Electricity Pylons | | | No | Listed Buildings | | Within | | No |
| | | | | | | Adj. To | | No |
| Immovable communications links | | | No | Potential Contai | minated Land | | С | |
| 400m buffer zone around wastewater/sewage treatment plants | | | No | Definitive Footp | ath (PRoW) | | | No |
| | | | | ТРО | | | | No |
| H.E.R – No records | | | | TPU | | | | NO |

| | Site Area: | Current Use: | Site Ref.: | | | | | | |
|---|----------------|------------------------|--------------------|------------------|--|--|--|--|--|
| | 0.49ha | Open space/ | SS0069 | | | | | | |
| and 156-184 The Knares, Lee Chapel South | | playground/ | | | | | | | |
| | | garage court | | | | | | | |
| Constraints (description): | | | - | | | | | | |
| • Existing open space allocation in BDLP; | | | | | | | | | |
| Within 2km buffer of Basildon Meadows 5 | | | | | | | | | |
| Likely existence of contamination – no de | | ment made. | | | | | | | |
| Loss of car parking space for local resider | nts | | | | | | | | |
| | | , how? | | | | | | | |
| • If satisfactory alternative parking provision for the residents can be provided elsewhere in the immediate locality | | | | | | | | | |
| and if adequate alternative open space/play space provision is available nearby. | | | | | | | | | |
| • Due to existing urban situation the SSSI area would not be adversely affected by the sites development. | | | | | | | | | |
| Intrusive investigation of the site to check | k on potential | contamination and r | nitigation or avoi | idance measures. | | | | | |
| Suitable replacement landscaping should | also be provid | ded in the locality to | compensate for | the loss of any | | | | | |
| existing trees. | | - | | 2 | | | | | |
| What is the most suitable type of devel | opment for | this site? Open space | ce, parking area, | residential | | | | | |
| development, or a combination of all three. | • | | | | | | | | |
| | | | | | | | | | |
| Site is suitable for housing development | K | | | | | | | | |
| | | | | | | | | | |
| Reason(s) why site is suitable for hous | ing: Urban ar | ea, good transport lii | nks. | | | | | | |
| | | | | | | | | | |
| PPG 17 assessment undertaken in 2010 cond | cluded that de | evelopment of the site | e would not have | e an impact on | | | | | |
| provision of open spaces. | | | | | | | | | |
| | | | | | | | | | |
| Is site available for development? If ye | es, when? | Yes. Site was subm | itted through the | e Call For Sites | | | | | |
| | | process by the land | owner. Time bra | cket to reflect | | | | | |
| | | change in policy. | | | | | | | |

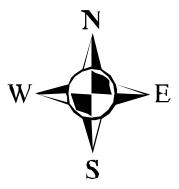


Open Space and Garages at rear of 1-53 Paprills



1:890

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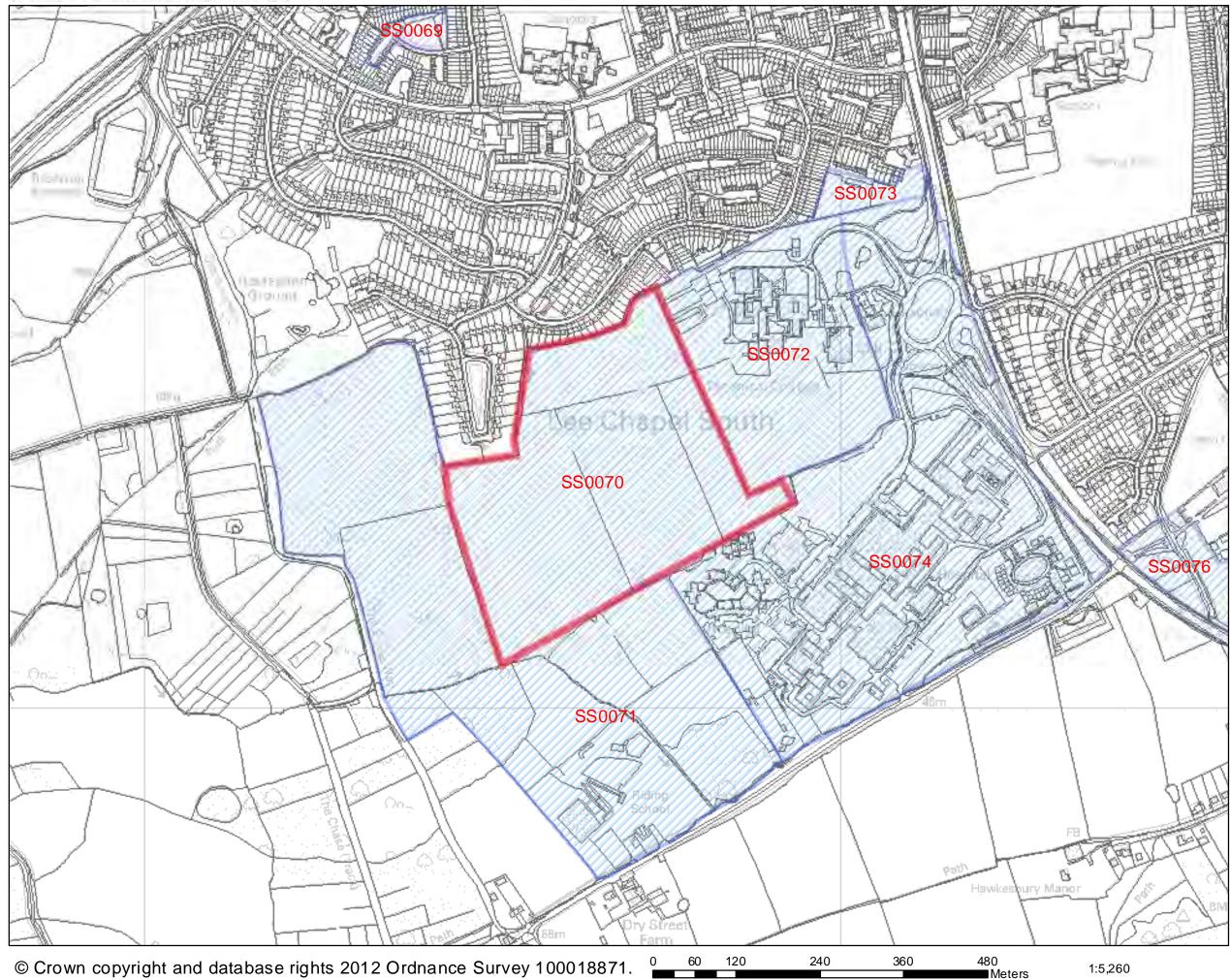
| | | | | 1 | | | | | |
|--|----------|-------------|------------------------------|--|----------------------------------|-----------------------------------|-------|--|--|
| Address: Land West of Basilo north of Basildon Hospital (Ar Reserve) | | | Site Area : 13.4ha | Current Use:Site Ref.:Grass/farmlandSS0070 | | | | | |
| Description of Site (includ Site is comprised of grassland | | | | to the south and | Site Access: I sites. | Potential via adj | acent | | |
| east, beyond which lies Basilo | | | | | | uinen (distance | in m) | | |
| identified as a playing field as | | | | | | | | | |
| the west is farmland which is | | | | | | | | | |
| | | | | | | entre: The Knar | | | |
| Development Plan: Allocated | as ai | n Area of S | Special Reser | ve in the BDLP | | d Centre: Kibcap | | | |
| 1998 | | | | | | Basildon >800m | | | |
| | | | | | | ace: Amenity G | | | |
| Ownership: | | - Public B | odv2 | Yes | • | dren/young peo | | | |
| ownersnip. | | | ndividual? | No | | rmayne), Civic | | | |
| | - Compan | | | No | | n TC), Education | | | |
| | | - Unknow | | No | • | lands and site it | | | |
| Urban Area Site | | Yes | Area: 13.4 | | | at space <800m), Country Park | | | |
| Green Belt Site | | No | | | • • • • | , Outdoor Sport | | | |
| Greenfield Site | | Yes | Area: 13.4 | ha | | on Golf Course) | | | |
| Previously Developed Land | d | No | | | Park < 2km (GI | , | | | |
| | | | | | | n (Nethermayne | | | |
| | | | | | Railway Statior | n: Basildon <1kr | n | | |
| Site Constraints | | | | | | | | | |
| Areas excluded from the S | - | | | | at may affect a site's viability | | | | |
| Scheduled Monument | With | | No | Ancient Woodland | | Within | No | | |
| | Part | | No | 1 | | Part of Site | No | | |
| | Adj. | | No | | | Within Buffer | No | | |
| | With | | No | Local Wildlife Si | tes | Within | Yes | | |
| | | of Site | No | | | Part of Site | Yes | | |
| | | nin Buffer | Yes | | | Within Buffer | Yes | | |
| Local Nature Reserve (LNR) | With | | No | Biodiversity Action Plan (BAP) | | Within | Yes | | |
| | | of Site | No | Priority Habitat | | Part of Site | Yes | | |
| Flood Zone | vvitr | nin Buffer | No | Drotostad Crasi | aa Alart Araa | Within Buffer | Yes | | |
| | | | No No | Protected Specie | | 1 | Yes | | |
| Washland | | | | Protected Species 10m Buffer | es Alei l'Alea - | | Yes | | |
| Marshes Protection Area Existing, developed | With | ain | No No | | | | | | |
| business/ industrial areas | Part | | No | Village Green & | Common Land | | No | | |
| | Adj. | | No | Ground Water V | | | Yes | | |
| Oil / Gas Pipelines | Auj. | 10 | No | Conservation Ar | 1 | Within | No | | |
| | | | | | Cu . | | No | | |
| | | | | | | Adj. To | INU | | |
| Electricity Pylons | | | No | Listed Buildings | | Within | No | | |
| | | | | | | Adj. To | No | | |
| Immovable communications | | | No | Potential Contai | minated Land | С | 1 | | |
| 400m buffer zone around | | | No | Definitive Footp | | | No | | |
| wastewater/sewage | | | | | . , | | | | |
| treatment plants | | | | | | | | | |
| H.E.R – No records | - | | | ТРО | | | No | | |
| | | | | Archaeological I | inds Area | | No | | |
| Highway issues: No access Nethermayne | at pr | esent, whi | ch would nee | l V | | ger site, likely fro | | | |
| Constraints (description): • SSSI Buffer | | | | | | | | | |
| LoWS, BAP and prote | cted | species ale | ert area | | | | | | |
| | | | | | | | | | |

SHLAA Site Survey

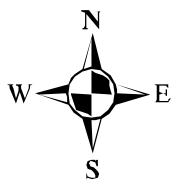
| Address : Land West of Basildon College, north of Basildon Hospital (Area of Special Reserve) | Site Area : 13.4ha | Current Use: Grass/farmland | Site Ref.: SS0070 | | | | | | |
|---|------------------------------|--------------------------------|----------------------|-----------------------|--|--|--|--|--|
| Ground Water vulnerability Area Potential contaminated land, no deta No access | iled investiga | tions undertaken | | | | | | | |
| | Yes If yes, h | | | | | | | | |
| Where ground water and protected species are investigated and appropriate mitigation measures undertaken. Land | | | | | | | | | |
| also to be investigated for contamination and any remediation measures undertaken as necessary. Access provided | | | | | | | | | |
| via adjacent sites. | | | | | | | | | |
| What is the most suitable type of develop be overcome then residential or mixed use a | | | | access issues could | | | | | |
| Site is suitable for housing developmer | nt X | | | | | | | | |
| Reason(s) why site is suitable for housing : The site is within the urban area, close to services and facilities and there are no development plan restrictions against development. Whilst there is no current access to the site, surrounding submitted sites could provide this and these have been found suitable and available. The site was allocated as and Area of Special Reserve in the Council's Local Plan and the intention to develop it has been set. | | | | | | | | | |
| Is site available for development? If ye | s, when? | Yes. The site has e | xisting allocation | to develop and the | | | | | |
| | - | | | d. Access constraints | | | | | |
| can be overcome via adjacent sites. | | | | | | | | | |



Land West of Basildon College, North of Hospital



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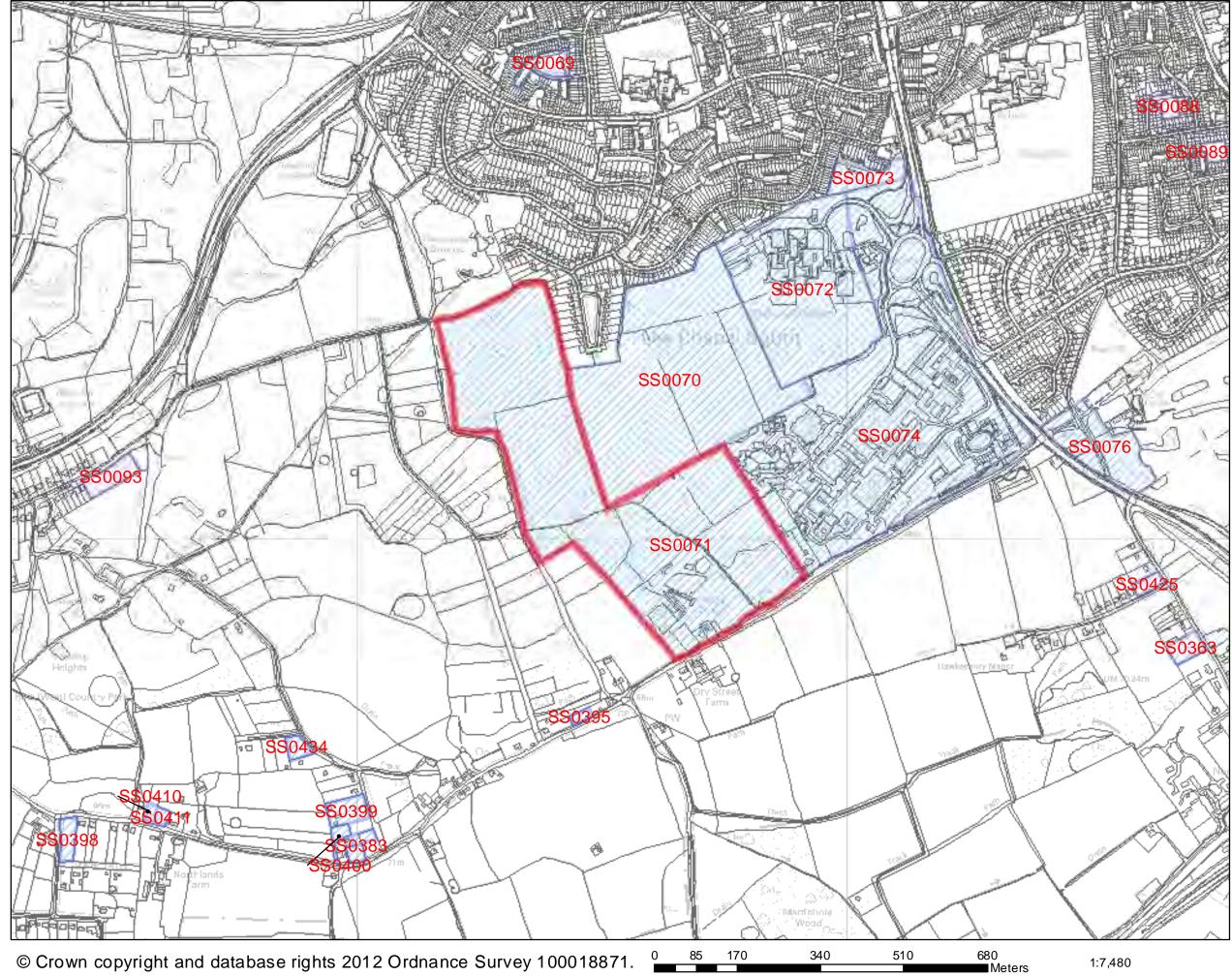


| Address: Land north of Dry St Special Reserve – Saved Polic | | | Site Area : 21Ha | Current Use: Farmland & ridit school | ng | Site Ref.: SS0071 | | |
|--|----------------|-------------------------|---------------------------------|--|---|------------------------|--------------------------------|-------------|
| Description of Site (includ | lina n | lanning | status) | | Site | Access: [|)rv Street | |
| Large area of principally grazi | | - | | | | | | |
| campus and Basildon Hospital | | | | | | | | |
| school to the south. Woodlar | | | | | | | | |
| occupy the land to the north. | | | | | | | entre: The Kn | |
| | | | | Neighbourhood Centre: Kibcaps <8 | | | | aps <800m |
| Development Plan: The land | is allo | cated as a | n 'Area of Sp | ecial Reserve' in | | | Basildon >800 | |
| the development plan (Policy | BAS S | 53). This s | states 24ha o | f land north of | Pub | lic Open Sp | ace: Amenity | Green |
| Dry Street, with development | | | | | dren/young p | | | |
| and community facilities inclu | | | | | | | ers/Sporhams | |
| local shops and a health centre | re on | the remair | ning 11ha, to | gether with off- | | | ic space <2ki | |
| site highway works. | | | | Yes | | | al Field <400r | • |
| Ownership: | • | | | | | | al/semi-nat s | |
| | - Private I | | | No | | | , Country Par | |
| | | - Compan | | No | | | , Outdoor Spo on Golf Cours | |
| | | <u>- Unknowi</u> | | No | | | oucester Park | |
| Urban Area Site | | Yes | Area: 21ha | 1 | | • | n (Nethermay | |
| Green Belt Site | | No | A | | | | : Basildon <1 | |
| Greenfield Site | | Yes | Area: 20ha | 1 | - | ing oranoi | | |
| Previously Developed Lan Site Constraints | a | Yes | Area: 1ha | | | | | |
| | | | | O an atmainte th | | | : | |
| Areas excluded from the S Scheduled Monument | | | No | | Constraints that may affect Ancient Woodland | | a site's viab Within | No |
| scheduled Mohument | With | | 1 | Ancient woodia | nu | | | |
| | Part | | No No | - | | | Part of Site | No |
| SSIC/SACc/SDAc/Domoor | Adj. | | No | Local Wildlife Si | too | | Within Buffe | |
| | | | No | Local Whalle Sites | | | Within | Yes |
| | | of Site | Yes - SSSI | | | | Part of Site | Yes |
| Least Natura Deserve (LND) | With | in Buffer | No | Biodiversity Action Plan (BAP) Priority Habitat | | Within Buffe Within | r Yes Yes | |
| Local Nature Reserve (LNR) | _ | of Site | No | | | Part of Site | Yes | |
| | - | in Buffer | 1 | Thomy habitat | / Habilal | | | |
| Flood Zone | vvitri | In Buller | No | Drotostad Crasi | oo Al | art Araa | Within Buffe | |
| Washland | SE of | orner | No Yes | Protected Specie Protected Specie | | | | Yes Yes |
| Marshes Protection Area | SE U | UTTEI | No | 10m Buffer | es Ai | ent Area - | | res |
| Existing, developed | With | in | No | | | | | |
| business/ industrial areas | | | No | Villago Croop 9 | Com | monland | | No |
| | Part | | No | Village Green & | | | | |
| Oil / Gas Pipelines | Adj. | 10 | No | Groundwater vu Conservation Ar | | ionity aled | Within/ Adj. | Yes No |
| • | | | | | | C+ | 2 | - |
| Electricity Pylons | | | No | Listed Buildings Farmhouse (SW | | | Within | No |
| | | | | , | | • | Adj. To | Yes |
| Immovable communications | | | No | Potential Contar | minat | ed Land | | 2 |
| 400m buffer zone around | | | No | Definitive Footp | ath (| PRoW) | western site | Yes |
| wastewater/sewage | | | | | | | periphery | |
| treatment plants | | | | | | | | |
| H.E.R – Roman or Medieval Ju | ug fou | Ind | | ТРО | | | No | |
| (SMR 5120 and 5121) | | | | | | | | |
| | | | | Archaeological F | | | | Yes |
| | nsive | residential | l developmen | t of the site woul | ld pla | ice pressure | e on adjoining | i highway |
| Highway issues: Comprehe | | | | | | | | |
| infrastructure which would ne | ed to | be upgrad | ded to suit. A | dditional highway | / infr | astructure r | nay be requir | ed to serve |
| | ed to hospi | be upgrac tal elsewh | led to suit. A ere within th | dditional highway e town. | | | | |

| Address: Land north of Dry Street (Area of Special Reserve – Saved Policy BAS S3)Site 21H | e Area : Ha | Current Use: Farmland & riding school | Site Ref.: SS0071 | | | | | | | | |
|---|--|--|----------------------|-------------------|--|--|--|--|--|--|--|
| | limits. Archaeology. Definitive footpath. Listed building buffer. Washland. Area of Special Reserve allocation in development plan. Likely existence of contamination – no detailed assessment made. | | | | | | | | | | |
| Could the constraints be overcome? Yes | S | | | | | | | | | | |
| If yes, how? Where ground water investigation/attenuation is undertaken and where protected species investigations and remediation's are undertaken. Expansion of sewerage capacity and highway infrastructure likely to be required. Archaeological investigation also needed. Position of definitive footpath to be respected. Development to take account of the setting of the listed Dry Street Farmhouse. Washland to be respected or remediation measures undertaken accordingly. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures. | | | | | | | | | | | |
| What is the most suitable type of developm | ment for | this site? Education | /Hospital/open s | pace/sports | | | | | | | |
| field/farmland or residential, or a mix of all of th | | | | | | | | | | | |
| | x | | | | | | | | | | |
| Reason(s) why site is suitable for housing : As an Area of Special Reserve in the Basildon Local Development Plan, the SHLAA methodology states that allocations in the existing plan will be carried forward. The site is adjacent to existing residential properties and in close proximity to Basildon station and town centre. Whilst, it is recognised that limited sewerage capacity is a fundamental issue for the site, any development would have to take this into consideration as part of the scheme. | | | | | | | | | | | |
| Is site available for development? If yes, v | when? | Being an Area of Sp allocated developme has been discussed established. | ent plan for Basi | ldon, development | | | | | | | |



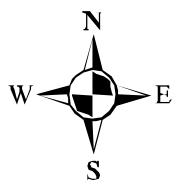
Land North of Dry Street ASR



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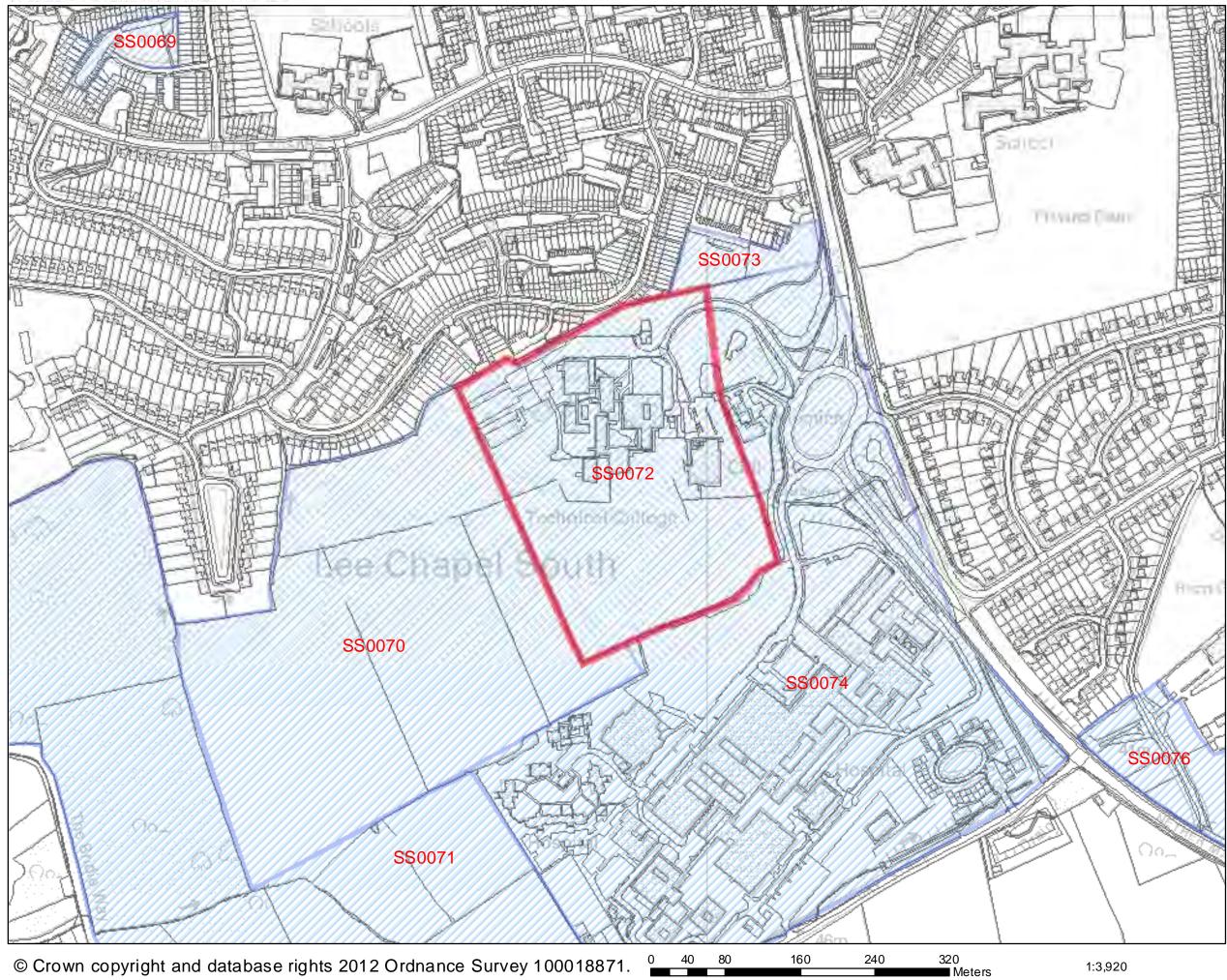
| Description of Site (including planning status) Site Access: Nuthermayne Entire site currently occupied by the South Essex College (Basildon Campus). The site includes serveral 1 to 4 storey linked campus blocks, with ancillary surface car parking areas, landscaping and adjoining sports field, located on the west side of Nethermayne, Basildon. Access to Services (distance in m) Primary School: Lee Chapel < 600m Secondary School: Woodlands < 1500m GPs / Health Centre: 1 (The Knares) <800m The site is within the settlement boundary, to the south is Basildon and the roundabout from which the college is accessed. To the west are open fields which are an Area of Special Reserve. Neithermayne, 2000m 2800m Development Plan: Site is highlighted as a School, although the BDLP does not provide any policy designation, while the sports field is allocated as 'School Playing Fields and Other Open Space' and land in the north east corner of the site is allocated as 'Existing Open Space'. Town Centre: Basildon <800m Public Open Space and Chalforen/young people space <400m (Wathermayne): Clausty Park <2km (Langdon Hills): Outhor Sport Facility < 800m (Basildon Golf Cource): Urban Park <2km (Guoutspark <2km (Langdon Hills): Outdor Sport Facility <800m (Basildon Golf Cource): Urban Park <2km (Guoutspark <2km (Langdon Hills): Outdor Sport Facility <800m (Basildon <1km Void determined. Ownership: - Public Body? Yes - Public Body? Yes - Public Body? Yes - Private Individual? No - Oromspany? No <t< th=""><th>Address: Thurrock and Basildon College Campus</th><th>Nethermayne</th><th>Site Area: 8.28ha</th><th>Current Use: Educational colle</th><th>ege Site Ref.: SS0072</th><th></th><th></th></t<> | Address: Thurrock and Basildon College Campus | Nethermayne | Site Area: 8.28ha | Current Use: Educational colle | ege Site Ref.: SS0072 | | | | |
|---|---|-----------------|----------------------|-----------------------------------|--------------------------|-------------------|----------|--|--|
| Entire site currently occupied by the South Essex College (Basildon Campus). The site includes several 1 to 4 storey linked campus blocks, with anciliary surface car parking areas, landscaping and adjoining sports field, located on the west side of Nethermayne, Basildon. Nethermayne Access to Sorvices (distance in m) Primary School: Lee Chapel <600m School Hayata, which accupies a large site and to the south is Basildon down how blocks in bits that beat of residential housing around Basildon Town Contre. To the south is Basildon and the roundabout from which the college is accessed. To the west are open fields which are an Area of Special Reserve. Netphourhood Centre: 1 (Kibcaps) <800m Development Plan: Site is highlighted as a School, although the BDLP daes not provide any policy designation, while the sports field is allocated as "School Haying Fields and Other Open Space". Netphourhood Centre: 1 (Kibcaps) <800m | Description of Site (includ | ing planning | i status) | • | Site Access: | | | | |
| Campus). The site includes several 1 to 4 storey linked campus blocks. With ancillary surface car parking areas, Iandocaping and adjoining sports field, located on the west side of Nethermayne, Basildon. The site is within the settlement boundary, to the south and east of residential housing around Basildon Town Centre. To the south is Basildon Hospital, which area an Area of Special Reserve. Development Plan: Site is highlighted as a School, although the BDLP does not provide any policy designation, while the sports field is allocated as School Playing Fields and Other Open Space' and land in the north as School Playing Fields and Other Open Space' and land in the north cast corner of the site is allocated as 'Existing Open Space'. Planning History: Various applications for extensions, alterations and new blocks in relation to the college campus and a temporary car park for Ado/07073/OUT – Outline application for a residential development comprising 120 units together with sports hall and all weather pitch. Not determined. 97/00023/OUT – Outline application for housing development Green Belt Site Green Belt Site Mater Index Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for Area: 8.28ha Green Belt Site 97/00023/OUT – Outline application for Nos Stel Constraints that may affect a site's viability Scheduled Monument Within No Part of Site No Within No Part of Site No Within Muffer Ves Local Nature Reserve (LNR) Within Muffer Part of Site No Within Muffer Ves Frond Site No W | | • • • | | Basildon | | | | | |
| with ancillary surface car parking areas, landscaping and adjoining spots Primary School: Lee Chapel <600m ¹ field, located on the west side of Nethermayne, Basildon. Secondary School: Woodlands <1500m | | | | | | | | | |
| field, located on the west side of Nethermayne, Basildon. Secondary School: Woodlands < 1500m | | | | | | | | | |
| The site is within the settlement boundary, to the south and east of GPs / Heaith Centre: 1 (The Knares) Hospital, which occupies a large site and to the east is St. Luke's Hospital Alighbourhood Centre: 1 (Kibcaps) Hospital, which occupies a large site and to the east is St. Luke's Hospital Alighbourhood Centre: 1 (Kibcaps) open fields which are an Area of Special Reserve. Alighbourhood Centre: Basildon <800m | | | | 5 6 1 | | | | | |
| The site is within the settlement boundary, to the south and east of residential housing around Basildon Town Centre. To the south is Basildon New Housing around Basildon Town Centre is the south is Basildon Hospital, which occupies a large site and to the east is St. Luke's Hospica and the roundabout from which the college is accessed. To the west are open fields which are an Area of Special Reserve. Town Centre: Basildon < 800m Public Open Space: Amenity Green Space and Children/young people space < 400m (Nordmarks): as 'School Playing Fields and Other Open Space' and land in the north cast correr of the site is allocated as 'Existing Open Space'. Children TC): Educational Field < 400m (Woodfands): Matural/semi-nat space <800m (Langdon Hills): Country Park <2km (Basildon TC): Educational Field < 400m (Woodfands): Natural/semi-nat space <800m (Langdon Hills): Country Park <2km (Langdon Hills): Country Park <2km (Gaucester Park). Bus Stop: 130m (Nethermayne) around Basildon <1km Park of No 0x/00073/0UT – Outline application for a residential development with access. Not determined. - Public Body? Yes Yes 0x/00073/OUT – Outline application for housing development with access. Not determined. - Public Body? Yes Yes 0x/mership: - Public Body? Yes Yes Area: 5.98ha - Company? No 0x/mership: - Public Body? Yes Yes Area: 5.98ha - Part of Site No 0x/mership: Part of No - Company? No - Part of Site No 0x/mership: Part of Site No Part of Site No Part of Site No 0x/mithin Buffer Yes | | | - | | | | | | |
| Hospital, which occupies a large site and to the east is St. Luke's Hospice and the roundabout from which the college is accessed. To the west are open fields which are an Area of Special Reserve. -800m Town Centre: Basildon < 800m | The site is within the settleme | nt boundary, | to the south an | nd east of | | | | | |
| and the roundabout from which the college is accessed. To the west are open fields which are an Area of Special Reserve. Development Plan: Site is highlighted as a School, although the BDLP does not provide any policy designation, while the sports field is allocated as 'School Playing Fields and Other Open Space' and land in the north east corner of the site is allocated as 'Existing Open Space'. Planning History: Various applications for extensions, alterations and new blocks in relation to the college campus and a temporary car park for the hospital in 2006. 06/00703/OUT – Outline application for a residential development comprising 120 units together with sports hall and all weather pitch. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. Ownership: <u>-Public Body?</u> <u>-Private Individual?</u> No Creenfield Site Previously Developed Land Ves Areas 2.3ha Site Constraints Areas scudued from the SHLAA Constraints that may affect a site's viability Areas scudued from the SHLAA Constraints that may affect a site's viability Stere on the site No Stis Constraints Areas scudued from the SHLAA Constraints that may affect a site's viability Stere on the site No Stis Constraints Areas scudued from the SHLAA Constraints that may affect a site's viability Stere on the site No Stis Constraints Areas excluded from the SHLAA Constraints that may affect a site's viability Stere on the site No Part of No Part of Site No Part of Site | residential housing around Ba | sildon Town (| Centre. To the s | south is Basildon | Neighbourhood | I Centre: 1 (Kibc | aps) | | |
| open fields which are an Area of Special Reserve. Public Open Space: Amenity Green Space and Amenity Green Space and Amenity Green Space and Children/young people space <400m | | | | | <800m | | | | |
| Development Plan: Site is highlighted as a School, although the BDLP does not provide any policy designation, while the sports field is allocated as 'School Playing Fields and Other Open Space' and land in the north east corner of the site is allocated as 'Existing Open Space'. Amenity Green Space and Children/young people space <400m (Children/young people space <200m (Children/young people space <200m) Civic space <20m (Basildon TC): Educational Field <400m (Woodlands): Natural/semi-nat space <800m (Langdon Hills): Outhor Sport Facility <400m (Boodlands): Natural/semi-nat space <800m (Langdon Hills): Outhor Sport Facility <800m (Basildon Gof Course): Natural/semi-nat space <800m (Nethermayne): Natural/semi-nat | | | | o the west are | Town Centre: E | Basildon <800m | | | |
| Development Plan: Site is highlighted as School, although the BDLP Childrern/young people space <400m | open fields which are an Area | of Special Re | serve. | | Public Open Sp | ace: | | | |
| does not provide any policy designation, while the sports field is allocated as 'School Playing Fields and Other Open Space' and land in the north east corner of the site is allocated as 'Existing Open Space'. Planning History: Various applications for extensions, alterations and new blocks in relation to the college campus and a temporary car park for the hospital in 2006. 06/00703/OUT – Outline application for a residential development comprising 120 units together with sports hall and all weather pitch. Not determined. 07/00023/OUT – Outline application for housing development with access. 0wwnership: | | | | | Amenity Green | Space and | | | |
| as 'School Playing Fields and Other Open Space' and land in the north east corner of the site is allocated as 'Existing Open Space'. Planning History: Various applications for extensions, alterations and new blocks in relation to the college campus and a temporary car park for the hospital in 2006. 06/00703/OUT – Outline application for a residential development comprising 120 units together with sports hall and all weather pitch. Not determined. 97/00023/OUT – Outline application for housing development with determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development vith access. Not determined. 97/00023/OUT – Outline application for housing development vith access. Not determined. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline application for housing development vith access. 97/00023/OUT – Outline applications for Area: 5.98ha 97/0002 4 Part of Site No | | | | | Children/young | people space < | 400m | | |
| east corner of the site is allocated as 'Existing Open Space'. Planning History: Various applications for extensions, alterations and new blocks in relation to the college campus and a temporary car park for 06/00703/0UT – Outline application for a residential development comprising 120 units together with sports hall and all weather pitch. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. Not determined. 07/00023/OUT – Outline application for housing development with access. 07/00023/OUT – Ou | | | | | (Nethermayne) | ; | | | |
| Planning History: Various applications for extensions, alterations and new blocks in relation to the college campus and a temporary car park for the hospital in 2006. Natural/semi-nat space <800m (Langdon Hills): Outlong Hills): Outlong Hills): Outlong Prize Park for the hospital in 2006. | | | | | | | | | |
| Planning History: Various applications for extensions, alterations and new blocks in relation to the college campus and a temporary car park for the hospital in 2006. (Langdon Hills): Country Park <2km (Langdon Hills): Outdoor Sport Facility <800m (Basildon Goff Course): Uban Park <2km (Glouester Park). Bus Stop: 130m (Nethermayne) 06/00703/OUT – Outline application for a residential development determined. • Yes 97/00023/OUT – Outline application for housing development with access. Not determined. • Yes • • • Yes • • • No • • • No • • Private Individual? No • • No • • Yes Area: 8.28ha • Green Belt Site No • • Previously Developed Land Yes Area: 2.3ha • Site Constraints * * No • Area: 5.98ha Part of No • • Yes Area: 5.98ha Part of No • Ste Constraints * * * * * Ste Constraints * | east corner of the site is allocated | ated as 'Existi | ng Open Space | <i>'</i> . | | | | | |
| new blocks in relation to the college campus and a temporary car park for the hospital in 2006. 06/00703/OUT – Outline application for a residential development comprising 120 units together with sports hall and all weather pitch. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. Ownership: - Public Body? - Private Individual? No - Company? No - Unknown? Urban Area Site Green Belt Site Green Belt Site Green Belt Site Company? No - Unknown? Urban Area Site Green Belt Site Green Field Site Previously Developed Land Yes Area: 2.3ha Site Constraints Scheduled Monument Mithin Buffer Yes Local Nature Reserve (LNR) Mithin Buffer Yes Local Nature Reserve (LNR) Mithin Buffer No Part of Site No Within Buffer Yes Local Nature Reserve (LNR) Mithin Buffer Yes Flood Zone Mithin Buffer No Part of Site No Part of Site No Part of Site No Part of Site No Part of Site No Protected Species Alert Area No Hon Part of Site No Protected Species Alert Area No No Protected Species Alert Area No No Part of Site No Part of Site No Protected Species Alert Area No No Part of Site No Part | | | | | | | | | |
| the hospital in 2006. 06/00703/OUT – Outline application for a residential development determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. Not determined. 97/00023/OUT – Outline application for housing development with access. 97/00023/OUT – Outline application for housing developed Land Yes 9/00001 9/0001 | | | | | | | | | |
| 06/00703/OUT - Outline application for a residential development comprising 120 units together with sports hall and all weather pitch. Not determined. Golf Course): Urban Park < 2km (Gloucester Park). Bus Stop: 130m (Nethermayne) | | ollege campu | s and a tempor | ary car park for | | | | | |
| comprising 120 units together with sports hall and all weather pitch. Not determined. Urban Park < 2km (Gloucester Park). Bus Stop: 130m (Nethermayne) Bus Stop: 130m (Nether | | | | | | Facility <800m (| Basildon | | |
| determined. 97/0023/OUT - Outline application for housing development with access. Bus Stop: 130m (Nethermayne) Not determined. - Public Body? Yes - Private Individual? No - Company? No - Unknown? No - Unknown? No Green Belt Site No Green Belt Site No Previously Developed Land Yes Areas excluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Adj. To No SSIs/ SACs / SPAs / Ramsar Within No Within Buffer Yes Local Nature Reserve (LNR) Within Buffer No Part of Site No No | | | | • | | | | | |
| 97/00023/OUT – Outline application for housing development with access. Not determined. Railway Station: Basildon <1km | | with sports h | hall and all weat | ther pitch. Not | | | | | |
| Not determined. - Public Body? Yes - Private Individual? No - Company? No - Urban Area Site Yes - Unknown? No Urban Area Site Yes Green Belt Site No Greenfield Site Yes Area: 5.98ha Previously Developed Land Yes Area: 2.3ha Site Constraints Area: coulded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Part of No Adj. To No Quithin Buffer Yes Part of Site No Part of Site No Within No Local Wildlife Sites Within Within Buffer Yes Local Nature Reserve (LNR) Within No Part of Site No Within Buffer No Vashland No Washland No Part of No Protected Species Alert Area Marshes Protection Area | | | | | | | | | |
| Ownership: - Public Body? Yes - Private Individual? No - Company? No - Unknown? No - Unknown? No - Unknown? No - Unknown? No - Green Belt Site No Green Belt Site No Green Belt Site Yes Previously Developed Land Yes Area: 2.3ha Site Constraints Areas excluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Adj. To No Adj. To No SSSIs/ SACs / SPAs / Ramsar Within Muthin Buffer Yes Local Nature Reserve (LNR) Within Part of Site No Vithin Buffer No Flood Zone No Flood Zone No Vashland No Flood Zone No Vashland No Flood Zone No Vashland No Protected | | cation for ho | using developm | ent with access. | Railway Station | n: Basildon <1km | ו | | |
| - Private Individual? No - Company No - Company? No - Unknown? No Urban Area Site Yes Area: 8.28ha Green Belt Site No No Green Belt Site Yes Area: 5.98ha Previously Developed Land Yes Area: 2.3ha Site Constraints Area: 2.3ha Ste Constraints Mithin No Areas excluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Part of No Ancient Woodland Vithin No Ancient Woodland Part of Site Adj. To No Local Wildlife Sites Within SSSIs/ SACs / SPAs / Ramsar Within No Part of Site No Vithin Buffer Yes Part of Site No Part of Site No Local Nature Reserve (LNR) Within No Provected Species Alert Area Yes Flood Zone No Protected Species Alert Area Yes Washland No Protected S | | | | | | | | | |
| - Company? No - Unknown? No Urban Area Site Yes Area: 8.28ha Green Belt Site No | Ownership: | | | | | | | | |
| - Unknown? No Urban Area Site Yes Area: 8.28ha Green Belt Site No | | | | | | | | | |
| Urban Area SiteYesArea: 8.28haGreen Belt SiteNoGreen field SiteYesArea: 5.98haPreviously Developed LandYesArea: 2.3haSite ConstraintsArea: 2.3haAreas excluded from the SHLAAConstraints that may affect a site's viabilityAreas excluded from the SHLAAConstraints that may affect a site's viabilityScheduled MonumentWithinNoPart ofNoPart ofNoArear of Adj. ToNoSSSIs/ SACs / SPAs / RamsarWithinNoPart of SiteNoPart of SiteNoPriority HabitatPart of SiteFlood ZoneNoFlood ZoneNoProtected Species Alert AreaWashlandNoMarshes Protection AreaNoPart ofNoPart ofNoPart ofNoPart ofNoPart ofNoPart ofNoProtected Species Alert Area - 10m BufferPart ofNoPart ofNoPart ofNoPart ofNoPart ofNoProtected Species Alert Area - 10m Buffer< | | | | | | | | | |
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| Greenfield SiteYesArea: 5.98haPreviously Developed LandYesArea: 2.3haSite ConstraintsAreas excluded from the SHLAAConstraints that may affect a site's viabilityAreas excluded from the SHLAAMoAncient WoodlandWithinScheduled MonumentWithinNoAncient WoodlandWithinPart ofNoAncient WoodlandWithinNoAgj. ToNoLocal Wildlife SitesWithinNoSSSIs/ SACs / SPAs / RamsarWithinNoLocal Wildlife SitesWithinNoUccal Nature Reserve (LNR)WithinNoBiodiversity Action Plan (BAP) Priority HabitatWithinNoFlood ZoneNoProtected Species Alert AreaYesVashlandNoProtected Species Alert Area - 10m BufferYesKisting, developed business/ industrial areasWithinNoVillage Green & Common LandNo | | | Area: 8.28 | na | | | | | |
| Previously Developed Land Yes Area: 2.3ha Site Constraints Areas excluded from the SHLA Constraints that may affect a site's viability Areas excluded Monument Within No Ancient Woodland Within No Scheduled Monument Within No Ancient Woodland Within No Adj. To No Ancient Woodland Within Buffer No SSSIs/ SACs / SPAs / Ramsar Within No Local Wildlife Sites Within No Ster of Site No Biodiversity Action Plan (BAP) Within No Part of Site No Local Nature Reserve (LNR) Within Buffer No Biodiversity Action Plan (BAP) Within No No Part of Site No Flood Zone No Protected Species Alert Area Yes Yes Kashland No Protected Species Alert Area - 10m Buffer Yes Yes Kashland No Part of No Yes Yes Mashes Protection Area No Part of No Yes Musiness/ industrial areas Part of No Village Green & | | | | | | | | | |
| Site Constraints Areas excluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Ancient Woodland Within No Part of No Ancient Woodland Within No SSSIs/ SACs / SPAs / Ramsar Within No Local Wildlife Sites Within No SSSIs/ SACs / SPAs / Ramsar Within No Local Wildlife Sites Within No Part of Site No Part of Site No Part of Site No Local Nature Reserve (LNR) Within Buffer Yes Part of Site No Within Buffer Yes Flood Zone Within Buffer No Protected Species Alert Area Yes Washland No Protected Species Alert Area - 10m Buffer Yes Yes Marshes Protection Area No Yes Yes Yes | | | | | | | | | |
| Areas excluded from the SHLAAConstraints that may affect a site's viabilityScheduled MonumentWithinNoAncient WoodlandWithinNoPart ofNoAdj. ToNoPart of SiteNoSSSIs/ SACs / SPAs / RamsarWithinNoLocal Wildlife SitesWithinNoPart of SiteNoVithin BufferNoPart of SiteNoPart of SiteNoVithin BufferYesWithin BufferYesLocal Nature Reserve (LNR)WithinNoBiodiversity Action Plan (BAP) Priority HabitatWithin BufferYesFlood ZoneImage: NoProtected Species Alert AreaYesYesWashlandNoProtected Species Alert AreaYesMarshes Protection AreaNoProtected Species Alert AreaYesExisting, developed business/ industrial areasWithinNoYesPart ofNoVillage Green & Common LandNo | | Yes | Area: 2.3ha | a | | | | | |
| Scheduled MonumentWithinNoAncient WoodlandWithinNoPart ofNoAdj. ToNoPart of SiteNoSSSIs/ SACs / SPAs / RamsarWithinNoLocal Wildlife SitesWithinNoPart of SiteNoPart of SiteNoPart of SiteNoPart of SiteNoPart of SiteNoPart of SiteNoVithin BufferYesWithin BufferYesVithin BufferYesLocal Nature Reserve (LNR)Within BufferNoPriority HabitatPart of SiteNoPart of SiteNoProtected Species Alert AreaVesYesFlood ZoneNoNoProtected Species Alert AreaYesMarshes Protection AreaNoNoProtected Species Alert AreaYesExisting, developedWithinNoYesYesbusiness/ industrial areasPart ofNoVillage Green & Common LandNo | | | | | | | | | |
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| Adj. ToNoWithin BufferNoSSSIs/ SACs / SPAs / RamsarWithinNoLocal Wildlife SitesWithin MithinNoPart of SiteNoPart of SiteNoPart of SiteNoWithin BufferYesWithin BufferYesWithin BufferYesLocal Nature Reserve (LNR)WithinNoBiodiversity Action Plan (BAP) Priority HabitatWithinNoPart of SiteNoPriority HabitatPart of SiteNoFlood ZoneNoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesMarshes Protection AreaWithinNoYesExisting, developed business/ industrial areasWithinNoYesPart ofNoVillage Green & Common LandNoNo | Scheduled Monument | | | Ancient Woodla | nd | - | | | |
| SSSIs/ SACs / SPAs / Ramsar Part of SiteWithinNoLocal Wildlife SitesWithinWithinNoPart of SiteNoNoPart of SiteNoWithin BufferYesWithin BufferYesLocal Nature Reserve (LNR) Part of SiteWithinNoBiodiversity Action Plan (BAP) Priority HabitatWithinNoPart of SiteNoPriority HabitatPart of SiteNoFlood ZoneNoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesKarshes Protection AreaWithinNoYesExisting, developed business/ industrial areasWithinNoYes | | | No | | | Part of Site | No | | |
| Part of SiteNoPart of SiteNoWithin BufferYesWithin BufferYesLocal Nature Reserve (LNR)WithinNoBiodiversity Action Plan (BAP) Priority HabitatWithinNoPart of SiteNoPriority HabitatPart of SiteNoVithin BufferNoProtected Species Alert AreaYesFlood ZoneNoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesKarshes Protection AreaWithinNoYesExisting, developed business/ industrial areasWithinNoVillage Green & Common LandNo | | Adj. To | No | | | | No | | |
| Within BufferYesWithin BufferYesLocal Nature Reserve (LNR)WithinNoBiodiversity Action Plan (BAP) Priority HabitatWithinNoPart of SiteNoPriority HabitatPart of SiteNoWithin BufferNoProtected Species Alert AreaYesFlood ZoneNoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesKarshes Protection AreaWithinNoYesExisting, developed business/ industrial areasWithinNoYes | SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Si | tes | Within | No | | |
| Local Nature Reserve (LNR)WithinNoBiodiversity Action Plan (BAP) Priority HabitatWithinNoPart of SiteNoPriority HabitatPart of SiteNoWithin BufferNoProtected Species Alert AreaYesFlood ZoneNoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesMarshes Protection AreaNoProtected Species Alert Area - 10m BufferYesExisting, developed business/ industrial areasWithinNoYes | | Part of Site | No | | | Part of Site | No | | |
| Part of SiteNoPriority HabitatPart of SiteNoWithin BufferNoPriority HabitatPart of SiteNoFlood ZoneNoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesMarshes Protection AreaNoProtected Species Alert Area - 10m BufferYesExisting, developed business/ industrial areasWithinNoYes | | Within Buffe | r Yes | | | Within Buffer | Yes | | |
| Part of SiteNoPriority HabitatPart of SiteNoWithin BufferNoPriority HabitatPart of SiteNoFlood ZoneNoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesMarshes Protection AreaNoProtected Species Alert Area - 10m BufferYesExisting, developed business/ industrial areasWithinNoYes | Local Nature Reserve (LNR) | Within | No | Biodiversity Acti | on Plan (BAP) | Within | No | | |
| Within BufferNoWithin BufferYesFlood ZoneNoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesMarshes Protection AreaNo10m BufferYesExisting, developed business/ industrial areasWithinNoNo | Ì | Part of Site | | | . , | Part of Site | | | |
| Flood ZoneNoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - Protected Species Alert Area - 10m BufferYesMarshes Protection AreaNo10m BufferYesExisting, developed business/ industrial areasWithinNoVillage Green & Common LandNo | | Within Buffe | | - | | | | | |
| WashlandNoProtected Species Alert Area - 10m BufferYesMarshes Protection AreaNo10m BufferYesExisting, developed business/ industrial areasWithinNoYesPart ofNoVillage Green & Common LandNo | Flood Zone | | | Protected Specie | es Alert Area | | | | |
| Marshes Protection AreaNo10m BufferExisting, developedWithinNobusiness/ industrial areasPart ofNoVillage Green & Common LandNo | | | | | | | | | |
| Existing, developed Within No business/ industrial areas Part of No | | | | | | | | | |
| business/ industrial areas Part of No Village Green & Common Land No | | Within | | | | | | | |
| | | | | Village Green & | Common Land | | No | | |
| Adj. To No Ground Water Vulnerability Yes | | | | | | | | | |
| Adj. 10NoGround Water VulnerabilityTesOil / Gas PipelinesNoConservation AreaWithin/Adj. ToNo | Oil / Cas Pinolinos | Auj. TU | | | | Within/Adi To | | | |
| | · · · · · · · · · · · · · · · · · · · | | | | τd | , | | | |
| Electricity Pylons No Listed Buildings Within/Adj. To No | | | | | | | No | | |
| Immovable communications No Potential Contaminated Land C | | | No | Potential Contar | minated Land | С | | | |

SHLAA Site Survey

| Address: Thurrock and Basildon College Campus | | Site Area: 8.28ha | Current Use: Site Ref.: Educational college SS0072 | | | | | | |
|---|-----------------|----------------------|--|-------------|-----------|----------|-------|--|--|
| 400m buffer zone around wastewater/sewage plants | | No | Definitive Footpath (PRoW) No | | | | | | |
| | I | | TPO TPO/1/52 Yes | | | | | | |
| | | | Archaeological Finds Area No | | | | | | |
| Highway issues: No partic | ular issue, goo | d access fror | | | nayne. | | | | |
| Highway issues: No particular issue, good access from roundabout junction on Nethermayne. Constraints (description): Ground water vulnerability area Tree Preservation Orders within the site BAP/LoWS 10m buffer; protected species alert area (north, east and western boundaries). School playing field and open space allocations in the development plan. SSSI 2km buffer. Likely existence of contamination – no detailed assessment made. District's main FE college campus. Replacement facilities would need to be provided. Could the constraints be overcome? Yes If yes, how? Ground water investigation/attenuation is undertaken Tree survey to ensure important trees are retained. Design solution to retain important trees / replant / remove. Protected species investigations. Likely requirement for satisfactory alternative sports pitches; PPG17 assessment to establish whether pitches are required. SSSI buffer unlikely to be affected by development in this edge of urban location Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures Propose alternative college campus site through the LDF; retain part of site for college; | | | | | | | | | |
| What is the most suitable | | | | on Hocnital | | | | | |
| Education/open space/sports Site is suitable for housing | | | | | | | | | |
| Reason(s) why site is suitable for housing: Adjacent to existing residential properties, within the settlement boundary and urban area. Close to most amenities, facilities and services, including town centre and transport connections. There are no constraints that would otherwise make the site unsuitable for housing development. However, occupation of the current site must be factored in and reflected in the timetable for delivery. | | | | | | | | | |
| Is site available for develo | opment? If y | es, when? | The site was put for process by the land | | rt of the | Call for | Sites | | |

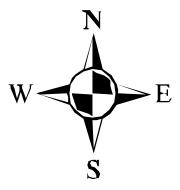


Thurrock and Basildon College



1:3,920

SHLAA 2011/2012



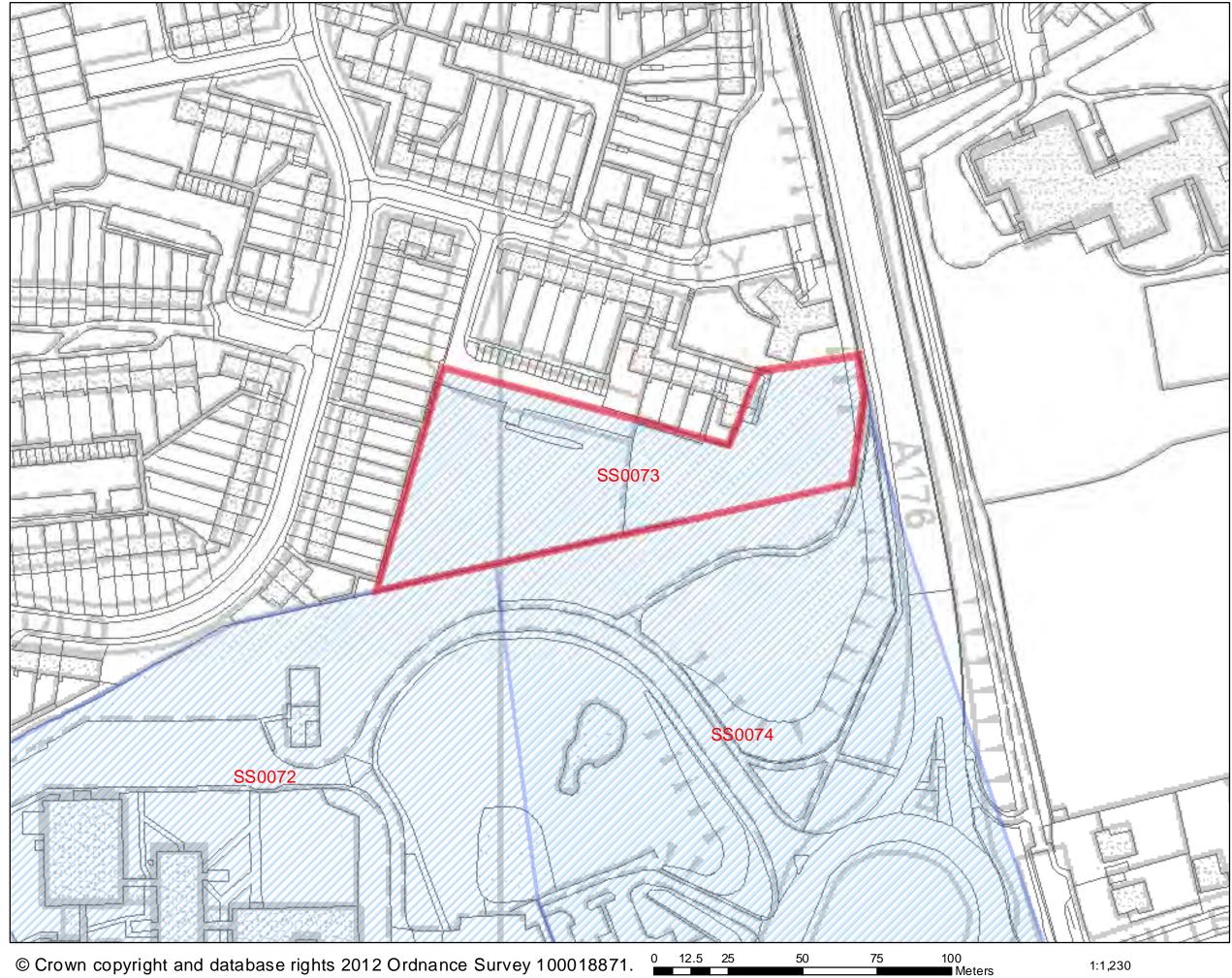
| SHLAA Site Survey F | onnrait i | | | | | n | |
|--|------------------------|----------------------|-----------------------------------|-----------------------------------|-------------------------------------|-----------|--|
| Address: Rear of 6-38 Eastle | y, Basildon | Site Area: 0.69ha | Current Use: Playground and | Site Ref.: SS0073 | | | |
| | | 0.0711 | vacant/informal | 330073 | | | |
| | | | open space | | | | |
| Description of Site (includ Irregular shaped parcel of lan | d to the west o | of Nethermayr | ne, within a | Site Access: E | - | | |
| residential area. The site is a | | | | | vices (distance | | |
| space for the surrounding dwo residential properties from the | | | | | : Lee Chapel <6 ool: Woodlands | | |
| predominantly laid to grass w | | | | | entre: 2 (The Kr | | |
| the southern boundary. It cor | | | | | lical Centre) <8 | | |
| adjoining parking court yard (| | | | Neighbourhood Centre: 3 (Kibcaps; | | | |
| terraces adjoin the site to the | | | • | est; Clay Hill Ro | | | |
| College (Basildon Campus) oc | cupies the site | to the south. | <800m | | | | |
| | | | | | Basildon <800m | | |
| Development Plan: | tation in the DE | | | Public Open Sp | | | |
| Allocated as an area of no not | auon in the BL | JLT ΙΥΫ́Ο. | | Amenity Green | space and people space < | < 100m | |
| Planning history: | | | | (Nethermayne) | | 40011 | |
| 04/00859/FULL (slightly large | r site) – Erectio | /part three | | , m (Basildon TC | ;); | | |
| storey terrace of 16 houses, a | ind 1 no. x 3 st | orey block of | 9 no. flats with | | ld <400m (Woo | | |
| vehicle and pedestrian access | | | | Natural/semi-n | atural space <8 | | |
| toddler play area. Withdrawn | | | | (Langdon Hills) | | | |
| application was referred to the | | | | | 2km (Langdon | | |
| Management Committee when permission be granted member | | | | | Facility <800m porting Village); | (Basildon | |
| following reasons: | | reruse the ap | | | km (Gloucester | Park) | |
| i) To allow residents | s to request that | at the status o | of the land be | | | runy. | |
| reconsidered duri | | | | Bus Stop: 260n | n (Nethermayne | e) | |
| District Local Plan | | | | Railway Statior | : Basildon <1kr | n | |
| ii) Damage to reside | ential amenity b | by reason of lo | oss of vital open | | | | |
| space. iii) Damage to visual | amonity by ra | acon of the la | cc of vital open | | | | |
| iii) Damage to visual space and overloo | | | | | | | |
| The initial recommendation to | | subject to a S | action 106 | | | | |
| agreement being entered into | | | | | | | |
| housing and the provision of a | | | | | | | |
| of the play area and open spa | | | | | | | |
| | | | | | | | |
| Obtained Village Green Status | | | | | | | |
| obtain status. Essex County C | | | | | | | |
| Ownership: | - Public B | lody? Individual? | Yes No | | | | |
| | - Compar | | No | | | | |
| | - Unknow | | No | | | | |
| Urban Area Site | Yes | Area: 0.69 | | | | | |
| Green Belt Site | No | | | | | | |
| Greenfield Site | Yes | Area: 0.64 | ha | | | | |
| Previously Developed Lane | d Yes | Area: 0.05 | ha | | | | |
| Site Constraints | | | | | | | |
| Areas excluded from the S | 1 | | Constraints th Ancient Woodlar | | | | |
| Scheduled Monument | | Within No | | | | No | |
| | Part of | No | - | | Part of Site | No No | |
| | Adj. To | No | | ocal Wildlife Sites Within | | | |
| SSSIC/SACC/SDAC/Domoor | \//ithin | No | Local Wildlife Cit | | | | |
| SSSIs/ SACs / SPAs / Ramsar | Within Part of Site | No No | Local Wildlife Sit | tes | Within Part of Site | No No | |

| | ey, Basildon | Site Area: 0.69ha | Current Use: Playground and vacant/informal open space | Site Ref.: SS0073 | | |
|---|--|---|---|--|--|---------|
| | Within Buffer | Yes (SSSI) | | | Within Buffer | No |
| Local Nature Reserve (LNR) | erve (LNR) Within No Biodiversity Action Plan (BA | | Plan (BAP) | n (BAP) Within | | |
| | Part of Site | No | Priority Habitat | | Part of Site | No |
| | Within Buffer | No | | | Within Buffer | No |
| Flood Zone If yes, Zone 3? □ | No | | Protected Species A | Alert Area | | No |
| Washland | | No | Protected Species A | Alert Area - | | Yes |
| Marshes Protection Area | | No | 10m Buffer | | | |
| Existing, developed | Within | No | | | | |
| business/ industrial areas | Part of | No | Village Green & Cor | mmon Land | | No |
| | Adj. To | No | Ground Water Vuln Area | | No | |
| Oil / Gas Pipelines | | No | Conservation Area | | Within | No |
| | | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | | Within | No |
| | | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contamina | ated Land | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath | (PRoW) | | No |
| | - | | TPO | | | No |
| | | | Archaeological Find | s Area | | No |
| Constraints (description): | | rn boundary). | Previous survey has | shown pres | ence of great cr | rested |
| o SSSI 2km buffer. o Potential designation o Presence of several r | | n space as per | r planning application | · | 2004 | esteu |
| newts. SSSI 2km buffer. Potential designation Presence of several r Could the constraints be of Protected species inv SSSI buffer unlikely t PPG17 Assessment to Existing mature trees buffer to adjoining co Tree survey to identi | nature trees. overcome? vestigations and to be affected by to establish the r s should be reta bliege site and N fy important spe | Yes remediation of y developmen need and dem ined where po lethermayne. ecimens; Desi | undertaken. It due to intervening and for open space, ossible in the interes gn solution to avoid | urban deve including pl ts of visual a | opment. ay equipment. imenity and to p | provide |
| newts. SSSI 2km buffer. Potential designation Presence of several r Could the constraints be c Protected species inv SSSI buffer unlikely t PPG17 Assessment to Existing mature trees buffer to adjoining co | nature trees. overcome? vestigations and to be affected by to establish the r s should be reta billege site and N fy important spe- e type of deve | Yes remediation of y developmen need and dem ined where po lethermayne. ecimens; Desi lopment for | undertaken. It due to intervening and for open space, ossible in the interes gn solution to avoid | urban deve including pl ts of visual a | opment. ay equipment. imenity and to p | provide |

This site has Village Green status and is therefore unsuitable.



Rear of 6-38 Eastley



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1:1,230

SHLAA 2011/2012



| west of Nethermayne, con Basildon Hospital, Netherr | s: Land north of Dry Street and ⁷ Nethermayne, comprising n Hospital, Nethermayne bout and Ashdale, Dry Street | | | Current Use: Hospital and Nethermayne roundabout land | | Site Ref: SS0074 | | | |
|--|---|---|--|--|---|---|--|--|--|
| Description of Site (includi Expansive area of land located settlement of Basildon. The s Basildon Hospital complex in t the north. Most of the site ha 1 to 4 storey high hospital bui Development Plan: The ho located within an area of r the north of the site is allo Planning History: Various applications for extens to the hospital site. Site boundaries to be amende allocation and college site – at Hospital site (15.4ha) and the to be excluded, leaving Ashda | d immed ite in its the sout as a buil ildings. ospital ocated sions, a ed to ex- mended e rounda ile of 0. | diately to s revised th and N It up app comple ation or as 'Exis Ilteration d area = about/hig 72ha | the south of states complete ethermayne bearance com a and round the BDLP ting Open S as and new bl simplemented 22.4Ha (was ghways site c | brises the roundabout in aprising Several dabout are 1998. Land in Space'. ocks in relation I Dry Street 5 66.3 ha) of 6.3ha needs | Acc Prim Secc GPs Neig Tow Publ Spac <40 Civic Educ and <40 Civic Educ and <40 Faci Urba Bus | Access: Ness to Ser hary School ondary School ondary School ondary School ondary School on Centre: E lic Open Sp ce and Child Om (Nether c space <21 cational Fie site itself), Om (Langd Om (Langd lity <400m an Park <21 Stop: 130n way Station | vices : Lee ool: V entre: I Cent Basild bace: J dren/ rmayi km (B sid <4 Natu on Hi (Basi km (C n (Ne | s (distance Chapel <6 Voodlands The Knard tre: Kibcap on <800m Amenity Gi young peo ne), also w Basildon TC 00m (Woo iral/semi-na Ils), Countr Ils), Countr Ils), Outdo ildon Golf (Gloucester thermayne | 000m <1500m es <800m s <800m reen ple space ithin site.), dlands at space ry Park or Sport Course), Park)) |
| Ownership: | - 1 | Public Bo Private I Company | ndividual? | Yes No No | | | | | |
| | - Unknown? | | | | | | | | |
| Urban Area Site | Ye | es | Area: 22.4 | ha | | | | | |
| Green Belt Site | No | 0 | | | | | | | |
| Greenfield Site | Ye | es | Area: 4ha | | | | | | |
| Previously Developed Land | d Y€ | es | Area: 18.4 | ha | | | | | |
| Site Constraints | | | | | | | | | |
| Areas excluded from the S | HLAA | | | Constraints th | nat m | nay affect | a site | e's viabili [.] | ty |
| Scheduled Monument | Within | | No | Ancient Woodland | | | With | nin | No |
| | Part of | f | No | | | | Part | of Site | No |
| | Adj. To | D | No | | | | With | nin Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | | No | Local Wildlife Si | tes | | With | nin | No |
| | Part of | f Site | No | | | | Part | of Site | No |
| | Within | Buffer | Yes | | | | With | nin Buffer | No |
| Local Nature Reserve (LNR) | Within | | No | Biodiversity Acti | ion Pl | an (BAP) | With | nin | No |
| | Part of | f Site | No | Priority Habitat | | | Part | of Site | No |
| | Within | Buffer | No | | | | With | nin Buffer | No |
| Flood Zone | | | No | Protected Specie | es Ale | ert Area | Ī | | Yes |
| Washland | | | No | Protected Specie | | | | | Yes |
| Marshes Protection Area | | | No | 10m Buffer | | | | | |
| Existing, developed | Within | | No |] | | | | | |
| business/ industrial areas | Part of | F | No | Village Green & | Com | mon Land | | | No |
| | Adj. To | | No | Ground Water V | | | | | Yes |
| Oil / Gas Pipelines | | | No | Conservation Ar | | | With | nin | No |
| | | | | | | | Adj. | | No |
| | | | | | | | - | | |
| Electricity Pylons | | | No | Listed Buildings | | | With | nin | No |
| | | | | | | | Adj. | | No |
| Immovable communications links | | | No | Potential Contar | minat | ed Land | | С | 1 |