

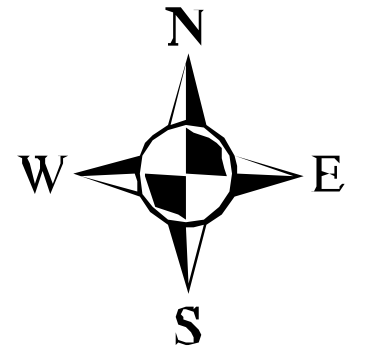
SHLAA Site Survey Form Part 1

Address: R/O 40 Laindon Road and Abbeyfield Archer House, Laindon Rd, Billericay	Site Area: 0.19ha	Current Use: Gardens/ grassland	Site Ref.: SS0002		
Description of Site (including planning status) Amended site boundary for SHLAA Site boundary amended to exclude Church View, new area 0.19 Ha (was 0.24 ha) The site is in a residential area. Site comprises part of the rear garden of 40 Laindon Road and an area of grassed open space adj, to the car park for the Emmanuel C of E church. The site is next to Church View and 40 Laindon Road. It is near to the Gas Valve Compound on Laindon Road and in walking distance of Quilters Primary School and Billericay School. Development Plan: Allocated as Large Residential Development sites with outstanding planning permission (April 1996) and Conservation Area Assumed ownership is Church of England but no details. Site carried forward due to UCS. Planning History: <ul style="list-style-type: none"> • BAS/0825/91 (incorporating site within larger area) : 20 flats with associated parking at 40 Laindon Road – Granted 1991 • BAS/0456/01 (adjacent land): Five bedroom chalet bungalow for people with special needs on land adjacent Billericay Emmanuel Church/rear of Abbeyfield House, Laindon Road – Granted 2001 			Site Access: Via Emmanuel C of E access onto Laindon Road or via the green lane that joins Laindon Rd opposite School Road. Access to Services (distance in m) Primary School: Quilters <600m Secondary School: Billericay <1500m GPs / Health Centre: Laindon Rd Clinic <800m Neighbourhood Centre: <800m Town Centre: Billericay <800m Public Open Space: Sun Corner <400m; Mill Meadows <400m Bus Stop: 100m Railway Station: Billericay 1km		
Ownership:	- Public Body?	No			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	Yes			
Urban Area Site	Yes	Area: 0.19ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.19ha			
Previously Developed Land	No				
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	Yes
				Adj. To	
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No

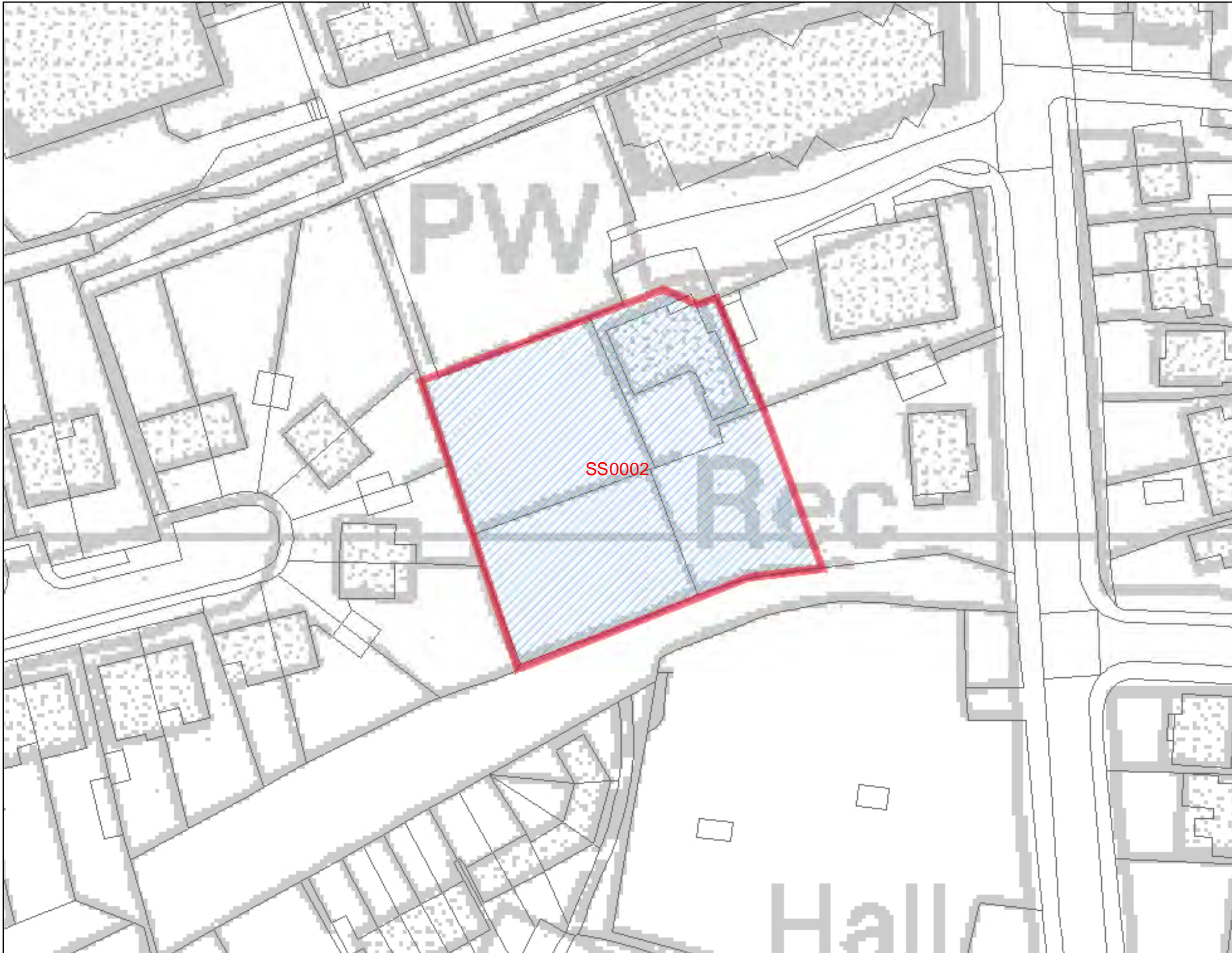
Address: R/O 40 Laindon Road and Abbeyfield Archer House, Laindon Rd, Billericay		Site Area: 0.19ha	Current Use: Gardens/ grassland	Site Ref.: SS0002	
Immovable communications		No	Potential Contaminated Land	C	
400m buffer zone around sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – Billericay Gas works			TPO		No
			Archaeological Finds Area		Yes
Highway issues: 2 schools nearby; busy road; highway safety concerns?					
Constraints:			<ul style="list-style-type: none"> • Potential highway safety issues • Ground water vulnerability area • Likely existence of contamination – no detailed assessment made. 		
<ul style="list-style-type: none"> • Within 2km buffer of Mill Meadows SSSI • Within Billericay Conservation Area • Within Archaeological finds area 					
Could the constraints be overcome? Yes If yes, how?					
<ul style="list-style-type: none"> • Archaeological and ground water investigations prior to development. • High Quality design suitable for Conservation Area • Small capacity of site should not cause any significant increase in highway safety issues • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures 					
What is the most suitable type of development for this site? Gardens/open space or housing					
Site is suitable for housing development X					
Reason(s) why site is suitable for housing: Existing residential area close to services. Access could be achieved through the car park.					
Is site available for development? If yes, when?			Was identified through Urban Capacity Study 2004 – however, the site has not been formally submitted by the landowners and is thus unavailable.		

Rear of No. 40 and Abbeyfield

SHLAA 2011/2012



SS0002



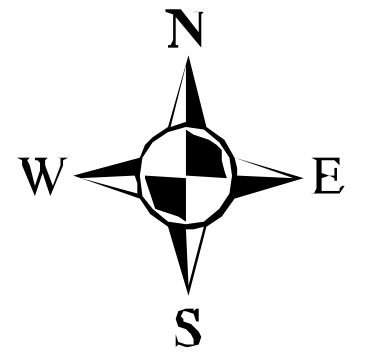
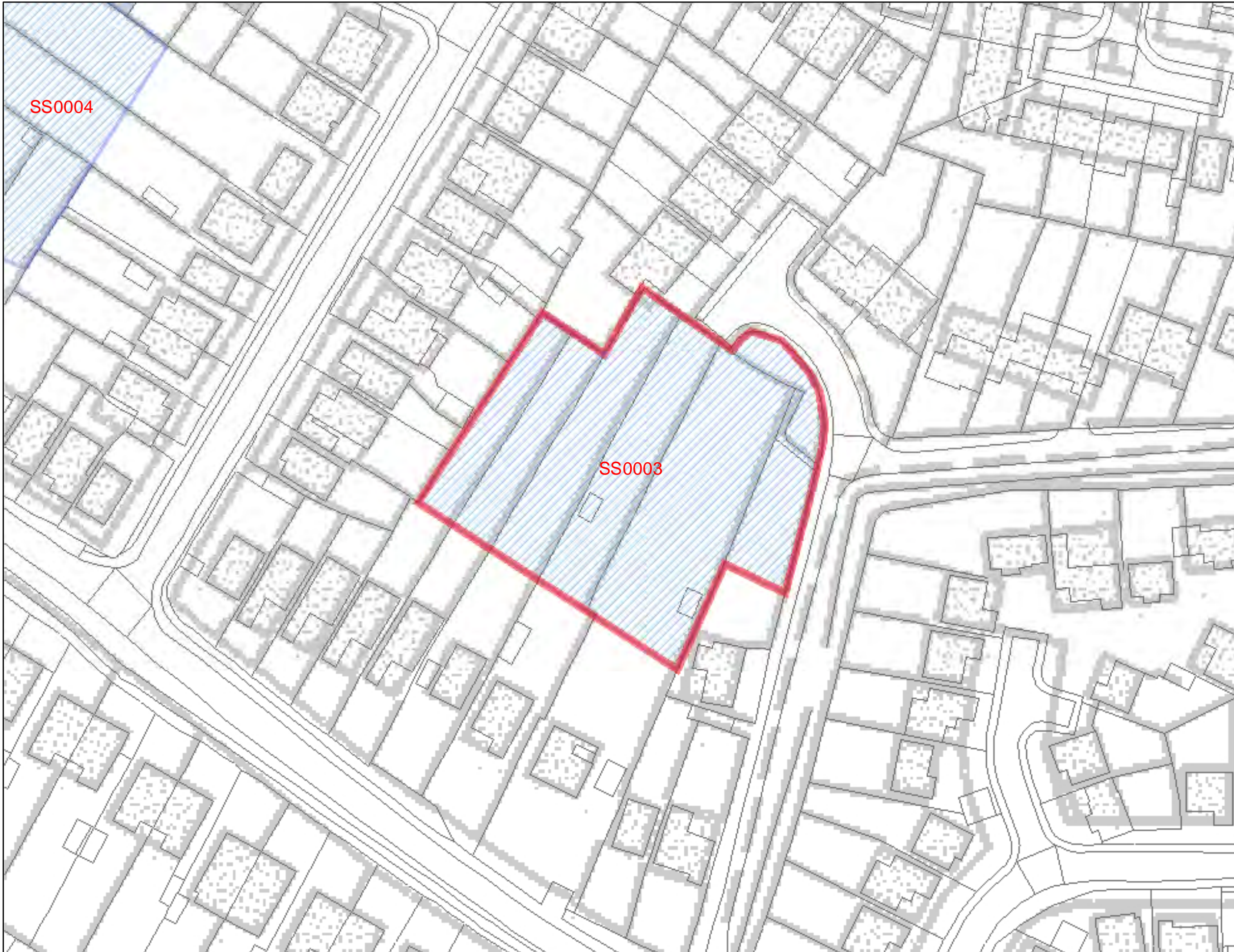
SHLAA Site Survey Form Part 1

Address: Rear of 266-274 Mountnessing Road, Billericay	Site Area: 0.33ha	Current Use: Gardens	Site Ref.: SS0003		
Description of Site (including planning status) Parts of six back gardens and amenity land in a residential area. Road frontage to Marks Close and Crescent Road. Multiple owners (7 no.) Amenity area contains two trees that may be worthy of retention Some planning history, mostly in relation to extensions and additions. The dwelling known as 1 Crescent Road appears to have been constructed in the late 1950's/early 1960's. An application for a detached house fronting Crescent Road alongside no. 1 was refused in 1962 (BAS/1360/62) on grounds of overlooking and harm to the street scene through unsatisfactory appearance; considerations that should be capable of being overcome.			Site Access: Access from Marks Close and Crescent Road Access to Services (distance in m) Primary School: Brightside 400m Secondary School: Mayflower and Billericay >1500m. St. Johns <1500m GPs/Health Centre: The Pantiles <800m Neighbourhood Centre: Bridge Parade <800m Town Centre: Billericay >800m Public Open Space: Children/young people space <400m (Pleasant Drive). Amenity green space <800m (Rosebay Ave). Country Park <2km (Rosebay Ave). Educational field <400m (Brightside Primary). Natura/semi-Nat space <400m (Pleasant Drive & Linda Grdns). Outdoor Sports Facility <400m (Rosebay Ave). Urban Park/Garden <800m (Lake Meadows) Bus Stop: 450m Railway Station: Billericay <1600m		
Ownership: Multiple	- Public Body?	Yes			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	Area: 0.33ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.3ha			
Previously Developed Land	Yes	Area: 0.03ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R- No records			TPO		No
			Archaeological Finds Area		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 Crescent Road. Lower part of Crescent Road may need to be widened from its present single track and if necessary footpaths installed.				
Constraints (description):				
<ul style="list-style-type: none"> • Site assembly will be difficult due to the number of owners. • Foul Sewer crosses northern edge of site. • Likely existence of contamination – no detailed assessment made. • Trees to be retained 				
Could the constraints be overcome? PARTIALLY If yes, how?				
<ul style="list-style-type: none"> • Negotiation with the site owners or use of CPO powers as a very last resort if necessary. However due to the small capacity of the site, neither may prove fruitful or viable. • It should also be possible to accommodate development fronting the roads without moving the sewer line, though this could be rerouted if necessary at developer expense. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures 				
What is the most suitable type of development for this site? Gardens				
				Site is NOT suitable for housing development 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?			Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.	

Rear of 266-274 Mountnessing Road

SHLAA 2011/2012



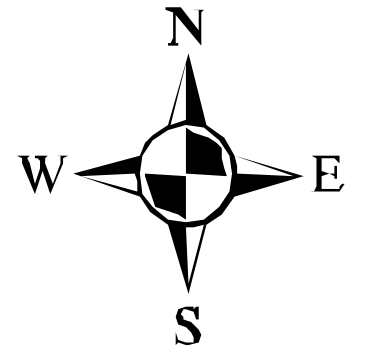
SS0003

SHLAA Site Survey Form Part 1

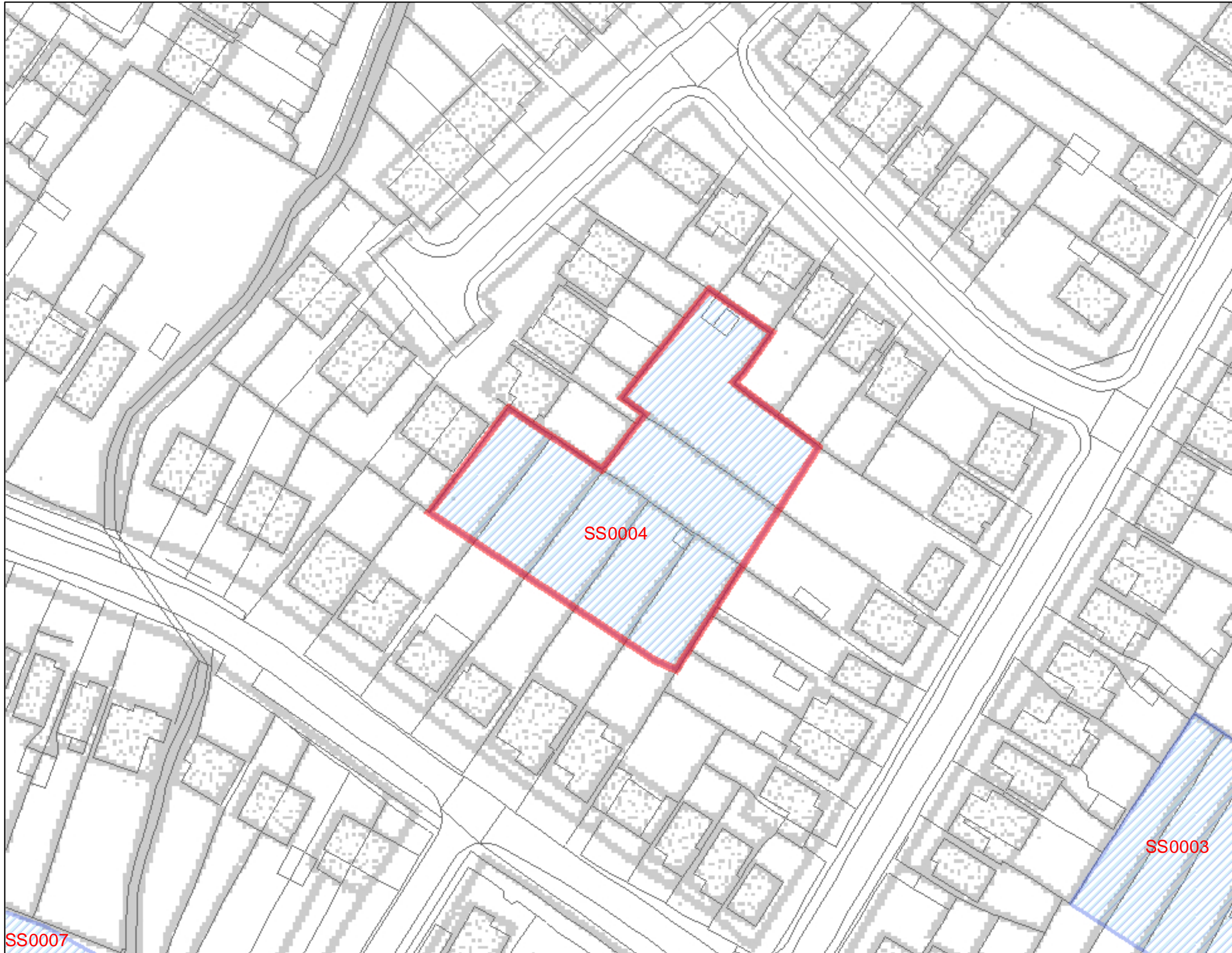
Address: Rear gardens of 286-294 Mountnessing Road and 3-5 Brightside, Billericay.	Site Area: 0.24ha	Current Use: Residential gardens	Site Ref.: SS0004		
Description of Site (including planning status) Site comprises the central part of a 'block' of dwellings, made up by the rear gardens of 7 properties, but surrounded by 17 dwellings in an approximate square isolating the site from any road frontage. The area is residential, with detached and semi-detached dwellings.			Site Access: Uncertain. Possibly from The Warren.		
Planning History: A number of previous applications relate to replacement, extension and minor works to a few of the dwellings associated with the land but no applications for the separation of the site to provide dwellings.			Access to Services (distance in m) Primary School: Brightside 350m Secondary School: Mayflower and Billericay >1500m. St. Johns <1500m. GPs/Health Centre: 1 (The Pantiles) <800m Neighbourhood Centre: 2 (The Pantiles; Bridge Parade) <800m Town Centre: Billericay >800m Public Open Space: Children/young people space <400m (Pleasant Drive); Amenity green space <800m (Rosebay Ave); Country Park <2km (Rosebay Ave); Educational field <400m (Brightside Primary); Natura/semi-Nat space <400m (Pleasant Drive & Linda Grdns); Outdoor Sports Facility <400m (Rosebay Ave); Urban Park/Garden <800m (Lake Meadows) Bus Stop: <500m Railway Station: Billericay <1600m		
Ownership: Multiple private individuals	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	No				
Green Belt Site	No				
Greenfield Site	Yes	0.24			
Previously Developed Land	No				
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		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		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No

Address: Rear gardens of 286-294 Mountnessing Road and 3-5 Brightside, Billericay.		Site Area: 0.24ha	Current Use: Residential gardens	Site Ref.: SS0004	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
Highway issues: Land locked site – access would need to be achieved via demolition of existing properties..					
Constraints (description): <ul style="list-style-type: none"> o Employment area (800m buffer). o Likely existence of contamination – no detail assessment made (within 250m of infill). o SSSI buffer (2km) o Land locked site. 					
Could the constraints be overcome? PARTIALLY <ul style="list-style-type: none"> o Employment buffer (800m) is of no consequence to this site due to the established residential nature of the location. o Invasive site investigation to establish whether contamination is present on site. o SSSI buffer of no consequence due to intervening urban development. o Demolition of existing property to provide access, but there is no evidence of agreement of this as an option. 					
What is the most suitable type of development for this site? Residential gardens.					
			Site is NOT suitable for housing development X		
Reason(s) why site is not suitable for housing: The site is within the settlement area but has no available access. In respect of the SHLAA methodology, access could be provided by demolishing a dwelling, but as the site would accommodate less than 15 perspective dwellings it remains unsuitable.					
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.		

SHLAA 2011/2012



SS0004



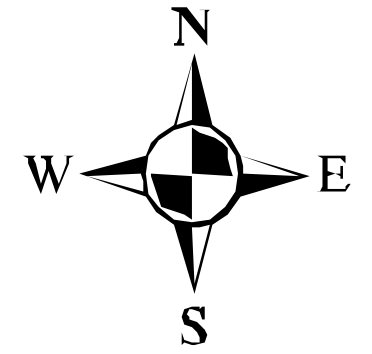
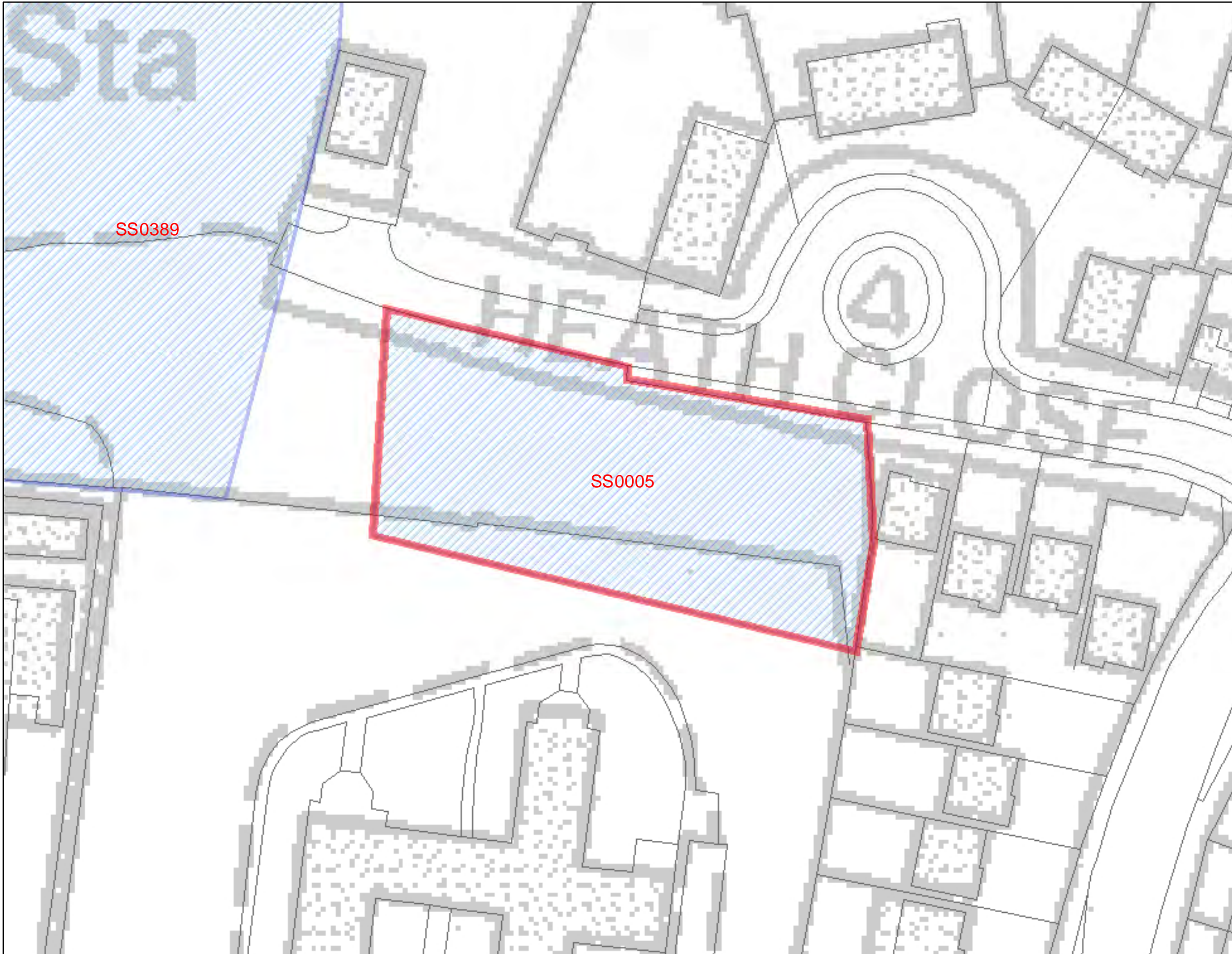
SHLAA Site Survey Form Part 1

Address: Land North of Mayflower House, Heath Close, Billericay		Site Area: 0.20 Ha	Current Use: Vacant/Grassland	Site Ref.: SS0005		
Description of Site (including planning status) Rectangular shaped site, between Mayflower House and Heath Close road. It is currently unused grassland/scrubland. Planning History Part of wider site to the west recently had one dwelling constructed under planning permission 09/01011/FULL. Whole of site has an expired permission for 8 dwellings (06/00898/OUT). This plus land North of Heath Close had outline permission for 10 houses (03/00792/OUT) Site boundaries have been amended to exclude area with planning permission, new area is 0.20 Ha (was 0.25 Ha)				Site Access: Heath Close Access to Services (distance in m) Primary School: 600m Quilters Secondary School: Within 1500m Billericay School GPs / Health Centre: 800m from Laindon Rd surgery Neighbourhood Centre: within 800m of Western Rd shops (c250m) Town Centre: within 800m Billericay TC Public Open Space: amenity green space, children's space, edu fields, outdoor sports facilities- 400m. Cemetery 800m. Queens Park Country Park, Mill Meadows c.2km Bus Stop: London Rd Railway Station: Billericay within 1,600m		
Ownership: NHS ownership		- Public Body?	Yes			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
Urban Area Site	Yes	Area: 0.2ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 0.2ha				
Previously Developed Land	No					
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		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes - blue/red
	Adj. To	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 Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO – TPO/11/93 (T2 Ash, T3 Beech) (No longer present)		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 Area		No
Highway issues: No particular issues. Accessible from Heath Close				
Constraints (description):				
<ul style="list-style-type: none"> Protected species alert area Groundwater vulnerability area 		<ul style="list-style-type: none"> Likely existence of contamination - no detailed assessment made TPO identified, though felled on site 		
Could the constraints be overcome? Yes		If yes, how?		
<ul style="list-style-type: none"> Ecological, groundwater and contamination assessments required 				
What is the most suitable type of development for this site? Residential				
Site is suitable for housing development x				
Reason(s) why site is suitable for housing: greenfield site within urban area – no obvious constraints				
Is site available for development?				
If yes, when?		Yes, this site has been carried forward as an expired permission which established the principle for development. The landowners consent was obtained for the previous permissions.		

Land North of Mayflower House, Heath Close

SHLAA 2011/2012



SS0005

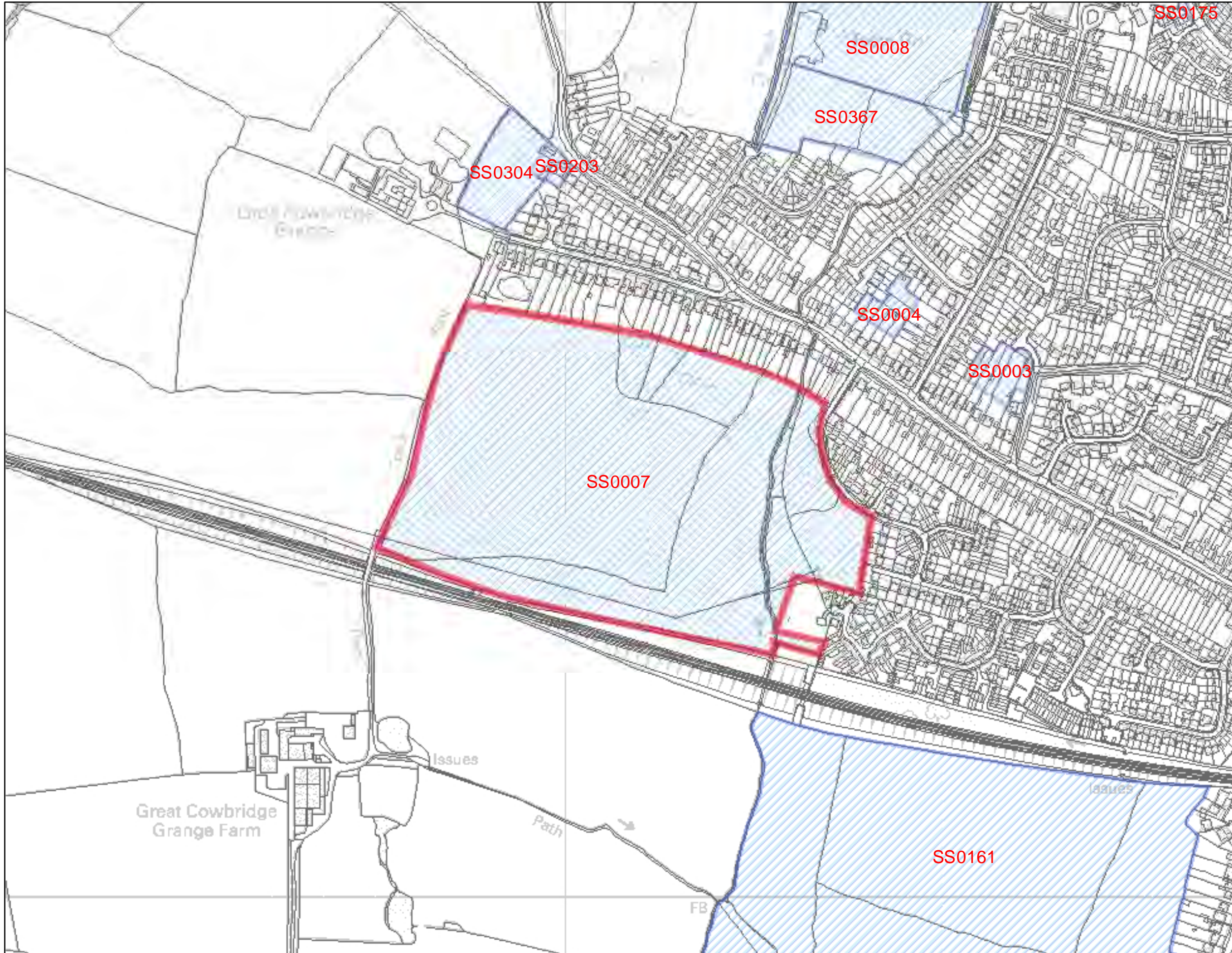
SHLAA Site Survey Form Part 1

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		
Description of Site (including planning status) Predominantly rectangular shaped site located to the south of Bluebell Wood, Billericay. The site is bordered to the north and east by residential areas (Bluebell Wood; Pleasant Drive; Langley Place; Mountnessing Road), to the south by the London Liverpool Street Rail line and to the west by farmland. The site is mainly open in nature comprising farmland, 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. Development Plan – Allocated as Green Belt and public open space (east side) in the BDLP 1998. Planning History: EEB/BAS/1/89 - 11 KV overhead line– Granted 1989 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). BAS/1355/90 – Residential development and open space provision. Refused. BAS/154/91 - Residential development and open space provision. Refused. Appeal allowed 1991. (Land on east side of site now forms the open space) 01/00319/FULL - Erection of a 20 metre monopole with 3 cross polar antennas, 2 dish antennas and one radio equipment cabin – Refused 2001. Appeal allowed 2002. 04/01447/TFULL - Replace 20 metre monopole with 22 metre monopole, comprising two headframes with various antennae, dish antennae and ancillary equipment, for T-Mobile (UK) Ltd, O2 (UK) Ltd and Hutchison 3G Ltd – Refused 2005. Appeal dismissed 2006.			Site Access: Pleasant Drive, or via Bluebell Wood Access to Services (distance in m) Primary School: <>600m (Brightside 500m to 1km) Secondary School: <>1.5km (Billericay School and St. Johns 1.4km to 2.1km) GPs / Health Centre: 0 within 800m buffer (The Pantiles 900m to 1.5km) Neighbourhood Centre: 1 (Bridge Parade) Town Centre: Billericay >800m Public Open Space: Amenity Green space <>800m; children and young people space <400m; Educational Space <800m; Natural and semi-natural space <400m; outdoor sports <800m; Urban Park <2km Bus Stop: >500m (Gooseberry Green) Railway Station: >1.3km (Billericay)		
Ownership:	- Public Body?	No			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	Yes			
Urban Area Site	No				
Green Belt Site	Yes	Area: 14.6ha			
Greenfield Site	Yes	Area: 14.59ha			
Previously Developed Land	Yes	Area: 0.01ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		Within Buffer	No

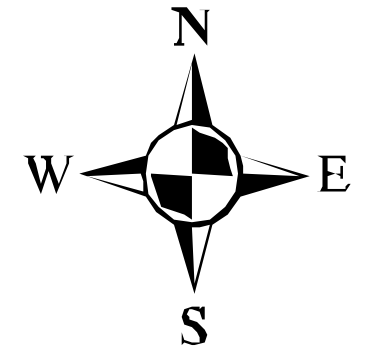
Address: Land south of Bluebell Wood, north of railway line, Billericay		Site Area: 14.6ha	Current Use: Farmland, Woodland, park, telecoms mast	Site Ref: SS0007	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3?	Yes	Zones 2 and 3	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	Yes			No
Oil / Gas Pipelines		Yes (Gas)	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		Yes	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants	*Former sewerage works	No*	Definitive Footpath (PRoW)		Yes
			TPO		No
			Archaeological Finds Area		No
Highway issues: Access from Pleasant Drive would require development on/of an existing amenity green space. Access from Bluebell Wood or Mountnessing Road would require demolition of at least one dwelling. Alternatives would require access from outside of the submitted area. YELLOW					
Constraints (description): <ul style="list-style-type: none"> Green Belt and public open space allocation 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. 			<ul style="list-style-type: none"> Flood Zones 2 and 3 around stream Protected species alert areas Telecommunications mast in centre of site Close proximity to Railway line (southern boundary) Partially within SSSI buffer (2km) Small wood and substantial trees within the site Within 800m of existing employment area. Part of the site is an identified open space 		
Could the constraints be overcome? Yes (partially) <ul style="list-style-type: none"> Green belt designation to be considered as part of LDF process 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 been remediated after closure of sewerage treatment plant but lack of information to confirm) Design solution to avoid development in areas liable to flooding Ecology investigation to establish presence of any protected species and appropriate action taken, including due to 2km SSSI buffer. Reposition or avoidance of telecomm mast. Design solution to create sufficient noise buffer due to railway line Tree survey to establish presence of any important specimens; design solution to retain wood and trees Employment area buffer (800m) unlikely to be of any consequence due to established residential uses nearby. PPG17 Assessment to establish the value of the open space in its location. 					
What is the most suitable type of development for this site? Retain existing uses					

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 development X				
Reason(s) why site is suitable for housing: Despite the site being adjacent to the settlement boundary of Billericay and within acceptable distance of several important services, the site is highly constrained and the central part of the site is land-locked. The part of the site by the river is susceptible to flooding and there is a gas pipeline under the site, as well as electricity pylons. For all these reasons the site is unsuitable for residential development.				
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



SS0007

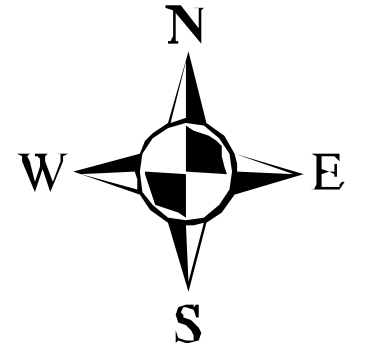
SHLAA Site Survey Form Part 1

Address: Hannikins Farm Recreation ground, Billericay	Site Area: 3.72ha	Current Use: Recreation land	Site Ref: SS0008		
Description of Site (including planning status) Recreation ground located to the west of Billericay. The recreation ground comprises a cricket pitch; all weather football pitch; and pavilion. The site adjoins land used for more sports and public open space activities. Further north there is farmland and woodland, with residential areas bordering to the south beyond an adjacent piece of grassland and east. The land is generally flat. A brook leading to the River Wyd runs around the east and north site boundaries. Two metal containers and a wooden pavillion/outbuilding are used to store sports equipment to the south west of the site. To the south of the recreation ground is a tree belt around some scrubland, many of the trees of which are protected.			Site Access: Via Rosebay Avenue or Linda Gardens		
Development Plan – Allocated as Green Belt and open space in the BDLP 1998			Access to Services (distance in m) Primary School: <600m (Brightside) Secondary School: 1.5km (St. Johns) GPs / Health Centre: 1 <800m (The Pantiles) Neighbourhood Centre: 2 <800m (Bridge Parade; The Pantiles) Town Centre: Billericay >800m Public Open Space: Amenity Green space <400m Children and young people space <400m; Educational Space <400m; Country Park <800m; Natural and semi-natural space <400m; Outdoor sports <400m; Urban Park <2km		
Planning History: BAS/680/73 – 10 acres of public open space, access road and tree planting - Granted BAS/358/85 – Cricket Pavilion – Granted. BAS/01816/85 - Cricket Pavilion – Granted BAS/0282/90 – Community Centre, all weather playing area with floodlighting and car park – Hannikins Farm Recreation Ground – Granted 1990. BAS/0464/90 – Cricket Pavillion at Hannikins Farm Recreation Ground – Granted 1991 BAS/0506/02 – Temporary permission for storage container in connection with cricket club – Granted till 27.06.2007.			Bus Stop: <100m (Rosebay Avenue) Railway Station: <1.6km (Billericay)		
Ownership:		- Public Body?	Yes		
		- Private Individual?	Yes		
		- Company?	Yes		
		- Unknown?	No		
Urban Area Site		No			
Green Belt Site		Yes	Area: 3.72ha		
Greenfield Site		Yes	Area: 3.64ha		
Previously Developed Land		Yes	Area: 0.08ha		
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Zones 2 and 3, + surface water flooding	Yes	Protected Species Alert Area		Yes

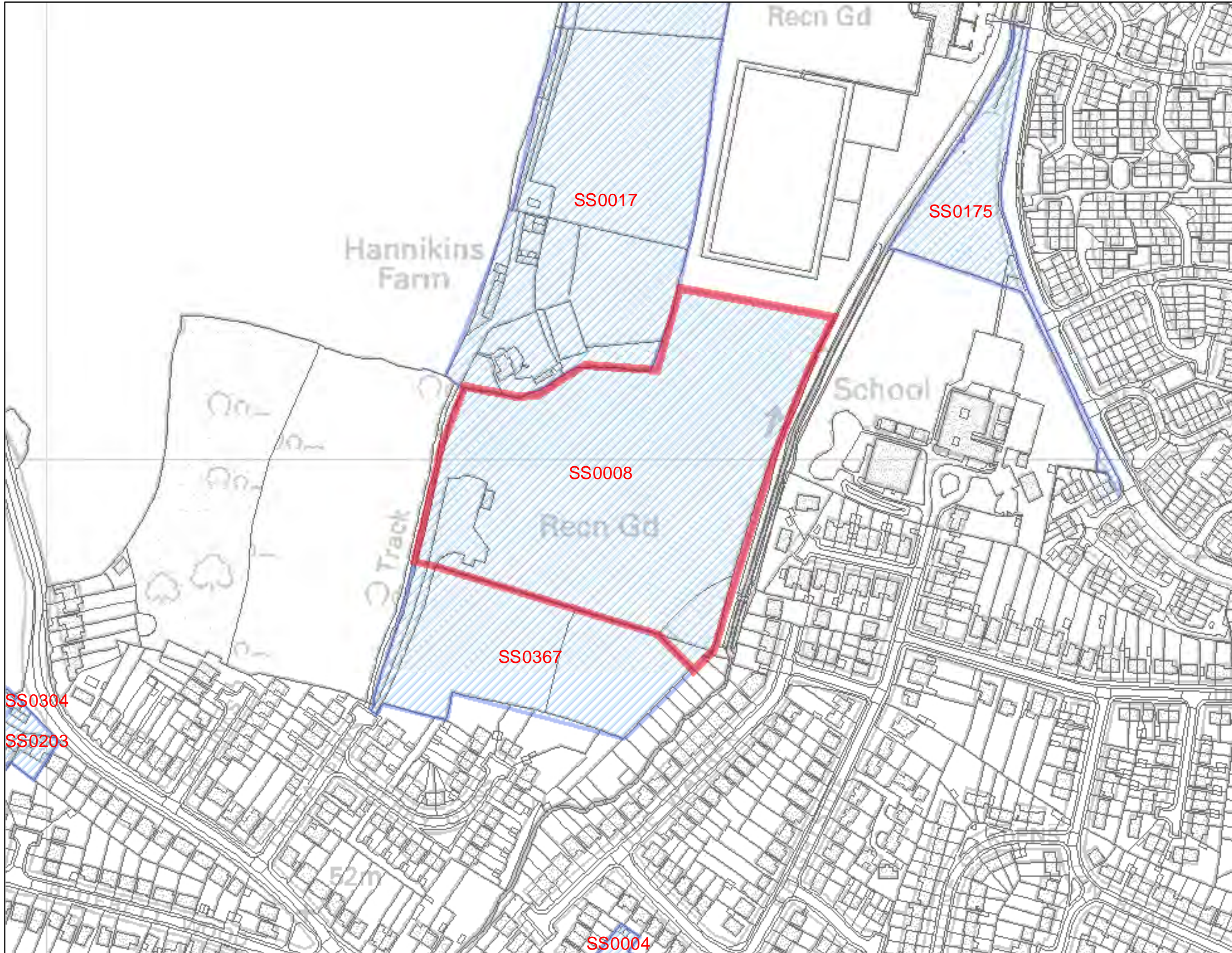
Address: Hannikins Farm Recreation ground, Billericay		Site Area: 3.72ha	Current Use: Recreation land	Site Ref: SS0008	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No			
	Within buffer Radford Way	Yes	Ground Water Vulnerability 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 Contaminated Land	C	
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)	TPO/0003/07	Yes
			Archaeological Finds Area	H.E.R - No	No
Highway issues: No particular access issues, though junctions to the existing road network will be required or will need enhancing to suit any strategic release of the site for development GREEN					
Constraints (description):			<ul style="list-style-type: none"> • SSSI Buffer • Article 4 • Green Belt • Allocated open space and proposed open space allocation in development plan • Flood zones 2 and 3 (eastern side of site) • Employment area buffer • Likely existence of contamination – no detailed assessment made (former nursery within 250m) 		
<ul style="list-style-type: none"> • Definitive Footpath (along western boundary) • TPOs present (southern parcel of site and along boundaries with Cherry Gardens; Linda Gardens and The Warren) • Protected species alert area • Within employment area buffer 					
Could the constraints be overcome? Yes, partially.					
<ul style="list-style-type: none"> • Design solution to respect position of flood risk areas; TPOs; definitive footpath • Removal of green belt designation through appropriate assessment and LDF processes. • PPG17 Assessment to establish the value of the site to the local community. • SSSI buffer and Employment area buffers of little consequence due to intervening urban development • Article 4 of no consequence as this requires permitted development to require consent • Intrusive investigation to establish presence of any contaminants. 					
What is the most suitable type of development for this site?					
Recreation and leisure / open space (current use); residential					
				Site is not suitable for housing development X	
Reason(s) why site may not be suitable for housing:					
The site is adjacent to the settlement boundary and there are no physical constraints that would necessarily make the entire site unsuitable prior to further assessments. However, the site is allocated open space and access to the site is blocked by an area of flooding.					
Is site available for development?			No. The site was not submitted by, or on behalf of the landowner and there has been no sign that they intend to develop the site but instead retain its use as an open space.		
If yes, when?					

Site inc Land North of Linda Gardens

SHLAA 2011/2012



SS0008

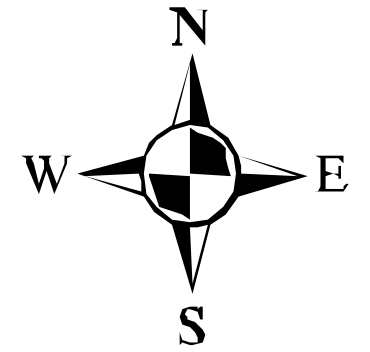
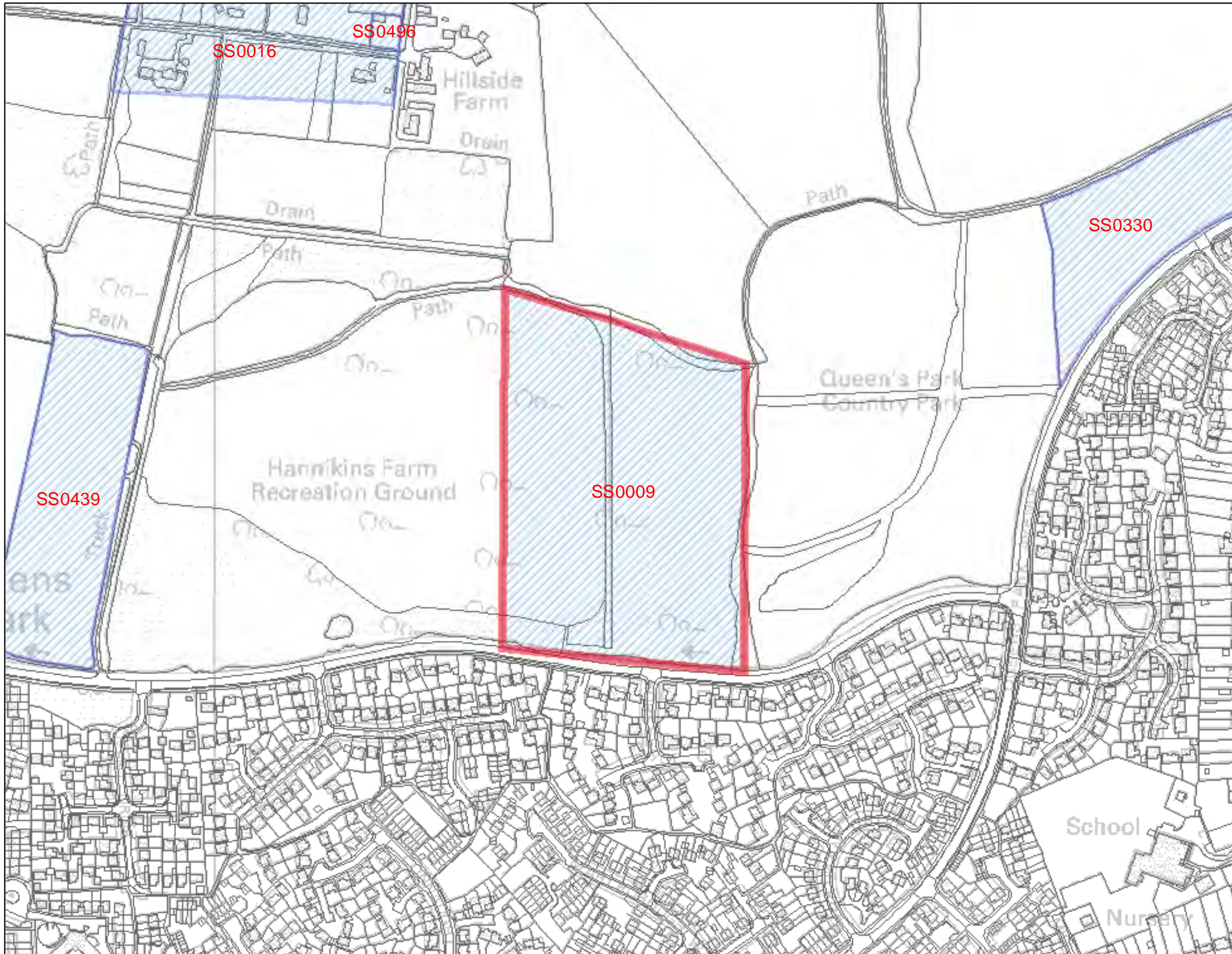


SHLAA Site Survey Form Part 1

Address: Queens Park Country Park, Land north of Rosebay Avenue, Billericay		Site Area: 5.87ha	Current Use: Country park & car park	Site Ref: SS0009																		
Description of Site (including planning status) Rectangular shaped site located to the north of Rosebay Avenue, Billericay. Site is located to the north of a modern residential estate and comprises mainly grassland, trees and hedgerows with a small car park along its southern side, forming part of Queens Park Country Park. Land rises steadily to the north. Development Plan: allocated as Green Belt and open space in the BDLP Planning History: None relevant				Site Access: Rosebay Avenue Access to Services (distance in m) Primary School: <600m Buttsbury Secondary School: <1500m Mayflower GPs / Health Centre: <800m The Pantiles Neighbourhood Centre: <800m The Pantiles Town Centre: Billericay >800m (1.5km) Public Open Space: within open space Bus Stop: 20m Railway Station: <1.6km (Billericay)																		
				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td rowspan="4" style="width: 30%;">Ownership:</td> <td style="width: 30%;">- Public Body?</td> <td style="width: 40%;">Yes</td> </tr> <tr> <td>- Private Individual?</td> <td>No</td> </tr> <tr> <td>- Company?</td> <td>No</td> </tr> <tr> <td>- Unknown?</td> <td>No</td> </tr> <tr> <td>Urban Area Site</td> <td>No</td> <td></td> </tr> <tr> <td>Green Belt Site</td> <td>Yes</td> <td>Area: 5.87ha</td> </tr> <tr> <td>Greenfield Site</td> <td>Yes</td> <td>Area: 5.82ha</td> </tr> <tr> <td>Previously Developed Land</td> <td>Yes</td> <td>Area: 0.05ha</td> </tr> </table>		Ownership:	- Public Body?	Yes	- Private Individual?	No	- Company?	No	- Unknown?	No	Urban Area Site	No		Green Belt Site	Yes	Area: 5.87ha	Greenfield Site	Yes
Ownership:	- Public Body?	Yes																				
	- Private Individual?	No																				
	- Company?	No																				
	- Unknown?	No																				
Urban Area Site	No																					
Green Belt Site	Yes	Area: 5.87ha																				
Greenfield Site	Yes	Area: 5.82ha																				
Previously Developed Land	Yes	Area: 0.05ha																				
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		Part of Site	No																	
	Adj. To	No		Within Buffer	No																	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	Yes																	
	Part of Site	No		Part of Site	Yes																	
	Within Buffer	Yes		Within Buffer	Yes																	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	Yes																	
	Part of Site	No		Part of Site	Yes																	
	Within Buffer	No		Within Buffer	Yes																	
Flood Zone=		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		Yes																	
Washland		No			Yes																	
Marshes Protection Area		No																				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land Ground Water Vulnerability Area		No																	
	Part of	No			Yes																	
	Adj. To	No																				
Oil / Gas Pipelines		Yes	Conservation Area	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 wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes																	
HER – No records			TPO		No																	
			Archaeological Finds Area		No																	
Highway issues: No particular issues																						
Constraints (description):			<ul style="list-style-type: none"> Definitive footpath Within SSSI buffer LoWS and BAP area 																			
<ul style="list-style-type: none"> Green Belt and Open space Dev't plan allocation Gas pipeline in NW corner 																						

Address: Queens Park Country Park, Land north of Rosebay Avenue, Billericay	Site Area: 5.87ha	Current Use: Country park & car park	Site Ref: SS0009	
<ul style="list-style-type: none"> Protected species alert areas 		<ul style="list-style-type: none"> Ground water vulnerability 		
Could the constraints be overcome? Only partially If yes, how? <ul style="list-style-type: none"> 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 development for this site? Farmland or country park				
Site is NOT suitable for housing development 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 yes, when?		No. The site was submitted through the Call For Sites but not by the landowner. The landowner has no intention to develop the site.		

SHLAA 2011/2012



SS0009

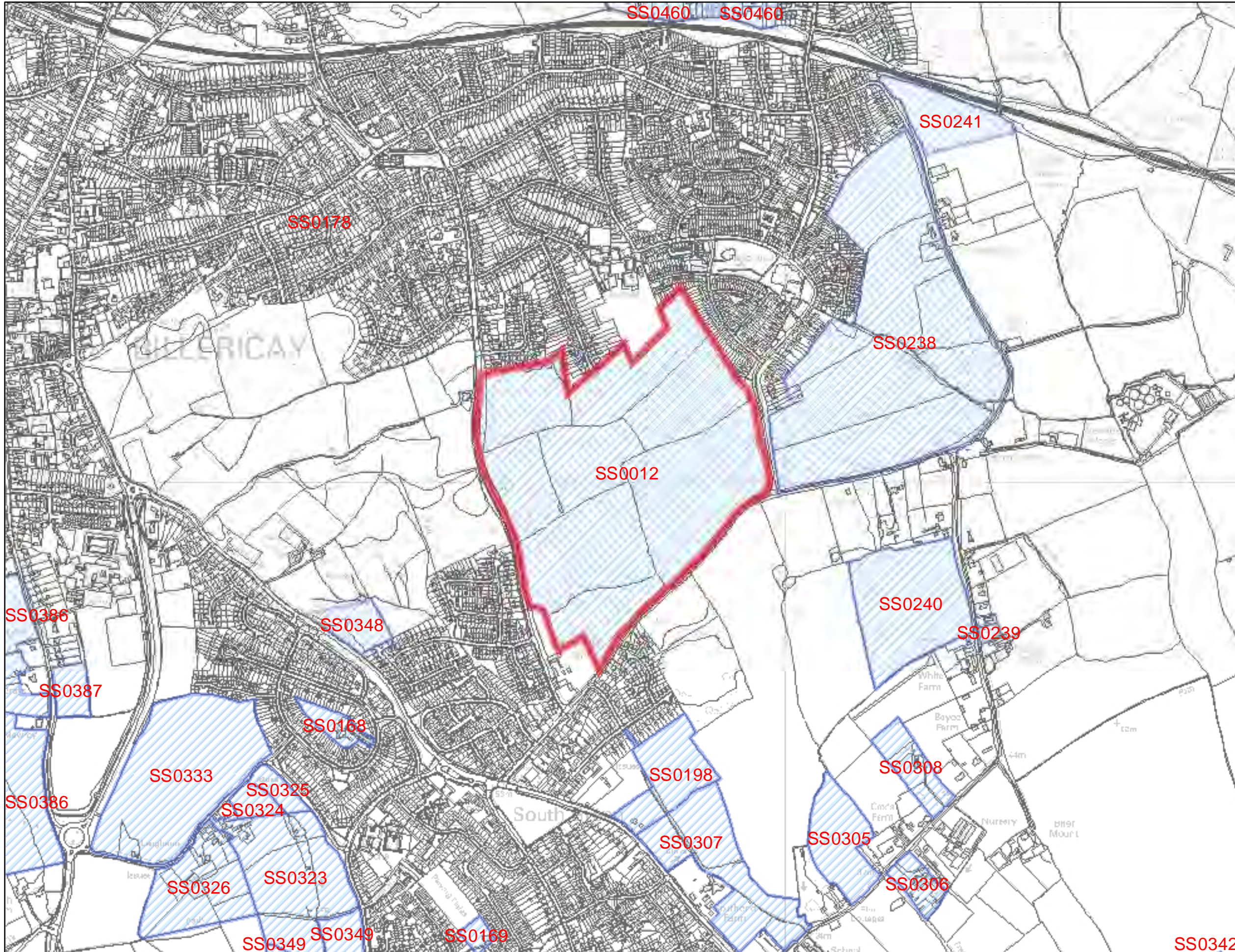
SHLAA Site Survey Form Part 1

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	
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 - <ul style="list-style-type: none"> • 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/0115/55 - 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/0916/60 – Residential development on 20 acres of land at Snails Hall Farm – Refused 12.10.1960 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 demolished) 			Site Access: Greens Farm Lane, Outwood Common Road, The Rising Access to Services (distance in m) Primary School: <600m (Sunnymede) Secondary School: Billericay <1500m GPs / Health Centre: 1 (Grange Parade) Partially within 800m (400m to 1.2km) Neighbourhood Centre: 2 (Morris Avenue; Meadow Rise; Grange Parade) <800m Town Centre: Billericay >800m (1km to 1.5km) Public Open Space: Amenity Space <400m (partially) children and young people space <400m (partially), Educational field <400m Natural and Semi-Natural <400m (partial) Outdoor sports facilities <2km (partially) Urban Park <2km. Bus Stop: 100-200m Railway Station: Billericay between 1.15km & 1.75km		
Ownership:		- Public Body?	No		
		- Private Individual(s)?	Yes		
		- Company?	No		
		- Unknown?	No		
Urban Area Site	No				
Green Belt Site	Yes	Area: 27.71ha			
Greenfield Site	Yes	Area: 27.71ha			
Previously Developed Land	Yes				
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No

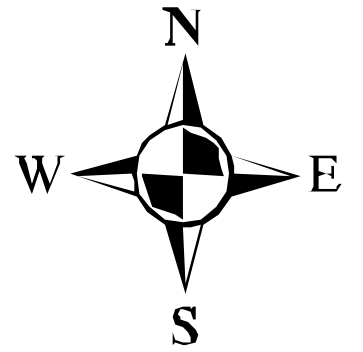
Address: Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road		Site Area: 27.71ha	Current Use: Farmland	Site Ref.: SS0012	
	Within Buffer	Yes		Within Buffer	Yes
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No			
	Part of	No	Village Green & Common Land		No
	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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO – T1 (Oak) Northern boundary, adj 46 The Rising	TPO/03/88	Yes
			Archaeological Finds Area		No
Highway issues: Upgrade of existing local roads and junctions would likely be required for any strategic release of land for development.					
Constraints (description):					
<ul style="list-style-type: none"> • 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) • 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? Yes					
<ul style="list-style-type: none"> • (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:					

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

Land East of Greens Farm Lane



SHLAA 2011/2012



SS0012

SHLAA Site Survey Form Part 1

Address: 11 Church Street and land rear of site, South Green, Billericay	Site Area: 0.46ha	Current Use: Domestic garden purposes	Site Ref: SS0015	
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<p>Description of Site (including planning status) Irregular shaped site comprising a semi-detached chalet, immediate garden and a much larger area of land to rear also used as extended garden. The rear portion projects beyond the urban boundary into the rural countryside beyond. The garden areas are mainly laid to grass with hedgerows and trees along the site boundaries. An electricity sub station lies adjacent to the west of the site close to the dwelling.</p> <p>Development Plan: Allocated as Green Belt in the BDLP 1998.</p> <p>Planning History: None in relation to larger parcel of green belt land, several applications in respect of the dwelling house and minor domestic alterations and extensions to it.</p>	<p>Site Access: Church Street/ Burstead Grange</p> <p>Access to Services</p>
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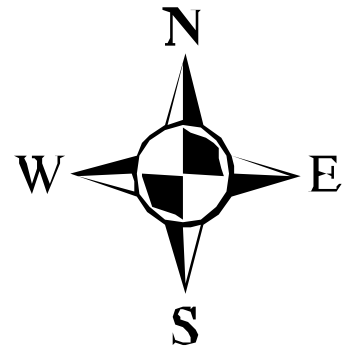
Ownership:	- Public Body?	No
	- Private Individual?	Yes
	- Company?	No
	- Unknown?	No
Urban Area Site	Yes	Area: 0.06ha
Green Belt Site	Yes	Area: 0.4ha
Greenfield Site	Yes	Area: 0.41ha
Previously Developed Land	Yes	Area: 0.05ha

Site Constraints

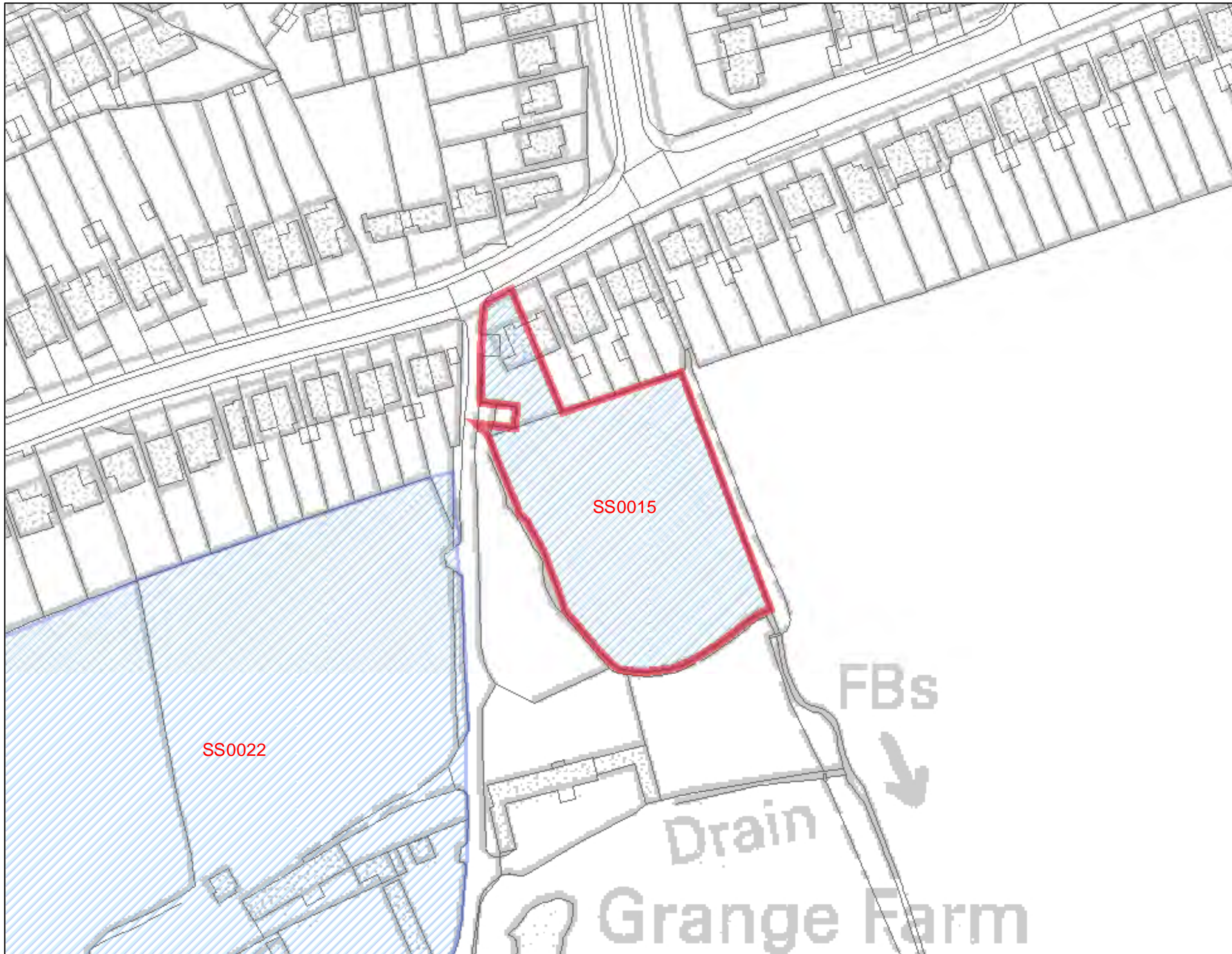
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area			Village Green & Common Land		
Existing, developed business/ industrial areas	Within		Ground Water Vulnerability Area		
	Part of		Conservation Area	Within	
	Adj. To			Adj. To	
Oil / Gas Pipelines			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		

Address: 11 Church Street and land rear of site, South Green, Billericay		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 Area		
Highway issues:					
Constraints (description):					
Could the constraints be overcome?					
What is the most suitable type of development for this site?					
Site is not suitable for housing development x					
Reason(s) why site is not suitable for housing:					
<p>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:</p> <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 					

SHLAA 2011/2012



SS0015



SHLAA Site Survey Form Part 1

Address: Buckwyns Chase, Billericay	Site Area: 2.94ha	Current Use: Woodland; five dwellings and their gardens	Site Ref: SS0016	
Description of Site (including planning status) Rectangular shaped site located in an isolated rural position in the North west of the borough at the eastern end of Buckwyns Chase. The site comprises five isolated residential properties on large plots set amongst woodland. Farmland and woodland are the predominant land uses in the vicinity. Development Plan – Allocated as Green Belt Planning History: <ul style="list-style-type: none"> • Land west of Springfield <ul style="list-style-type: none"> – BAS/1575/85 – Dwelling – Refused 1985 • North Nook <ul style="list-style-type: none"> – 07/00600/FULL – Erect 1 no. detached house with garage, workshop/studio and stable block – Granted 2007 • Hillcrest <ul style="list-style-type: none"> – BAS/0684/87 – Detached double garage, side extension and room in roof – Granted 1987 – BAS/0260/95 – Rear dormer extension - Granted 1995 – BAS/026698 – Garage extension - Granted 1998 – BAS/0809/98 – Rear conservatory - Refused on green belt and appeal dismissed 1998 – 09/00355/FULL – Side extension incorporating rear dormer – Granted 2009 • Stainesby Cottage – None • The Firs <ul style="list-style-type: none"> – 11/00702/LDC – – 04/00828/FULL - Demolish 'workshop' and construct 1 no. two bed detached bungalow – Refused 2004 • Pilton <ul style="list-style-type: none"> – BAS/0793/77 – Siting of a caravan – Refused 1977 – BAS/0169/93 – Demolition of bungalow and erection of 3 bed chalet, 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 <ul style="list-style-type: none"> – BAS/0823/81 and BAS/1560/81– Garage – Refused 1981, allowed 1982 – Bas/0568/84 – Front and rear dormers – Refused 1984, allowed 1985 – BAS/0623/90 – Increase roof height and add dormers – Granted 1991 – BAS/0504/99 – Rear conservatory – Granted 1999 – 04/02139/BN – Store shed / workshop. 			Site Access: Buckwyns Chase Access to Services (distance in m) Primary School: >600m (Buttsbury 800m to 1.05km) Secondary School: <1.5km (Mayflower) GPs / Health Centre: 0 within buffer. (The Pantiles >1km) Neighbourhood Centre: 0 within buffer (The Pantiles >1km) Town Centre: Billericay >800m (>2km) Public Open Space: Amenity Green space <>800m; children and young people space <400m; churchyard >800m; Educational Space >800m; Country Park <400m; Natural and semi-natural space <800m; Outdoor sports <800m; Urban Park <2km Bus Stop: >1km Rosebay Avenue Railway Station: >1.6km (Billericay 1.95km to 2.1km)	
Ownership:	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	Yes		
Urban Area Site	No			
Green Belt Site	Yes	Area: 2.94ha		
Greenfield Site	Yes	Area: 2.54ha		
Previously Developed Land	Yes	Area: 0.4ha		

Address: Buckwyns Chase, Billericay	Site Area: 2.94ha	Current Use: Woodland; five dwellings and their gardens	Site Ref: SS0016	
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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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
			TPO-G1 (Oak, Hawthorn, Ash)	TPO/11/87	Yes
			Archaeological Finds Area		No

Highway issues: Accessible by a single lane track. Site is remote from strategic highway network **RED**

<p>Constraints (description):</p> <ul style="list-style-type: none"> • Green Belt allocation in Development Plan • Definitive footpath adjacent to west boundary of site • TPO (western boundary) • Protected Species Alert Area • BAP Buffer • Sewer pipeline 	<ul style="list-style-type: none"> • Ground water vulnerability (north-eastern half of site) • SSSI Buffer (2km) • Local Wildlife Site buffer • Likely existence of contamination – no detailed assessment made (adjacent to possible source of contamination)
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Could the constraints be overcome? No

- Irrespective of constraints the site is in an unsustainable location away from the existing built form.

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

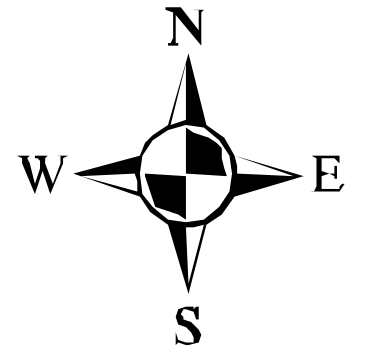
Site is NOT suitable for housing development

Reason(s) why site is not suitable for housing:

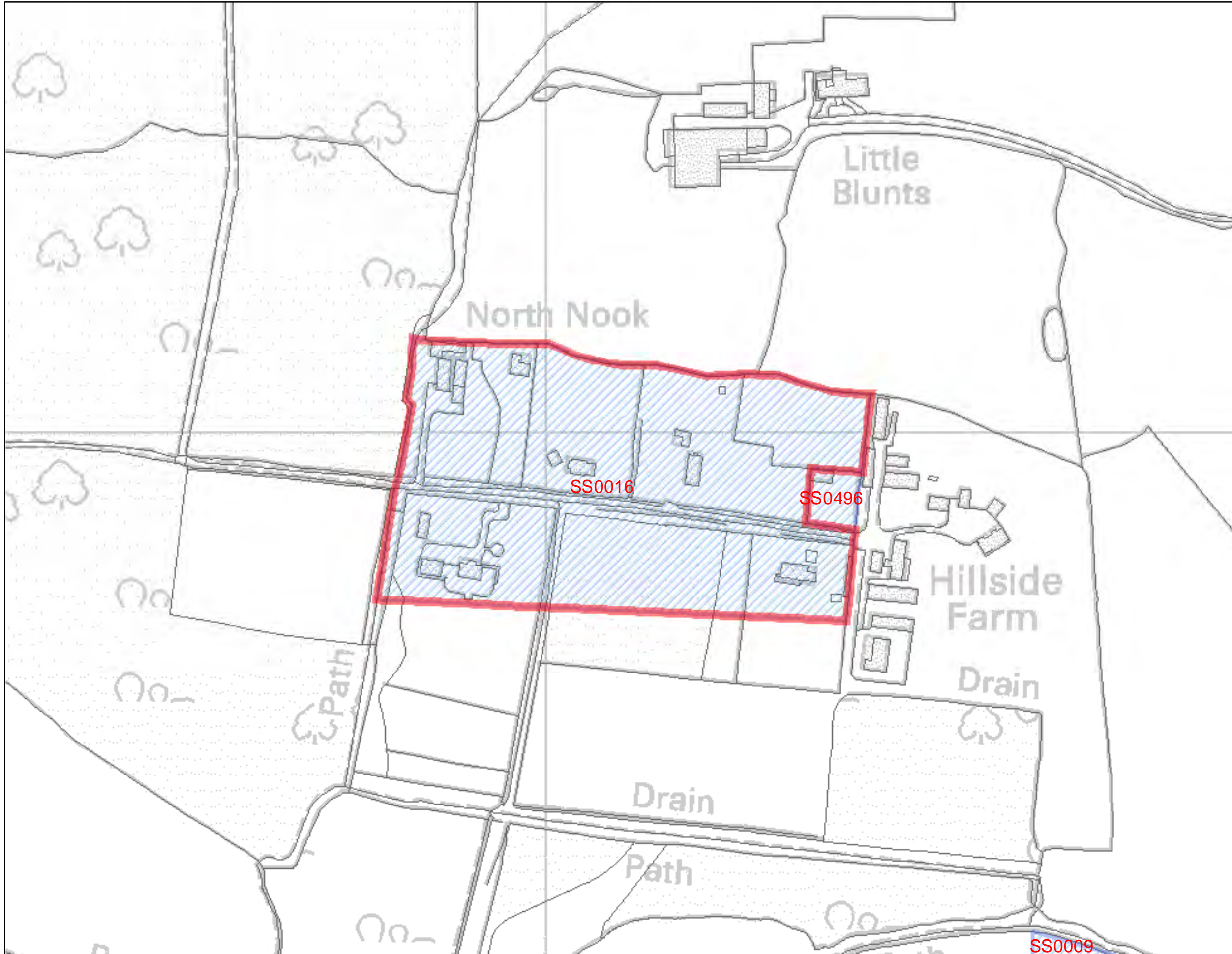
The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. There are also physical constraints that completely separate the site from the settlement boundary, namely the Queens Park Country Park (Local Wildlife site). The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

SHLAA 2011/2012



SS0016



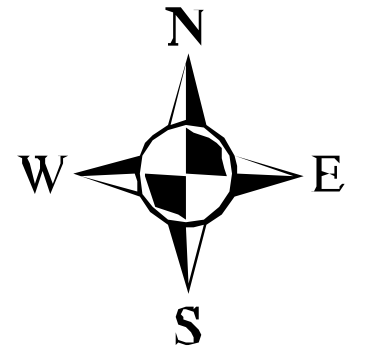
SHLAA Site Survey Form Part 1

Address: Hannikins Farm, Billericay and associated fields.	Site Area: 5.84Ha	Current Use: Farm and fields.	Site Ref: SS0017									
<p>Description of Site (including planning status) Large, approximately rectangular site located to the west of Billericay, comprising a farm building and four fields in series. The site is separated from the urban part of Billericay by the Hannikins Farm Recreation Ground.</p> <p>To the west and north is farmland, to the east and south is open space and, beyond that, an urban area which is predominantly residential.</p> <p>Development Plan – Allocated as Green Belt in the BDLP 1998.</p> <p>Planning History: BAS/0951/60 – Agricultural workers bungalow – Granted 1961</p> <p>1979 to 1982 – Erection of stables and various farm buildings at Hannikins Farm.</p> <p>BAS/0369/91 – Construction of kennels and a cattery – Refused 1991.</p> <p>BAS/1276/91 – Animal boarding establishment – Refused and appeal dismissed 1992.</p> <p>BAS/1090/96 – Removal of agricultural occupancy restriction imposed by application BAS/951/60 at Hannikins Farm – Granted permission 1997.</p> <p>BAS/0506/02 – Temporary permission for storage container in connection with cricket club – Granted til 27.06.2007.</p> <p>08/01123/LDC - establish lawfulness of stables, outbuildings for dog food manufacturing and dog breeding kennels, mobile home and storage of hay. Refused 05-01-09</p> <p>11/00165/LDC – establish lawfulness of stables, outbuildings for dog food manufacturing and dog breeding kennels, mobile home and storage of hay. Pending as of 12-08-11</p>			<p>Site Access: Linda Gardens</p> <p>Access to Services (distance in m)</p> <p>Primary School: <600m (Brightside) Secondary School: =1.5km (St. Johns) GPs / Health Centre: 1 (The Pantiles) Neighbourhood Centre: 1 (The Pantiles) Town Centre: Billericay >800m (1.6km)</p> <p>Public Open Space: Amenity Green space <400m; children and young people space <400m; churchyard >800m; Educational Space <400m; Country Park <800m; Natural and semi-natural space <400m; outdoor sports <400m; Urban Park <2km</p> <p>Bus Stop: <200m (Rosebay Avenue) Railway Station: 1.5km (Billericay)</p>									
<p>Ownership:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td>No</td></tr> <tr><td>- Private Individual?</td><td>No</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>Yes</td></tr> </table>			- Public Body?	No	- Private Individual?	No	- Company?	No	- Unknown?	Yes		
- Public Body?	No											
- Private Individual?	No											
- Company?	No											
- Unknown?	Yes											
Urban Area Site			No									
Green Belt Site			Yes Area: 5.84ha									
Greenfield Site			Yes Area: 5.66ha									
Previously Developed Land			Yes Area: 0.18ha									
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		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	Yes (SSSI)		Within Buffer	Yes							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	Yes							

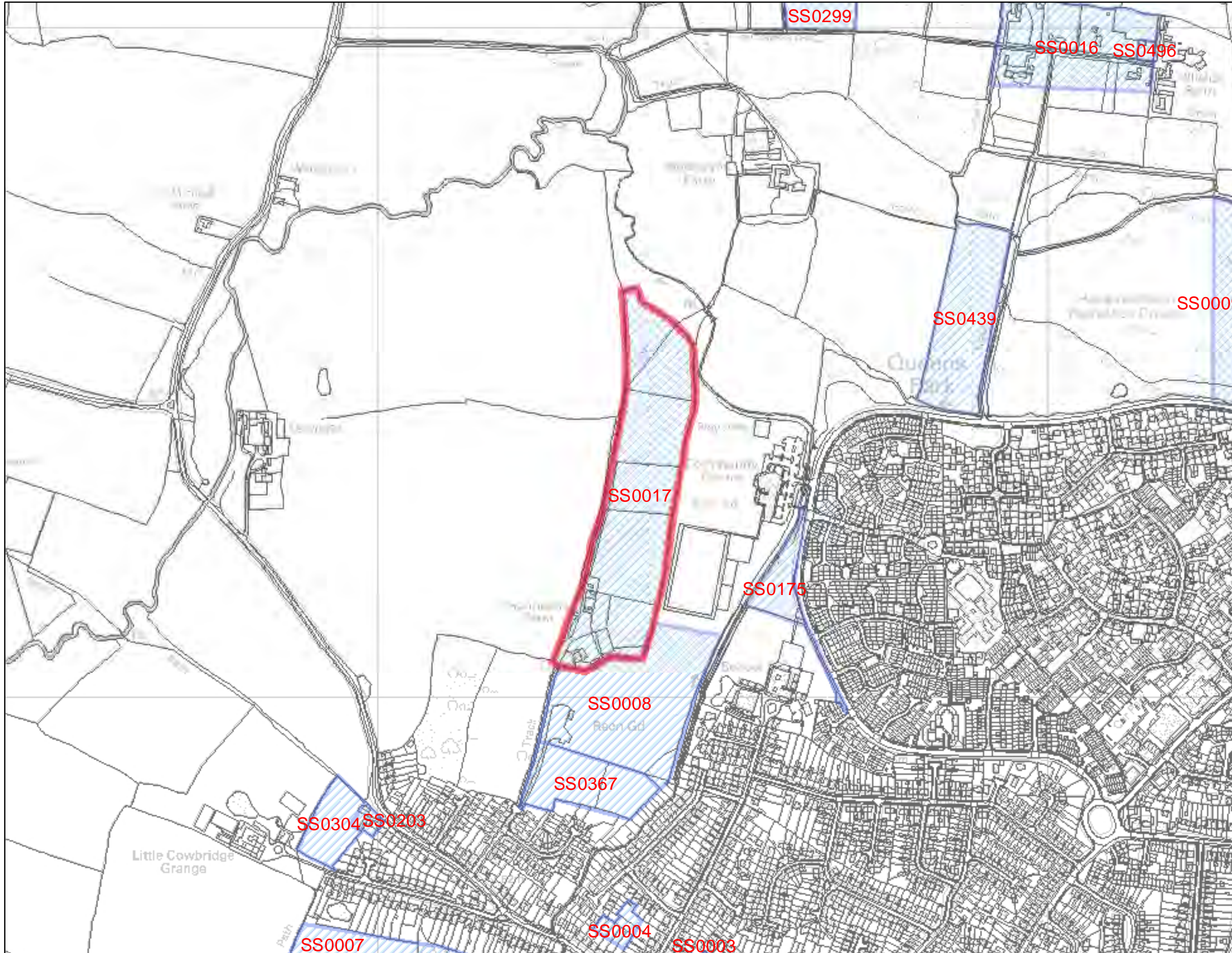
Address: Hannikins Farm, Billericay and associated fields.		Site Area: 5.84Ha	Current Use: Farm and fields.	Site Ref: SS0017	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Zones 2 and 3, + surface water flooding	Yes	Protected Species Alert Area		Yes
Washland	*Adjacent	No*	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To: Radford Way	No	Conservation Area	Within	No
Oil / Gas Pipelines		Yes		Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
					Adj. To
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
750mm Sewer main runs through north of the site			TPO		No
			Archaeological Finds Area	H.E.R - No	No
Highway issues: The site is isolated from the highway network, with access via a single track that is not within the site, off the end of Linda Gardens. A proper access road would need to be created.					
Constraints (description): <ul style="list-style-type: none"> Gas Pipeline crosses the site Definitive Footpath crosses through northern part of the site and along western boundary Protected species alert area (Northern parcel) LoWS and BAP buffer (Northern boundaries) 			<ul style="list-style-type: none"> Adjacent Washland (northeast) SSSI Buffer 2km. Green Belt Flood zones 2 and 3 (North part of the site) Likely existence of contamination – no detailed assessment made (within 100m of pre-1953 contaminated site) Many substantial boundary trees. 		
Could the constraints be overcome? Minimally <input type="checkbox"/> Design solution to respect position of gas pipeline; flood risk area; LoWS; BAP and Washland buffer; boundary trees and footpath route <input type="checkbox"/> Green Belt designation can be reconsidered through LDF process <input type="checkbox"/> SSSI buffer is of little consequence due to intervening residential estates between these areas. <input type="checkbox"/> Protected Species Alert Area – ecological site investigation to establish presence of any protected species. <input type="checkbox"/> Contamination – Site investigation to establish presence of any site contamination <input type="checkbox"/> Tree survey (or design solution) to establish presence of any trees worthy of protection.					
What is the most suitable type of development for this site? Agriculture etc					
Site is NOT suitable for housing development X					
Reason(s) why site may not be suitable for housing: The site is not adjacent to the settlement boundary of Billericay and whilst it could be related to the adjacent site SS0008, that has been deemed unsuitable and therefore it has no access.					
Is site available for development? 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

SHLAA 2011/2012



SS0017



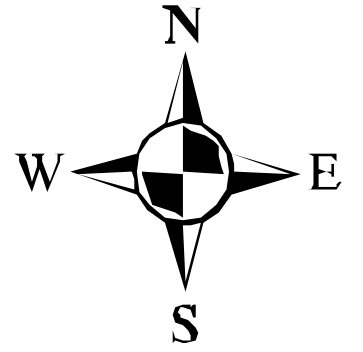
SHLAA Site Survey Form Part 1

Address: Land adjacent 26 The Mount, Billericay	Site Area: 0.63ha	Current Use: Farmland/pond	Site Ref.: SS0020		
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 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 defensible than the existing boundary. If I were to allow this development the same rounding off argument could be used to further extend 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".			Site Access: Outwood Common Road / The Mount Access to Services (distance in m)		
Ownership:		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.63ha			
Greenfield Site	Yes	Area: 0.6ha			
Previously Developed Land	Yes	Area: 0.03ha			
Site Constraints					
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					

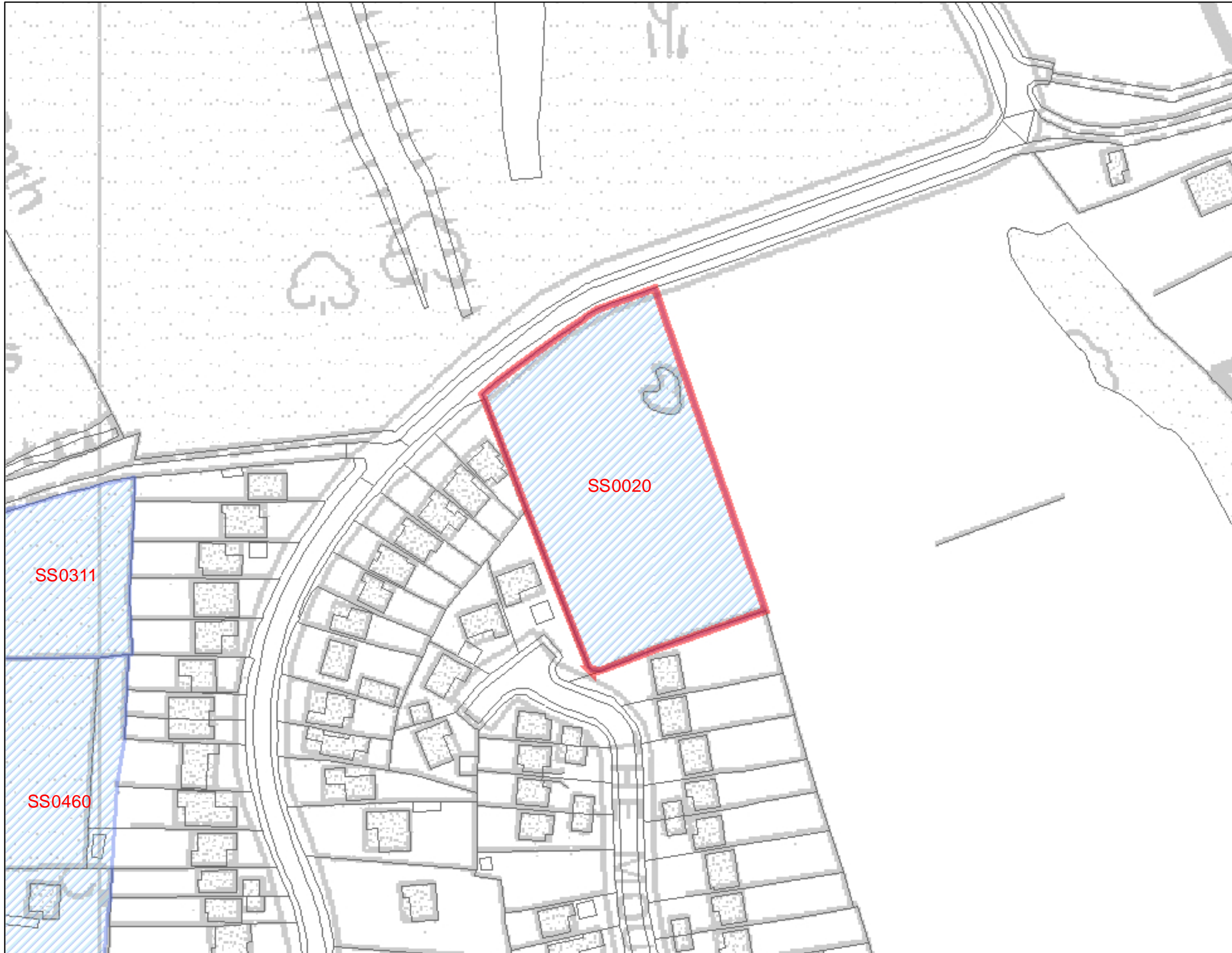
Address: Land adjacent 26 The Mount, Billericay		Site Area: 0.63ha	Current Use: Farmland/pond	Site Ref.: SS0020	
Existing, developed business/ industrial areas	Within				
	Part of		Village Green & Common Land		
	Adj. To		Ground Water Vulnerability Area		
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
Highway issues:					
Constraints (description):					
Could the constraints be overcome?					
What is the most suitable type of development for this site?					
Site is NOT suitable for housing development 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: <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 					

Land adjacent to 26 The Mount

SHLAA 2011/2012



SS0020



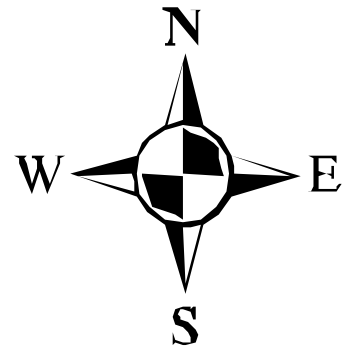
SHLAA Site Survey Form Part 1

Address: Car Park, Four Seasons Public House, Victoria Road, Laindon	Site Area: 0.5ha	Current Use: Pub car park	Site Ref.: SS0021		
Description of Site (including planning status) Car park serving the Four Seasons Public House, located on the southern side of Victoria Road, Laindon, north of West Mayne. Residential properties occupy land to the east, whilst a public park is located to the north of the site and a pub to the west. Beyond the main route of West Mayne to the south lie further residential properties. Development Plan: Allocated as an area of no notation in the BDLP 1998. Site carried forward from UCS. Planning History: 07/00642/FULL - Erection of three storey hotel building containing 43 bedrooms, on part of existing car park, granted 1 st August 2007. The permission has now expired.			Site Access: Victoria Road Access to Services (distance in m) Primary School: Merrylands <600m Secondary School: The James Hornsby <1500m GPs / Health Centre: Presidents Court Surgery <800m Neighbourhood Centre: Presidents Court <800m Town Centre: Laindon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (West Mayne), Educational Field <400m (Merrylands), Natural/semi natural Green Space <800m (Land west side Mandeville Way), Outdoor Sport Facility <800m (Land west of Archer Road), Urban Park <400m (Fenton Way) Bus Stop: 200m Railway Station: Laindon <1600m		
Ownership:	- Public Body?	No			
	- Private Individual?	No			
	- Company?	Yes			
	- Unknown?	No			
Urban Area Site	Yes	Area: 0.5ha			
Green Belt Site	No				
Greenfield Site	No				
Previously Developed Land	Yes	Area: 0.5ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No

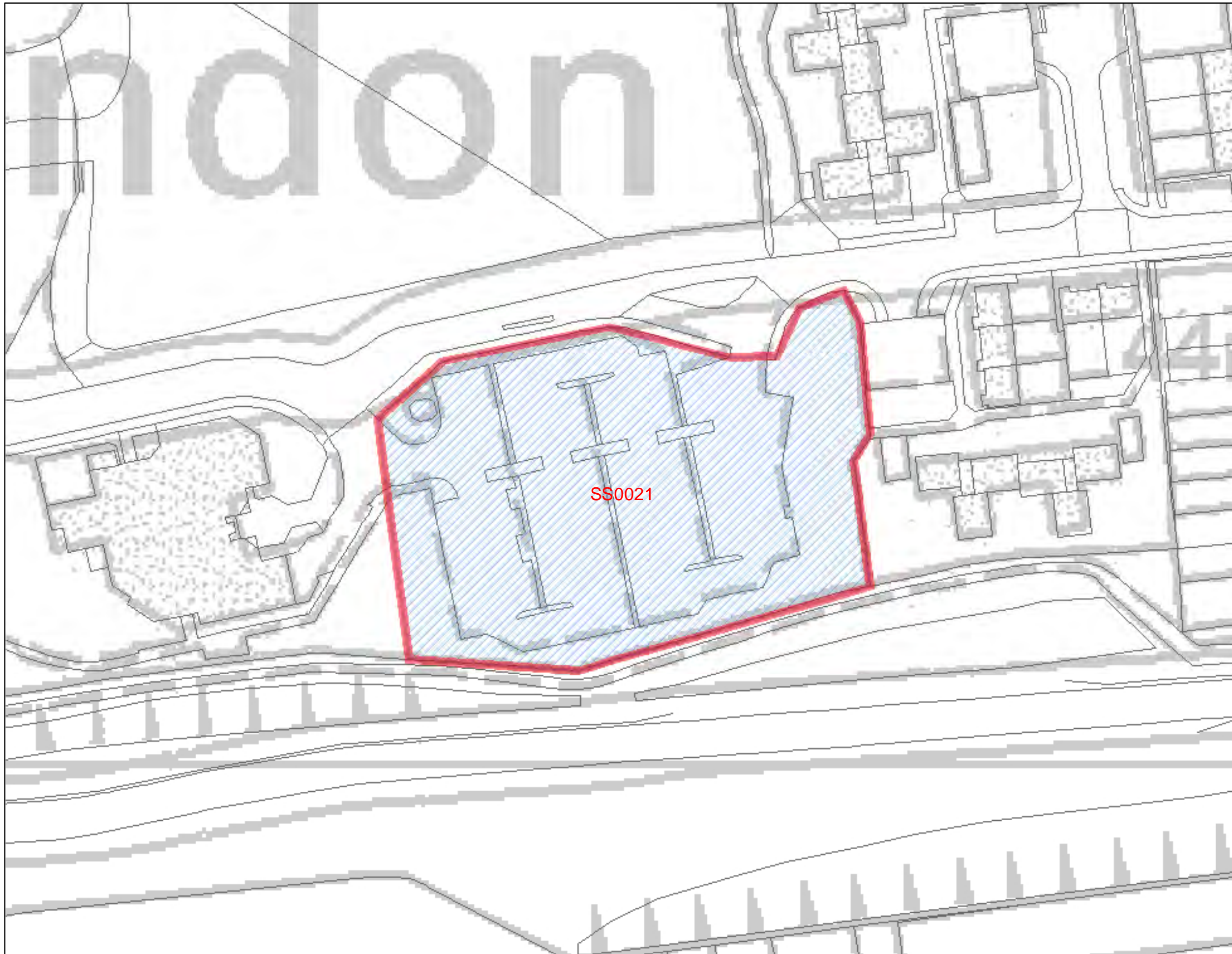
Address: Car Park, Four Seasons Public House, Victoria Road, Laindon	Site Area: 0.5ha	Current Use: Pub car park	Site Ref.: SS0021	
Highway issues: No particular issues, good access from Victoria Road				
Constraints (description): Site acts as a buffer between the existing industrial and residential areas. Likely existence of contamination – no detailed assessment 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 surrounding area, employment buffer not considered a major constraint to residential development in this instance. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures Need to be sited to avoid noise disturbance from public house.				
What is the most suitable type of development for this site? Pub car park, hotel or residential.				
Site is suitable for housing development X				
Reason(s) why site suitable for housing: The site is within the urban settlement on the edge of a residential area and it is in close proximity to services and facilities. However, there is a need to relocate the current use of this site and provide parking for the public house and the new residential development.				
Is site available for development? If yes, when? Was identified through Urban Capacity Study 2004 – however, the site has not been formally submitted by the landowners and is thus unavailable.				

Car Park Four Seasons PH

SHLAA 2011/2012



SS0021



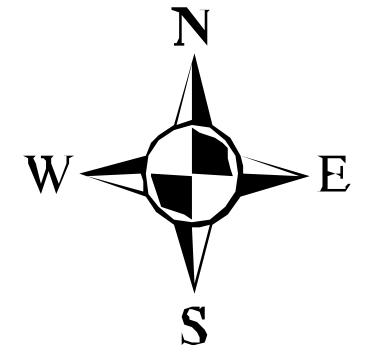
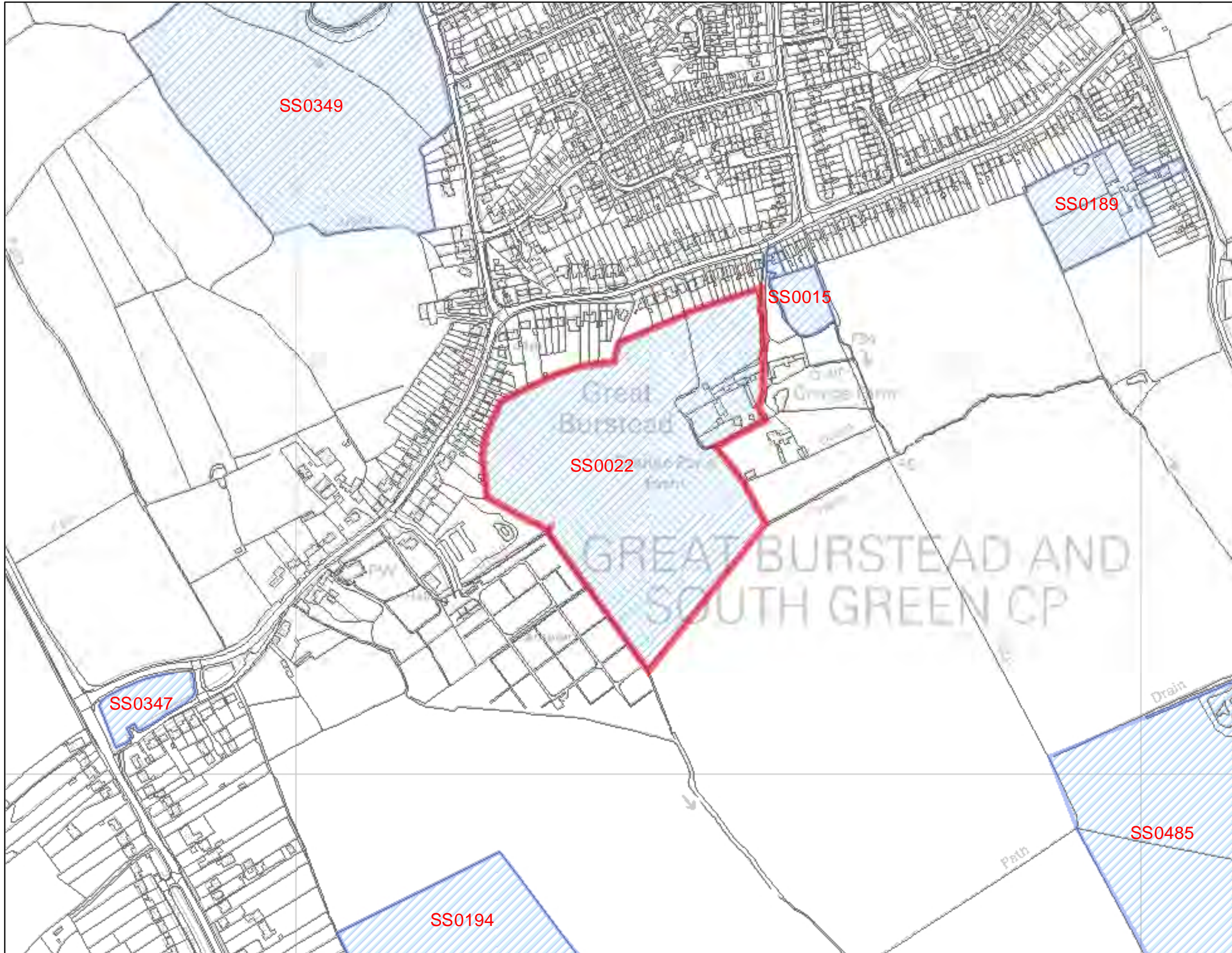
SHLAA Site Survey Form Part 1

Address: Land adjacent to The Barn, Burstead Grange, Great Burstead	Site Area: 8.9ha	Current Use: Agriculture / residential	Site Ref: SS0022	
Description of Site (including planning status) Large arable field located to the south of Church Street, Great Burstead. A small portion of the site is laid to grass (NE corner) and five dwellings in former agricultural buildings exist along the eastern side of the site. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: None in relation to the arable land, several in relation to the extension, alteration and change of use to residential in respect of the former agricultural buildings.			Site Access: Church Street/Burstead Grange Access to Services	
Ownership:	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
Urban Area Site	No			
Green Belt Site	Yes	8.9ha		
Greenfield Site	Yes	8.45ha		
Previously Developed Land	Yes	0.45ha		
Site Constraints				
Areas excluded from the SHLAA			Constraints that may affect a site's viability	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)	
			TPO	

Address: Land adjacent to The Barn, Burstead Grange, Great Burstead	Site Area: 8.9ha	Current Use: Agriculture / residential	Site Ref: SS0022	
		Archaeological Finds Area		
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of development for this site?				
Site is not suitable for housing development 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: <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 				

Land Adjacent to The Barn Burstead

SHLAA 2011/2012



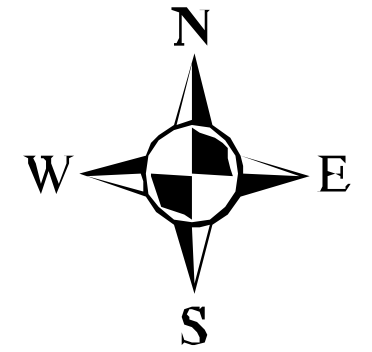
SS0022

SHLAA Site Survey Form Part 1

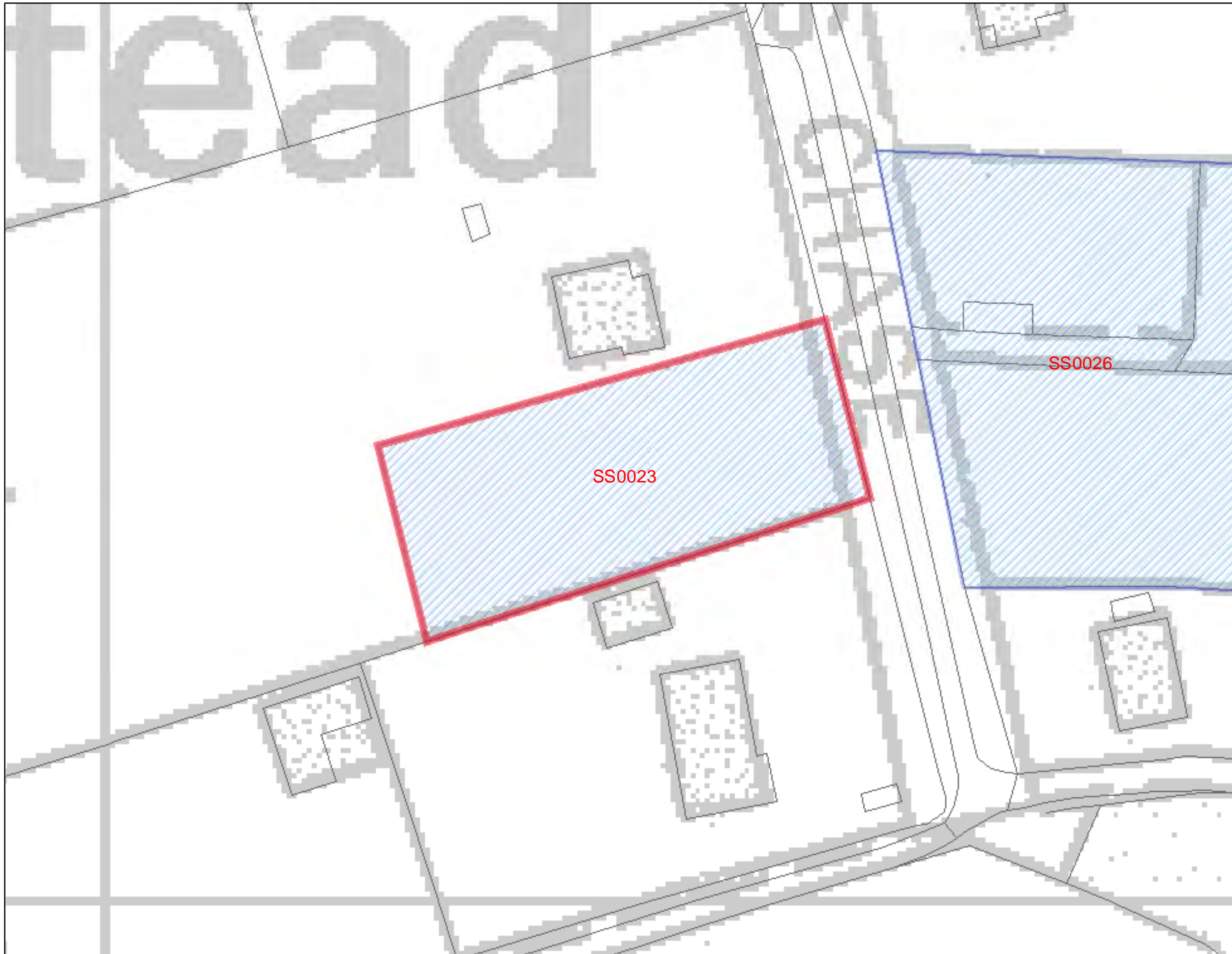
Address: Lyndhurst, Broomhills Chase, Little Burstead, Billericay	Site Area: 0.15ha	Current Use: Grassland/garden	Site Ref: SS0023		
Description of Site (including planning status)			Site Access: Broomhills Chase		
<p>Rectangular shaped site located on the west side of Broomhills Chase, in a semi-rural plotland setting. The site is mostly laid to grass and appears to form the extended garden curtilage of the dwelling Lyndhurst.</p> <p>Development Plan: Allocated as Green Belt in the BDLP 1998.</p> <p>Planning History: None in relation to the site in question only adjoining dwelling:</p> <ul style="list-style-type: none"> • BAS/1255/77 – Extension to bungalow (Lyndhurst) Granted 1977 • BAS/0777/83 – Rear extension – Refused 1983, appeal allowed 1984 			Access to Services		
Ownership:	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.15ha			
Greenfield Site	Yes	Area: 0.15ha			
Previously Developed Land	No				
Site Constraints					
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		

Address: Lyndhurst, Broomhills Chase, Little Burstead, Billericay	Site Area: 0.15ha	Current Use: Grassland/garden	Site Ref: SS0023	
		TPO		
		Archaeological Finds Area		
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of development for this site?				
Site is not suitable for housing development 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: <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 				

SHLAA 2011/2012



SS0023

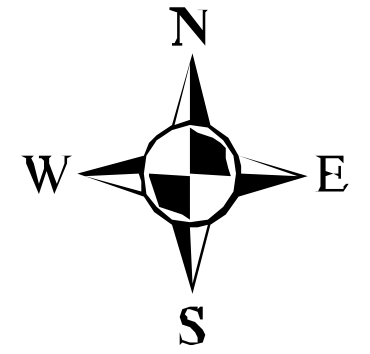
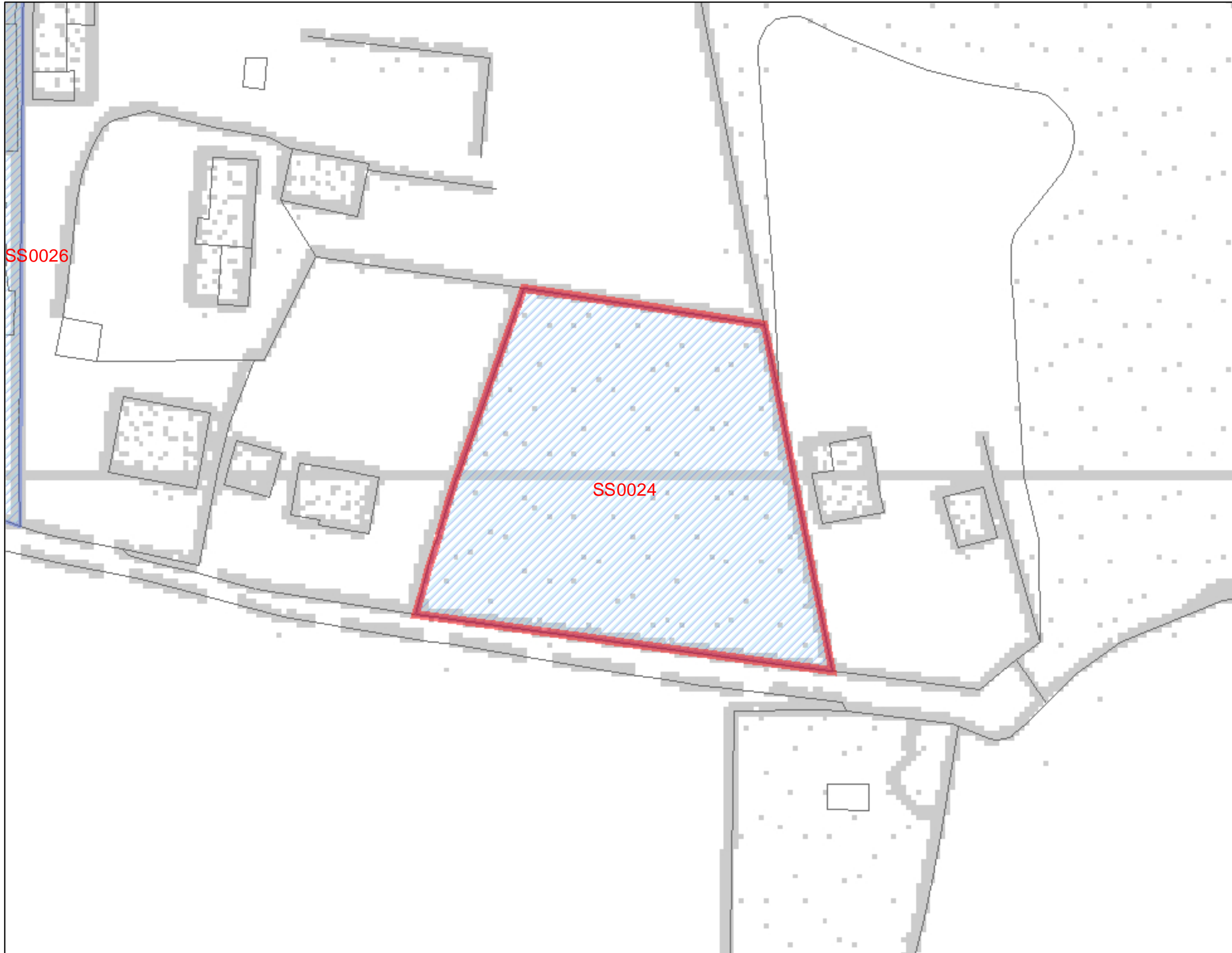


SHLAA Site Survey Form Part 1

Address: Oaklands, Broomhills Chase, Little Burstead, Billericay	Site Area: 0.19ha	Current Use: Woodland/scrub	Site Ref: SS0024		
Description of Site (including planning status)			Site Access: Broomhills Chase		
<p>Square shaped site located on the north side of Broomhills Chase, in a semi-rural plotland setting. The site is mostly woodland/scrub, situated between the dwellings 'Hillrise' and 'Chase End' at the end of this single lane road.</p> <p>Development Plan: Allocated as Green Belt in the BDLP 1998.</p> <p>Planning History</p> <ul style="list-style-type: none"> BAS/1047/97 – Detached bungalow – Refused 1997 			Access to Services		
Ownership:	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.19ha			
Greenfield Site	Yes	Area: 0.19ha			
Previously Developed Land	No				
Site Constraints					
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		

Address: Oaklands, Broomhills Chase, Little Burstead, Billericay	Site Area: 0.19ha	Current Use: Woodland/scrub	Site Ref: SS0024	
		Archaeological Finds Area		
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of development for this site?				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
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: <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 				

SHLAA 2011/2012



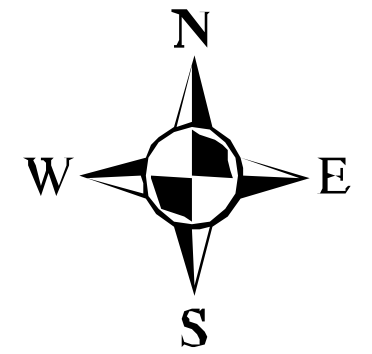
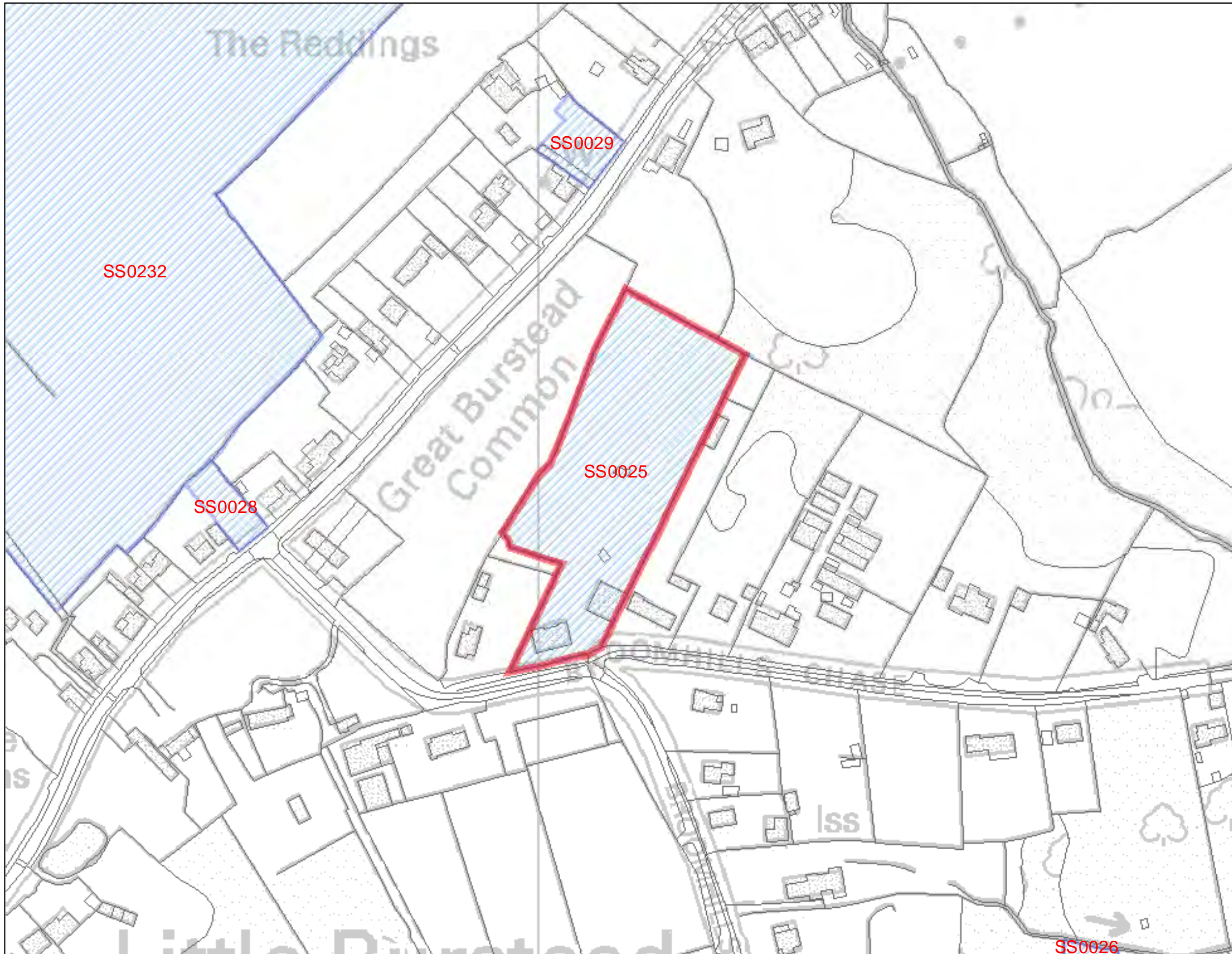
SS0024

SHLAA Site Survey Form Part 1

Address: Hazelhurst, Broomhills Chase, Little Burstead, Billericay	Site Area: 0.97ha	Current Use: Residential and garden	Site Ref: SS0025		
Description of Site (including planning status) Largely rectangular shaped site located on the north side of Broomhills Chase, in a semi-rural plotland setting. The site comprises a dwelling house and detached garage, with the majority of the large garden area laid to lawn and comprising several trees. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History <ul style="list-style-type: none"> BAS/0340/79 – Ground and 1st floor extensions – refused 1979 BAS/1527/79 – Side and rear extensions and rooms in roof – Refused 1979 BAS/0025/80 – First floor addition, single storey side and rear extensions – Refused 1980 BAS/1282/80 – Chalet conversion – Granted 1980 ENF/191/81 - BAS/1552/84 – Renewal of temporary consent for manufacture of shopfittings – Refused 1985 BAS/1294/85 – Storage of formica and associated office use – BAS/1707/87 – Renewal of temporary consent for conduct of business from residential premises – refused 1987 BAS/0559/93 – Replacement pitched roof to garage – Granted 1993 			Site Access: Broomhills Chase Access to Services		
Ownership:	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.97ha			
Greenfield Site	Yes	Area: 0.87ha			
Previously Developed Land	No	Area: 0.1ha			
Site Constraints					
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within		Village Green & Common Land		
	Part of				

Address: Hazelhurst, Broomhills Chase, Little Burstead, Billericay		Site Area: 0.97ha	Current Use: Residential and garden	Site Ref: SS0025	
	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 Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
Highway issues:					
Constraints (description):					
Could the constraints be overcome?					
What is the most suitable type of development for this site?					
Site is not suitable for housing development 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 encouraging the recycling of derelict and other urban land.					

SHLAA 2011/2012



SS0025

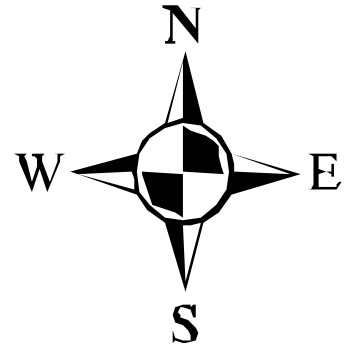
SHLAA Site Survey Form Part 1

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		
Description of Site (including planning status) Largely rectangular shaped site located on the east side of Broomhills Chase, in a semi-rural plotland setting. The site comprises a dwelling house in the south east corner, but with the majority of the land given over to grassland for grazing horses. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History <ul style="list-style-type: none"> BAS/0184/69 – Four bedroom bungalow – Refused 1969 BAS/0468/80 – Rear extension to Knoll Cottage – Granted 1980 			Site Access: Broomhills Chase Access to Services		
Ownership:	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	No				
Green Belt Site	Yes	Area: 1.09ha			
Greenfield Site	Yes	Area: 1			
Previously Developed Land	No	Area: 0.09ha			
Site Constraints					
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area			Village Green & Common Land		
Existing, developed business/ industrial areas	Within		Ground Water Vulnerability Area		
	Part of				
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		

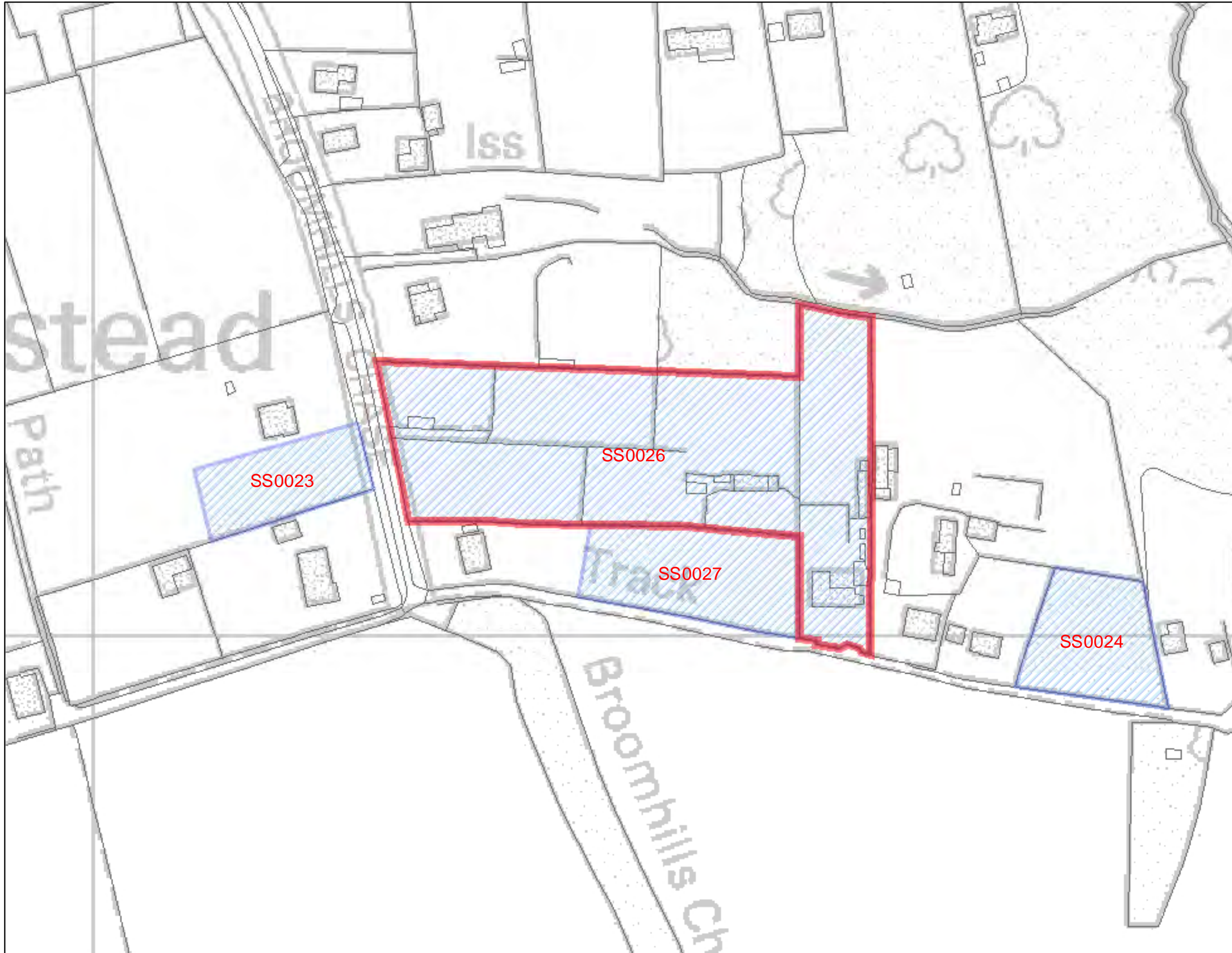
Address: Knoll Cottage and land between Cranbourne, Broomhills Chase, Little Burstead, Billericay	Site Area: 1.09ha	Current Use: Grassland, Residential and garden	Site Ref: SS0026	
		TPO		
		Archaeological Finds Area		
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of development for this site?				
Site is not suitable for housing development 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: <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 				

Knoll Cottage and Land between Cranbourne

SHLAA 2011/2012



SS0026

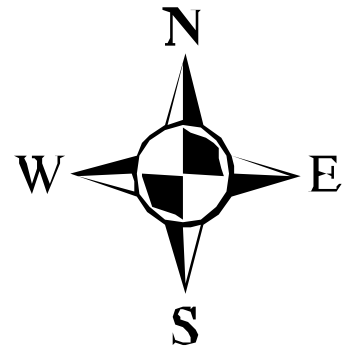


SHLAA Site Survey Form Part 1

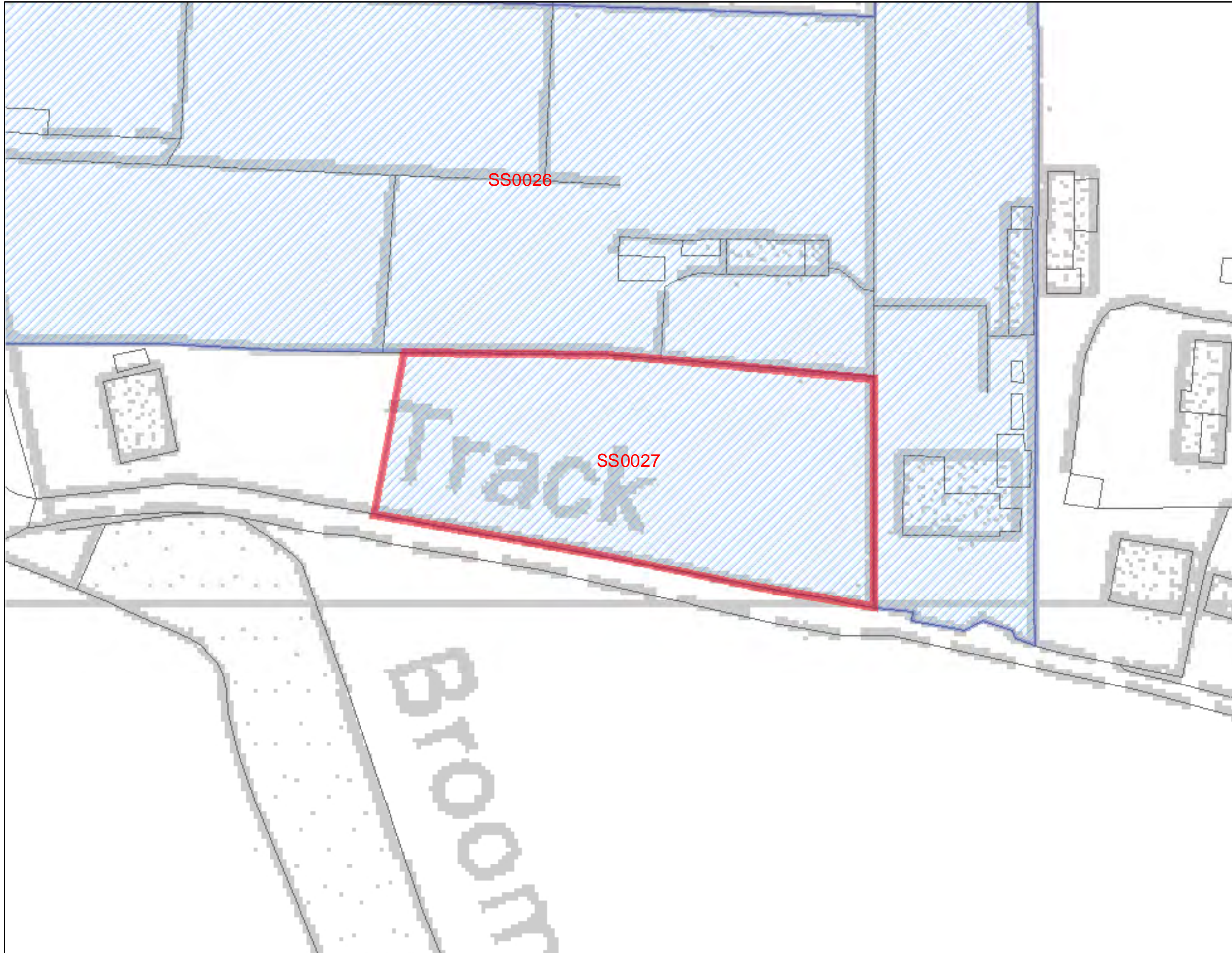
Address: Land east of Crystal, west of Knoll Cottage, Broomhills Chase, Little Burstead, Billericay	Site Area: 0.24ha	Current Use: Domestic garden	Site Ref: SS0027			
Description of Site (including planning status) Rectangular shaped site located on the north side of Broomhills Chase, in a semi-rural plotland setting. The site forms part of the extended garden to Crystal, and is largely laid to lawn, also comprising several trees. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History (combined with the property known as Crystal) <ul style="list-style-type: none"> BAS/0979/75 – Demolish existing and erect chalet bungalow – Refused 1975 BAS/1054/76 – Rear extension – Refused 1976 BAS/1444/76 – / BAS/1040/77 – Window rearrangement and front wall – Granted 1977 BAS/1232/78 – Porch – Granted 1978 BAS/1233/78 – Garage – Granted 1978 BAS/1603/80 – Side extension and garage – Granted 1980 03/01278/FULL – side and rear extensions and garage – Refused 2003 07/00363/FULL – Rear conservatory – Granted 2007 			Site Access: Broomhills Chase Access to Services			
Ownership:	- Public Body? - Private Individual? - Company? - Unknown?	No Yes No No				
Urban Area Site	No					
Green Belt Site	Yes	Area: 0.24ha				
Greenfield Site	Yes	Area: 0.24ha				
Previously Developed Land	No					
Site Constraints						
Areas excluded from the SHLAA			Constraints that may affect a site's viability			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		

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	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			
			TPO			
			Archaeological Finds Area			
Highway issues:						
Constraints (description):						
Could the constraints be overcome?						
What is the most suitable type of development for this site?						
Site is not suitable for housing development x						
Reason(s) why site is not suitable for housing:						
<p>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:</p> <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 						

SHLAA 2011/2012



SS0027

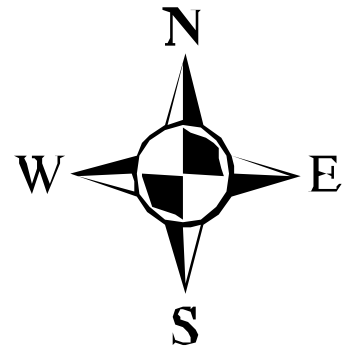


SHLAA Site Survey Form Part 1

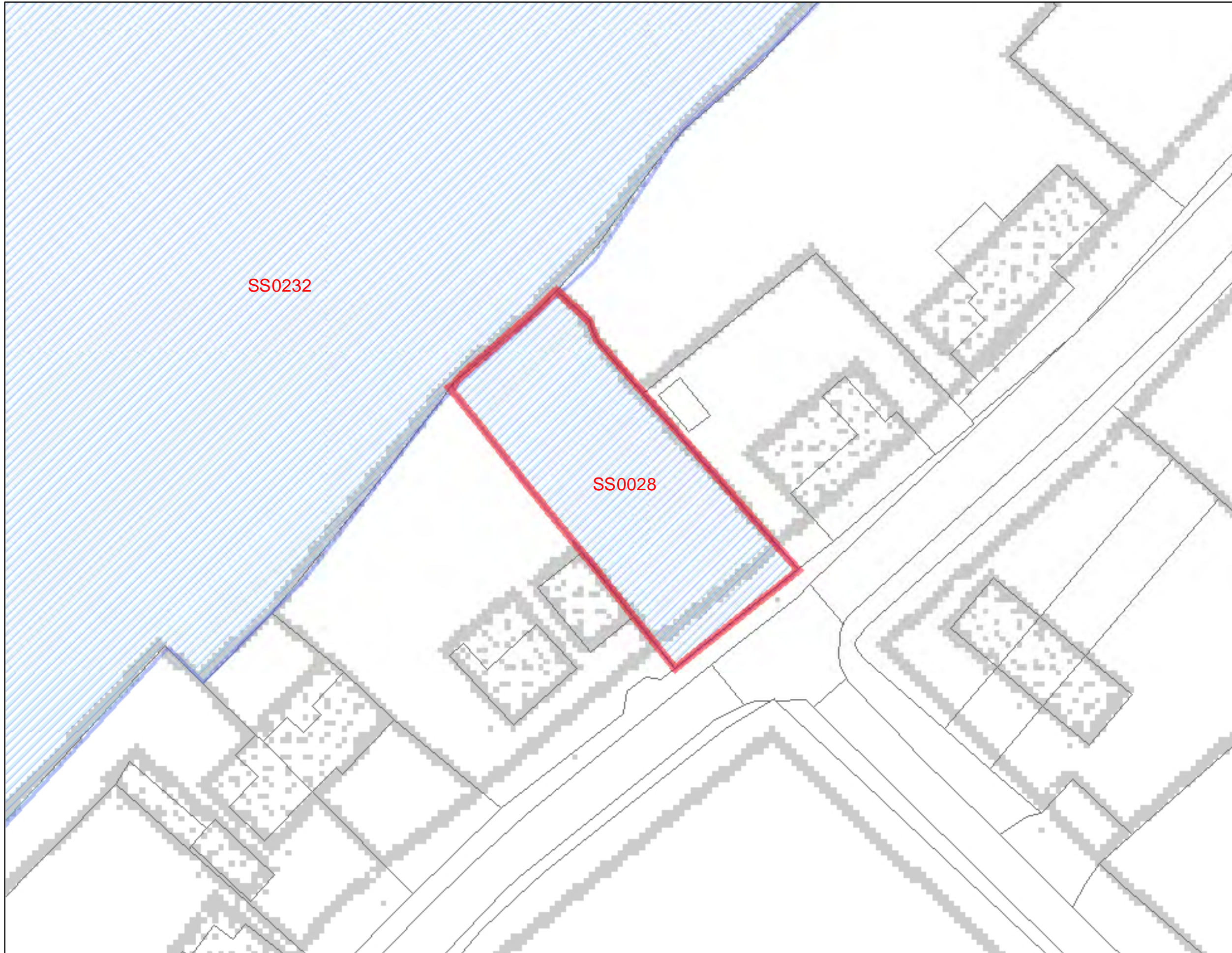
Address: Land adjacent to Homeleigh, Laindon Common Road, Little Burstead	Site Area: 0.07ha	Current Use: Grassland and trees	Site Ref: SS0028			
Description of Site (including planning status) Small site containing grassland bordered by trees. There is ribbon development surrounding the site and the 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 extent of the town of Billericay to the north. Development Plan: Allocated as Green Belt Planning History: <ul style="list-style-type: none"> 10/01225/FULL - Erect single dwelling in connection with existing golf club – refused 03/01032/TPO - Raise crown of oak tree to 3 metres above ground level (TPO/4/83(T1)) - granted 			Site Access: Via Laindon Common Road			
			Access to Services			
Ownership:	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
Urban Area Site	No					
Green Belt Site	Yes	Area: 0.09ha				
Greenfield Site	Yes	Area: 0.09ha				
Previously Developed Land	No					
Site Constraints						
Areas excluded from the SHLAA			Constraints that may affect a site's viability			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			
			TPO			

Address: Land adjacent to Homeleigh, Laindon Common Road, Little Burstead	Site Area: 0.07ha	Current Use: Grassland and trees	Site Ref: SS0028	
		Archaeological Finds Area		
Highway issues:				
Constraints (description):				
<p>Could the constraints be overcome?</p> <p>What is the most suitable type of development for this site?</p> <p>Site is NOT suitable for housing development X</p> <p>Reason(s) why site is not suitable for housing:</p> <p>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:</p> <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 				

SHLAA 2011/2012



SS0028

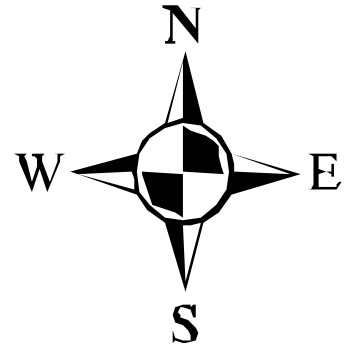


SHLAA Site Survey Form Part 1

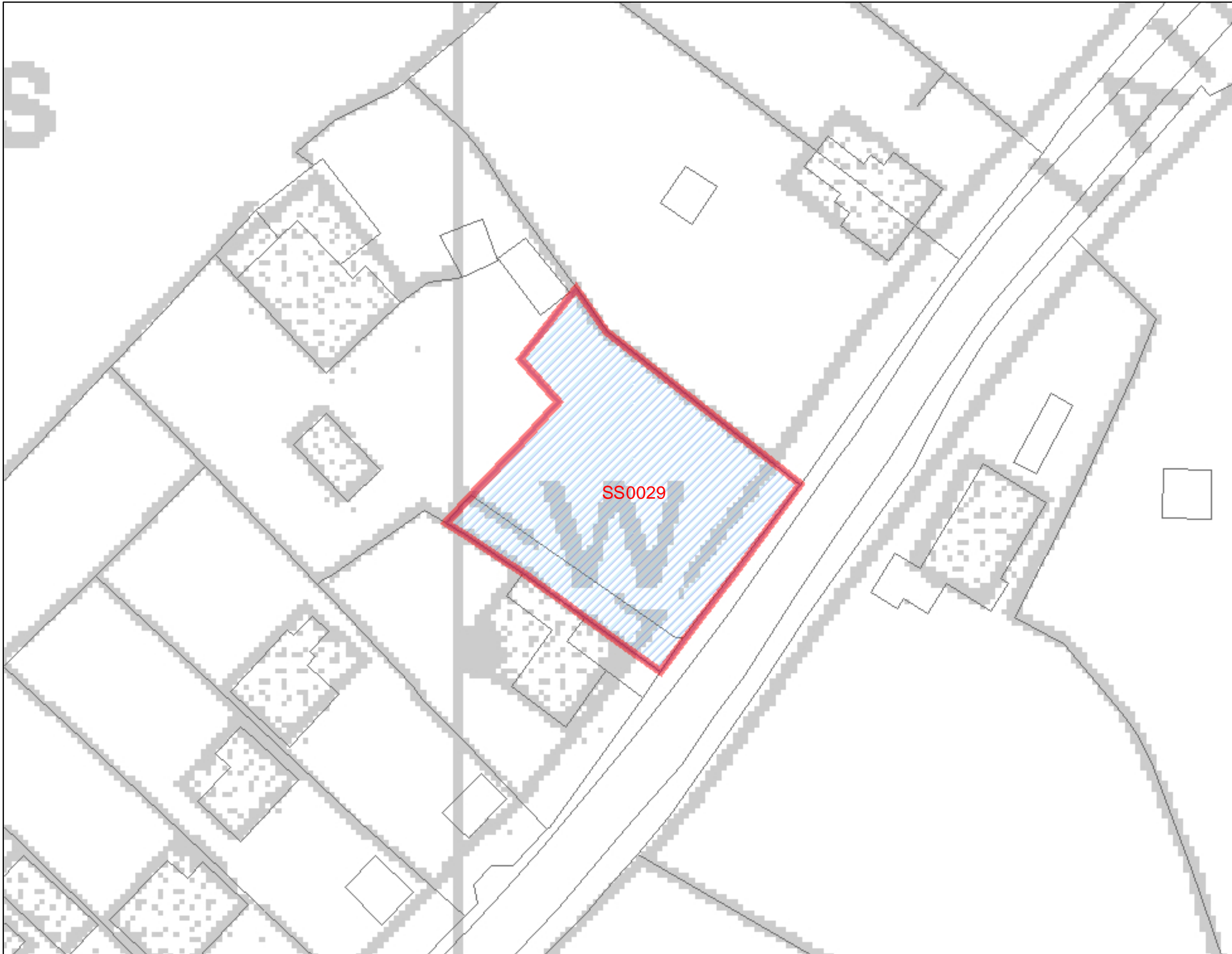
Address: Land in front of 'The Reddings', south of Burstead Cottage, Laindon Common Road, Little Burstead	Site Area: 0.09ha	Current Use: Woodland and track	Site Ref: SS0029	
Description of Site (including planning status) Small site containing woodland and a trackway to access the residential property behind. There is ribbon development surrounding the site and the Golf course lies to the west. The site is in the Conservation of little 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: <ul style="list-style-type: none"> 07/00692/FULL - Erect a pair of 3 bed link-detached houses – refused 10/00858/FULL - Erect 1 no. 4 bed detached house – refused 			Site Access: Via Laindon Common Road Access to Services	
Ownership:	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
Urban Area Site	No			
Green Belt Site	Yes	Area: 0.09ha		
Greenfield Site	Yes	Area: 0.09ha		
Previously Developed Land	No			
Site Constraints				
Areas excluded from the SHLAA			Constraints that may affect a site's viability	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP)	Within
	Part of Site		Priority Habitat	Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)	

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	
		TPO		
		Archaeological Finds Area		
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of development for this site?				
Site is NOT suitable for housing development X				
Reason(s) why site is not suitable for housing:				
<p>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:</p> <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 				

SHLAA 2011/2012



SS0029



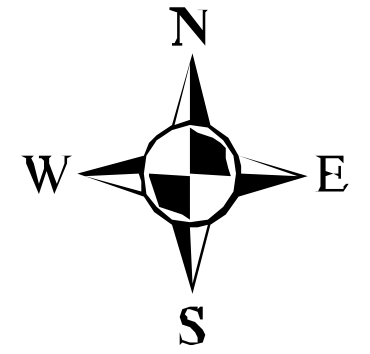
SHLAA Site Survey Form Part 1

Address: Land opposite Roseview, The Chase, Little Burstead	Site Area: 0.6ha	Current Use: Scrubland	Site Ref: SS0030		
Description of Site (including planning status) Square shaped vacant site located on the south side of The Chase, north side of the river Crouch in a rural plotland setting. The site comprises mostly grass and scrubland with some trees around the peripheral boundaries. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: <ul style="list-style-type: none"> BAS/0770/67 – Outline residential development – refused 1967 			Site Access: The Chase Access to Services		
Ownership:	- Public Body? - Private Individual? - Company? - Unknown?	No Yes No No			
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.6ha			
Greenfield Site	Yes	Area: 0.58ha			
Previously Developed Land	Yes	Area: 0.02ha			
Site Constraints					
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within Part of Adj. To		Ancient Woodland	Within Part of Site Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within Part of Site Within Buffer		Local Wildlife Sites	Within Part of Site Within Buffer	
Local Nature Reserve (LNR)	Within Part of Site Within Buffer		Biodiversity Action Plan (BAP) Priority Habitat	Within Part of Site Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area			Village Green & Common Land		
Existing, developed business/ industrial areas	Within Part of 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 Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		

Address: Land opposite Roseview, The Chase, Little Burstead	Site Area: 0.6ha	Current Use: Scrubland	Site Ref: SS0030	
		Archaeological Finds Area		
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of development for this site?				
Site is not suitable for housing development 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: <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 				



SHLAA 2011/2012



SS0030

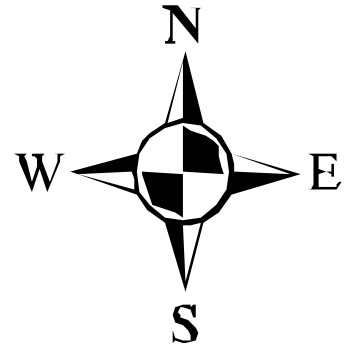
SHLAA Site Survey Form Part 1

Address: Land north of Harold Wood, Green Lane, Little Burstead	Site Area: 0.1ha	Current Use: Vacant plot	Site Ref: SS0031		
Description of Site (including planning status) Square shaped vacant site located in a setback position to the north of the property Harold Wood, in a semi-rural plotland setting. The site comprises mostly grass, some hardstanding and a structure along the north site boundary. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: <ul style="list-style-type: none"> BAS/0583/65 – Siting of a weekend caravan – Refused 1965 			Site Access: Green Lane Access to Services		
Ownership:	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.1ha			
Greenfield Site	Yes	Area: 0.07ha			
Previously Developed Land	Yes	Area: 0.03ha			
Site Constraints					
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		

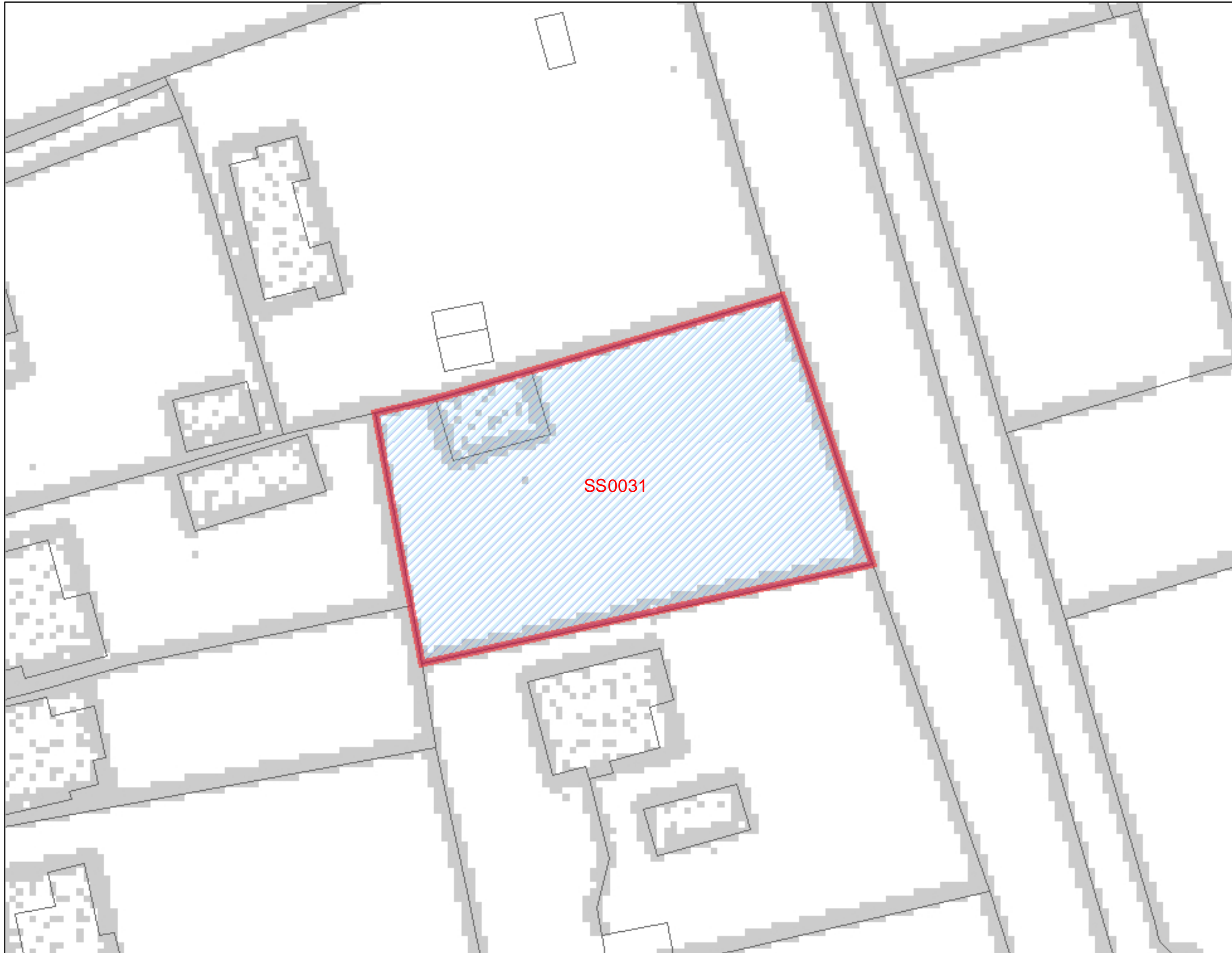
Address: Land north of Harold Wood, Green Lane, Little Burstead	Site Area: 0.1ha	Current Use: Vacant plot	Site Ref: SS0031	
		Archaeological Finds Area		
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of development for this site?				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
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: <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 				

Land north of Harold Wood House

SHLAA 2011/2012



SS0031

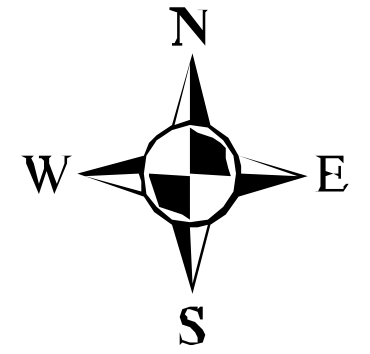
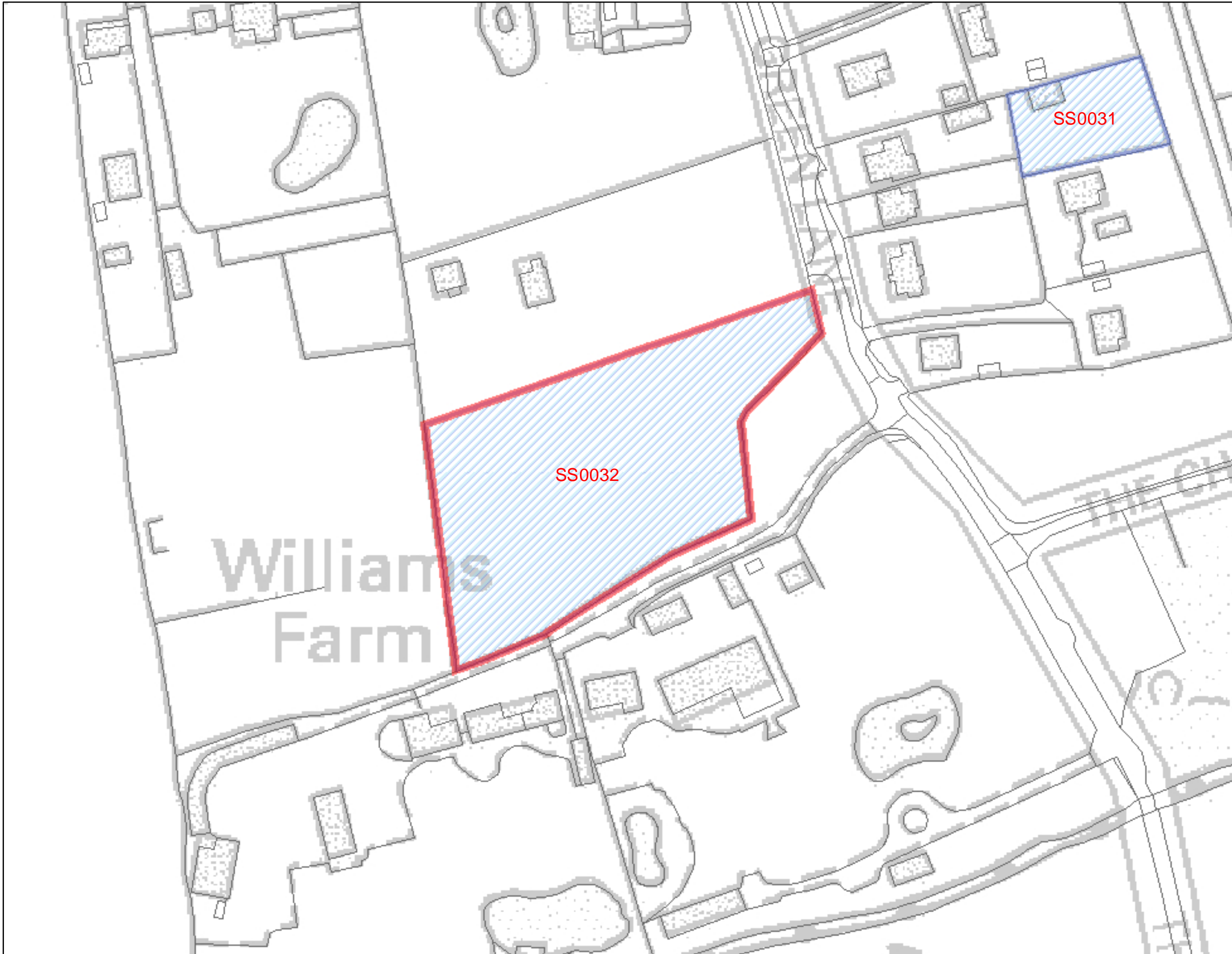


SHLAA Site Survey Form Part 1

Address: Land south of Mae Val, Green Lane, Little Burstead	Site Area: 0.64ha	Current Use: Garden/grassland	Site Ref: SS0032	
Description of Site (including planning status) Irregular shaped site located on the west side of Green Lane, in a semi-rural plotland setting. The site is mostly laid to grass, with trees to the 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: <ul style="list-style-type: none"> BAS/0523-96 - Demolition Of Existing Bungalow And Construction Of Two Storey Detached Chalet With Detached Garage/workshop – Granted 1997 			Site Access: Green Lane Access to Services	
Ownership:	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
Urban Area Site	No			
Green Belt Site	Yes	Area: 0.64ha		
Greenfield Site	Yes	Area: 0.64ha		
Previously Developed Land	No			
Site Constraints				
Areas excluded from the SHLAA			Constraints that may affect a site's viability	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	

Address: Land south of Mae Val, Green Lane, Little Burstead		Site Area: 0.64ha	Current Use: Garden/grassland	Site Ref: SS0032	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
Highway issues:					
Constraints (description):					
Could the constraints be overcome?					
What is the most suitable type of development for this site?					
Site is not suitable for housing development x					
Reason(s) why site is not suitable for housing:					
<p>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:</p> <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 					

SHLAA 2011/2012



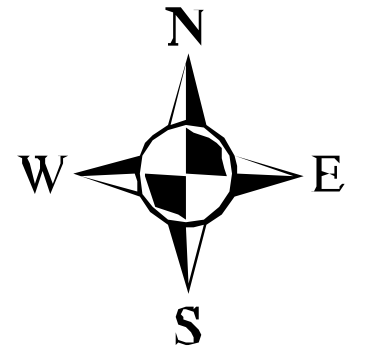
SS0032

SHLAA Site Survey Form Part 1

Address: Loand west of Denewood, Studland Avenue, Wickford	Site Area: 0.15ha	Current Use: Woodland	Site Ref: SS0033		
Description of Site (including planning status) Small rectangular plot of land located on the south side of Studland Avenue, Wickford within an area of plotlands. The site is covered in woodland protected by a Tree Preservation Order. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: None			Site Access: Studland Avenue Access to Services		
Ownership:	- Public Body? - Private Individual? - Company? - Unknown?	No Yes No No			
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.15ha			
Greenfield Site	Yes	Area: 0.15ha			
Previously Developed Land	No				
Site Constraints					
Areas excluded from the SHLAA		Constraints that may affect a site's viability			
Scheduled Monument	Within Part of Adj. To		Ancient Woodland	Within Part of Site Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within Part of Site Within Buffer		Local Wildlife Sites	Within Part of Site Within Buffer	
Local Nature Reserve (LNR)	Within Part of Site Within Buffer		Biodiversity Action Plan (BAP) Priority Habitat	Within Part of Site Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area			Village Green & Common Land		
Existing, developed business/ industrial areas	Within Part of 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 Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
Highway issues:					

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 development 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: <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 				

SHLAA 2011/2012



SS0033



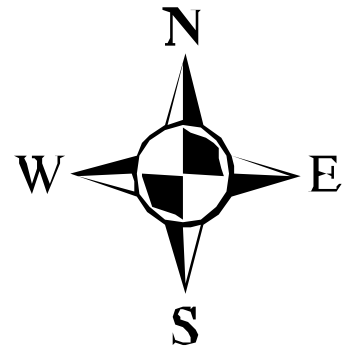
SHLAA Site Survey Form Part 1

Address: Wickford Car Park, rear of High Street and Ladygate Centre		Site Area: 0.78ha	Current Use: Car Park	Site Ref.: SS0034	
Description of Site (including planning status) Irregular shaped Surface level car park site located within Wickford Town Centre in the Basildon District Local Plan. The site is bounded by the London Liverpool Street Railway line to the north, commercial/retail units to the west, and a major food store to the south and the River Crouch to the east. The site further lies within the Wickford Masterplan where it is identified as the 'Eastern Extension' of the Town Centre. Planning history – none on this site. Numerous planning applications / permissions on buildings to south and west of site.			Site Access: Access road onto A132 Roundabout		
			Access to Services (distance in m) Primary School: Wickford County <600m Secondary School: Bromfords / Beachamps <1500m GPs / Health Centre: Wickford Health Centre/ Franklins Way <800m Neighbourhood Centre: N/A Town Centre: Within Wickford TC Public Open Space: 3 amenity green spaces (but 2 = CFS sites), Civic Space (=CFS site), edu fields, natural green space, outdoor sports facilities 400m; Market Road allotments, Memorial Park 800m Bus Stop: 100m Railway Station: Wickford < 1km		
Ownership:		- Public Body?	Yes		
		- Private Individual?			
		- Company?			
		- Unknown?			
Urban Area Site	Yes	Area: 0.78			
Green Belt Site					
Greenfield Site					
Previously Developed Land	Yes	Area: 0.78			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Yes – Zone 2 Susceptible Surface Water	Part of <input type="checkbox"/>	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes (within buffer)			
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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		Yes

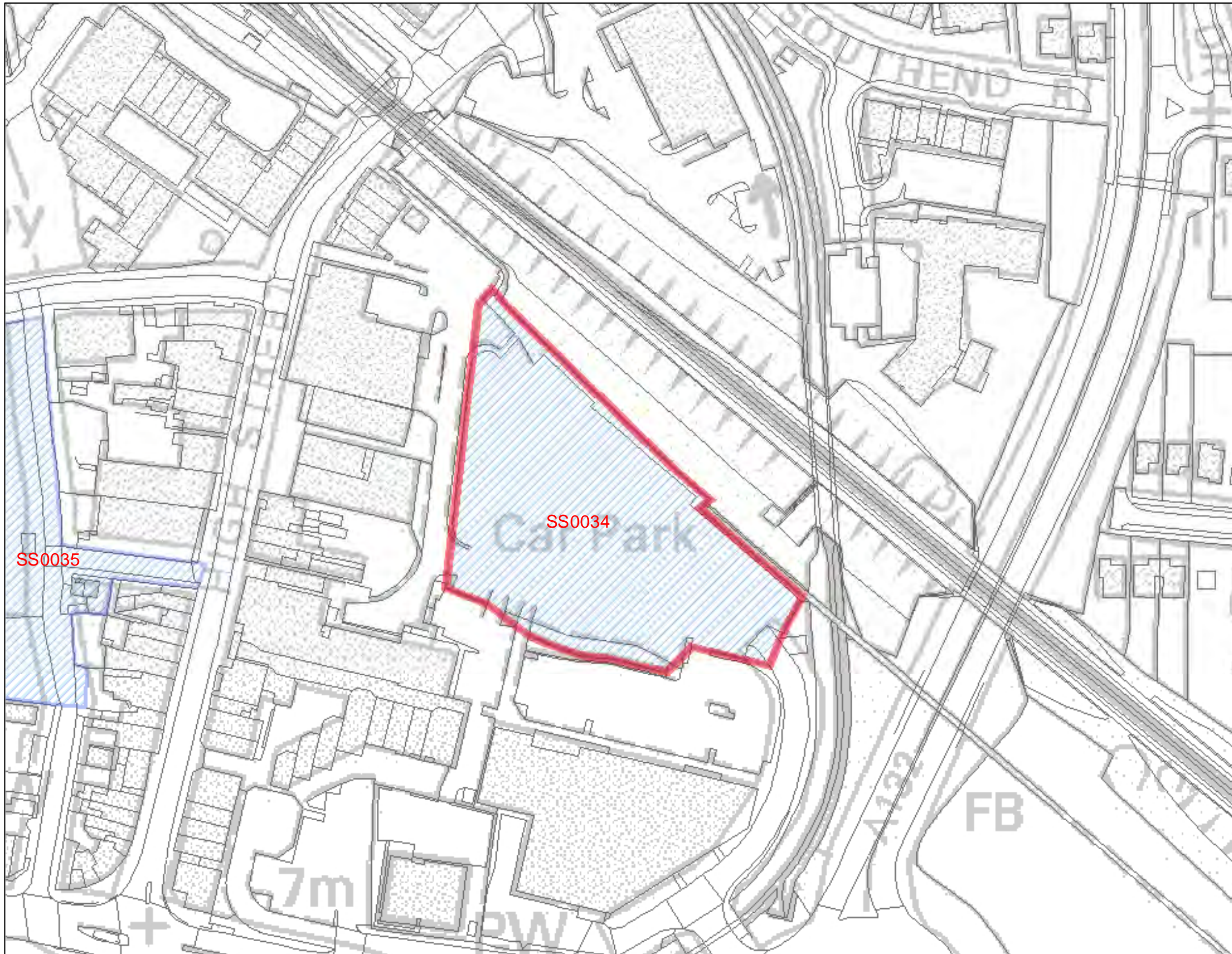
Address: Wickford Car Park, rear of High Street and Ladygate Centre	Site Area: 0.78ha	Current Use: Car Park	Site Ref.: SS0034	
		Archaeological Finds Area		No
Highway issues: None – already has established access road				
Constraints (description):				
<ul style="list-style-type: none"> • Flood zone 2 and susceptible to water surface on southern edge of site and eastern part of site • Within 5km buffer of Ramsar/SAC/SPA • GWVA – local aquifer • Protected species alert area & 10m buffer: southern, western and eastern boundary of site - ecological assessment required • One TPO in centre of southern boundary of site • Near an area of archaeological finds • Proximity of site to rail line may require noise attenuation measures • Currently a car park – replacement town centre car parking will need to be provided to ensure 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?				
<ul style="list-style-type: none"> • TPO and area of flood risk can be taken into account in scheme design • Unlikely to have direct impact on SAC/SPA/RAMSAR – 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. • Noise, Ecological & Archaeological investigations required plus any mitigation measures to be implemented prior to development. • Currently a car park – replacement town centre car parking will need to be provided to ensure the continued viability of Wick Ford Town Centre. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures • Existing employment area to be considered in potential site development 				
What is the most suitable type of development for this site? Town centre uses that could include residential.				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: The site is within the urban area and a town centre location, it is close to services and facilities and no fundamental access issues. Although the site is an existing car park and this would need to be relocated for the development of residential properties to take place.				
Is site available for development?				
If yes, when? The site was put forward as part of the Call for Sites process by the landowner.				

Wickford Car Park, Rear of High Street

SHLAA 2011/2012



SS0034



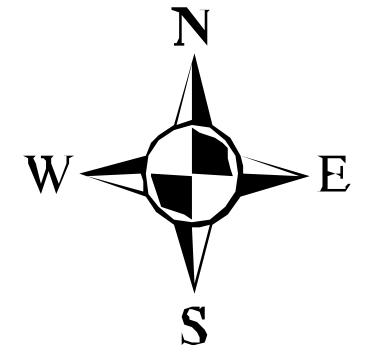
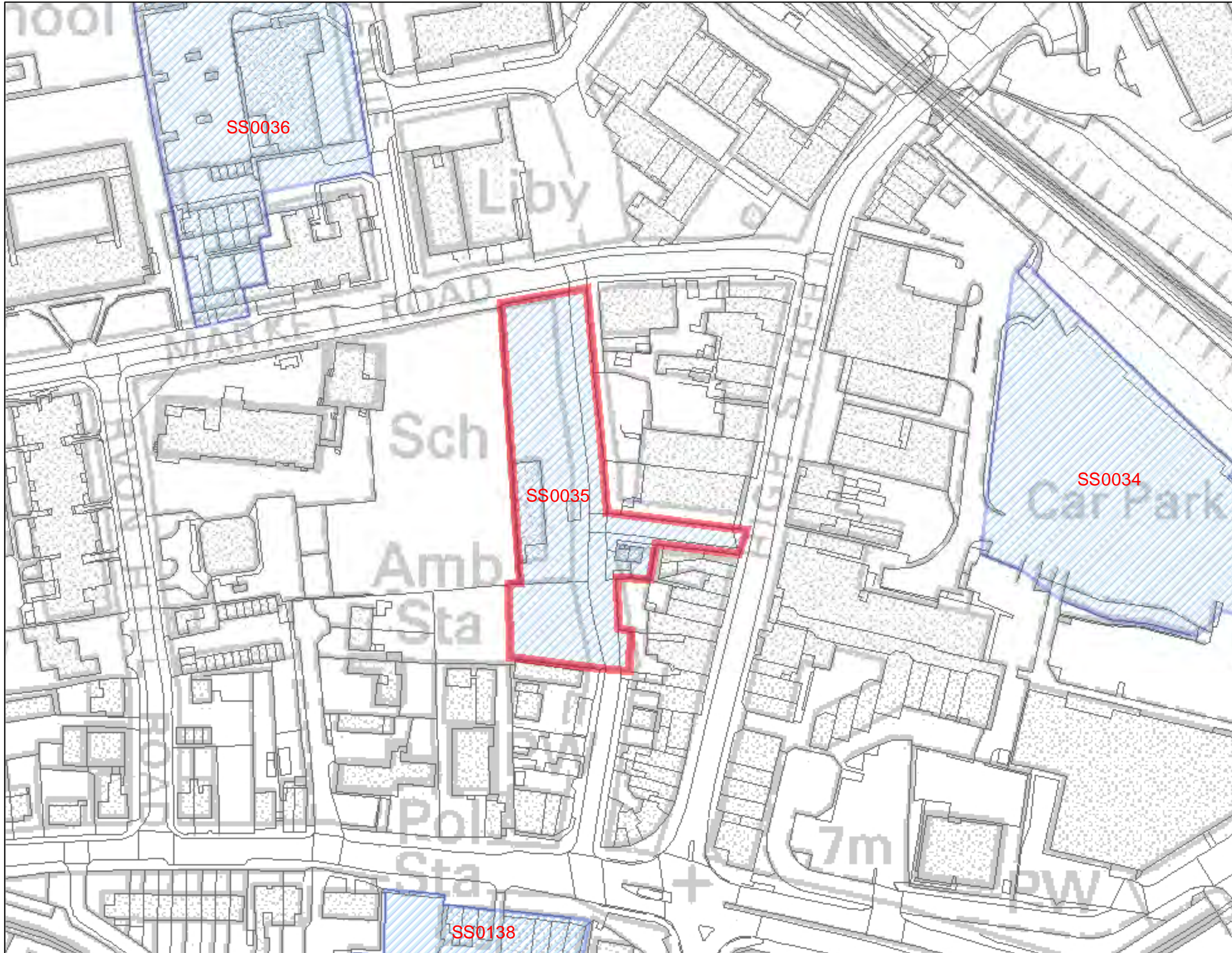
SHLAA Site Survey Form Part 1

Address: Wickford market between Market Road and Woodlands Road, Wickford	Site Area: 0.45ha	Current Use: Market	Site Ref.: SS0035		
Description of Site (including planning status) Long, narrow, rectangular site behind Wickford High Street. The site is orientated north-south. It is tarmac covered and has a 28m x 10m building on its western boundary. The site includes the public convenience and access lane from the High Street. Access can be gained via the High Street to the east, Market Road to the north or Woodlands Road to the south. Wickford Market is held on Fridays, Saturdays, Tuesday and Thursday. A secondhand market is held on Mondays. Site identified for market use in BLDP 1998. Planning History – none on site			Site Access: From Market Road, Woodlands Road, or High Street Access to Services (distance in m) Primary School: Wickford County Infant & Juniors (adj) >600m Secondary School: Bromfords >1500m GPs / Health Centre: Wickford Health Centre (adj); London Rd Surgery >800m Neighbourhood Centre: N/A Town Centre: Is within Wickford Town centre Public Open Space: It is the only civic space in locality; Market Rd allotments, amenity open space, edu fields (adj), semi natural space (River Crouch) <400m; outdoor sports facilities >400m; church yard, Urban Park >800m Bus Stop: Wickford High Street Railway Station: Wickford > 1 km		
Ownership:		- Public Body?	Yes		
		- Private Individual?			
		- Company?			
		- Unknown?			
Urban Area Site	Yes	Area: 0.45ha			
Green Belt Site	No				
Greenfield Site	No				
Previously Developed Land	Yes	Area: 0.45ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No but small south of site Susceptible Surface Water	All <input type="checkbox"/>	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	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 Contaminated Land	C	

Address: Wickford market between Market Road and Woodlands Road, Wickford		Site Area: 0.45ha	Current Use: Market	Site Ref.: SS0035	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
Highway issues: Access from Market Road is preferable. Woodlands Road opens onto the dual carriage way section of London Road, near the junction with High Street. The access onto the High Street has poor sightlines to the south and is opposite a zebra crossing.					
Constraints (description):					
<ul style="list-style-type: none"> • Identified for market use in BLDP 1998 • Within 5km buffer of Ramsar / SCA/ SPA • GWVA – local aquifer • Small southern part of the site susceptible to surface water • Contaminated land assessment required. • Likely existence of contamination – no detailed assessment made. 					
Could the constraints be overcome? Yes					
If yes, how?					
<ul style="list-style-type: none"> • Require a change in policy for market designation to be removed and potentially relocate the market. • 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 • Potential development scheme to consider site may be susceptible to surface water • Will need contaminated land ground assessment as the site is PDL and the proposed use is residential. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures 					
What is the most suitable type of development for this site? Market or mixed use scheme of town centre uses and residential					
Site is suitable for housing development X					
Reason(s) why site is suitable for housing: The site is located within the town centre and close to services and facilities. There is access to the site, even though this may need improvement. However, as the site is designated for market use in the development plan, a change in policy would be required. The timeframe for the development would need to reflect this.					
Is site available for development?			The site was put forward as part of the Call for Sites process by the landowner.		
If yes, when?					

Wickford Market between Market Road

SHLAA 2011/2012



SS0035

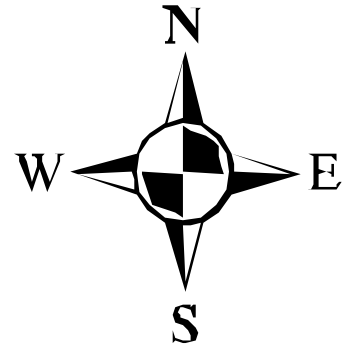
SHLAA Site Survey Form Part 1

Address: Land at Market Avenue and Market Road, Wickford, including the swimming pool and 70-108 Market Avenue.	Site Area: 0.57ha	Current Use: Mixed use swimming pool, housing and open space	Site Ref.: SS0036		
Description of Site (including planning status) This mixed use site is on the edge of Wickford Town Centre. It comprises housing, open space and a swimming pool: <ul style="list-style-type: none"> Nos. 1-9 Cranfield Court and rear gardens Wickford swimming pool and car park Nos. 70-108 Market Avenue and the associated open space. The western edge of the site has a sporadic hedge with some mature trees. The open space has mature trees in its eastern half; the rest of the area is grassed. There are also bushes and trees fronting the swimming pool along Market Avenue.			Site Access: Market Road		
No designation in the BLDP 1998, but just outside Wickford town centre boundary.			Access to Services (distance in m) Primary School: Wickford County Infants & Juniors (adj) >600m Secondary School: Bromfords >1500m GPs / Health Centre: Wickford Health Centre (adj); London Rd Surgery >800m Neighbourhood Centre: N/A Town Centre: Wickford (adj) >800m Public Open Space: Market Rd allotments, amenity open space, civic space, edu fields (adj), semi natural space (River Crouch) >400m; outdoor sports facilities <400m; Urban Park <800m Bus Stop: Wickford High Street Railway Station: Wickford >1 km		
Planning History: 70 - 108 Willow Court Market Avenue: <ul style="list-style-type: none"> 06/00789/DEMBAS - Demolition of 20 flats located in 3 no. 2 storey blocks granted 2006. 07/1099/FULL - Residential development of 30 No. 2 bedroom flats and 18 No. 1 bedroom flats with semi-basement car parking and landscaping – completion of legal agreement awaited. 09/01090/FULL – 30 dwellings, granted march 2010 subject to s106 agreement. Swimming pool, Cranfield Court, health centre <ul style="list-style-type: none"> 07/01100/OUT (pending consideration) Demolition of existing buildings and redevelopment comprising new Health Centre, Swimming Pool and Library, with 51 residential units, associated car parking and landscaping (CFS 251 site plus Wickford Health Centre). 					
Site boundaries have been amended to exclude Planning permission (09/01090/FULL, new area is 0.57 Ha (was 0.93 Ha)					
Ownership:	- Public Body?	Yes			
	- Private Individual?				
	- Company?				
	- Unknown?				
Urban Area Site	Yes	Area: 0.57ha			
Green Belt Site	No				
Greenfield Site	No				
Previously Developed Land	Yes	Area 0.57ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No

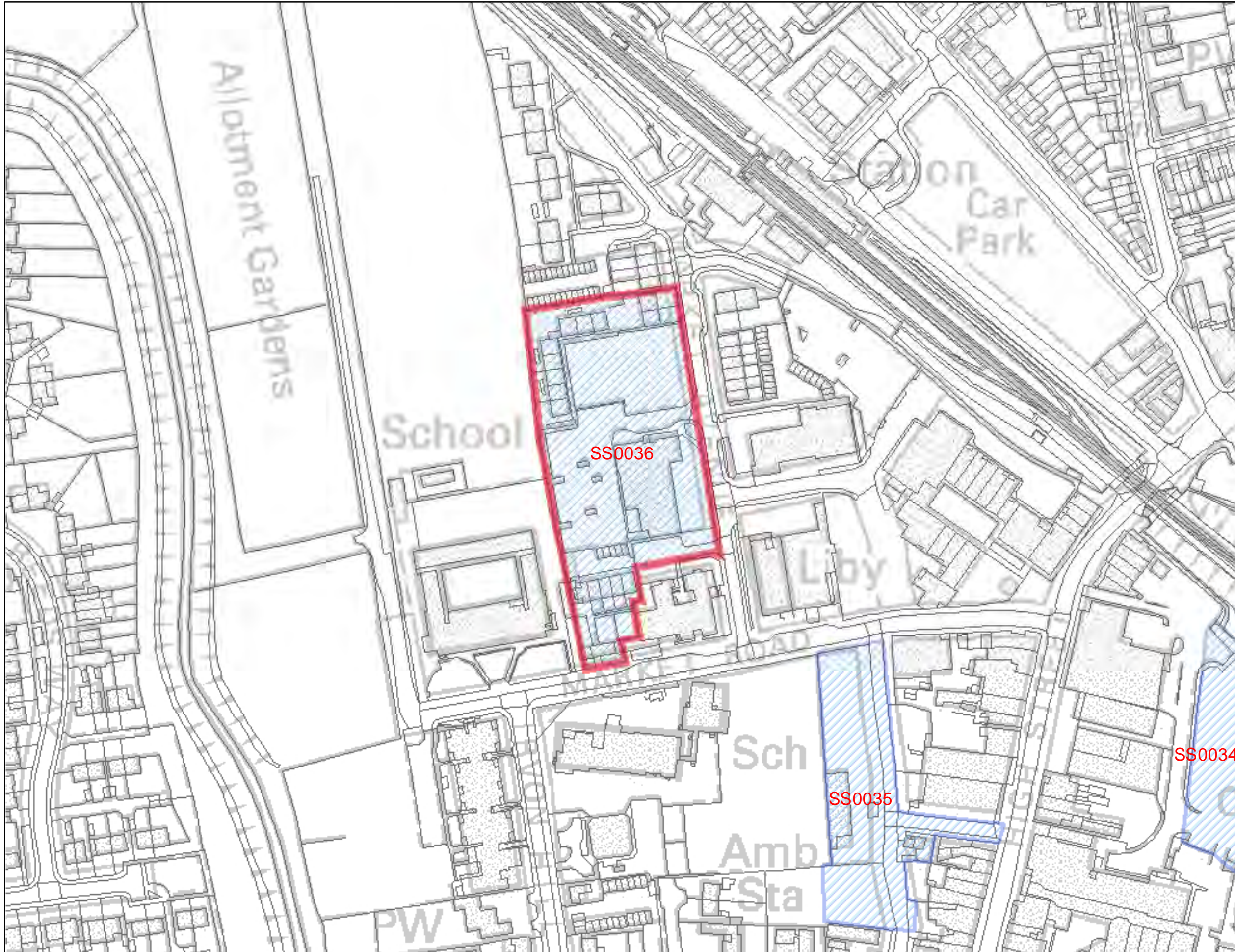
Address: Land at Market Avenue and Market Road, Wickford, including the swimming pool and 70-108 Market Avenue.		Site Area: 0.57ha	Current Use: Mixed use swimming pool, housing and open space	Site Ref.: SS0036	
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		All	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No			
	Part of	No	Village Green & Common 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
				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		No
			Archaeological Finds Area		No
Highway issues: None					
Constraints (description):					
<ul style="list-style-type: none"> • Within 5km of Ramsar/SAC/SPA • GWVA – local aquifer • Within 100m buffer of LoWS – Ba42 Wickford Riverside • Open Space north of swimming pool - Protected Species Alert Area • Likely existence of contamination – no detailed assessment made. 					
Could the constraints be overcome? Yes					
If yes, how?					
<ul style="list-style-type: none"> • 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 • Ecological assessment and mitigation measures to be implemented prior to development. • May need contaminated land assessment. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures 					
What is the most suitable type of development for this site? Mixed use schemes, including Health Centre, Swimming Pool, Library and residential.					
Site is suitable for housing development X					
Reason(s) why site is suitable for housing: The site is on the edge of the town centre and is well related to services and facilities. The site has some existing housing located on it and a planning application for further residential development has been permitted.					
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 Market Avenue

SHLAA 2011/2012



SS0036



SHLAA Site Survey Form Part 1

Address: Open space between Radwinter Avenue and A132, The Wick, Wickford	Site Area: 0.6 Ha	Current Use: Amenity open space	Site Ref.: SS0038	
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 Avenue Thick, tree belt running north-south along the western edge of the site. A smaller tree belt cuts across the southern part of the site. A few isolated trees are planted within the site. The majority of the site is grassed. Development Plan: Allocated as Open Space in BDLP 1998 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 Petrol Filling Station and car wash – Refused 1992, on grounds of highway safety and loss of open space/amenity Developable area is 0.5 Ha. Site boundaries amended to (was 0.93 Ha)			Site Access: Radwinter Avenue Access to Services	
Ownership:	- Public Body?	Yes		
	- Private Individual?			
	- Company?			
	- Unknown?			
Urban Area Site	Yes	Area: 0.6ha		
Green Belt Site	No			
Greenfield Site	Yes	Area: 0.6ha		
Previously Developed Land	No			
Site Constraints				
Areas excluded from the SHLAA			Constraints that may affect a site's viability	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone	Part of		Protected Species Alert Area	
Washland			Protected Species Alert Area – 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications			Potential Contaminated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)	

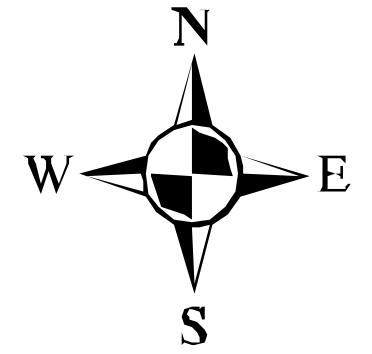
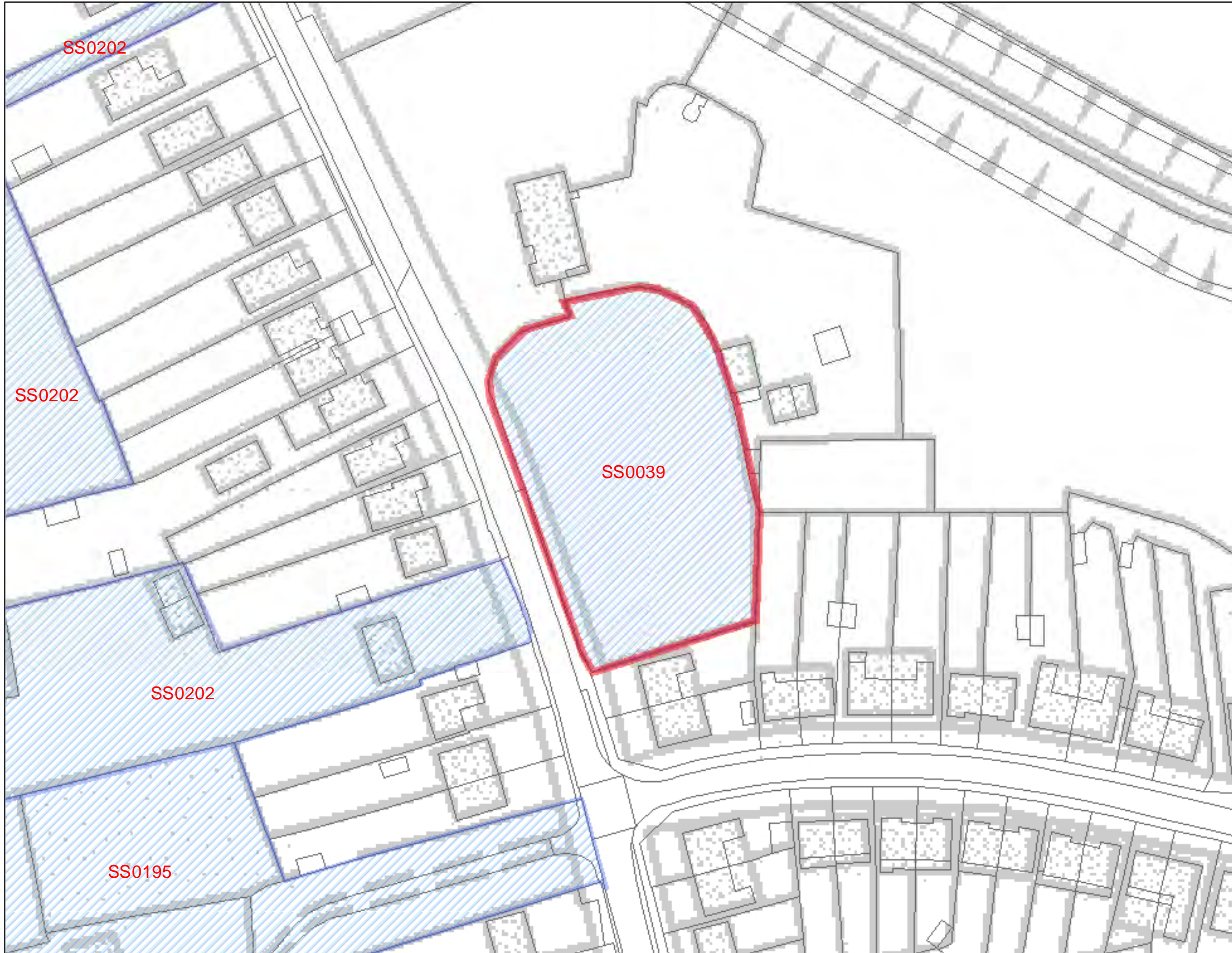
Address: Open space between Radwinter Avenue and A132, The Wick, Wickford	Site Area: 0.6 Ha	Current Use: Amenity open space	Site Ref.: SS0038	
H.E.R – No records		TPO		
		Archaeological Finds Area		
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of development for this site?				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
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 currently restricts development and would need to be removed. Open space would need re-allocating also		
If yes, when?				

SHLAA Site Survey Form Part 1

Address: Land adjacent to 48 Castledon Road, Wickford		Site Area: 0.3ha	Current Use: Vacant/scrub	Site Ref.: SS0039		
Description of Site (including planning status)			Site Access: The site has a 65 metres wide frontage to Castledon Road Access to Services (distance in m) Primary School: The Grange and Wickford County >600m Secondary School: Bromfords <1500m GPs / Health Centre: 64 London Road <800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: Allotment <800m (Market Rd), Amenity Green Space >800m, Children and Young People Space and Natural/Semi-Natural Green Space <400m (River Crouch banks), Civic Space <2km (Wickford Market), Country Park >2km, Educational Field <800m (Wickford County), Outdoor sport facility <2km (Wickford Cricket Club and Woolshots Road), Urban Park <2km (Wickford Memorial Park) Bus Stop: 400m Railway Station: Wickford <1km			
Open parcel of grassland located on the east side of Castledon Road, south of the River Crouch and abutting the Green Belt boundary on its northern side. The site is bounded by some hedges/trees and contains two or three further small trees/shrubs within its boundaries. The site is surrounded by residential development Development Plan – No notation in the BDLP 1998 Planning History: None						
Ownership:		- Public Body?		No		
		- Private Individual?		Yes		
		- Company?		No		
		- Unknown?		Yes		
Urban Area Site		Yes	Area: 0.3ha			
Green Belt Site		No				
Greenfield Site		Yes	Area: 0.3ha			
Previously Developed Land		No				
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		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No		Village Green & Common Land		No
Existing, developed business/ industrial areas	Within	No	Ground Water Vulnerability Area		No	
	Part of	No		Conservation Area	Within	No
	Adj. To	No		Adj. To	No	
Oil / Gas Pipelines		No	Listed Buildings	Within	No	
Electricity Pylons		No		Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (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 Area		No
Highway issues: Good road frontage to Castledon Road, should present no particular barrier to development.				
Constraints (description):				
<ul style="list-style-type: none"> • 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? Yes If yes, how?				
• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures				
What is the most suitable type of development for this site? Residential development				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: Residential area. Suitable site based on surrounding character				
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.		

SHLAA 2011/2012



SS0039

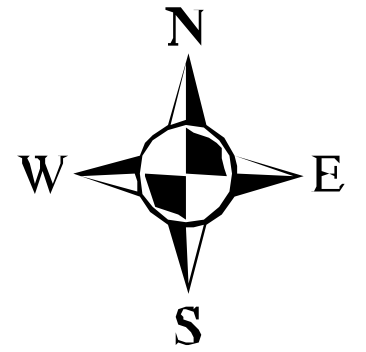
SHLAA Site Survey Form Part 1

Address: Land rear of Almond Avenue, Wickford.	Site Area: 0.29ha	Current Use: Residential gardens	Site Ref.: SS0040									
Description of Site (including planning status) The site is a compilation of sections of the rear gardens of 16 properties, which all back onto each other in a square. There is a garage court area in the centre of the properties, accessed from Almond Avenue, but is not included in the site. The site area contains many small sheds and outbuildings but is essentially greenfield. The site is surrounded by residential dwellings and the wider area is urban, mostly semi-detached dwellings.			Site Access: Via garage court area off Almond Avenue, Wickford Access to Services (distance in m) Primary School: Grange; Wickford County; North Crescent <600m Secondary School: Bromfords <1500m GPs / Health Centre: 2 (London Road; Wickford Health Centre) <800m Neighbourhood Centre: 1 Nevedon Road) <800m Town Centre: Wickford <600m Public Open Space: Amenity GS <400m; Children & Young Peoples Space <400m; Churchyard & Cemeteries <800m; Civic Space <800m; Country Park 2km; Educational Fields <400m; Natural Open Space <400m; Outdoor Sports Facility <2km; Urban Park <2km. Bus Stop: approx. 500m (Nevedon Road; London Road) Railway Station: approx.1km (Wickford)									
Ownership: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">- Public Body?</td> <td style="width: 50%;">No</td> </tr> <tr> <td>- Private Individual(s)</td> <td>Yes</td> </tr> <tr> <td>- Company?</td> <td>No</td> </tr> <tr> <td>- Unknown?</td> <td>Yes</td> </tr> </table>			- Public Body?	No	- Private Individual(s)	Yes	- Company?	No	- Unknown?	Yes		
- Public Body?	No											
- Private Individual(s)	Yes											
- Company?	No											
- Unknown?	Yes											
Urban Area Site	Yes	0.29ha										
Green Belt Site	No											
Greenfield Site	Yes	0.29ha										
Previously Developed Land	No											
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		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No	No	Protected Species Alert Area		No							
Washland		No	Protected Species Alert Area - 10m Buffer		No							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No							
	Part of	No		Ground Water Vulnerability Area		No						
	Adj. To	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 Contaminated Land	C								

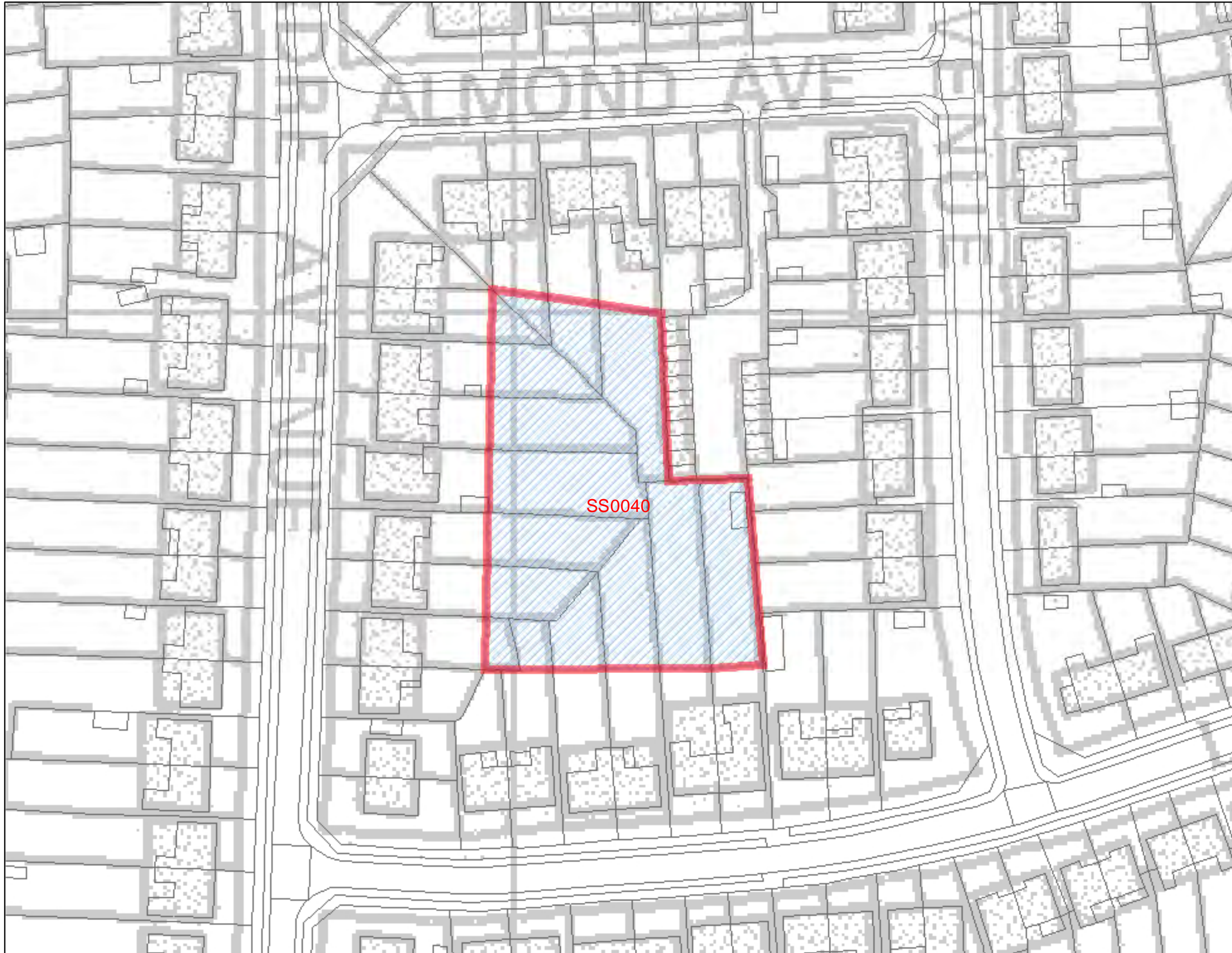
Address: Land rear of Almond Avenue, Wickford.		Site Area: 0.29ha	Current Use: Residential gardens	Site Ref.: SS0040	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
Highway issues: No general issues due to established street pattern, however, access through the garage courtyard may not be considered acceptable on highway grounds.					
Constraints (description): <ul style="list-style-type: none"> o Likely existence of contamination – no detailed assessment made (pre-1953 contamination within 100m). 					
Could the constraints be overcome? NO <ul style="list-style-type: none"> o Site investigation to establish presence of any contaminants. o Site is land locked and demolition would have to take place. 					
What is the most suitable type of development for this site? None, remain in current use.					
			Site is NOT suitable for housing development X		
Reason(s) why site is not suitable for housing: The site is within the settlement area, within an established residential environment close to all facilities, amenities and services. However, PPS3 indicates a general opposition to the development of residential gardens. Furthermore the location of the site within the block of existing properties would like impact on existing residents and thus is considered unsuitable for development.					
Is site available for development? If yes, when?			No. Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.		

Rear of Almond Avenue Garage Court

SHLAA 2011/2012



SS0040

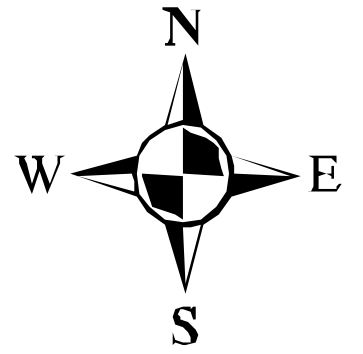


SHLAA Site Survey Form Part 1

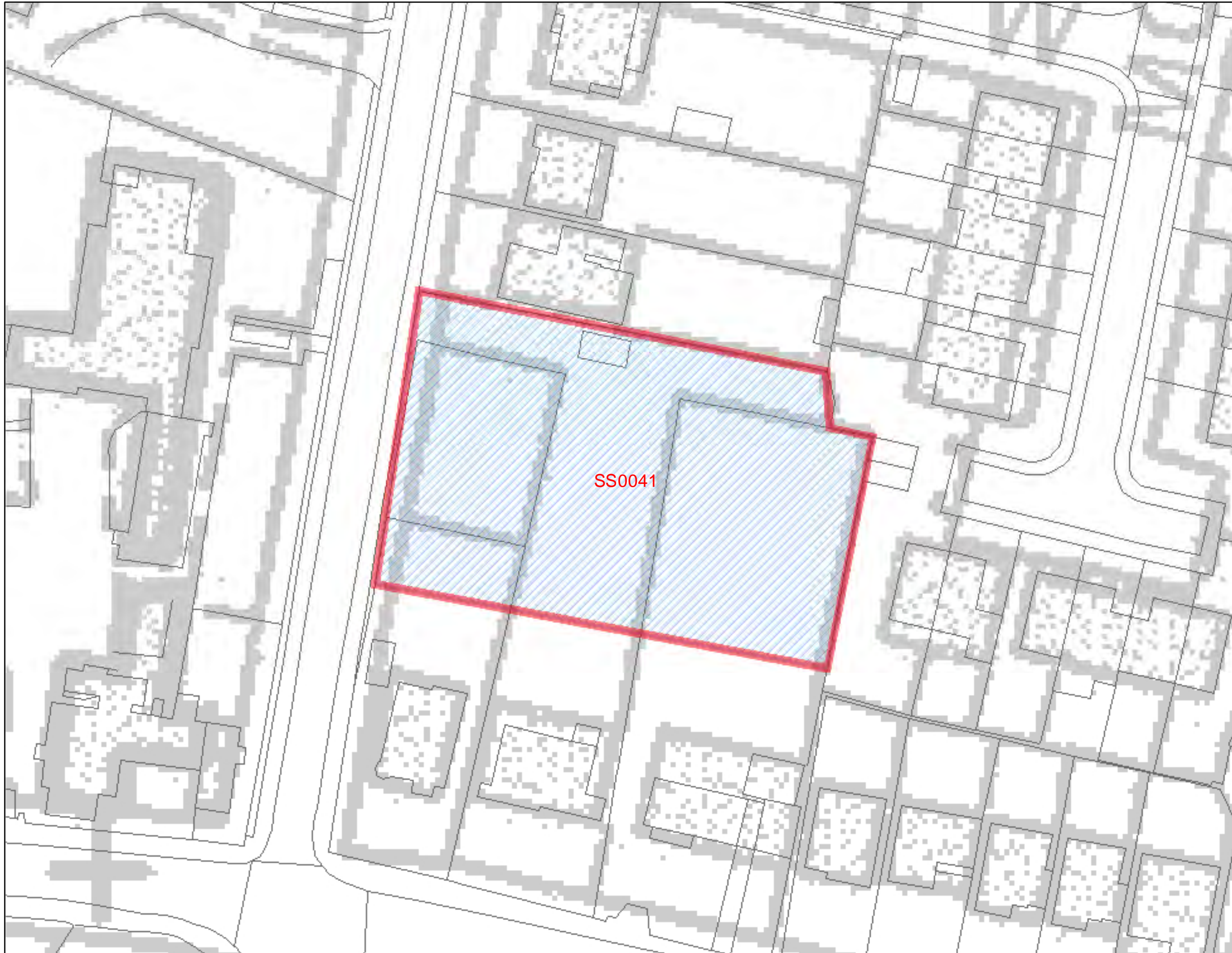
Address: Land to the r/o 97 – 101 Southend Road, Wickford	Site Area: 0.16 ha	Current Use: Gardens/vacant land	Site Ref.: SS0041		
Description of Site (including planning status) Parts of three rear gardens. Two of the gardens contain several trees. Access would be onto Mount Road, opposite Wickford Infants School. PPS3 alterations to garden building must be considered. No landownership information is available as this site has been carried forward from UCS. Planning History – <ul style="list-style-type: none"> • BAS/0675/93 - New dwelling refused on part of site between No.97 Southend Road and 4 Mount Rd in 1993, due mainly to insufficient rear garden depth and impact on residential amenity. Boundary amended to omit current rear garden of No.97 as unlikely to come forward with this land included (was 0.21ha, now 0.16ha)			Site Access: Mount Road Access to Services (distance in m) Primary School: Wickford Infants <600m (opposite side of road) Secondary School: Beauchamps <1500m GPs / Health Centre: Franklins Way <800m Neighbourhood Centre: Southens Rd/Hill Ave <800m Town Centre: Wickford 800m Public Open Space: Memorial Park, Churchyard <400m; Outdoor Sports >400m; Civic Space 800m; Bus Stop: 450m Railway Station: Wickford 1km		
Ownership:	- Public Body?				
	- Private Individual?				
	- Company?				
	- Unknown?	Yes			
Urban Area Site	Yes	Area: 0.16ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.14ha			
Previously Developed Land	Yes	Area: 0.02ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability		Yes Blue
	Adj. To	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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R: No records			TPO		No

Address: Land to the r/o 97 – 101 Southend Road, Wickford	Site Area: 0.16 ha	Current Use: Gardens/vacant land	Site Ref.: SS0041	
		Archaeological Finds Area		No
Highway issues: Access point would be opposite Wickford Infants School				
Constraints (description):				
<ul style="list-style-type: none"> • Within 5km buffer of Ramsar/SAC/SPA • Ground water Vulnerability Area • Near an area of archaeological finds • Likely existence of contamination – no detailed assessment made. 				
Could the constraints be overcome? Partially.				
<ul style="list-style-type: none"> • 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. • Archaeological investigations required plus any mitigation measures to be implemented prior to development. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures 				
What is the most suitable type of development for this site? Current Use/Gardens				
Site is NOT suitable for housing X				
Site encompasses large rear residential gardens which is in keeping with the surrounding character. PPS3 supports a presumption against development in residential gardens. In addition the site is not owned by one owner and development would impact upon each associated property.				
Reason(s) why site is not suitable for housing: Rear gardens				
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.		

SHLAA 2011/2012



SS0041

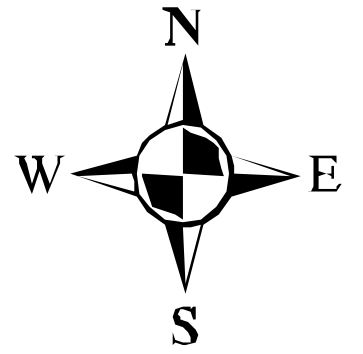


SHLAA Site Survey Form Part 1

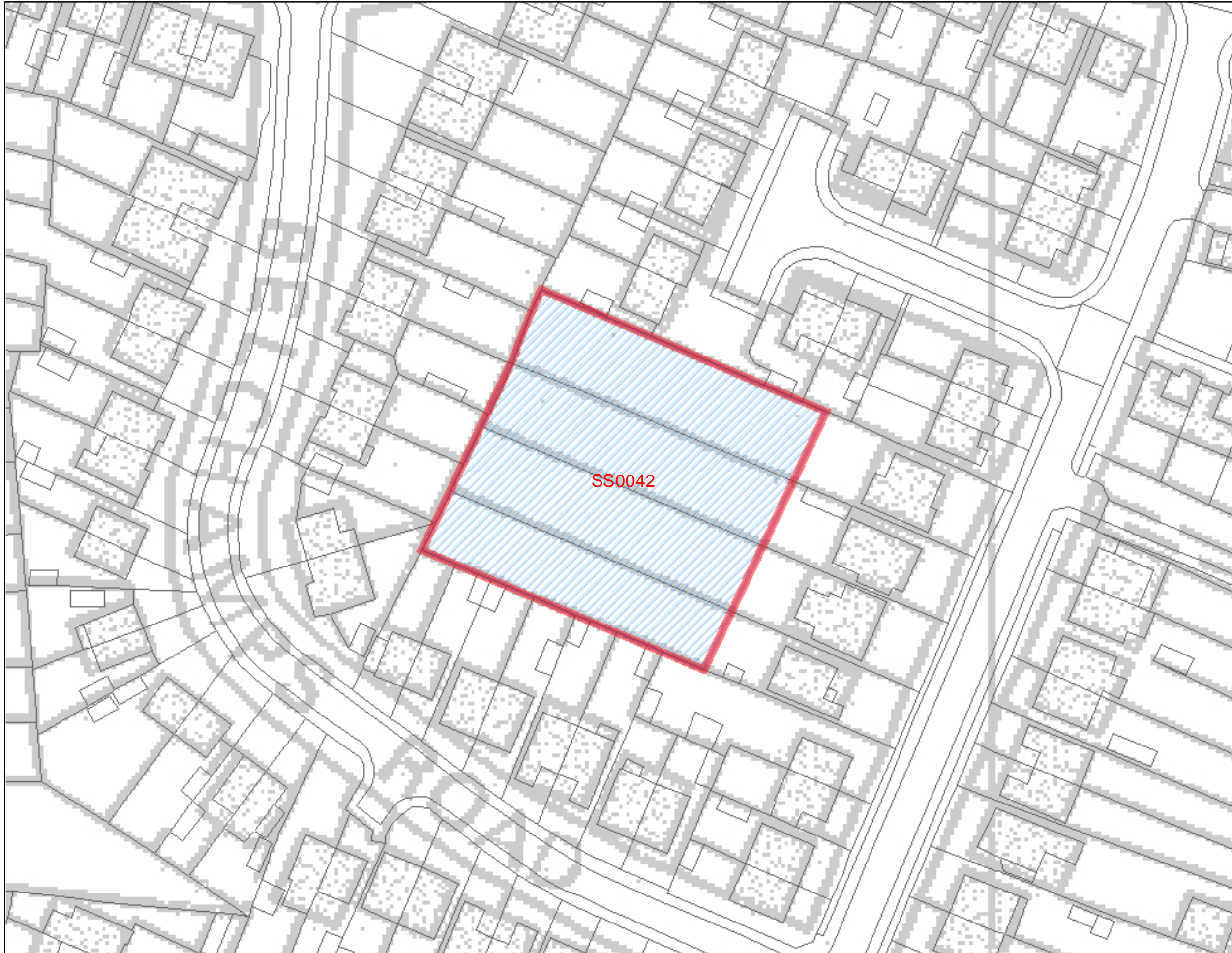
Address: Land rear of 101-107 Hill Avenue Wickford	Site Area: 0.26ha	Current Use: Gardens	Site Ref.: SS0042		
Description of Site (including planning status) Square site approx 50 x 50 m. Parts of 4 no. back gardens. All gardens have mature trees along boundaries. Possible access point onto Mercury Close. Development Plan – No notation Planning History – 11/00295/OUT - Construct a residential development of four no. 4 bed houses and one no. 2 bed detached bungalow with new access road – Refused 7 th June 2011. TPO being confirmed on Oak tree in Mercury Close, where vehicular access would be needed			Site Access: Onto Mercury Close Access to Services (distance in m) Primary School: Hilltop <600m Secondary School: Beauchamps <1500m GPs / Health Centre: Franklins Way >800m Neighbourhood Centre: Hill Avenue/ Southend Road <800m Town Centre: Wickford > 800m Public Open Space: Edu fields 400m; outdoor sports 800m; Memorial Park < 400m Bus Stop: 500m (Southend Road) Railway Station: Wickford <1600m		
Ownership:		- Public Body?			
		- Private Individual?	Yes (several)		
		- Company?			
		- Unknown?			
Urban Area Site	Yes	Area: 0.26ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.26ha			
Previously Developed Land	No				
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO	Pending	Yes
			Archaeological Finds Area		No
Highway issues: None					

Address: Land rear of 101-107 Hill Avenue Wickford	Site Area: 0.26ha	Current Use: Gardens	Site Ref.: SS0042	
Constraints (description): <ul style="list-style-type: none"> • Within 5km of Ramsar/SCA/SPA • Ground Water Vulnerability Area • Close to archaeological finds area • Likely existence of contamination – no detailed assessment made. • TPO 				
Could the constraints be overcome? Partially If yes, how? <ul style="list-style-type: none"> • Unlikely to have direct impact on SAC/SPA – will increase flow through Wickford sewage works. GWVA – local aquifer that may be vulnerable to polluting activity. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures • Important Oak tree would need to be removed or access altered to take into account which would likely result in the demolition of another dwelling. 				
What is the most suitable type of development for this site? Current Use/Gardens				
<p style="text-align: right;">Site not suitable for housing development X</p>				
Reason(s) why site is not suitable for housing: Site represents several back gardens and PPS3 identifies a presumption against development here. Furthermore, the most realistic access is blocked by a TPO.				
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.				

SHLAA 2011/2012



SS0042

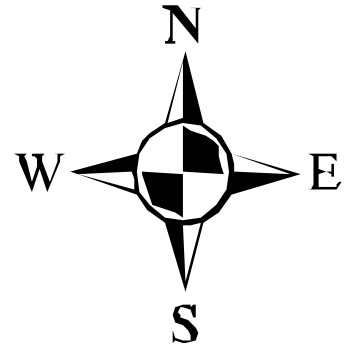


SHLAA Site Survey Form Part 1

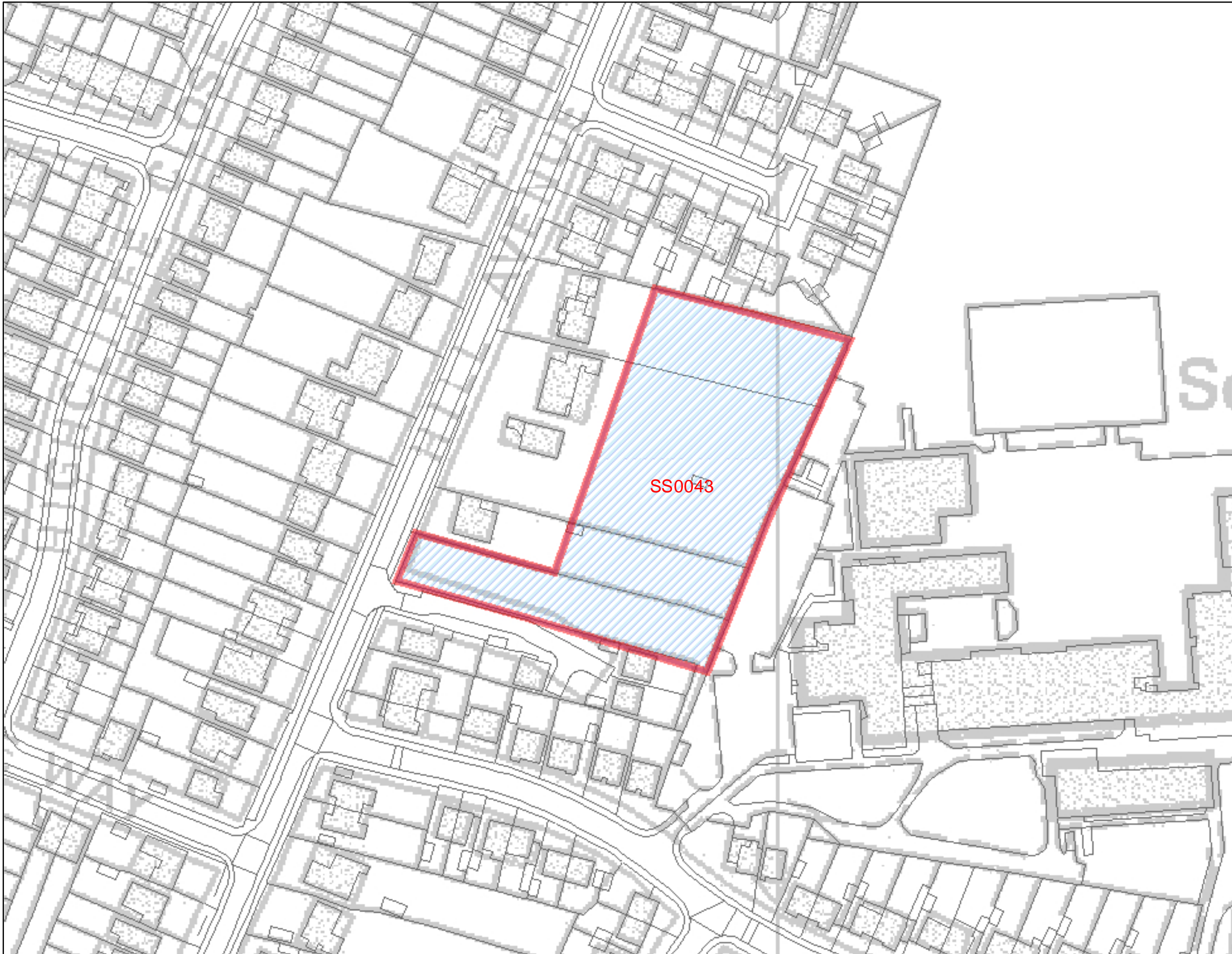
Address: Plot of 32 Hill Avenue	Site Area: 0.135ha	Current Use: Vacant residential plot	Site Ref: SS0043			
Description of Site (including planning status) Deep Vacant plot of land in established residential street. Several trees are present, particularly along the eastern boundary of the site. Site is adjacent to Beauchamps School and can be accessed from Charters Court. Development Plan: Area of no notation on the BDLP 1998 Planning History - None. Site boundaries amended to incorporate only the deep plot of 32 Hill Avenue, now 0.135ha (was 0.54ha)			Site Access: Charters Court Access to Services (distance in m) Primary School: Hilltop <600m Secondary School: Beauchamps <1500m GPs / Health Centre: Franklins Way or 340 Southend Rd > 800m Neighbourhood Centre: Southend Rd/ Hill Ave <800m Town Centre: Wickford > 800m Public Open Space: Edu fields, outdoor sports facilities, Memorial Park < 400m Bus Stop: Southend Rd 350m Railway Station: Wickford <1600m			
Ownership:	- Public Body?					
	- Private Individual?	Yes				
	- Company?					
	- Unknown?					
Urban Area Site	Yes	Area : 0.135ha				
Green Belt Site	No					
Greenfield Site	Yes	Area : 0.135ha				
Previously Developed Land	No					
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		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area - 10m Buffer		Yes	
Washland		No			Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes Blue
	Adj. To	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 Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO		No	
			Archaeological Finds Area	Adjacent	No	
Highway issues: None						
Constraints (description):						
<ul style="list-style-type: none"> • Within 5km of Ramsar/SAC/SPA 						

Address: Plot of 32 Hill Avenue	Site Area: 0.135ha	Current Use: Vacant residential plot	Site Ref: SS0043	
<ul style="list-style-type: none"> • 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. 				
Could the constraints be overcome? Yes If yes, how? <ul style="list-style-type: none"> • 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. • Ecological and archaeological investigations may be required plus any mitigation measures implemented • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures 				
What is the most suitable type of development for this site? Gardens				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: Residential area, close to services and has a point of access.				
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.		

SHLAA 2011/2012



SS0043



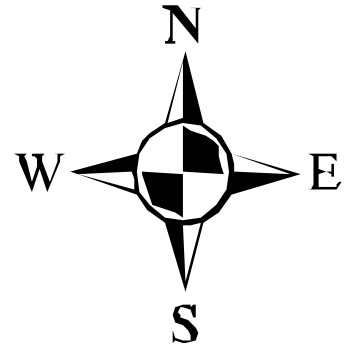
SHLAA Site Survey Form Part 1

Address: Rear of 49 – 69 Fanton Chase	Site Area: 0.27 ha	Current Use: Gardens	Site Ref.: SS0044			
Description of Site (including planning status) Rear section of 6 no. back gardens of 49-69 Fanton Close. Established hedges and mature trees form garden boundaries. Access could be gained from either end of the site: the private drive onto Wakes Colne or via a new access road onto Fanton Chase 7 owners. Planning history <ul style="list-style-type: none"> No.57 Fanton Chase granted planning permission for extensions and conversion into 2 dwellings 03/1046/FULL No 68 Blake Hall drive granted pp for 2 storey side extension 2006 (05/1414/FULL) which extends into the site 			Site Access: Via private drive onto Wakes Colne or via open space adj. to No 69 Fanton Chase Access to Services (distance in m) Primary School: Abacus > 600m Secondary School: Beauchamps <1500m GPs / Health Centre: Silva Island Way 800m Neighbourhood Centre: Shotgate <800m Town Centre: Wickford 1600m Public Open Space: amenity green space < 400m (adjacent); children's play 400m; Wick country park, edu fields, outdoor sports (but has plg app PDE) 800m Bus Stop: Railway Station: Wickford >1600m			
Ownership:	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
Urban Area Site	Yes	Area 0.27ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 0.24				
Previously Developed Land	Yes	Area: 0.03				
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		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability		Yes Blue
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within/ Adj to	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R. – No records			TPO – TPO/04/09 (Oak)		Yes	
			Archaeological Finds Area		No	
Highway issues: Potential access is via a private drive which serves 6 dwellings.						
Constraints (description):						
<ul style="list-style-type: none"> 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 						

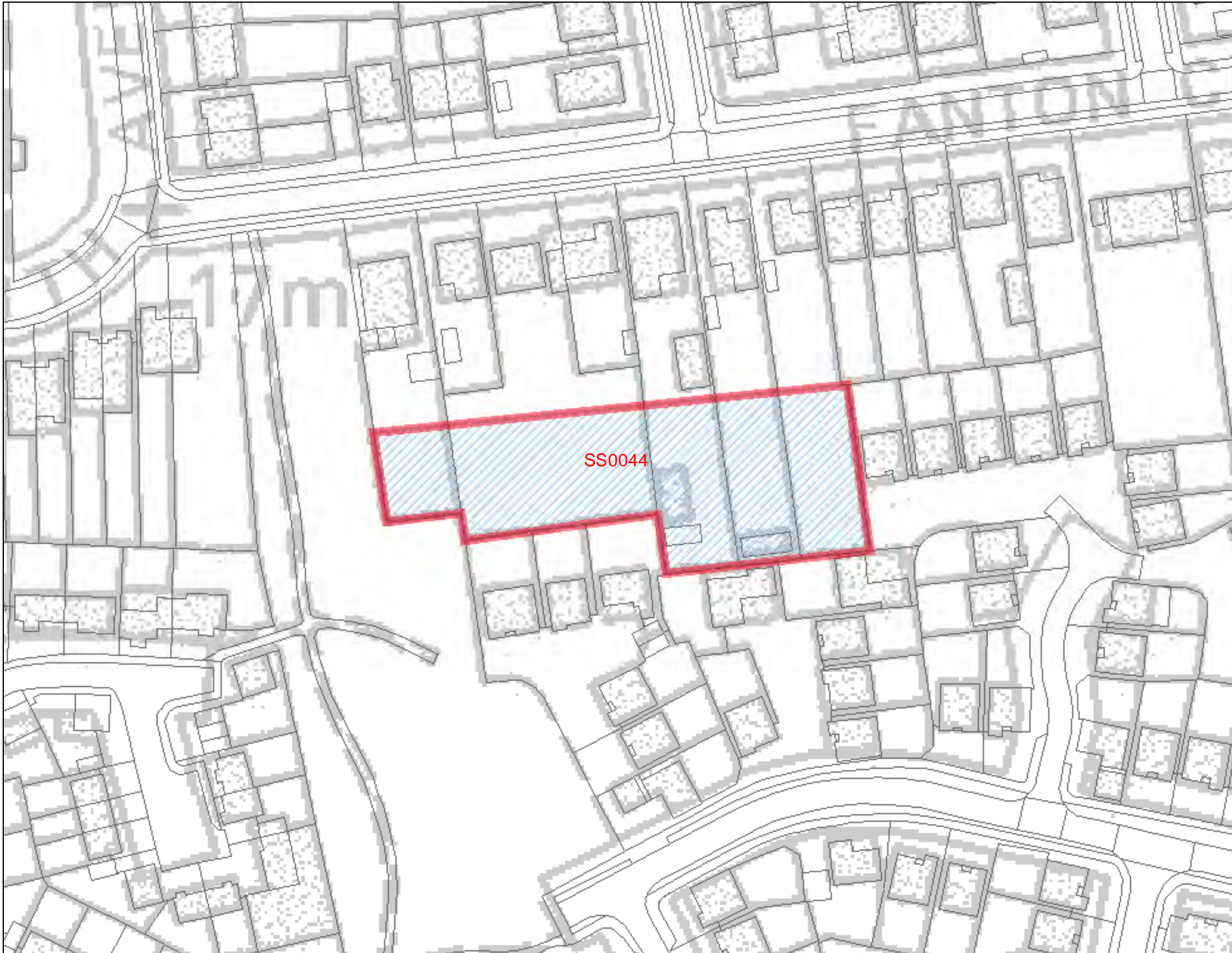
Address: Rear of 49 – 69 Fanton Chase	Site Area: 0.27 ha	Current Use: Gardens	Site Ref.: SS0044	
<ul style="list-style-type: none"> • GWVA – local aquifer • Likely existence of contamination – no detailed assessment made. • Multiple ownership • Recent changes to PPS3 exclude gardens from definition of brownfield land • Multiple site owners 				
<p>Could the constraints be overcome? Partially</p> <ul style="list-style-type: none"> • 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 somehow be demonstrated 				
What is the most suitable type of development for this site? Current Use/Gardens				
			Site is not suitable for housing development X	
Reason(s) why site is not suitable for housing: Following changes in PPS3 and the lack of road frontage/access to the sites, this has been considered undevelopable.				
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 49 69 Fanton Close

SHLAA 2011/2012



SS0044



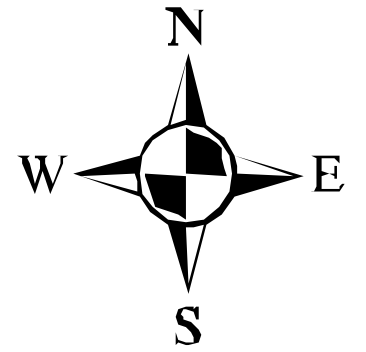
SHLAA Site Survey Form Part 1

Address: Land at Shot Farm, Southend Road, Wickford	Site Area: 9.8ha*	Current Use: Farmland, woodland, residential, haulage/coachyard	Site Ref: SS0046	
Description of Site (including planning status) Large area of predominantly open rural land located to the northeast of the settlement of Wickford, west of the A130 dual carriageway and adjacent to the borough boundary with Chelmsford Borough Council and Rochford District Council. The site comprises predominantly farmland/grassland, recent woodland planting and an established haulage yard and other commercial activities around a Grade II listed farmstead. Several electricity cables and pylons transect the site. A sewerage works and the River Crouch lie to the north and the Wickford to Southminster branch railway line is to the west. The main residential areas lie to the west and southwest. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: <u>Shot Farm general History:</u> <ul style="list-style-type: none"> ES BAS/0094/56 – Residential development on Southend Road – Refused 1956 on green belt grounds and loss of agricultural land. ES BAS/0092/57 – Residential development on Southend Road – Refused 1957 – on Green Belt and highway grounds. ES BAS/1062/58 – Residential development (32 acres)– Refused 1958 on Green Belt grounds. ES BAS/1416(A)/60 – New Farmhouse – Granted 1961 BAS/0126/64 – Residential, shops – Refused 1964 EU BAS/0002/75 –Vehicle parking – Certified 1975 EU BAS/0007/77 – Storage – not determined EU BAS/1364/85 – Extension of vehicle parking – Certified BAS/0105/75 – Residential (77acres) – Refused 1975 on Green Belt grounds and highway safety. BAS/1099/75 – Dwelling – Refused 1975 BAS/1298/74 – Residential (7.5 acres) – Refused 1975 BAS/1299/74 - Residential (7.75 acres) – Refused 1975 BAS/0105/75 - Residential (7.5 acres) – Refused 1975 BAS/0539/76 – Residential (5.35 acres) – Refused 1976 BAS/0540/76 - Residential (1.32 acres) – Refused 1976 RD/0402/79 – Comprehensive development - Refused RD/1547/80 – Residential – Refused 1980 07/00003/OUT - Provision of sports facilities comprising football pitches, pavillion, all weather training pitches, parking and access, Land at Shot Farm – Granted 28.11.2007 07/00510/FULL - Change of use of land for the storage of skips, the stationing of a portable building for use as office accommodation and storage of road scalplings – pending 10/00796/REM - Approval of reserved matters relating 07/00003/OUT – Refused 20.01.2011 			Site Access: Southend Road /A130 Access to Services (distance in m) Primary School: Hilltop <600m Secondary School: Beuchamps <1.5km GPs / Health Centre: 340 Southend road <800m Neighbourhood Centre: Southend Road <800m Town Centre: Wickford >800m Public Open Space: Park south side of Southend road <400m Bus Stop: <100m Railway Station: Wickford >1.6km	
*site has been changed to take into consideration the unmoveable constraints.				
Ownership:		- Public Body?	Yes	
		- Private Individual?	Yes	
		- Company?	Yes	
		- Unknown?	Yes	

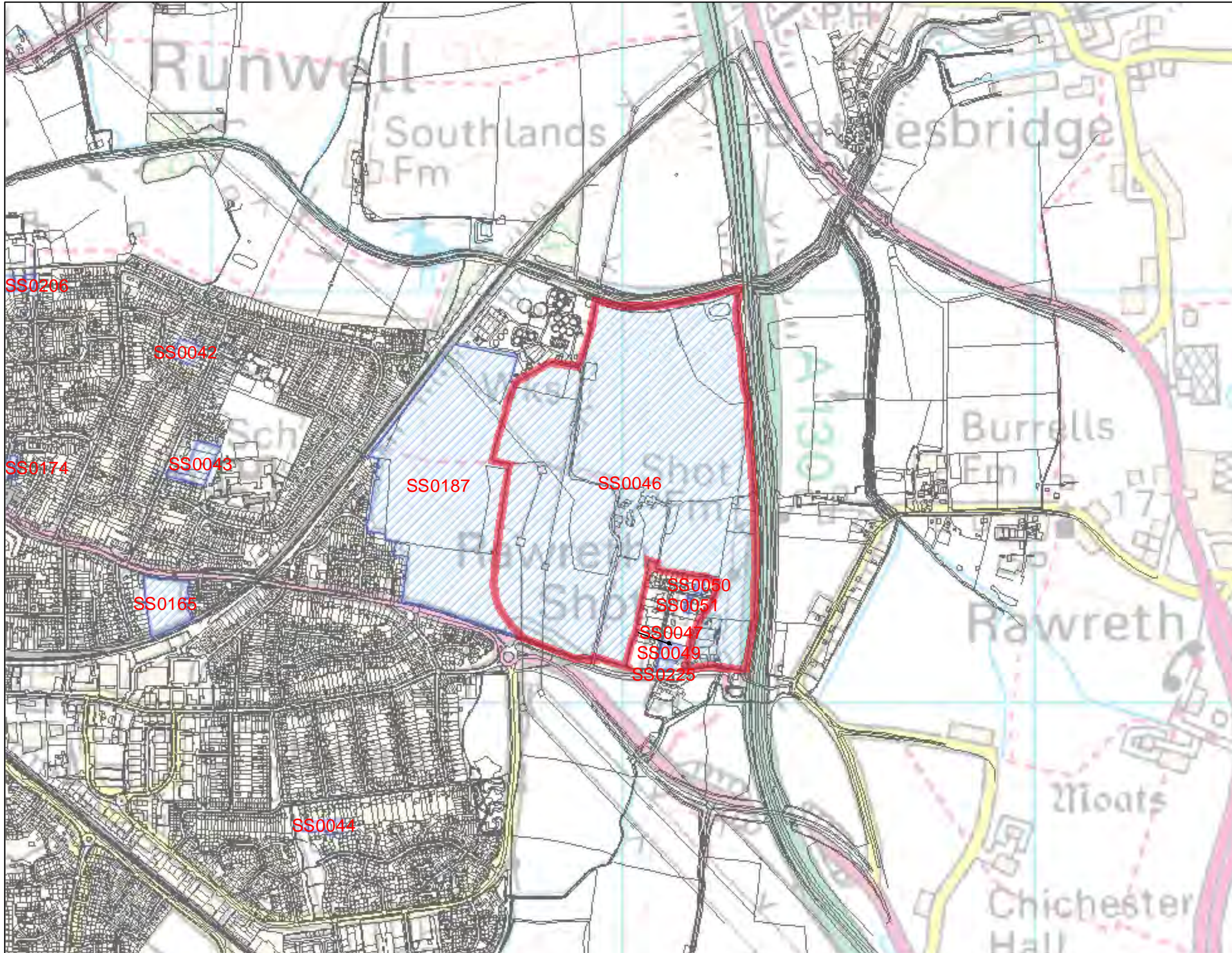
Address: Land at Shot Farm, Southend Road, Wickford		Site Area: 9.8ha*	Current Use: Farmland, woodland, residential, haulage/coachyard	Site Ref: SS0046		
Urban Area Site	No					
Green Belt Site	Yes	Area: 9.8ha				
Greenfield Site	Yes	Area: 9.8ha				
Previously Developed Land	Yes					
Site Constraints						
Areas excluded from the SHLAA			Constraints that may affect a site's viability			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Zones 2, 3 & surface water	Yes	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	*Part former	No*
	Part of	No	Ground Water Vulnerability Area			Yes
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		Yes	Listed Buildings x 2: - Shot Farm House - Shot Farm Barn (at risk)	Within	Yes	
				Adj. To	Yes	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		Yes	Definitive Footpath (PRoW)		Yes	
			TPO		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 Finds Area		Yes	
Highway issues: No particular issues, due to recent upgrades of road network in the vicinity. Additional traffic movements may require some further upgrade work YELLOW						
Constraints (description): • Green Belt allocation in development plan • Within Sewerage works buffer • Within Employment Area buffer • Within Electricity pylons buffer • Setting of two Grade II listed buildings (one on			<ul style="list-style-type: none"> • Archaeological finds area – Roman Road and pottery found • Land east of Shot Farm – pos. old common • Contaminated land at Shot Farm • Protected species alert area • SAC, SPA, RAMSAR Buffer 			

Address: Land at Shot Farm, Southend Road, Wickford	Site Area: 9.8ha*	Current Use: Farmland, woodland, residential, haulage/coachyard	Site Ref: SS0046	
<p>the at risk register). Pill boxes also within site</p> <ul style="list-style-type: none"> • Within Flood Zones 2, 3 and surface water flood risk 		<ul style="list-style-type: none"> • Adjacent a dual carriageway • Definitive footpath runs through site • Established haulage yard 		
<p>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.</p>				
<p>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).</p>				
<p>Site is NOT suitable for housing development x</p>				
<p>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.</p>				
<p>Is site available for development? If yes, when?</p>		<p>No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.</p>		

SHLAA 2011/2012



SS0046

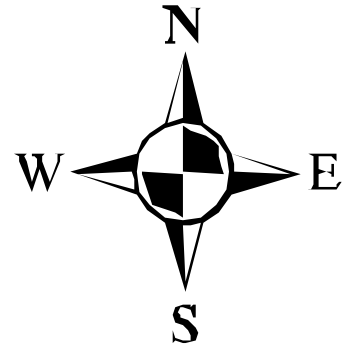


SHLAA Site Survey Form Part 1

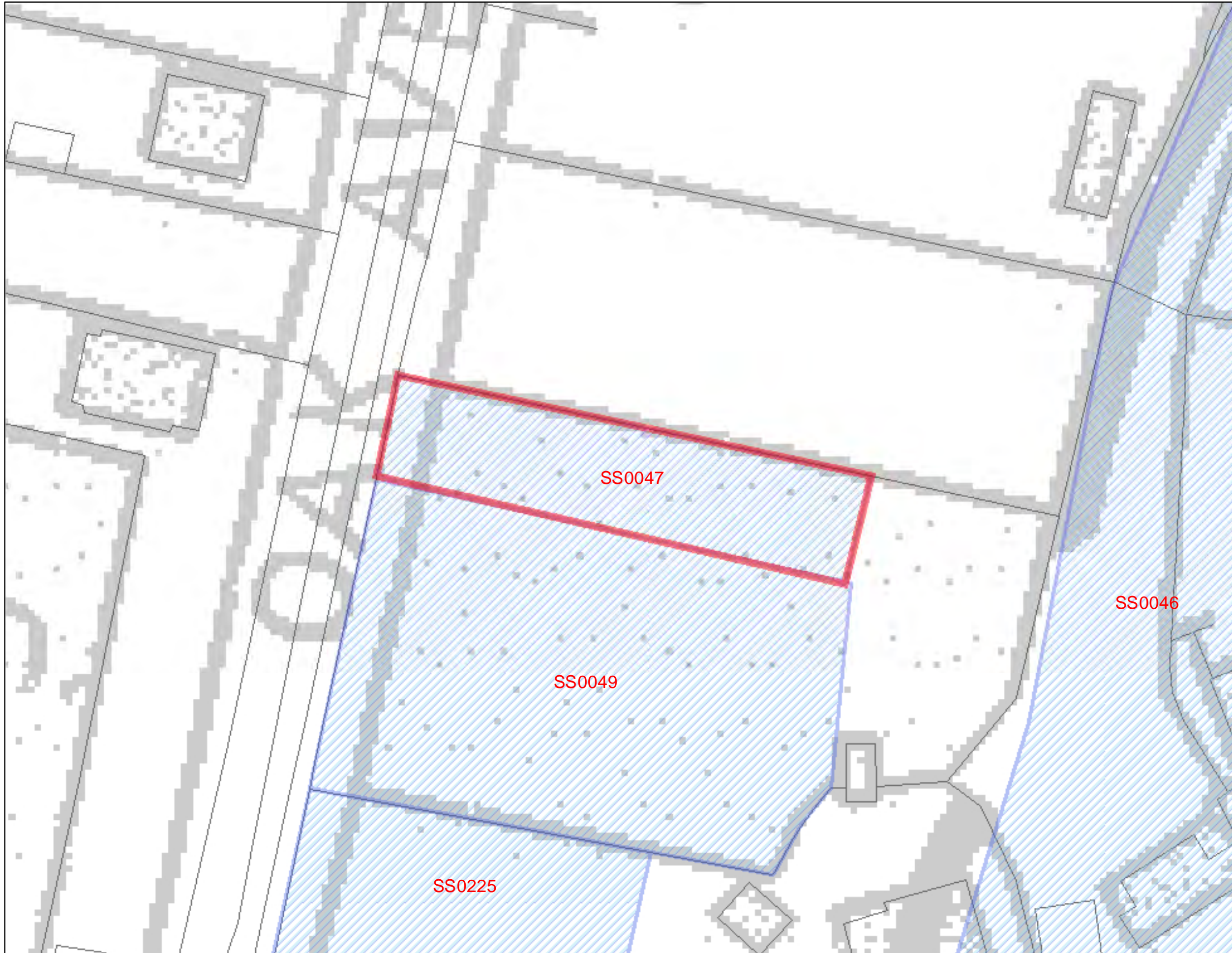
Address: Land east of Oak Avenue, south of Templar Lodge, Wickford	Site Area: 0.05ha	Current Use: scrubland	Site Ref: SS0047		
Description of Site (including planning status) Small area of plotland, located to the east of Oak Avenue and south of Templar Lodge The site is to the northeast of the settlement of Wickford, west of the A130 dual carriageway, north of London Road and adjacent to the borough boundary with Chelmsford Borough Council and Rochford District Council. The site comprises of scrubland. The main residential areas lie to the west and southwest. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: None			Site Access: Oak Avenue Access to Services (distance in m) Primary School: Hilltop >600m Secondary School: Beuchamps <1.5km GPs / Health Centre: 340 Southend road >800m (100m to 1.1km) Neighbourhood Centre: Southend Road <800m (100m to 1.1km) Town Centre: Wickford >800m (1.7km to 2.6km) Public Open Space: <800m Bus Stop: <100m Railway Station: Wickford >1.6km		
Ownership:	- Public Body?				
	- Private Individual?	Yes			
	- Company?				
	- Unknown?				
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.05ha			
Greenfield Site	Yes	Area: 0.05ha			
Previously Developed Land	No				
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
Highway issues: No particular issues, due to recent upgrades of road network in the vicinity. With such a small					

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 and therefore unlikely to create significant highway issues. YELLOW				
Constraints (description):		<ul style="list-style-type: none"> • Close to a dual carriageway • Protected species alert area 		
<ul style="list-style-type: none"> • Green Belt allocation in development plan • Potential contaminated land at Shot Farm • SAC, SPA, RAMSAR Buffer • Is neither adjacent nor within the settlement boundary. 				
Could the constraints be overcome? Yes, where the Green Belt allocation is removed from the development plan and where investigations are undertaken into any potential contamination and protected species.				
What is the most suitable type of development for this site? Woodland, retained use				
		Site is NOT suitable for housing development 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?		The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		
If yes, when?				

SHLAA 2011/2012



SS0047

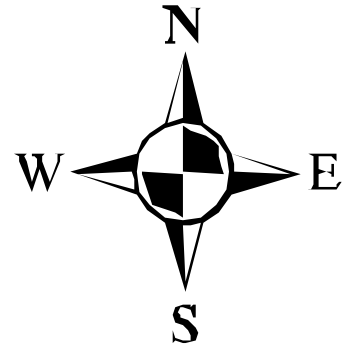


SHLAA Site Survey Form Part 1

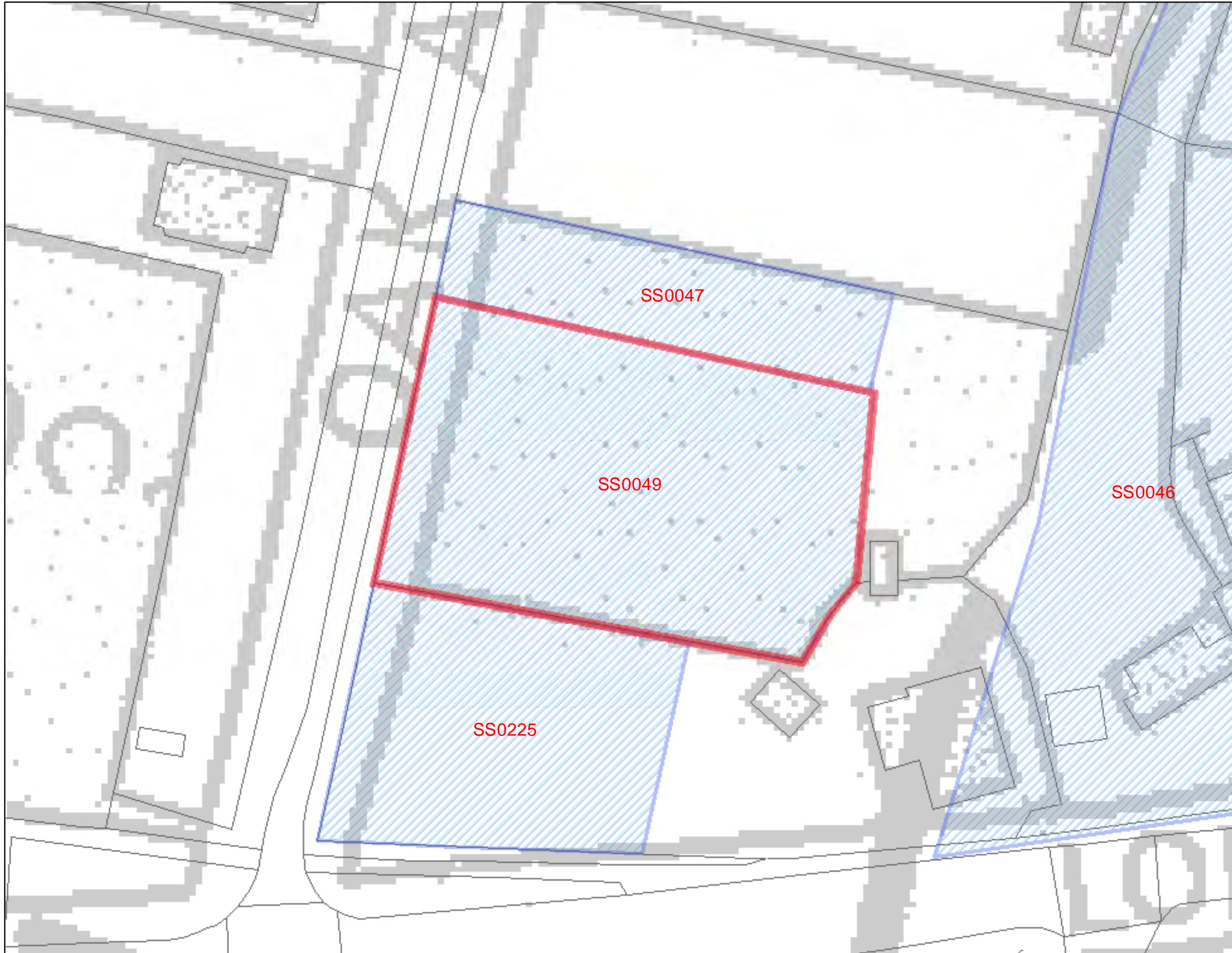
Address: Land adjacent to Holly Lodge, Oak Avenue, Wickford		Site Area: 0.15ha	Current Use: Woodland	Site Ref: SS0049		
Description of Site (including planning status) Small plot of land located in the plotlands to the north east of the settlement of Wickford, west of the A130 dual carriageway and adjacent to the borough boundary with Chelmsford Borough Council and Rochford District Council. The site comprises of woodland/scrubland. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: None			Site Access: Southend Road / Oak Avenue			
			Access to Services (distance in m) Primary School: Hilltop >600m Secondary School: Beuchamps <1.5km GPs / Health Centre: 340 Southend road <800m Neighbourhood Centre: Southend Road <800m Town Centre: Wickford >800m Public Open Space: Park south side of Southend road <400m Bus Stop: <200m Railway Station: Wickford >1.6km			
Ownership:		- Public Body?				
		- Private Individual?	Yes			
		- Company?				
		- Unknown?				
Urban Area Site	No					
Green Belt Site	Yes	Area: 0.15ha				
Greenfield Site	Yes	Area: 0.15ha				
Previously Developed Land	No					
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		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	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 Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	
Highway issues: No particular issues, due to recent upgrades of road network in the vicinity. The small size of this site will not have any significant effect on the highway. YELLOW						

Address: Land adjacent to Holly Lodge, Oak Avenue, Wickford	Site Area: 0.15ha	Current Use: Woodland	Site Ref: SS0049	
Constraints (description): <ul style="list-style-type: none"> • Green Belt allocation in development plan • Protected species alert area • Segregated from the settlement boundary. 		<ul style="list-style-type: none"> • Potential contaminated land in the vicinity • SAC, SPA, RAMSAR Buffer 		
Could the constraints be overcome? Yes, where the Green Belt allocation is removed from the development plan and where investigations are undertaken into any potential contamination and protected species.				
What is the most suitable type of development for this site? Grassland and retained use.				
		Site is NOT suitable for housing development 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 forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		

SHLAA 2011/2012



SS0049

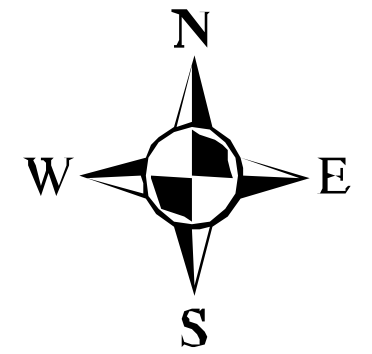
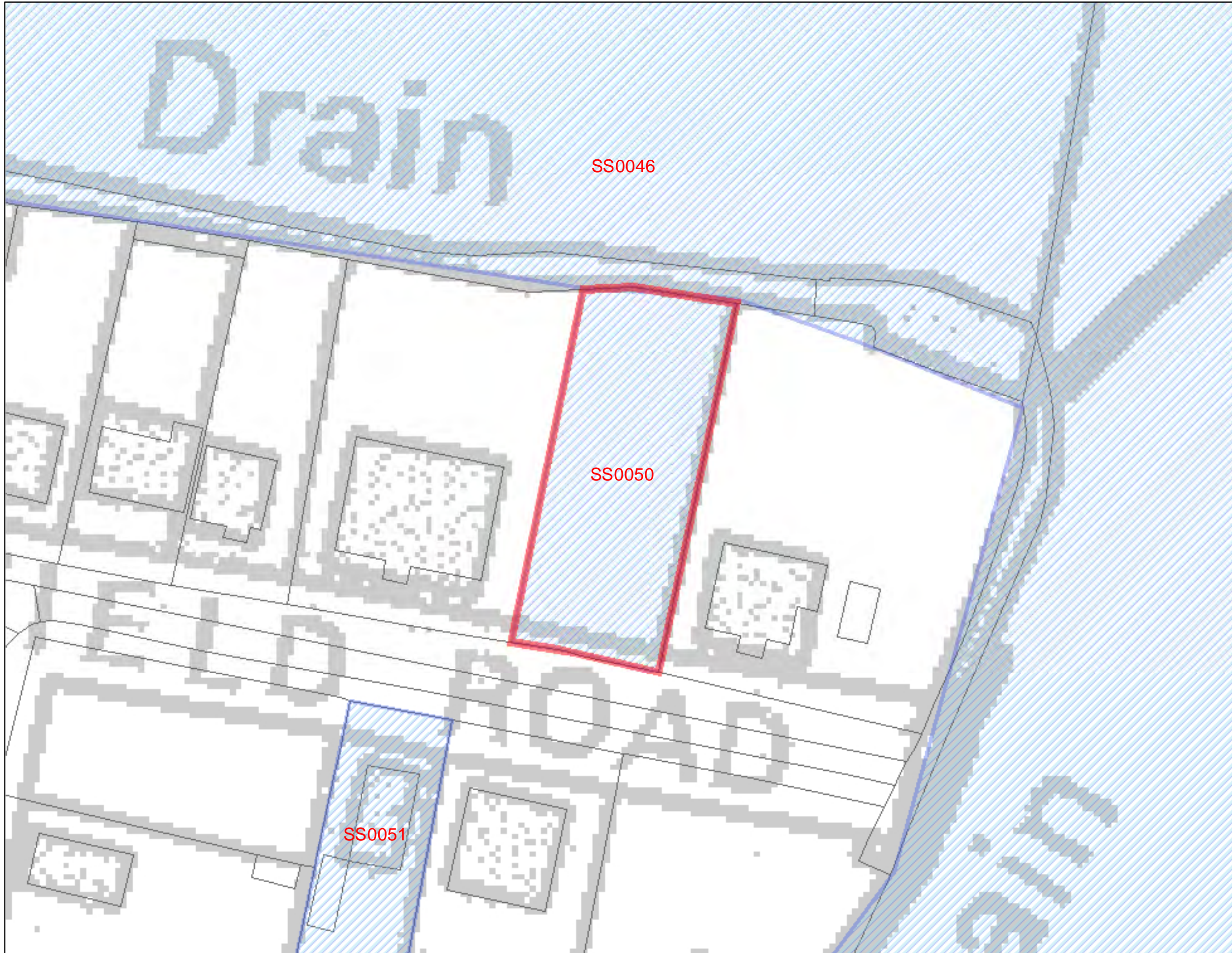


SHLAA Site Survey Form Part 1

Address: Land east of Sunnyside, Enfield Road, Wickford		Site Area: 0.06ha	Current Use: Grassland/garden	Site Ref: SS0050								
Description of Site (including planning status) Small area of grassland with a few trees situated between Sunnyside and Leasway on Enfield Road in the plotland area to the west of Wickford. The site is west of the A130 dual carriageway and adjacent to the borough boundary with Chelmsford Borough Council and Rochford District Council. Land is currently used as part of the domestic garden to Sunnyside. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: 05/01215/FULL - Proposal for the construction of two bed, detached bungalow - refused			Site Access: Enfield Road Access to Services (distance in m) Primary School: Hilltop >600m Secondary School: Beuchamps <1.5km GPs / Health Centre: 340 Southend road <800m Neighbourhood Centre: Southend Road <800m Town Centre: Wickford >800m Public Open Space: Park south side of Southend road >800m <2km Bus Stop: >300m Railway Station: Wickford >1.6km									
			Ownership: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">- Public Body?</td> <td></td> </tr> <tr> <td>- Private Individual?</td> <td>Yes</td> </tr> <tr> <td>- Company?</td> <td></td> </tr> <tr> <td>- Unknown?</td> <td></td> </tr> </table>		- Public Body?		- Private Individual?	Yes	- Company?		- Unknown?	
- Public Body?												
- Private Individual?	Yes											
- Company?												
- Unknown?												
Urban Area Site	No											
Green Belt Site	Yes	Area: 0.06ha										
Greenfield Site	Yes	Area: 0.06ha										
Previously Developed Land	No											
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		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Zones 2, 3 & surface water	Yes	Protected Species Alert Area		No							
Washland		No	Protected Species Alert Area - 10m Buffer		Yes							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No							
	Part of	No		Ground Water Vulnerability Area		Yes						
	Adj. To	No										
Oil / Gas Pipelines		No	Conservation Area	Within	No							
				Adj. To	No							
Electricity Pylons		No	Listed Buildings x 2: - Shot Farm House - Shot Farm Barn (at risk)	Within	No							
				Adj. To	Yes							
Immovable communications links		No	Potential Contaminated Land	C								
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes							
			TPO		No							

Address: Land east of Sunnyside, Enfield Road, Wickford	Site Area: 0.06ha	Current Use: Grassland/garden	Site Ref: SS0050	
•		Archaeological Finds Area		Yes
Highway issues: No particular issues, due to recent upgrades of road network in the vicinity. The small size of this site will not have any significant effect on the highway. YELLOW				
Constraints (description):		<ul style="list-style-type: none"> Contaminated land at Shot Farm SAC, SPA, RAMSAR Buffer Protected species alert areas 		
<ul style="list-style-type: none"> 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. 				
Could the constraints be overcome? No				
What is the most suitable type of development for this site? Grassland, retained garden use.				
		Site is NOT suitable for housing development x		
Reason(s) why site is suitable for housing: The site is restrained primarily by the green belt, but also by its location in a flood zone. As such this site is not considered to be suitable for development.				
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.		

SHLAA 2011/2012



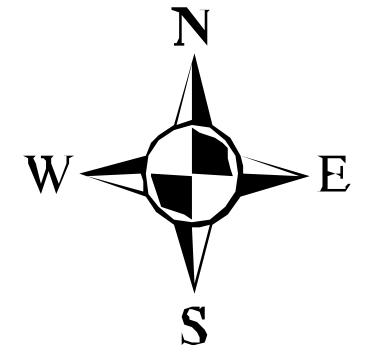
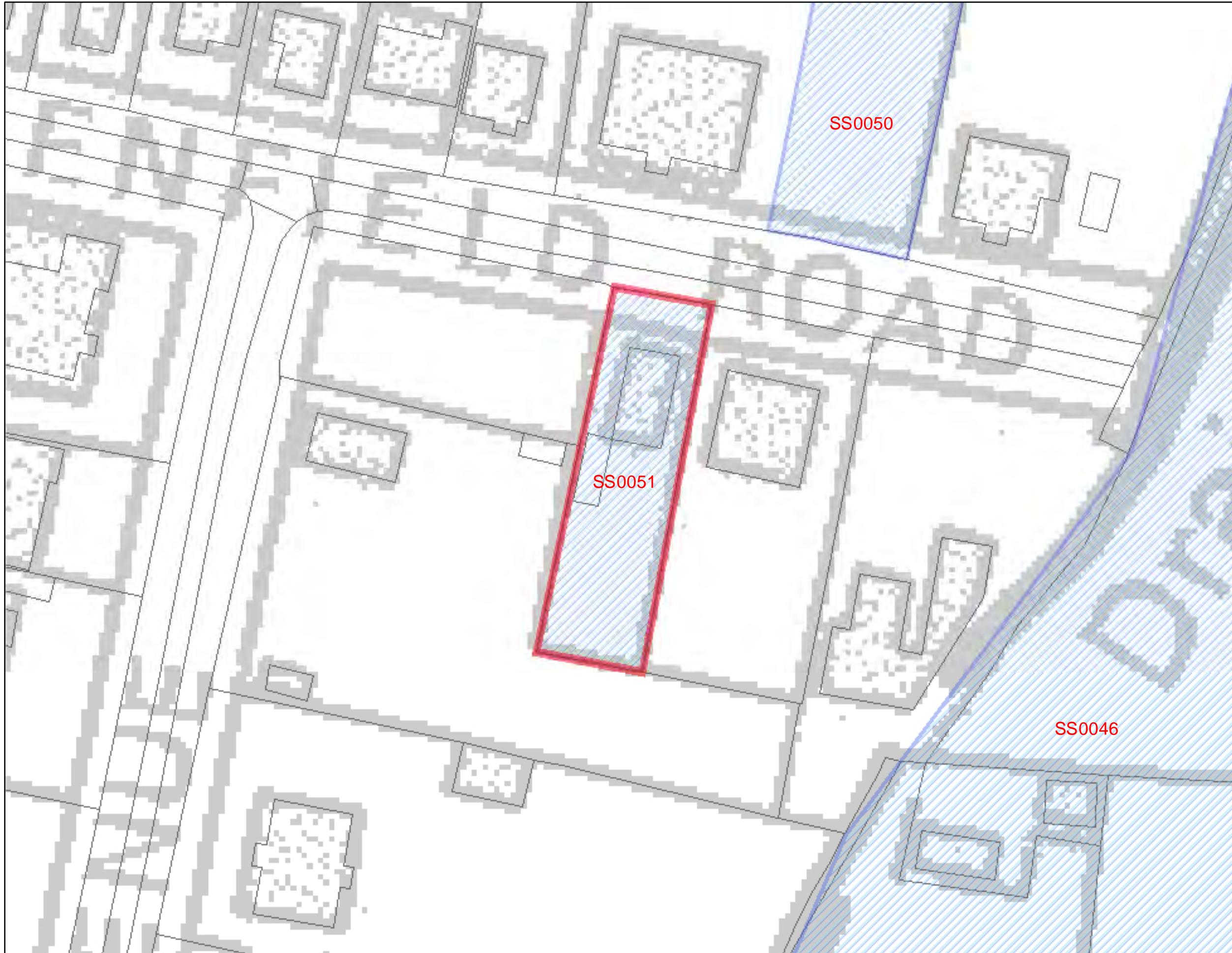
SS0050

SHLAA Site Survey Form Part 1

Address: Land at Claygate, Enfield Road, Wickford		Site Area: 0.05ha	Current Use: Residential garden	Site Ref: SS0051	
Description of Site (including planning status) Small site, formerly comprising a residential property, situated within the plotlands to the north east of Wickford. The site abuts Enfield Road and is to the west of the A130 dual carriageway, close to the borough boundary with Chelmsford Borough Council and Rochford District Council. The main residential areas lie to the west and southwest. The dwelling that previously existed on the site was replaced on the Council's 'one for one' replacement dwelling in the green belt policy, to an adjoining plot in the land owners ownership. The site is now fenced off from Claygate but used as part of its domestic garden and for the casual repair of old American cars. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: Adjacent to site <ul style="list-style-type: none"> 04/00874/OUT - Demolition of existing bungalow and erection of detached replacement dwelling with detached double garage on adjacent land – refused 05/01215/FULL- Proposal for the construction of two bed, detached bungalow – refused 05/00004/OUT - Demolition of existing bungalow at Claygate and erection of replacement bungalow on adjacent land fronting Oak Avenue - granted 05/00476/REM - Demolition of existing bungalow and erection of replacement bungalow on adjacent land fronting Oak Avenue (Reserved Matters relating to 05/00004/OUT) - details of access, materials and landscaping - approved 			Site Access: Enfield Road Access to Services (distance in m) Primary School: Hilltop >600m Secondary School: Beuchamps <1.5km GPs / Health Centre: 340 Southend road <800m Neighbourhood Centre: Southend Road <>800m (100m to 1.1km) Town Centre: Wickford >800m Public Open Space: <800m Bus Stop: <100m Railway Station: Wickford >1.6km		
Ownership:		- Public Body?			
		- Private Individual?	Yes		
		- Company?			
		- Unknown?			
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.05ha			
Greenfield Site	Yes	Area: 0.05ha			
Previously Developed Land	No				
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	surface water	No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No			

Address: Land at Claygate, Enfield Road, Wickford		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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
Highway issues: No particular issues, due to recent upgrades of road network in the vicinity. The small size of this site will not have any significant effect on the highway. YELLOW					
Constraints (description):			<ul style="list-style-type: none"> • SAC, SPA, RAMSAR Buffer • Potential contaminated land 		
<ul style="list-style-type: none"> • Green Belt allocation in development plan • Within surface water flood risk • Is neither within nor adjacent to the settlement boundary. 					
Could the constraints be overcome? Yes, where the Green Belt allocation is removed from the development plan; where investigations are undertaken into any potential contamination and where development does not increase surface water flooding.					
What is the most suitable type of development for this site? Garden/retained use					
			Site is NOT suitable for housing development 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. As the site would only even be able to accommodate one dwelling, and there is already an existing dwelling on site, a like for like is the only development that would be suitable for this site. For this reason, the site is excluded on size and shape grounds.					
Is site available for development?			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		
If yes, when?					

SHLAA 2011/2012



SS0051

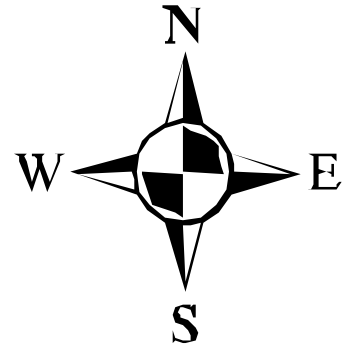
SHLAA Site Survey Form Part 1

Address: Land East of Church Road, North of Glebe Road, Ramsden BellHouse	Site Area: 18.6 ha	Current Use: Farmland, woodland, residential	Site Ref: SS0052			
Description of Site (including planning status) Large irregular shaped land. North east part of Ramsden Bellhouse village. Land largely comprises of farmland, with a small woodland area and a few residential housing to the west of the site. Semi rural setting with railway line to the north. Development Plan allocated as Green Belt. Planning History - the following applications have been submitted on the site: <ul style="list-style-type: none"> • 11/00493/FULL - Demolish existing outbuildings and erect new dwelling – refused • 11/00494/FULL - Refurbish and relocate existing outbuildings to reinstate as builders yard – refused 			Site Access: From Orchard Avenue Access to Services			
Ownership:	- Public Body?	No				
	- Private Individual?	No				
	- Company?	Yes				
	- Unknown?	No				
Urban Area Site	No					
Green Belt Site	Yes	Area: 18.6ha				
Greenfield Site	Yes	Area: 18.5ha				
Previously Developed Land	Yes	Area: 0.1ha				
Site Constraints						
Areas excluded from the SHLAA			Constraints that may affect a site's viability			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			

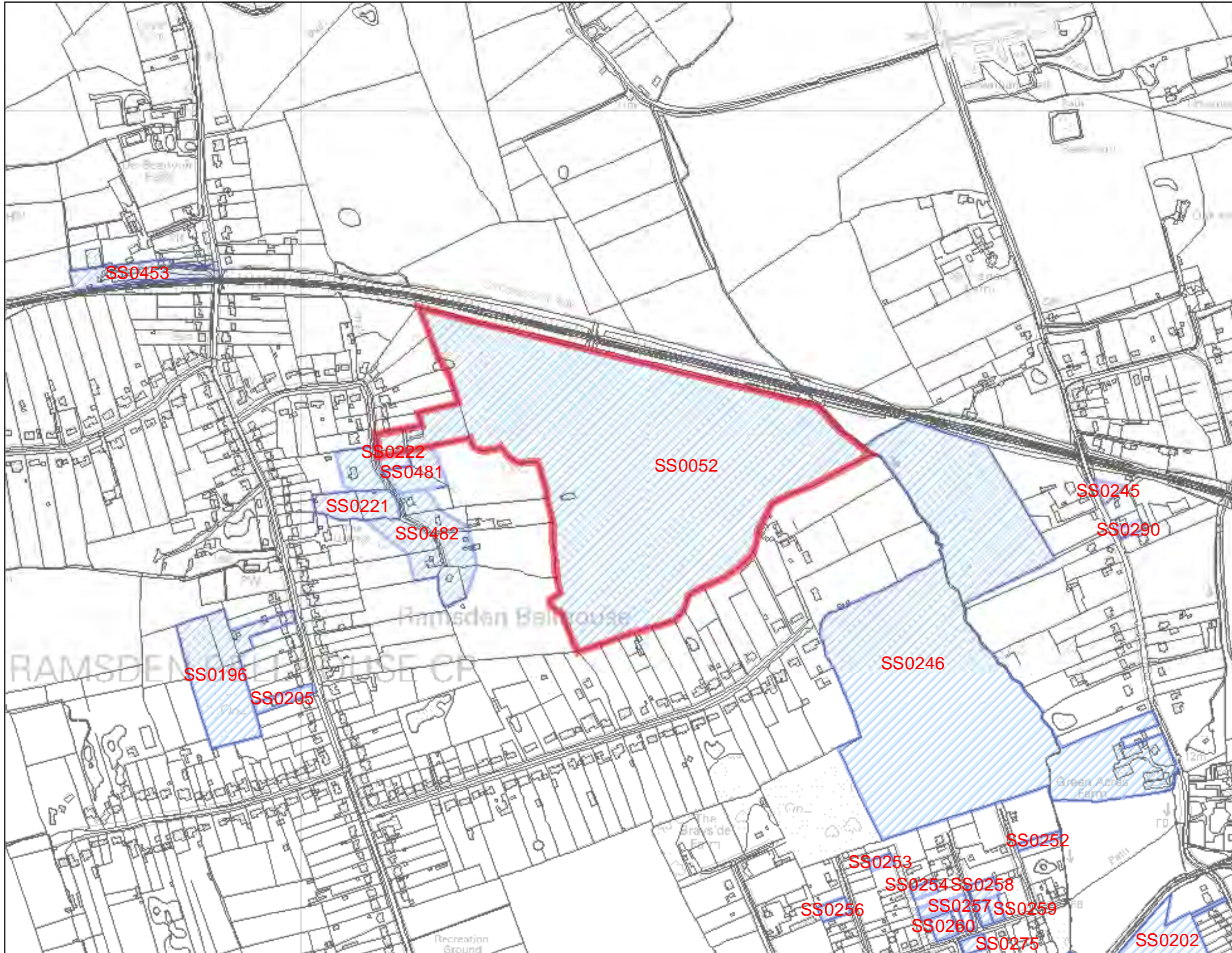
Address: Land East of Church Road, North of Glebe Road, Ramsden BellHouse	Site Area: 18.6 ha	Current Use: Farmland, woodland, residential	Site Ref: SS0052	
		TPO		
		Archaeological Finds Area		
Highway issues:				
Constraints (description):				
Could the constraints be overcome? If yes, how?				
What is the most suitable type of development for this site?				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
Reason(s) why site is not suitable for housing:				
<p>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:</p> <ol style="list-style-type: none"> 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 encouraging the recycling of derelict and other urban land. 				

Land east of Orchard Avenue

SHLAA 2011/2012



SS0052



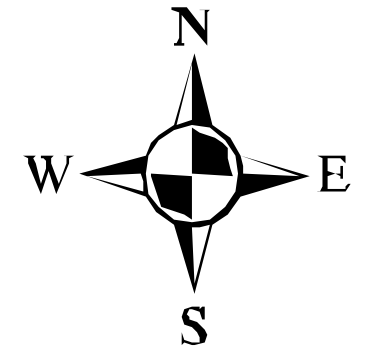
SHLAA Site Survey Form Part 1

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	
Description of Site (including planning status) Expansive area of hedge enclosed arable farmland located on the northwest outskirts of the town of Wickford. The London to Southend Victoria railway line forms the southern boundary of the site, with further farmland to the north and west, the district boundary to the north and established residential areas to the east. Several mature trees exist within the field boundaries. Development Plan: The eastern part of the site closest to the residential areas is allocated as an 'Area of Special Reserve' in the BDLP 1998 where saved policy S3 would apply. The western portion of the site is allocated as metropolitan Green Belt and shown as Proposed Open Space in the development plan, although this latter allocation does not appear to have been saved. Planning history – In respect of the first two fields north of Station Avenue, Wickford: <ul style="list-style-type: none"> - 07/00801/OUT - Residential development (maximum 200 dwellings), refused but allowed by the SoS 16/10/2008, - 09/01087/COND - To discharge Condition 19 of 07/00801/OUT, granted 27.01.2010. - 10/00481/REM granted December 2010 for 152 no. units. In respect of land south of Downham Road (2.85ha): <ul style="list-style-type: none"> - 11/00591/FULL - Residential development of 68 dwellings, Refused 2011. Appeal pending in 2012. - 11/01378/FULL - Residential Development of 68 Dwellings with associated highways, servicing, landscaping and infrastructure works (resubmission following refusal of planning application no. 11/00591/FULL with additional information in respect of drainage & highway matters and a Design & Access Statement Addendum) – Pending consideration as at 06.02.12 - Site boundaries amended to exclude area with planning permission, currently under construction and the land in Chelmsford Borough, now 24.2ha (was 39ha). Of the 24.2ha now being assessed, 21.35 is allocated as Green Belt and 2.85ha is an Area of Special Reserve (ASR)			Site Access: Station Avenue, Downham Road, Station Road, Haslemere Road Access to Services (distance in m) Primary School: Wickford County >600m Secondary School: Bromfords, largely >1500m GPs / Health Centre: 66 Swan Lane & Wickford Health Centre <800m Neighbourhood Centre: <800m (Alderney Gardens) Town Centre: <800m Public Open Space: former allotments and amenity space (within site), Civic Space <2km, edu fields, natural green space <400m, outdoor sports facilities <800m; Memorial Park <2km Bus Stop: 500m Railway Station: Wickford < 1km		
Ownership:		- Public Body?	No		
		- Private Individual?	No		
		- Company?	Yes x2		
		- Unknown?	No		
Urban Area Site	Yes	Area: 2.7ha			
Green Belt Site	Yes	Area: 21.5ha			
Greenfield Site	Yes	Area: 24.1ha			
Previously Developed Land	No				
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No

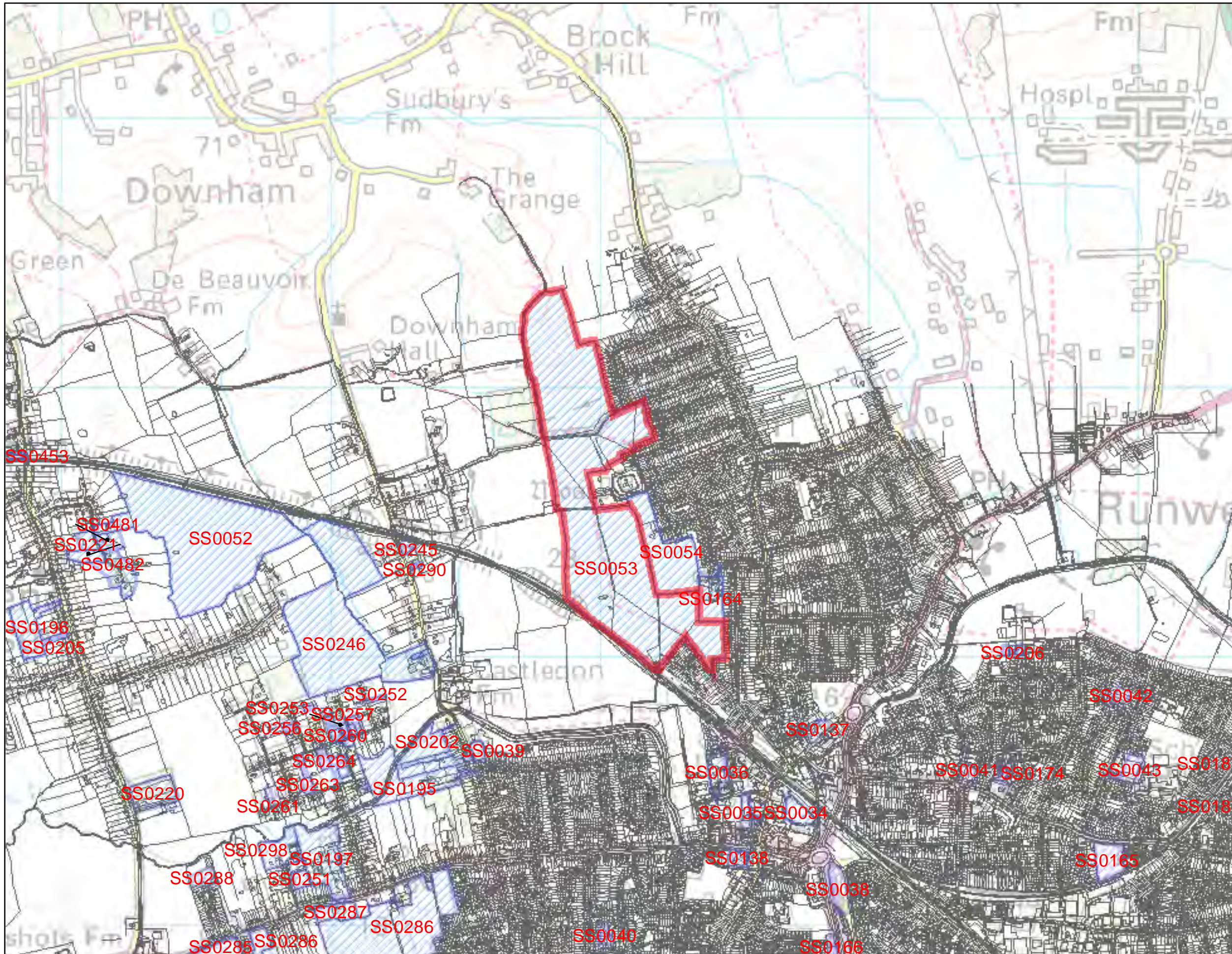
Address: Land south, north and west of Barn Hall (Area of Special Reserve BAS S3) + Allocation S3		Site Area: 24.2ha	Current Use: Arable farmland (grassland), and recreational open space	Site Ref.: SS0053	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Surface water	No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
H.E.R:		SMR No.	TPO – Predominantly oaks, but some ash, hawthorn, willow, hornbeam and cherry plum	TPO/06/07 Various	Yes
• Roman site excavated 1962. Samian and coins found		7514			
• Ditch, gullies, pits, iron age post hole and pottery		47535			
• Berne Hall Moat (adjacent site)		7515/6			
• Tile, brick and pottery		7566/7			
• Roman Road traced between Wickford Church, end of Barn Hill,		7564			
• Samian pottery		7571			
• Iron Age pottery		7568			
• Romano-British pottery		7596			
			Archaeological Finds Area	Finds area 6, 30, 79 and 81	Yes
Highway issues: Extension and upgrade of nearby local roads, such as Station Avenue, would be required for significant development and access. Close to Wickford Town Centre and Railway Station GREEN					
Constraints (description):			<ul style="list-style-type: none"> Definitive footpath Protected species alert area Archaeological finds area/HER Likely existence of contamination – no detailed assessment made. 		
<ul style="list-style-type: none"> Part within Green Belt Open space designation Within 5km buffer of Ramsar/SAC/SPA Trees covered by TPO within the site 					
Could the constraints be overcome? Yes					
If yes, how?					
<ul style="list-style-type: none"> Removal of Green Belt policy PPG17 assessment to remove open space designation Ramsar/SAC/SPA buffer unlikely to be affected due to established urban nature of the area; The positions of TPO trees and hedgerows should be respected and protected; Position of definitive footpath to be respected; Investigations into protected species within the site and remediation measures instigated accordingly Archaeological investigations to be undertaken. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures 					
What is the most suitable type of development for this site? Residential on non green belt sites or where development plan has been reviewed, residential, open space, farmland or combination of these uses.					

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 housing: Close to Wickford Town Centre and railway station. However, this site requires a PPG17 assessment to remove the open space allocation and the Green Belt designation would have to be removed. The timeframe would need to reflect these two policy constraints. Furthermore, the designated Area of Special Reserve in the BLDP 1998 has been granted planning permission for 68 units. Consequently, it is likely that some of this site will need to provide for the loss of the ASR and limits the potential amount of development that would be accommodated on this site.				
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.		

SHLAA 2011/2012



SS0053

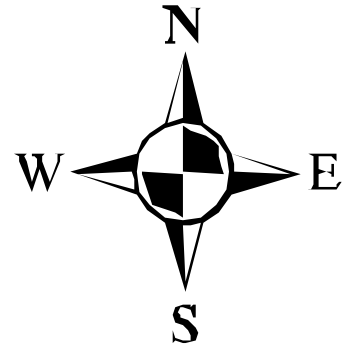


SHLAA Site Survey Form Part 1

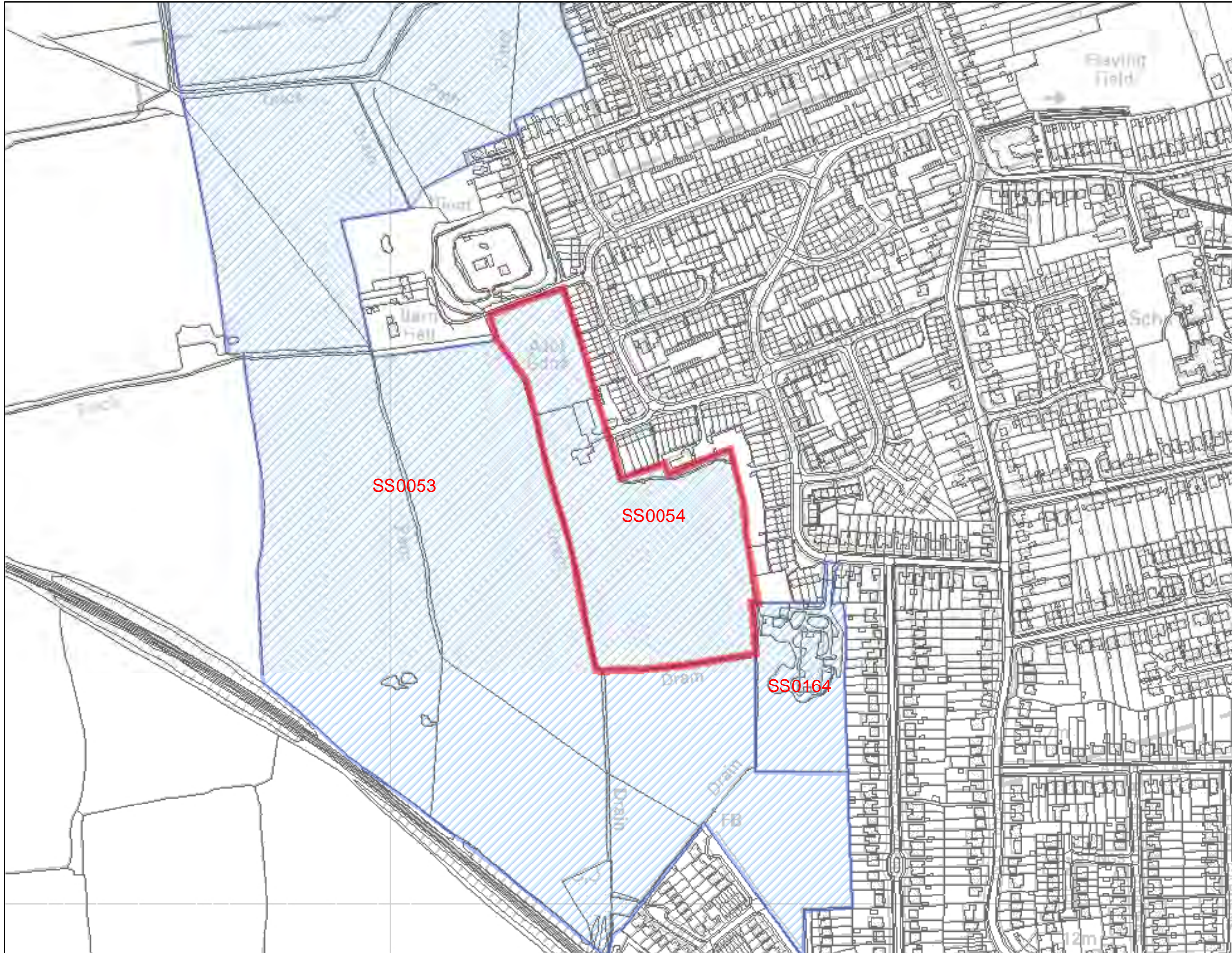
Address: Land north and east of Station Avenue, Barn Hall, Wickford	Site Area: 4.6 Ha	Current Use: Open space (formerly allotments) and playing pitches	Site Ref.: SS0054		
Description of Site (including planning status) Fairly level grassland field adjoining open countryside to the west and housing to the east. New housing building built on land to the south. Development Plan: Part of Barn Hall Area of Special Reserve (BDLP 1998) Public open space (formerly allotments) and playing pitches, with a sports pavilion and some children's play equipment.			Site Access: From the north via Berne Hall Court access lane off Haslemere Road, via access road to sports pavilion off Haslemere Road or from the south through the portion of Barn Hall that has planning permission. Access to Services (distance in m) Primary School: >600m away from Wickford County Infants & Juniors Secondary School: >1500m both secondary schools GPs / Health Centre: 800m Swan Lane Neighbourhood Centre: 800m Alderney Gardens Town Centre: Wickford 800m Public Open Space: Wickford allotments, amenity green space outside of District, churchyard, educational fields, natural green space, outdoor sports facilities, 800m. > 800m Wickford Memorial Park Bus Stop: Wickford TC 800m Railway Station: Wickford 1km		
Ownership:	- Public Body? - Private Individual? - Company? - Unknown?	Yes No No No			
Urban Area Site	Yes	Area: 4.6ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 4.5ha			
Previously Developed Land	Yes	Area: 0.1ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	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 Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

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	
H.E.R <ul style="list-style-type: none"> 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	Area 6 & 81	Yes
Highway issues: Good access to existing highway network and close to wickford railway station					
Constraints (description): <ul style="list-style-type: none"> Within 5km buffer of Ramsar/SAC/SPA Trees covered by TPO within the site 			<ul style="list-style-type: none"> Protected species alert area Archaeological finds area Open space 		
Could the constraints be overcome? Yes If yes, how? <ul style="list-style-type: none"> Ramsar/SAC/SPA buffer unlikely to be affected due to established urban nature of the area; The positions of TPO trees and hedgerows should be respected and protected; Investigations into protected species within the site and remediation measures instigated accordingly Archaeological investigations to be undertaken. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures By providing alternative open space in the locality 					
What is the most suitable type of development for this site? Residential / open space.					
Site is suitable for housing development 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 forward as part of the Call for Sites process by the landowner.		

SHLAA 2011/2012



SS0054



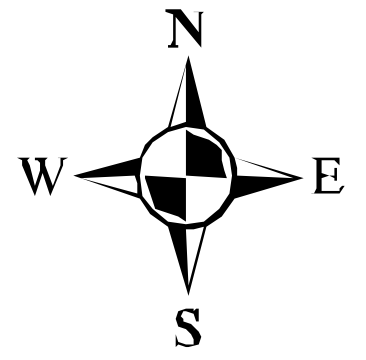
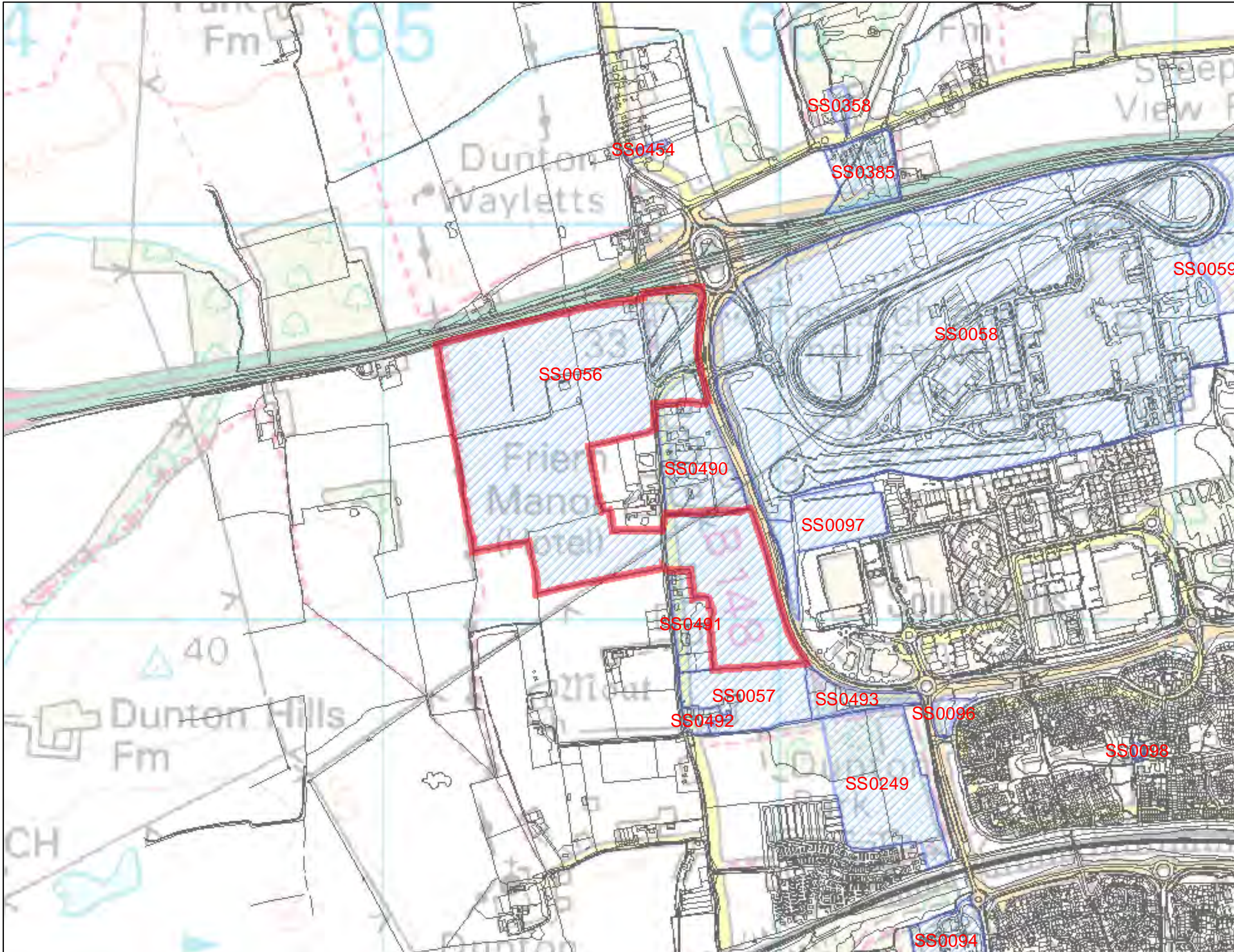
SHLAA Site Survey Form Part 1

Address: Land east and west of Lower Dunton Road, Dunton, Basildon		Site Area: 40ha	Current Use: Farmland	Site Ref.: SS0056	
Description of Site (including planning status) Large parcel of land of irregular shape agricultural land extending south of the A127 on both sides of Lower Dunton Road, not including Friern Manor and dwellings on the east of Dunton Road. Consists of several arable fields, a single large barn and several individual trees, particularly in the field boundaries. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: ES BAS-0827-1955 – Residential Development – Arterial Road and Lower Dunton Road, Dunton. Refused 9 th March 1956 on grounds of: <ul style="list-style-type: none"> • Harm to the Green Belt; • Loss of a farming enterprise/food production land • Harm to highway safety BAS/0478/50 – Use of land as a caravan site: Refused 02.03.1951. BAS/0829/55 – Residential Development at Lwr Dunton Rd and merrylands Chase: Refused 17.02.1956. BAS/0543/62 – Outline residential, Old Shool house land: Refused 08.06.1962. BAS/0949/62 – Outline detached dwelling at Lwr Dunton Rd and Merrylands Chase: Refused 07.09.1962. Site boundaries amended to exclude land within Brentwood Borough (Was 50ha, now 40ha)			Site Access: Lower Dunton Road Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m (Presidents Court) Town Centre: >800m (Laindon) Public Open Space: Amenity Green Space >800m, children and young people space <>800m, Natural/semi-natural space <800m, Urban Park <2km Bus Stop: 500m+ Railway Station: >1.6km Laindon		
			As well as housing consider use of site for Industrial/Distribution, Leisure and Recreation, Restaurant/Pub, Health related development, Hotel or Mixed Use		
Ownership:		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
Urban Area Site	No				
Green Belt Site	Yes	Area: 40ha			
Greenfield Site	Yes	Area: 39.54ha			
Previously Developed Land	Yes	Area: 0.5ha (excl. roads)			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Flood Zone		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		Yes
Washland		No			Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land Ground Water Vulnerability Area		No
	Part of	No			No
	Adj. To	Yes			No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No

Address: Land east and west of Lower Dunton Road, Dunton, Basildon		Site Area: 40ha	Current Use: Farmland	Site Ref.: SS0056		
Electricity Pylons		Yes	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)	*SE corner	Yes*	
			TPO (A1 – various species)	TPO/2/71	Yes	
			Archaeological Finds Area		No	
Highway issues: Access via Lower Dunton Road, then linking to West Mayne and A127. YELLOW						
Constraints (description): Green Belt allocated in development plan, definitive footpath, TPO, adjacent employment zone, LoWS and BAP buffer, protected species alert area and electricity pylons running through centre of site. Potential noise concerns arising from parts of site in close proximity to the A127 junction and West Mayne. Parts susceptible to surface water flooding,						
Could the constraints be overcome? No, not for housing. Possibly for other mixed commercial uses where Green Belt allocation is removed and all other physical constraints respected on site with a SUDS where necessary						
What is the most suitable type of development for this site? Agricultural / commercial extension						
				Site is NOT suitable for housing development X		
Reason(s) why site is not suitable for housing: The site is relatively remote from urban areas, isolated from public services, public transport and shopping areas. The site also lies close an industrial zone, a busy road and is transected by an electricity power line. Removal of all Green Belt allocation is unlikely to be justifiable in this rural edge of borough location.						
Is site available for development? 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

SHLAA 2011/2012



SS0056

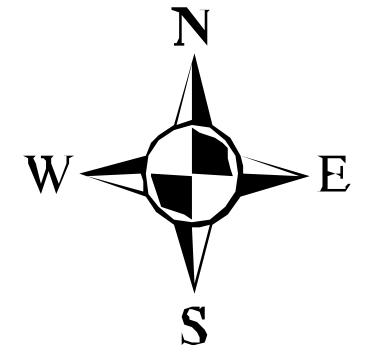
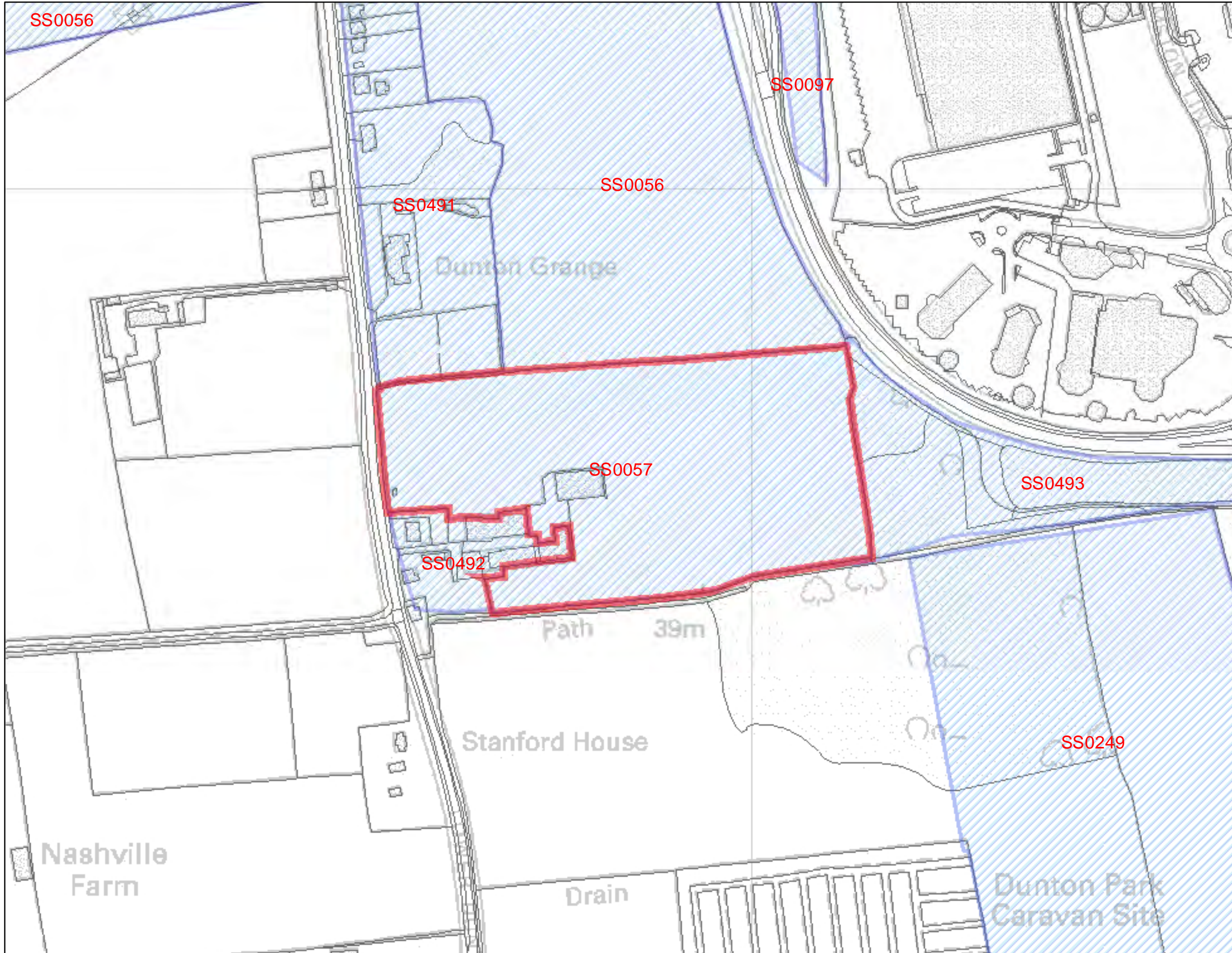
SHLAA Site Survey Form Part 1

Address: Land at Hereford House, Lower Dunton Road, Dunton, Basildon	Site Area: 4.42ha	Current Use: Vacant land	Site Ref.: SS0057		
Description of Site (including planning status)			Site Access: Lower Dunton Road		
<p>The site is an irregular parcel of land in Laindon, to the west of the Southfields Business Park. The site is within the Green Belt and has been in agricultural use, containing a large barn. The current use is described as vacant in the CFS submission.</p> <p>The site is a large field stretching between Lower Dunton Road and West Mayne, extending around and behind a small collection of properties known as The Old School House. The site fronts onto lower Dunton Road, which is a long road with a few dwellings and other developments but predominantly of rural character.</p> <p>Development Plan: Allocated as Green Belt in the BDLP 1998.</p> <p>No planning history for this part of the site.</p>			<p>Access to Services (distance in m) Primary School: >600m (Merrylands and Great Berry ~1.4km) Secondary School: >1500m (James Hornsby ~2.5km) GPs / Health Centre: 0 within buffer. (Presidents Court ~900m) Neighbourhood Centre: 0 within buffer (Presidents Court ~900m) Town Centre: >800m (Laindon) Public Open Space: Amenity Green Space <>800m; children and young people space <400m; Natural/semi-natural space <400m; Outdoor Sports Facilities <2km Urban Park <2km</p> <p>Bus Stop: ~500m (Fraser Close) Railway Station: >1.6km Laindon (~2.1km)</p>		
Ownership:	- Public Body?	No			
	- Private Individual(s)?	Yes			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	No				
Green Belt Site	Yes	4.42ha			
Greenfield Site	Yes	4.35ha			
Previously Developed Land	Yes	0.07ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	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 Contaminated Land	C	

Address: Land at Hereford House, Lower Dunton 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 (PRoW)	*SE corner	Yes*
			TPO		No
			Archaeological Finds Area		No
Highway issues: No particular highway access issues. Site likely to be considered unsustainable in terms of proximity to PT.					
Constraints (description): <ul style="list-style-type: none"> o Green Belt allocation in development plan o definitive footpath along southern boundary o adjacent employment zone (Southfields) o protected species alert area 					
Could the constraints be overcome? Yes <ul style="list-style-type: none"> o Green Belt – Landscape assessment to establish importance of GB designation o definitive footpath – design solution to respect route and link into footpath o adjacent employment zone – site could be appropriate for employment uses due to location. o protected species alert area – Ecological site investigation to establish presence of any protected species. 					
What is the most suitable type of development for this site? Agricultural (no change)					
Site is NOT suitable for housing development x					
Reason(s) why site is suitable for housing: Whilst the site arguably lies adjacent to existing residential areas, there is a strong physical boundary of West Mayne which segregates it from the rest of the established settlement. Furthermore the site lies within green belt and without a wider strategic approach to development here, development could create unsustainable sprawl.					
Is site available for development? If yes, when?			Yes. The site was put forward as part of the Call for Sites process by the landowner.		

Land to the North of Hereford House

SHLAA 2011/2012



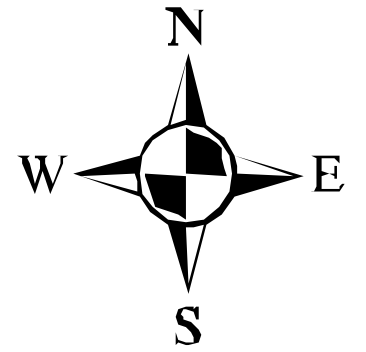
SS0057

SHLAA Site Survey Form Part 1

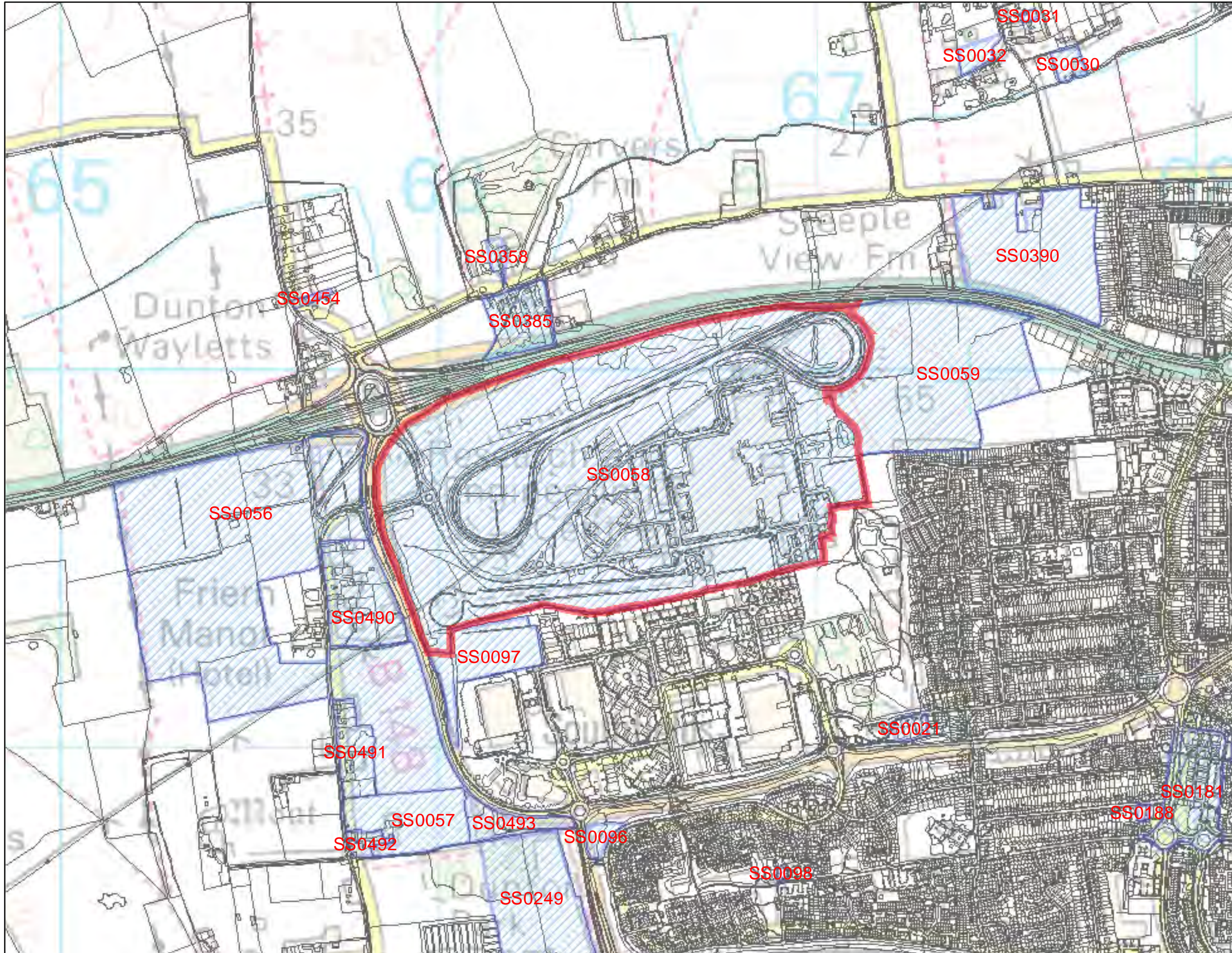
Address: Land at Ford Dunton Technical Centre, Dunton, Laindon, Basildon	Site Area: 97.5 Ha	Current Use: Ford Dunton Technical Centre	Site Ref.: SS0058		
Description of Site (including planning status) Oval shaped site predominantly brownfield, comprising: Ford Technical Centre; Greenfield land; test track. Development Plan: Ford Research and Development Centre Planning application history: <ul style="list-style-type: none"> • Various applications relating to Ford Technical Centre and Car showroom Site area has been amended from that submitted to exclude 2 fields not in Ford Motor Company ownership. New area = 97.5 Ha (was 105.3 Ha).			Site Access: Via West Mayne, access from A127/West Mayne interchange; Laindon High Road (via approved developments); or Hemmels. Access to Services (distance in m) Primary School: Millhouse Infant, Nursery and Junior school within a 600m buffer Secondary School: The James Hornsby High School within a 1500m buffer GPs / Health Centre: 1 Health Centre within a 800m buffer Neighbourhood Centre: 3 Neighbourhood centres within a 800m buffer Town Centre: Laindon Town Centre within a 800m buffer Public Open Space: Open Spaces on site and within a 400m buffer Bus Stop: Several within a 400m buffer Railway Station: None within a 1000m buffer (Laindon station within 1500m)		
Ownership:		- Public Body?	No		
		- Private Individual?	No		
		- Company?	Yes		
		- Unknown?	No		
Urban Area Site	Yes	Area: 97.5ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 47.5 Ha			
Previously Developed Land	Yes	Area: 50 Ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability		Yes
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		Yes	Listed Buildings	Within	No
				Adj. To	No
Immovable communications		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

Address: Land at Ford Dunton Technical Centre, Dunton, Laindon, Basildon	Site Area: 97.5 Ha	Current Use: Ford Dunton Technical Centre	Site Ref.: SS0058	
H.E.R – Former house (SMR 5132)		TPO	TPO/02/71	Yes
		Archaeological Finds Area		No
Highway issues: Development would likely increase traffic significantly. Public transport to the area is currently considered to be poor.				
Constraints (description):				
<ul style="list-style-type: none"> • 24 Seven Transmission Lines: a 132kV Line running through the site from southwest to north east. • Protected Species Alert areas throughout the site, focused around the test track and the eastern part of the site; • Whole of the site covered by TPO/02/71 – A01 • Part of the site classified as Ground Water Vulnerability (minor aquifer-low vulnerability): minor aquifers have a more localised significance to domestic, agricultural and industrial users, although they may still be used for drinking water. • LoWS and Priority Habitat adjacent to site (southwest corner). • Washland adjacent to site (south west). • Site allocation in Local Plan saved policies: BAS E5 + Site adjacent to Employment Area. • Likely existence of contamination – no detailed assessment made. • Proximity to industrial area and existing employment areas. 				
Could the constraints be overcome? Yes				
If yes, how?				
<ul style="list-style-type: none"> • 24 Seven Transmission Lines: a buffer of 60m (30m each side of the centre line of transmission line) should define an undevelopable area running through the site (or reroute the line). Developable area will still equal approx. 97.1 Ha. • Ecological survey to check impact of a development on LoWS, Priority Habitat and Protected Species • TPO – Tree survey to establish whether trees are worthy of protection and design accordingly. • Groundwater: need to have a better understanding of groundwater distribution and vulnerability, need to combine with other information such as water table level data and source protection zone. Need to demonstrate that any development would not lead to an unacceptable deterioration in groundwater quality or could represent opportunities to mitigate further quality deterioration. • Washland – Outside of site, however, engineering or design solution to accommodate washland. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures 				
What is the most suitable type of development for this site?				
Ford technical centre or similar; industrial/commercial; open space; residential (east side)				
Site is unsuitable for residential development X				
Reason(s) why site suitable for housing:				
<p>Site is adjacent to the settlement boundary. There is a proportion of brown-field land and the site provides good access to the strategic highway network. It is within suitable distances of a number of required facilities, services and amenities and there are no physical constraints that would make the site physically unsuitable for residential development.</p> <p>However, although the site is considered to be an valuable employment area, specifically for automotive R&D which should be considered in parallel with housing potential. The ECS 2008 states that <i>"The lands around Ford Dunton, if not required for automotive purposes would be well placed to provide the profile developers are seeking and this would provide potential for all B-class uses and potentially be attractive to feeder research and development concerns. This is notwithstanding any restrictions on use imposed by the Local Plan allocation."</i></p> <p>The site is therefore considered unsuitable. A number of constraints would need to be overcome, including environmental assessment of the site, and employment uses would be more appropriate due to the surrounding infrastructure, other uses and general location, than residential. Equally, a large proportion of the site was permitted for automotive R&D and would need to formally revert to Green Belt before being allocated for alternative uses.</p>				
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. However, officers have knowledge that this site should be 100% retained for employment and thus is unavailable.		

SHLAA 2011/2012



SS0058

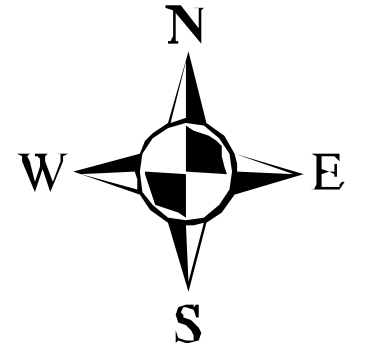


SHLAA Site Survey Form Part 1

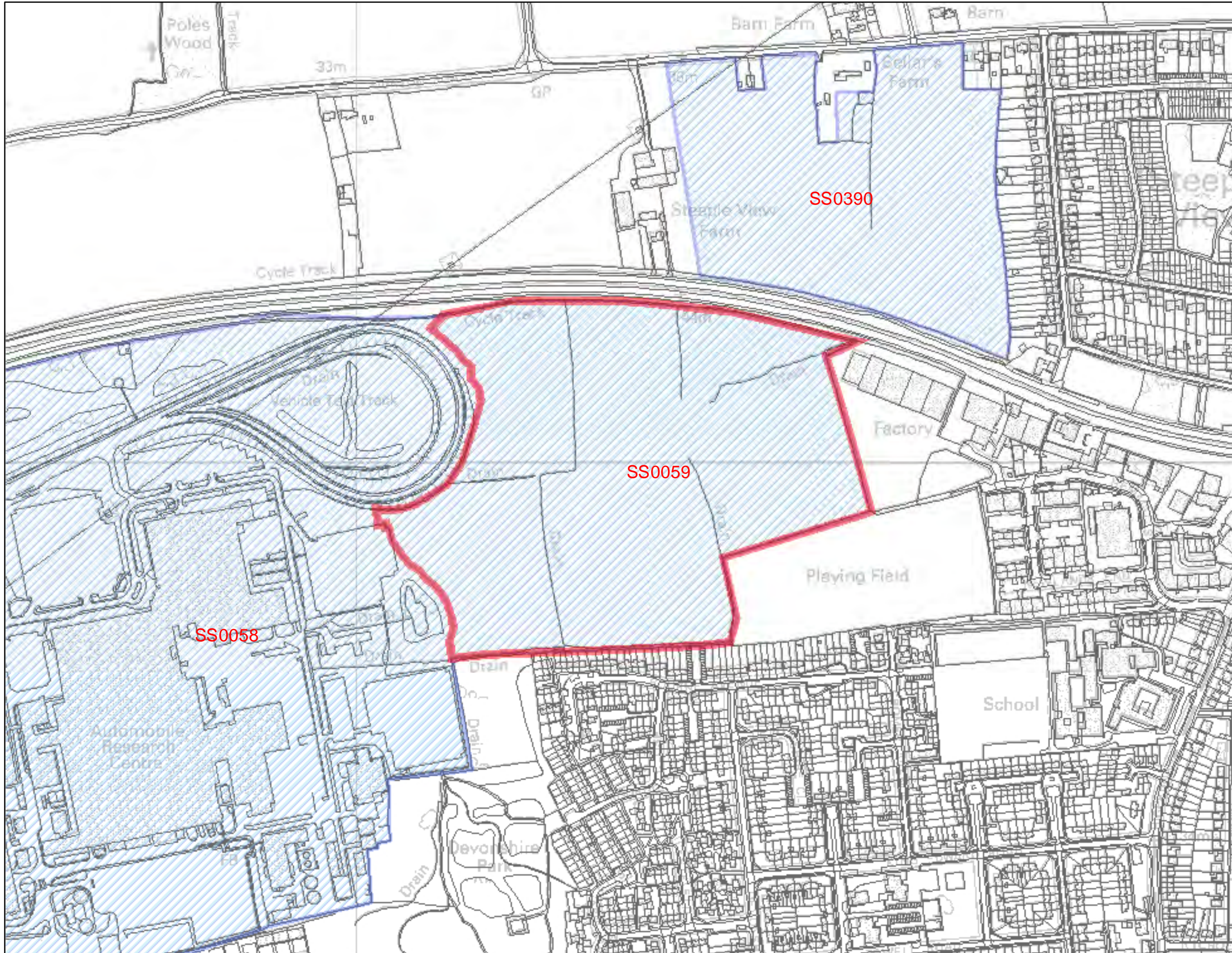
Address: Land at Ford Dunton Technical Centre, and Former Laindon School Playing field, Laindon, Basildon	Site Area: 16.3 Ha	Current Use: Part of Ford Technical Centre and former playing fields (unused)	Site Ref.: SS0059		
Description of Site (including planning status) Irregular shaped site predominantly Green field (former Laindon Playing field) and surrounded by Ford Dunton Technical Centre on the West, industrial area on the East and residential areas to the South. Development Plan – Ford Research and Development Centre allocation in the BDLP 1998 Planning application history: None The site is part of a Phased development consisting of three phases. Phase I (application 07/00943) was permitted for 184 dwellings and Phase II was permitted for 123 dwellings. This site is Phase III and currently no application has been submitted. Site boundaries amended to exclude fields not in Ford Motor Company ownership on South East part (3.8 Ha) - new area = 16.3 Ha (was 20.1 Ha)			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 Secondary School: The James Hornsby High School within a 1500m buffer GPs / Health Centre: none within a 800m buffer Neighbourhood Centre: 1 Neighbourhood centre within a 800m buffer Town Centre: part of Laindon Town Centre within a 800m buffer Public Open Space: part of site is an Open Space and Open Spaces and within a 400m buffer Bus Stop: within a 400m buffer Railway Station: None within a 1000m		
Ownership:	- Public Body?	No			
	- Private Individual?	No			
	- Company?	Yes			
	- Unknown?	No			
Urban Area Site	Yes				
Green Belt Site	No				
Greenfield Site	Yes				
Previously Developed Land	No				
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	Yes	Conservation Area	Within/ Adj.	No
Oil / Gas Pipelines		No	Listed Buildings	Within	No
Electricity Pylons		No		Adj. To	No
Immovable communications		No	Potential Contaminated Land	C	
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	Site Area: 16.3 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 Area		No
Highway issues: Access scheduled to be via West Mayne and / or Laindon High road. Increase of traffic				
Constraints (description): Protected Species Alert area; Part of the site classified as TPOs Part of the site classified as Ground Water vulnerability (minor aquifer-low vulnerability): minor aquifers have a more localised significance to domestic, agricultural and industrial users, although they may still be used for drinking water. Site allocation in Local Plan saved policies: BAS E5 + Site adjacent to Employment Area. Traffic noise Likely existence of contamination – no detailed assessment made.				
Could the constraints be overcome? Yes If yes, how? <ul style="list-style-type: none"> • Ecological survey to check impact of a development on Protected Species/ TPO's • Hedgerows should be maintained. • Groundwater: need to have a better understanding of groundwater distribution and vulnerability, need to combine with other information such as water table level data and source protection zone. Need to demonstrate that any development would not lead to an unacceptable deterioration in groundwater quality or could represent opportunities to mitigate further quality deterioration. • If noise attenuation measures are used that are sufficient to address the traffic noise close to A127 • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures> 				
What is the most suitable type of development for this site? Farmland, open space, residential or commercial				
Site is suitable for housing development <input checked="" type="checkbox"/>				
Reason(s) why site suitable for housing: The site is adjacent existing residential areas and within the urban area, close to services and facilities. There have been some recent planning applications that have been permitted adjacent to the site for residential development. Access will be an issue and there will be an increase in traffic, therefore this will need to be a consideration for the development scheme alongside the other constraints that have been identified.				
Is site available for development? If yes, when? The site was put forward as part of the Call for Sites process by the landowner.				

SHLAA 2011/2012



SS0059



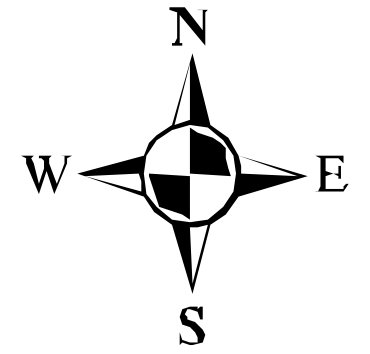
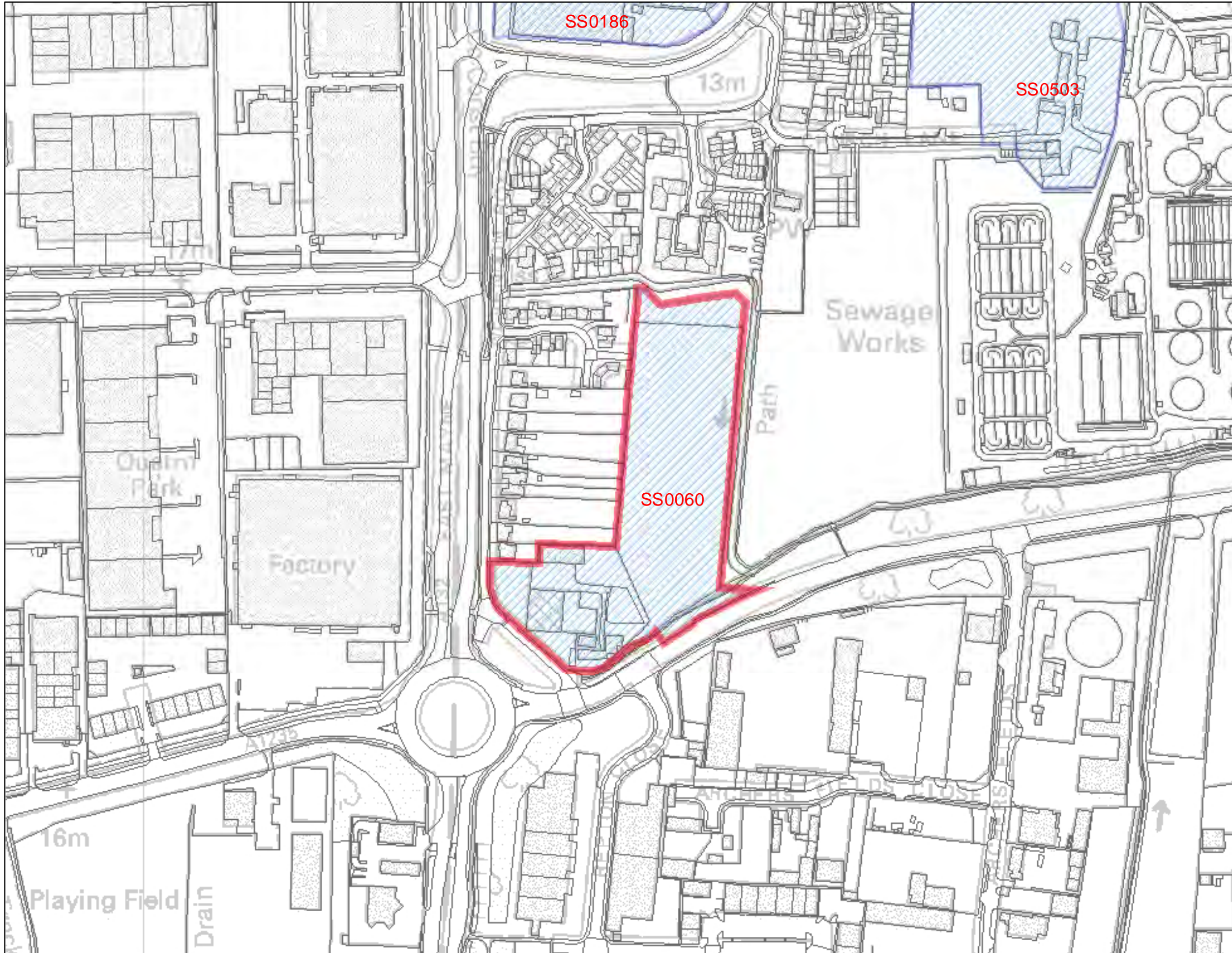
SHLAA Site Survey Form Part 1

Address: Land at corner of Nevendon Road and Courtauld Road		Site Area: 1.6ha	Current Use: Vacant/scrubland	Site Ref.: SS0060	
Description of Site (including planning status) Large vacant greenfield site/scrubland. Location includes residential gardens to the west, flats to the north, a garden centre to the south and further open scrubland to the east. A drainage ditch surrounds the site on three sides. Allocated as 'Proposed Employment Area' in the BDLP 1998. Planning history: None			• 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 <800m (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 Sport Facility <400m (South Essex Gymnastics Centre), Urban Park <800m (land south of Cranes Farm Rd) Bus Stop: 250m (East Mayne) Railway Station: Pitsea/Wickford >1600m		
			Ownership:		- Public Body? Yes - Private Individual? No - Company? No - Unknown? No
Urban Area Site		Yes	Area: 1.68ha/1.66ha		
Green Belt Site		No			
Greenfield Site		Yes	Area: 1.68ha/1.66ha		
Previously Developed Land		No			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Zones 2 & 3 (small part)	Yes	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Within buffer (Cranes FmRd)	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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		Yes	Definitive Footpath (PRoW):		No
			TPO		No

Address: Land at corner of Nevendon Road and Courtauld Road	Site Area: 1.6ha	Current Use: Vacant/scrubland	Site Ref.: SS0060	
		Archaeological Finds Area		No
Highway issues: Access from Grace Road. May also be possible from Courtauld Road				
Constraints (description):				
<ul style="list-style-type: none"> 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 400m buffer of major Sewerage works				
What is the most suitable type of development for this site? Open space, commercial or industrial use				
				Site is NOT suitable for housing 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?		The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		
If yes, when?				

Land at Nevendon Road and Courtauld Road, Basildon

SHLAA 2011/2012



SS0060

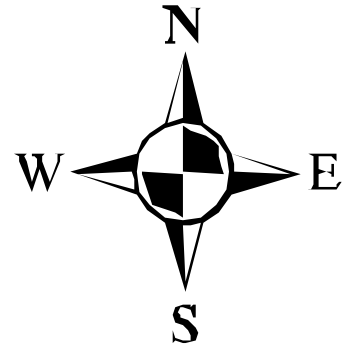
SHLAA Site Survey Form Part 1

Address: Land between 14 and 18 Basildon Drive, Basildon	Site Area: 0.03ha	Current Use: Vacant/scrub	Site Ref: SS0062 (OTH 036)		
Description of Site (including planning status) Long narrow site located in a residential street, measuring approximately 6 metres wide by 45 metres deep. The land backs onto the Woodlands Care Home. The site itself is not suitable for residential development due to its narrow nature of the site. Therefore it should be excluded from the SHLAA. Development Plan: allocated as an area of no notation in the BDLP 1998 Planning History: <ul style="list-style-type: none"> Old OS maps from 1939 and 1968 show the presence of a narrow detached building and a TCB, indicating the presence of either a small bungalow or shop, subsequently demolished BAS/0736/94 – Detached bungalow – Refused 1994 on grounds that the development would have a cramped appearance and result in over-development of site, out of character with its surroundings. 			Site Access: Basildon Drive Access to Services (distance in m) Primary School: Millhouse <600m Secondary School: James Hornsby <1500m GPs / Health Centre: Laindon <800m Neighbourhood Centre: Kathleen Ferrier Crescent <800m Town Centre: Laindon <800m Public Open Space: <400m Bus Stop: <150m Railway Station: Laindon <1600m		
Ownership:	- Public Body?	Yes - HCA			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	Area; 0.03ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.025ha			
Previously Developed Land	Yes	Area: 0.005ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	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 Contaminated Land	C	

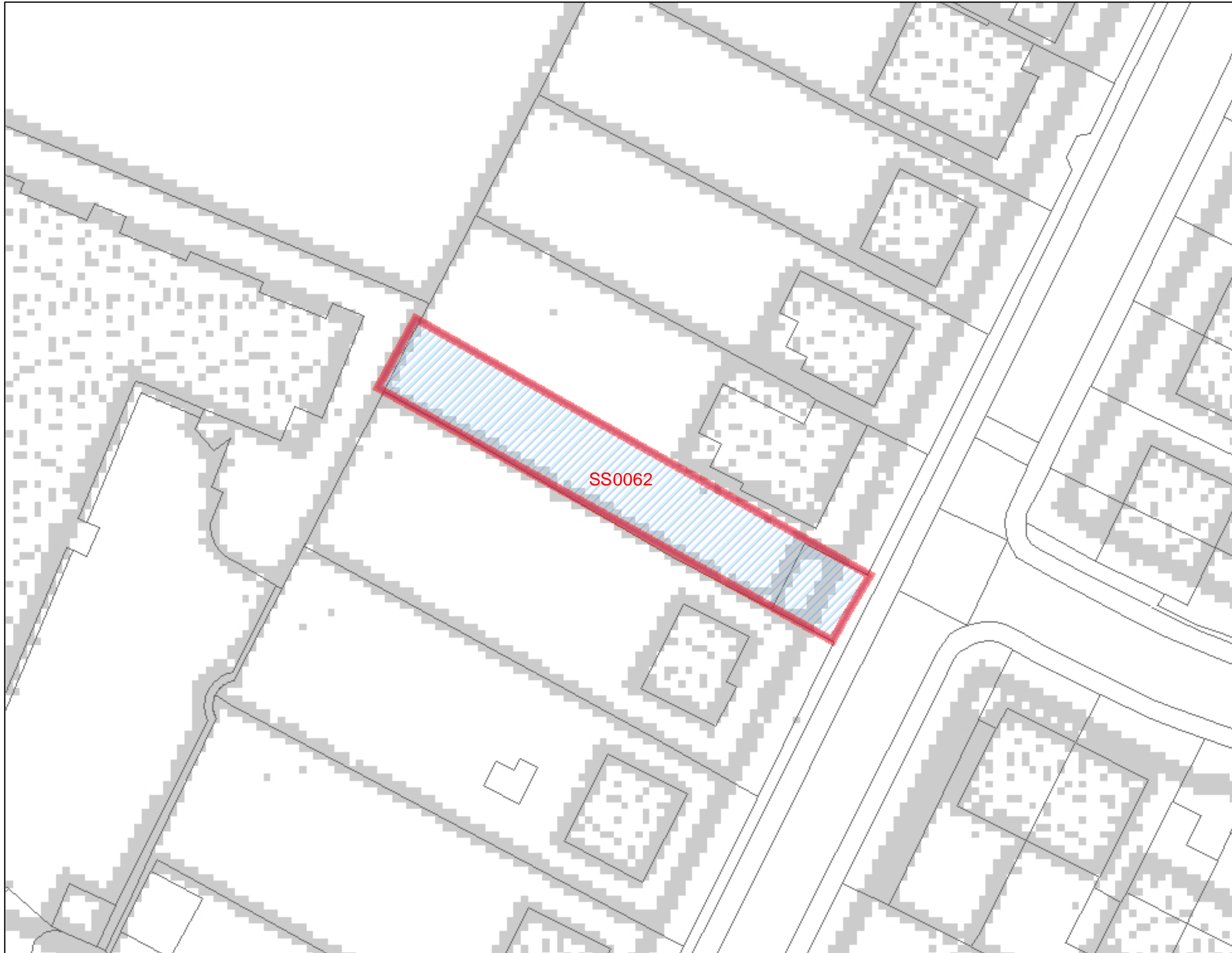
Address: Land between 14 and 18 Basildon Drive, Basildon		Site Area: 0.03ha	Current Use: Vacant/scrub	Site Ref: SS0062 (OTH 036)	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
HER – No records			TPO		No
			Archaeological Finds Area		No
Highway issues: No particular issues					
Constraints (description):					
<ul style="list-style-type: none"> • Potential contaminated land in the vicinity • Employment area buffer • Narrow plot width means that the site would fail to meet the minimum 9 metre plot width required by Council Development Control Guidelines to facilitate the erection of a dwelling house. 					
Could the constraints be overcome? Partially,					
<ul style="list-style-type: none"> • By investigating potential contamination • Employment buffer of little consequence given surrounding residential character. 					
What is the most suitable type of development for this site? Garden					
Site is NOT suitable for housing development X					
Reason(s) why site is not suitable for housing: Although the site is within the urban area and close to services and facilities, the site is too narrow to accommodate development comfortably and this has been demonstrated when a planning application for a dwelling on this site was previously refused. The site has been excluded from the SHLAA for this reason.					
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 Between 14 & 18 Basildon Drive

SHLAA 2011/2012



SS0062



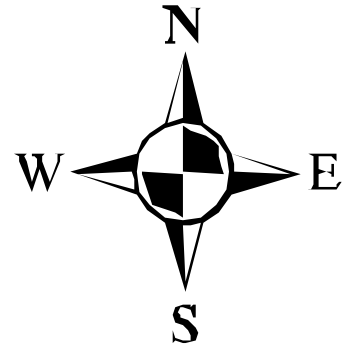
SHLAA Site Survey Form Part 1

Address: Land at Dorval on corner of Pound Lane and Arterial Road, Laindon	Site Area: 0.19ha	Current Use: Vacant/scrubland	Site Ref.: SS0063			
Description of Site (including planning status) Square site located at the northern end of Pound Lane fronting onto the Arterial Road A127 dual carriageway. Site is predominantly covered in scrub and trees. Former dwelling of Dorval on the eastern side. Planning history: Planning permission granted 18.06.2008 for demolition of one dwelling house and all associated out-buildings. (08/00593/DEMBAS). Outline planning permission refused in 1996 for the erection of 9 dwellings, and for the erection of 4 dwellings respectively (96/00048/OUT and 96/00050/OUT). Both applications subsequently dismissed at appeal on following grounds: <i>"There is an unacceptable risk that those living in the proposed dwellings would be subjected to an unreasonable level of noise from vehicles using the A127"</i> .			Site Access: From Pound Lane Access to Services (distance in m) Primary School: Millhouse and Laindon Park Schools <600m Secondary School: James Hornsby <1500m GPs / Health Centre: 0 (32 Knights >800m) Neighbourhood Centre: 2 (Kathleen Ferrier Crescent; Osier Drive <800m) Town Centre: Laindon >800m Public Open Space: Amenity Green Space and Children/young people space <400m (Land off Pound Lane), Churchyard <400m (St. Nicholas' Church), Educational Field <400m (Laindon Park School), Natural/semi natural Green Space <400m (Land north of Church Hill), Outdoor Sport Facility <2km (Land west of Archer Road), Urban Park <2km (Markhams Chase and Gloucester Park) Bus Stop: 700m Railway Station: Laindon >1600m			
Ownership:		- Public Body?	Yes			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
Urban Area Site	Yes	Area: 0.19ha				
Green Belt Site	No					
Greenfield Site	Yes	Area 0.18ha				
Previously Developed Land	Yes	Area 0.01ha				
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		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj to (Within 800m buffer)	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 Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	

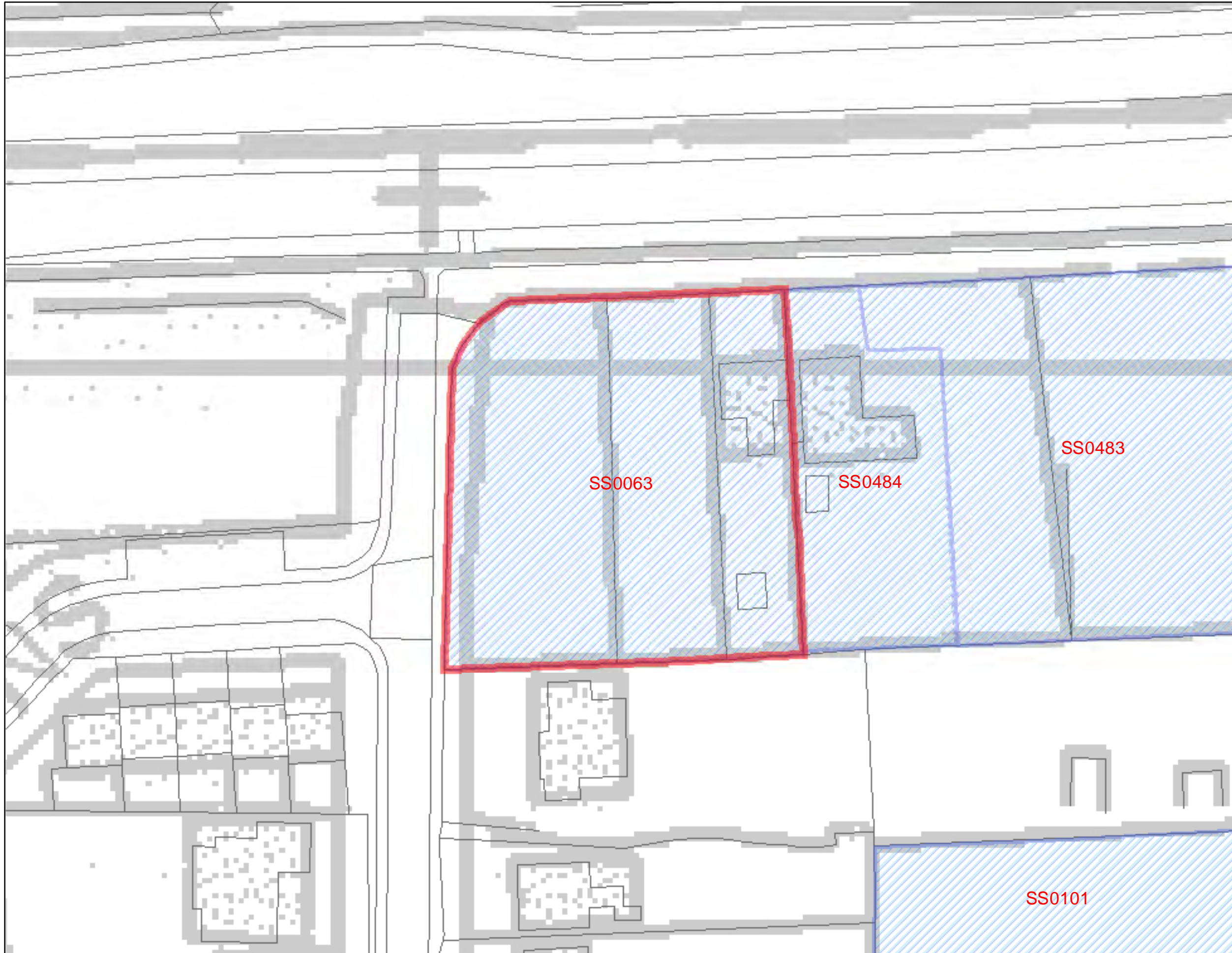
Address: Land at Dorval on corner of Pound Lane and Arterial Road, Laindon	Site Area: 0.19ha	Current Use: Vacant/scrubland	Site Ref.: SS0063	
H.E.R – No records		TPO		No
		Archaeological Finds Area		No
Highway issues:				
<ul style="list-style-type: none"> No access possible from A127, site is however accessible from Pound Lane. Land could be acquired should the Highways Agency ever decide to widen the A127 to increase road capacity. 				
Constraints (description):		<ul style="list-style-type: none"> LoWS 100m buffer Existing employment area buffer Likely existence of contamination – no detailed assessment made. 		
<ul style="list-style-type: none"> Proximity to A127 - Traffic Noise Protected species alert area BAP 100m buffer 				
Could the constraints be overcome? Not easily. If yes, how?				
<ul style="list-style-type: none"> Ecological assessments required due to protected species alert area, BAP buffer and LoWS buffer. Business development buffer of no particular interest in this instance. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures 				
What is the most suitable type of development for this site?				
<ul style="list-style-type: none"> Current use/ scrubland 				
		Site is NOT generally suitable for residential development X		
Reason(s) why site is suitable for housing: Although the site is within the settlement boundary, road noise from the A127 arterial road and wildlife habitats in the vicinity are principle constraints. Previous planning appeals (dismissed) relating to site and wider land would suggest development potential is limited.				
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

SHLAA 2011/2012



SS0063



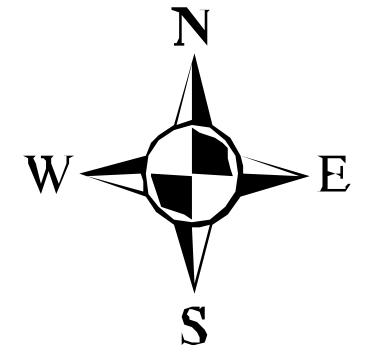
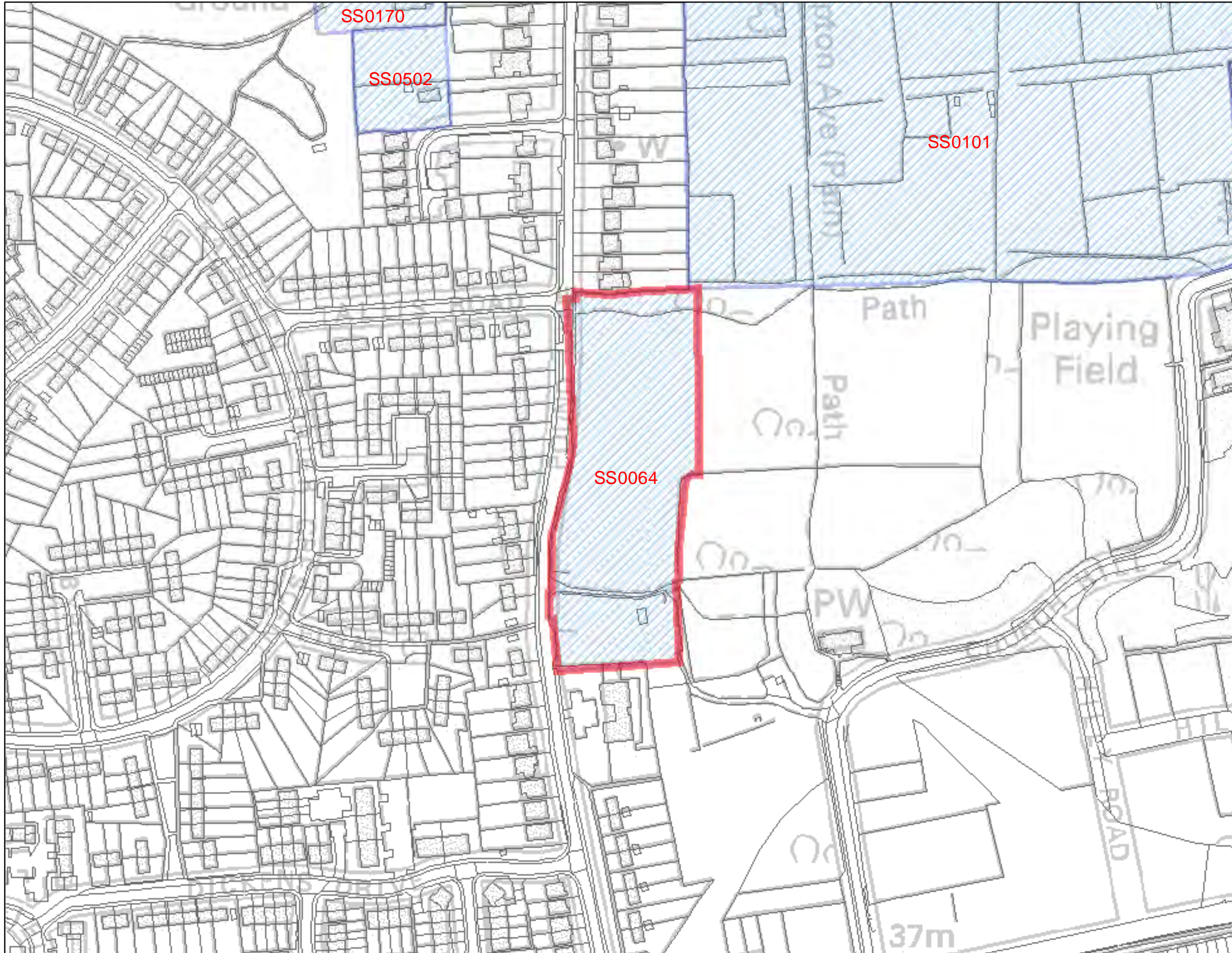
SHLAA Site Survey Form Part 1

Address: Land east of Pound Lane, Laindon	Site Area: 1.05 Ha	Current Use: Woodland	Site Ref: SS0064			
Description of Site (including planning status) Rectangular piece of land located on east side of Pound Lane. Covered in wood and scrubland. The site is bounded to the north and west by residential development. To the east lies further open land and St. Nicholas' church cemetery. Church View House occupies land to the south An electricity sub-station is located within the southern part of the site. Site of former Salmons farm. Development Plan: 'Proposed Residential Development in the BDLP 1998. The supporting paragraph in the Development Plan states that: "Any development proposals for the site should retain the trees fronting Pound Lane, retain the tree and scrub landscaping buffer strips along the eastern and western boundaries and provide a new landscaping buffer along the eastern edge to compliment the open space associated with the church. The existing footpaths should also be incorporated into any development, which could accommodate about 20 dwellings". Planning history: No planning applications submitted			Site Access: Wide road frontage with Pound Lane. Also a track leads off of Pound Lane into the site Access to Services (distance in m) Primary School: Millhouse and Laindon Park Schools <600m Secondary School: James Hornsby <1500m GPs / Health Centre: 32 Knights <800m Neighbourhood Centre: Kathleen Ferrier Crescent <800m Town Centre: Laindon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (Land off Pound Lane), Churchyard <400m (St. Nicholas' Church), Civic Space <2km (Basildon TC), Educational Field <400m (Laindon Park School), Natural/semi natural Green Space <400m (Land north of Church Hill), Outdoor Sport Facility <2km (Land west of Archer Road), Urban Park <800m (Markhams Chase and Gloucester Park) Bus Stop: 250m Railway Station: Laindon <1600m			
Ownership:		- Public Body?	Yes			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
Urban Area Site	Yes	Area: 1.05ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 1.04ha				
Previously Developed Land	Yes	Area: 0.01ha				
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		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	Yes	
	Part of Site	No		Part of Site	Yes	
	Within Buffer	No		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	Yes	
	Part of Site	No		Part of Site	Yes	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability		No
	Within buffer	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 Contaminated Land	C		

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		No
			Archaeological Finds Area		No
Highway issues: No particular highway issues as good access from Pound Lane.					
Constraints (description): Definitive footpath, protected species alert area, BAP and LoWS areas. Business development buffer. Electricity sub-station. Likely existence of contamination – no detailed assessment made.					
Could the constraints be overcome? Yes If yes, how? Ecological assessment will be required due to protected species alert area, BAP and LoWS areas. Business development buffer not likely to be a particular constraint due to residential nature of the area. Definitive footpath position within the site will need to be respected. The electricity sub-station identified within the site would need to be respected in any development or relocated to suit. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures					
What is the most suitable type of development for this site? Either left as a woodland wildlife habitat or as residential, due to surrounding residential development character, with retention of as many mature trees as possible fronting Pound Lane.					
Site is suitable for housing development X					
Reason(s) why site is suitable for housing: Site is within the urban area and close to services and facilities. 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 development? If yes, when?			The site was put forward as part of the Call for Sites process by the landowner.		

Land at Pound Land

SHLAA 2011/2012



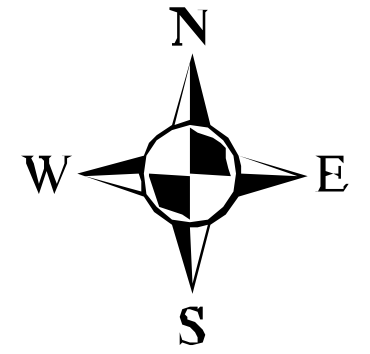
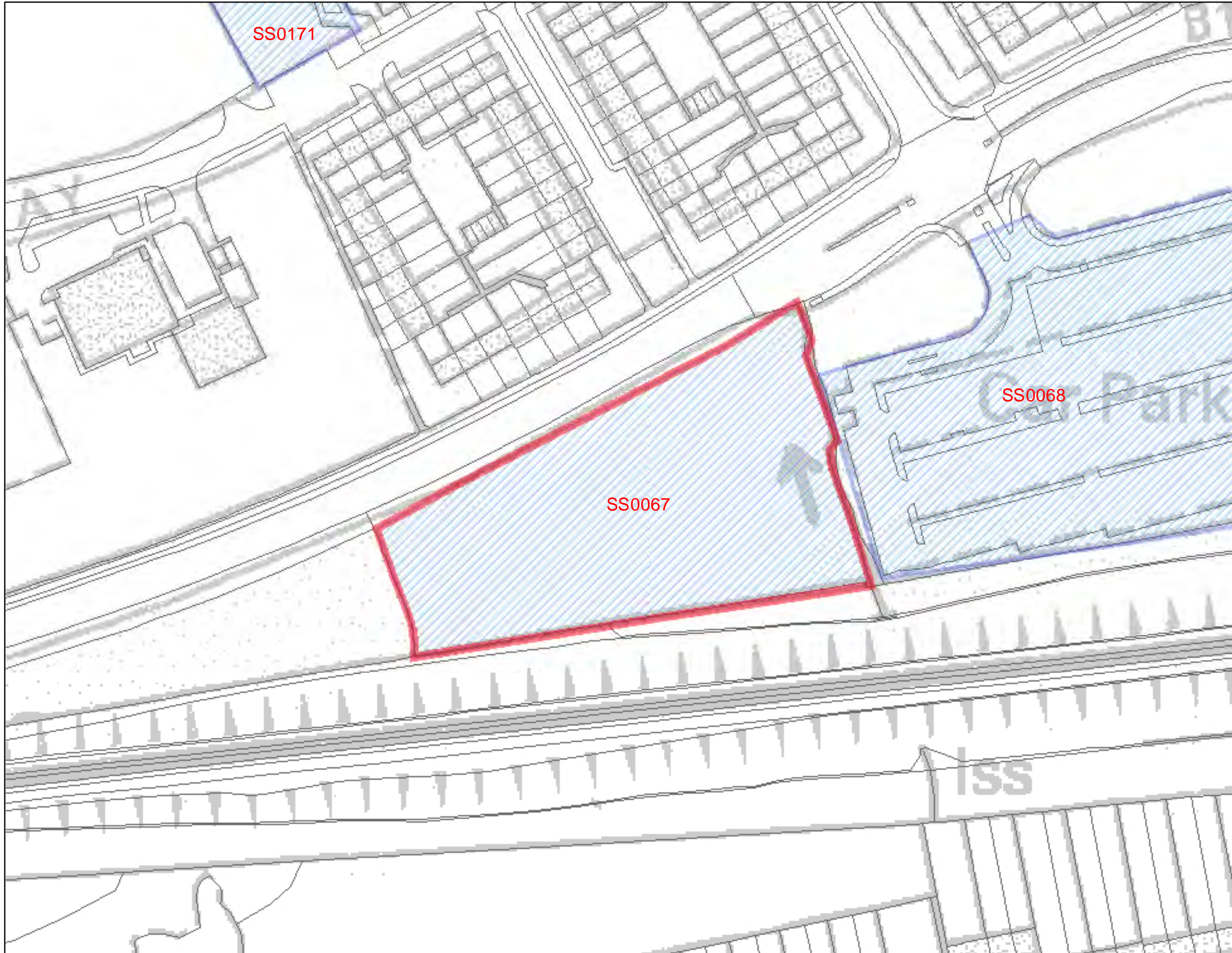
SS0064

SHLAA Site Survey Form Part 1

Address: Land at Laindon Link, South West of Roundacre	Site Area: 0.69ha	Current Use: Woodland/open space	Site Ref: SS0067		
Description of Site (including planning status) Irregular shaped site located on the southern side of Laindon Link, bounded by the C2C railway line to the south and a car park to the east. Mixed woodland and grassland. Allocated as 'Existing Open Space' in BDLP. No planning history Site area amended to exclude narrow western part of site covered by a Woodland TPO. Now 0.69ha (originally 0.99ha).			Site Access: Via Laindon Link (B1007) Access to Services (distance in m) Primary School: Lee Chapel and Anne Line RC <600m Secondary School: Woodlands and James Hornsby <1500m GPs / Health Centre: 2 (The Knares and Ballards Walk) <800m Neighbourhood Centre: 3 (Kibcaps, Ballards Walk and Cherrydown West) <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space and Children/young people Space <400m (Wickhay), Civic Space <800m (Basildon TC), Educational Field <400m (Anne Line RC & Lee Chapel), Country Park and Natural/Semi-Natural space <800m (Langdon Hills), Outdoor Sport Facility <2km (Basildon Golf Course), Urban Park <400m (Gloucester Park). Bus Stop: 300m (Great Knightleys) Railway Station: Basildon <1km		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	Area: 0.69ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.69ha			
Previously Developed Land	No				
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

Address: Land at Laindon Link, South West of Roundacre		Site Area: 0.69ha	Current Use: Woodland/open space	Site Ref: SS0067	
H.E.R – No records			TPO	TPO/19/06 – W1 and G1	Yes
			Archaeological Finds Area		No
Highway issues: Walking distance to bus and rail stations; Laindon Link road busy at peak hours.					
Constraints (description):					
<ul style="list-style-type: none"> SSSI buffer, Existing open space allocation in BDLP Tree Preservation Order on most trees 			<ul style="list-style-type: none"> Protected Species Alert Area, Backs onto railway line Potential areas of contamination (no detail) Laindon Link is a busy road 		
Could the constraints be overcome? Yes If yes, how?					
<ul style="list-style-type: none"> Due to intervening urban development the SSSI area would not be adversely affected by the sites development. Open space allocation could be updated Investigation of protected species and attenuation as necessary, Noise attenuation measures as appropriate with regard to proximity of railway line and main road. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures Additional road management measures needed to improve movement into/out of the site if developed. 					
What is the most suitable type of development for this site? Mixed Open space/woodland and/or residential or commercial. Submitted for commercial or residential.					
Site is suitable for housing development X					
Reason(s) why site is suitable for housing: Urban area, close to all services and town centre. Any development would need to be subject to satisfactory survey of protected species, retention of majority of trees, provision of suitable noise buffer due to railway and suitable highway access. Should allocation become a prospect PPG17 assessment should determine its status.					
Is site available for development? If yes, when?			Yes. Site was submitted by the landowner through the Call For Sites exercise and has since confirmed their interest.		

SHLAA 2011/2012



SS0067

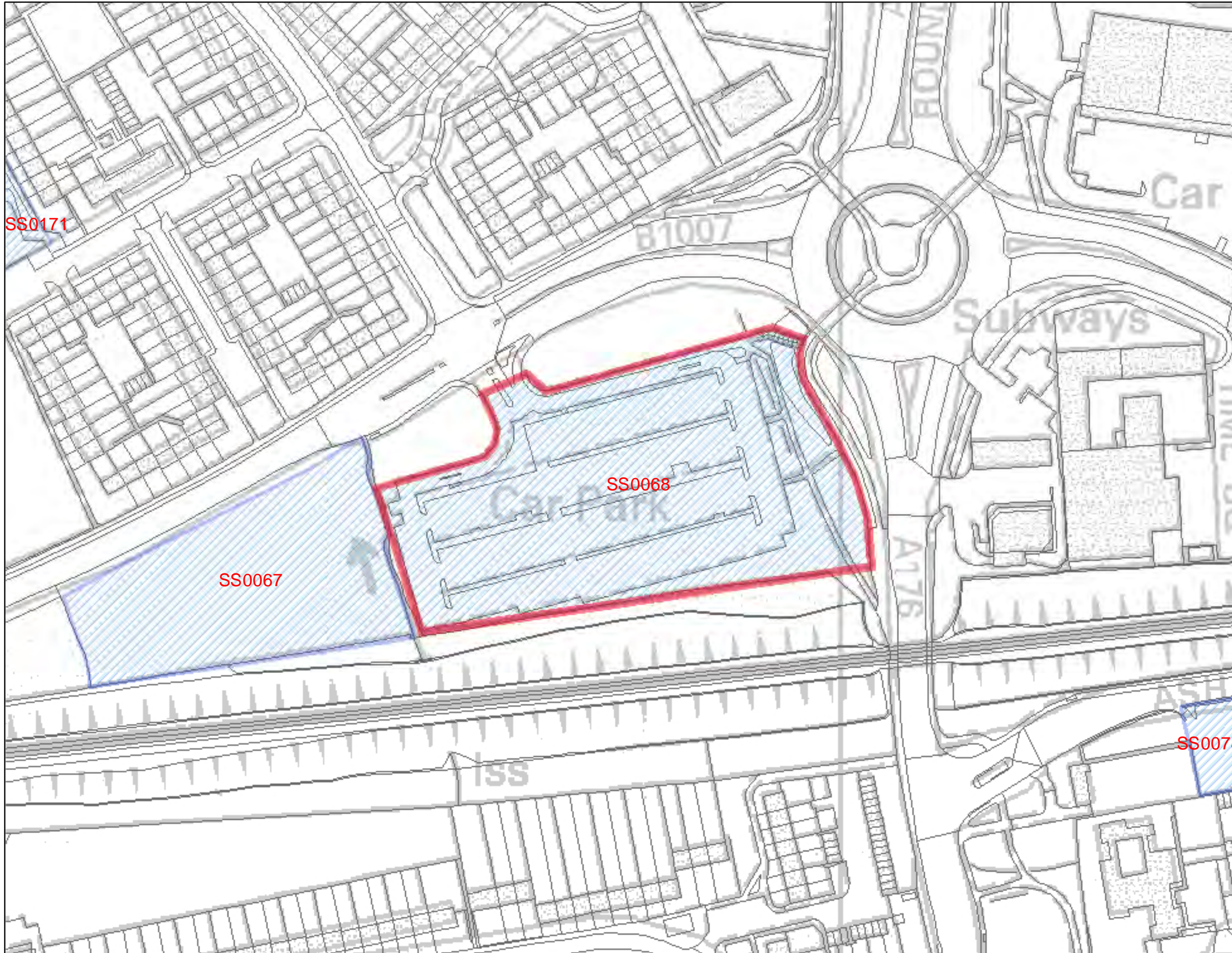
SHLAA Site Survey Form Part 1

Address: Car park southwest of Roundacre.		Site Area: 1.34ha	Current Use: Car Park	Site Ref.: SS0068							
Description of Site (including planning status)			Site Access: Laindon Link								
<p>Medium size parcel of land, currently operated as a car park for the town centre, between the Laindon Link, Roundacre and the C2C rail line. The site is accessed from the Laindon Link at the junction with Great knightleys. It contains a number of mature trees along its boundaries. It has links into the footpath network, with an underpass to cross Roundacre into the Town Centre at the north eastern boundary.</p>			<p>Access to Services (distance in m) Primary School: St. Anne Line RC; Lee Chapel <600m Secondary School: Woodlands School; James Hornsby <1500m GPs / Health Centre: 3 (Ballards Walk; The Knares; Kingswood Medical Centre) Neighbourhood Centre: 3 (Cherrydown West; Ballards Walk; Kibcaps) <800m Town Centre: Basildon Public Open Space: Amenity GS <400m; Urban Parks <400m; Children & Young People Spaces <400m; Civic Space <400m; Country Park <2km; Educational Fields <2km; Outdoor sports facilities <2km; Bus Stop: within 400m + Basildon bus station within 800m Railway Station: Basildon station within 1km</p>								
Ownership:		- Public Body?		No							
		- Private Individual?		No							
		- Company?		No							
		- Unknown?		Yes							
Urban Area Site		Yes		Area: 1.34ha							
Green Belt Site		No									
Greenfield Site		No									
Previously Developed Land		Yes		Area: 1.34ha							
Site Constraints											
Areas excluded from the SHLAA			Constraints that may affect a site's viability								
Scheduled Monument		Within		Ancient Woodland		Within		No			
		Part of				Part of Site		No			
		Adj. To				Within Buffer		No			
SSSIs/ SACs / SPAs / Ramsar		Within		Local Wildlife Sites		Within		No			
		Part of Site				Part of Site		No			
		Within Buffer				Within Buffer		No			
Local Nature Reserve (LNR)		Within		Biodiversity Action Plan (BAP) Priority Habitat		Within		No			
		Part of Site				Part of Site		No			
		Within Buffer				Within Buffer		No			
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No		Protected Species Alert Area Protected Species Alert Area - 10m Buffer				Yes			
Washland		No						Yes			
Marshes Protection Area		No									
Existing, developed business/ industrial areas		Within		Village Green & Common Land				No			
		Part of				Ground Water Vulnerability Area				No	
		Adj. To								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 Contaminated Land		C					
400m buffer zone around wastewater/sewage treatment plants		No		Definitive Footpath (PRoW)				No			
				TPO				Yes			
				Archaeological Finds Area				No			

Address: Car park southwest of Roundacre.	Site Area: 1.34ha	Current Use: Car Park	Site Ref.: SS0068	
Highway issues:				
Constraints (description): <ul style="list-style-type: none"> ○ Susceptible to surface water flooding ○ TPO 10/92 (12 trees on west and east boundaries and central) ○ protected species alert for boundary trees to the south and west of site ○ Within 2km buffer of SSSI ○ Rail line on southern boundary. ○ Likely existence of contamination – no detailed assessment made. 				
Could the constraints be overcome? Yes <ul style="list-style-type: none"> ○ Design to manage surface water ○ Tree survey and protection / replanting of important trees during construction ○ Investigation of species on site and relocation / management ○ No impact on SSSI due to intervening urban development. ○ Noise mitigation due to rail line. ○ Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures. 				
What is the most suitable type of development for this site? Commercial, residential or mixed use.				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: Site is within the settlement boundary, close to most amenities, facilities and services. None of the constraints that would make the site unsuitable.				
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.	

Car Park SW of Roundacre

SHLAA 2011/2012



SS0068

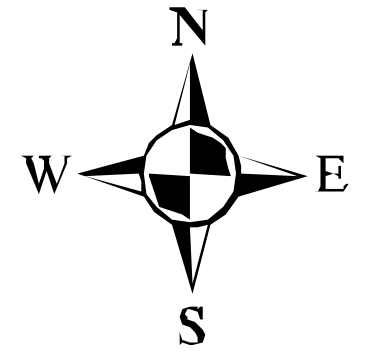
SHLAA Site Survey Form Part 1

Address: Open Space and garages at rear of 1-53 Paprills, 318-334 Great Gregorie and 156-184 The Knares, Lee Chapel South	Site Area: 0.49ha	Current Use: Open space/ playground/ garage court	Site Ref.: SS0069		
Description of Site (including planning status) Irregular shaped site located on the west side of Great Gregorie, largely surrounded by residential properties whose private rear gardens back onto the site. The western half is laid out as a parking and garage court area, whilst the eastern half is largely laid out as grass and comprises a number of trees/shrubs and some children's play equipment. Allocated as 'Existing Open Space (Less than 0.4 hectares)' in BDLP No planning history			Site Access: Great Gregorie Access to Services (distance in m) Primary School: St Anne Line and Lee Chapel within 600m Secondary School: Woodlands and James Hornsby within 1500m GPs / Health Centre: The Knares <800m Neighbourhood Centre: within 800m Town Centre: Basildon within 800m Public Open Space: site is an open space and open spaces within 400m and 800m Bus Stop: within 400m Railway Station: Basildon within 1km		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	Area: 0.49 Ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.32 Ha			
Previously Developed Land	Yes	Area: 0.17 Ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		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		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	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 Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
Highway issues: No particular access issues due to good road connection with Great Gregorie					

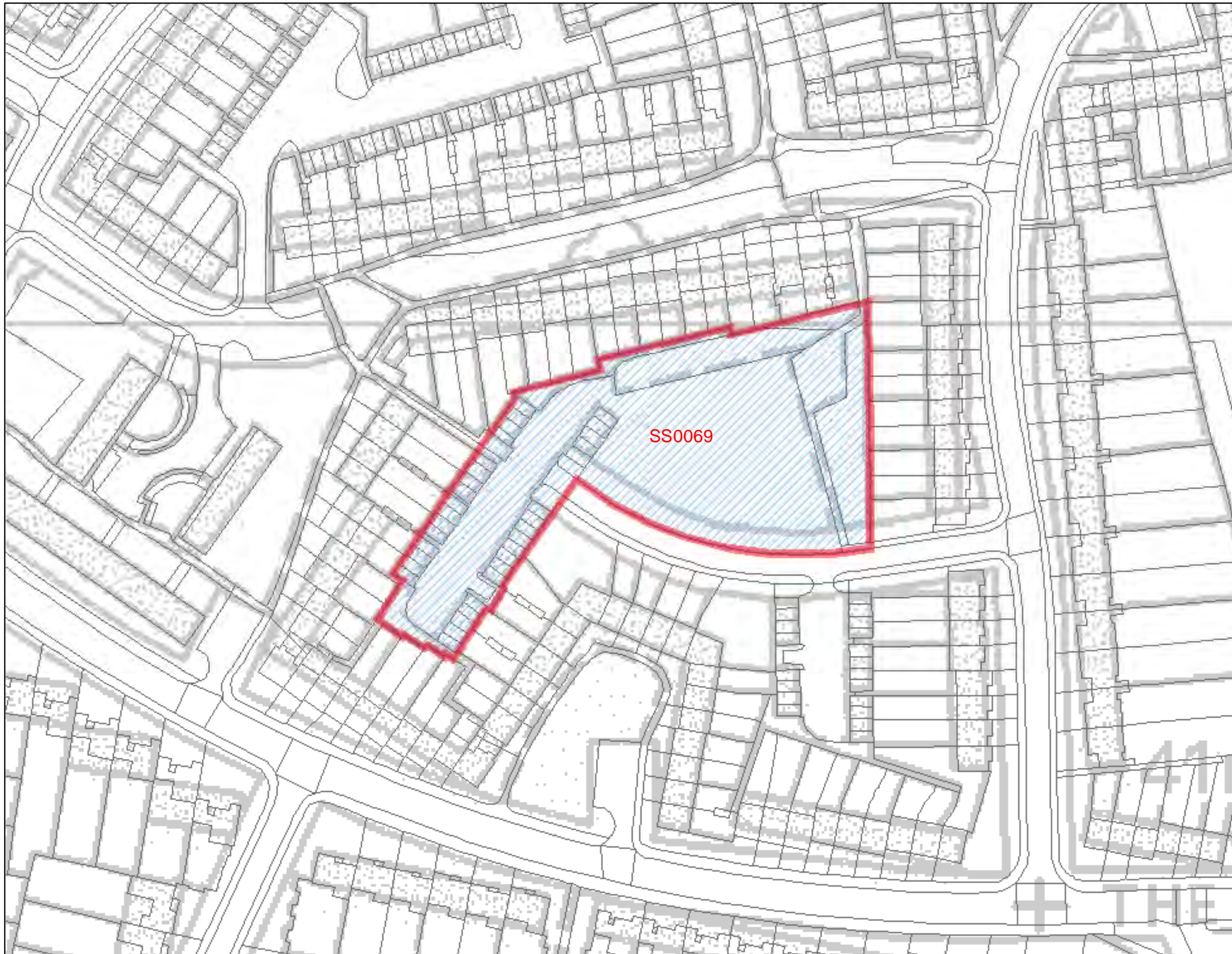
Address: Open Space and garages at rear of 1-53 Paprills, 318-334 Great Gregorie and 156-184 The Knares, Lee Chapel South	Site Area: 0.49ha	Current Use: Open space/ playground/ garage court	Site Ref.: SS0069	
Constraints (description): <ul style="list-style-type: none"> Existing open space allocation in BDLP; Within 2km buffer of Basildon Meadows SSSI; Likely existence of contamination – no detailed assessment made. Loss of car parking space for local residents 				
Could the constraints be overcome? Yes If yes, how? <ul style="list-style-type: none"> 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 on potential contamination and mitigation or avoidance measures. Suitable replacement landscaping should also be provided in the locality to compensate for the loss of any existing trees. 				
What is the most suitable type of development for this site? Open space, parking area, residential development, or a combination of all three.				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: Urban area, good transport links. PPG 17 assessment undertaken in 2010 concluded that development of the site would not have an impact on provision of open spaces.				
Is site available for development? If yes, when? Yes. Site was submitted through the Call For Sites process by the landowner. Time bracket to reflect change in policy.				

Open Space and Garages at rear of 1-53 Paprills

SHLAA 2011/2012



SS0069

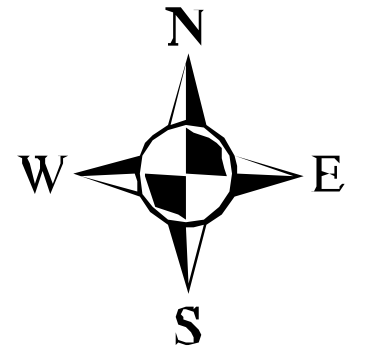


SHLAA Site Survey Form Part 1

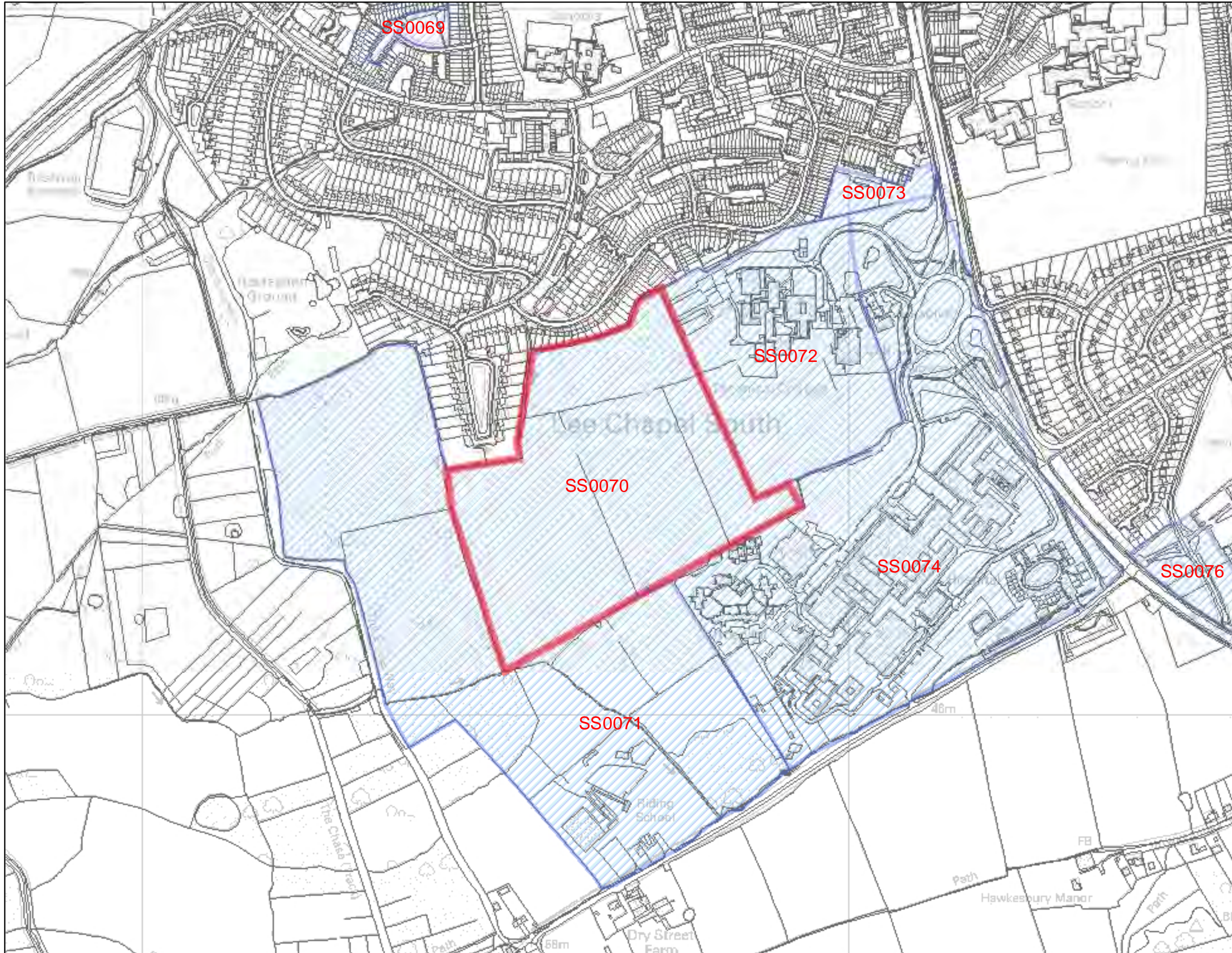
Address: Land West of Basildon College, north of Basildon Hospital (Area of Special Reserve)		Site Area: 13.4ha	Current Use: Grass/farmland	Site Ref.: SS0070		
Description of Site (including planning status) Site is comprised of grassland, enclosed by a field hedge to the south and east, beyond which lies Basildon Hospital. The land to the north east is identified as a playing field associated with Basildon College. The land to the west is farmland which is allocated as an Area of Special Reserve. Development Plan: Allocated as an Area of Special Reserve in the BDLP 1998			Site Access: Potential via adjacent sites.			
			Access to Services (distance in m) Primary School: Lee Chapel <600m Secondary School: Woodlands <1500m GPs / Health Centre: The Knares <800m Neighbourhood Centre: Kibcaps <800m Town Centre: Basildon >800m (1km) Public Open Space: Amenity Green Space and Children/young people space <400m (Nethermayne), Civic space <2km (Basildon TC), Educational Field <400m (Woodlands and site itself), Natural/semi-nat space <800m (Langdon Hills), Country Park <2km (Langdon Hills), Outdoor Sport Facility <800m (Basildon Golf Course), Urban Park <2km (Gloucester Park) Bus Stop: 300m (Nethermayne) Railway Station: Basildon <1km			
Ownership:		- Public Body?	Yes			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
Urban Area Site	Yes	Area: 13.4ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 13.4ha				
Previously Developed Land	No					
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		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	Yes	
	Part of Site	No		Part of Site	Yes	
	Within Buffer	Yes		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	Yes	
	Part of Site	No		Part of Site	Yes	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		Yes	
Washland		No			Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO		No	
			Archaeological Finds Area		No	
Highway issues: No access at present, which would need to be provided as part of a larger site, likely from Nethermayne						
Constraints (description): <ul style="list-style-type: none"> SSSI Buffer LoWS, BAP and protected species alert area 						

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	
<ul style="list-style-type: none"> • Ground Water vulnerability Area • Potential contaminated land, no detailed investigations undertaken • No access 				
Could the constraints be overcome? Yes If yes, how? 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 development for this site? Expansion of hospital, if access issues could be overcome then residential or mixed use as part of a wider development scheme				
Site is suitable for housing development 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 an 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 yes, when? Yes. The site has existing allocation to develop and the intention to develop it is established. Access constraints can be overcome via adjacent sites.				

SHLAA 2011/2012



SS0070



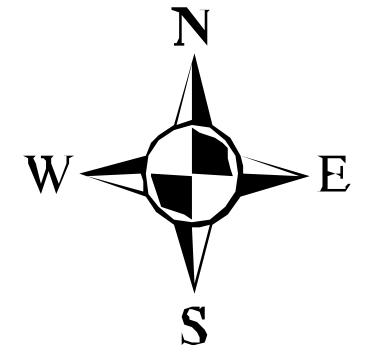
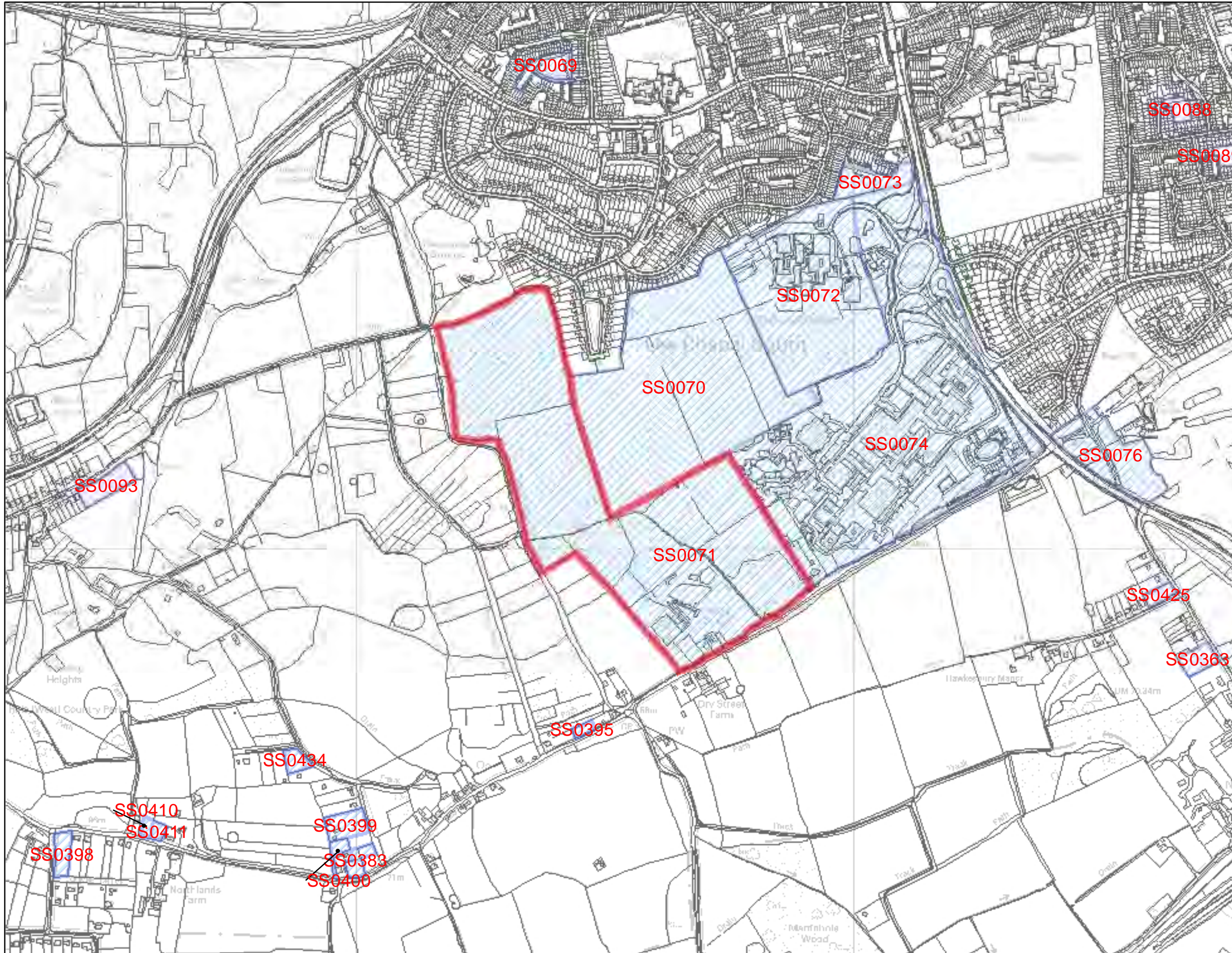
SHLAA Site Survey Form Part 1

Address: Land north of Dry Street (Area of Special Reserve – Saved Policy BAS S3)	Site Area: 21Ha	Current Use: Farmland & riding school	Site Ref.: SS0071			
Description of Site (including planning status) Large area of principally grazing land to the west of Basildon college campus and Basildon Hospital. The site also comprises a small riding school to the south. Woodland lies to the west and residential properties occupy the land to the north.			Site Access: Dry Street			
Development Plan: The land is allocated as an 'Area of Special Reserve' in the development plan (Policy BAS S3). This states 24ha of land north of Dry Street, with development to depend upon the provision of open space and community facilities including a primary school, community centre, local shops and a health centre on the remaining 11ha, together with off-site highway works.			Access to Services (distance in m) Primary School: Lee Chapel <600m Secondary School: Woodlands <1500m GPs / Health Centre: The Knares <800m Neighbourhood Centre: Kibcaps <800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space and Children/young people space <400m (Fletchers/Sporhams), also within site. Civic space <2km (Basildon TC), Educational Field <400m (Basildon College), Natural/semi-nat space <400m (Langdon Hills), Country Park <400m (Langdon Hills), Outdoor Sport Facility <800m (Basildon Golf Course), Urban Park <2km (Gloucester Park) Bus Stop: 500m (Nethermayne) Railway Station: Basildon <1600m			
Ownership:		- Public Body?	Yes			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
Urban Area Site	Yes	Area: 21ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 20ha				
Previously Developed Land	Yes	Area: 1ha				
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		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	Yes	
	Part of Site	No		Part of Site	Yes	
	Within Buffer	Yes - SSSI		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	Yes	
	Part of Site	No		Part of Site	Yes	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland	SE corner	Yes	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Groundwater vulnerability area		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within/ Adj.	No	
Electricity Pylons		No	Listed Buildings Dry St Farmhouse (SW corner)	Within	No	
				Adj. To	Yes	
Immovable communications		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)	western site periphery	Yes	
H.E.R – Roman or Medieval Jug found (SMR 5120 and 5121)			TPO		No	
			Archaeological Finds Area		Yes	
Highway issues: Comprehensive residential development of the site would place pressure on adjoining highway infrastructure which would need to be upgraded to suit. Additional highway infrastructure may be required to serve a replacement college and/or hospital elsewhere within the town.						
Constraints (description): Ground water vulnerability area, Tree Preservation Orders within the site, HAP/LoWS and protected species alert area. SSSI buffer. Hospital and college complexes. Sewerage infrastructure capacity						

Address: Land north of Dry Street (Area of Special Reserve – Saved Policy BAS S3)	Site Area: 21Ha	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.				
<p>Could the constraints be overcome? Yes</p> <p>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.</p>				
<p>What is the most suitable type of development for this site? Education/Hospital/open space/sports field/farmland or residential, or a mix of all of the above.</p>				
<p>Site is suitable for housing development x</p>				
<p>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.</p>				
<p>Is site available for development? If yes, when?</p> <p>Being an Area of Special Reserve in the existing allocated development plan for Basildon, development has been discussed and thus the landowners established.</p>				

Land North of Dry Street ASR

SHLAA 2011/2012



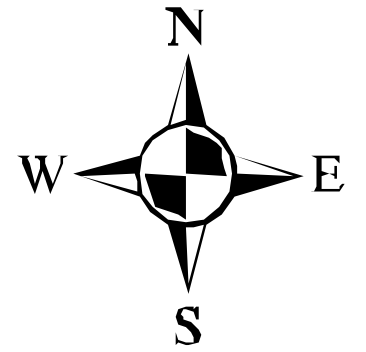
SS0071

SHLAA Site Survey Form Part 1

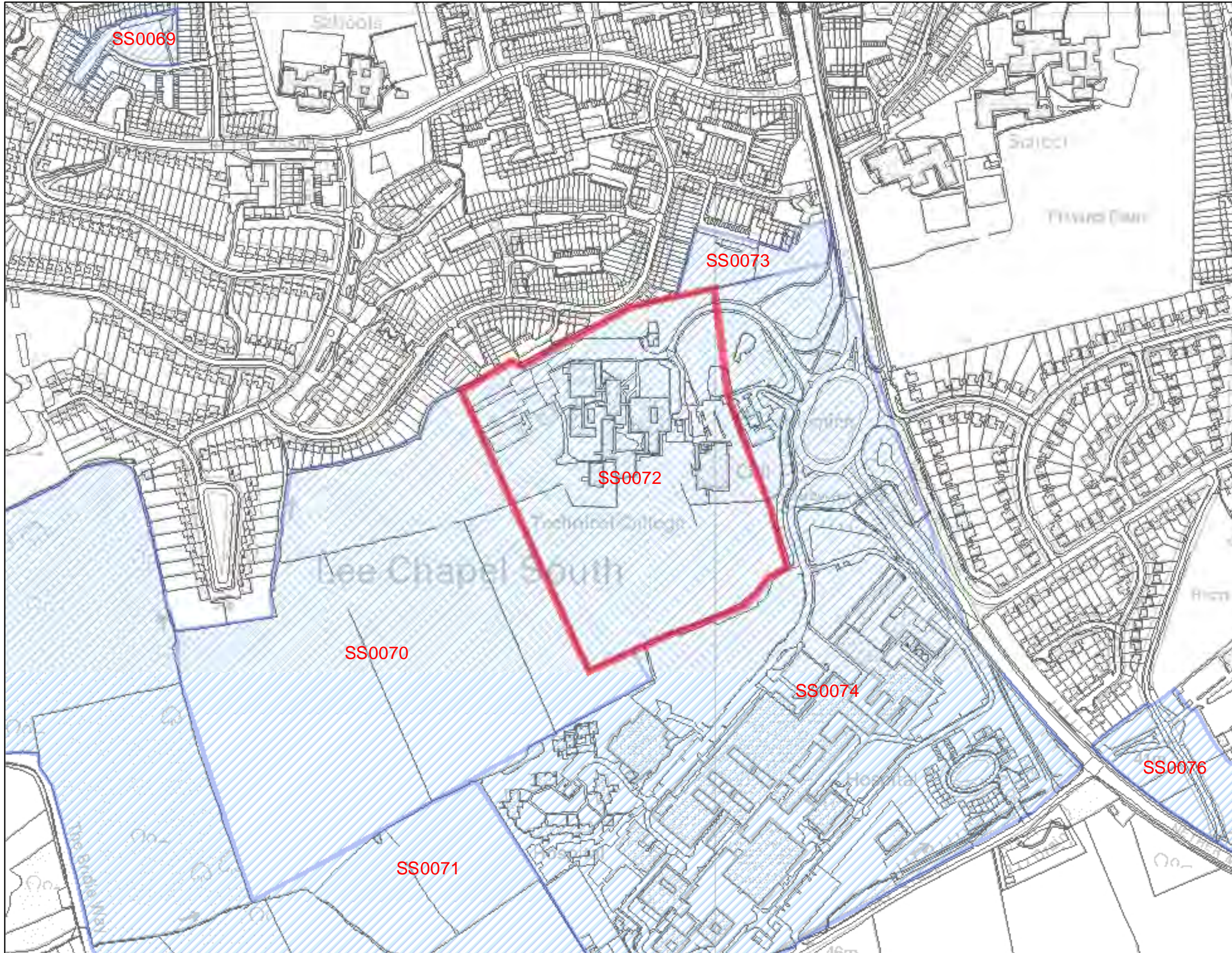
Address: Thurrock and Basildon College Nethermayne Campus	Site Area: 8.28ha	Current Use: Educational college	Site Ref.: SS0072									
Description of Site (including planning status) Entire site currently occupied by the South Essex College (Basildon Campus). The site includes several 1 to 4 storey linked campus blocks, with ancillary surface car parking areas, landscaping and adjoining sports field, located on the west side of Nethermayne, Basildon. 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 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. 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.			Site Access: Nethermayne Access to Services (distance in m) Primary School: Lee Chapel <600m Secondary School: Woodlands <1500m GPs / Health Centre: 1 (The Knares) <800m Neighbourhood Centre: 1 (Kibcaps) <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (Nethermayne); Civic space <2km (Basildon TC); Educational Field <400m (Woodlands); Natural/semi-nat space <800m (Langdon Hills); Country Park <2km (Langdon Hills); Outdoor Sport Facility <800m (Basildon Golf Course); Urban Park <2km (Gloucester Park). Bus Stop: 130m (Nethermayne) Railway Station: Basildon <1km									
Ownership: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td>Yes</td></tr> <tr><td>- Private Individual?</td><td>No</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>			- Public Body?	Yes	- Private Individual?	No	- Company?	No	- Unknown?	No		
- Public Body?	Yes											
- Private Individual?	No											
- Company?	No											
- Unknown?	No											
Urban Area Site Yes Area: 8.28ha Green Belt Site No Greenfield Site Yes Area: 5.98ha 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	Ancient Woodland	Within	No							
	Part of	No		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	Yes		Within Buffer	Yes							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	Yes							
Flood Zone		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		Yes							
Washland		No			Yes							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No							
	Part of	No		Ground Water Vulnerability		Yes						
	Adj. To	No										
Oil / Gas Pipelines		No	Conservation Area	Within/Adj. To	No							
Electricity Pylons		No	Listed Buildings	Within/Adj. To	No							
Immovable communications		No	Potential Contaminated Land		C							

Address: Thurrock and Basildon College Nethermayne Campus		Site Area: 8.28ha	Current Use: Educational college	Site Ref.: SS0072	
400m buffer zone around wastewater/sewage plants		No	Definitive Footpath (PRoW)		No
			TPO	TPO/1/52	Yes
			Archaeological Finds Area		No
Highway issues: No particular issue, good access from roundabout junction on Nethermayne.					
Constraints (description):					
<ul style="list-style-type: none"> • 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?					
<ul style="list-style-type: none"> • 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 type of development for this site?					
Education/open space/sports field; Residential; Mixed use; Extension of Basildon Hospital.					
Site is suitable for housing development X					
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 development? If yes, when?			The site was put forward as part of the Call for Sites process by the landowner.		

SHLAA 2011/2012



SS0072

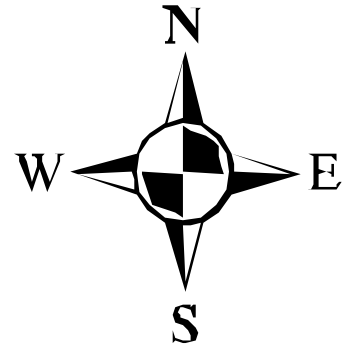


SHLAA Site Survey Form Part 1

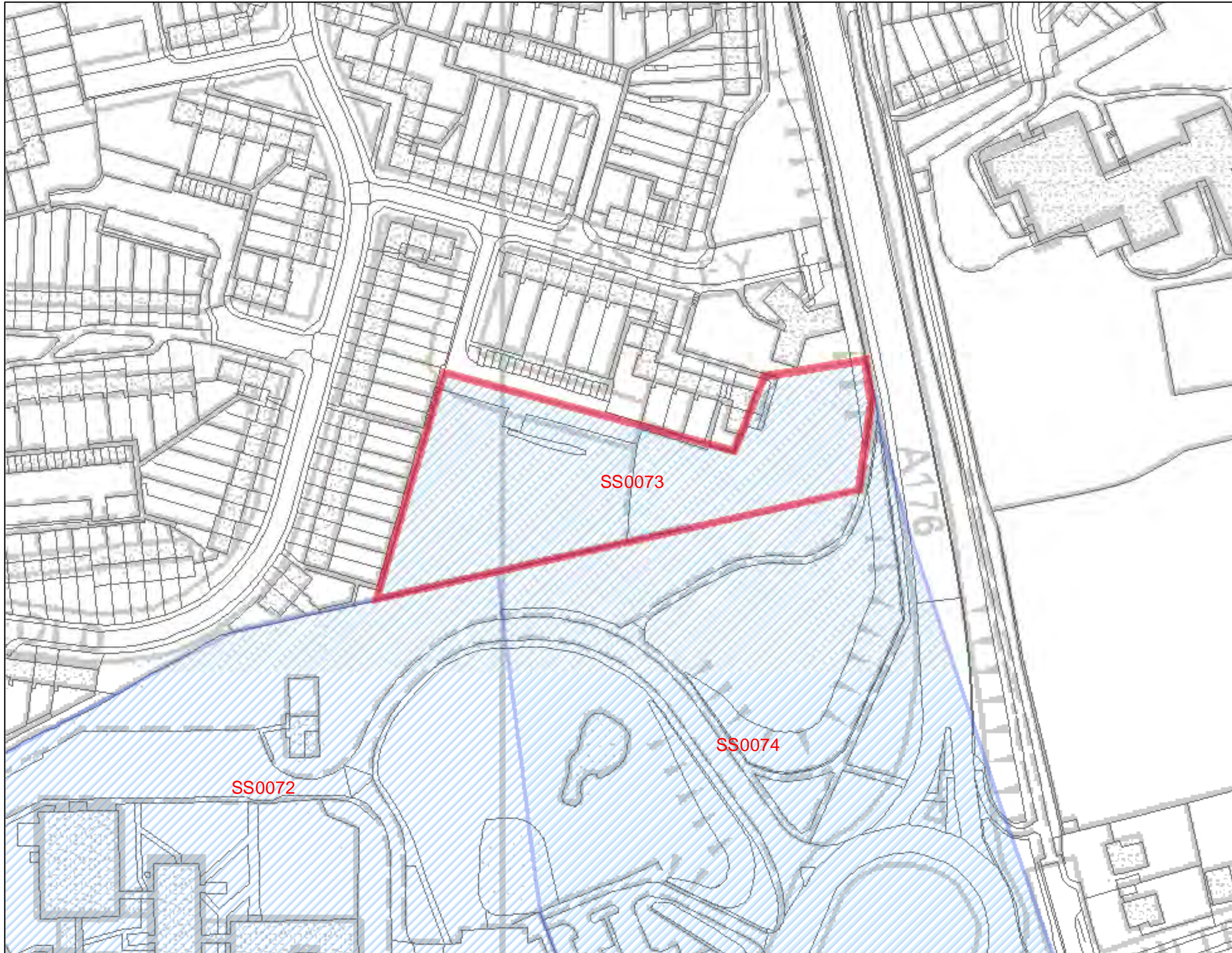
Address: Rear of 6-38 Eastley, Basildon		Site Area: 0.69ha	Current Use: Playground and vacant/informal open space	Site Ref.: SS0073	
<p>Description of Site (including planning status) Irregular shaped parcel of land to the west of Nethermayne, within a residential area. The site is a landscaped area currently used as open space for the surrounding dwellings and apartment building, separating residential properties from the college to the south. The site is predominantly laid to grass with several trees within the site and along the southern boundary. It contains a playground and a strip of an adjoining parking court yard (to the rear of 6-26 Eastley). Residential terraces adjoin the site to the north and the west, with South Essex College (Basildon Campus) occupies the site to the south.</p> <p>Development Plan: Allocated as an area of no notation in the BDLP 1998.</p> <p>Planning history: 04/00859/FULL (slightly larger site) – Erection of part two/part three storey terrace of 16 houses, and 1 no. x 3 storey block of 9 no. flats with vehicle and pedestrian access and parking, community open space and toddler play area. Withdrawn 05.07.04. Prior to being withdrawn the application was referred to the Development Control and Traffic Management Committee where although it was recommended planning permission be granted members resolved to refuse the application for the following reasons:</p> <ul style="list-style-type: none"> i) To allow residents to request that the status of the land be reconsidered during the current consultations on the draft District Local Plan. ii) Damage to residential amenity by reason of loss of vital open space. iii) Damage to visual amenity by reason of the loss of vital open space and overlooking. <p>The initial recommendation to approve was subject to a Section 106 agreement being entered into for the provision of 25 units of affordable housing and the provision of a commuted sum for the future maintenance of the play area and open space.</p> <p>Obtained Village Green Status based on 4th November 2004 application to obtain status. Essex County Council published the decision in April 2009.</p>			<p>Site Access: Eastley</p> <p>Access to Services (distance in m) Primary School: Lee Chapel <600m Secondary School: Woodlands <1500m GPs / Health Centre: 2 (The Knares; Kingswood Medical Centre) <800m Neighbourhood Centre: 3 (Kibcaps; Cherrydown West; Clay Hill Road) <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (Nethermayne); Civic space <2km (Basildon TC); Educational Field <400m (Woodlands); Natural/semi-natural space <800m (Langdon Hills); Country Park <2km (Langdon Hills); Outdoor Sport Facility <800m (Basildon Golf Course; Sporting Village); Urban Park <2km (Gloucester Park).</p> <p>Bus Stop: 260m (Nethermayne) Railway Station: Basildon <1km</p>		
Ownership:		- Public Body?	Yes		
		- Private Individual?	No		
		- Company?	No		
		- Unknown?	No		
Urban Area Site	Yes	Area: 0.69ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.64ha			
Previously Developed Land	Yes	Area: 0.05ha			
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		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No

Address: Rear of 6-38 Eastley, 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)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	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 Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
Highway issues: Existing access via Eastley is limited though would appear adequate for small scale development.					
Constraints (description):					
<ul style="list-style-type: none"> o Protected species alert area (southern boundary). Previous survey has shown presence of great crested newts. o SSSI 2km buffer. o Potential designation of land as open space as per planning application decision in 2004 o Presence of several mature trees. 					
Could the constraints be overcome? Yes					
<ul style="list-style-type: none"> o Protected species investigations and remediation undertaken. o SSSI buffer unlikely to be affected by development due to intervening urban development. o PPG17 Assessment to establish the need and demand for open space, including play equipment. o Existing mature trees should be retained where possible in the interests of visual amenity and to provide a buffer to adjoining college site and Nethermayne. o Tree survey to identify important specimens; Design solution to avoid impact on trees; removal of trees. 					
What is the most suitable type of development for this site?					
Open space; residential.					
Site is NOT suitable for housing development X					
Reason(s) why site is suitable for housing:					
This site has Village Green status and is therefore unsuitable.					

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SS0073



SHLAA Site Survey Form Part 1

Address: Land north of Dry Street and west of Nethermayne, comprising Basildon Hospital, Nethermayne roundabout and Ashdale, Dry Street	Site Area: 0.72 Ha	Current Use: Hospital and Nethermayne roundabout land	Site Ref: SS0074			
Description of Site (including planning status) Expansive area of land located immediately to the south of the principal settlement of Basildon. The site in its revised states comprises the Basildon Hospital complex in the south and Nethermayne roundabout in the north. Most of the site has a built up appearance comprising Several 1 to 4 storey high hospital buildings.			Site Access: Nethermayne			
Development Plan: The hospital complex and roundabout are located within an area of no notation on the BDLP 1998. Land in the north of the site is allocated as 'Existing Open Space'.			Access to Services (distance in m) Primary School: Lee Chapel <600m Secondary School: Woodlands <1500m GPs / Health Centre: The Knares <800m Neighbourhood Centre: Kibcaps <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (Nethermayne), also within site. Civic space <2km (Basildon TC), Educational Field <400m (Woodlands and site itself), Natural/semi-nat space <400m (Langdon Hills), Country Park <400m (Langdon Hills), Outdoor Sport Facility <400m (Basildon Golf Course), Urban Park <2km (Gloucester Park) Bus Stop: 130m (Nethermayne) Railway Station: Basildon <1km			
Planning History: Various applications for extensions, alterations and new blocks in relation to the hospital site.						
Site boundaries to be amended to exclude unimplemented Dry Street allocation and college site – amended area = 22.4Ha (was 66.3 ha) Hospital site (15.4ha) and the roundabout/highways site of 6.3ha needs to be excluded, leaving Ashdale of 0.72ha						
Ownership:		- Public Body?	Yes			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	Yes			
Urban Area Site	Yes	Area: 22.4ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 4ha				
Previously Developed Land	Yes	Area: 18.4ha				
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		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	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) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		Yes	
Washland		No			Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj.	No	
Immovable communications links		No	Potential Contaminated Land	C		