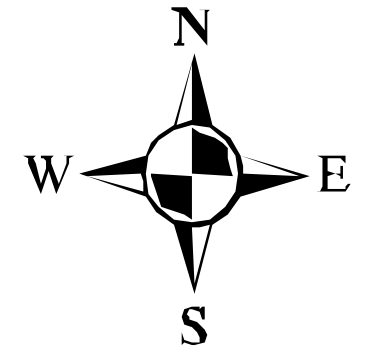
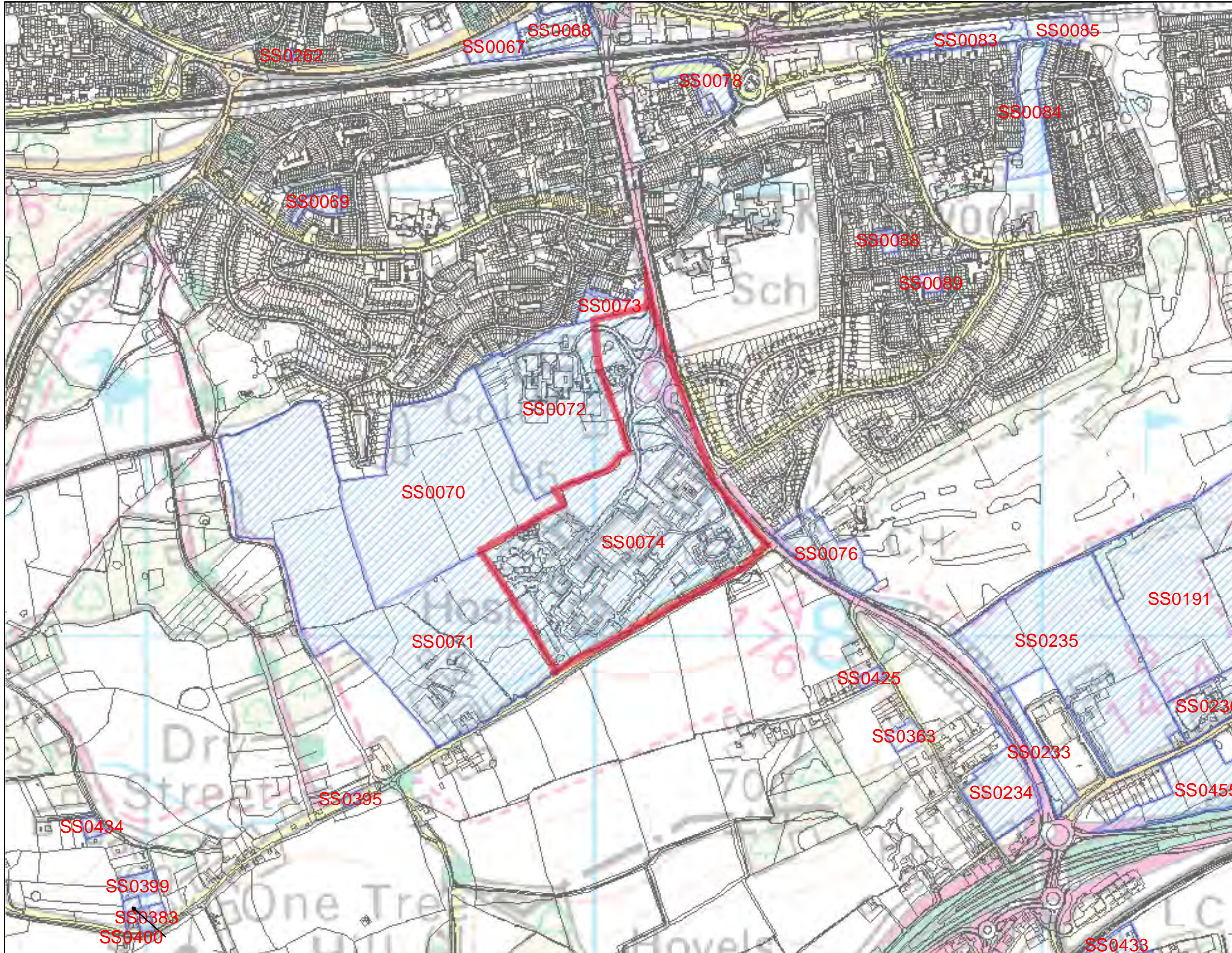


Address: Land north of Dry Street and west of Nethermayne, comprising Basildon Hospital, Nethermayne roundabout and Ashdale, Dry Street		Site Area: 0.72 Ha	Current Use: Hospital and Nethermayne roundabout land	Site Ref: SS0074	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO – oaks and maples	TPO/1/52	Yes
			Archaeological Finds Area		No
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 would 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, protected species alert area, open space allocation in the development plan. SSSI buffer. Hospital complex. Major road intersection and highway infrastructure. Sewerage infrastructure capacity limits. Archaeology. Likely existence of contamination – no detailed assessment made.					
Could the constraints be overcome? Not easily. If yes, how? Where TPO trees are retained or alternative compensatory trees planted, where ground water investigation/attenuation is undertaken and where protected species investigations and remediation are undertaken. Where full residential development of the site is sought an alternative site for the hospital complex would need to be provided within the locality prior to any demolition. Expansion of sewerage capacity and highway infrastructure likely to be required. Intrusive investigation of the site to check potential contamination and mitigation measures					
What is the most suitable type of development for this site? Current use/Hospital and open space					
Site is suitable for housing development <input checked="" type="checkbox"/>					
Reason(s) why site is suitable for housing: The site is close to existing residential properties and in close proximity to Basildon station and town centre, although the site is an existing Hospital site and the relocation of this use is not feasible. Also, the Nethermayne roundabout is located within the site and it would be unsuitable to redirect this entire highway infrastructure to accommodate residential properties. However, the small narrow strip of Ashdale to the south west of the site could form a suitable site for housing, yet it would be more appropriate for the site to form an extension to the existing nursing accommodation located to the north west.					
Is site available for development? If yes, when?			The site was not formally submitted by the land owner and was carried over from the Replacement Local Plan. Therefore unavailable at this time.		

Land adjacent to Dry Street and Nethermayne

SHLAA 2011/2012



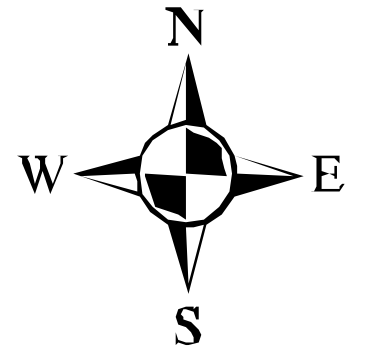
SS0074

SHLAA Site Survey Form Part 1

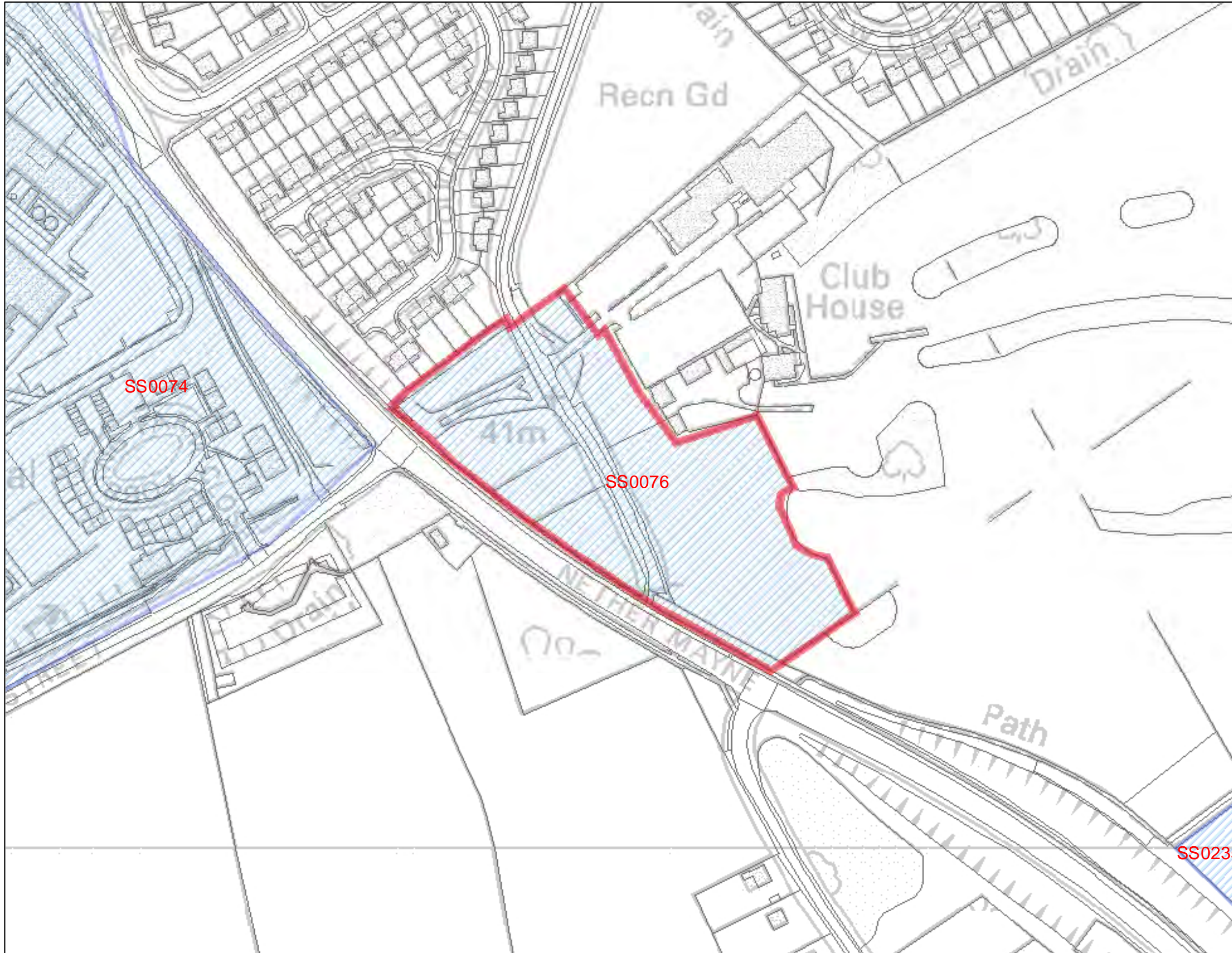
Address: Land North of Nethermayne, South of 35 Toucan Way, Basildon Golf Course	Site Area: 2.02ha	Current Use: Woodland/hard standing	Site Ref.: SS0076			
Description of Site (including planning status) Irregular shaped site located on the east side of Nethermayne. Largely covered in woodland and scrub, with a small area of hard standing. Basildon Golf course lies to the east, residential properties to the north and agricultural land to the south and west. Site of original T junction between Clay Hill Road and dry Street, as well as that of former Kingswood Hall and outbuildings, almost all of which has long since been demolished. Allocated as 'Leisure and Recreation Sites' in BDLP. Planning History: <ul style="list-style-type: none"> Indoor Ice rink, refused 21.07.1981 (BAS-0245-81) Petrol Filling Station, refused 03.03.1965 (BAS-1587-64) Outline residential development, refused 10.08.1966 (BAS-0705-66) Hotel, ancillary uses and 200 car parking spaces, refused 13.06.1991 (BAS-0933-90), on grounds of highway safety from revised junction alignment, and associated increased traffic noise detrimental to residential amenity. Extension to first floor kitchen, ground floor foyer with balcony and balustrade over – 08/01382/FULL – granted Construction of new clubhouse and maintenance shed and the development of a golf driving range – 07/00375/FULL - quashed 			Site Access: Via Nethermayne, Sparrows Herne Access to Services (distance in m) Primary School: Kingswood >600m Secondary School: Woodlands <1500m GPs / Health Centre: Witchards >800m Neighbourhood Cntr: Clay Hill Rd <800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space and Children/young people space <400m (Land off Sparrows Herne), Civic space <2km (Basildon TC), Educational Field <800m (Woodlands and Basildon College), Natural/semi-nat space non-district <400m (land north A13), Country Park <2km (Langdon Hills), Outdoor Sport Facility <400m (Basildon Golf Course), Urban Park <2km (Gloucester Park) Bus Stop: 300m (Nethermayne) Railway Station: Basildon <1600m			
Ownership:	- Public Body?	Yes				
	- Private Individual?	No				
	- Company?	No				
	- Unknown?	No				
Urban Area Site	Yes	Area: 2.02ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 1.69ha				
Previously Developed Land	Yes	Area: 0.33ha				
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	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	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		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	

Address: Land North of Nethermayne, South of 35 Toucan Way, Basildon Golf Course		Site Area: 2.02ha	Current Use: Woodland/hard standing	Site Ref.: SS0076	
				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/7/91 (oaks)	Yes
			Archaeological Finds Area		No
Highway issues: access via Sparrows Herne not possible due to its width and extra traffic, disturbance to local residents. Access would have to be from Nethermayne.					
Constraints (description):					
<ul style="list-style-type: none"> recreation site allocation in development plan. Tree Preservation Orders within the site, BAP buffer, LoWS and protected species alert area, SSSI buffer. Close proximity to Nethermayne could give rise to noise concerns. Drainage ditch through site. Likely existence of contamination – no detailed assessment made. Road through the middle of the site 					
Could the constraints be overcome? Partially					
If yes, how?					
<ul style="list-style-type: none"> Where recreation allocation removed from development plan. Where TPO trees are retained or alternative compensatory trees planted, where protected species investigations and remediation measures are undertaken or areas set aside for conservation purposes. Noise attenuation measures may also be necessary with regard to proximity to main road. Drainage ditch should be respected, re-routed or piped as appropriate. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures Relocate or incorporate the existing road through the middle of the site within the development scheme 					
What is the most suitable type of development for this site? Recreation/nature conservation/car park					
Site is NOT suitable for housing development x					
Reason(s) why site is suitable for housing: Whilst the site is in an urban area with good transport links and is in close proximity to Basildon station/town centre, the site is not suitable because it is a Local Wildlife Site.					
Is site available for development?			Yes. This site was submitted through the Call For Sites process by the landowner.		
If yes, when?					

SHLAA 2011/2012



SS0076

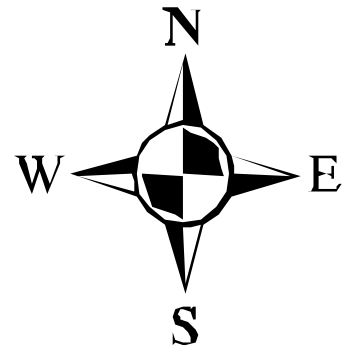


SHLAA Site Survey Form Part 1

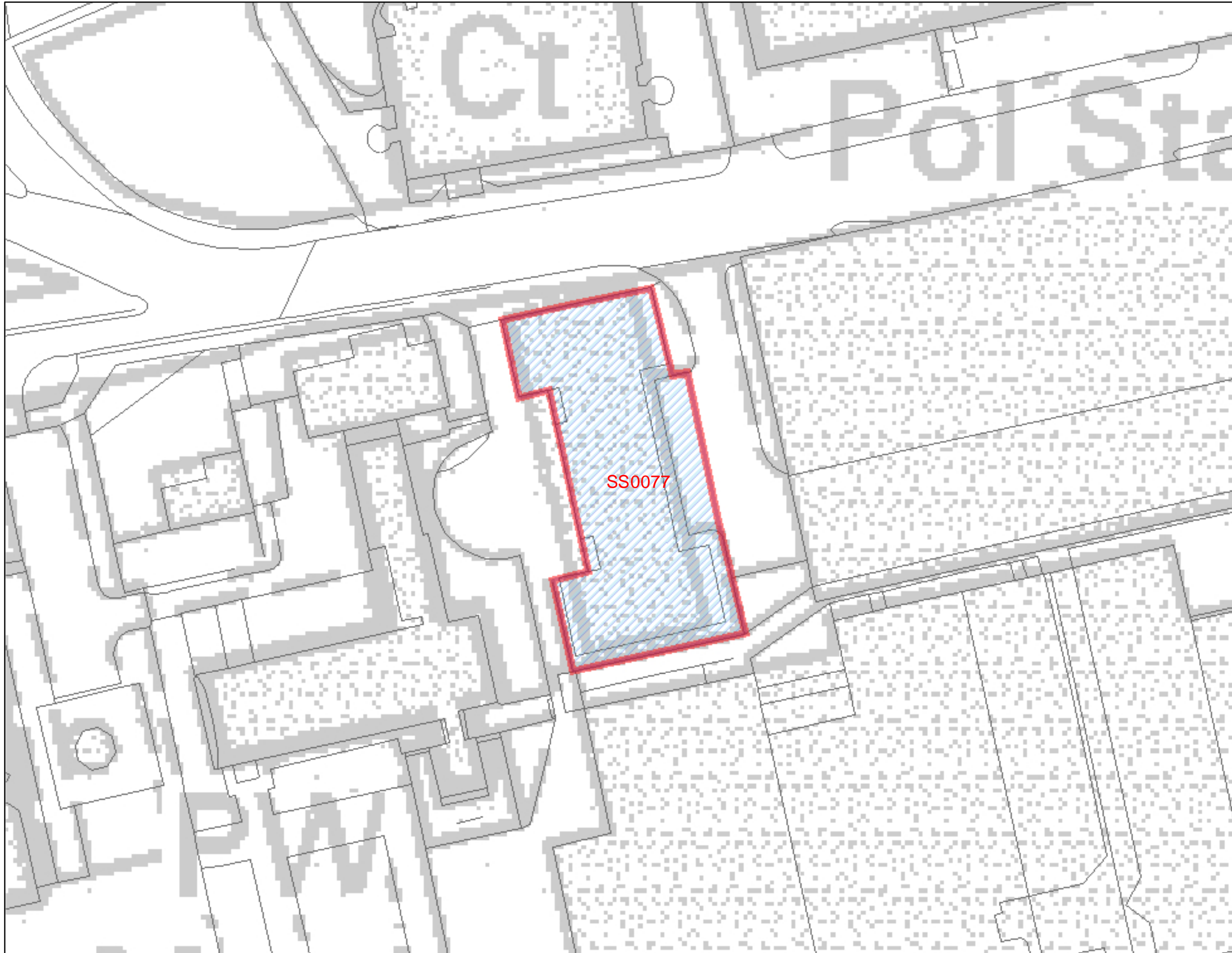
Address: Church Walk House, Church Walk, Basildon	Site Area: 0.11ha	Current Use: D1 – Education Facility (College)	Site Ref.: SS0077			
Description of Site (including planning status) Four storey 1960's constructed commercial office block, located within Basildon Town Centre on the south side of Great Oaks. The site lies to the west of a large multi storey car park, east of St. Martins Church, south of the Magistrates Court and to the north of a Marks and Spencer store. It has an access road to the rear. Development Plan: Allocated as 'Town Centre' in the BDLP 1998. Planning history: Used as offices (B1) until 2010, with only minor internal alterations and air conditioning units during that time. Now occupied by SEEVIC College.			Site Access: Church Walk/Great Oaks Access to Services (distance in m) Primary School: Ghyllgrove <600m Secondary School: Woodlands; De La Salle <1500m GPs / Health Centre: 2 (The Gore Surgery and Kingswood Medical Centre) <800m Neighbourhood Centre: 1 (Cherrydown West) <800m Town Centre: Basildon Public Open Space: Amenity Green Space <400m (Audley Way); Children/young people Space <400m (Audley Way); Civic Space <400m (Basildon TC); Educational Field <800m (Ghyllgrove); Natural/Semi-Natural space <800m (Nethermayne); Outdoor Sport Facility <2km (Basildon Golf Course; Sporting Village); Urban Park <400m (Gloucester Park). Bus Stop: Basildon Bus station within 400m Railway Station: Basildon <1km			
Ownership:	- Public Body?	No				
	- Private Individual?	No				
	- Company?	Yes				
	- Unknown?	No				
Urban Area Site	Yes					
Green Belt Site	No					
Greenfield Site	No					
Previously Developed Land	Yes	Area: 0.11ha				
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		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: Church Walk House, Church Walk, Basildon		Site Area: 0.11ha	Current Use: D1 – Education Facility (College)	Site Ref.: SS0077	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<p>Highway issues: Town centre location. Public car parks located nearby and generally within centre. Central bus station and Basildon railway station nearby within the centre. Good road links via ring road and access onto Great Oaks. Limited car parking within the site.</p>					
<p>Constraints (description): SSSI Buffer Likely existence of contamination. Commercial uses could be preferable given the scale and design of some surrounding structures, which limit the opportunity for desirable views from any buildings on the site. Likely existence of contamination – no detailed assessment made.</p>					
<p>Could the constraints be overcome? Yes. SSSI buffer of no consequence due to urban environment where there would be no adverse effect. Loss of employment / education space may not be acceptable and could prejudice overall vitality of the town centre. Intrusive investigation can be undertaken to check potential contamination, with mitigation or avoidance measures taken. Design solution could resolve issues of desirability. 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? Retail or other main town centre uses; residential; mixed use.</p>					
Site is suitable for housing development X					
<p>Reason(s) why site is suitable for housing: Town centre site with good access to amenities, facilities and services including transport links. None of the constraints restrict residential development.</p>					
<p>Is site available for development? If yes, when?</p>			<p>Yes. The site was submitted for consideration in the SHLAA by the landowner. Due to the regeneration work and Council's decision to masterplan the town centre for wider strategic benefit the timescale has been amended.</p>		

SHLAA 2011/2012



SS0077



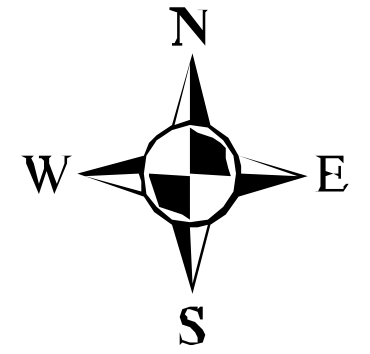
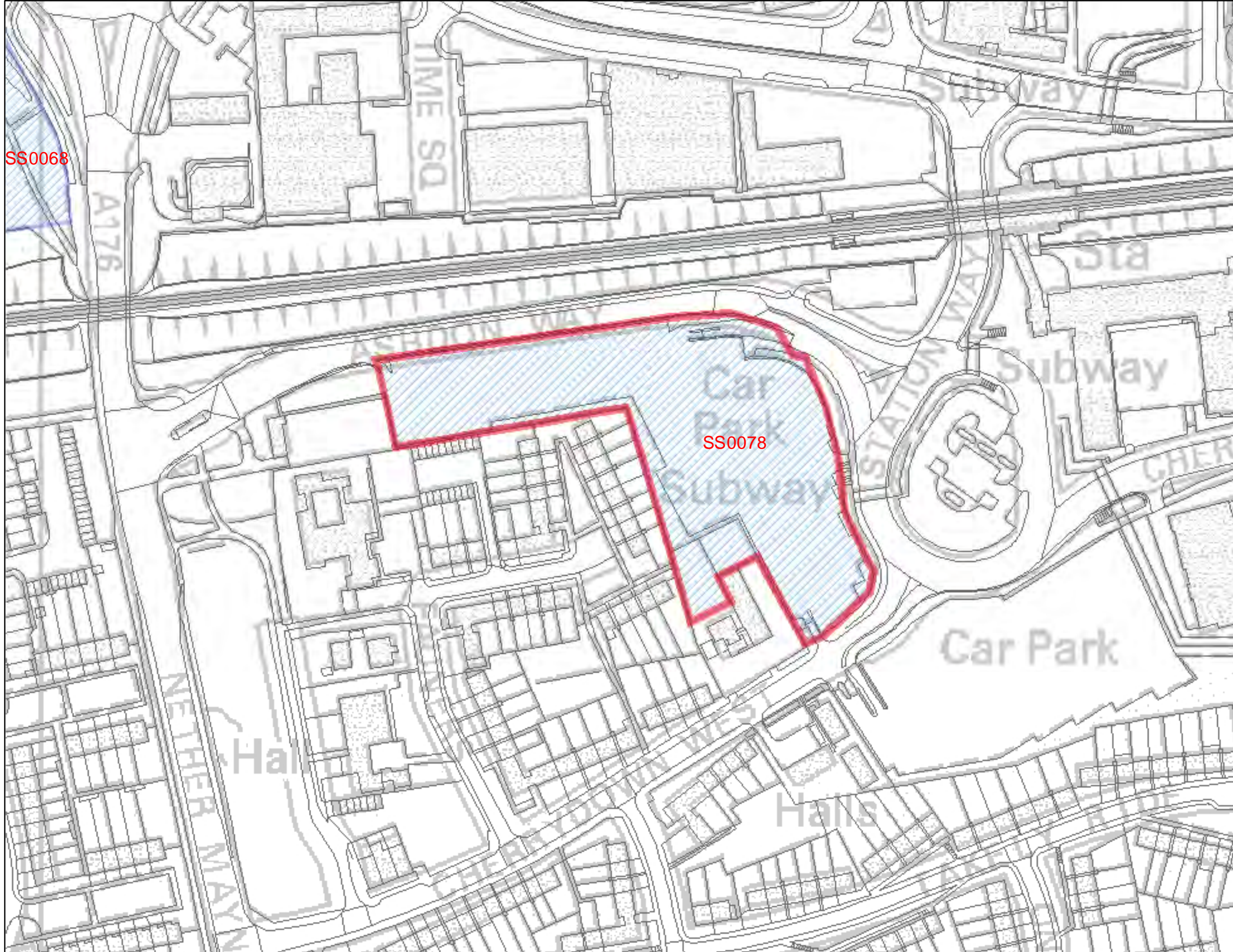
SHLAA Site Survey Form Part 1

Address: Cherrydown West / Ashdon Way Car Park		Site Area: 1ha	Current Use: Car park	Site Ref.: SS0078		
Description of Site (including planning status)			Site Access: Cherrydown West			
<p>Site is a car park on the edge of Basildon Town Centre. To the north is Ashdon Way and the C2C rail line; to the west is residential development and a veterinary surgery, to the east is a roundabout and the Town Centre boundary, to the south is another car park and residential development. The site is lined with protected trees.</p> <p>Area of no notation in the Local Plan 98.</p> <p>The site has been the subject of a number of minor permissions for advertising and TPOs.</p>			<p>Access to Services (distance in m) Primary School: Kingswood; Lee Chapel & St. Anne Line RC <600m. Secondary School: Woodlands School & De La Salle <1500m GPs / Health Centre: 2 (Kingswood & The Knares) <800m Neighbourhood Centre: 3 (Cherrydown West; Clay Hill Road; Kibcaps) Town Centre: Basildon <800m Public Open Space: Amenity Green Space <400m; Children & Young Peoples Spaces <400m; Civic Space <400m; Country Parks 2km; educational Fields <400m; Natural and semi-natural open space <400m; Outdoor Sports facilities <2km; Urban Parks & Gardens <800m; Bus Stop: bus stop and Basildon bus station within 400m Railway Station: Basildon <1km.</p>			
Ownership:		- Public Body?	No			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	Yes			
Urban Area Site		Yes	Area (if part of site):			
Green Belt Site		No	Area (if part of site):			
Greenfield Site		No	Area (if part of site):			
Previously Developed Land		Yes	Area (if part of site):			
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		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	
			TPO		Yes	

Address: Cherrydown West / Ashdon Way Car Park	Site Area: 1ha	Current Use: Car park	Site Ref.: SS0078	
		Archaeological Finds Area		No
Highway issues: Easily accessible from Ashdon Way, Cherrydown West and the roundabout (with new access arrangements). Close to rail and bus stations.				
Constraints (description): SSSI Buffer. TPO Likely existence of contamination – no detailed assessment made.				
Could the constraints be overcome? Yes				
SSSI buffer of no consequence due to being an urban area where development would have no impact on SSSI. TPO/41/97 covers 25 trees and three groups of trees on the boundaries of the site. Mitigation measures and site layout design can overcome this constraint. 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 office space extension to the town centre or residential.				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: Site is within the settlement boundary, close to town centre amenities, facilities and services including transport connections. There are no constraints that make the site unsuitable for housing.				
Is site available for development? If yes, when?				
Yes. Whilst the site was not submitted through the SHLAA process, the landowner has declared an interest to develop.				

Cherrydown West, Ashdon Way Car Park

SHLAA 2011/2012



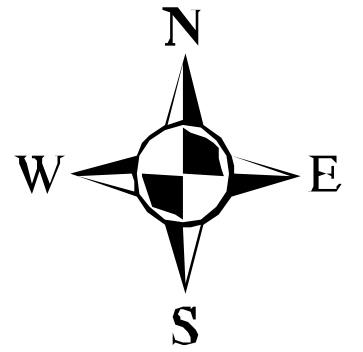
SS0078

SHLAA Site Survey Form Part 1

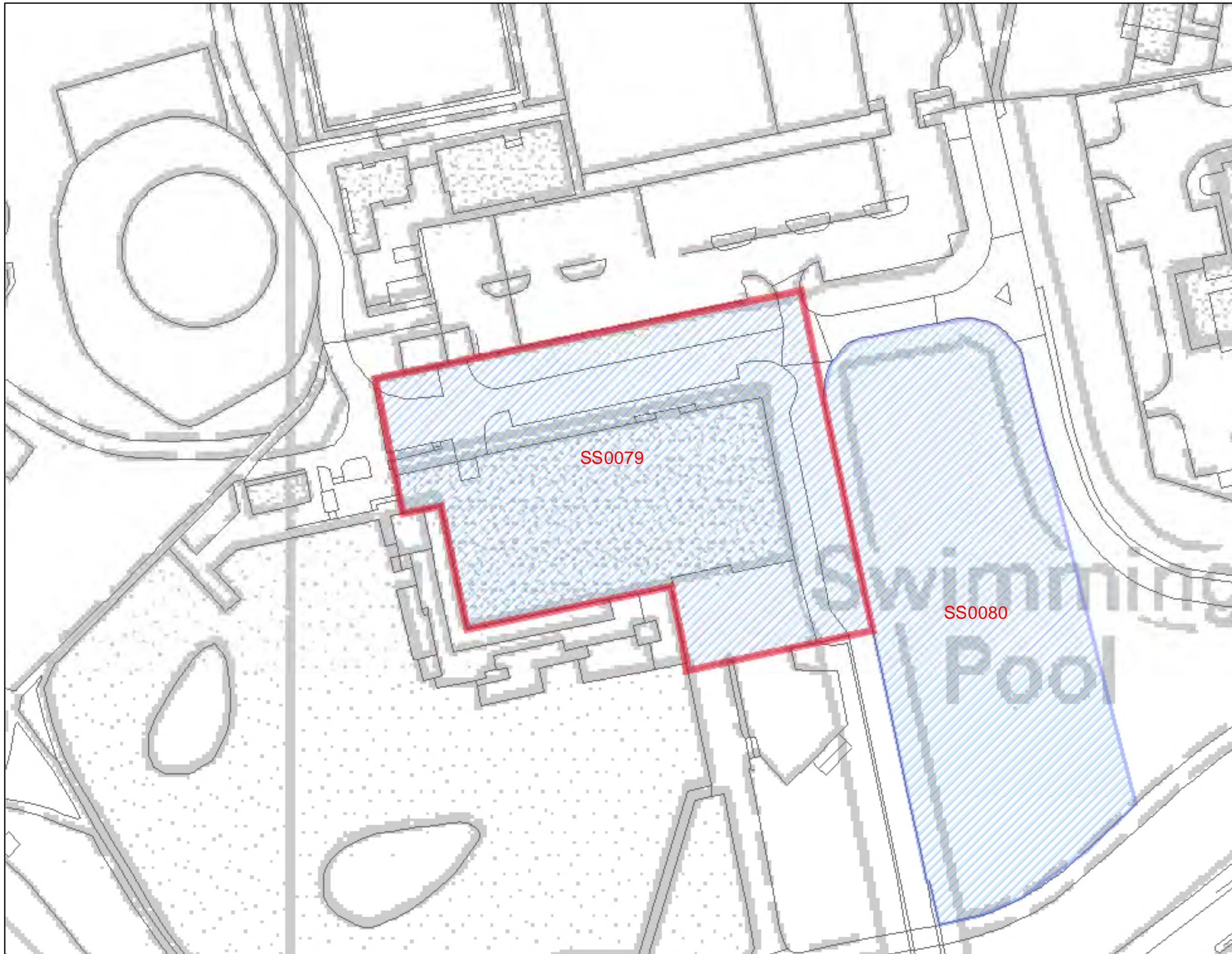
Address: Gloucester Park Swimming Pool and rear car park, Broadmayne		Site Area: 0.5ha	Current Use: Vacant	Site Ref.: SS0079		
Description of Site (including planning status) Former 1950's constructed public swimming Pool and section of adjoining car park, located on the north side of Broadmayne, within Gloucester Park. Development Plan: Allocated as 'Existing Open Space' in BDLP 1998. Swimming pool was decommissioned in 2011, demolished by end 2011. Planning applications 11/00111/FULL granted 19.07.11 & 11/00112/OUT granted 29.06.2011 will replace site with residential and commercial development, among other works. Currently under construction as of February 2012			Site Access: Broadmayne Access to Services (distance in m) Primary School: Ghyllgrove & St. Anne Line RC <600m Secondary School: Woodlands; James Hornsby & De La Salle <1500m GPs / Health Centre: 2 (Ballards Walk & The Gore) <800m Neighbourhood Centre: 2 (Ballards Walk; Cherrydown West) <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space <400m (Audley Way), Children/young people Space < 400m (Gloucester Park), Civic Space <400m (Basildon TC), Educational Field <800m (Ghyllgrove), Natural/Semi-Natural space <800m (Nethermayne), Outdoor Sport Facility <2km (Basildon Golf Course; Sporting Village), Urban Park <400m (Gloucester Park). Bus Stop: 200m (The Gore) Railway Station: Basildon <1km			
			Ownership:		- Public Body? Yes - Private Individual? No - Company? No - 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	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		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: Gloucester Park Swimming Pool and rear car park, Broadmayne	Site Area: 0.5ha	Current Use: Vacant	Site Ref.: SS0079	
		TPO		No
		Archaeological Finds Area		No
Highway issues: No direct access to the highway network for this site alone (driveway is not included in the submission), although access is provided from Broadmayne and The Gore. Close to town centre services and facilities, including rail and bus stations and car parks.				
Constraints (description): <ul style="list-style-type: none"> o SSSI buffer o Existing open space allocation in BDLP (part of Gloucester Park) o Protected species alert area buffer. o Likely existence of contamination – no detailed assessment made. 				
Could the constraints be overcome? Yes If yes, how? <ul style="list-style-type: none"> o SSSI buffer is inconsequential due to intervening urban development and therefore unlikely to affect the SSSI. Principle of replacing the swimming pool with a modern facility to the north of Gloucester Park has been established, utilising the site for alternative uses (residential and commercial). o Investigation into protected species with mitigation and management as necessary. o 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? Any appropriate town centre use including commercial, offices, residential or mixed use. Probably too far outside primary shopping area for substantial retail uses.				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: Previously developed land within a good urban park. Good access to Basildon Town Centre, amenities and facilities. Good transport links. Approval of development 11/00111/FULL for 144 dwellings.				
Is site available for development? If yes, when?		Yes. This site was submitted by the landowner who have began works on the site as the first phase. (Part of the site lies in the second phase also and the timetable has been amended accordingly.		

SHLAA 2011/2012



SS0079



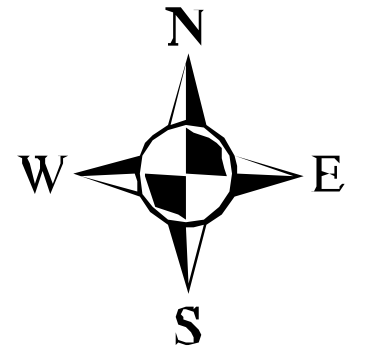
SHLAA Site Survey Form Part 1

Address: Land east of Gloucester Park Swimming Pool, Broadmayne	Site Area: 0.46ha	Current Use: Open space (Urban Park)	Site Ref.: SS0080			
Description of Site (including planning status) A largely rectangular parcel of public open space (part of Gloucester Park), situated between the former Gloucester Park swimming Pool and the Crown Court, on the north side of Broadmayne. The rectangular section of land does not relate obviously on-site, as the landscaped parcel curves around the front of the Crown Court building, following Broadmayne..			Site Access: Broadmayne			
The site comprises open grass, several mature and semi-mature trees, flower beds and several public benches. A childrens playground and a lake are located to the west of the site, whilst Basildon Town Centre lies to the south.			Access to Services (distance in m) Primary School: Ghyllgrove & St. Anne Line RC <600m Secondary School: Woodlands & De La Salle <1500m GPs / Health Centre: 2 (The Gore and Kingswood Medical Centre) <800m Neighbourhood Centre: Cherrydown West <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space <400m (Audley Way); Children/young people Space < 400m (Gloucester Park); Civic Space <400m (Basildon TC); Educational Field <400m (Ghyllgrove); Natural/Semi-Natural space <800m (Nethermayne); Outdoor Sport Facility <2km (Basildon Golf Course and Sporting Village); Urban Park <400m (Gloucester Park). Bus Stop: 170m (The Gore) Railway Station: Basildon <1km			
Development Plan: Allocated as 'Existing Open Space' in BDLP 1998						
Planning history: 01/00804/CCBAS - Erection of a Register Office with Garden Area and Car Parking (CCBAS/90/01) – No objection raised 5 th December 2002. 11/00111/FULL – Residential development of the site (as part of a much larger parcel of land). Granted.						
Ownership:	- Public Body?	Yes				
	- Private Individual?	No				
	- Company?	No				
	- Unknown?	No				
Urban Area Site	Yes	Area: 0.46ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 0.46ha				
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		

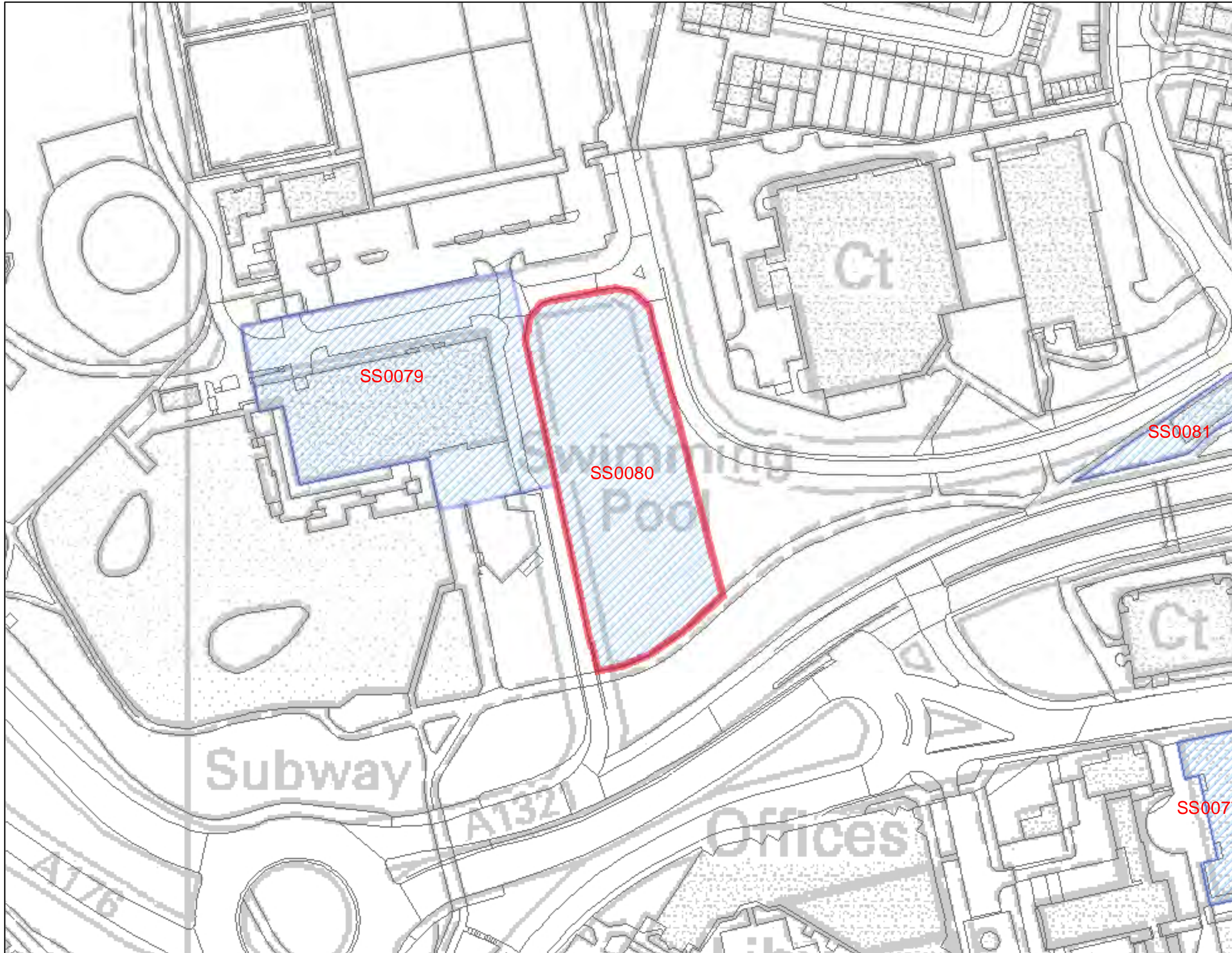
Address: Land east of Gloucester Park Swimming Pool, Broadmayne		Site Area: 0.46ha	Current Use: Open space (Urban Park)	Site Ref.: SS0080	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
Highway issues: No particular issues, accessed from Broadmayne (although access and driveway are not included in the submitted site area). Located at the edge of Basildon Town Centre, therefore close to amenities and facilities including transport links.					
Constraints (description): <ul style="list-style-type: none"> o SSSI buffer o Existing open space allocation in BDLP o Protected species alert area. o Mature trees within site worthy of retention. o Foul Sewer (of unknown size) and surface water (1590mm) pipelines transect the site. o Likely existence of contamination – no detailed assessment made. 					
Could the constraints be overcome? Yes <ul style="list-style-type: none"> o SSSI unlikely to be affected due to intervening urban areas. o Open space allocation may change through LDF process. o Investigation into protected species within site and attenuation measures as appropriate. o Design solution to retain or re-plant trees. o Positions of sewerage and surface water pipelines to be respected or repositioned accordingly. o 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? Open space or uses typical of a town centre location, including residential, commercial, retail or mixed use, although probably too far from primary shopping area for substantial retail uses (which would also be out-of-keeping with immediate context). Inclusion with a wider development proposal would benefit any proposal to avoid appearing incongruous.					
Site is suitable for housing development X					
Reason(s) why site is suitable for housing: Within the urban area, close to town centre amenities, facilities and transport links. Approval of development for 144 dwellings 11/00111/FULL.					
Is site available for development? If yes, when?			Yes. This site was submitted by the landowner who have began works on the site as the first phase.		

Land at East of Gloucester Park Swimming Pool

SHLAA 2011/2012



SS0080

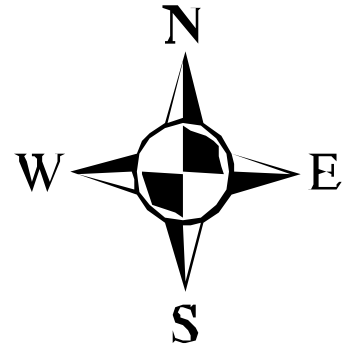


SHLAA Site Survey Form Part 1

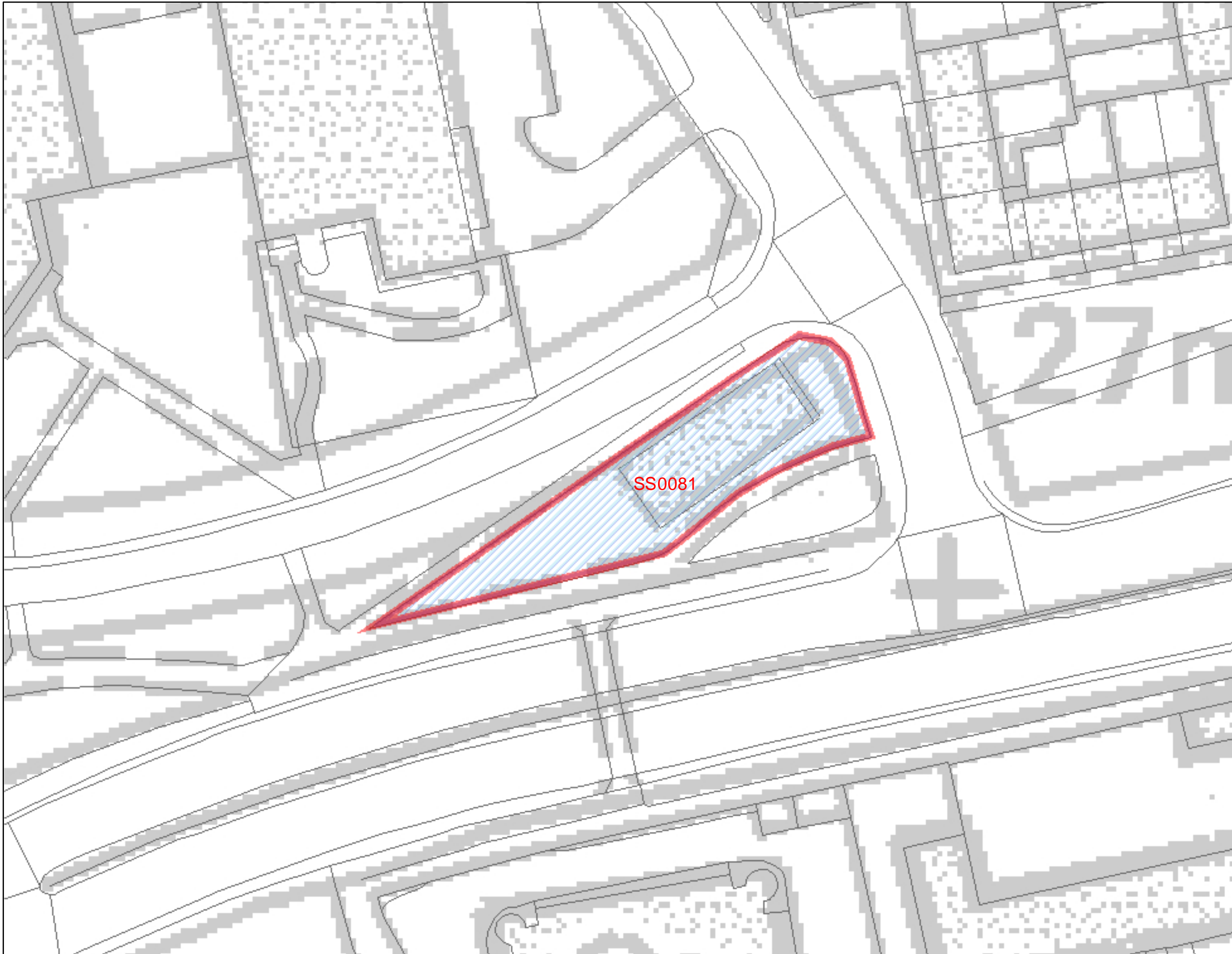
Address: Community Resource Centre, The Gore/Broadmayne	Site Area: 0.06ha	Current Use: Community centre	Site Ref.: SS0081		
Description of Site (including planning status) Narrow site located at the junction between Broadmayne and The Gore, to the north of Basildon Town Centre. The site comprises a prominent steeply pitched community centre building in a notable triangular shape, painted green. The remainder of the site is laid to grass with a number of benches and shrubs. Development Plan: Allocated as an area of no notation in the BDLP 1998. Recently the subject of part of planning application 11/00111/FULL for the erection of dwellings and other infrastructure on the south of Gloucester Park. Granted.			Site Access: Broadmayne / The Gore Access to Services (distance in m) Primary School: Ghyllgrove <600m Secondary School: Woodlands & De Sa Salle <1500m GPs / Health Centre: 2 (The Gore Surgery & Kingswood Medical Centre) <800m Neighbourhood Centre: 1 (Cherrydown West) <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space <400m (Audley Way), Children/young people Space < 400m (Gloucester Park & Audley Way), Civic Space <400m (Basildon TC), Educational Field <400m (Ghyllgrove), Natural/Semi-Natural space <800m (Nethermayne), Outdoor Sport Facility <2km (Basildon Golf Course & Sporting Village), Urban Park <400m (Gloucester Park). Bus Stop: 60m (The Gore) Railway Station: Basildon <1km		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	Area: 0.06ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.02ha			
Previously Developed Land	Yes	Area: 0.04ha			
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		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

Address: Community Resource Centre, The Gore/Broadmayne	Site Area: 0.06ha	Current Use: Community centre	Site Ref.: SS0081	
		TPO		No
		Archaeological Finds Area		No
Highway issues: Limited access and no parking into the site at present, but capable from The Gore. Close to town centre amenities and facilities including public car parks, rail and bus stations.				
Constraints (description): SSSI buffer. The limited size of site would restrict development potential Likely existence of contamination – no detailed assessment made.				
Could the constraints be overcome? Yes, SSSI buffer unaffected due to intervening urban development. Design solution or integration with a wider scheme 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? Community centre, community related uses, commercial uses appropriate to a town centre, including residential.				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: Urban area, on edge of town centre with good access to a wide range of services, amenities and transport connections. Approval of development 11/00111/FULL. Granted.				
Is site available for development? If yes, when?			Yes. This site was submitted by the landowner who has begun works on the site as the first phase.	

SHLAA 2011/2012



SS0081



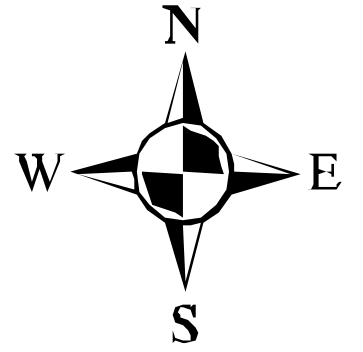
SHLAA Site Survey Form Part 1 – see TC001 file

Address: Land opposite 54-84 Audley Way		Site Area: 0.25ha	Current Use: Open space	Site Ref.: SS0082	
Description of Site (including planning status)			Site Access: Broadmayne/The Gore/plu access road		
<p>Rectangular parcel of open space on the north side of Broadmayne, on the edge of Basildon Town Centre, fronting Audley way. The site is laid to grass and includes several mature trees. The parcel is part of a continuing strip of green space between The Gore, Audley Way and the Town Centre. This is larger than the Planning Application site (05/00151/FULL) for the community centre which lies just outside, to the east, of the submitted site.</p> <p>Development Plan: Allocated 'Existing Open Space' in the BDLP 1998.</p>			<p>Access to Services (distance in m) Primary School: Ghyllgrove <600m Secondary School: Woodlands & De Sa Salle <1500m GPs / Health Centre: 3 (The Gore; Whitmore Way; Kingswood Medical Centre) <800m. Neighbourhood Centre: 1 (Cherrydown West) <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space <400m (Audley Way), Children/young people Space < 400m (Audley Way), Civic Space <400m (Basildon TC), Educational Field <400m (Ghyllgrove), Natural/Semi-Natural space <800m (Nethermayne), Outdoor Sport Facility <2km (Basildon Golf Course & sporting Village), Urban Park <400m (Gloucester Park). Bus Stop: 240m (Ghyllgrove) Railway Station: Basildon <1km</p>		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	Area: 0.25ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.25ha			
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	
	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	

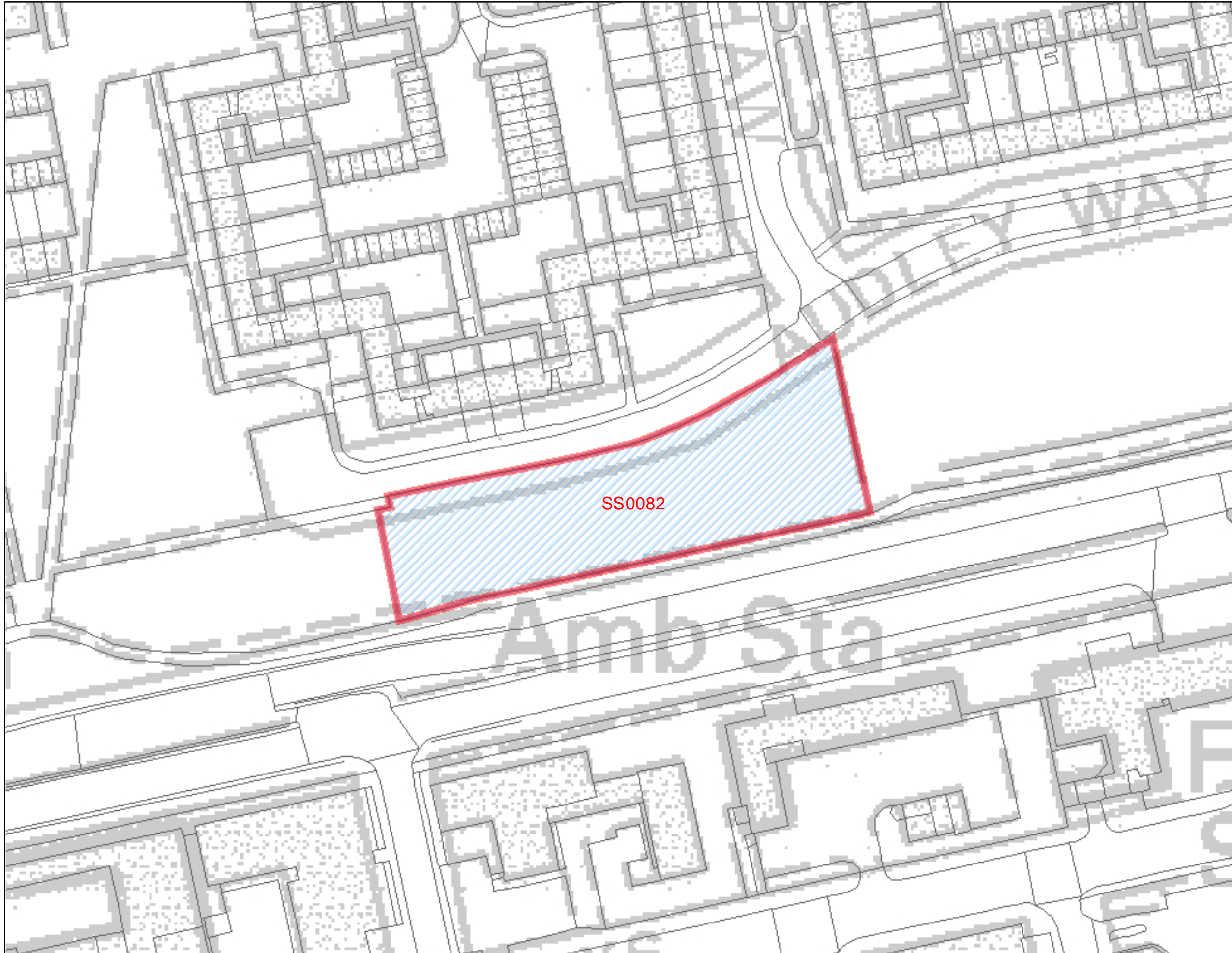
Address: Land opposite 54-84 Audley Way		Site Area: 0.25ha	Current Use: Open space	Site Ref.: SS0082	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO – T01/52 – Oak tree	TPO/1/52	Yes
			Archaeological Finds Area		No
Highway issues: No particular issues. As an edge of centre site it is close to most services and amenities including public car parks, rail and bus stations.					
Constraints (description): SSSI buffer. Open space allocation in development plan. Protected species alert area. TPO oak tree within the site and other mature trees. Likely existence of contamination – no detailed assessment made.					
Could the constraints be overcome? Yes, SSSI buffer unaffected due to intervening urban development. Open space allocation can be changed through LDF policy choices. Investigation into protected species within site and attenuation measures as appropriate. Retention and protection of TPO tree and other trees worthy of retention through design. 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? Open space; community use; commercial uses appropriate to an edge of centre location; residential.					
Site is suitable for housing development X					
Reason(s) why site is suitable for housing: Urban location with good access to town centre amenities, services and facilities including transport connections. However, the site has an existing community facility on it and is also allocated green space. A PPG17 assessment will be necessary to pursue any potential allocation for development.					
Is site available for development? If yes, when?			Yes. Site was submitted by the landowner through the call for sites process. Timeframe is amended to consider policy change and community use on the site.		

Land opposite 54-84 Audley Way

SHLAA 2011/2012



SS0082



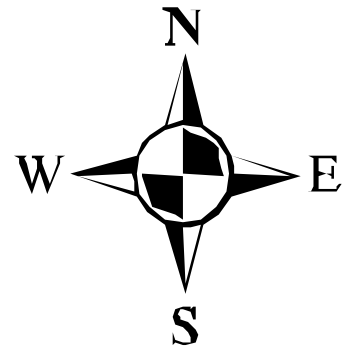
SHLAA Site Survey Form Part 1

Address: Land East of Clay Hill Road, North of Witchards and South of Railway Line		Site Area: 0.98ha	Current Use: Open space/woodland	Site Ref.: SS0083	
Description of Site (including planning status) Long, heavily wooded site immediately south of a car park and the C2C railway line, at the edge of Basildon town centre. The site has access from the west from Clay Hill Road and has housing to the west and south. To the west the site links into an amenity green space, with housing to the south (Witchards). Originally intended to provide an embankment for proposed rail sidings/station to serve Basildon. Allocated as 'Existing Open Space' in the BDLP. Planning history: None			Site Access: From Clay Hill Road		
			Access to Services (distance in m) Primary School: Kingswood <600m Secondary School: Woodlands and De La Salle <1500m GPs / Health Centre: 2 (Kingswood and The Gore) <800m. Neighbourhood Cntr: 3 (Clay Hill Rd; Church Road, Barstable; Cherrydown West) <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (Clay Hill Road/site itself), Civic space <400m (Basildon TC), Educational Field <400m (Kingswood), Natural/semi-nat space <800m (Nethermayne), Country Park <2km (Langdon Hills), Outdoor Sport Facility <2km (Basildon Golf Course; Sporting Village), Urban Park <800m (Gloucester Park) Bus Stop: 170m (Basildon bus station) Railway Station: Basildon <1km		
Ownership:		- Public Body?	Yes		
		- Private Individual?	No		
		- Company?	No		
		- Unknown?	No		
Urban Area Site	Yes	0.98ha			
Green Belt Site	No				
Greenfield Site	Yes	0.98ha			
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		Yes (Oil & Gas)	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

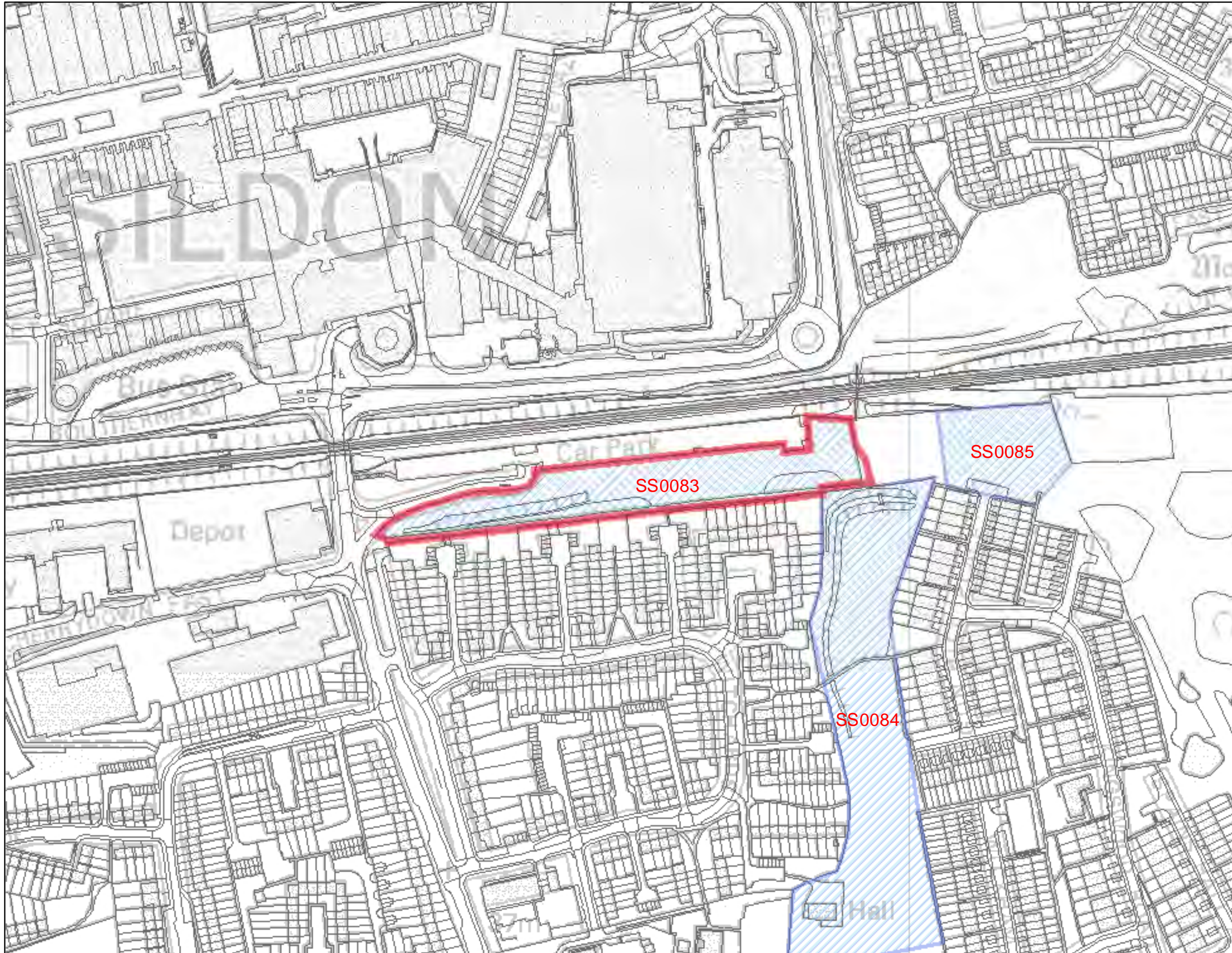
Address: Land East of Clay Hill Road, North of Witchards and South of Railway Line		Site Area: 0.98ha	Current Use: Open space/woodland	Site Ref.: SS0083	
HER – No records			TPO	TPO/05/98	Yes
			Archaeological Finds Area		No
Highway issues: Close to Basildon rail and bus stations.					
Constraints (description):					
<ul style="list-style-type: none"> • Open Space allocation in development plan; SSSI buffer; Protected Species Alert Area; Tree Preservation Order; Government Oil Pipeline; Gas Pipeline; potential contaminated land (no detailed assessment made) • Close proximity to railway line (noise) and on a gradient/embankment. 					
Could the constraints be overcome? No, not easily.					
<ul style="list-style-type: none"> • The heavily wooded nature of the land, valued by evidence of the TPO, and its gradient would limit the financial viability of residential development. • The open space allocation would need to be removed from development plan and the Council would need to be satisfied with the loss of so many trees which act as an established acoustic screen and natural backdrop to those residents in adjoining Witchards. • SSSI buffer unlikely to be affected due to existing surrounding urban fabric. • Protected species investigation and potential mitigation measures would need to be undertaken as appropriate. • The position of a Government Oil Pipeline and Gas Pipeline along the eastern boundary of the site would need to be respected but not insurmountable. 					
What is the most suitable type of development for this site? Open space/woodland					
			Site is NOT suitable for housing development X		
Reason(s) why site is not suitable for housing: Despite its urban location and close proximity to Basildon town centre and railway station, the site is heavily wooded, covered by a recent Tree Preservation Order and has a protected species alert for the entire site. The oil and gas pipelines will slightly reduce the site area. Although it is quite a large site, the constraints carry considerable amenity value in this location.					
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 East of Clay Hill Road, North of Witchards

SHLAA 2011/2012



SS0083



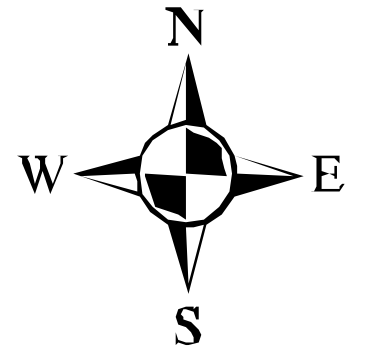
SHLAA Site Survey Form Part 1

Address: Community Hall off Witchards and Open Space rear of 26-45 Gun Hill Place and rear of 41-58 Wickham Place, Kingswood		Site Area: 1.77ha	Current Use: Public open space	Site Ref.: SS0084	
Description of Site (including planning status) Long parcel of public open space extending north-south, comprising open grassland and a number of mature trees. A community centre (with parking area) is included at the south of the submission site. Allocated as 'Existing Open Space' in the BDLP. Planning history: None			Site Access: Gun Hill Place/Witchards		
			Access to Services (distance in m) Primary School: Kingswood <600m Secondary School: Woodlands <1500m GPs / Health Centre: 1 (Kingswood Medical Centre) <800m Neighbourhood Centre: 2 (Clay Hill Rd. & Church Road, Barstable) <800m Town Centre: Basildon <800m Public Open Space: Allotments <800m; Amenity Green Space & Children/young people space <400m (remainder of Clay Hill Road site itself) Civic space <800m (Basildon TC), Educational Field <400m (Kingswood), Natural/semi-nat space <800m Basildon Golf Course), Country Park <2km (Langdon Hills), Outdoor Sport Facility <400m (Basildon Golf Course) & <2km (Sporting Village), Urban Park <2km (Gloucester Park) Bus Stop: 145m (Clay Hill Road) Railway Station: Basildon <1km		
Ownership:		- Public Body?	Yes		
		- Private Individual?	No		
		- Company?	No		
		- Unknown?	No		
Urban Area Site	Yes	1.77ha			
Green Belt Site	No				
Greenfield Site	Yes	1.7ha			
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	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		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

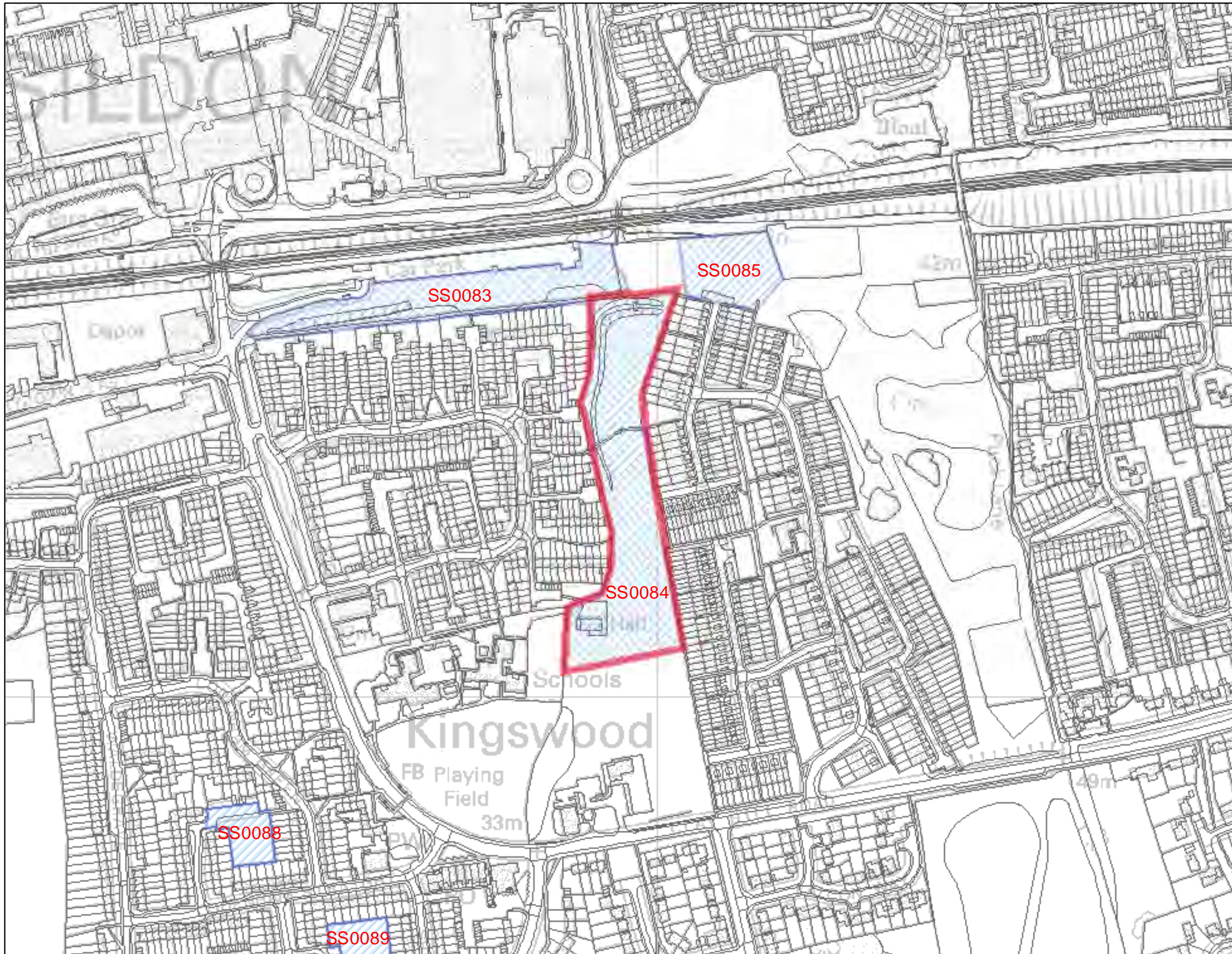
Address: Community Hall off Witchards and Open Space rear of 26-45 Gun Hill Place and rear of 41-58 Wickham Place, Kingswood	Site Area: 1.77ha	Current Use: Public open space	Site Ref.: SS0084	
		TPO		No
		Archaeological Finds Area		No
Highway issues: Access to the site from both Gun Hill Place and Witchards could be unacceptable routes due to existing street layouts. Other access points are currently only suitable for footpaths. Close to Basildon town centre with its associated amenities, facilities and transport links.				
Constraints (description):				
<ul style="list-style-type: none"> o Open Space allocation in development plan o SSSI buffer o Protected Species Alert Area o Many mature trees through the site o Government Oil Pipeline (north-south through site) o Gas Pipeline (north part of the site) o Sewerage and surface water pipelines o Likely existence of contamination – no detailed assessment made. o Access to the site from both Gun Hill Place and Witchards could be unacceptable routes due to existing street layouts. Other access points are currently only suitable for footpaths. o Susceptible to surface water flooding o Amenity green space providing sole accessibility for a number of properties within 400m standard. 				
Could the constraints be overcome? Partially				
<ul style="list-style-type: none"> o Policy changes through the LDF could permit change in open space designation and retention, re-location or replacement of community centre. o SSSI will be unaffected by development due to intervening urban development. o Investigation into protected species and remediation measures to be undertaken as appropriate. o Design solution could retain or replant trees o Position of Government Oil Pipeline runs along the eastern boundary of the site and will need to be respected with a suitable no-construction zone within set parameters of the pipeline through a design solution. o Positions of existing sewerage and surface water pipelines would need to be respected or relocated at cost to the developer. The positions of all the various pipelines through the site could, however, limit development potential. The sewerage system here serves all of the surrounding estates whilst the surface water pipe follows the line of an old ditch / stream and is at a natural low point on the land. o Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures o The site is accessible from existing roads, although a design solution would be necessary to avoid detriment to surrounding streets through increased traffic. o Design solution, mitigation and management of surface water. o Retention of part of open space; mitigation through improvements to other parts of the open space. 				
What is the most suitable type of development for this site? Open space; community use.				
				Site is not suitable for housing development X
Reason(s) why site is not suitable for housing: Site is considered unsuitable due to the wide range and number of constraints over the site including lack of access, width of site and need to protect drainage ditch and separation from the oil pipeline. The grounds are also the sole accessible open space in the area and PPG17 assessment considers it unsuitable for development.				
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?				

Community Hall off Witchards and open space

SHLAA 2011/2012



SS0084

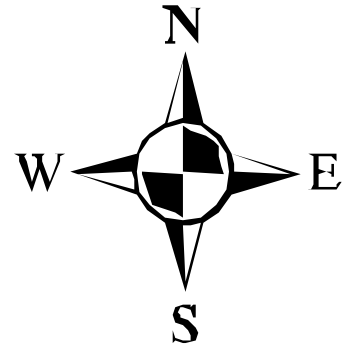


SHLAA Site Survey Form Part 1

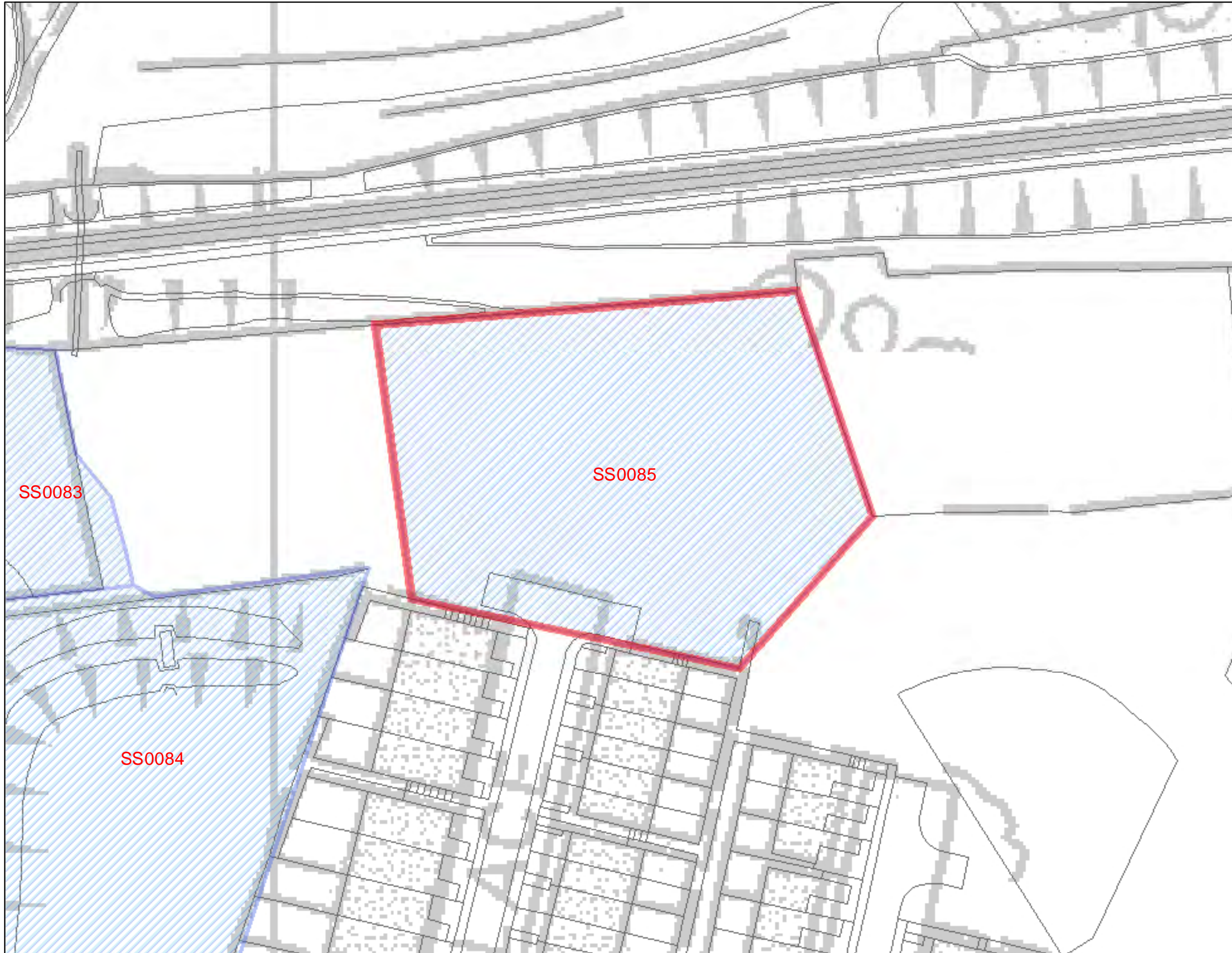
Address: Land north of Gun Hill Place, Basildon	Site Area: 0.44ha	Current Use: Public open space	Site Ref.: SS0085		
Description of Site (including planning status) Irregular shaped parcel of land which is central part of a larger public open space, located at the northern end of Gun Hill Place, south of the C2C railway line. The site comprises a number of mature and semi mature trees, a footpath and a small parking bay area off a turning head Allocated as 'Existing Open Space' in the BDLP and amenity green space in PPG17. Planning history: None			Site Access: Gun Hill Place Access to Services (distance in m) Primary School: Kingswood; Cherry Tree Primary; Fairhouse infant and Junior School <600m. Secondary School: Woodlands; De La Salle, ghyllgrove; Barstable <1500m. GPs / Health Centre: 2 (Kingswood Medical Centre & 568 Whitmore Way) <800m Neighbourhood Cntr: 2 (Clay Hill Rd. & Church Road, Barstable) <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (Clay Hill Road/site itself), Civic space <800m (Basildon TC), Educational Field <400m (Kingswood), Natural/semi-nat space <800m (Basildon Golf Course), Outdoor Sport Facility <400m (Basildon Golf Course), Urban Park <2km (Gloucester Park) Bus Stop: 400m (Clay Hill Road) Railway Station: Basildon <1km		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	0.44ha			
Green Belt Site	No				
Greenfield Site	Yes	0.415ha			
Previously Developed Land	Yes	0.025ha			
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	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		Yes (Gas)	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 north of Gun Hill Place, Basildon		Site Area: 0.44ha	Current Use: Public open space	Site Ref.: SS0085	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
Highway issues: Walking distance to rail and bus stations.					
Constraints (description): Open Space allocation in development plan; SSSI buffer; Protected Species Alert Area; Gas pipeline; Likely existence of contamination – no detailed assessment made. Noise from rail line					
Could the constraints be overcome? Yes and no. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures. Open space allocation could be altered through LDF policies. Investigation of protective species. Noise mitigation for the railway. Gas pipeline will severely constrain the site potential and likely prove insurmountable.					
What is the most suitable type of development for this site? Open space					
			Site is NOT suitable for housing development X		
Reason(s) why site is not suitable for housing: Gas pipeline runs across majority of the site, along the boundary with existing housing, preventing development within a wide buffer. Close proximity to railway line and quite heavily wooded part of northern area of the site would further preclude development in this part.					
Is site available for development? If yes, when?			Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.		

SHLAA 2011/2012



SS0085

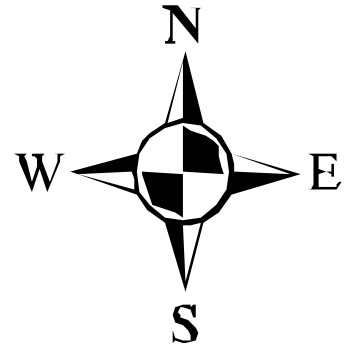


SHLAA Site Survey Form Part 1

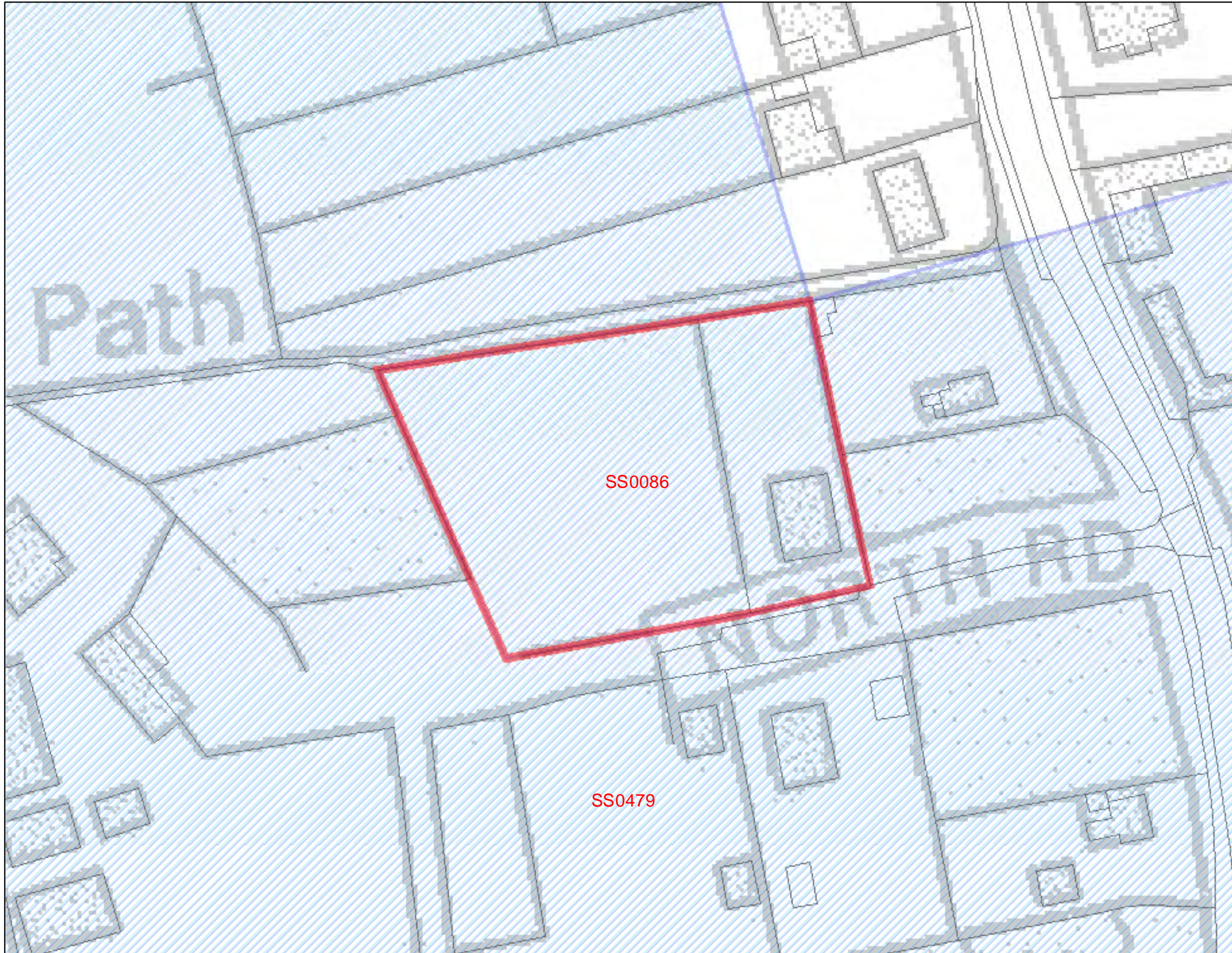
Address: Treetops and Land Adjacent Treetops, North Road, Crays Hill, Basildon.	Site Area: 0.32ha	Current Use: Residential dwelling and grassland	Site Ref: SS0086		
Description of Site (including planning status) Small site within a plotlands area south of Crays Hill, in a rural setting. Site is composed of two parcels of land, divided by a hedgerow, one with an established dwelling house (Treetops) and one vacant parcel laid to grass. A public footpath runs along side the north boundary Collectively the site is surrounded by other dwellings on large plots, separated by trees and other natural screening. Development Plan: Allocated as Plotland and Green Belt. Planning History: 97/00889/BAS – Treetops, North Road, Crays Hill - First Floor Extensions And Alterations And Erection Of Porch – Refused No applications or consents on the vacant parcel.			Site Access: North Road, Crays Hill Access to Services (distance in m) Primary School: Crays Hill Primary <600m Secondary School: None within buffer (Bromfords ~ 1.8km) GPs / Health Centre: None within 800m buffer Neighbourhood Centre: none within 800m buffer Town Centre: Wickford ~3km Public Open Space: Allotments <2km Children & Young People <400m Educational Fields <400m Outdoor Sports Facilities <2km Bus Stop: ~400m (London Road/Gardiners Lane North or Shepherd & Dog) Railway Station: Wickford ~ 3km		
Ownership:	- Public Body?	No			
	- Private Individual(s)?	Yes			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	No	0.0ha			
Green Belt Site	Yes	0.32ha			
Greenfield Site	Yes	0.30ha			
Previously Developed Land	Yes	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	No		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		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	Conservation Area	Within	No
Oil / Gas Pipelines		No		Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

Address: Treetops and Land Adjacent Treetops, North Road, Crays Hill, Basildon.		Site Area: 0.32ha	Current Use: Residential dwelling and grassland	Site Ref: SS0086	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
Historic Environment Record – Nor records			TPO		No
			Archaeological Finds Area		No
Highway issues: North Road is a Private Road. Access via an unmade single track which would need upgrading to suit comprehensive development					
Constraints (description):					
<ul style="list-style-type: none"> o Likely existence of contamination – infill within 100m o Definitive footpath – along north boundary (not within the site) o Protected species alert area buffer (10m) – western boundary of site. o Several substantial trees around boundaries and within sites o Green Belt and Plotland BDLP designation 					
Could the constraints be overcome? Yes					
<ul style="list-style-type: none"> o Likely existence of contamination - Intrusive site investigation to establish presence of any contaminants o Definitive footpath – Design solution to respect footpath. o Protected species alert area buffer (10m) – Site investigation to establish presence of any protected species; design solution to avoid development in buffer area. o Tree survey to establish presence of any important specimens. o Green Belt designation can be altered through LDF process, including landscape assessment to determine value of the site to the objectives of the Green Belt. 					
What is the most suitable type of development for this site? As existing, residential, smallholding, woodland					
Site is NOT suitable for housing development x					
Reason(s) why site is not suitable for housing:					
Site is not adjacent to an established settlement that has sufficient service provision and lies within the green belt, accessed by a private unmade road. As such the site it considered to be in an unsustainable location.					
Is site available for development? If yes, when?			Yes. This site was submitted through the Call For Sites process by the landowner.		

SHLAA 2011/2012



SS0086

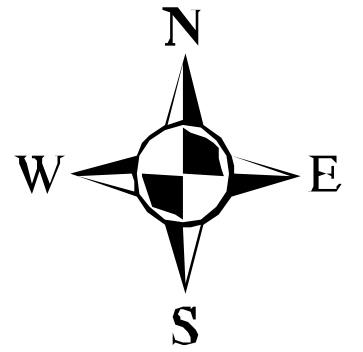


SHLAA Site Survey Form Part 1

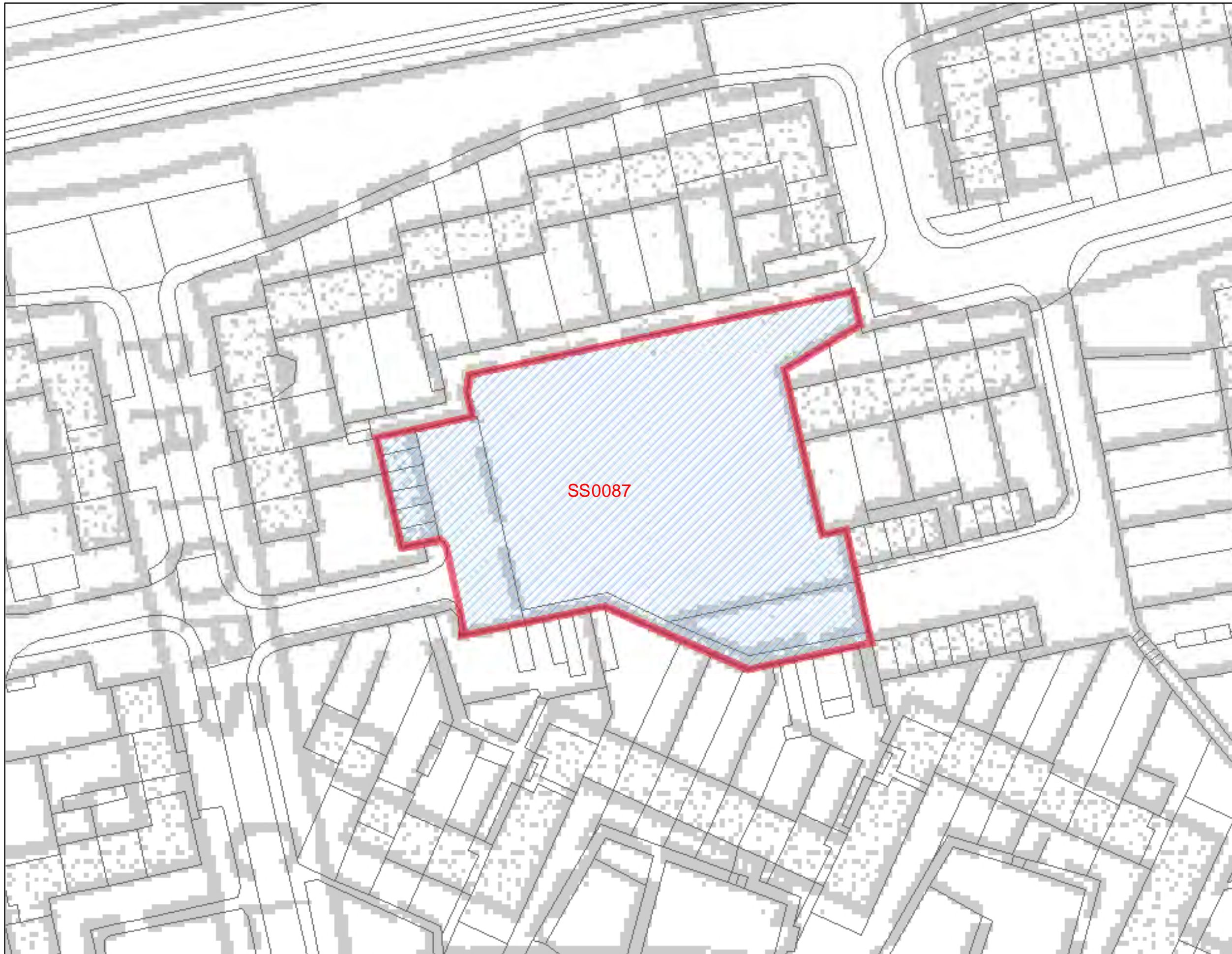
Address: Open Space and garages at rear of 2-12 Priors Close, 94-114 Pinmill and 442-510 Long Riding, Barstable	Site Area: 0.23 Ha	Current Use: Public open space	Site Ref.: SS0087		
Description of Site (including planning status) Largely square shaped site located on the east side of Priors Close, Basildon. Residential development surrounds the site on all four sides. Allocated as 'Existing Open Space (less than 0.4 hectares)' in the BDLP. Site comprises predominantly grassland, some children play equipment and a couple of trees close to the site periphery. Planning history: None			Site Access: Priors Close Access to Services (distance in m) Primary School: Fairhouse Cnty <600m Secondary School: St. Anshelms/ Barstable/Woodlands <1500m GP/Health Centre: 569 Whitmore Way <800m Neighbourhd Ctr: Whitmore Way <800m Town Centre: Basildon <800m Public Open Space: Allotments <800m (Sunnedon), Amenity Green Space and Children/young people space <400m (Church Road), Civic space <800m (Basildon TC), Educational Field <400m (Fairhouse), Natural/semi-nat space <800m (Church Road), Outdoor Sport Facility <800m (Cranes Farm Road), Urban Park <800m (Gloucester Park) Bus Stop: 150m (Broadmayne) Railway Station: Basildon <1km		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	0.23ha			
Green Belt Site	No				
Greenfield Site	Yes	0.14ha			
Previously Developed Land	Yes	0.09ha			
Site Constraints					
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within Part of Adj. To	No No No	Ancient Woodland	Within Part of Site Within Buffer	No No No
SSSIs/ SACs / SPAs / Ramsar	Within Part of Site Within Buffer	No No Yes	Local Wildlife Sites	Within Part of Site Within Buffer	No No No
Local Nature Reserve (LNR)	Within Part of Site Within Buffer	No No No	Biodiversity Action Plan (BAP) Priority Habitat	Within Part of Site Within Buffer	No No 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 Part of Adj. To	No No No	Village Green & Common Land Ground Water Vulnerability Area		No No
Oil / Gas Pipelines		No	Conservation Area	Within Adj. To	No No
Electricity Pylons		No	Listed Buildings	Within Adj. To	No 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 issues. Narrow access may limit capacity of site. Could be accessed at 3 points.					
Constraints (description): <ul style="list-style-type: none"> Existing Open Space allocation in development plan, 					

Address: Open Space and garages at rear of 2-12 Priors Close, 94-114 Pinmill and 442-510 Long Riding, Barstable	Site Area: 0.23 Ha	Current Use: Public open space	Site Ref.: SS0087	
<ul style="list-style-type: none"> • SSSI buffer • Likely existence of contamination – no detailed assessment made. 				
<p>Could the constraints be overcome? Yes.</p> <p>Where the open space allocation is removed from the development plan. Satisfactory alternative open space and children’s play equipment will need to be maintained elsewhere in the locality.</p> <ul style="list-style-type: none"> • Parking for existing residents and future residents would need to be provided. • SSSI unlikely to be affected due to established residential nature of the area. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures 				
<p>What is the most suitable type of development for this site? Public open space or housing (or combination)</p>				
<p>Site is suitable for housing development <input checked="" type="checkbox"/></p>				
<p>Reason(s) why site is suitable for housing: urban area with good transport links, surrounding residential properties and close proximity to Basildon station/town centre. Before any prospect of allocation can be further considered the PPG17 assessment should be undertaken to establish the status of its loss.</p>				
<p>Is site available for development? If yes, when?</p> <p>Yes. The site has been submitted by the landowner. Timeframe has been amended to reflect policy changes.</p>				

SHLAA 2011/2012



SS0087



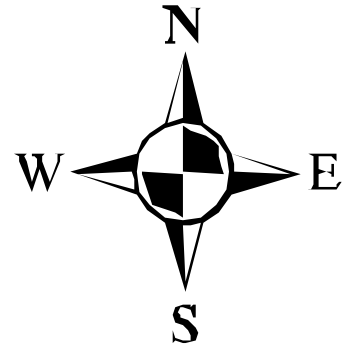
SHLAA Site Survey Form Part 1

Address: Open Space rear of 8-34 Codenham Straight and rear of 40-66 Codenham Green, Kingswood	Site Area: 0.20ha and	Current Use: Public open space	Site Ref.: SS0088		
Description of Site (including planning status) Largely square piece of amenity land located off of Codenham Straight in Basildon. The site contains children play equipment, largely laid to grass and is surrounded by residential terraces whose private rear gardens back directly onto the land. A few trees and shrubs are positioned along the peripheral boundaries of the site. Development Plan: Allocated as 'Existing Open Space (less than 0.4 hectares)' in the BDLP. Planning history - none			Site Access: Via Codenham Straight Access to Services (distance in m) Primary School: Kingswood <600m Secondary School: Woodlands <1500m GPs / Health Centre: Witchards >800m Neighbourhood Cntr: Clay Hill Rd <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (Clay Hill Road/sites themselves), Civic space <2km (Basildon TC), Educational Field <800m (Woodlands and Kingswood), Natural/semi-nat space <800m (Nethermayne), Country Park <2km (Langdon Hills), Outdoor Sport Facility <400m (Basildon Golf Course), Urban Park <2km (Gloucester Park) Bus Stop: 180m (Clay Hill Road) Railway Station: Basildon <1km		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	Area: 0.20ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.15ha			
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
	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			
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 issues					

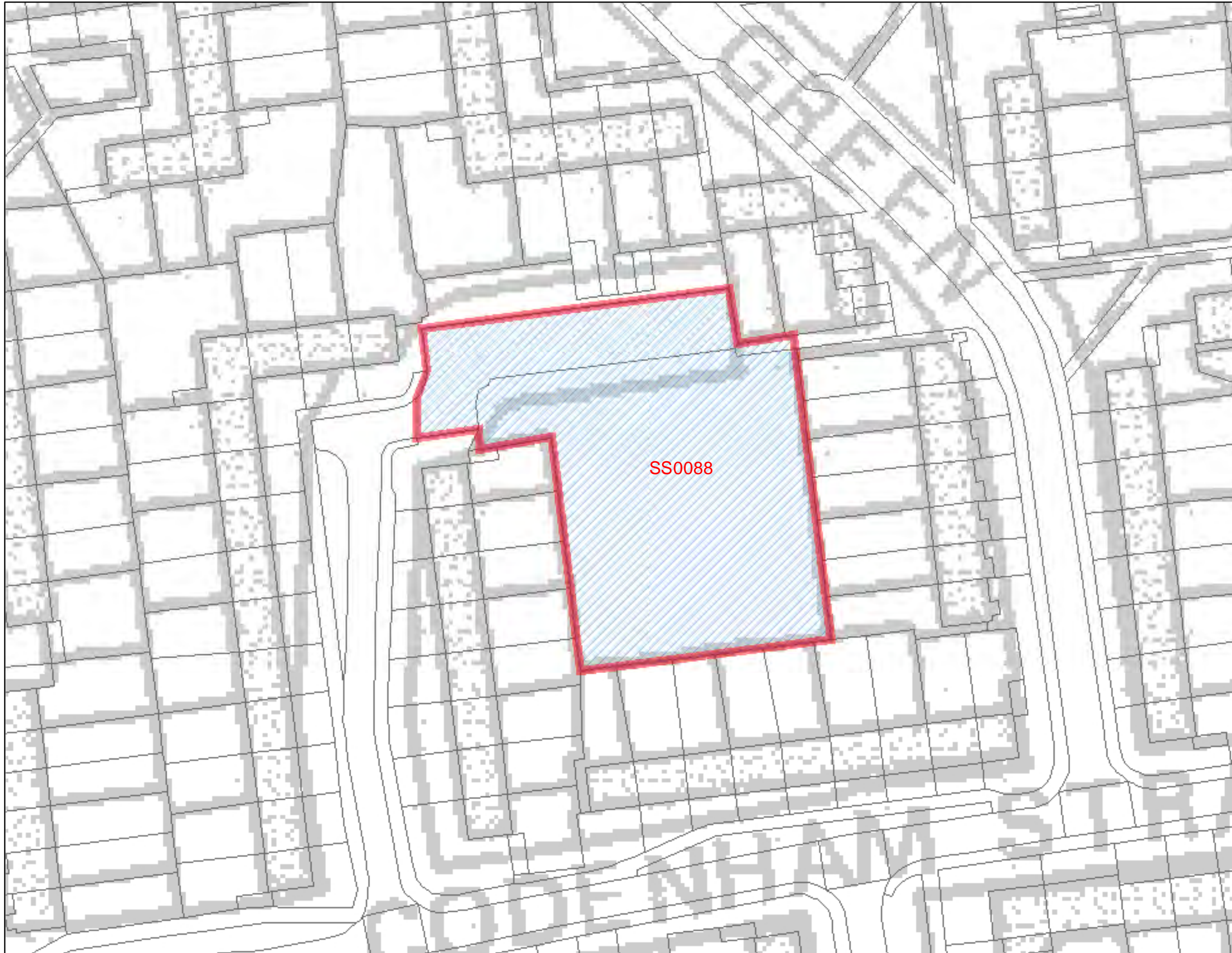
Address: Open Space rear of 8-34 Codenham Straight and rear of 40-66 Codenham Green, Kingswood	Site Area: 0.20ha and	Current Use: Public open space	Site Ref.: SS0088	
Constraints (description): Open Space allocation in development plan, SSSI buffer, playgrounds, parking areas Likely existence of contamination – no detailed assessment made.				
Could the constraints be overcome? Yes If yes, how? Where open space allocation is removed from development plan and where satisfactory alternative open space and/or playground equipment can be maintained in the locality. Further housing development would place pressure for additional parking facilities, which would also need to be catered for within the site in addition to any existing resident spaces that may be lost as a consequence of 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? Open space, parking area, residential or a combination of these				
Site is suitable for housing development x				
Reason(s) why site is suitable for housing: urban area with good transport links, surrounded by residential properties and close proximity to Basildon station/town centre. However, PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.				
Is site available for development? If yes, when?				
Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.				

Open Space rear of 8-34 Codenham Straight

SHLAA 2011/2012



SS0088



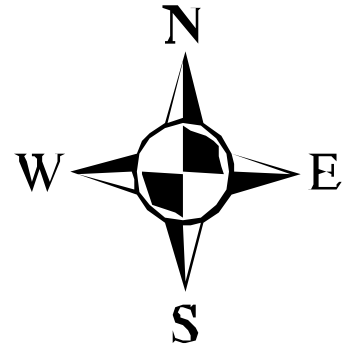
SHLAA Site Survey Form Part 1

Address: Open Space rear of 2-28 Wynters and rear of 1-17 Codenham Straight, Kingswood	Site Area: 0.19ha	Current Use: Public open space	Site Ref.: SS0089		
Description of Site (including planning status) Largely square piece of amenity land with ancillary parking area located off of Codenham Straight in Basildon. The site contains children play equipment, largely laid to grass and is surrounded by residential terraces whose private rear gardens back directly onto the land. A few trees and shrubs are positioned along the peripheral boundaries of the site. Development Plan: Allocated as 'Existing Open Space (less than 0.4 hectares)' in the BDLP. Planning history - none			Site Access: Via Codenham Straight Access to Services (distance in m) Primary School: Kingswood <600m Secondary School: Woodlands <1500m GPs / Health Centre: Witchards >800m Neighbourhood Cntr: Clay Hill Rd <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (Clay Hill Road/sites themselves), Civic space <2km (Basildon TC), Educational Field <800m (Woodlands and Kingswood), Natural/semi-nat space <800m (Nethermayne), Country Park <2km (Langdon Hills), Outdoor Sport Facility <400m (Basildon Golf Course), Urban Park <2km (Gloucester Park) Bus Stop: 180m (Clay Hill Road) Railway Station: Basildon <1km		
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	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			
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 issues					

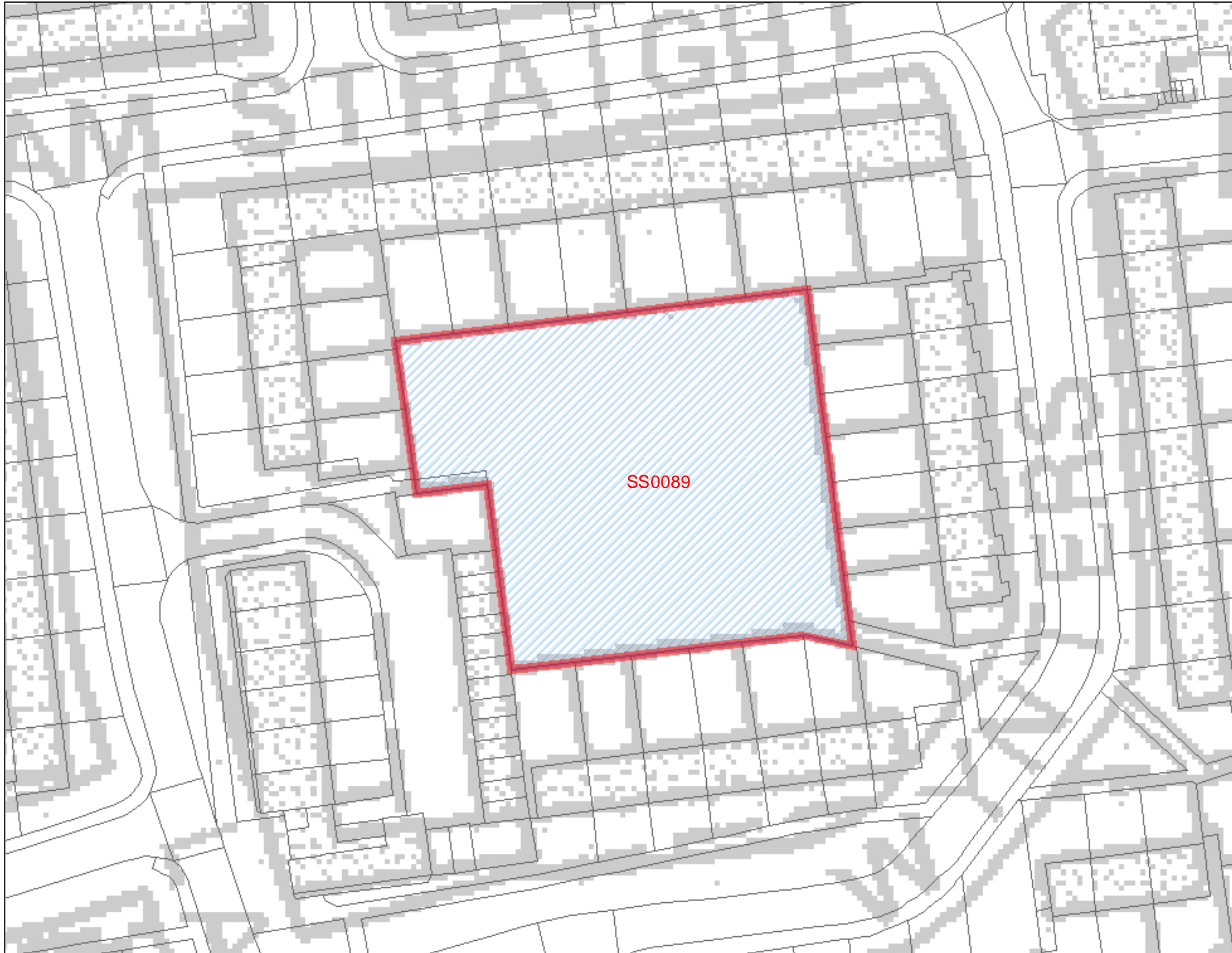
Address: Open Space rear of 2-28 Wynters and rear of 1-17 Codenham Straight, Kingswood	Site Area: 0.19ha	Current Use: Public open space	Site Ref.: SS0089	
Constraints (description): Open Space allocation in development plan, SSSI buffer, playgrounds Likely existence of contamination – no detailed assessment made.				
Could the constraints be overcome? Yes				
If yes, how? Where open space allocation is removed from development plan and where satisfactory alternative open space and/or playground equipment can be maintained in the locality. Further housing development would place pressure for additional parking facilities, which would also need to be catered for within the site. 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? Open space or residential				
Site is suitable for housing development x				
Reason(s) why site is suitable for housing: urban area with good transport links, surrounded by residential properties and close proximity to Basildon station/town centre. A PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.				
Is site available for development? If yes, when? Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.				

Open space rear of 2-28 Wynters

SHLAA 2011/2012



SS0089

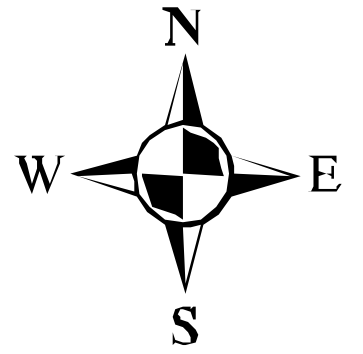


SHLAA Site Survey Form Part 1

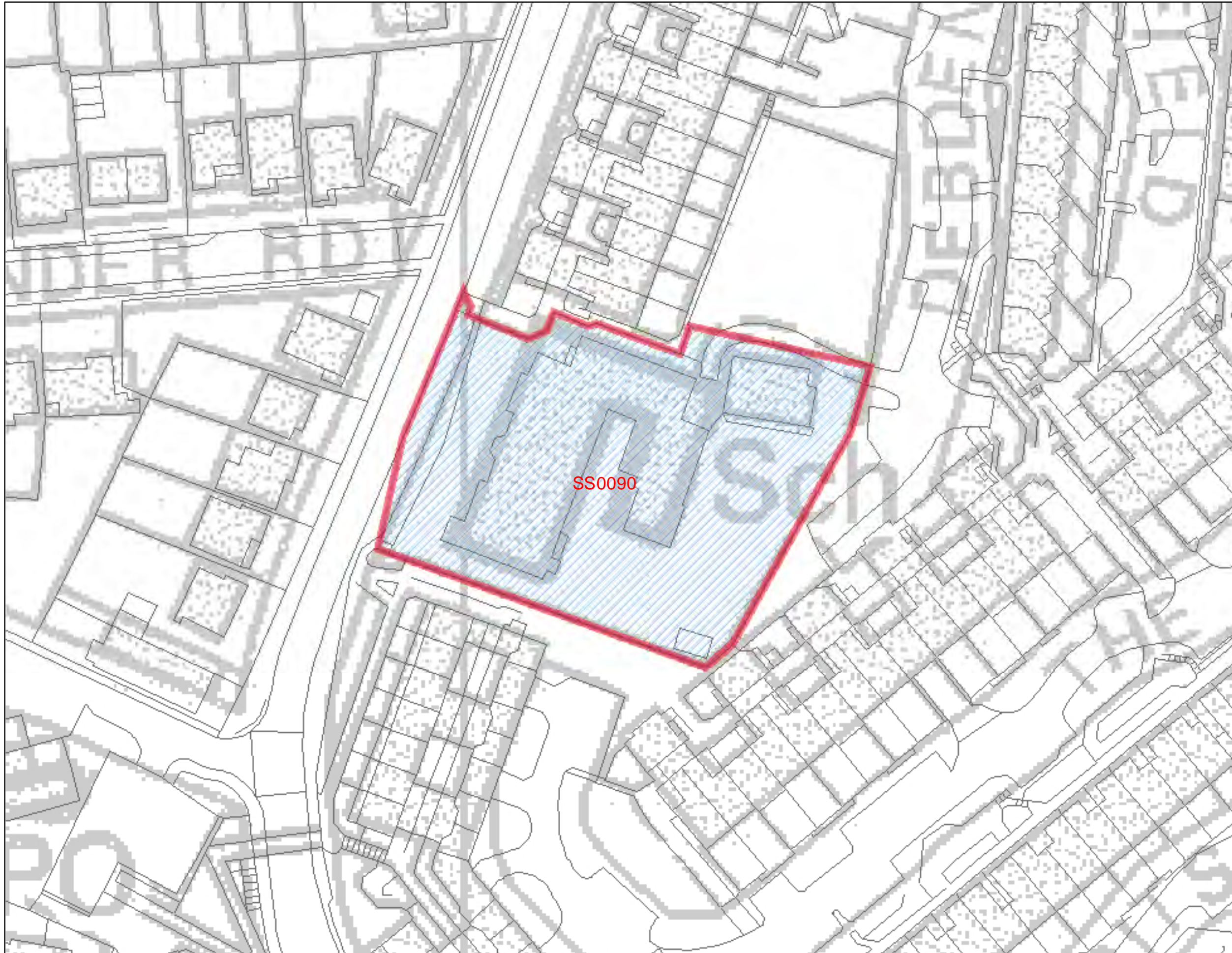
Address: Basildon Integrated Support Service (Lincewood County Infants School Annexe) High Road, Landon Hills		Site Area: 0.37	Current Use: Educational	Site Ref.: SS0090									
Description of Site (including planning status) Single storey school buildings cover 50% of the site area, with the majority of the remainder of the site given over to hard surfacing. A row of mature trees screens the site from High Road. Development Plan: Allocated as an area of no notation in the BDLP 1998. The last planning application on the site was in 2006, entailing the siting of 2 relocatable classroom units (06/01553/CCBAS)			Site Access: From Debden Green, though site also fronts High Road Access to Services (distance in m) Primary School: Lincewood County <600m Secondary School: The James Hornsby >1500m GPs / Health Centre: Neighbourhood Centre: The Triangle <800m Town Centre: Laindon >800m Public Open Space: Amenity Green Space <400m (Valence Way), Children/young people space <400m (Woodgrange Avenue), Country Park <800m (Langdon Hills), Educational Field <400m (Lincewood County), Natural/semi natural Green Space <400m (Woodgrange Avenue and others), Urban Park <2km (Markhams Chase and Fenton Way Parks) Bus Stop: 80m Railway Station: Laindon <1km										
			Ownership: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">- Public Body?</td><td style="width: 50%;">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: 0.37ha										
Green Belt Site													
Greenfield Site													
Previously Developed Land		Yes	Area: 0.37ha										
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		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								
H.E.R – No records			TPO		No								

Address: Basildon Integrated Support Service (Lincewood County Infants School Annexe) High Road, Landon Hills	Site Area: 0.37	Current Use: Educational	Site Ref.: SS0090	
		Archaeological Finds Area		No
Highway issues: No particular highway constraint. Good access from Debden Green. High Road is a classified road where direct access may be less preferable than Debden Green				
Constraints (description):				
<ul style="list-style-type: none"> • Former school site. Alternative educational facilities/contributions towards may be required to compensate for loss of such a facility and taking into account the additional dwellings that could be created. • Proximity to employment land not a particular constraint. • Likely existence of contamination – no detailed assessment made. 				
Could the constraints be overcome? Yes				
<ul style="list-style-type: none"> - Financial contributions towards alternative educational provision within the vicinity. - 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? Educational or residential				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: Residential area, and on basis educational requirements can be met elsewhere in the locality.				
Is site available for development? If yes, when?		Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need relocate occupants if necessary.		

SHLAA 2011/2012



SS0090

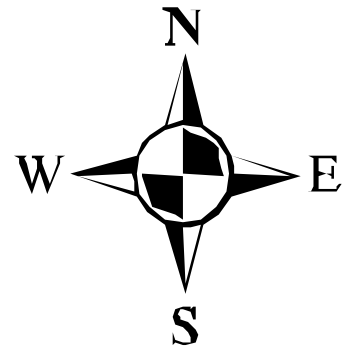


SHLAA Site Survey Form Part 1

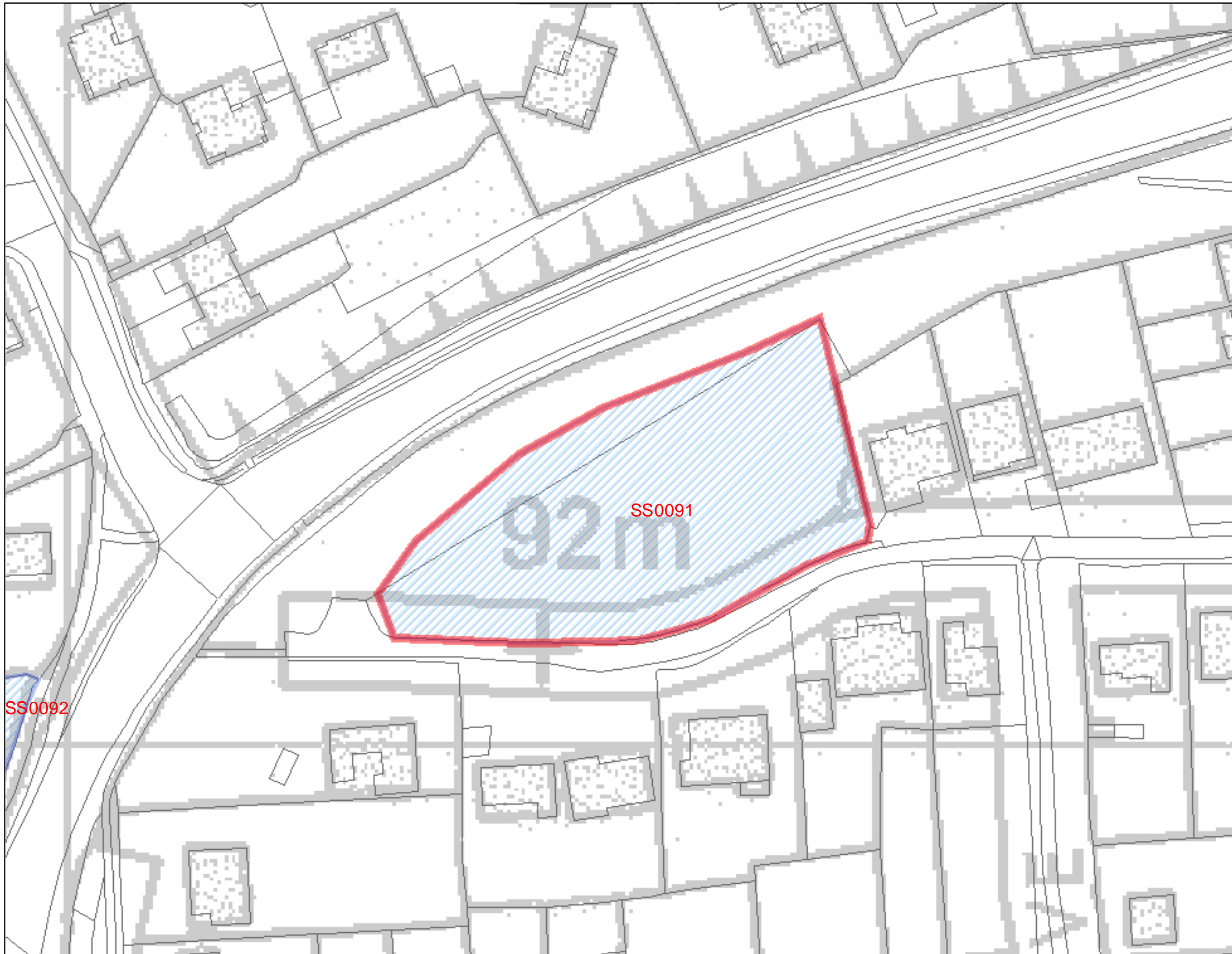
Address: Land at Lee Chapel Lane and North of High Banks, Lee Chapel Lane, Langdon Hills	Site Area: 0.3ha	Current Use: Open space/vacant land	Site Ref.: SS0091			
Description of Site (including planning status) Irregular shaped site located north of Lee Chapel Lane and south of Staneway, Langdon Hills. Site is allocated as 'Existing Open Space' in the Basildon District Local Plan 1998. The site contains a number of mature trees and scrubs and is bordered by residential areas. Outline planning permission granted 28.06.1999 for the erection of two houses (97/01148/OUT) now expired.			Site Access: Lee Chapel Lane Access to Services (distance in m) Primary School: Lincewood County within 600m Secondary School: >1500m GPs / Health Centre: >800m Neighbourhood Centre: within 800m Town Centre: Laindon and Basildon TC >800m Public Open Space: Site is an Amenity Green Space and open spaces are within 400m and 800m. Bus Stop: within 400m Railway Station: Laindon within 1600m			
Ownership:	- Public Body?	Yes				
	- Private Individual?	No				
	- Company?	No				
	- Unknown?	No				
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		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
	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	

Address: Land at Lee Chapel Lane and North of High Banks, Lee Chapel Lane, Langdon Hills	Site Area: 0.3ha	Current Use: Open space/vacant land	Site Ref.: SS0091	
Highway issues: No particular problems. Access from Lee Chapel Lane. Site also fronts onto Staneway, however highway visibility splays and safety issues could occur if access were created.				
Constraints (description): <ul style="list-style-type: none"> • Open Space allocation • Site is within 100m buffer of LoWS: Ba21 Langdon Complex • Ground Water vulnerability area: minor aquifer – high vulnerability • Likely existence of contamination – no detailed assessment made. • Protected species alert area and buffer on site <ul style="list-style-type: none"> • A foul sewer and surface water sewer pipelines transgress through the centre of the site. 				
Could the constraints be overcome? Yes. If yes, how? <ul style="list-style-type: none"> • An ecological impact assessment would be necessary given that site is within a protected species alert area and within the buffer of a Local Wildlife Site. A badger sett has previously been identified on the site and would accordingly need protection or relocation. A number of mature trees on the site may be worthy of retention in any development scheme. • Ground Water impact assessment. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures • Respect or reposition foul sewer and surface water sewer pipelines. 				
What is the most suitable type of development for this site? Low density residential				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: Previous consent granted for two houses on the site, in an existing built area and close to services. 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. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.				

SHLAA 2011/2012



SS0091



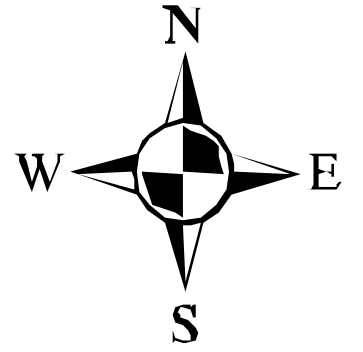
SHLAA Site Survey Form Part 1

Address: Land west of High Road and South of The Grove, Langdon Hills	Site Area: 1.69ha	Current Use: Stable, grassland and woodland	Site Ref. SS0092			
Description of Site (including planning status) Irregular shaped site fronting High Road Langdon Hills. Comprises a stable block set amongst a small area of grassland and woodland in a rural area to the southwest of Basildon. Development Plan: Allocated as Green Belt and SINC in the BDLP 1998. Planning History: BAS/0903/57 – Erection of shops and houses: Refused 08.11.1957. BAS/0021/59 – Residential development: Refused 26.06.1959. BAS/1084/60 – Two detached dwellings: Refused 10.03.1961. BAS/0009/93 – Proposed water storage reservoir and pumping station: Granted 26.04.1993. BAS/0693/95 – Erection of stables: Refused 16.12.1995. BAS/0071/96 – Erection of stables: Granted 13.03.1998 BAS/1089/00 - Proposed water storage reservoir and pumping station: Granted 29.11.2000.			Site Access: High Road Access to Services			
Ownership:		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
Urban Area Site	No					
Green Belt Site	Yes	Area: 1.69ha				
Greenfield Site	Yes	Area: 1.68ha				
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		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"/>	No		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			

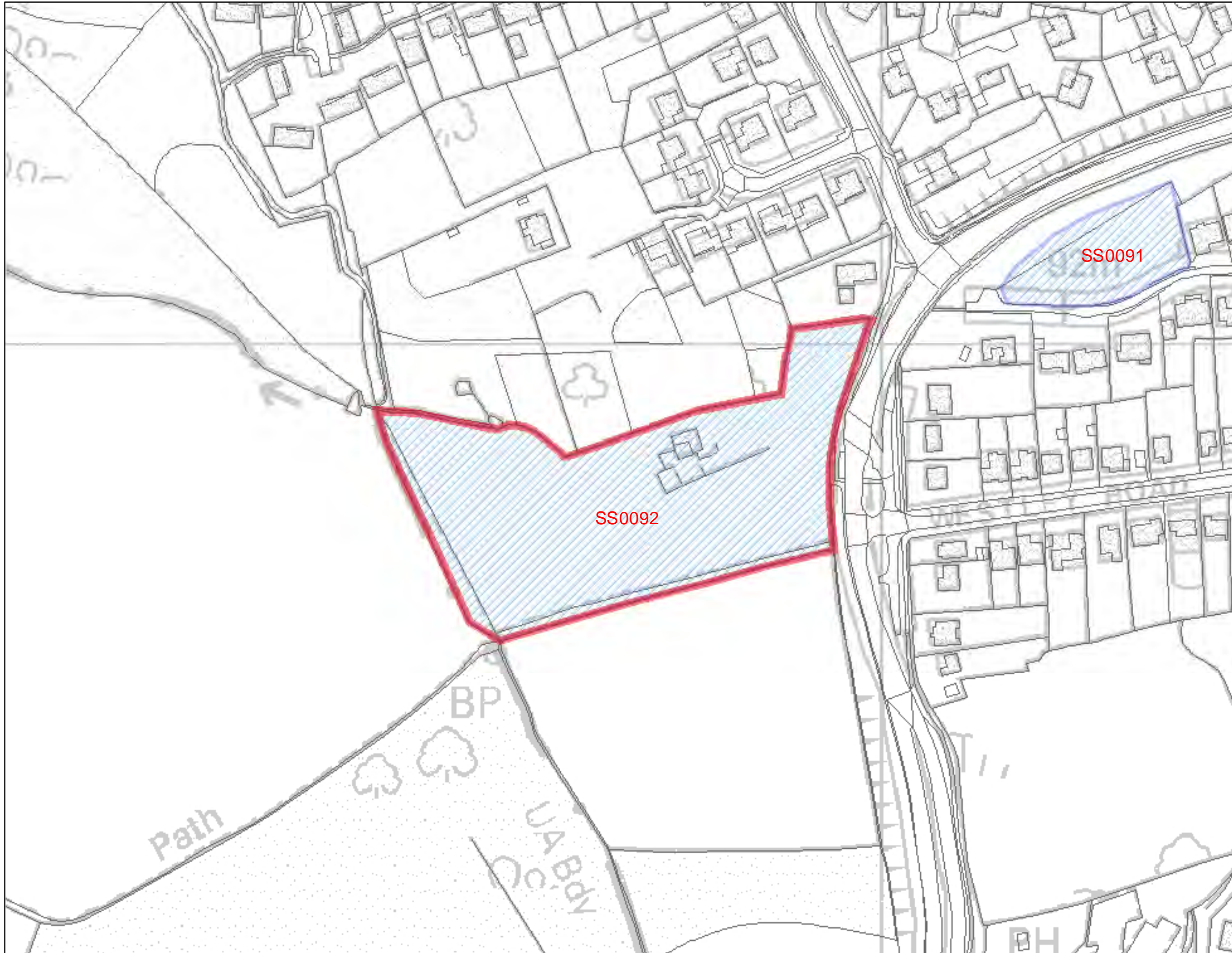
Address: Land west of High Road and South of The Grove, Langdon Hills		Site Area: 1.69ha	Current Use: Stable, grassland and woodland	Site Ref. SS0092	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
Highway issues:					
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 to the West of High Road

SHLAA 2011/2012



SS0092

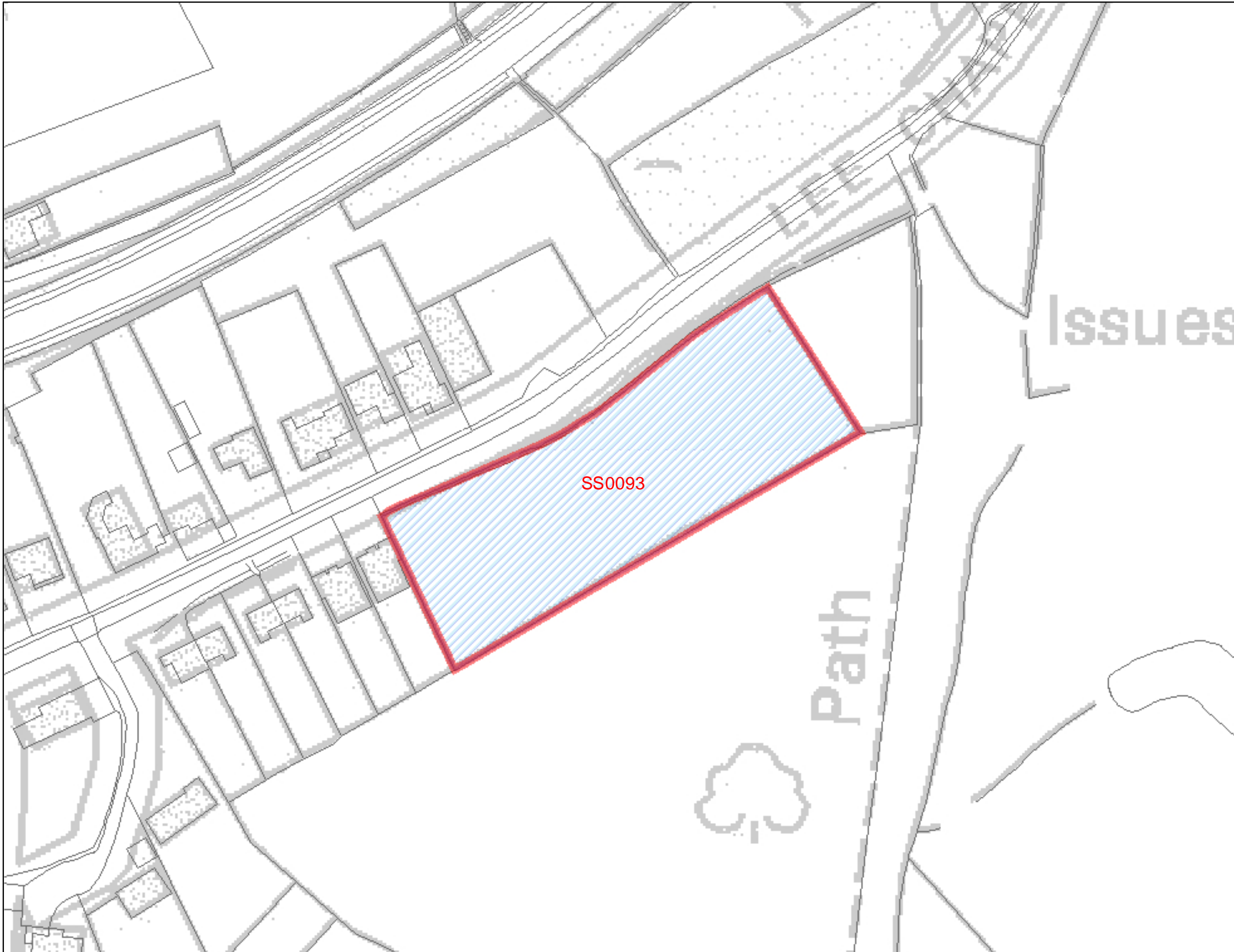
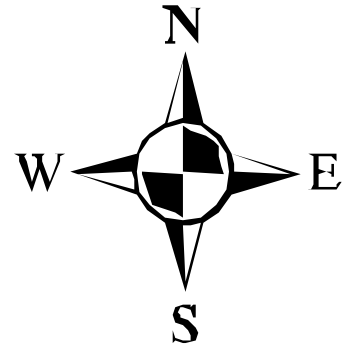


SHLAA Site Survey Form Part 1

Address: Land adj to 6 Lee Chapel Land , Langdon Hills	Site Area: 0.47ha	Current Use: Grassland/ scrubland	Site Ref: SSO 093		
Description of Site (including planning status) Rectangular shaped site located on the south side of Lee Chapel Lane in a semi-rural edge of settlement location. The site lies adjacent to the Langdon Hills Country Park (SINC) in an area of high landscape quality and comprise mostly grassland with some scrub/hedgerow around the periphery. A ditch runs along the roadside boundary of the site. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: <ul style="list-style-type: none"> DC/17/86 – 10 detached houses - Refused 			Site Access: Lee Chapel Lane Access to Services		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	No				
Green Belt Site	Yes	0.47ha			
Greenfield Site	Yes	0.47ha			
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: Land adj to 6 Lee Chapel Land , Langdon Hills	Site Area: 0.47ha	Current Use: Grassland/ scrubland	Site Ref: SS0 093	
		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



Issues

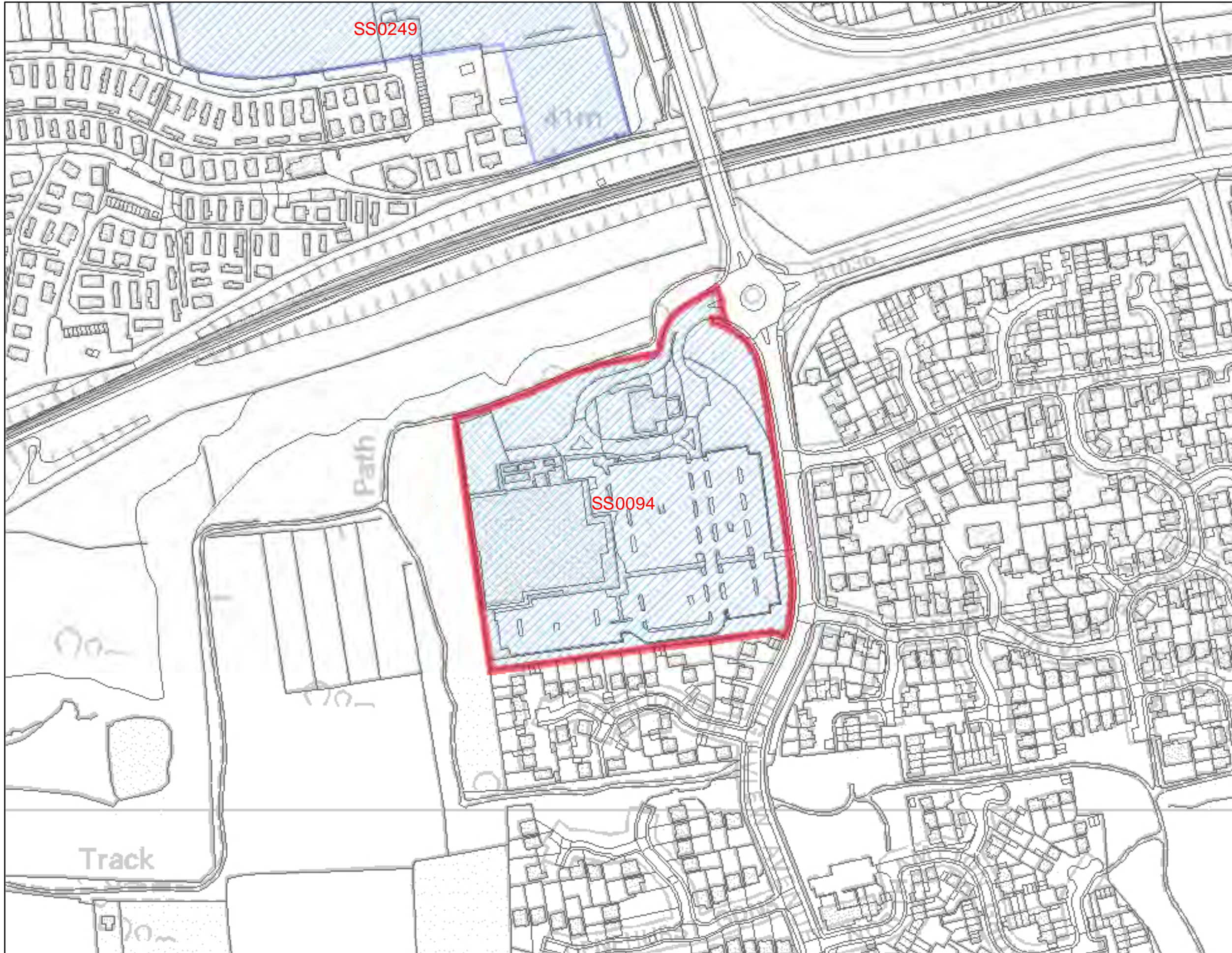
SS0093

SHLAA Site Survey Form Part 1

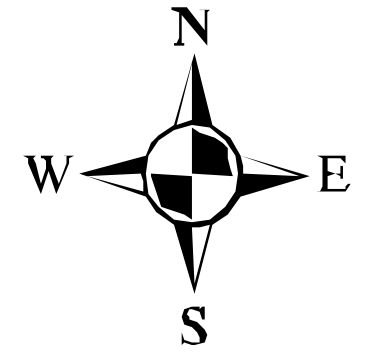
Address: Superstore and Car Park, Mandeville Way, Laindon		Site Area: 3ha	Current Use: Commercial	Site Ref.: SS0094		
Description of Site (including planning status) Largely square piece of land occupied by a Tesco supermarket, surface level car park and petrol filling station. The site is located on the west side of Highview Avenue, Laindon. Open green belt land lies to the west, modern residential properties to the south and east and a small strip of vacant scrubland to the north adjacent to the C2C railway line beyond this. Allocated as an area of no notation in the BDLP 1998 Planning application history: Various applications for alterations and extensions to existing superstore and petrol station, since its grant of original planning permission in 1990.			Site Access: Mandeville Way/Highview Avenue roundabout junction Access to Services (distance in m) Primary School: Great Berry ≥600m Secondary School: The James Hornsby >1500m GPs/Health Centre: Nightingales <800m Neighbourhd Centr: Nightingales <800m Town Centre: Laindon >800m Public Open Space: Amenity Green Space and Children/young people space <400m (Highview Avenue), Country Park >2km (Langdon Hills), Educational Field <800m (Great Berry), Natural/semi natural Green Space <400m (Land east of Lower Dunton Rd), Outdoor Sport Facility <2km (Land west of Archer Road), Urban Park <2km (Fenton Way) Bus Stop: 300m Durham Road Railway Station: Laindon <1600m			
Ownership:		- Public Body?	No			
		- Private Individual?	No			
		- Company?	Yes			
		- Unknown?	No			
Urban Area Site	Yes	Area: 3ha				
Green Belt Site	No					
Greenfield Site	No					
Previously Developed Land	Yes	Area: 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	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				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	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	
H.E.R – No records			TPO – T1-4 (2 Oaks/2 Poplars)	TPO/27/99	Yes	
			Archaeological Finds Area		No	

Address: Superstore and Car Park, Mandeville Way, Laindon	Site Area: 3ha	Current Use: Commercial	Site Ref.: SS0094	
Highway issues: No particular access issues, other than increased traffic within this residential estate.				
Constraints (description): Protected species alert area buffer, local wildlife site buffer. Employment area buffer, Tree Preservation Order Likely existence of contamination – no detailed assessment made (petrol station on site).				
Could the constraints be overcome? Yes				
If yes, how? If ecological assessment confirms no protected species on site and the few TPO trees can be maintained. Loss of out of town supermarket not necessarily unacceptable if replacement could be provided within Laindon town centre, which have the added advantage of improving the viability of the town centre. Employment buffer of little consequence due to established residential nature of the area. 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? Supermarket or residential				
Site is NOT suitable for housing development X				
Reason(s) why site is not suitable for housing: Commercial site, proposed for further /other purposes/Local Neighbourhood Centre. The site has been requested to retain for commercial use and thus whilst the site could be suitable, it is not appropriate to be considered for housing as there is no intention from the landowner of this. Site will be deemed unavailable and undeliverable as a result.				
Is site available for development? If yes, when?		No. Whilst this site was submitted by the landowner through the Call For Sites process, it was requested to be for an alternative use to housing and therefore will not delivered through the SHLAA.		

Superstore and Care Park Mandeville Way



SHLAA 2011/2012



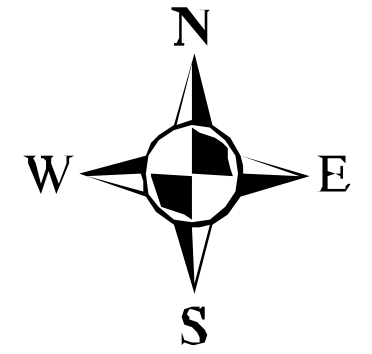
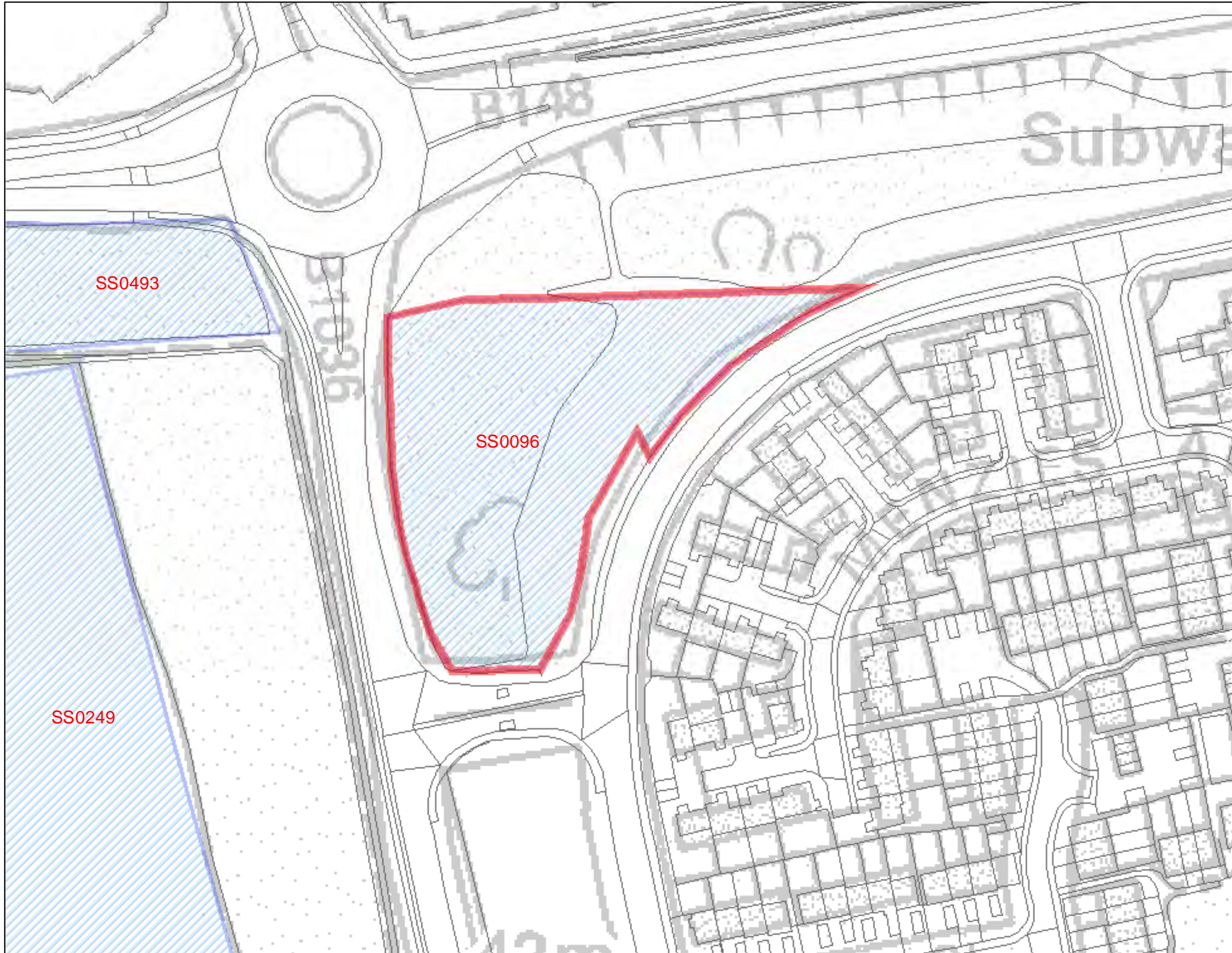
SS0094

SHLAA Site Survey Form Part 1

Address: Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Laindon		Site Area: 0.52ha	Current Use: Open Space	Site Ref: SS0096		
Description of Site (including planning status) Generally triangular shaped site predominantly covered in mature trees and shrubs except for a 15 metre deep strip of mowed grassland fronting Durham Road. The site performs an attractive natural buffer at the crossroads between housing to the southeast, light industry to the north and countryside to the west. The area is defined as Existing Open Space in the BDLP 1998. No planning application history			Site Access: From Durham 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 (Presidents Court); Country Park >2km (Langdon Hills); Educational Field <800m (Merrylands); Natural/semi natural Green Space <400m (Land west side Mandeville Way); Outdoor Sport Facility <2km (Land west of Archer Road); Urban Park <800m (Fenton Way) Bus Stop: 120m Railway Station: Laindon >1600m			
Ownership:		- Public Body?	Yes	Public Open Space: Amenity Green Space and Children/young people space <400m (Presidents Court); Country Park >2km (Langdon Hills); Educational Field <800m (Merrylands); Natural/semi natural Green Space <400m (Land west side Mandeville Way); Outdoor Sport Facility <2km (Land west of Archer Road); Urban Park <800m (Fenton Way) Bus Stop: 120m Railway Station: Laindon >1600m		
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
Urban Area Site	Yes	Area: 0.55ha		Public Open Space: Amenity Green Space and Children/young people space <400m (Presidents Court); Country Park >2km (Langdon Hills); Educational Field <800m (Merrylands); Natural/semi natural Green Space <400m (Land west side Mandeville Way); Outdoor Sport Facility <2km (Land west of Archer Road); Urban Park <800m (Fenton Way) Bus Stop: 120m Railway Station: Laindon >1600m		
Green Belt Site	No					
Greenfield Site	Yes	Area: 0.55ha				
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		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	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 corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Laindon		Site Area: 0.52ha	Current Use: Open Space	Site Ref: SS0096	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO	10/00001/TPO – W1	Yes
			Archaeological Finds Area		No
Highway issues: <ul style="list-style-type: none"> • Access into the site may be feasible from Durham Road, however traffic noise from adjoining principle roads would be a major concern. • West Mayne, which adjoins the site to the north, has been designed so that it is capable of expansion to a dual carriageway as and when required. This future scenario may increase the potential for noise generation to potential future inhabitants should this site be developed in a residential manner. 					
Constraints (description): <ul style="list-style-type: none"> • Protected species alert area, ecological assessment requirement to determine value. • Noise issues in close proximity due to 'island' nature of site surrounded by main roads. • Allocated as Existing Open Space in the BDLP 1998. • Site acts as a buffer between the existing industrial and residential areas. • Likely existence of contamination – no detailed assessment made (within 250m of unknown infill). • Within employment area buffer (800m – Southfields) • TPO Trees – Woodland Order. 					
Could the constraints be overcome? Yes If yes, how? <ul style="list-style-type: none"> • If Open Space allocation removed from Development Plan, • if ecological assessment confirms no protected species on site, • if adequate landscaping can be maintained/provided within the site to compensate for that removed • if noise attenuation measures are used that are sufficient to address the traffic noise arising from the sites close proximity to principle routes. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures • Removal of trees. 					
What is the most suitable type of development for this site? Open space/incidental amenity land					
			Site is not suitable for housing development X		
Reason(s) why site suitable for housing: Site is within to the urban settlement boundary. However, the 2010 TPO on the woodland would suggest that a recent tree survey found the site to be important in regards to landscape character. As the Preservation Order makes up the majority of the site, it is considered unsuitable for housing purposes.					
Is site available for development? If yes, when?			Yes. The site was submitted through the Call for Sites process by, or on behalf of, the landowner and they have confirmed their commitment to the site.		

SHLAA 2011/2012



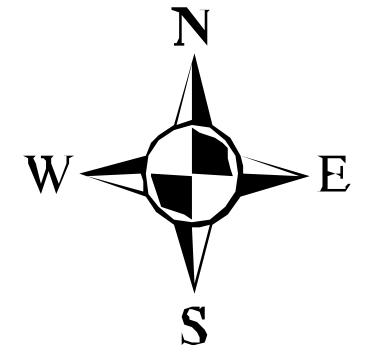
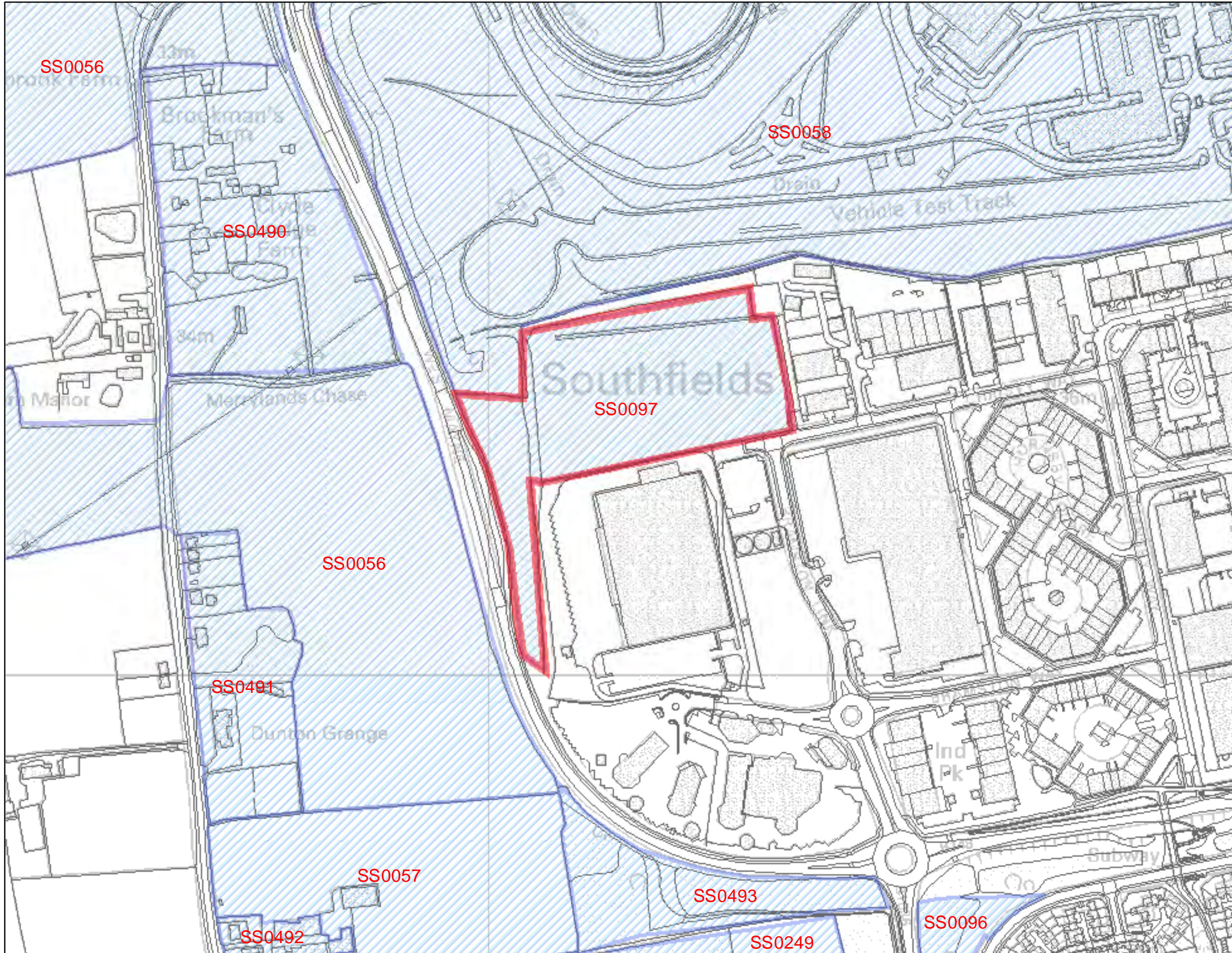
SS0096

SHLAA Site Survey Form Part 1

Address: Ford Dunton, Basildon		Site Area: 4.23ha	Current Use: Open Space	Site Ref.: SS0097	
Description of Site (including planning status) Irregular shaped site located on the east side of West Mayne, Basildon. The site lies to the northwest of an established industrial east and to the south of the Ford Dunton research centre. Land to the west is Green Belt. The site comprises grassland, wood and scrub. Development Plan: Allocated as an area of no notation the BDLP 1998. Planning history: <ul style="list-style-type: none"> • BAS-0553-98 – Change of use of land for Motorbike training, refused 14.10.1998. • BAS-0569-99 – Change of use of land for motorbike training, refused 27.08.1999. • 09/00055/FULL - Retention of two 'tented' structures for storage purposes – granted • 08/00600/FULL- Erection of building for motor-cycle parking – granted • 07/00729/FULL - To situate 14 No. smoking shelters within the site for use by employees – granted • 06/00763/FULL - Proposed change of use of warehouse (Class B8) to General Industrial use (Class B2) with ancillary storage and offices – granted • 06/00473/FULL - Motor vehicle showroom with workshop and office facilities with external parking pavilion and landscape works – granted • 05/00173/FULL - New gatehouse and the formation of a new access point on Christy Way to serve existing warehouse, erection of a 3m high security fence to sub-divide site, and layout 404 car parking – granted • 04/01573/FULL - Create new site access on to Christy Way to serve existing warehouse, erection of 3 metre high fencing to sub-divide site, and change of use of remainder of site to vehicle storage area – withdrawn • 04/00220/FULL - Single storey extension to existing gymnasium - granted 			Site Access: From Christy way 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 <800m (Presidents Court), Country Park >2km (Langdon Hills), Educational Field >800m (Merrylands), Natural/semi natural Green Space <400m (Land west side Mandeville Way), Outdoor Sport Facility <2km (Land west of Archer Road), Urban Park <800m (Fenton Way) Bus Stop: 700m Railway Station: Laindon >1600m		
Ownership:		- Public Body?	No		
		- Private Individual?	No		
		- Company?	Yes		
		- Unknown?	No		
Urban Area Site	Yes	Area: 4.23ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 4.23ha			
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	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

Address: Ford Dunton, Basildon		Site Area: 4.23ha	Current Use: Open Space	Site Ref.: SS0097	
	Within Buffer	No		Within Buffer	Yes
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Surface water		Protected Species Alert Area		Yes
Washland		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	Ground Water Vulnerability Area		No
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons	(*But transmission lines on land to north)	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 as access capable from Christy way/Bramston Link					
Constraints (description): Protected species alert area, HAP, LoWS, county wildlife site, Site lies adjacent to an established industrial area within employment zone buffer. Washland. Close proximity to electricity transmission line. Sewerage pipeline runs through west side of site, surface water on east side of site. Likely existence of contamination – no detailed assessment made.					
Could the constraints be overcome? No					
What is the most suitable type of development for this site? Washland, wildlife habitat					
Site is NOT suitable for housing development X					
Reason(s) why site is not suitable for housing: The area is Washland, a Local Wildlife Site and there are protected species on site. The site is unsuitable being within an industrial employment area and along distance from existing services. For this reason the site has been excluded.					
Is site available for development? If yes, when?			Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.		

SHLAA 2011/2012



SS0097

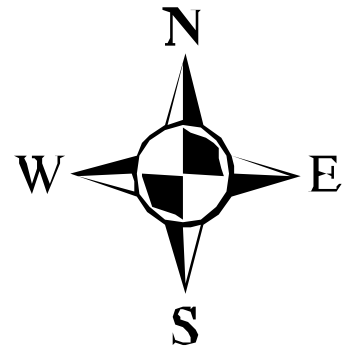
SHLAA Site Survey Form Part 1

Address: Land at Presidents Court, Hoover Drive, Laindon	Site Area: 0.09ha	Current Use: car park	Site Ref.: SS0098		
Description of Site (including planning status)			Site Access: Hoover Drive		
<p>Small car park serving Presidents Court (mixed use development). The site contains many mature trees along its boundaries. The area is predominately residential, with a community centre and neighbourhood shops to the west and east respectively.</p> <p>Development Plan: Allocated as 'Existing Open Space' in the BDLP 1998.</p> <p>Planning History: none Site originally submitted as an omission site to the RLP consultation in 2004.</p>			<p>Access to Services (distance in m) Primary School: Merrylands <600m Secondary School: None within buffer - The James Hornsby >1500m GPs / Health Centre: 1 (Presidents Court Surgery) <800m Neighbourhood Centre: 1 (Presidents Court) <800m Town Centre: Laindon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (Helmores), Educational Field <400m (Merrylands), Natural/semi natural Green Space <400m (Mandeville Way), Outdoor Sport Facility <2km (Land west of Archer Road), Urban Park <800m (Victoria Park) Bus Stop: 150m Railway Station: Laindon <1600m</p>		
Ownership:	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	Area: 0.09ha			
Green Belt Site	No				
Greenfield Site	No				
Previously Developed Land	Yes	Area: 0.09ha			
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	(on southwest side)	Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No			
	Part of	No	Ground Water Vulnerability Area	No	
	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
Highway issues: No particular issues, good access from Hoover Drive					

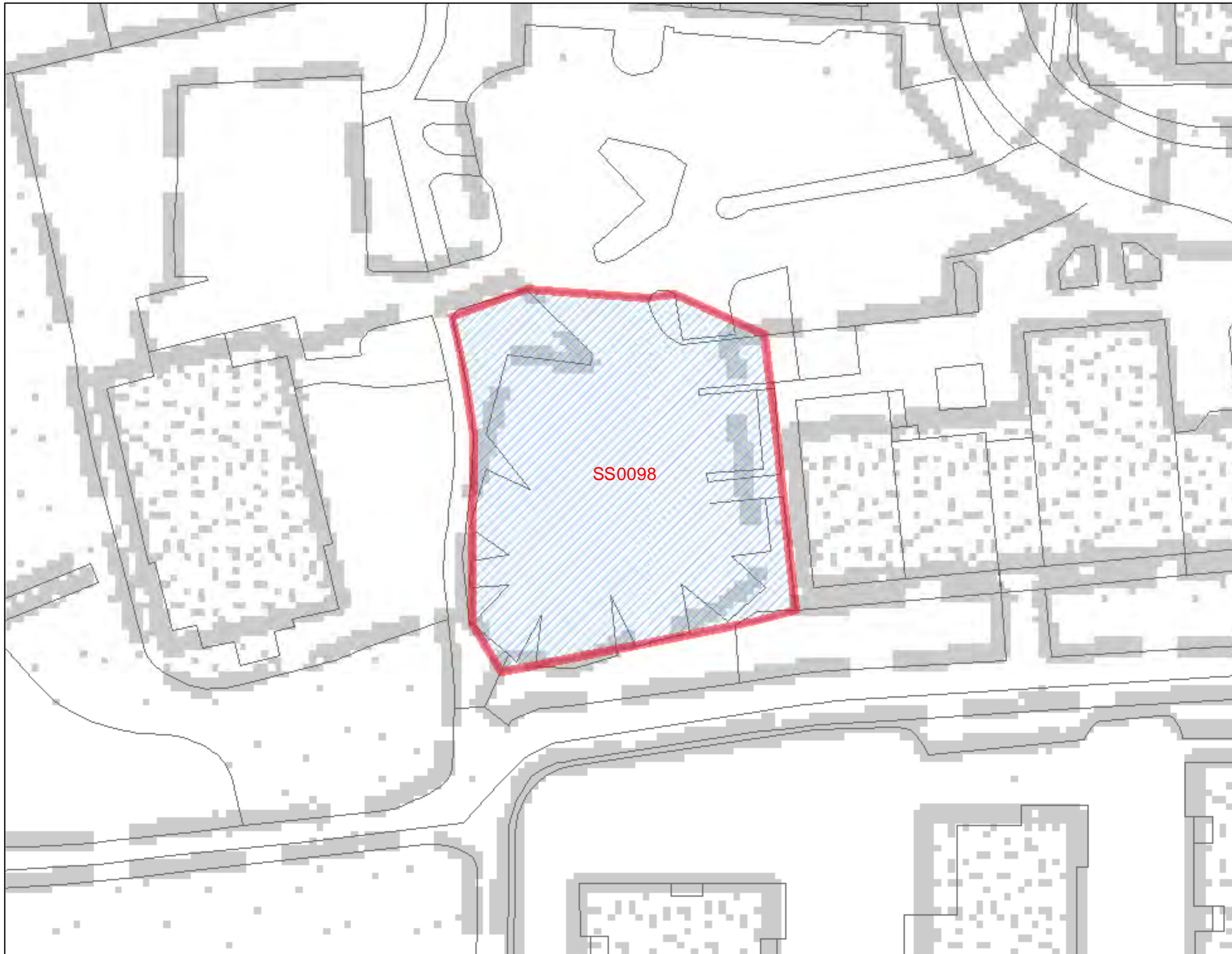
Address: Land at Presidents Court, Hoover Drive, Laindon	Site Area: 0.09ha	Current Use: car park	Site Ref.: SS0098	
Constraints (description):				
<ul style="list-style-type: none"> ○ Employment area buffer (800m). ○ Public open space allocation in BDLP ○ Several mature trees on the site ○ Likely existence of contamination – no detailed assessment made (within 250m of infill). 				
Could the constraints be overcome? Yes				
<ul style="list-style-type: none"> ○ Employment buffer around Southfields is not a major constraint due to the location being an established residential area. ○ Allocation could be considered irrelevant due to development on the site (a community centre and parking areas) which have reduced the value as an open space; PPG17 Assessment to determine the value of the site within the open space estate. ○ Tree survey to establish whether any trees should be protected; Design solution to avoid harm to trees. ○ 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?				
Car park; open space; residential.				
Site is suitable for housing development X				
Reason(s) why site suitable for housing:				
Site is within the settlement area and there are no constraints that would necessarily make the site unsuitable prior to further site investigation in regards to the importance of trees; the appropriateness of designation as open space; and impact of loss on the open space estate.				
Is site available for development?			Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.	
If yes, when?				

Land at Presidents Court, Hoover Drive

SHLAA 2011/2012



SS0098

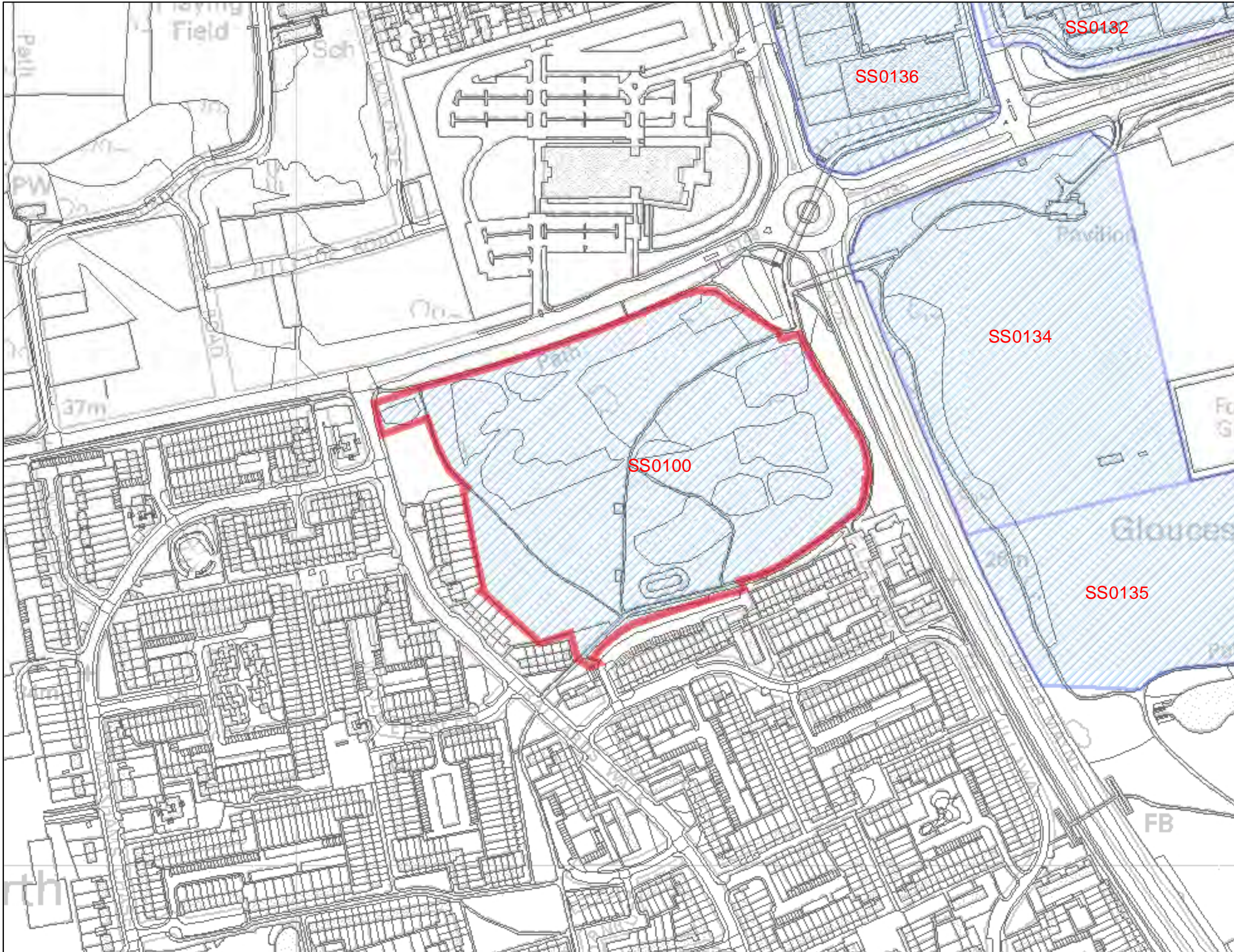


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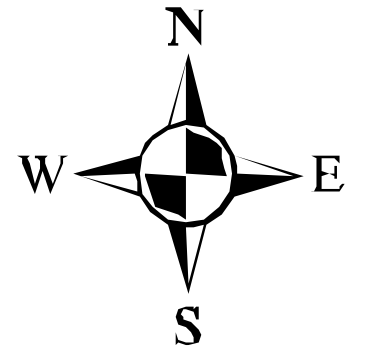
Address: Open Space at junction of Upper Mayne, St Nicholas Lane, r/o 160-204 Ballards Walk; 130-166 Little Lullaway; and 50-78 Eldeland, Lee Chapel North	Site Area: 6.6ha	Current Use: Public open space	Site Ref: SS0100		
Description of Site (including planning status) Large piece of open space located on the south side of St. Nicholas' Lane, Basildon. The site adjoins Ballards Walk to the west, Little Lullaway to the south and Upper Mayne dual carriageway to the east. Residential properties adjoin the site to the south and west. The site comprises a large number of trees, shrubs and grassland. Development Plan: Allocated as 'Existing open space' in the BDLP. Planning history: None Application is pending to register the site as Village Green			Site Access: Ballards Walk/Little Lullaway Access to Services (distance in m) Primary School: Laindon Park and Janet Duke Schools <600m Secondary School: James Hornsby <1500m GPs / Health Centre: 32 Knights/49 Ballards Walk <800m Neighbour Centre: Ballards Walk <800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space and Children/young people space <400m (The site), 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 <400m (Gloucester Park) Bus Stop: 30m (St. Nicholas' Lane) Railway Station: Laindon/Basildon <1600m		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	Area: 6.6ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 6.6ha			
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)	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		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	* application is pending	No*
	Part of	No	Ground Water Vulnerability Area		No
	Within buffer of Pipp's Hill	Yes			
Oil / Gas Pipelines	Gas pipeline	Yes	Conservation Area	Within/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): Runs through north of site		No
H.E.R – No records			TPO		No

Address: Open Space at junction of Upper Mayne, St Nicholas Lane, r/o 160-204 Ballards Walk; 130-166 Little Lullaway; and 50-78 Eldeland, Lee Chapel North	Site Area: 6.6ha	Current Use: Public open space	Site Ref: SS0100	
		Archaeological Finds Area	No	
Highway issues: Access from Ballards Walk preferable. No access likely to be possible from Upper Mayne and access direct from St. Nicholas' Lane undesirable.				
Constraints (description): <ul style="list-style-type: none">• Open space allocation in development plan• Gas pipeline runs through SW of site• Business development buffer• Traffic noise from adjacent dual carriageway		<ul style="list-style-type: none">• Protected species alert area• Potential areas of contamination – no detailed assessment undertaken• Village Green application pending		
Could the constraints be overcome? Possibly, unless village green application is successful: <ul style="list-style-type: none">• Where open space allocation is removed from development plan. Sufficient alternative open space would need to be maintained within the site or in the locality to serve existing and any future residents.• Where an ecological assessment is undertaken, with appropriate remediation• Business development buffer of little consequence due to residential nature of the area.• Position of gas pipeline to be respected in any proposals.• Existing large mature trees should be retained where possible in the interests of amenity, wildlife and to act as noise buffers to adjacent main roads.• Investigation into potential contamination and appropriate remediation as necessary				
What is the most suitable type of development for this site? Open space, residential, or combination				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: Site located in a residential and urban area and whilst it can be considered suitable at this time in the absence of certainty of the village green outcome, should the application fail it is still likely that a significant part of the site will need to be retained as open space. Therefore, should it not be found as a village green, it is essential that a PPG17 assessment be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect. The suitability of this site will need to be reviewed in the following SHLAA monitoring period.				
Is site available for development? If yes, when?		Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.		

Open Space at junction of Upper Mayne, St Nichola



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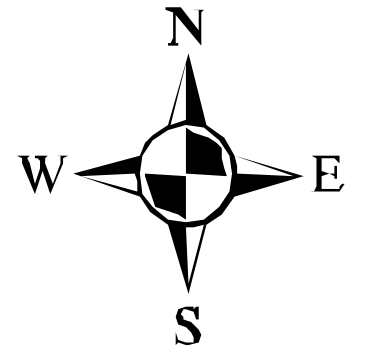
SS0100

SHLAA Site Survey Form Part 1

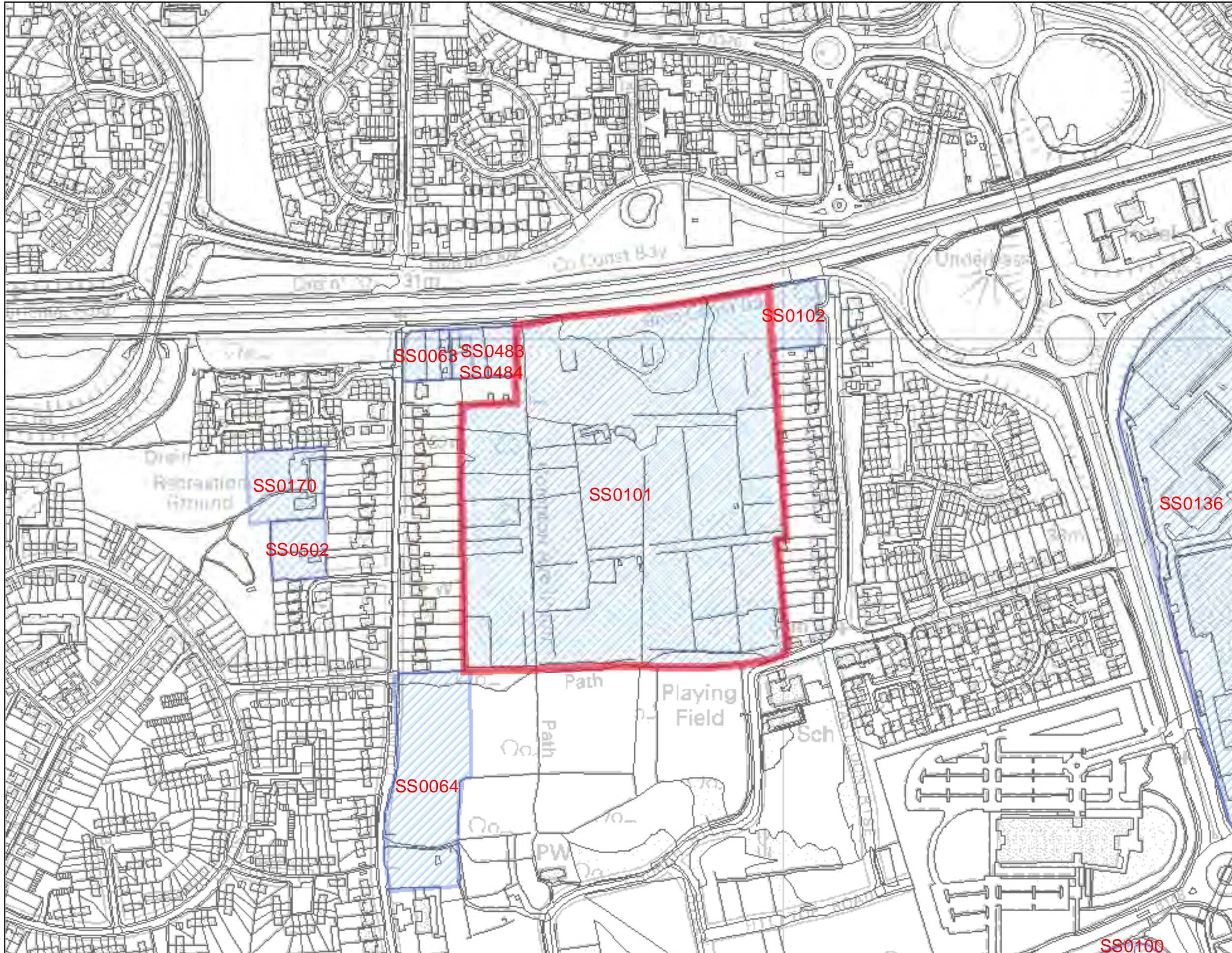
Address: Land East of Pound Lane, West of Church Road, North of Laindon Park County Primary School	Site Area: 8.86ha	Current Use: Wood/scrubland/ open space	Site Ref.: SS101		
Description of Site (including planning status) Large square piece of open wood/scrubland located north of Church Hill Laindon. To the east and west are residential areas, whilst the A127 Arterial Road lies to the north and St. Nicholas's church cemetery to the south. Development Plan: Allocated as Existing Open Space and Leisure and Recreation Space – R11 in the BDLP. Policy R11: "6.8 hectares (16.8 acres) of land between Pound Lane and Church Road, Laindon, is allocated for leisure/recreation purposes. This development may include buildings but should retain an emphasis on open land uses". Planning history: App BAS-1061-95: Proposal to relocate Basildon Rugby Club withdrawn. Application BAS-0667-71: Electricity lines deemed granted 29.09.1971 Application ES BAS 210-1958: Residential development refused on grounds that 'The land is allocated for playing fields in the Master Plan for the Basildon New Town'. Application 11/00213/FULL –Change of use of land to site for 12 plots for residential use (gypsy and travellers) and for the stabling and grazing of horses – Resolved to refuse planning permission 02.08.2011. Appeal pending			Site Access: Church Hill or from top end Church Road through adjoining land Access to Services (distance in m) Primary School: Laindon Park School <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 <800m (St. Nicholas' Church), Civic Space <2km (Basildon TC), Educational Field <400m (Laindon Park School), Natural/semi natural Green Space <400m (the site and other Land north of Church Hill), Outdoor Sport Facility <2km (Land west of Archer Road), Urban Park <800m (Markhams Chase and Gloucester Park) Bus Stop: 400m Railway Station: Laindon/Basildon >1600m		
Ownership:		- Public Body?	Yes -HCA		
		- Private Individual?	No		
		- Company?	No		
		- Unknown?	No		
Urban Area Site	Yes	Area: 8.86ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 8.86ha			
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	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 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	
	Within buffer of Pipp's Hill & Hemmels Ind	Yes			
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons	Lower voltage	No	Listed Buildings	Within	No

Address: Land East of Pound Lane, West of Church Road, North of Laindon Park County Primary School		Site Area: 8.86ha	Current Use: Wood/scrubland/ open space	Site Ref.: SS101	
	line in site		*Possible adverse setting on St. Nicholas' Church	Adj. To	No*
Immovable communications links		No	Potential Contaminated Land	C	
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:					
<ul style="list-style-type: none"> • Vehicular access from Church Hill (opposite Primary School) or from top end of Church Road, possibly also from Pound Lane via adjoining sites. No access likely to be acceptable from the A127. • Proximity of A127 is a limiting factor for housing development due to traffic noise transmission. 					
Constraints (description):					
<ul style="list-style-type: none"> • Protected Species Alert area, BAP and LoWS • Business development buffer • Close proximity to dual carriageway • Gas pipeline • Large mature trees • Open space, leisure and recreation allocations in development plan • Potential archaeology • Telegraph electricity line transects site • Likely existence of contamination – no detailed assessment made. • Possible setting of Grade I Listed Church of St. Nicholas and rough pasture landscape 					
Could the constraints be overcome? Partly					
<ul style="list-style-type: none"> • Ecological assessment will be required due to protected species alert area, BAP and LoWS areas – Impact on wildlife through loss of habitat may be severe. • Business development buffer not likely to be a particular constraint due to residential nature of the area. • Traffic noise a limiting factor for housing development. Acoustic screening may also be required. • Gas pipeline runs through the east of the site and must be respected in any proposals. • Existing large mature trees should be retained where possible especially adjacent the A127 boundary where they would act as a noise barrier. • Alternative recreation and open space would need to be provided elsewhere or maintained within the site to serve existing, and additional, residents. Recreation and open space allocations will need to be removed. • Although not identified as archaeological finds area, due to proximity to a medieval church, archaeology may exist within the site and should be explored. • Telegraph electricity wire also pass through the eastern side of the site, the position of which would need to be respected or relocated as appropriate • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures • Development would need to be designed to respect the landscape setting of the listed church on the hill 					
What is the most suitable type of development for this site? Either left as open recreational space/wildlife habitat					
Site is NOT suitable for housing development X					
Reason(s) why site may be suitable for housing: Whilst the site located in a residential and urban area, it is a Local Wildlife Site. For this reason it is not suitable for residential development. There is also an appeal pending on the site, which when a decision has been made will provide a current planning decision on the use of the site.					
Is site available for development? If yes, when?			Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.		

SHLAA 2011/2012



SS0101

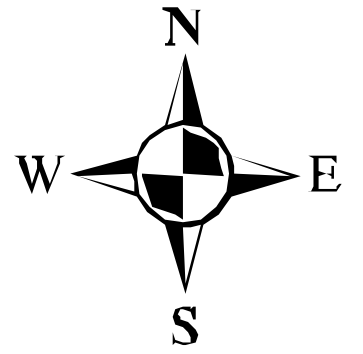


SHLAA Site Survey Form Part 1

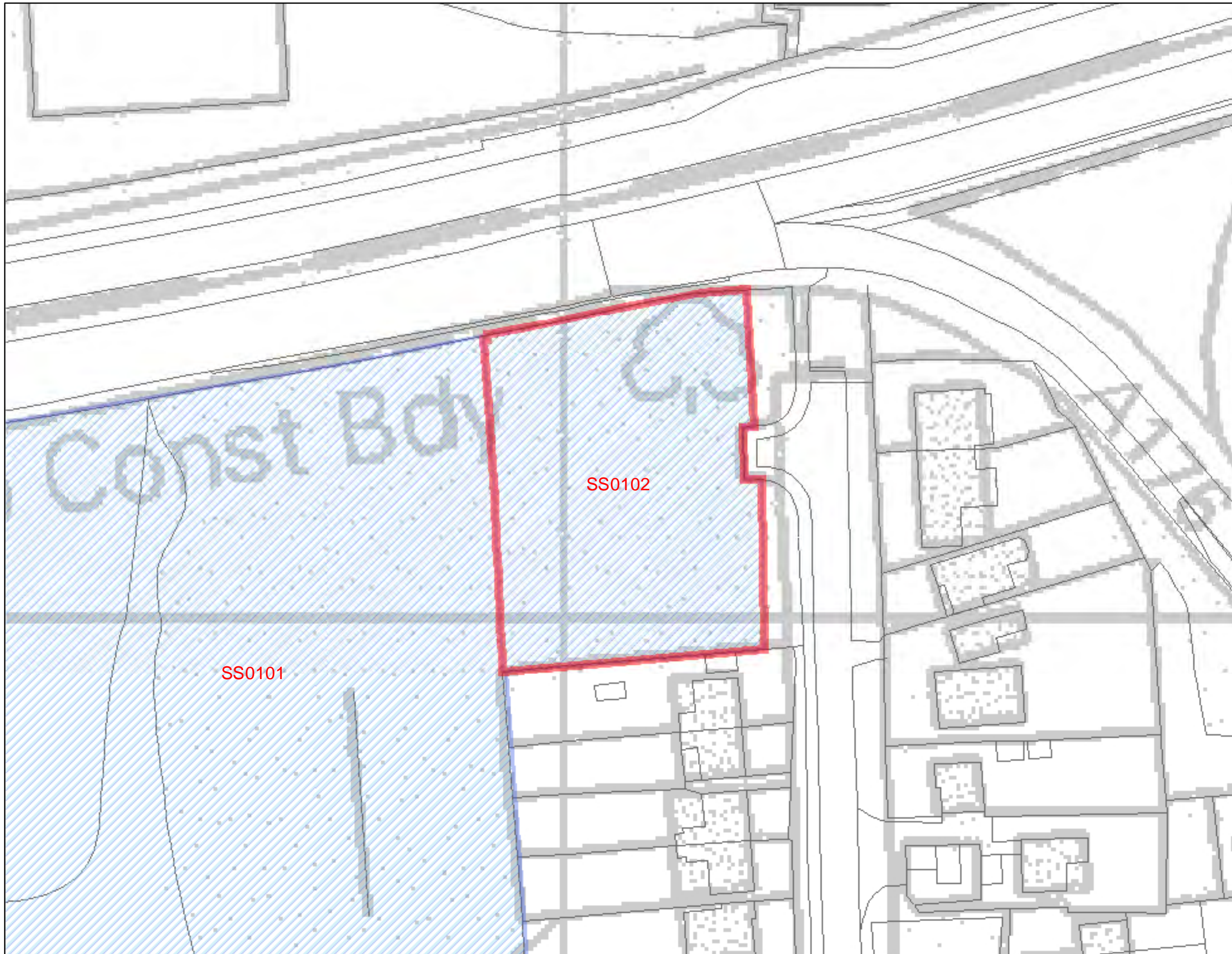
Address: Land at North of Eden Croft, on corner of Church Road and Arterial Road, Laindon	Site Area: 0.26 Ha	Current Use: Wood/scrubland	Site Ref.: SS0102			
Description of Site (including planning status) Rectangular piece of wood/scrubland located on the west side of Church Road. The site is bounded to the south and east by residential development largely in the form of chalets and bungalows. To the north lies the A127 Arterial Road and open space to the west. Allocated as 'Existing Open Space' in the BDLP 1998. Planning history: On the site: <ul style="list-style-type: none"> ▪ 95/01061/BAS – Club House For Rugby & Football Club, Car Parking, Service Road, Access & Flood Lighting – Never determined. In the vicinity: <ul style="list-style-type: none"> ▪ 11/00213/FULL – Full application for change of use of land from land for grazing of horses to site for 12 plots for residential use and for the stabling and grazing of horses – Refused (02/08/11) Appeal: <ul style="list-style-type: none"> ▪ 11/00053/NONDET - Full application for change of use of land from land for grazing of horses to site for 12 plots for residential use and for the stabling and grazing of horses - Lodged 			Site Access: Wide road frontage with Church Road (7m back from it) and access from hammerhead Access to Services (distance in m) Primary School: Laindon Park and Noak Bridge within 600m Secondary School: James Hornsby within 1500m GP/Health Centre: within 800m Neighbourhood Centre: within 800m Town Centre: >800m Public Open Space: within 400m and 800m Bus Stop: within 800m Railway Station: within 1600m			
Ownership:	- Public Body?	Yes				
	- Private Individual?	No				
	- Company?	No				
	- Unknown?	No				
Urban Area Site	Yes	Area: 0.26 Ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 0.26 Ha				
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	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		No	
	Part of	No		Ground Water Vulnerability Area		No
	Within buffer of Pipp's Hill	Yes				
Oil / Gas Pipelines		Yes	Conservation Area	Within	No	

Address: Land at North of Eden Croft, on corner of Church Road and Arterial Road, Laindon		Site Area: 0.26 Ha	Current Use: Wood/scrubland	Site Ref.: SS0102		
					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): Runs through north of site			No
H.E.R – No records			TPO			No
			Archaeological Finds Area			No
Highway issues: Good vehicular access from Church Road should not present no bar to development and proximity of A127 is a major limiting factor due to traffic noise transmission. However Transport Assessment undertaken by Essex County Council classified access as Red category: contrary to general policy DM1						
Constraints (description): <ul style="list-style-type: none"> Allocated as an open space. Within 800m of an Existing Employment area. LoWS on site. Site is within Priority Habitat buffer Likely existence of contamination – no detailed assessment made. West of site within “undevelopable areas” buffer of Gas pipeline s. Noise due to traffic. 						
Could the constraints be overcome? Yes (see above) <ul style="list-style-type: none"> Existing employment buffer not likely to be a particular constraint due to residential nature of the area. Ecological assessment will be required due to protected species alert area, BAP and LoWS buffer areas. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures Respect gas pipeline buffer to rear of the site. However this would not adversely affect a Church Road frontage housing development. Acoustic fence to reduce traffic noise. 						
What is the most suitable type of development for this site? Either left as open space or some limited residential development						
Site is NOT suitable for housing development X						
Reason(s) why site is suitable for housing: Lies adjacent residential properties and close to services and facilities. However, the site is a LoW and therefore it is not suitable for residential development. There is also an appeal pending for this site that will provide a current planning decision from an Inspector about the appropriate use for this site.						
Is site available for development? If yes, when?			Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.			

SHLAA 2011/2012



SS0102



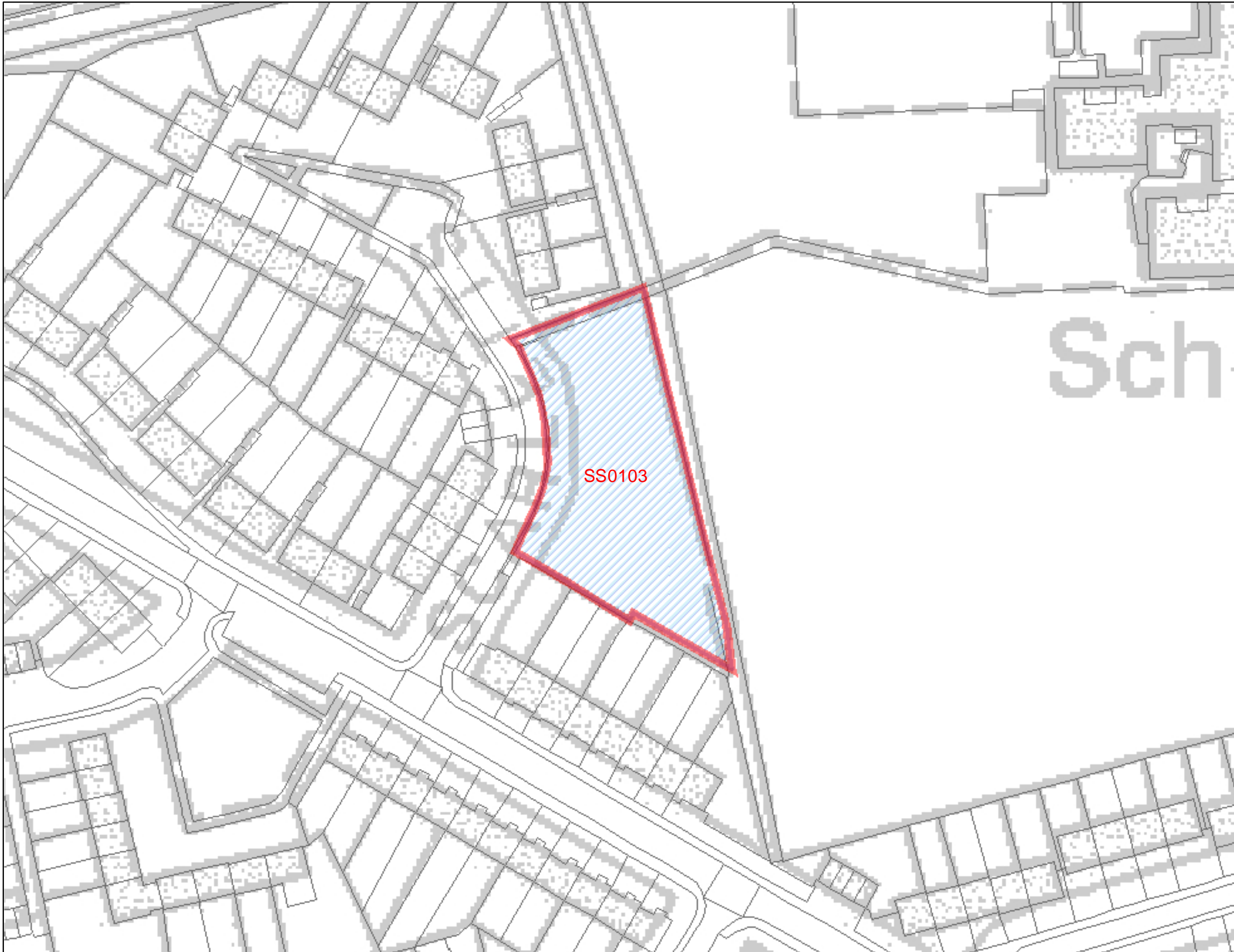
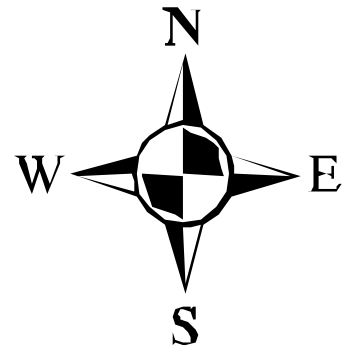
SHLAA Site Survey Form Part 1

Address: Open Space adjacent to 26 Scarletts and r/o 14-28 The Upway, Fryerns	Site Area: 0.165ha	Current Use: Open space/ playground	Site Ref.: SS0103		
Description of Site (including planning status) Irregular shaped site within the urban area of Basildon, located on east side of Scarletts, a residential cul-de-sac. Site borders The Willows Primary School to the east. Established hedgerow to south and east boundaries of site. Allocated as 'Existing Open Space (less than 0.4ha)' in the BDLP. Planning history: None			Site Access: Scarletts, Basildon Access to Services (distance in m) Primary School: The Willows <600m Secondary School: St Anshelms; Basildon Upper Academy <1500m GP/Health Centre: 2 (568 Whitmore Way; The Gore) <800m Neighbourhood Centre: 1 (Whitmore Way) <800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space <800m (Little Spenders), and Children/young people space <400m (The Willows), Church Yard <400m (Church of the Holy Cross), Civic space <2km (Basildon TC), Educational Field <400m (The Willows), Natural/semi-nat space <400m (Moat, Church Rd), Urban Park <800m (Gloucester Park) Bus Stop: 400m Whitmore Way Railway Station: Basildon <1600m		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	Area: 0.165ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.165ha			
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		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			
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 issues					

Address: Open Space adjacent to 26 Scarletts and r/o 14-28 The Upway, Fryerns	Site Area: 0.165ha	Current Use: Open space/ playground	Site Ref.: SS0103	
Constraints (description): <ul style="list-style-type: none"> ○ Existing Employment Area buffer (800m) ○ Open Space allocation in development plan (BDLP) and play equipment within the site. ○ Surface water and Sewerage water pipelines transect northern quarter of site ○ Likely existence of contamination – no detailed assessment made. 				
Could the constraints be overcome? Partially <ul style="list-style-type: none"> • Employment area buffer (800m) is of little consequence due to established residential location. • Design solution - surface water or sewer water pipes would need to be repositioned or respected accordingly. • Provision of the green space elsewhere that qualifies the 400m distance criteria • 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? Open space; residential				
				Site is unsuitable for housing development X
Reason(s) why site is suitable for housing: Within the urban area, with appropriate accessibility to most amenities, services and facilities including good transport connections. However, an initial PPG17 Assessment (2010) has determined that judgement is needed in terms of development potential. Loss of the site would increase the distance that some residents would need to travel to reach an appropriate open space, to in-excess of the adopted Standard of 400m. The site is therefore considered unsuitable for housing development.				
Is site available for development? If yes, when?			Yes, now Yes. This site was submitted through the Call For Sites process by the landowner.	

Open Space adj to 26 Scarletts

SHLAA 2011/2012



Sch

SS0103

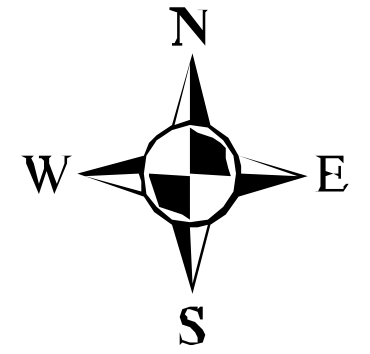
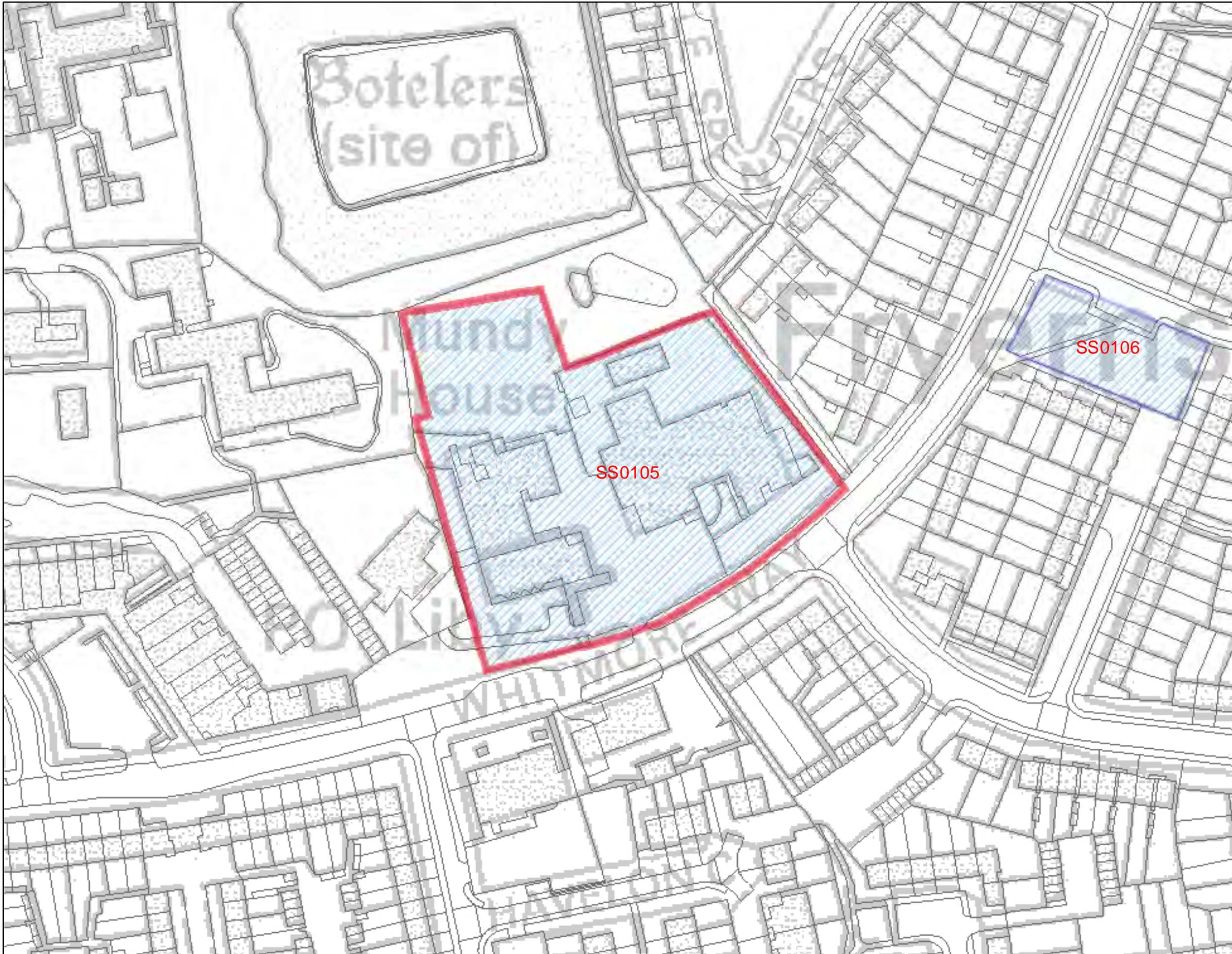
SHLAA Site Survey Form Part 1

Address: Ashleigh Centre & Fryerns Library, Whitmore Way	Site Area: 0.92ha	Current Use: Community Centre, Library	Site Ref.: SS0105		
Description of Site (including planning status) Irregular shaped site on north side of Whitmore Way, Basildon. Site comprises a library, community centre and the Ashleigh Centre. A Scheduled Ancient Monument exists on the land to the north in the form of a moat that originally surrounded a house known as 'Botelers'. Part of the Monument comprising the former medieval fishponds extends into the site. Residential properties occupy the land to the east and south, whilst Charles Harper House and a local neighbourhood shopping centre lie on the land to the west. Development Plan: Identified as an area of no notation in the BDLP. Planning history: Various previous applications for extensions and alterations			Site Access: Whitmore Way Access to Services (distance in m) Primary School: The Willows <600m Secondary School: St Anshelms <1500m GP/Health Centre: 568 Whitmore Way and Pattiswick Square surgeries <800m Neighbourhd Ctr: Whitmore Way <800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space <400m (Little Spenders), Children/young people space <400m (Moat), Church Yard <400m (Church of the Holy Cross), Civic space <2km (Basildon TC), Educational Field <400m (The Willows), Natural/semi-nat space <400m (Moat off Church Rd), Outdoor Sport Facility <400m (Cranes Fm Rd), Urban Park <800m (Gloucester Park) Bus Stop: 5m Whitmore Way Railway Station: Basildon >1600m		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	0.92ha			
Green Belt Site	No				
Greenfield Site	Yes	0.12ha			
Previously Developed Land	Yes	0.80ha			
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	Yes		Part of Site	No
	Adj. To	Yes		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		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area	(north part)	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)	Adjacent site to the east	Yes

Address: Ashleigh Centre & Fryerns Library, Whitmore Way	Site Area: 0.92ha	Current Use: Community Centre, Library	Site Ref.: SS0105	
H.E.R – Adj. Moat House (SMR 7070) - Adj. Botelers (SMR 7071) - Moated site and fishponds		TPO (Oaks T1 to T3)	TPO/3/92	Yes
		Archaeological Finds Area		Yes
Highway issues: No particular issues				
Constraints (description): Employment Area buffer, Scheduled Ancient Monument, Protected Species Alert Area buffer, Tree Preservation Order, Archaeological finds area, Library and community centre facilities, ground water vulnerability, definitive footpath adjacent site Likely existence of contamination – no detailed assessment made.				
Could the constraints be overcome? Yes. If yes, how? Where archaeological investigations are carried out prior to development, where the setting of the ancient monument is respected and where the position of TPO trees is respected and safeguarded from development. Employment area buffer of little consequence due to established residential area location. Alternative library and community centre facilities would need to be provided within a re-developed site or provided elsewhere in the locality. Investigation into protected species carried out and remediation measures instigated where necessary. Groundwater investigations may be needed. Definitive footpath to be respected. 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? Community related uses or mixed with residential. Agglomeration of neighbourhood and community related uses centred here in this part of Whitmore Way. Would not be desirable to split up all of these uses which presently form a convenient 'one-stop-shop'				
Site is suitable for housing development x				
Reason(s) why site is suitable for housing: Urban area with good transport links, surrounding residential properties and close proximity to Basildon town centre.				
Is site available for development? If yes, when? Yes, now Yes. This site was submitted through the Call For Sites process by the landowner.				

Ashleigh Centre and Fryerns Library

SHLAA 2011/2012



SS0105

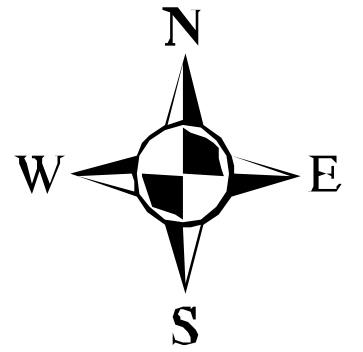
SHLAA Site Survey Form Part 1

Address: Open Space opposite 2-12 Quilters Straight and 28- 32 Norwood End, Fryerns	Site Area: 0.14 ha	Current Use: Open Space	Site Ref.: SS0106		
Description of Site (including planning status) Rectangular shaped site on south side of Quilters Straight, Basildon at its junction with Whitmore Way. Site is landscaping, predominantly laid to grass and contains several mature trees. It is within a well established residential area. There is a set of small parking bays on northern edge. A pathway crosses the site. Properties 2 to 12 (evens) Quilters Straight and 28 to 32 (evens) Norwood End, front directly onto the site. Properties 1 to 7 Quilters Straight and 236 to 242 Whitmore Way also face the site. Allocated as 'Existing Open Space (less than 0.4ha)' in the BDLP. Planning history: None			Site Access: Quilters Straight/ Whitmore Way Access to Services (distance in m) Primary School: The Willows <600m Secondary School: St Anshelms <1500m GP/Health Centre: 4 (Pattiswick Square surgery nearest) <800m Neighbourhd Ctr: 2 (Whitmore Way; Battleswick) <800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space and Children/young people space <400m (Little Spenders), Church Yard <400m (Church of the Holy Cross), Civic space <2km (Basildon TC), Educational Field <400m (The Willows), Natural/semi-nat space <400m (Moat off Church Rd), Outdoor Sport Facility <400m (Cranes Fm Rd), Urban Park <800m (Cranes Farm Road) Bus Stop: 170m Whitmore Way Railway Station: Basildon >1600m		
Ownership:		- Public Body?	Yes		
		- Private Individual?	No		
		- Company?	No		
		- Unknown?	No		
Urban Area Site	Yes	0.14ha			
Green Belt Site	No				
Greenfield Site	Yes	0.135ha			
Previously Developed Land	Yes	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		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
	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	

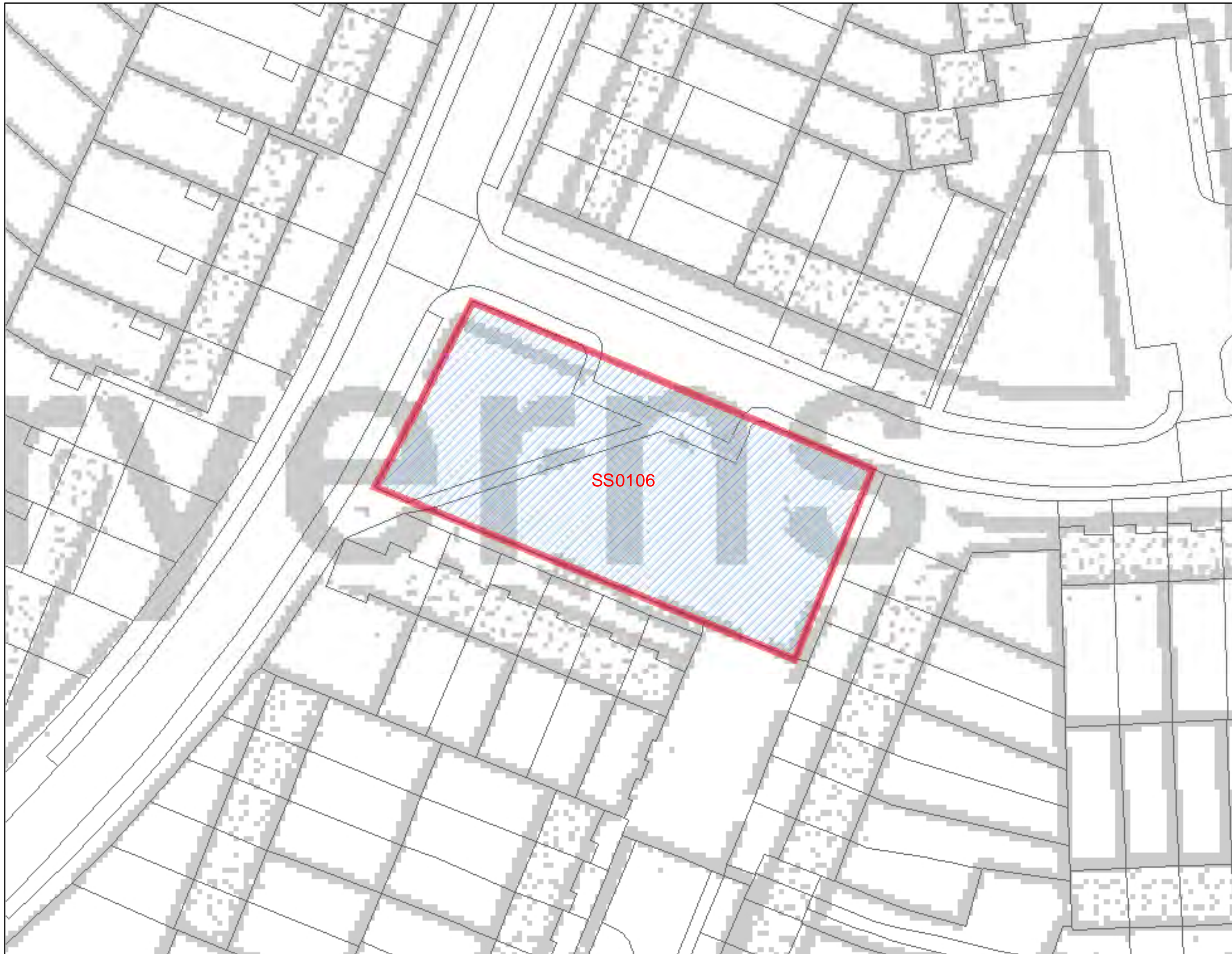
Address: Open Space opposite 2-12 Quilters Straight and 28- 32 Norwood End, Fryerns		Site Area: 0.14 ha	Current Use: Open Space	Site Ref.: SS0106	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)	Adjacent site to the east	No
			TPO		No
			Archaeological Finds Area		No
Highway issues: No particular access issues. Development of the site would need to consider visibility at the junction with Whitmore Way and Quilters Straight.					
Constraints (description): <ul style="list-style-type: none"> o Existing Employment Area buffer (800m) o Open space allocation in development plan o Protected species area o Ground water vulnerability o Mature trees on site o Likely existence of contamination – no detailed assessment made (within 250m of infill). 					
Could the constraints be overcome? Yes. <ul style="list-style-type: none"> o Employment buffer of no consequence as this is a well-established residential area. o PPG17 assessment to establish whether the site is required to meet open space needs. o Environmental assessment to establish whether the area contains any protected species. o Design solution to account for vulnerability. o Tree survey to establish whether trees are worthy of protection or replanting. o Site assessment to establish whether any contaminants are present. 					
What is the most suitable type of development for this site? Public open space; incidental amenity land; landscaping					
			Site is unsuitable for housing development X		
Reason(s) why site is not suitable for housing: The site is within the settlement area and within suitable distances of most amenities, facilities and services, including transport connections. There are no constraints that would necessarily make the site unsuitable prior to site surveys. An initial PPG17 Assessment found the site to be large enough to be considered open space but that no accessibility, qualitative or quantitative issues in regards to the open space estate would arise from its loss. However, the site is very closely associated to the setting of surrounding dwellings and clearly provides a landscaped area to soften the surrounding development. It is likely that development control guidelines would resist the lost of such a site, including the loss of mature trees in this urban location. This landscaped parcel is considered unsuitable for residential dwellings due to the relationship with existing 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.		

Open Space opp 2-12 Quilters Straight

SHLAA 2011/2012



SS0106



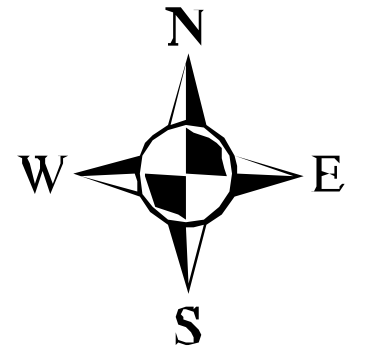
SHLAA Site Survey Form Part 1

Address: Land at Long Riding, north of Napier Close, Barstable	Site Area: 2.07ha	Current Use: Public open space	Site Ref: SS0107			
Description of Site (including planning status) Largely rectangular shaped site located on the east side of Church Road, Basildon, at its junction with Broadmayne. Residential development surrounds the site on all four sides, with a new block of flats immediately to the west. Allocated as 'Existing Open Space' in the BDLP. Site comprises predominantly grassland and woodland with numerous mature and semi-mature trees dotted around the site. Planning history: None			Site Access: Church Road/Napier Close Access to Services (distance in m) Primary School: Fairhouse Cnty <600m Secondary School: St. Anshelms/Barstable <1500m GP/Health Centre: The Fremnells <800m Neighbourhd Ctr: Whitmore Way <800m Town Centre: Basildon <800m Public Open Space: Allotments <800m (Sunnedon), Amenity Green Space and Children/young people space <400m (Church Road), Civic space <2km (Basildon TC), Educational Field <400m (Fairhouse), Natural/semi-nat space <800m (Church Road), Outdoor Sport Facility <800m (Cranes Farm Road), Urban Park <400m (Broadmayne) Bus Stop: 70m (Broadmayne) Railway Station: Basildon <1600m			
Ownership:		- Public Body?	Yes			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
Urban Area Site	Yes	2.07ha				
Green Belt Site	No					
Greenfield Site	Yes	2.07ha				
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?		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	
H.E.R – No records			TPO		No	
			Archaeological Finds Area		No	
Highway issues: Access available from Church Road only						

Address: Land at Long Riding, north of Napier Close, Barstable	Site Area: 2.07ha	Current Use: Public open space	Site Ref: SS0107	
Constraints (description): <ul style="list-style-type: none"> Existing Open Space allocation in development plan, protected species alert area, numerous mature trees, close proximity to Broadmayne dual carriageway Likely existence of contamination – no detailed assessment made. 				
Could the constraints be overcome? Yes. If yes, how? <ul style="list-style-type: none"> Where the open space allocation is removed from the development plan. Satisfactory alternative open space will need to be maintained elsewhere in the locality. Investigation into protected species. Existing mature trees should be retained where possible or additional tree planting provided in any development scheme. A noise buffer should be provided between the site and Broadmayne. Vehicular access should be kept to Church Road, avoiding Broadmayne. 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? Public open space or housing (or combination)				
Site is suitable for housing development x		Subject to PPG17 Assessment		
Reason(s) why site is suitable for housing: The site is within an urban area with good transport links, surrounding residential properties and close proximity to Basildon station/town centre. However, PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.				
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. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this.		

Land at Long Riding, North of Napier

SHLAA 2011/2012



SS0107



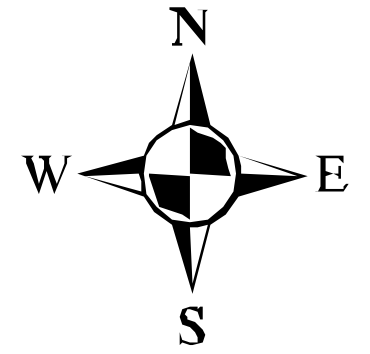
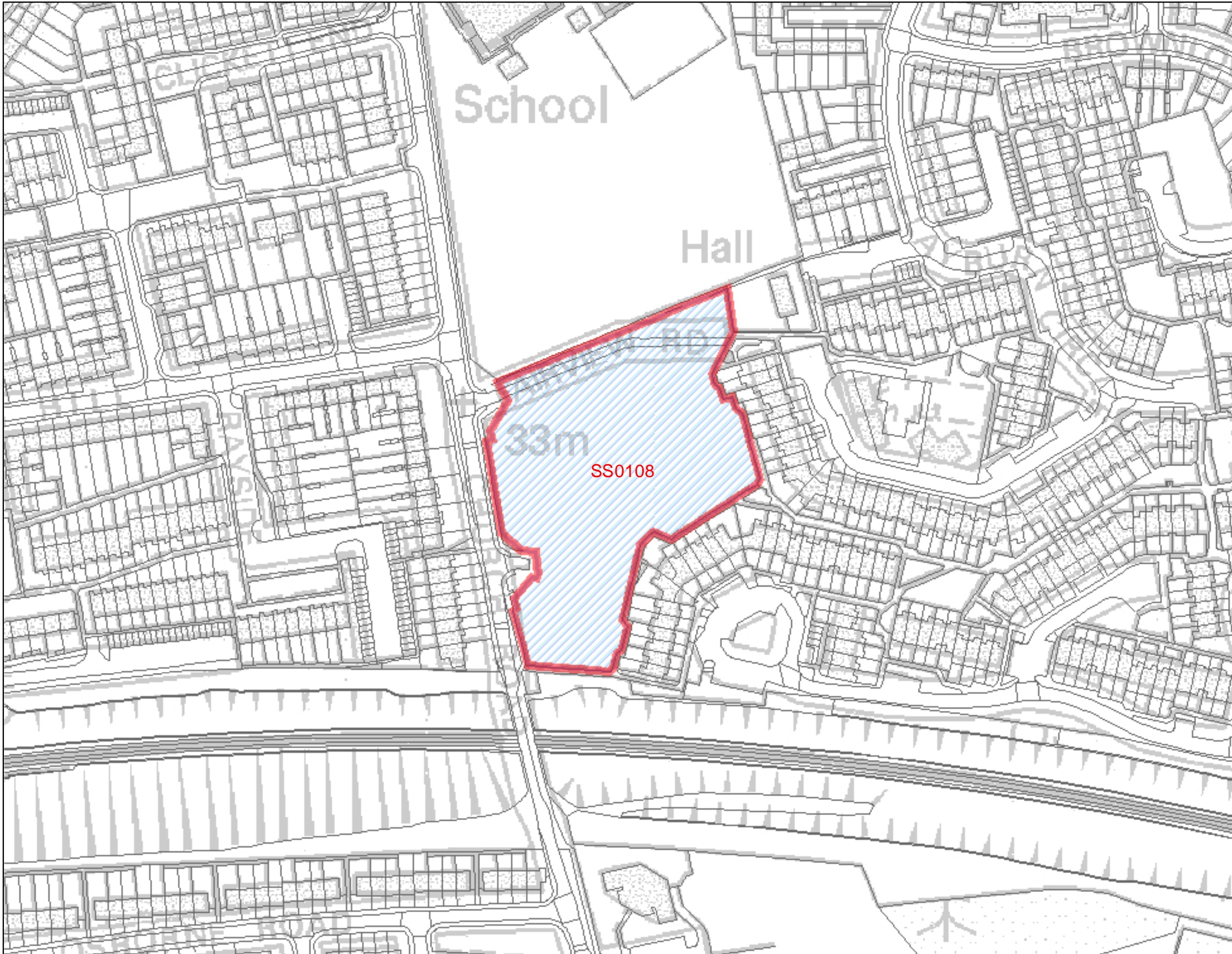
SHLAA Site Survey Form Part 1

Address: Open Space opposite 113-151 Church Road and South of Fairhouse County Primary School, Vange	Site Area: 1.03ha	Current Use: open/space Community workshop facility	Site Ref.: SS0108		
Description of Site (including planning status) Irregular shaped site located on the east side of Church Road, Basildon, immediately to the north of the C2C railway line. Residential properties to east and west, Fairhouse County Primary school and playing field to the north. Site is predominantly laid to grass with numerous mature and semi-mature trees dotted around the site. Goal posts have been placed on the western side of the site to delineate a football pitch. Development Plan: Allocated as 'Existing Open Space' in the BDLP. Planning history: None			Site Access: Church Road Access to Services (distance in m) Primary School: Fairhouse Cnty <600m Secondary School: Woodlands/Barstable <1500m GPs / Health Centre: Clay Hill Rd <800m Neighbourhood Cntr: Clay Hill Rd <800m Town Centre: Basildon <800m Public Open Space: Allotments <400m (Sunnedon), Amenity Green Space and Children/young people space <400m (Church Road), Civic space <2km (Basildon TC), Educational Field <400m (Fairhouse), Natural/semi-nat space <800m (Basildon Golf Course), Outdoor Sport Facility <800m (Basildon Golf Course), Urban Park <800m (Cranes Farm Road) Bus Stop: 200m (Long Riding) Railway Station: Basildon <1600m		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	1.03ha			
Green Belt Site	No				
Greenfield Site	Yes	1.03ha			
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)	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		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	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
Highway issues: No particular issues					
Constraints (description):					

Address: Open Space opposite 113-151 Church Road and South of Fairhouse County Primary School, Vange	Site Area: 1.03ha	Current Use: open/space Community workshop facility	Site Ref.: SS0108	
<ul style="list-style-type: none"> • SSSI Buffer, • Existing Open Space allocation in development plan, • Protected species alert area • Research of historical map data indicates contamination unlikely – no detailed assessment made 				
Could the constraints be overcome? Yes. If yes, how? <ul style="list-style-type: none"> • Where the open space allocation is removed from the development plan. • Investigation into protected species. • Urban area unlikely to adversely affect SSSI. • Satisfactory alternative open space will need to be maintained elsewhere in the locality. • Existing trees should be retained where possible or additional trees planted in any development scheme. • 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? Public open space or housing (or combination)				
Site is suitable for housing development x		Subject to PPG17 Assessment		
Reason(s) why site is suitable for housing: The site is within an urban area with good transport links, surrounding residential properties and close proximity to services / facilities. However, PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.				
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. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this.		

Open Space opp 113-151 Church Road, Vange

SHLAA 2011/2012



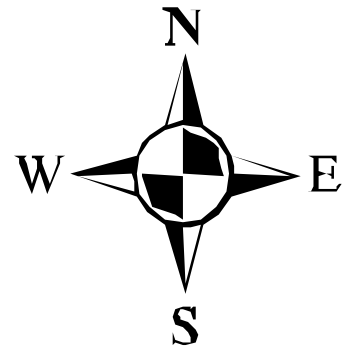
SS0108

SHLAA Site Survey Form Part 1

Address: Vange Hill Drive Open Space, Vange.		Site Area: 1.46ha	Current Use: Open Space	Site Ref.: SS0111	
Description of Site (including planning status)			Site Access:		
<p>The site is an open space in Vange, predominantly laid to grass, containing a community centre and play equipment. The site is on the western edge of an urban area, with housing to the north and east and open space to the west and south (which make up a larger continuous strip of land containing natural space and the Basildon Golf Course).</p> <p>The site is allocated as Existing Open Space and Green Belt within the BLDP 1998.</p>			<p>Vange Hill Drive</p> <p>Access to Services (distance in m) Primary School: 3 (Rydene; Cherry Tree; Bardfield) <600m Secondary School: Basildon Upper Academy <1500m GPs / Health Centre: 2 <800m Local Centre: 4 <800m Town Centre: Basildon <1.4km</p> <p>Public Open Space: Allotment <800m Amenity Green Space <400m Children & Young People Space <400m Civic Space <2km Country Park <2km Education Fields <400m Natural Green Space <400m Outdoor Sports Facilities <400m Urban Park <2km</p> <p>Bus Stop: 400m Railway Station: Basildon or Pitsea <1.9km</p>		
Ownership:		- Public Body?		Yes	
		- Private Individual?		No	
		- Company?		No	
		- Unknown?		No	
Urban Area Site		No			
Green Belt Site		Yes		1.46ha	
Greenfield Site		Yes		1.37ha	
Previously Developed Land		Yes		0.09ha	
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	Yes
	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	Yes
	Within Buffer	Yes		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	
	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: Vange Hill Drive Open Space, Vange.	Site Area: 1.46ha	Current Use: Open Space	Site Ref.: SS0111	
		TPO		No
		Archaeological Finds Area		No
Highway issues: No issues.				
Constraints (description): <ul style="list-style-type: none"> o SSSI 2km buffer o Likely presence of contamination – no detailed assessment made (EH Contaminated Land – whole site) o Local Wildlife Site (western edge of site) o BAP (western edge of site) o Protected Species Alert Area (western edge of site) o Open Space designation in BDLP1998 o Green Belt Designation 				
Could the constraints be overcome? Yes <ul style="list-style-type: none"> o (SSSI; LoWS; BAP; Protected Species Alert Area) – Ecological site survey to determine presence of any important or protected species) o (Contamination) – intrusive site examination to establish presence of any contamination; remedial action to remove contaminants. o (Open Space Designation) – PPG17 assessment of the site to determine the value of the site within its locality. o (Green belt) – Landscape assessment and LDF processes to determine whether the site is suitable for inclusion within the GB. 				
What is the most suitable type of development for this site? Open Space				
Site is suitable for housing development X				
Reason(s) why site is not suitable for housing: The site is on the boundary of the settlement area and there are no physical constraints that separate the site from the settlement boundary, and within close proximity to services and facilities. However, as the site is a Local Authority open space a PPG17 Assessment of the site would be required to establish the value of the site to the local area and whether it is deemed surplus to requirement before it could be considered further for development. The site is also within the Green Belt and therefore the site would need to be removed from the Green Belt before it could be developed.				
Is site available for development? If yes, when?		Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy, and also given consideration that this site would need to be PPG17 assessed and removed from the Green Belt leading to a later development timeframe if necessary.		

SHLAA 2011/2012



SS0111

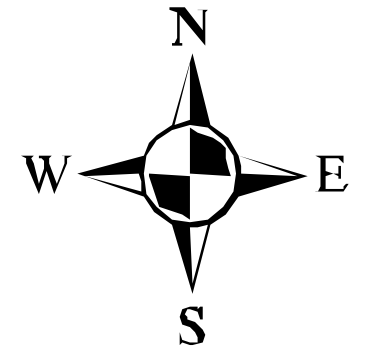


SHLAA Site Survey Form Part 1

Address: Open Space between London Road and Moss Close, Vange		Site Area: 0.59ha	Current Use: Open space	Site Ref.: SS0112								
Description of Site (including planning status) Irregular shaped site located on the south side of London Road, Vange. Largely laid to grass, comprising several trees and with a small parking area in its southeastern corner. Allocated as 'Existing Open Space' in the BDLP 1998. Planning history: None			Site Access: London Road/Moss Cl Access to Services (distance in m) Primary School: Ryedene <600m Secondary School: Barstable >1500m GP/Health Centre: <800m (London Rd) Neighbourhood Centre: <800m (Marsh View Court) Town Centre: Pitsea/Basildon >800m Public Open Space: Amenity Green Space & Children/young people space <400m (The site and Polsteads), Civic Space <2km (Pitsea Market), Educational Field <400m (Ryedene), Natural/semi natural Green Space and Outdoor Sport Facility <400m (Basildon Golf Course), Urban Park <2km (Northlands) Bus Stop: 400m London Road Railway Station: Pitsea >1600m									
			Ownership: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 30%;">- Public Body?</td><td style="width: 30%;">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	0.59ha									
Green Belt Site		No										
Greenfield Site		Yes	0.55ha									
Previously Developed Land		Yes	0.04ha									
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		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							
	Within buffer	No										
Oil / Gas Pipelines		No	Conservation Area	Within	No							
				Adj. To	No							
Electricity Pylons		No	Listed Buildings (1&2 The Cottage, London Rd)	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):		No							
			TPO		No							
			Archaeological Finds Area		No							
Highway issues: No particular issues												
Constraints (description): Allocated as public open space in development plan, listed buildings buffer. SSSI buffer. Likely existence of contamination – no detailed assessment made.												

Address: Open Space between London Road and Moss Close, Vange	Site Area: 0.59ha	Current Use: Open space	Site Ref.: SS0112	
Could the constraints be overcome? Yes				
<ul style="list-style-type: none"> • Where open space allocation is removed from development plan. • Where development respects setting of listed cottages opposite. • Also where development allows for the retention of as many trees within the site as possible in the interests of visual amenity. • Sufficient alternative open space would need to be maintained in the vicinity. • SSSI unlikely to be affected due to urban nature of the area. • 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? Open space/residential				
Site is suitable for housing development X				
Subject to PPG17 assessment				
Reason(s) why site is suitable for housing: Even though the site is not available at this moment in time. Subject to a PPG17 assessment, the site could be found suitable as it within an urban area, surrounded by residential properties and within close proximity to services and facilities. The timeframe would need to reflect this.				
Is site available for development? If yes, when?		The site was put forward as part of the Call for Sites process by the landowner. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this.		

SHLAA 2011/2012



SS0112

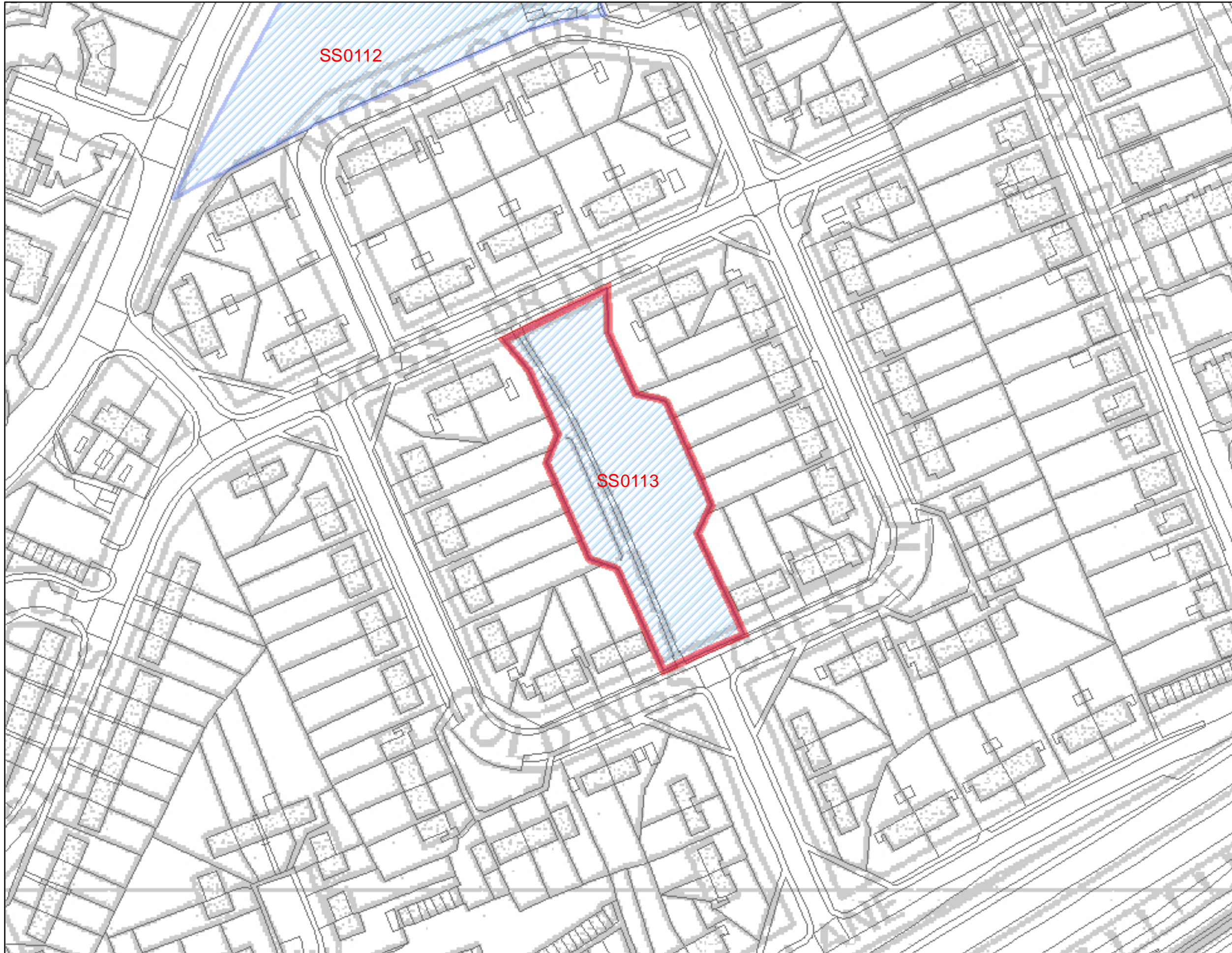


SHLAA Site Survey Form Part 1

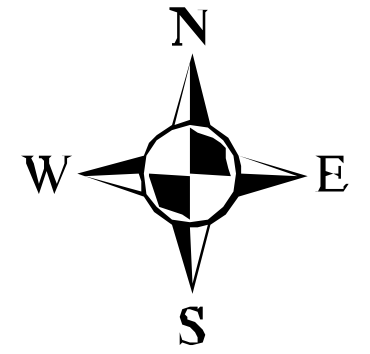
Address: Open Space rear of 1-47 Goldings Crescent and between 8 and 10 Moss Drive, Vange		Site Area: 0.33ha	Current Use: Open space	Site Ref.: SS0113								
Description of Site (including planning status) Irregular shaped site located on the south side of Moss Drive, north side of Goldings Crescent, Vange. Largely laid to grass, comprising a couple of trees and some childrens play equipment. Allocated as 'Existing Open Space (Less than 0.4ha)' in the BDLP 1998. Planning history: None			Site Access: London Road/Moss Cl Access to Services (distance in m) Primary School: Ryedene <600m Secondary School: Barstable >1500m GP/Health Centre: <800m (London Rd) Neighbourhood Centre: <800m (Marsh View Court) Town Centre: Pitsea/Basildon >800m Public Open Space: Amenity Green Space & Children/young people space <400m (London Rd/Polsteads), Civic Space <2km (Pitsea Market), Educational Field <400m (Ryedene), Natural/semi natural Green Space and Outdoor Sport Facility <400m (Basildon Golf Course), Urban Park <2km (Northlands) Bus Stop: 400m London Road Railway Station: Pitsea >1600m									
			Ownership: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 30%;">- Public Body?</td><td style="width: 30%;">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	0.33ha									
Green Belt Site		No										
Greenfield Site		Yes	0.3ha									
Previously Developed Land		Yes	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		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							
	Within buffer	No										
Oil / Gas Pipelines		No	Conservation Area	Within	No							
				Adj. To	No							
Electricity Pylons		No	Listed Buildings (1&2 The Cottage, London Rd)	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 issues												
Constraints (description):												
<ul style="list-style-type: none"> Allocated as public open space in development plan. SSSI buffer 												

Address: Open Space rear of 1-47 Goldings Crescent and between 8 and 10 Moss Drive, Vange	Site Area: 0.33ha	Current Use: Open space	Site Ref.: SS0113	
<ul style="list-style-type: none"> Likely existence of contamination – no detailed assessment made. 				
Could the constraints be overcome? Yes <ul style="list-style-type: none"> Where open space allocation is removed from development plan. Sufficient alternative open space and children’s play equipment would also need to be maintained in the vicinity. SSSI unlikely to be affected due to urban nature of the area. 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? Open space/residential				
Site is suitable for housing development X		Subject to PPG17 assessment		
Reason(s) why site is suitable for housing: The site is within an urban area with good transport links, surrounding residential properties and close proximity to services / facilities. However, PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.				
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. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this.		

Open space ro 1-47 Goldings Cresnet



SHLAA 2011/2012



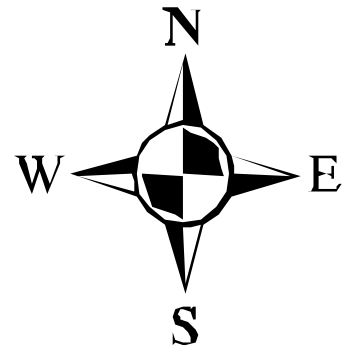
SS0113

SHLAA Site Survey Form Part 1

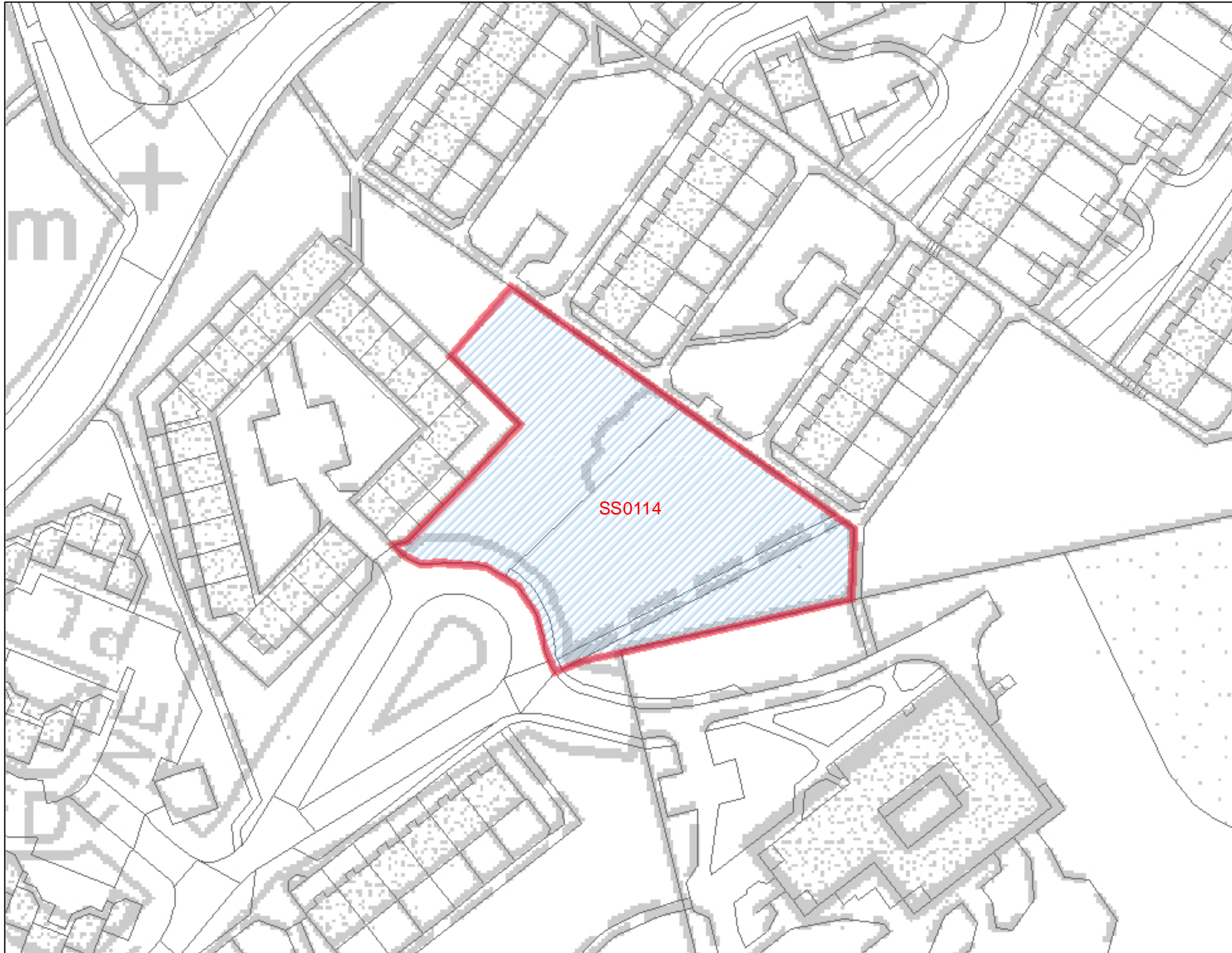
Address: Open Space North West of Ryedene CP School, Ryedene, Vange, Basildon		Site Area: 0.33 Ha	Current Use: Open Space	Site Ref.: SS0114		
Description of Site (including planning status) Irregular shaped piece of land in residential area; Site is surrounded by: houses at North-East and West; Ryedene County Primary School at the South-East Trees in the middle of the site. Path in South East part of the site. Development Plan: Allocated as Existing Open Space in the BDLP 1998 Planning History: None				Site Access: Via Ryedene		
				Access to Services (distance in m) Primary School: Bardfield Primary; and Ryedene Community Primary Schools < 600m buffer Secondary School: Chalvedon and Barstable Schools < 1500m buffer GPs / Health Centre: 1 Health Centre < 800m buffer Neighbourhood Centre: 3 neighbourhood centres < 800m buffer Town Centre: None within 800m Public Open Space: Site is an Open space and Open spaces within a 400m buffer Bus Stop: within a 400m buffer Railway Station: <1.6km		
Ownership:		- Public Body?	Yes			
		- Private Individual?				
		- Company?				
		- Unknown?				
Urban Area Site	Yes	Area: 0.33ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 0.33ha				
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	
H.E.R. – Iron Age Pottery found – SMR7113			TPO		No	
Mesolithic & Paleolithic Flints (SMR7114&5),			Archaeological Finds Area		No	
Highway issues						

Address: Open Space North West of Ryedene CP School, Ryedene, Vange, Basildon	Site Area: 0.33 Ha	Current Use: Open Space	Site Ref.: SS0114	
Site located at the end of a road				
Constraints (description):				
<ul style="list-style-type: none"> • Open Space designation in BDLP 1998 • Site within 2km of SSSI. • Protected Species Alert area on site. • Contaminated land category: "C-Likely existence of contamination – no detailed assessment made" • HER find spots 				
Could the constraints be overcome? Yes				
If yes, how?				
<ul style="list-style-type: none"> • Following PPG17 and Open Space Strategy, may be possible to remove open space designation. • Ecological survey to check impact of a development on Protected Species and SSSI. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures • Archaeological investigations 				
What is the most suitable type of development for this site? Open space/residential				
Site is suitable for housing development X				
Reason(s) why site is not suitable for housing: The site is within an urban area with good transport links, surrounding residential properties and close proximity to services / facilities. However, PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.				
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. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this.				

SHLAA 2011/2012



SS0114

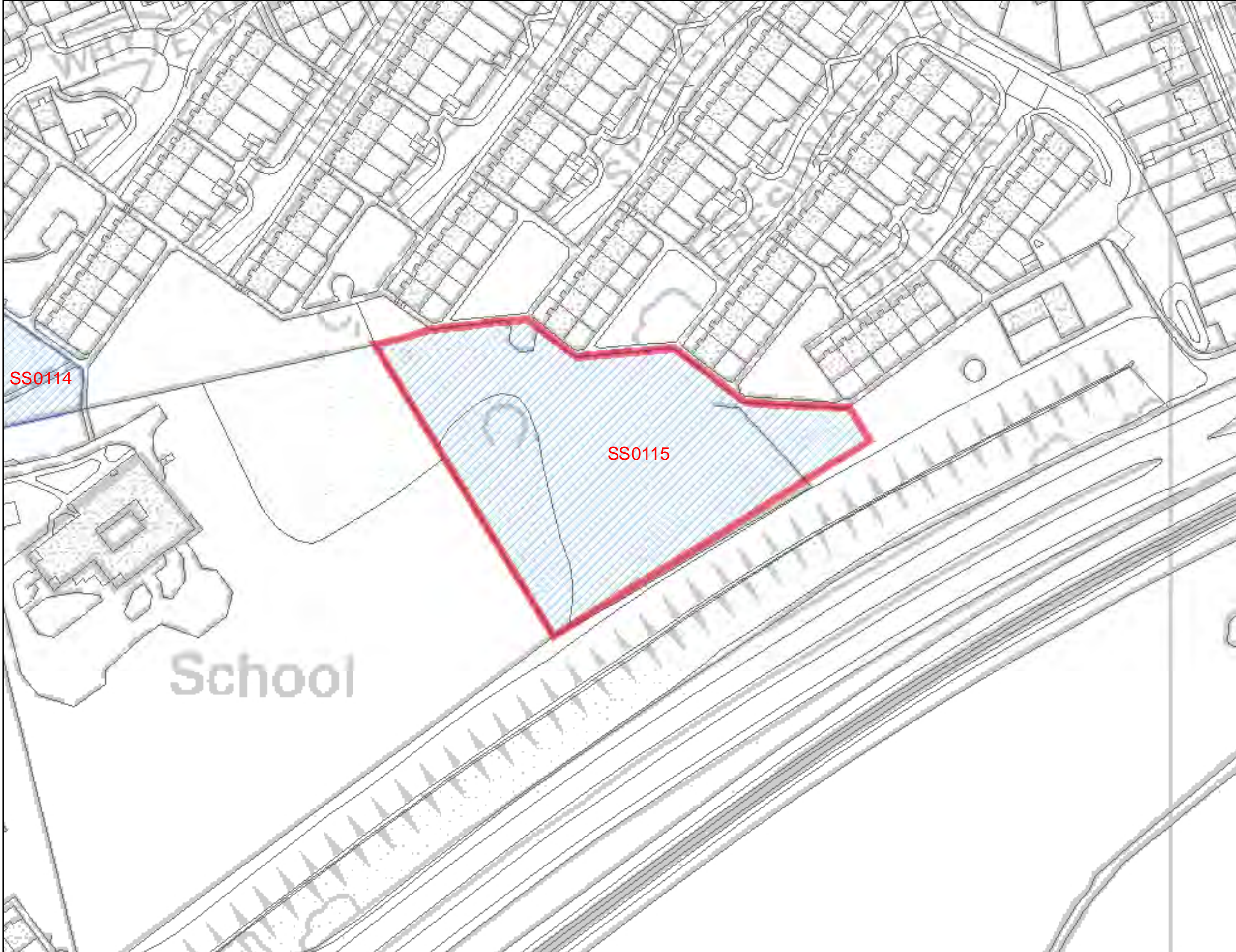
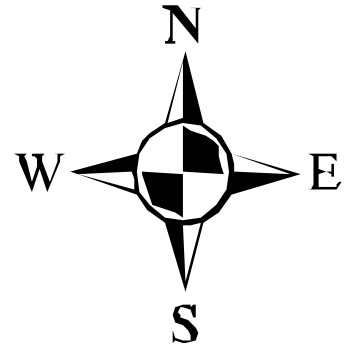


SHLAA Site Survey Form Part 1

Address: Open Space between Ryedene CP School and Springfields, Freshwater Drive and Driftway, Vange, Basildon	Site Area: 0.908 Ha	Current Use: Open Space	Site Ref.: SS0115		
Description of Site (including planning status) Triangular-shaped parcel of open space that is partially wooded and partially laid to grass. Site is surrounded by residential dwellings to the north and east, Ryedene County Primary School at the west and the A13 to the south, beyond which are Pitsea Marshes. The site provides amenity green space as part of a continuous pattern of open space surrounding the school and permeating the fringes of the surrounding streets. Development Plan: Allocated as Public Open Space in the BDLP 1998 No planning applications.			Site Access: Via Driftway, Freshwater Drive or Springfields Access to Services (distance in m) Primary School: Bardfield Primary; and Ryedene Community Primary School within a 600m buffer Secondary School: Basildon Upper and Lower Academies within a 1500m buffer GPs / Health Centre: 1 Health Centre within a 800m buffer Neighbourhood Centre: 2 neighbourhood centres within a 800m buffer Town Centre: None within 800m Public Open Space: Site is part of a larger Amenity Green Space and Children & Young People Space; Civic Space <2km Country Park <2km Education Fields <400m Natural Open Space <400m Outdoor Sports Facilities <800m Urban Park <2km Bus Stop: 300m Railway Station: Pitsea Railway Station 1km		
Ownership:	- Public Body? - Private Individual? - Company? - Unknown?	Yes Yes Yes No No			
Urban Area Site	Yes	Area: 0.908ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.908ha			
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		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer	Yes		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site	No		Part of Site	
	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		No
	Adj. To	No		Conservation Area	Within
Oil / Gas Pipelines		No		Adj. To	No
			Listed Buildings	Within	No
Electricity Pylons		No		Adj. To	No

Address: Open Space between Ryedene CP School and Springfields, Freshwater Drive and Driftway, Vange, Basildon		Site Area: 0.908 Ha	Current Use: Open Space	Site Ref.: SS0115	
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 Access via Driftway, Freshwater Drive or Springfields					
Constraints (description):					
<ul style="list-style-type: none"> • Currently designated as open space. • Site within 2km of SSSI and within 100m of LoWS (Ba37 Vange Creek Marshes) and UK BAP (southern boundary) • Protected Species Alert area centrally within site . • Likely existence of contamination – no detailed assessment made 					
Could the constraints be overcome? Yes					
<ul style="list-style-type: none"> • PPG17 Assessment of the site to establish the value of the space within the Open Space estate. • Ecological survey to check impact of a development on Protected Species, SSSI, LoWS and Priority Habitat. • 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?					
Open space; residential.					
Site is suitable for housing development X					
Reason(s) why site is suitable for housing:					
The site is within the settlement area and there are no constraints that would make the site unsuitable prior to further site investigations for ecology and open space needs.					
An initial PPG17 Assessment in 2010 considered loss of the site to be potentially acceptable provided the remainder could be enhanced. However, it was uncertain whether the remaining segments of open space would each be of an appropriate quantity to provide suitable open space. For an initial assessment, the site would not be considered unsuitable for development on the basis of PPG17.					
A further PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.					
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. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this.		

SHLAA 2011/2012



SS0115

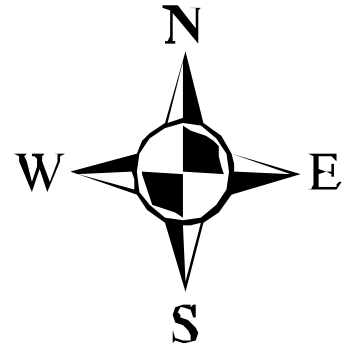
SHLAA Site Survey Form Part 1

Address: Land including existing play centre between 26 and 76 Kent View Road, Vange, Basildon	Site Area: 0.29 Ha	Current Use: Play centre and Open Space	Site Ref.: SS0116		
Description of Site (including planning status) Rectangular – shaped piece of land in residential area; Site is surrounded by: houses in North and South- hedgerows separate the site from the houses; Kent View Road at the West and open space at East. Play centre (2 buildings) and car park in the western part of the site. Development Plan: Allocated as Existing Open Space in BDLP 1998 Planning History: Site forms part of larger proposed development site: 10/00979/OUT - Residential development of up to 73 residential units including the formation of a new vehicular access, construction of a new access road, car parking and associated development, at Kent View Road recreation centre – Resolved to grant planning permission at Committee, subject to completion of pending S106 agreement			Site Access: Via Kent View Road		
Ownership:			Access to Services (distance in m) Primary School: Bardfield Primary; and Ryedene Community Primary Schools within a 600m buffer Secondary School: Chalvedon and Barstable Schools within a 1500m buffer GPs / Health Centre: 1 Health Centre within a 800m buffer Neighbourhood Centre: 2 neighbourhood centres within a 800m buffer Town Centre: None within 800m Public Open Space: Site is an Open space and Open spaces within a 400m buffer Bus Stop: within a 400m buffer Railway Station: None within a 1000m buffer		
- Public Body?		Yes			
- Private Individual?					
- Company?					
- Unknown?					
Urban Area Site	Yes	0.29ha			
Green Belt Site	No				
Greenfield Site	Yes	Area:0.19 Ha			
Previously Developed Land	Yes	Area: 0.1 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		Local Wildlife Sites	Within	No
	Part of Site			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	Village Green & Common Land	Application pending	Yes
Existing, developed business/ industrial areas	Within	No			
	Part of	No			
	Adj. To	No	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)		No
HER: No records			TPO		No

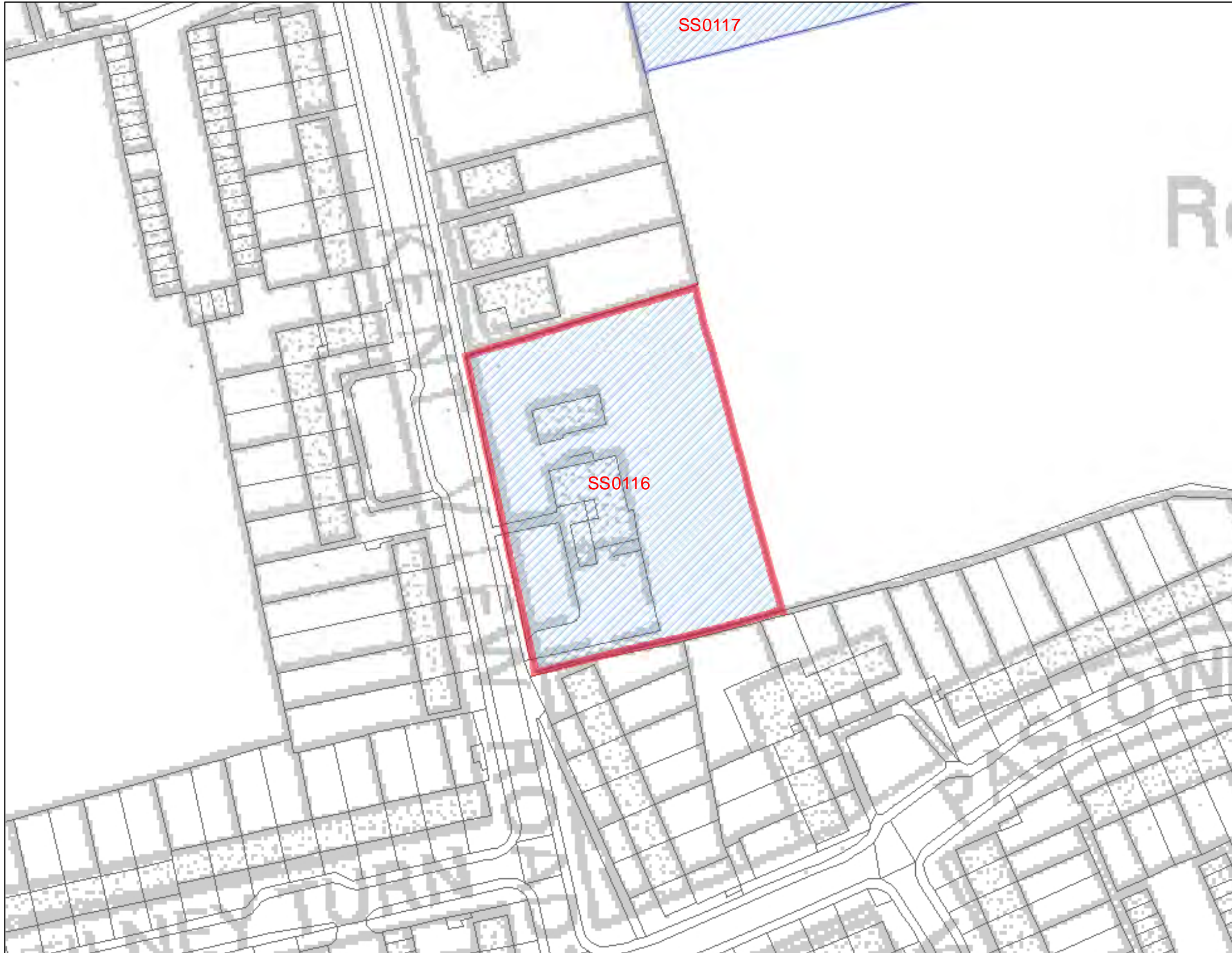
Address: Land including existing play centre between 26 and 76 Kent View Road, Vange, Basildon	Site Area: 0.29 Ha	Current Use: Play centre and Open Space	Site Ref.: SS0116	
		Archaeological Finds Area		No
Highway issues: Via Kent View Road will increase traffic volumes				
Constraints (description): <ul style="list-style-type: none"> • Loss of open space. • Site within 2km of SSSI. • Protected Species Alert area on site. • Contaminated land category: "C-Likely existence of contamination – no detailed assessment made" • Application for Village Green Status presently pending 				
Could the constraints be overcome? Yes If yes, how? <ul style="list-style-type: none"> • Following PPG17 and Open Space Strategy, may be possible to require provision of open space. • Ecological survey to check impact of a development on Protected Species and SSSI. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures • Assuming Village Green Status is not forthcoming 				
What is the most suitable type of development for this site? Community use/residential				
Site is suitable for housing development <input checked="" type="checkbox"/>				
Reason(s) why site is not suitable for housing: The site is within the urban area and close to services and facilities. The site forms part of a larger development site that has been submitted for 73 dwellings, which would deem that the site is suitable. The site is currently in s106 negotiation, however, in the meantime a village green application is presently pending, which could cause the site to become unsuitable. At this moment in time, the site is deemed suitable for residential development, subject to the village green status but the timeframe for development will reflect the current situation of this site.				
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. The site would require a policy change to be made to remove the open space designation and a decision on the village green status would be required, the timeframe reflects this.		

Land inc centre at 26-76 Kent View Road

SHLAA 2011/2012



SS0116



SHLAA Site Survey Form Part 1

Address: Land at the North end of Kent View Road Open Space, to the rear of No 88 to No 136 Kent View Road, including the garages	Site Area: 0.92ha	Current Use: Open space	Site Ref.: SS0117	
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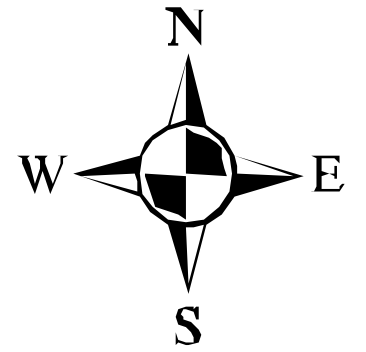
<p>Description of Site (including planning status)</p> <p>Triangular shaped site located on the east side of Kent View Road. 50% covered in trees/50% laid to grass. Small parking court on North West side comprising 12 garages. Site abuts the C2C railway line to the north, residential properties to the west and grassed open space to the south.</p> <p>Site is part of one of the Sporting Village enabling sites.</p> <p>At the exception of the garages, site is part area Allocated as 'Existing Open Space' in the BDLP 1998.</p> <p>Planning history:</p> <p>10/00979/OUT – Pending Consideration (waiting for S106 agreement) – Residential development of up to 73 residential units including the formation of a new vehicular access, construction of a new access road, car parking and associated development.</p>	<p>Site Access: Kent View Road</p> <p>Access to Services (distance in m)</p> <p>Primary School: Bardfield and Greensted within 600m</p> <p>Secondary School: Barstable and Chalvedon within 1500m</p> <p>GP/Health Centre: <800m (Southview Rd)</p> <p>Neighbourhood Centre: <800m (Clay Hill Road)</p> <p>Town Centre: Pitsea >800m</p> <p>Public Open Space: within 400m and 800m + site is an Amenity Green Space</p> <p>Bus Stop: within 400m</p> <p>Railway Station: Pitsea station within 1600m</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Ownership:</td> <td style="width: 30%;">- Public Body?</td> <td style="width: 40%;">Yes</td> </tr> <tr> <td></td> <td>- Private Individual?</td> <td>No</td> </tr> <tr> <td></td> <td>- Company?</td> <td>No</td> </tr> <tr> <td></td> <td>- Unknown?</td> <td>No</td> </tr> </table>	Ownership:	- Public Body?	Yes		- Private Individual?	No		- Company?	No		- Unknown?	No	
Ownership:	- Public Body?	Yes											
	- Private Individual?	No											
	- Company?	No											
	- Unknown?	No											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Urban Area Site</td> <td style="width: 10%;">Yes</td> <td style="width: 60%;">0.92 Ha</td> </tr> <tr> <td>Green Belt Site</td> <td>No</td> <td></td> </tr> <tr> <td>Greenfield Site</td> <td>Yes</td> <td>0.86 Ha</td> </tr> <tr> <td>Previously Developed Land</td> <td>Yes</td> <td>0.06 Ha</td> </tr> </table>	Urban Area Site	Yes	0.92 Ha	Green Belt Site	No		Greenfield Site	Yes	0.86 Ha	Previously Developed Land	Yes	0.06 Ha	
Urban Area Site	Yes	0.92 Ha											
Green Belt Site	No												
Greenfield Site	Yes	0.86 Ha											
Previously Developed Land	Yes	0.06 Ha											

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		No
	Within buffer	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	

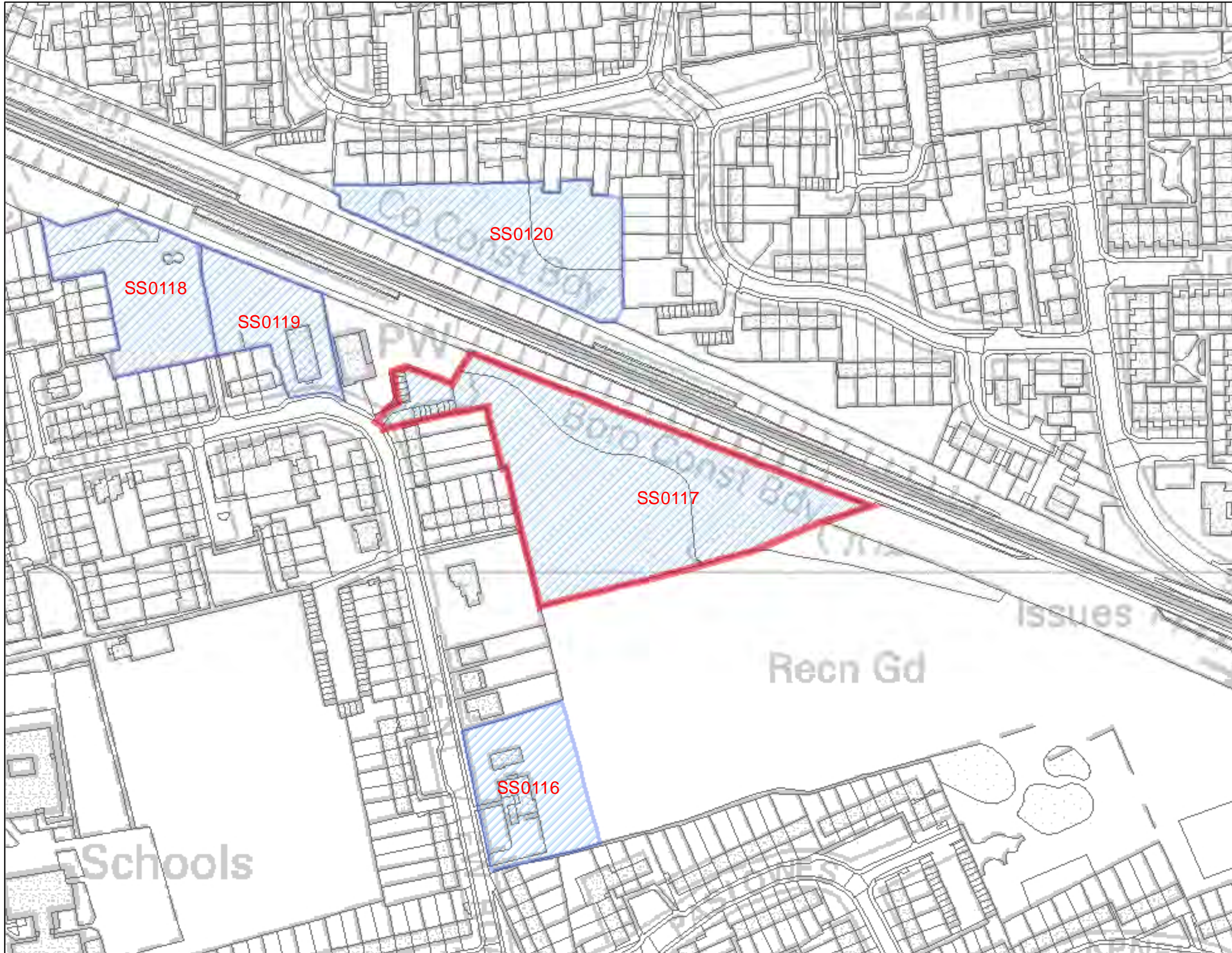
Address: Land at the North end of Kent View Road Open Space, to the rear of No 88 to No 136 Kent View Road, including the garages		Site Area: 0.92ha	Current Use: Open space	Site Ref.: SS0117	
Immovable communications links		No	Potential Contaminated Land	A	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		No
			TPO		No
			Archaeological Finds Area		No
Highway issues: No particular issues					
Constraints (description):					
<ul style="list-style-type: none"> • Allocated as public open space in development plan; • Within 2km buffer of Vange and Fobbing Marshes SSSI, Pitsea Marsh SSSI; • Protected Species alert area; • Assessments have been made as part of the planning application process; • Noise transmission issue due to close proximity to railway line. • Network rail should also be consulted to ensure no conflict with any long term railway expansion plans. 					
Could the constraints be overcome? Partially					
<ul style="list-style-type: none"> • Change of allocation. • SSSI unlikely to be affected due to urban nature of the area. • Mitigation measures to protect species on site; 					
What is the most suitable type of development for this site? Open space					
			Site is not suitable for housing development x		
Reason(s) why site is unsuitable for housing:					
<p>Whilst the site forms part a larger proposed development submitted for residential development, the SHLAA site is the part to be retained as open space, whilst the site adjacent will contain residential dwellings. This is on the basis that the PPG 17 assessment that has already been undertaken, concluded that the site was the sole provider of accessible open space. If the site were to be developed as per the planning application and considering the conclusion of the PPG 17 assessment, this SHLAA site is therefore not suitable for housing.</p>					
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. Furthermore, the site has had a planning application submitted and the landowners can be established through this. However, as the site has been subject to a PPG17 and identified as the sole provider of accessible open space, in planning terms the site will not be available for residential development.		
If yes, when?					

Land at the N of Kent View Road

SHLAA 2011/2012



SS0117

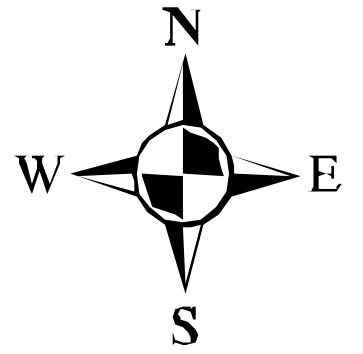


SHLAA Site Survey Form Part 1

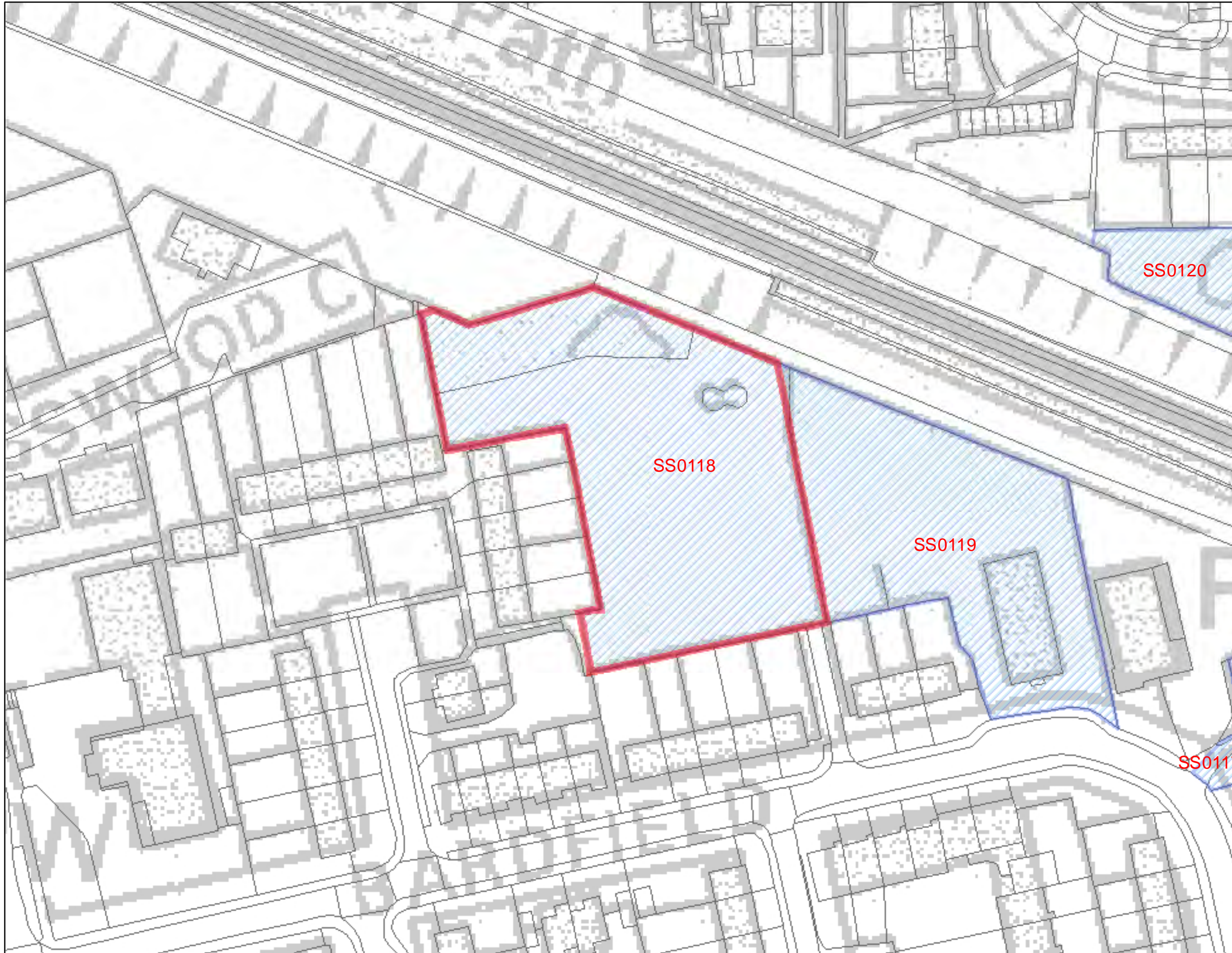
Address: Open Space, North of 59-67 Bardfield and adjacent to 37-45 Bardfield, Vange, Basildon		Site Area: 0.31 Ha	Current Use: Playground	Site Ref.: SS0118		
Description of Site (including planning status) Irregular shaped piece of land. Trees separate the site and the adjoining railway line at the West. Trees in North west corner. Houses to west of the site. Development Plan: Designated open space in BDLP 1998. Planning History: Two refused planning applications: 94/01226/OUT: Five X 3 Bedroom, Two X 2 Bedroom Houses And Access (no reason recorded); 98/00668/BAS at Kingswood Court, North corner of the site: Change Of Use Of Garage To Bungalow, Including Alterations To Elevations			Site Access: Via Bardfield. Access to Services (distance in m) Primary School: Bardfield Primary; and Greensted Nursery, Infant and Junior Schools within a 600m buffer Secondary School: Chalvedon and Barstable Schools 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: None within 800m Public Open Space: Open spaces within a 400m buffer Bus Stop: within a 400m buffer Railway Station: None within a 1000m buffer			
Ownership:	- Public Body?	Yes				
	- Private Individual?					
	- Company?					
	- Unknown?					
Urban Area Site	Yes	Area: 0.31ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 0.31ha				
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		Local Wildlife Sites	Within	No	
	Part of Site			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: Only access will be via Bardfield. Either access through entrance to playground (3m wide) or						

Address: Open Space, North of 59-67 Bardfield and adjacent to 37-45 Bardfield, Vange, Basildon	Site Area: 0.31 Ha	Current Use: Playground	Site Ref.: SS0118	
through parking spaces (3m wide)				
Constraints (description): Loss of open space. Site within 2km of SSSI. Protected Species Alert area on site. Contaminated land category: "C-Likely existence of contamination – no detailed assessment made" Noise due to trains?				
Could the constraints be overcome? Yes If yes, how? Following PPG17 and Open Space Strategy may be possible to require re-provision of open space. Ecological survey to check impact of a development on Protected Species and SSSI. 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? Open space / residential development				
Site is suitable for housing development <input checked="" type="checkbox"/>				
Reason(s) why site is not suitable for housing: The site is within an urban area with good transport links, surrounding residential properties and close proximity to services / facilities. However, PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.				
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. The site would require a policy change to be made to remove the open space designation, the timeframe reflects this.		

SHLAA 2011/2012



SS0118

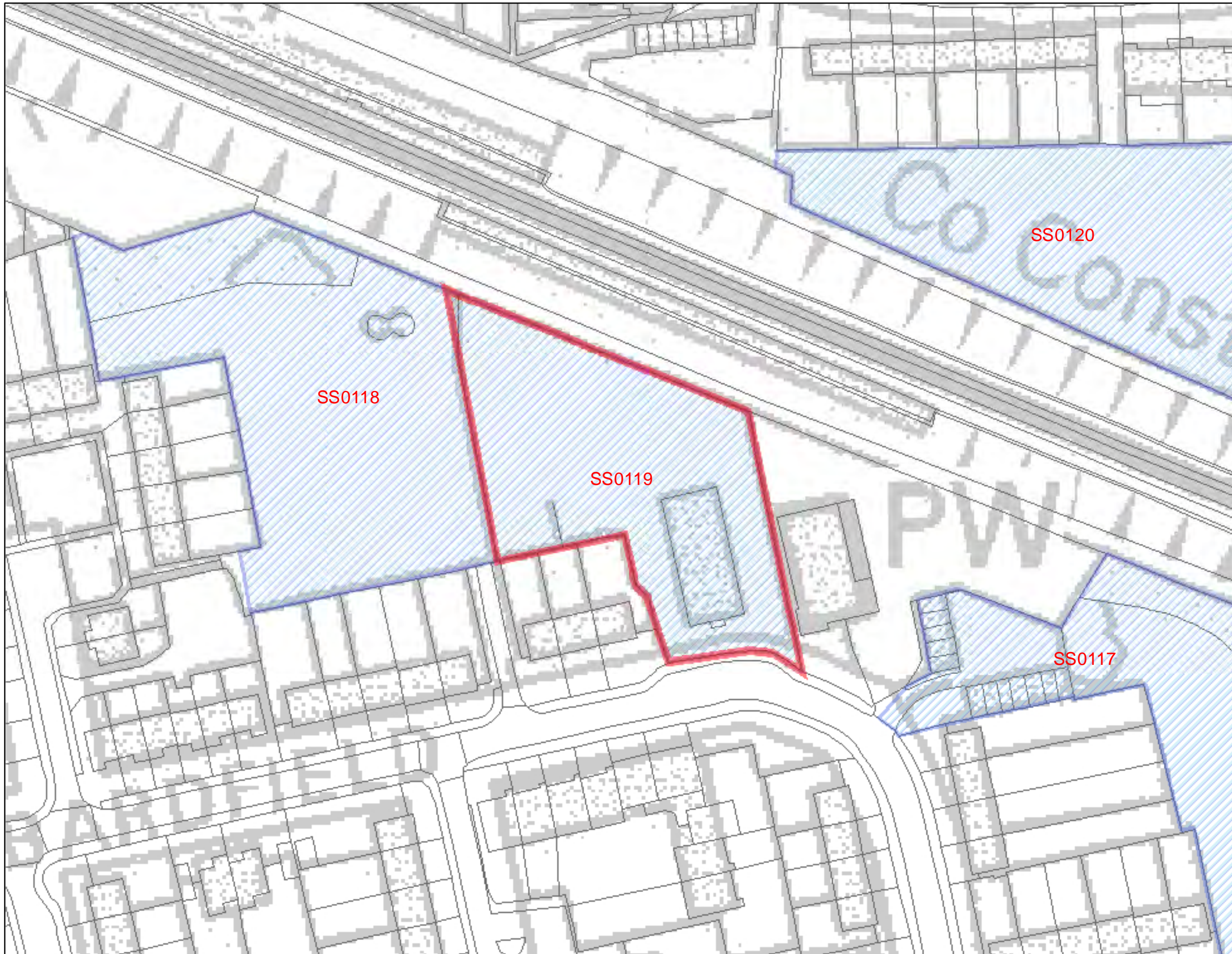
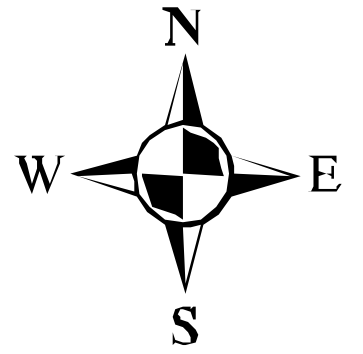


SHLAA Site Survey Form Part 1

Address: Riverton Hall, Bardfield, Basildon		Site Area: 0.22ha	Current Use: Community hall	Site Ref.: SS0119		
Description of Site (including planning status) Irregular shaped site located on the north side of Kent View Road. Site abutts the C2C railway line to the north, residential properties to the south and west, open space to the west and a Kingdom Hall to the east. Largely allocated as an area of no notation in the BDLP 1998, but with a small section of 'existing open space' also. Planning history: None relevant Boundaries reduced to avoid overlap with adjacent site SS0118 (CFS239) (Was 0.25ha, now 0.22ha)			Site Access: Bardfield Access to Services (distance in m) Primary School: Bardfield <600m Secondary School: Barstable <1500m GP/Health Centre: <800m (Clay Hill Rd) Neighbourhood Centre: <800m (Clay Hill Road) Town Centre: Pitsea >800m Public Open Space: Allotments <800m (Sunnedon), Amenity Green Space & Children/young people space <400m (Kent View Rd), Civic Space <2km (Pitsea Market), Educational Field <400m (Bardfield), Natural/semi natural Green Space and Outdoor Sport Facility <800m (Basildon Golf Course), Urban Park <2km (Northlands) Bus Stop: 150m Clay Hill Road Railway Station: Pitsea <1600m			
Ownership:	- Public Body?	Yes				
	- Private Individual?	No				
	- Company?	No				
	- Unknown?	No				
Urban Area Site	Yes	0.22ha				
Green Belt Site	No					
Greenfield Site	Yes	0.19ha				
Previously Developed Land	Yes	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 (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		No	Protected Species Alert Area - 10m Buffer		No	
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		No
	Within buffer	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						
Constraints (description):						
<ul style="list-style-type: none"> SSSI buffer. 						

Address: Riverton Hall, Bardfield, Basildon	Site Area: 0.22ha	Current Use: Community hall	Site Ref.: SS0119	
<ul style="list-style-type: none"> • Close proximity to railway line. • Protected Species alert area buffer • Likely existence of contamination – no detailed assessment made. 				
Could the constraints be overcome? Yes, <ul style="list-style-type: none"> • Existing mature trees should be retained where possible in the interests of visual amenity. • Development too close to the railway line could give rise to noise transmission issues. • Investigations required into protected species on the site and remediation where necessary. • Alternative community hall facilities may need to be provided in the locality. • 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? Open space/residential/community use				
Site is suitable for housing development X				
Reason(s) why site is suitable for housing: urban area, adjacent residential properties.				
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



SS0119

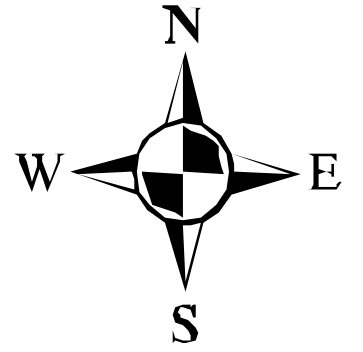
SHLAA Site Survey Form Part 1

Address: Open Space at rear of 26-54 Dencourt Crescent and rear of 34-54 The Greensted, Barstable, Basildon	Site Area: 0.44 Ha	Current Use: Open Space	Site Ref.: SS0120		
Description of Site (including planning status) The site was originally comprised of two triangular shaped pieces of land, joined together by a narrower part. **The narrowness of the eastern part makes the site unsuitable for development. Therefore the site to be assessed has been modified and exclude rear of 46-54 The Greensted. The new area is now 0.44 Ha (was 0.56 Ha). Trees separate the site and the adjoining railway line at the South. Lots of trees in North East corner. Houses at North and East of the site. Development Plan: Allocated as public open space in the BDLP 1998 No planning applications determined. (NB. Application 03/01288/FULL withdrawn for Erection of block of 7 No. self-contained flats with communal and staff accommodation, offering supported housing, associated parking and new access road)			Site Access: Via The Greensted. Access to Services (distance in m) Primary School: St Teresa's Catholic; Greensted Nursery, Infant and Junior; and Bardfield Primary Schools within a 600m buffer Secondary School: Chalvedon and Barstable Schools 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: None within 800m Public Open Space: Site is an open space and open spaces within 400m and 800m Bus Stop: within a 400m buffer Railway Station: within a 1600m buffer		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	Area: 0.44ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.44ha			
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		Local Wildlife Sites	Within	No
	Part of Site			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		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		No
	Adj. To	No	Conservation Area	Within	No
		Adj. To		No	
Oil / Gas Pipelines		No	Listed Buildings	Within	No
				Adj. To	No
Electricity Pylons		No	Potential Contaminated Land		C
Immovable communications		No			

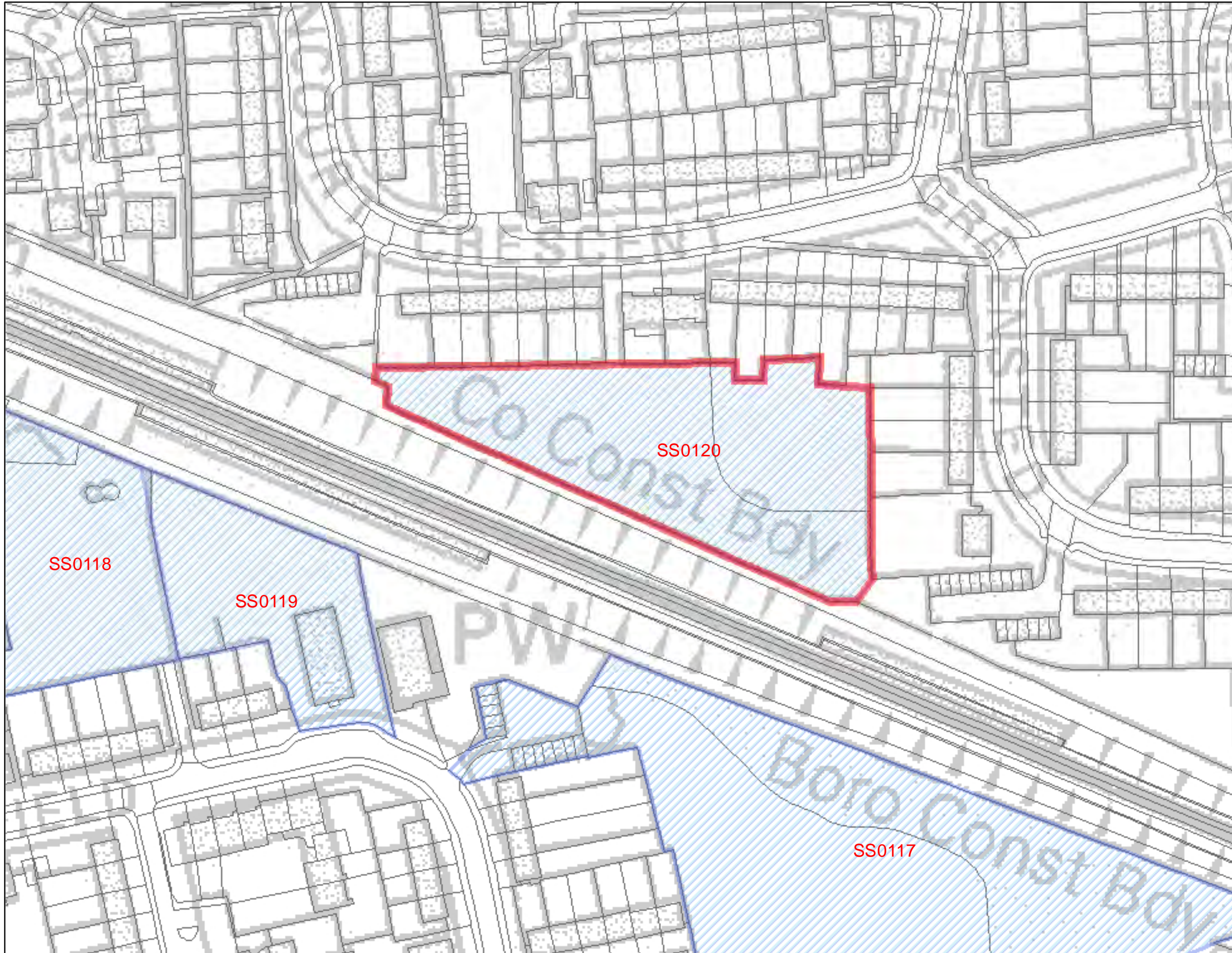
Address: Open Space at rear of 26-54 Dencourt Crescent and rear of 34-54 The Greensted, Barstable, Basildon		Site Area: 0.44 Ha	Current Use: Open Space	Site Ref.: SS0120	
400m buffer zone around wastewater/sewage plant		No	Definitive Footpath (PRoW)		No
HER			TPO		No
			Archaeological Finds Area		No
Highway issues: Only access via The Greensted. Access to East part of the site not be easy, due to lack of space					
Constraints (description):			<ul style="list-style-type: none"> Protected Species Alert area on site at North East corner. Likely existence of contamination – no detailed assessment made Noise due to proximity of railway line 		
Could the constraints be overcome? Yes			<ul style="list-style-type: none"> Amendment to green spaces policy Ecological survey to check impact of a development on Protected Species and SSSI. 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? Open space / Residential					
Site is suitable for housing development X					
Reason(s) why site is suitable for housing: Site is located within an urbanised area, thus close to services. 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. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.		

OS ro 26-54 Dencourt Crescent

SHLAA 2011/2012



SS0120



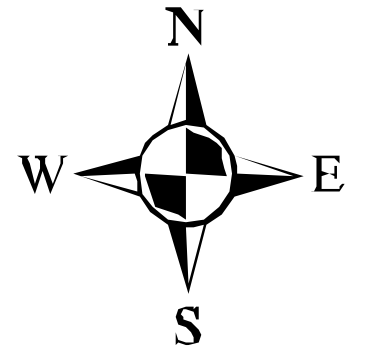
SHLAA Site Survey Form Part 1

Address: Open Space and garages at the rear of 5-21 Marney Drive and rear of 80-100 Luncies Road, Barstable, Basildon		Site Area: 0.2 Ha	Current Use: Open Space and garages	Site Ref.: SS0121		
Description of Site (including planning status)			Site Access: Sandon Close or Marney Dr			
Rectangular shaped piece of land, surrounded by back gardens and garages. Site is landlocked with no vehicular access to it unless garages are demolished. Development Plan: Designated open space in BDLP98 No planning history			Access to Services (distance in m) Primary School: St Teresa's Catholic; Greensted Nursery, Infant and Junior; Bardfield Primary; and Pitsea Junior Schools within a 600m buffer Secondary School: Chalvedon and Barstable Schools 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: Small part of Pitsea TC within 800m Public Open Space: Open spaces within a 400m buffer Bus Stop: within a 400m buffer Railway Station: None within a 1000m buffer			
Ownership:		- Public Body?	Yes			
		- Private Individual?				
		- Company?				
		- Unknown?				
Urban Area Site	Yes	Area: 0.2HA				
Green Belt Site	No					
Greenfield Site	Yes	Area: 0.16 Ha				
Previously Developed Land	Yes	Area: 0.04Ha				
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		Local Wildlife Sites	Within	No	
	Part of Site			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		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	

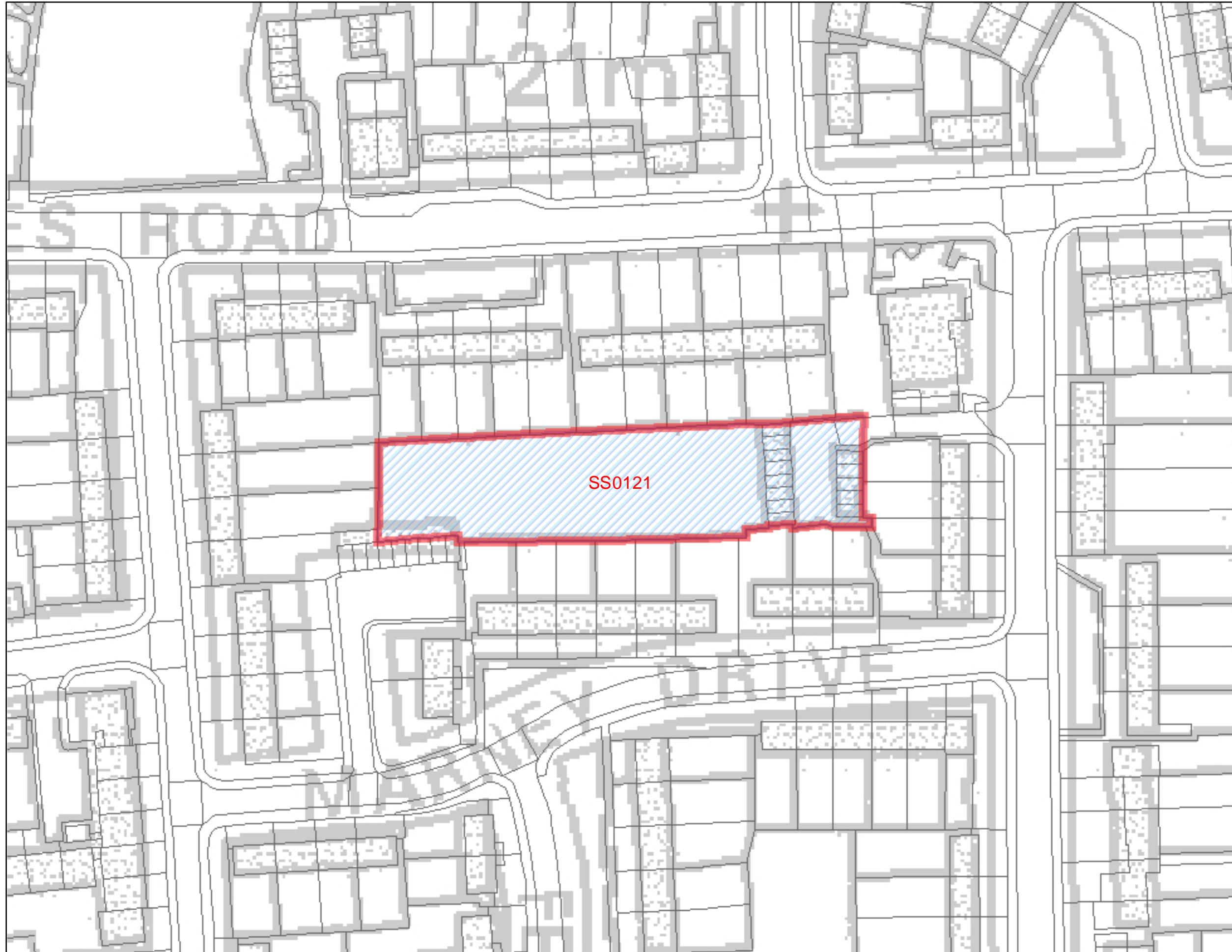
Address: Open Space and garages at the rear of 5-21 Marney Drive and rear of 80-100 Luncies Road, Barstable, Basildon	Site Area: 0.2 Ha	Current Use: Open Space and garages	Site Ref.: SS0121	
		Archaeological Finds Area		No
Highway issues: Site landlocked (garages). Slight increase of traffic through Sandon Close or Marney Drive.				
Constraints (description):				
<ul style="list-style-type: none"> • Loss of open space. • Site within 2km of SSSI. • Contaminated land category: "C-Likely existence of contamination – no detailed assessment made" 				
Could the constraints be overcome? Yes If yes, how?				
<ul style="list-style-type: none"> • Removal of open space allocation from development plan • Following PPG17 and Open Space Strategy, it may be possible to demonstrate adequate alternative open space in the locality. • SSSI unlikely to be affected due to urban nature of surrounding area • 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? Open space / Housing				
Site is NOT suitable for housing development X				
Reason(s) why site is not suitable for housing: Lack of suitable vehicular access and limited size of site. It would be difficult to develop the site whilst avoiding overlooking. A PPG17 assessment also needs to be undertaken on the site to assess its status as a green space.				
Is site available for development? If yes, when?			Yes. This site was submitted through the Call For Sites process by the landowner.	

OS and garages ro 5-21 Marney Drive

SHLAA 2011/2012



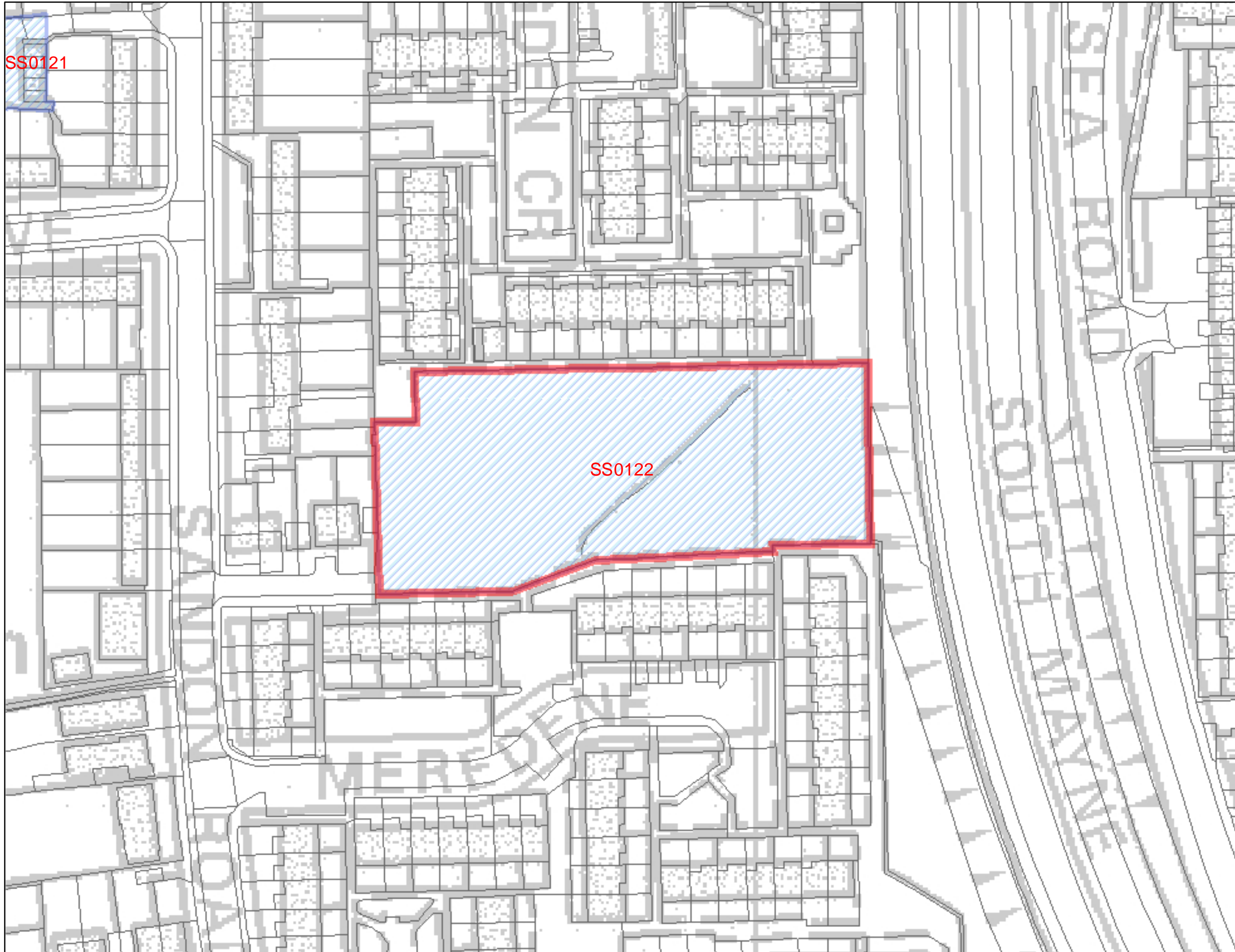
SS0121



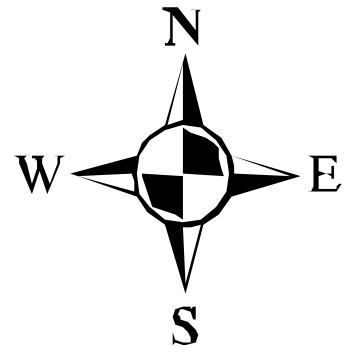
SHLAA Site Survey Form Part 1

Address: Open Space between 5-25 and 83 Meredene and 37-59 Stagden Cross, Barstable, Basildon		Site Area: 0.51 Ha	Current Use: Open Space	Site Ref: SS0122	
Description of Site (including planning status) Rectangular shape site with houses on three of its sides and separated from A132 by trees on the east side. Development Plan: Allocated as Existing Open Space in the BDLP 1998 No planning applications.			Site Access: Via Sandon Close or Meredene		
			Access to Services (distance in m) Primary School: Pitsea Junior; St Teresa's Catholic; Greensted Nursery, Infant and Junior; and Bardfield Primary Schools within a 600m buffer Secondary School: Basildon Upper and Lower Academies within 1500m buffer GPs / Health Centre: 1 Health Centre within a 800m buffer Neighbourhood Centre: 4 neighbourhood centres within a 800m buffer Town Centre: Pitsea TC within 800m Public Open Space: Site is an open space. Amenity Green Space <400m buffer; Children and young peoples spaces <400m; Civic Space <2km; Country Park <2km; Education Fields <400m; Natural Open Space <800m; Outdoor Sports Facilities <2km; Urban Parks <2km Bus Stop: within 150m Railway Station: Within 1600m buffer		
Ownership:		- Public Body?	Yes		
		- Private Individual?			
		- Company?			
		- Unknown?			
Urban Area Site	Yes	Area: 0.51ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 0.51ha			
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		Local Wildlife Sites	Within	No
	Part of Site			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		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

Address: Open Space between 5-25 and 83 Meredene and 37-59 Stagden Cross, Barstable, Basildon		Site Area: 0.51 Ha	Current Use: Open Space	Site Ref: SS0122		
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	
HER: No records			TPO		No	
			Archaeological Finds Area		No	
Highway issues: No particular highway issues.						
Constraints (description):						
<ul style="list-style-type: none"> • Currently amenity Green Space (open space). • Within 2km of SSSI. • Within the 10m buffer of Protected Species Alert area (eastern boundary). • Likely existence of contamination – no detailed assessment made. 						
Could the constraints be overcome? Yes						
<ul style="list-style-type: none"> • PPG17 Assessment to determine the value of the site to the open space estate. • Ecological survey to check impact of a development on Protected Species and SSSI. • 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? Open space; residential						
Site is suitable for housing development <input checked="" type="checkbox"/>						
Reason(s) why site is suitable for housing:						
<p>The site is within the existing settlement area and there are no constraints that would make the site unsuitable prior to the results of further assessments in regards to PPG17, ecology and contamination.</p> <p>An initial PPG17 Assessment for the site determined that accessibility, quantity and quality of the open space estate would not be below adopted Standards if the space were developed (with mitigation to improve quality of surrounding open space).</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.			



SHLAA 2011/2012



SS0122

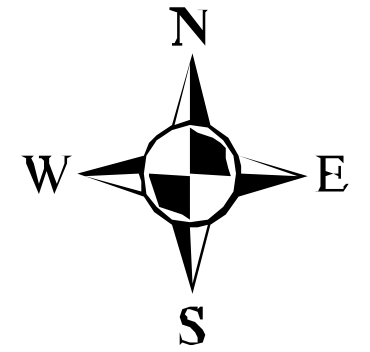
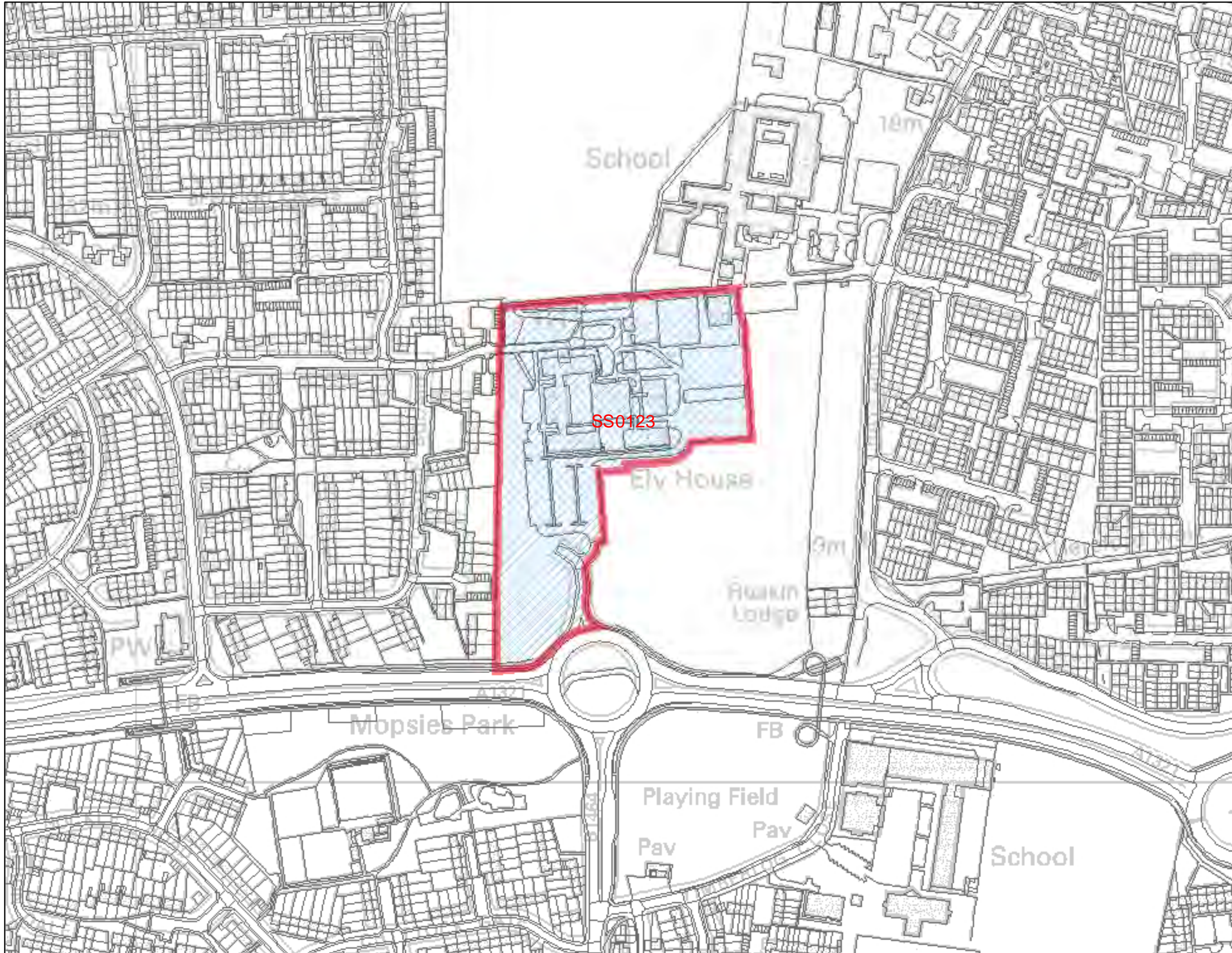
SHLAA Site Survey Form Part 1

Address: Former Fryerns School and Social Services Offices, Broadmayne, Craylands	Site Area: 2 Ha	Current Use: Educational	Site Ref: SS0123		
Description of Site (including planning status) Irregular shaped site located on the north side of Broadmayne, Basildon. Site comprises former school buildings and social services offices, along with large areas of surface car parking and areas of grassland, hedges and trees. Development Plan: Allocated as 'School Playing Field and other Open Space' in the BDLP (south side) and an area of no notation encompasses the former school buildings (north side of site). Planning history: - Previous applications for alterations and demountable classroom blocks - In relation to northeast portion of site: Application for partial demolition and redevelopment to provide up to 1400 new dwellings (of which up to 750 net new dwellings) together with a local centre comprising up to 6 Class A retail units, community uses, education use, health use, associated roads, car parking and landscaping with all matters reserved apart from access, granted 31.03.2008 (application 06/00873/OUT and 07/00002/REM) Site boundaries have been amended to exclude Planning Permission area, new area is 2 Ha (was 3.31 ha)			Site Access: Ely Way Access to Services (distance in m) Primary School: Greenstead <600m Secondary School: Barstable <1500m GP/Health Centre: Pattiswick Sq <800m Neighbourhd Ctr Timberlog Lane <800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space and Children/young people space <400m (Craylands), Civic space <2km (Basildon TC), Educational Field <400m (Fryerns), Natural/semi-nat space <800m (Moat off Church Rd), Outdoor Sport Facility <400m (corner Timberlog Lane), Urban Park <400m (Corner Timberlog Ln) Bus Stop: 180m Broadmayne Railway Station: Basildon and Pitsea >1600m		
Ownership:	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	2ha			
Green Belt Site	No				
Greenfield Site	Yes	1.1ha			
Previously Developed Land	Yes	0.9ha			
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	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

Address: Former Fryerns School and Social Services Offices, Broadmayne, Craylands		Site Area: 2 Ha	Current Use: Educational	Site Ref: SS0123	
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 issues					
Constraints (description):					
<ul style="list-style-type: none"> • School playing field allocation in development plan, educational facility • Protected Species Alert Area, • Ground Water Vulnerability area, • Likely existence of contamination – no detailed assessment made. • Water main with 10 metre easement crosses southeast corner of site • Occupied by Essex County Council staff 					
Could the constraints be overcome? Yes. If yes, how?					
<ul style="list-style-type: none"> • Investigation into protected species carried out and remediation measures instigated where necessary. • Investigation into ground water and appropriate remediation measures adopted as necessary. • Remove school field designation from Devt. Plan. • Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures • Respect the 10m easement around the water main in any design layout • Relocated current occupiers to an alternative site 					
What is the most suitable type of development for this site? Educational, residential or a combination					
Site is suitable for housing development x					
Reason(s) why site is suitable for housing: The site is within the urban area with good transport links, surrounding residential properties and proximity to Basildon town centre. Some of the site and the adjacent site to the east have been granted permission for residential development and the same principles to allow residential development apply for this site. However, the current building and use would need to be demolished and relocated and the timeframe needs to reflect this.					
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.		

Former Fryerns School and Social Services

SHLAA 2011/2012



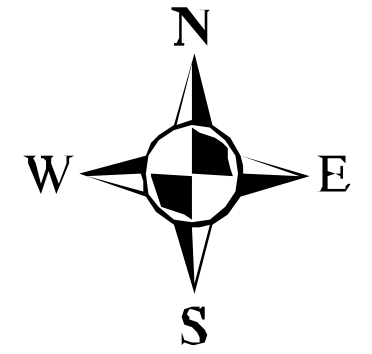
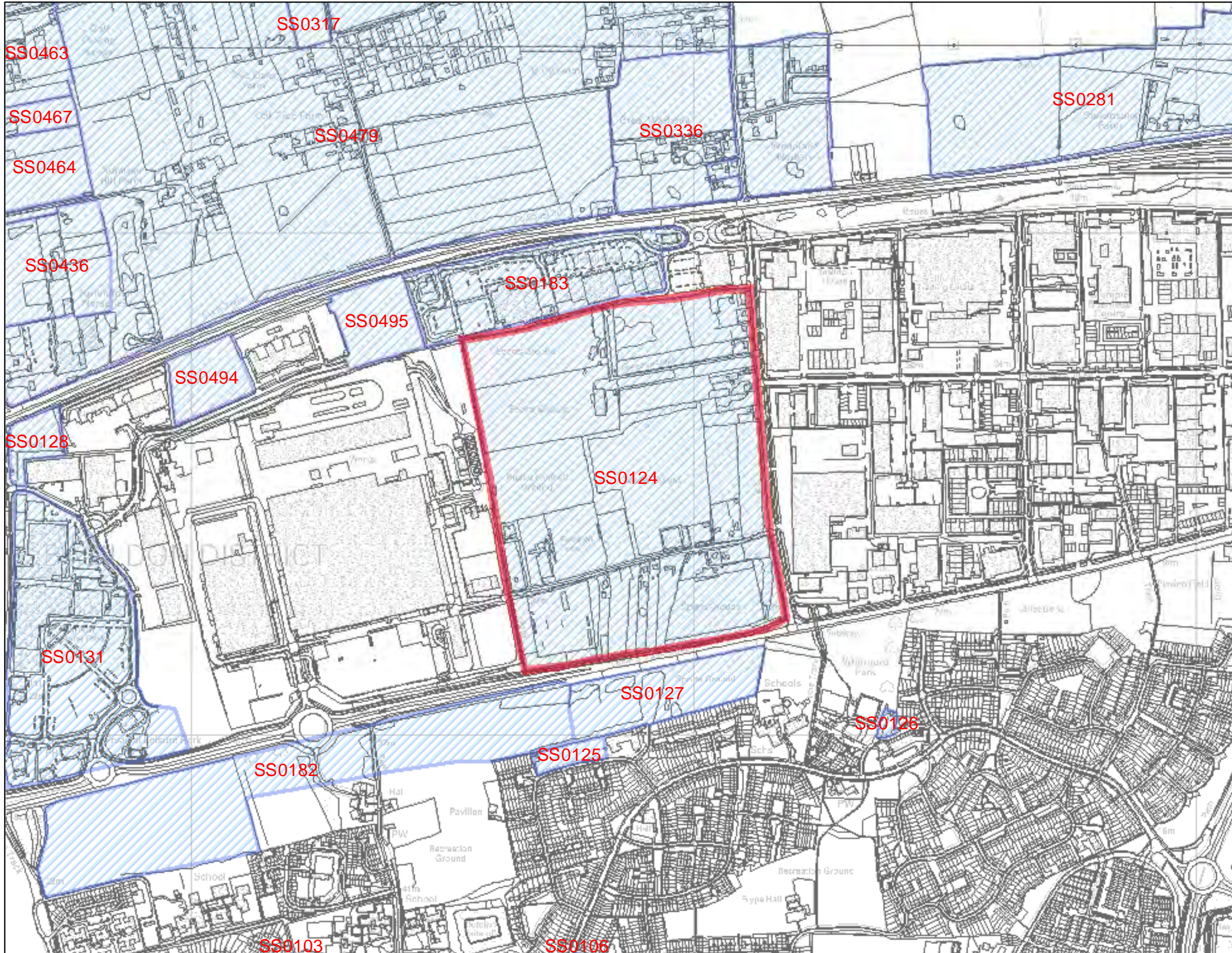
SS0123

SHLAA Site Survey Form Part 1

Address: Gardiners Lane South, Cranes Farm Road, Basildon	Site Area: 37.35ha	Current Use: Outdoors sports/residential/ recreational	Site Ref.: SS0124		
Description of Site (including planning status) Large rectangular site located on the north side of Cranes Farm Road, west side of Gardiners Lane South, Basildon. The site is characterised by 6 residential properties on large plots to the south of the site, and several outdoor sport/recreation uses, including a Rugby club, football club and gun club and a number of vacant plots/scrubland. Seven dwellings along Gardiners Lane South and Gardiner Close have recently been demolished. Allocated as a 'Comprehensive Development Area' in the BDLP 1998. Planning history: -BAS/0484/98 – Outline: Proposed mixed housing, including access roads for residential proposes on land south of Gardiners Close – Never determined Gardiner Lane South Supplementary Planning Guidance, prepared by EDAW, adopted by Basildon Council 2003 -Outline application for a mixed-use development comprising Business Accommodation (Class B1 and B2), Residential Accommodation and ancillary uses including Hotel, Retail and Restaurants with associated infrastructure, car parking and landscaping on land west of Gardiners Lane South, Basildon (05/01023/OUT) – Resolved to grant planning permission at DCTM Committee 18.04.2006 subject to signing of S106 Agreement, which is still pending at this time. This application has stalled. -Meeting of the Cabinet on 5 th February 2008 considered a report on Gardiners Lane South, where it was resolved that the principle of working with English Partnerships to bring forward a scheme for the predominantly residential development of the Gardiners Lane South site, be endorsed. - Application for establishment of temporary units of 10 number gypsy and traveller caravan pitches on land south of Pinehurst, Gardiners Close (11/00450/FULL) – Application invalid (as at 5/11/2011)			Site: Gardiners Lane South Access to Services (distance in m) Primary School: Whitmore County <600m Secondary School: St. Anshelms and Barstable <1500m GPs / Health Centre: Matching Green <800m Neighbourhood Centre: Adams Business Centre, Paycocke Road and Whitmore Way <800m Town Centre: Basildon >800m Public Open Space: Allotments <800m (Holden Gardens), Amenity Green Space <800m (Whitmore Way), Children/young people space <400m (Gardiners Close) Churchyard <800m (Holy Cross Church), Civic Space >2km (Basildon TC), Educational Field <800m (Whitmore County), Natural/semi natural Green Space <800m (Cranes Fm Rd), Outdoor Sport Facility <400m (Gardiners Lane South), Urban Park <400m (Hardy Rd) Bus Stop: 70m Railway Station: Basildon >1600m		
Ownership: (multiple)		- Public Body?	Yes		
		- Private Individual?	Yes		
		- Company?	Yes		
		- Unknown?	No		
Urban Area Site	Yes	Area: 37.35ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 32ha			
Previously Developed Land	Yes	Area 5.35ha approx			
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			

Address: Gardiners Lane South, Cranes Farm Road, Basildon		Site Area: 37.35ha	Current Use: Outdoors sports/residential/recreational	Site Ref.: SS0124		
Existing, developed business/ industrial areas	Within	No				
	Part of	No	Village Green & Common Land			No
	Within buffer	Yes	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): Runs through north of site	Western site periphery		Yes
Historic Environment Record – No records			Woodland & individual trees - oak, apple, Hawthorn, Eldr etc	TPO/12/92		Yes
		TPO:	Archaeological Finds Area	TPO/13/92		No
Highway issues:						
<ul style="list-style-type: none"> Comprehensive redevelopment will place additional pressures on highway network. Creation of a new access to the A127 arterial road likely to be sought. Cranes Farm Road recently widened to a dual carriageway for its full length. Public transport links will need to be provided to serve any residential development. 						
Constraints (description):			<ul style="list-style-type: none"> comprehensive development allocation in BDLP, Tree Preservation Orders present Likely existence of contamination from various unknown infill sites and nursery sites – no detailed assessment made. 			
<ul style="list-style-type: none"> Ground water vulnerability area, Employment area buffer, Protected species alert area, 						
Could the constraints be overcome? Yes,						
<ul style="list-style-type: none"> Through a comprehensive redevelopment scheme, incorporating protected species investigation and replacement trees/wildlife areas as necessary, attenuation measures (noise or highway) with regard to proximity of employment land, upgrades to highway infrastructure and ground water investigation/attenuation measures. 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 residential, retail or commercial/ industrial uses						
Site is suitable for housing development x						
Reason(s) why site is suitable for housing: Large urban area development site previously considered as a strategic development area for the council but which did not come forward during the plan period.						
Is site available for development? If yes, when?			Yes. As an unimplemented allocation and a site which has received permission previously, the precedent and inclination to develop the site is established. However, the timeframe has been amended to account for the relocation of the pitches and gun club that resides there.			

SHLAA 2011/2012



SS0124

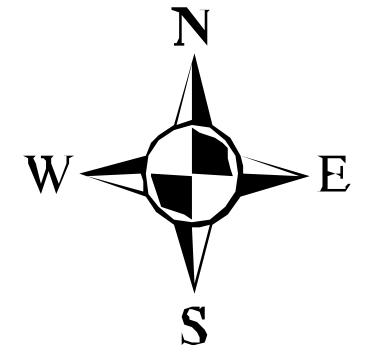
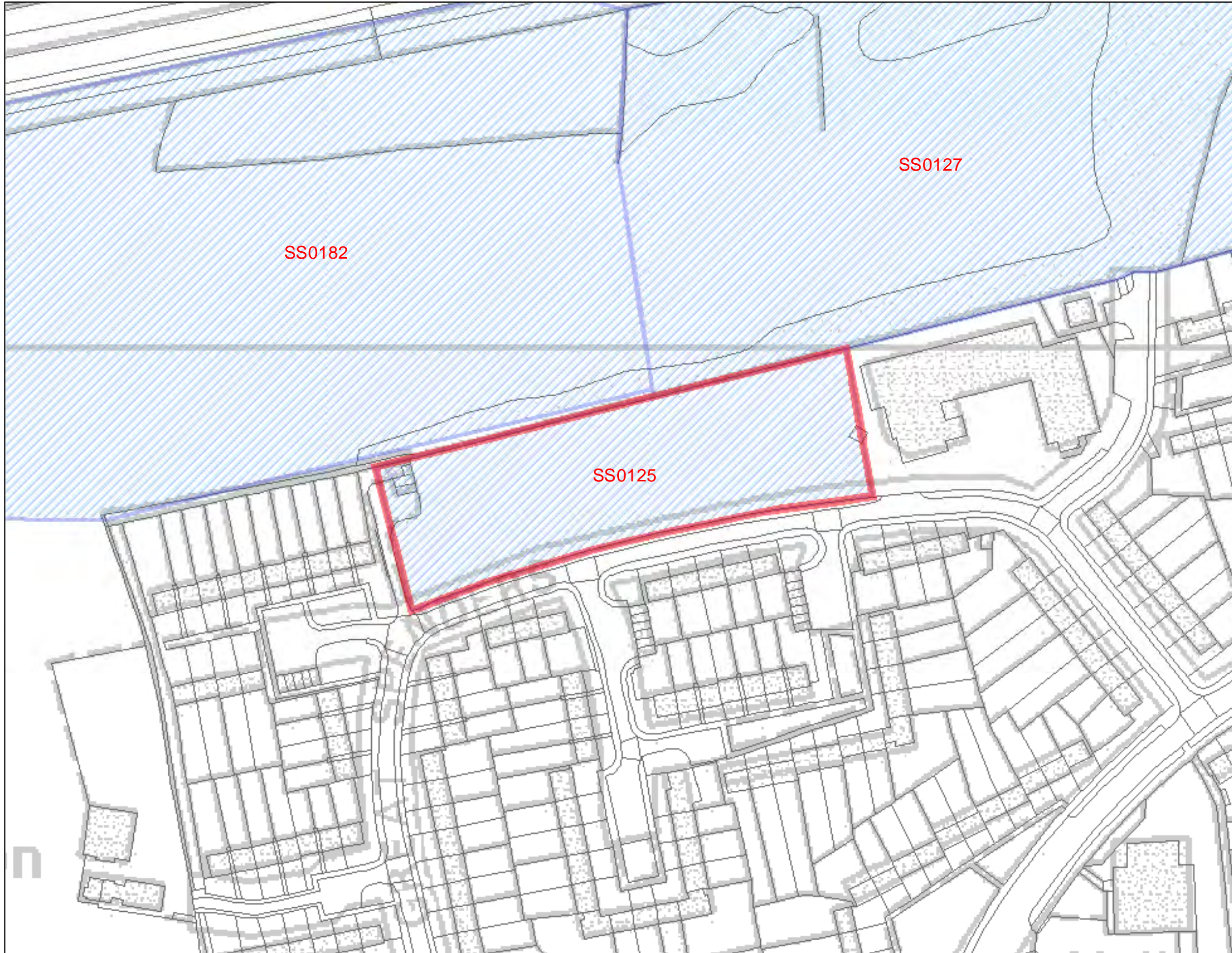
SHLAA Site Survey Form Part 1

Address: Land adjacent Southwood Court, Great Spenders, Basildon	Site Area: 0.59ha	Current Use: Open Space and car park	Site Ref: SS0125			
Description of Site (including planning status) Long linear/rectangular site located on the north side of Great Spenders, Basildon. Residential terraces occupy land to the south and west, along with Southwood Court residential complex to the east. Public open space lies directly to the north. A long group of mature trees forms the northern boundary of the site with the public open space. The site is predominantly laid to grass with the eastern one/sixth of the site laid out as a car park serving Southwood Court. Allocated as 'Existing open space' in the BDLP 1998. Planning history: Previously comprised 14 bungalows for elderly. No further history since construction for Southwood Court to the east, arising from the application below: BAS-305-98: Demolition of existing dwellings and erection of 40 bedroom sheltered accommodation for the elderly. Granted 11.06.98 11/00400/FULL- Provision of an overflow car park providing 8 additional spaces plus two replacement spaces –Pending consideration			Site Access: Great Spenders Access to Services (distance in m) Primary School: Whitmore Cnty <600m Secondary School: St. Anshelms and Barstable <1500m GPs / Health Centre: Matching Green <800m Neighbourhood Centre: Whitmore Way<800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space <400m (Whitmore Way), Children/young people space <400m (Church Road), Churchyard <400m (Holy Cross Church), Civic Space <2km (Basildon TC), Educational Field <400m (Whitmore County), Natural/semi natural Green Space <400m (Moat, Church Rd), Outdoor Sport Facility <400m (Church Rd), Urban Park <400m (Cranes Fm Rd) Bus Stop: 250m (Whitmore Way) Railway Station: Basildon >1600m			
Ownership:		- Public Body?	No			
		- Private Individual?	No			
		- Company?	Yes			
		- Unknown?	No			
Urban Area Site	Yes	0.59ha				
Green Belt Site	No					
Greenfield Site	No					
Previously Developed Land	Yes	0.4ha				
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	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		No	
	Part of	No		Ground Water Vulnerability	Area	Yes
	Within buffer	Yes			Conservation Area	Within
Oil / Gas Pipelines		No	Listed Buildings	Adj. To	No	
				Within	No	
Electricity Pylons		No	Potential Contaminated Land	Adj. To	No	
					C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW): Runs through north of site		No	

Address: Land adjacent Southwood Court, Great Spenders, Basildon	Site Area: 0.59ha	Current Use: Open Space and car park	Site Ref: SS0125	
HER – No records		TPO - T1 Oak T1 Cherry, T2 Maple T3-5 Oak	TPO/3/68 TPO/4/00	Yes
		Archaeological Finds Area		No
Highway issues: No particular problems.				
Constraints (description): Ground water vulnerability area, Employment area buffer, protected species alert area, existing open space allocation in BDLP, TPO trees. Surface water pipeline close to highway boundary Likely existence of contamination – no detailed assessment made.				
Could the constraints be overcome? Yes, protected species investigation & attenuation measures. No particular issues regarding employment buffer due to residential area. Ground water investigation and attenuation measures as appropriate. TPO trees to be respected in any development. Smaller hedge fronting highway to be retained where possible. Part of site would need to be retained as parking for Southwood Court. Public access to neighbouring open space will need to be maintained either through the site or via nearby public routes. Surface water pipeline position should be respected in any 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? Open space, part car parking or residential				
Site is suitable for housing development x				
Reason(s) why site is suitable for housing: Urban area, surrounding residential properties, largely separated from neighbouring open space by an extensive hedge/tree screen, thereby providing a clearly defined boundary between the mainly residential area and the larger area of open space beyond. Previously residential. This site is considered suitable for development but does need to undergo a PPG17 assessment to check its status before considering it further for allocation.				
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.		

Land adj to Southwoods Court, Great Spenders

SHLAA 2011/2012



SS0125

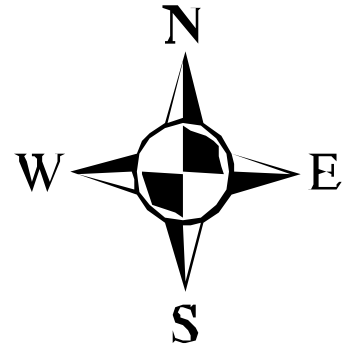
SHLAA Site Survey Form Part 1

Address: Land north of Hardy Road, east of the car park	Site Area: 0.17ha	Current Use: Public open space	Site Ref.: SS0126			
Description of Site (including planning status) Piece of grassland located on the north side of Hardy Road, Basildon. The site also comprises a small garage/outbuilding with vehicular access. There are also some mature trees and shrubs located on the land. Possible site of Fryerns farmhouse/yard, prior to development of the New Town. Allocated as 'Existing open space' in the BDLP 1998. Planning history: 02/00205/OUT - Erection of a block of four no. one bedroom flats with associated parking and accesses, refused pp and appeal dismissed on the following ground: "Any development on this land would significantly reduce the gap between the existing housing to the east and south of the park and would have every appearance of encroaching into the park".			Site Access: Hardy Road Access to Services (distance in m) Primary School: Whitmore County <600m Secondary School: St. Anshelms and Barstable <1500m GPs / Health Centre: Matching Green <800m Neighbourhood Centre: Whitmore Way <800m Town Centre: Basildon >800m Public Open Space: Allotments <400m (Holden Gardens), Amenity Green Space <800m (Whitmore Way), Children/young people space <400m (Gardiners Close) Churchyard <800m (Holy Cross Church), Civic Space >2km (Basildon TC), Educational Field <800m (Whitmore County), Natural/semi natural Green Space <400m (Cranes Fm Rd), Outdoor Sport Facility <400m (Gardiners Lane South), Urban Park <400m (Hardy Road) Bus Stop: 80m Railway Station: Basildon >1600m			
Ownership:		- Public Body?	Yes			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
Urban Area Site	Yes	Area: 0.17ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 0.15ha				
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	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		No
	Part of	No	Ground Water Vulnerability		Area	Yes
	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		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW): Runs through north of site		No	
H.E.R – No records			TPO (T1 – Ash)	TPO/06/94	Yes	

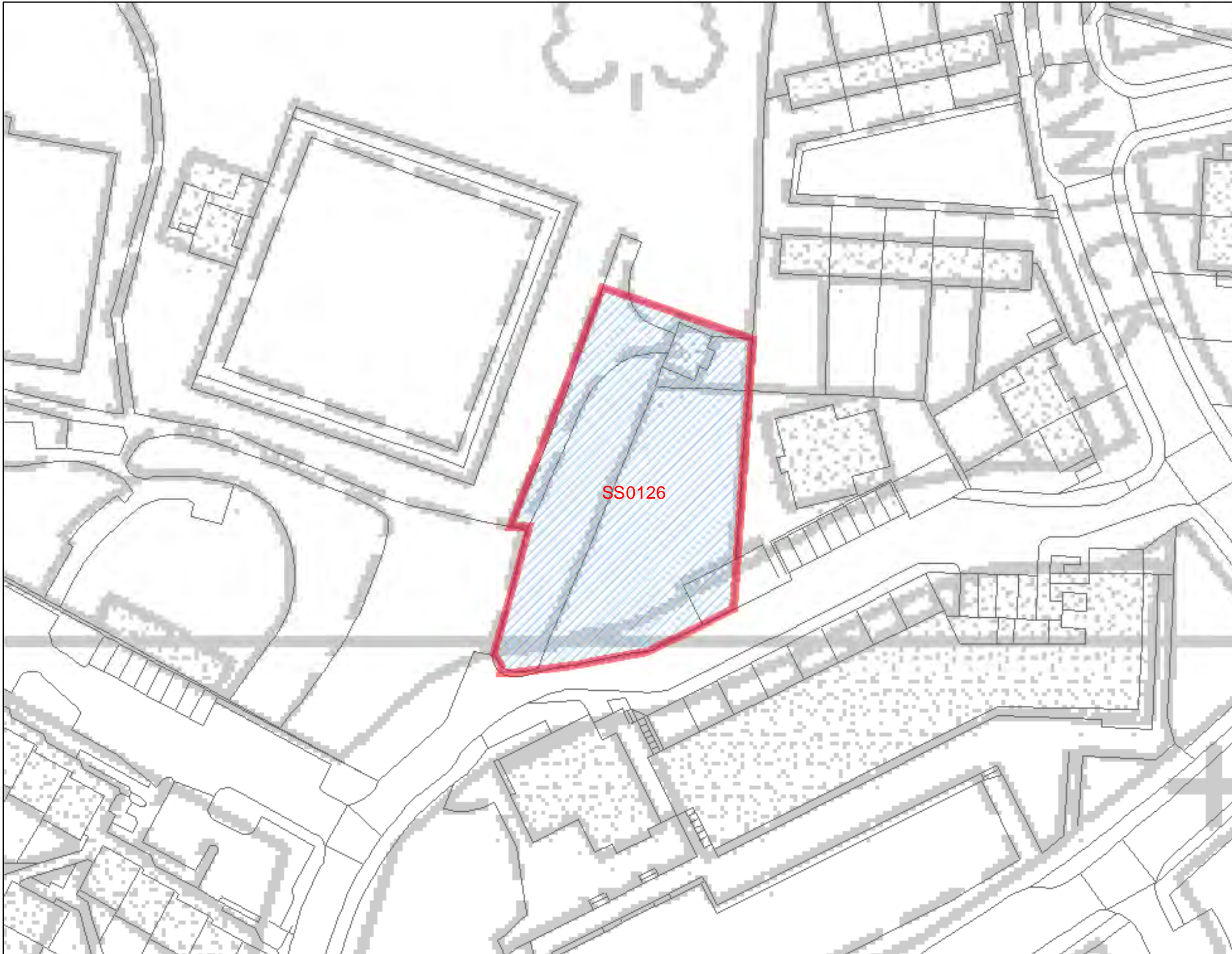
Address: Land north of Hardy Road, east of the car park	Site Area: 0.17ha	Current Use: Public open space	Site Ref.: SS0126	
		Archaeological Finds Area		No
Highway issues: No particular problems. Access from Hardy Road				
Constraints (description):				
<ul style="list-style-type: none"> Existing open space allocation in development plan. Ground water vulnerability area, Protected species alert area, Tree Preservation Order. Likely existence of contamination – no detailed assessment made. 				
Could the constraints be overcome? Partially				
<ul style="list-style-type: none"> Open space allocation will need to be removed from the development plan. Protected species investigation/mitigation would be required, as would an investigation into ground water vulnerability. Position of TPO tree will need to be respected and no development permitted within the spread of its root system. Position of neighbouring flats would also need to be respected. 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? Open space.				
				Site is NOT suitable for housing development x
Reason(s) why site is suitable for housing: Required window to window distances are not achievable on this site due to the three storey block of flats adjacent. See also Planning Inspector's comment (pg 1 of this form).				
Is site available for development?		Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.		
If yes, when?				

Land north of Hardy Road,

SHLAA 2011/2012



SS0126



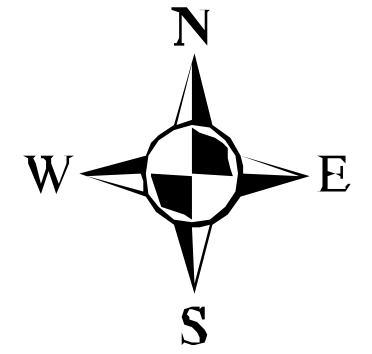
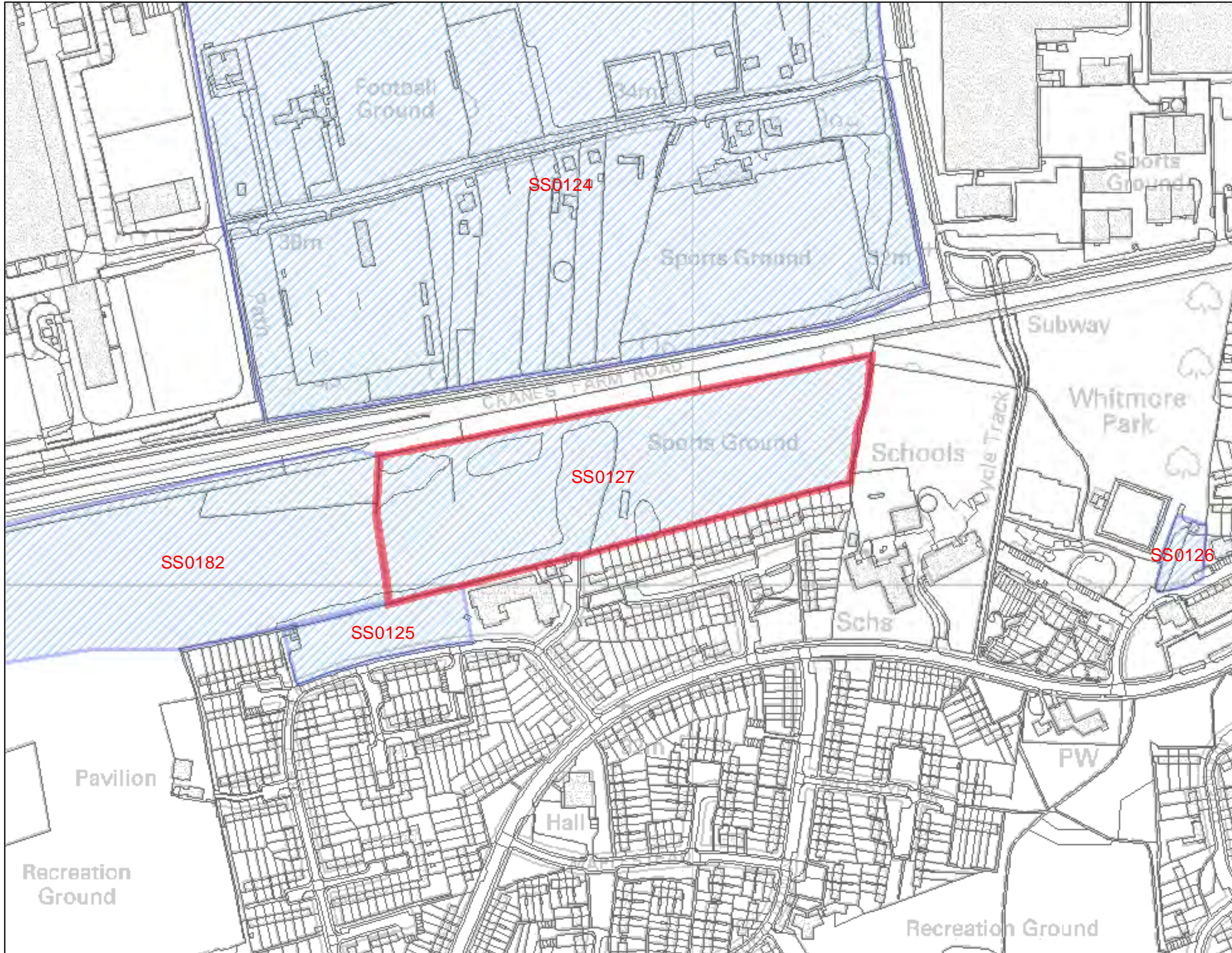
SHLAA Site Survey Form Part 1

Address: Pitches south of Cranes Farm Road, Basildon	Site Area: 4ha	Current Use: Open Space	Site Ref: SS0127			
Description of Site (including planning status) Linear site located on the south side of Cranes Farm Road. Residential terraces occupy land to the south, public open space to the west, a school playing field to the east and a comprehensive development site to the north. The site is predominantly laid to grass but also comprise a large group of mature trees in the centre and many more to the site periphery. Development Plan: Allocated as 'Existing open space' in the BDLP 1998. Planning history: None PPG17 assessment: Final outcome cannot be determined until PPG17 Part II has been completed. These sites may have to be discounted from the SHLAA in the future.			Site Access: via Great Spenders Access to Services (distance in m) Primary School: Whitmore Cnty <600m Secondary School: St. Anshelms and Barstable <1500m GPs / Health Centre: Matching Green <800m Neighbourhood Centre: Whitmore Way <800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space <400m (Whitmore Way), Children/young people space <400m (Church Road), Churchyard <400m (Holy Cross Church), Civic Space <2km (Basildon TC), Educational Field <400m (Whitmore County), Natural/semi natural Green Space <400m (Moat, Church Rd), Outdoor Sport Facility <400m (Church Rd), Urban Park <400m (Cranes Fm Rd) Bus Stop: 120m (whitmore Way) Railway Station: Basildon >1600m			
Ownership:		- Public Body?	Yes			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
Urban Area Site	Yes	Area: 4ha				
Green Belt Site	No					
Greenfield Site	Yes	Area: 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	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		No	
	Part of	No		Ground Water Vulnerability	Area	Yes
	Within buffer	Yes			Within	No
Oil / Gas Pipelines		No	Conservation Area	Adj. To	No	
				Within	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	
HER – No records			TPO		No	
			Archaeological Finds Area		No	
Highway issues:		Access limited to Great Spenders				

Address: Pitches south of Cranes Farm Road, Basildon	Site Area: 4ha	Current Use: Open Space	Site Ref: SS0127	
Constraints (description): <ul style="list-style-type: none"> • Ground water vulnerability area, • Employment area buffer, • protected species alert area, • existing open space allocation in BDLP, • trees worthy of long term retention. • Surface water pipeline close to highway boundary • Likely existence of contamination – no detailed assessment made. 				
Could the constraints be overcome? Yes <ul style="list-style-type: none"> • Protected species investigation & attenuation measures need to be undertaken. • Sufficient buffer for noise attenuation would need to be put in place between site and Cranes Farm Road. • Ground water investigation and attenuation measures as appropriate. • Established tree belts should be respected in any development to act as a noise/visual buffer for housing. • Open space allocation will need to be removed from development plan and alternative football pitch provision provided. • 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? Open space/Residential				
Site is suitable for housing development x				
Reason(s) why site is suitable for housing: Adjacent to existing residential area and close to services/facilities. There are no overwhelming constraints to the site however, a PPG17 assessment should be undertaken on the site to consider its status.				
Is site available for development? If yes, when?				
		Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable.		

Pitches s of Cranes farm Road

SHLAA 2011/2012



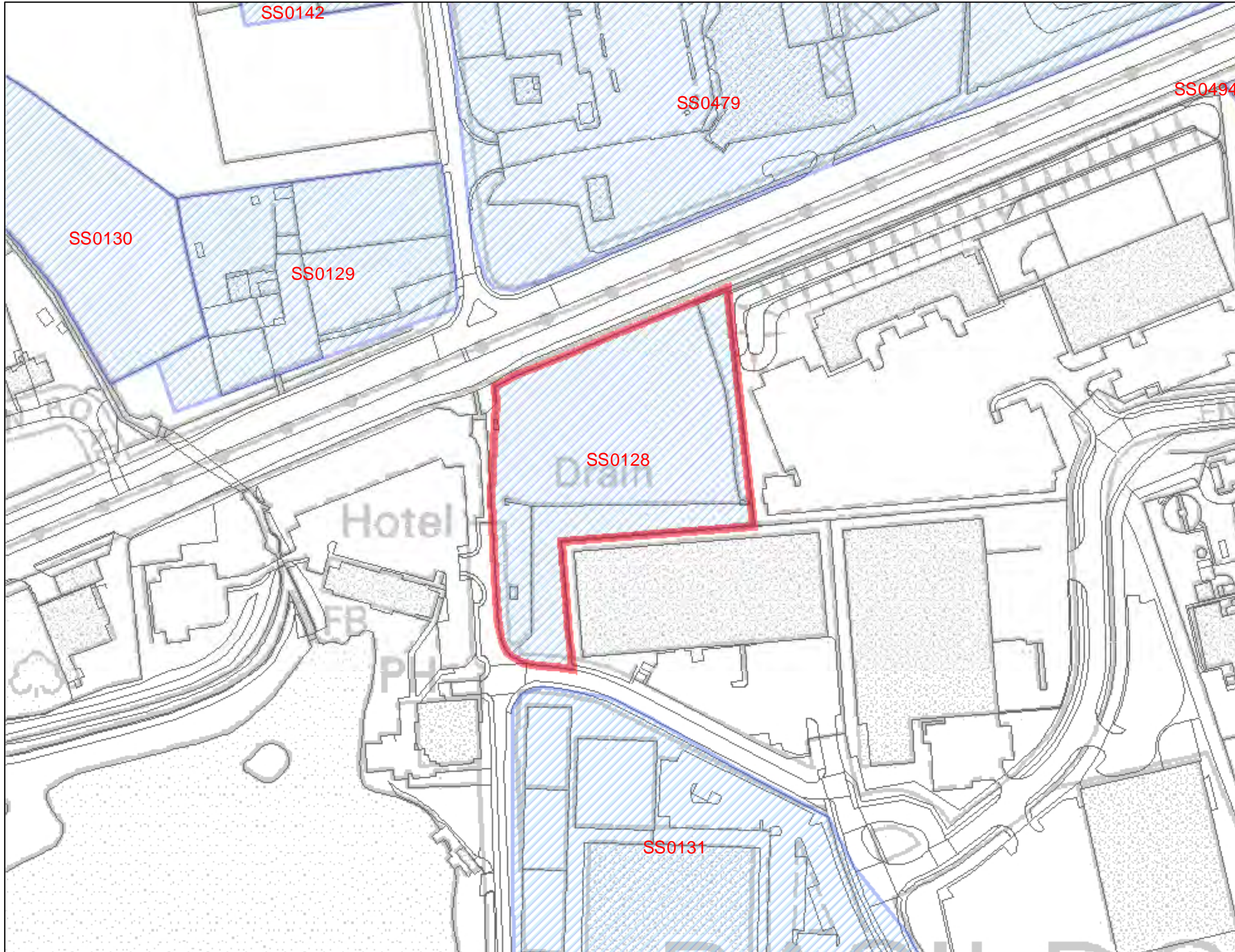
SS0127

SHLAA Site Survey Form Part 1

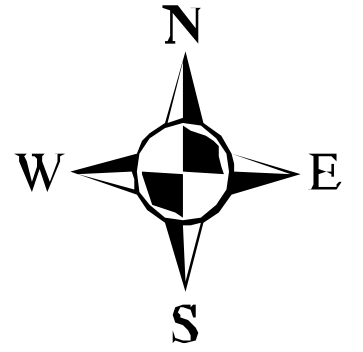
Address: Land at north and west of Unit 1 Waterfront Walk, Pipp's Hill Industrial	Site Area: 1.05ha	Current Use: Washland/ scrubland	Site Ref.: SS0128		
Description of Site (including planning status) Irregular shaped site located south of the A127 dual carriageway, west of industrial units and north of the Festival Leisure Retail Park comprising restaurants, hotels, a cinema and a bowling alley. The site lies to the northeast of a large lake in an established employment zone. Allocated as 'Large Industrial/Recreational Sites with Planning Permission' in the BDLP 1998. Planning history: <ul style="list-style-type: none"> • Comprehensive Leisure, Industrial and ancillary Commercial Development, Granted planning permission 21.05.1996 (application BAS/1103/94) • 05/01023/OUT - Outline application for a mixed-use development comprising Business Accommodation (Class B1 and B2), Residential Accommodation and ancillary uses including Hotel, Retail and Restaurants with associated infrastructure, car parking and landscaping – pending • 			Site Access: Festival Way Access to Services (distance in m) Primary School: Noak Bridge and The Willows >600m Secondary School: St. Anshelms <1500m GPs / Health Centre: Bridge St. >800m Neighbourhood Centre: Whitmore Way >800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space >800m (Miles Gray Road), Children/young people space <400m (Lake FLP), Civic Space <2km (Basildon TC), Educational Field <800m (St. Anshelms), Natural/semi natural Green Space <400m (Lake FLP), Outdoor Sport Facility <800m (Gardiners Lane South), Urban Park <800m (Gloucester Park) Bus Stop: 160m Railway Station: Basildon >1600m		
Ownership:		- Public Body?	No		
		- Private Individual?	No		
		- Company?	Yes		
		- Unknown?	No		
Urban Area Site	Yes	Area: 1.05ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 1.05ha			
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	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	Flood Zone 2 and surface water area	Yes	Protected Species Alert Area		Yes
Washland		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		Ground Water Vulnerability	
	Within buffer	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No

Address: Land at north and west of Unit 1 Waterfront Walk, Pipp's Hill Industrial		Site Area: 1.05ha	Current Use: Washland/scrubland	Site Ref.: SS0128		
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):	Adjoining to the west of the site	Yes	
			TPO		No	
			Archaeological Finds Area		No	
Highway issues: Limited public transport infrastructure. Good access by car.						
Constraints (description):						
<ul style="list-style-type: none"> Protected species alert area, Industrial/recreational sites allocation in BDLP, Definitive footpath, Washland, Flood Zone 2 Likely existence of contamination – no detailed assessment made. 						
Could the constraints be overcome? No						
What is the most suitable type of development for this site? Commercial, Industrial or recreational use or left as washland						
			Site is NOT suitable for housing development X			
Reason(s) why site is not suitable for housing: Industrial/recreational area. Possible conflict between residential and commercial/industrial traffic. Too close to A127 for noise concerns to be adequately addressed.						
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 N and W of Unit Waterfront Walk



SHLAA 2011/2012



SS0128

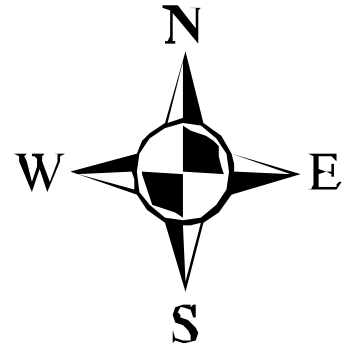
SHLAA Site Survey Form Part 1

Address: Mon Abri, land at junction of Pipp's Hill Road North and Southend Arterial Road, Billericay	Site Area: 0.87 ha	Current Use: Residential, commercial grassland and woodland	Site Ref.: SS0129		
Description of Site (including planning status) A small area of land occupied by residential and commercial uses. There is an area of woodland to the south west and an area of grassland to the south east of the site. The surrounding uses are commercial, a coach park and some residential. Designated Green Belt in the Development Plan. Planning History: On site: <ul style="list-style-type: none"> 04/00045/REFUSE – Dismissed – Change of use of land for display of swimming pools and erection of 2.3m high palisade fencing 03/01483/FULL – Refused – Change of use of land for display of swimming pools and erection of 2.3m high palisade fencing 99/00032/REFUSE – Erection Of Workshop Building To Replace Sales Office And Storage Buildings 98/00948/BAS – Refused - Erection Of Workshop Building To Replace Sales Office And Storage Buildings 95/00076/BAS – Removal Of Planning Condition Restricting Number Of Vehicles For Sale, Restricting Display Of Vehicles And Change Of Use Of Land To Display Vehicles 95/01119/BAS – Application To Increase The Number Of Vehicles Displayed At The Existing 'Mon Abri' Car Sales From 10 To 25 And Increase In The Area Used For Display Of Vehicles. In the vicinity: <ul style="list-style-type: none"> 10/00717/FULL - Extension to existing garden centre - refused 08/00546/OUT - Construction a 4 bed house on land adjacent to existing property – refused 06/00852/FULL - Construction a 4 bed house on land adjacent to existing property – granted 04/01377/ABAS - 1 No. freestanding non-illuminated sign and 3 No. illuminated signs – granted 			Site Access: Southend Arterial Road / Pipp's Hill Road North Access to Services (distance in m) Primary School: >600m Secondary School: De La Salle, Ghyllgrove, Basildon within 1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: within 400m and 800m Bus Stop: within 1500m in Noak Bridge Railway Station: >1600m		
Ownership:	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.87			
Greenfield Site	Yes	Area: 0.15			
Previously Developed Land	Yes	Area: 0.72			
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

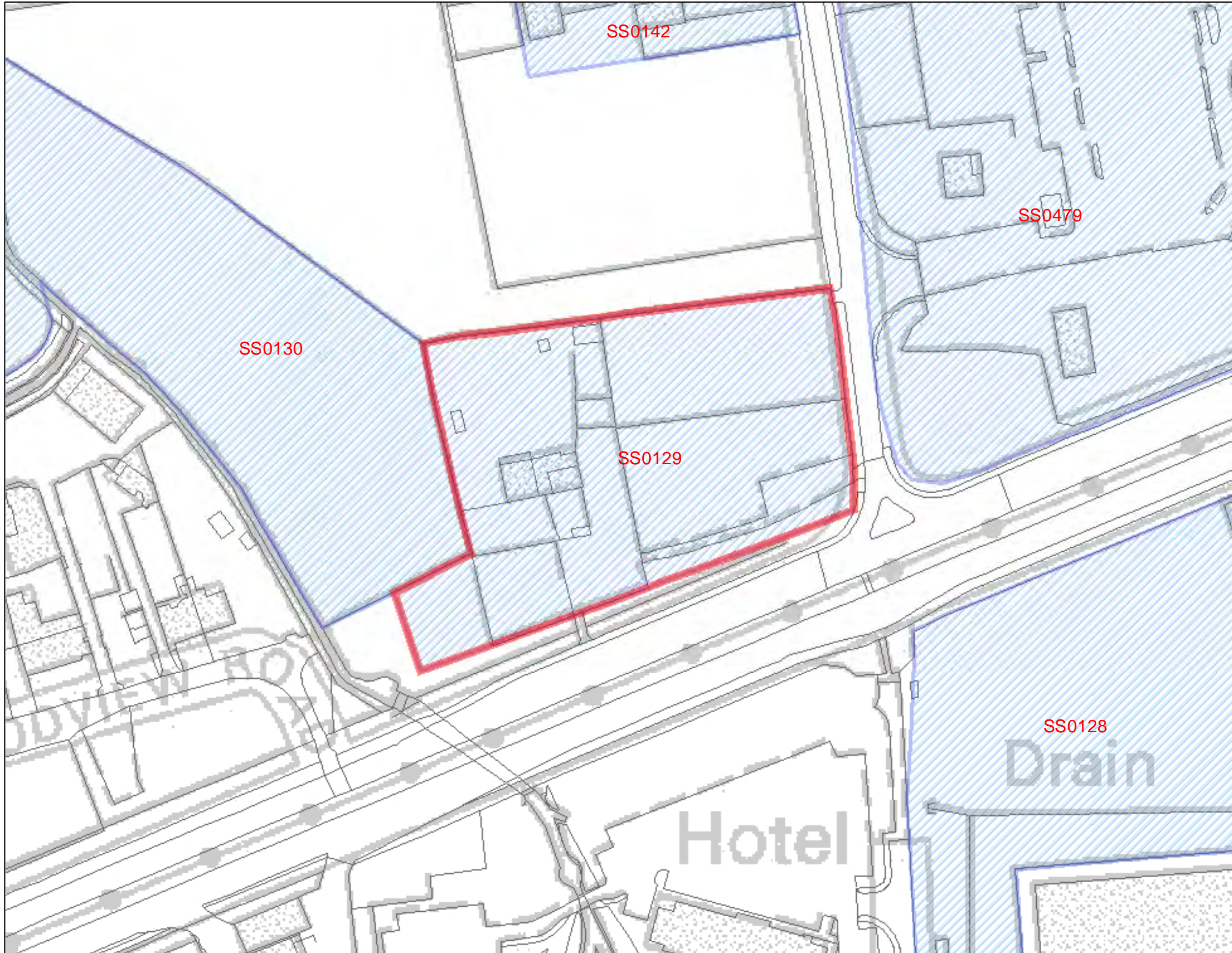
Address: Mon Abri, land at junction of Pipp's Hill Road North and Southend Arterial Road, Billericay		Site Area: 0.87 ha	Current Use: Residential, commercial grassland and woodland	Site Ref.: SS0129	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3?	Small part (0.04 Ha) at West in FZ 2	Yes	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer	Small part at South West boundary	Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area	Small part at South West boundary	Yes
	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
<p>Highway issues: Access road in front of the site and to the east of the site (Pipp's Hill road North). Access via Southend Arterial road access might be difficult. Transport Assessment undertaken by Essex County Council on the wider area and was classified access as Amber category.</p>					
<p>Constraints (description): Partly in Flood Zone 2 Ground water vulnerability Likely existence of contamination – no detailed assessment made; Protected species Green belt designation</p>					
<p>Could the constraints be overcome? Yes If yes, how? Mitigation measures to apply for part of land in FZ2 (small part in FZ2 could be excluded or reserved for development other than residential). West part in Ground Water Vulnerability area could be excluded or reserved for development other than residential or mitigation measures put in place. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures; Mitigation measures to protect any species on site Review of Green Belt designation and review of the function of the green belt acting as a separation between Billericay and Basildon.</p>					
<p>What is the most suitable type of development for this site? commercial, woodland</p>					

Address: Mon Abri, land at junction of Pipp's Hill Road North and Southend Arterial Road, Billericay	Site Area: 0.87 ha	Current Use: Residential, commercial grassland and woodland	Site Ref.: SS0129	
Site is NOT suitable for housing development X				
Reason(s) why site is / is not suitable for housing: Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.				
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



SS0129

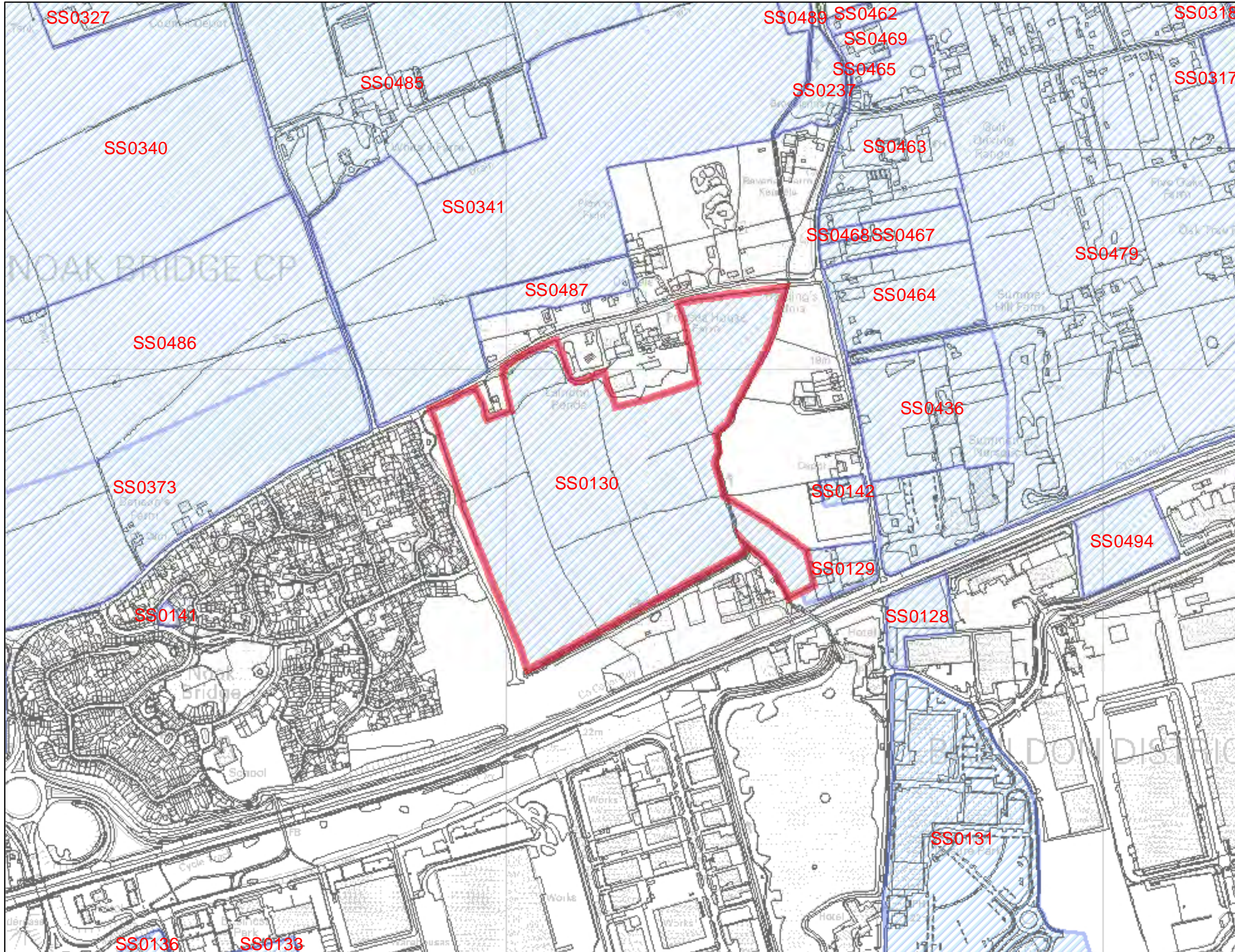


SHLAA Site Survey Form Part 1

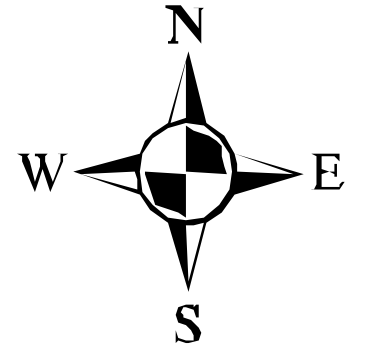
Address: Land South of Wash Road, West of PIPPS Hill Road North and East of Eastfield Road, Basildon	Site Area: 19.2 Ha*	Current Use: Farmland/ grazing land	Site Ref.: SS0130			
Description of Site (including planning status) A large area of grassland located South of Wash Road, West of PIPPS Hill Road North and East of Eastfield Road, Basildon. Portsea House Farm and Norfolk House are located immediately adjacent to the North of the site. The land lies just to the north of the A127 Arterial Road and also borders the Noak Bridge Nature Reserve to the west and south. Large residential area of Noak Bridge immediately to the west. Site is adjacent to the settlement boundary. Designated Green Belt in the Development Plan. Planning History: <ul style="list-style-type: none"> BAS/0600/80 – Outline working mens club and youth club – Refused 1980 BAS/2065/81 – Outline 50 starter homes – Withdrawn 1982 			Site Access: Wash road / Eastfield Road Access to Services (distance in m) Primary School: West part of site with 600m of Noak Bridge Primary Secondary School: De La Salle Ghyllgrove within 1500m GPs / Health Centre: within 800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: adjacent and within 400m and 800m Bus Stop: Adjacent site in Wash Road and Eastfield Road Railway Station: >1600m			
Ownership:	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
Urban Area Site	No					
Green Belt Site	Yes	Area: 19.2Ha				
Greenfield Site	Yes	Area: 19.2Ha				
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	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? X	Yes in both FZ2 and 3	Part of: North East; South East and south	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
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings – Laindon Ponds and moat	Within	No	
				Adj. To	Yes	

Address: Land South of Wash Road, West of Pipp's Hill Road North and East of Eastfield Road, Basildon		Site Area: 19.2 Ha*	Current Use: Farmland/ grazing land	Site Ref.: SS0130	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – Laindon Ponds (SMR 7525 and 2736)			TPO		No
			Archaeological Finds Area	North of the site	Yes
Highway issues: Access roads around perimeter of the site (Wash road and Eastfield road). Transport Assessment undertaken by Essex County Council on wider area, classified access as Amber category. Detailed transport consideration would need to be undertaken should site be a possible allocation.					
Constraints (description): Part of site within Flood Zones 2 and 3; Within 800m of Existing Employment area as defined by 1998 Local Plan; Adjacent to Local Wildlife Site; Protected species on site; Ground Water Vulnerability Area; Adjacent to 30m buffer of 2 listed buildings to the North; Separated from Noak Bridge Conservation Area by development; Potential contaminated land; Archaeological finds area at the North area; Green belt designation.					
Could the constraints be overcome? Yes If yes, how? Mitigation measures to apply for Flood issues; Mitigation measures to protect species on site; Mitigation and investigation over Ground Water Vulnerability Area; Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures; Sensitive development to consider Noak Bridge Conservation and the two listed building adjacent to the north Carry out archaeological investigations Review of Green Belt designation and review of the function of the green belt acting as a separation between Billericay and Basildon.					
What is the most suitable type of development for this site? Open Space, residential					
Site is suitable for housing development x			Site is adjacent to the settlement boundary. Pending Green Belt review outcomes and pending application of PPS25 Sequential Test (using Level 1 SFRA report).		
Reason(s) why site is / is not suitable for housing: The site is adjacent to the urban area and part of the site (which has now been included) has been granted planning permission for residential development. The site is close to services and facilities and now that planning permission has been granted to the west of the site, the urban area has jumped over Eastfield Road and started to sprawl close to the Green Belt.					
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 to reflect the need to change Green Belt policy.		

Land at Wash Farm



SHLAA 2011/2012



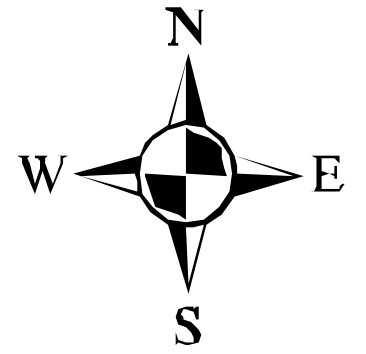
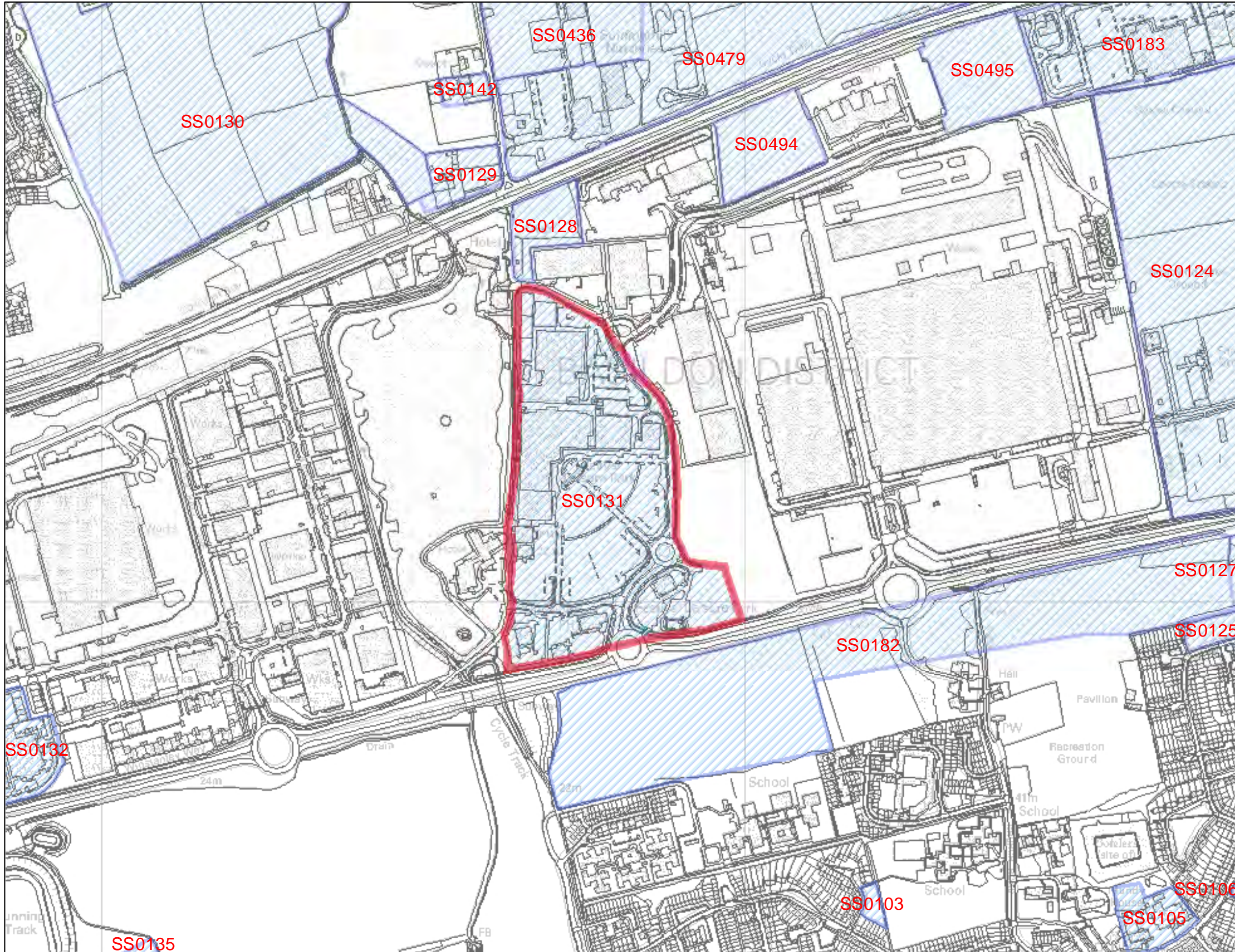
SS0130

SHLAA Site Survey Form Part 1

Address: Festival Leisure Retail Park, Cranes Farm Road	Site Area: 13.3 Ha	Current Use: Leisure/retail park	Site Ref.: SS0131	
Description of Site (including planning status) Large site located on the north side of Cranes Farm Road, Basildon comprising a lesiure complex, restaurants, hotels, bowling alley, fitness centre and an Empire cinema. The site lies to the east of a large lake in an established employment corridor area to the south of the A127 dual carriageway.. Allocated as 'Large Industrial/Recreational Sites with Planning Permission' in the BDLP 1998. Planning history: <ul style="list-style-type: none"> Comprehensive Leisure, Industrial and ancillary Commercial Development, Granted planning permission 21.05.1996 (application BAS/1103/94) 11/00185/FULL - Erection of four ancillary Cafe/Restaurant (Class A3) units to form Festival Leisure Park Plaza; together with works to the existing car park to incorporate revised car park flow, pavements and paving finish, new taxi rank, new private car hire rank, new planters and new planting; together with new luminaries, new car park signage, new bollards and kerbs, new service barriers and controls including barriers on waterfront walk – granted 08/00818/FULL - To install a temporary ice rink with cafe and marquee between 1st December and 30th March until 2011 – withdrawn 07/01208/FULL - Temporary ice rink with cafe and marquee for use by the public – granted 07/00339/FULL - hange of use of first floor of Unit 13 from A3 to management suite, change of use and extension of existing management suite to A3 use (Unit 18), extension of existing Nandos Restaurant (Unit 17), relocation of ATM machines and external alterations – granted 07/00201/FULL - To continue use of Ice Rink and Marquee from December to Easter Monday each year until 2009. (Non compliance with Condition 1 of Planning Consent 06/01270/full) – granted 06/01270/FULL - Temporary ice skating rink (34m x 22m) together with a marquee (13m x 15m) for use by members of the public – granted 05/01411/FULL - Variation of Condition 12 of planning approval BAS/00464/96 to extend hours of operation until 6am (Jumping Jaks, Chicago Rock Cafe and Bonds Bar) – granted Many applications for illuminated and non-illuminated signs 			Site Access: Cranes Farm Road and Festival Way Access to Services (distance in m) Primary School: Noak Bridge and The Willows >600m Secondary School: St. Anshelms <1500m GPs / Health Centre: 568 Whitmore way >800m Neighbourhood Centre: Whitmore Way>800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space >800m (Miles Gray Road), Children/young people space <400m (Lake FLP), Civic Space <2km (Basildon TC), Educational Field <400m (St. Anshelms), Natural/semi natural Green Space <400m (Lake FLP), Outdoor Sport Facility <800m (Gardiners Lane South), Urban Park <400m (Gloucester Park) Bus Stop: 50m Railway Station: Basildon >1600m	
Ownership:	- Public Body?	No		
	- Private Individual?	No		
	- Company?	Yes		
	- Unknown?	No		
Urban Area Site	Yes	Area: 13.3ha		
Green Belt Site	No			
Greenfield Site	No			
Previously Developed Land	Yes	Area: 13.3ha		
Site Constraints				
Areas excluded from the SHLAA			Constraints that may affect a site's viability	

Address: Festival Leisure Retail Park, Cranes Farm Road		Site Area: 13.3 Ha	Current Use: Leisure/retail park	Site Ref.: SS0131		
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	But prone to surface water	No	Protected Species Alert Area		No	
Washland	(Adjacent to)	No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land Ground Water Vulnerability		No	
	Part of	No		Small part	Yes	
	Within buffer	Yes				
Oil / Gas Pipelines	Along eastern boundary	Yes	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):	Adjoining to the west of the site	Yes	
			TPO		No	
			Archaeological Finds Area		No	
Highway issues: Limited public transport infrastructure. Good access by car.						
Constraints (description):						
<ul style="list-style-type: none"> Protected species alert area buffer, Industrial/recreational sites allocation in BDLP, Definitive footpath, Government oil pipeline. Very small area identified as being subject to ground water vulnerability in southwest. Likely existence of contamination – no detailed assessment made. 						
Could the constraints be overcome? No						
What is the most suitable type of development for this site? Commercial, Industrial or recreational use.						
Site is NOT suitable for housing development X						
Reason(s) why site is not suitable for housing: Site is already developed as an Industrial/recreational area. Possible conflict between residential and commercial/industrial traffic. Would be difficult to separate industrial buildings in satisfactory manner from any proposed residential development.						
Is site available for development?			Identified through the Replacement Local Plan process.			
If yes, when?			No formal submission of the site was received by the landowner, thus unavailable at this time.			

SHLAA 2011/2012



SS0131

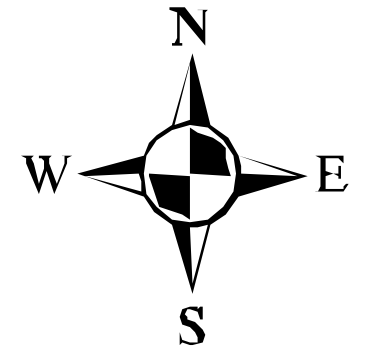
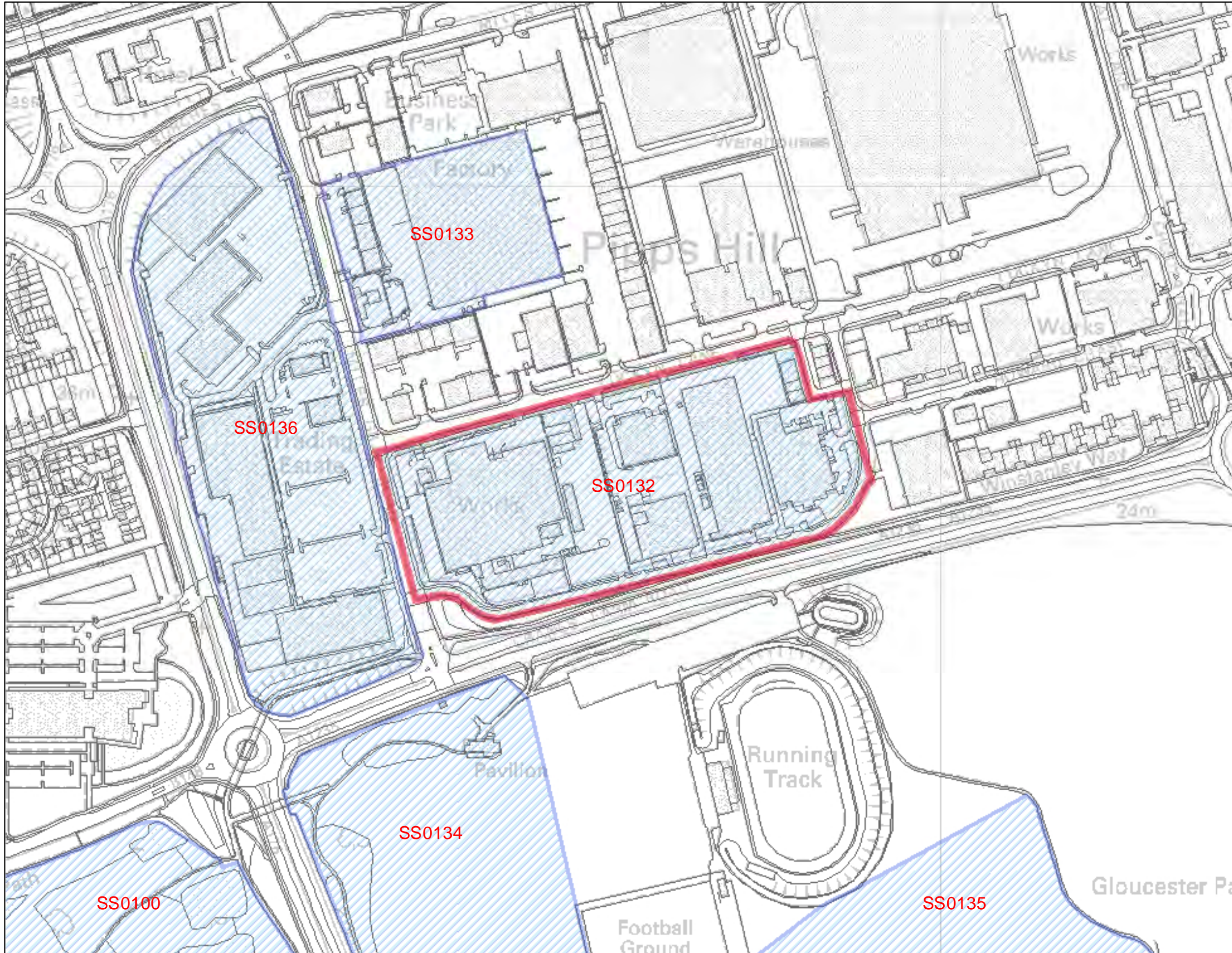
SHLAA Site Survey Form Part 1

Address: Land bound by Miles Gray Road, Luckyn Lane and Crompton Close	Site Area: 6.45ha	Current Use: Industrial	Site Ref.: SS0132		
Description of Site (including planning status) 1950's and 1960's industrial buildings located within an established industrial area to the north side of Cranes Farm Road, Basildon. The site comprises various factory and warehouse units The site is surrounded by various uses including recreation and leisure to the south (Sporting Village); retailing to the west and north (Pipps Hill Retail Park and Basildon Trade Centre) and light industry to the west. The site is allocated as 'Existing Employment Area' in the BDLP 1998. Planning history (none relate to the entire site): <ul style="list-style-type: none"> - 11/00554/FULL – New 'Hub' building to Construction College. Pending decision (16-08-11) - 10/00023/FULL – Change of use of warehouse to prospects College skills training site (temporary). Granted - 10/00423/FULL – side extension. Granted - 09/01006/FULL – redevelopment of former food factory to two storey education facility. Granted 09-04-10 - 08/01058/FULL – Warehouse buildings with offices. Granted 01-10-08 - 08/00543/FULL - Change of use from food processing unit to vocational education facility at Luckyns Lane, Basildon (Prospects College). Granted 28.05.2008 - 07/00105/FULL – Change of use from plastics factory to vocational college with associated parking and alterations to elevations at Crompton Close (Prospects college). Granted 07.03.2007. - 07/01253/FULL – four storey office block. Refused. - 06/01346/FULL – Change of use from plastics factory to vocational college. Granted 13-12-06 - 05/01350/FULL – three storey building with café, offices and scaffold yard. Granted 04-01-06 - 04/00718/FULL – extension and mezzanine - 02/00209/FULL – erection of silo for plastics storage - Various industrial related alterations and extensions in the past. 			Site Access: From Luckyn Lane, Miles Gray Road and Crompton Close Access to Services (distance in m) Primary School: Noak Bridge and Laindon Park Primary <600m Secondary School: James Hornsbyand St. Anshelms <1500m GPs / Health Centre: Bridge st. <800m Neighbourhood Centre: Ballards Walk >800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space & Children/young people space <400m (Land south of St. Nicholas' Lane), Churchyard <800m (St. Nicholas' Church), Civic Space <2km (Basildon TC), Educational Field <800m (Noak Bridge and Laindon Park Primary's), Natural/semi natural Green Space <800m (Church Hill), Outdoor Sport Facility <400m (Gloucester Park), Urban Park <400m (Gloucester Park) Bus Stop: 10m (Miles Gray Road) Railway Station: Basildon >1600m		
Ownership:		- Public Body?	No		
		- Private Individual?	No		
		- Company? (various)	Yes		
		- Unknown?	No		
Urban Area Site	Yes	Area: 6.45ha			
Green Belt Site	No				
Greenfield Site	No				
Previously Developed Land	Yes	Area: 6.45ha			
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	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

Address: Land bound by Miles Gray Road, Luckyn Lane and Crompton Close		Site Area: 6.45ha	Current Use: Industrial	Site Ref.: SS0132	
	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	Yes			
	Part of	Yes	Village Green & Common Land		No
	Within buffer of Pipp's Hill & Hemmels	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): Runs through north of site		No
			TPO		No
			Archaeological Finds Area		No
Highway issues:					
<ul style="list-style-type: none"> No issues. Access capable from Miles Gray Road, Luckyn Lane or Crompton Close. 					
Constraints (description):					
<ul style="list-style-type: none"> Existing Employment Area allocation in BDLP Possible noise and traffic conflicts with adjoining industrial/retail park users Likely existence of contamination – no detailed assessment made (part of the site has been the subject of mitigation following planning approval) 					
Could the constraints be overcome? Yes					
<ul style="list-style-type: none"> Employment land allocation can be re-assessed through employment capacity study and LDF processes; Alternative employment sites could be provided. Suitable noise attenuation or highway improvements to reduce conflicts with adjoining uses Intrusive investigation of the site to check presence of any contamination, with mitigation measures. 					
What is the most suitable type of development for this site?					
General Industrial.					
			Site is NOT suitable for housing development X		
Reason(s) why site is suitable for housing:					
Site is within an established industrial (employment) area. The Employment Capacity Study 2008 states that all current employment land should be retained and therefore the site is unsuitable for housing.					
Is site available for development?			Yes. This site was submitted through the Call For Sites process by the landowner.		
If yes, when?					

Land bound by Miles Gray Road, Luckyn Lane#

SHLAA 2011/2012



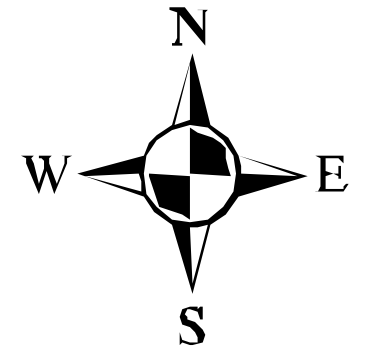
SS0132

SHLAA Site Survey Form Part 1

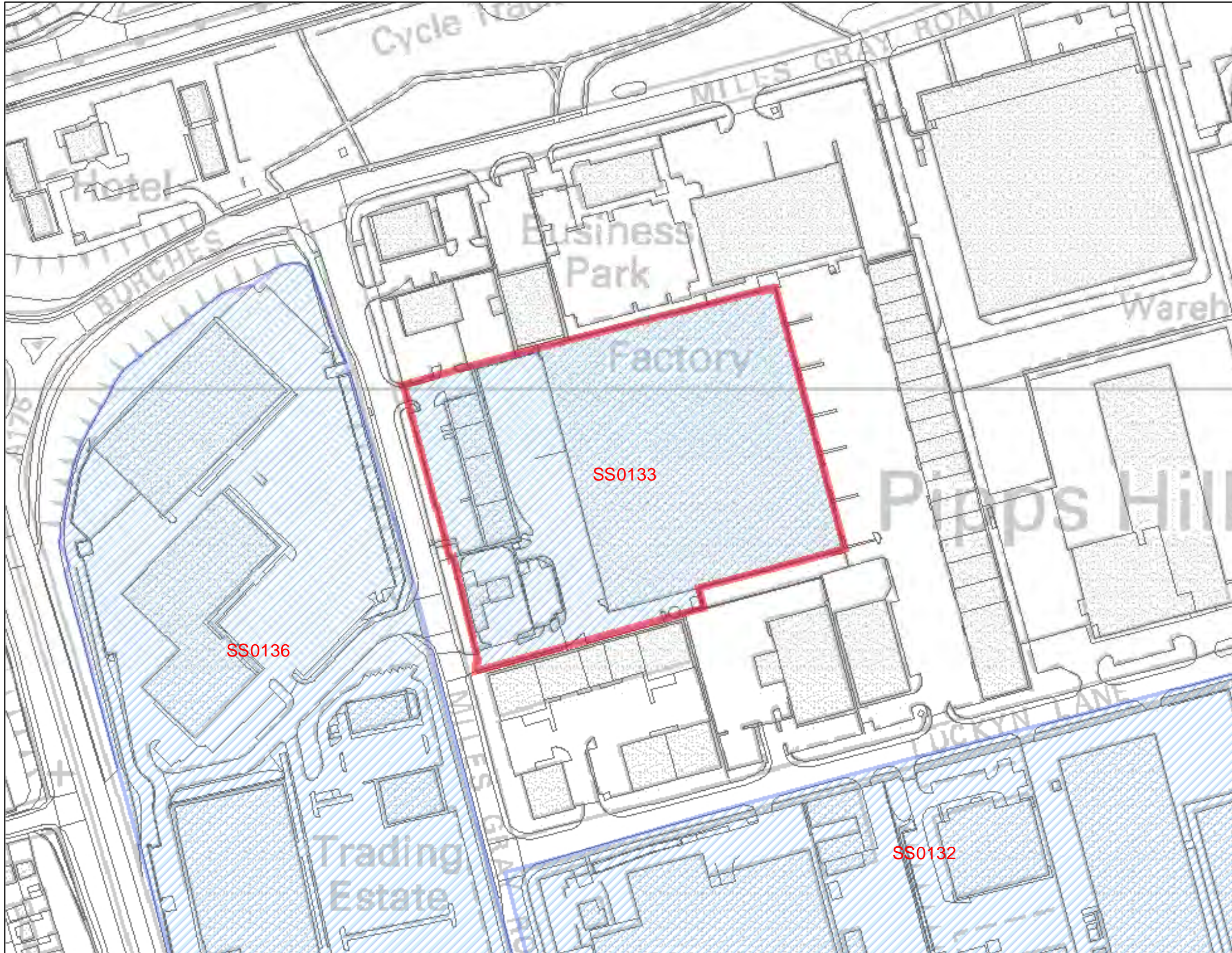
Address: Yardley Business Park, Land bounded by Luckyn Lane and Miles Gray Road, Pipp's Hill Industrial	Site Area: 2.5ha	Current Use: Industrial	Site Ref.: SS0133			
Description of Site (including planning status) Former Yardley factory site, now comprising Modern industrial buildings located within an established industrial area to the north side of Cranes Farm Road, Basildon. The site comprises various factory and warehouse units, along with a restaurant in the northwest corner of the site. Allocated as 'Existing Employment Area' in the BDLP 1998. Planning history: <ul style="list-style-type: none"> - Redevelopment of site comprising erection of industrial units for mixed B1, B2 and B8 uses, A3 unit and car wash, granted 20.01.2001 (application BAS/0871/00). - Various industrial related alterations and extensions in the past, prior to redevelopment in 2001. - 04/01207/FULL - Erection of temporary warehouse structure – granted - Other illuminated and non-illuminated signs 			Site Access: From Miles Gray Road and Luckyn Lane Access to Services (distance in m) Primary School: Noak Bridge and Laindon Park Primary <600m Secondary School: James Hornsbyand St. Anshelms <1500m GPs / Health Centre: Bridge st. <800m Neighbourhood Centre: Ballards Walk >800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space & Children/young people space <400m (Land south of St. Nicholas' Lane), Churchyard <800m (St. Nicholas' Church), Civic Space <2km (Basildon TC), Educational Field <400m (Noak Bridge Primary), Natural/semi natural Green Space <800m (Church Hill), Outdoor Sport Facility <400m (Gloucester Park), Urban Park <400m (Gloucester Park) Bus Stop: 130m (Miles Gray Road) Railway Station: Basildon >1600m			
Ownership:		- Public Body?	No			
		- Private Individual?	No			
		- Company?	Yes			
		- Unknown?	No			
Urban Area Site	Yes	Area: 6.71ha				
Green Belt Site	No					
Greenfield Site	No					
Previously Developed Land	Yes	Area: 6.71ha				
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		No	
Washland		No	Protected Species Alert Area - 10m Buffer		No	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	Yes	Village Green & Common Land		No	
	Part of	Yes		Ground Water Vulnerability Area		No
	Within buffer of Pipp's Hill & Hemmels	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: Yardley Business Park, Land bounded by Luckyn Lane and Miles Gray Road, Pipp's Hill Industrial		Site Area: 2.5ha	Current Use: Industrial	Site Ref.: SS0133	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		No
			TPO (Trees removed as part of site redevelopment, subject to funds for replacements)		No
			Archaeological Finds Area		No
Highway issues: Good access from Miles Gray Road and Luckyn Lane					
Constraints (description): Existing Employment Area allocation in BDLP and thus loss of this site for alternative use would be contrary to the Council's current Employment Capacity Study. There is also possible site contamination, possible noise and traffic conflicts with adjoining industrial/retail park users.					
Could the constraints be overcome? No					
What is the most suitable type of development for this site? General/mixed industrial					
Site is NOT suitable for housing development			X		
Reason(s) why site is suitable for housing: Site located in an established industrial zone, where loss of employment land would occur, contrary to the Council's current Employment Capacity Study. Furthermore, submitter has requested the site for mixed use, primarily employment and is thus unavailable.					
Is site available for development? If yes, when?			No. Whilst the site was submitted on behalf of the landowner for consideration, the preference was for commercially led mixed use development and therefore not available for housing.		

SHLAA 2011/2012



SS0133

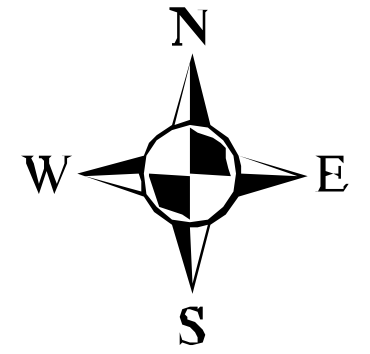
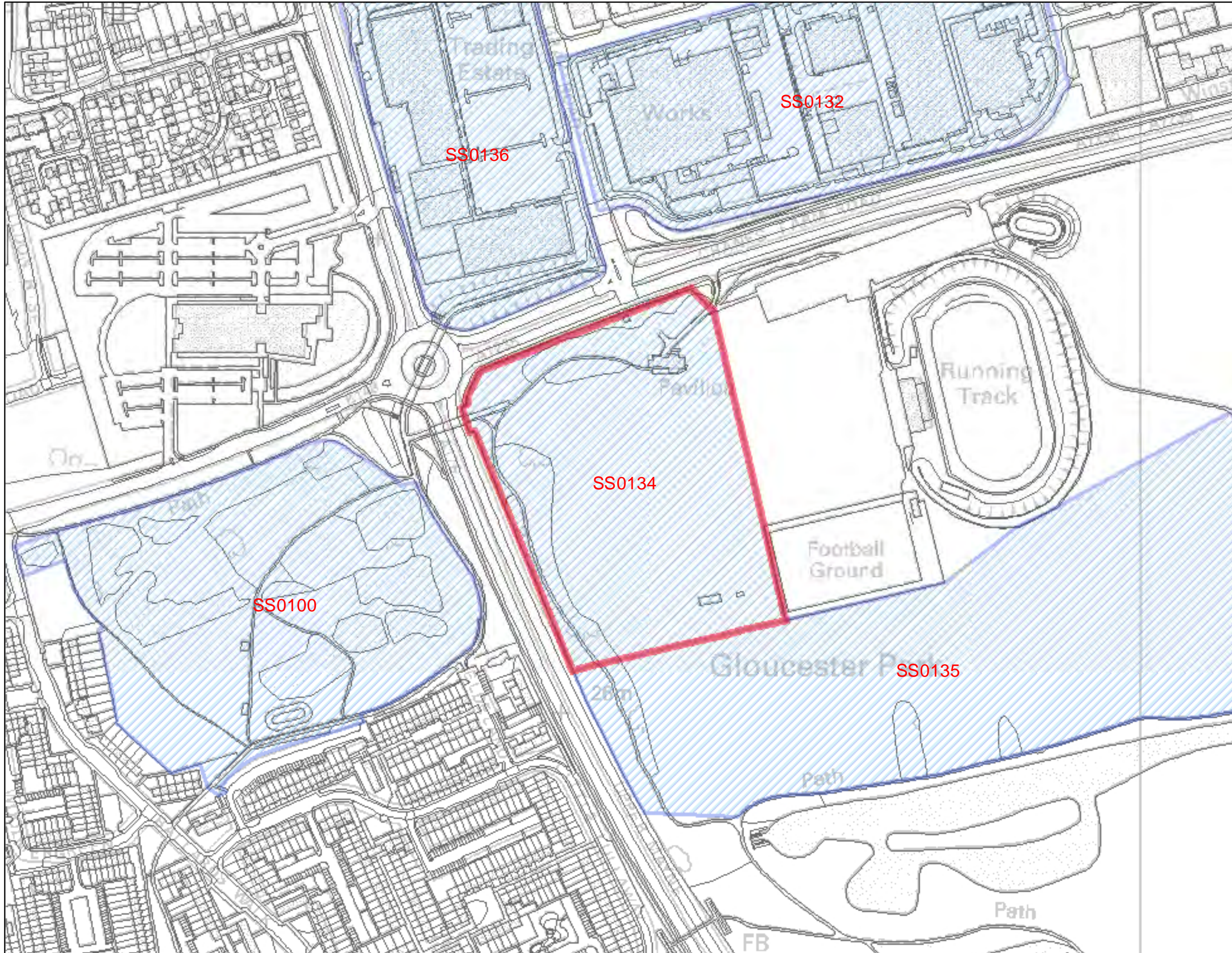


SHLAA Site Survey Form Part 1

Address: Land at north of Gloucester Park between, Basildon	Site Area: 5.55ha	Current Use: Open space	Site Ref.: SS0134		
Description of Site (including planning status)			Site Access: Cranes Farm Road		
<p>Large rectangular parcel of open space in the northwest corner of Gloucester Park, bounded by Upper Mayne (to the west) and Cranes farm Road (to the north). The site is a part of Gloucester Park and fronts the Sporting Village complex to the east.</p> <p>The site is predominantly laid to grass (previously used as a cricket pitch) but has a large number of trees around the boundary, together with a footpath. To the northwest corner is an access to a pedestrian underpass.</p> <p>Development Plan: Allocated as 'Existing Open Space' in BDLP 1998</p> <p>Planning history:</p> <p>08/00319/FULL – To provide floodlighting for rugby pitches. Granted 08-09-08. Not implemented.</p> <p>02/00921/OUT – Football stadium, hotel, swimming pool. Withdrawn.</p> <p>08/00320/OUT - Demolition of existing Murrayfield Sports Pavilion and the construction of a new clubhouse and changing rooms for Basildon Rugby Club, inclusive of 80 car park spaces (5 for the disabled) together with new access road. Resolution passed to grant PP subject to S106 financial agreement – pending consideration as of 17-08-11</p>			<p>Access to Services (distance in m)</p> <p>Primary School: Laindon Park Primary <600m</p> <p>Secondary School: James Hornsby; Woodlands <1500m</p> <p>GPs / Health Centre: 2 <800m</p> <p>Neighbourhood Centre: 1 <800m</p> <p>Town Centre: Basildon >800m</p> <p>Public Open Space: Amenity Green Space & Children/young people space <400m (Land south of St. Nicholas' Lane), Churchyard <800m (St. Nicholas' Church), Civic Space <2km (Basildon TC), Educational Field <800m (Laindon Park Primary), Natural/semi natural Green Space <400m (Church Hill), Outdoor Sport Facility <400m (Gloucester Park), Urban Park <400m (Gloucester Park)</p> <p>Bus Stop: 200m (Miles Gray Road)</p> <p>Railway Station: Basildon <1600m</p>		
Ownership:			- Public Body?	Yes	
			- Private Individual?	No	
			- Company?	No	
			- Unknown?	No	
Urban Area Site	Yes	Area: 5.55ha			
Green Belt Site	No				
Greenfield Site	Yes	Area: 5.52ha			
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	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		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No			
	Part of	No	Village Green & Common Land		No

Address: Land at north of Gloucester Park between, Basildon		Site Area: 5.55ha	Current Use: Open space	Site Ref.: SS0134	
	Adj. To	Yes	Ground Water Vulnerability Area		No
Oil / Gas Pipelines	Outside western periphery (running along Upper Mayne)	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: Access from Cranes Farm Road.					
Constraints (description):					
<ul style="list-style-type: none"> o Existing open space allocation in BDLP. o protected species alert area along eastern, southern and northern boundary. o Mature trees within site. o Employment area buffer (800m). o Likely existence of contamination – no detailed assessment made. 					
Could the constraints be overcome? No					
<ul style="list-style-type: none"> • Open space allocation – the site serves a strategic sports and leisure function as part of the larger Gloucester Park Urban Park environment. • Residential development in this location would conflict with the established commercial use of the land to the north. 					
What is the most suitable type of development for this site?					
Open space, Sports, leisure and recreational uses (no change).					
				Site is NOT suitable for housing development X	
Reason(s) why site is not suitable for housing:					
The site is within the urban area and within good distance to most facilities, amenities and services. However, the site is an allocated, local authority owned open space which is occupied by utilised facilities which serve recreation and support the Sporting Village development.					
Is site available for development?			No. The site is occupied by existing uses and is not the intention of the landowner to develop the site.		
If yes, when?					

SHLAA 2011/2012

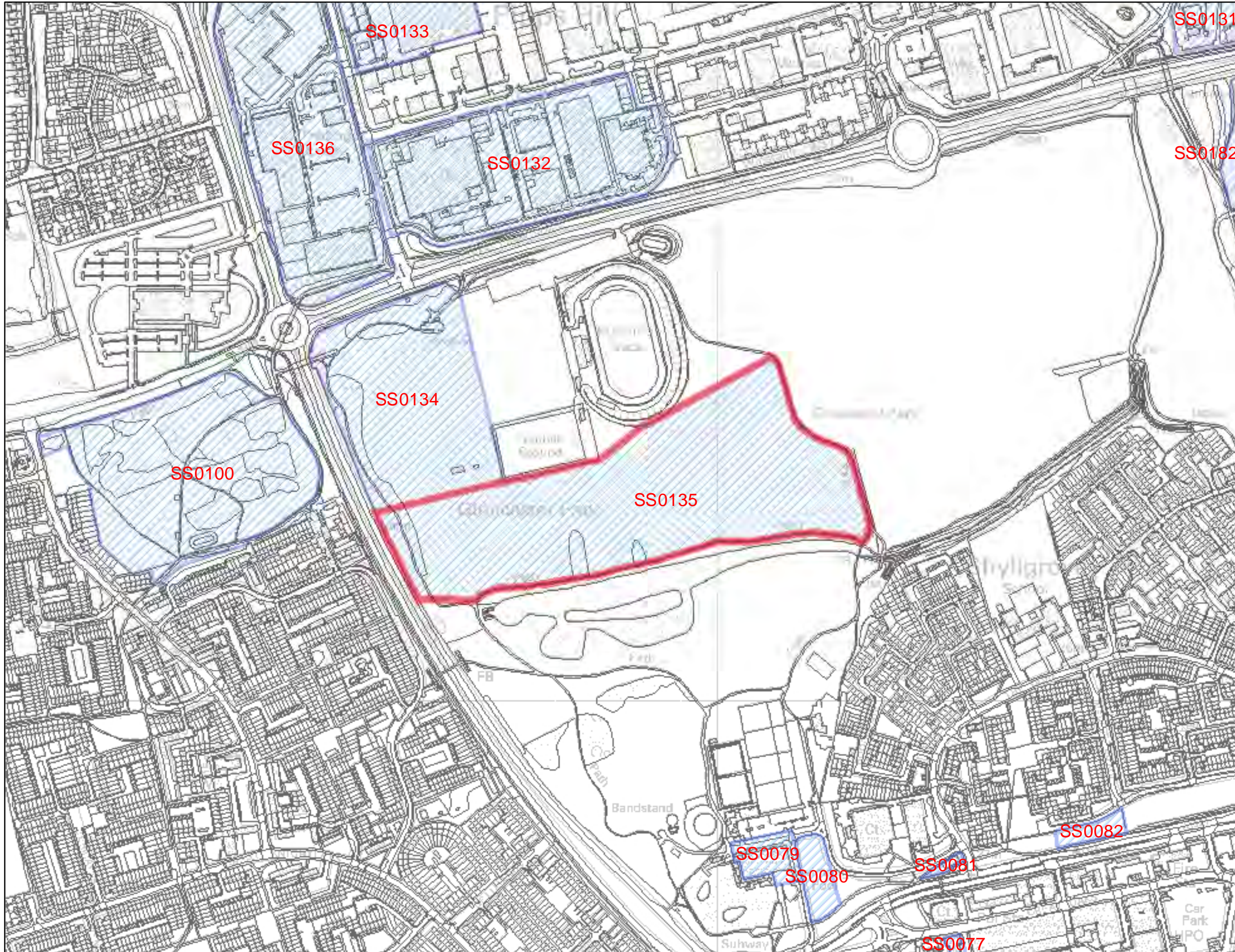


SS0134

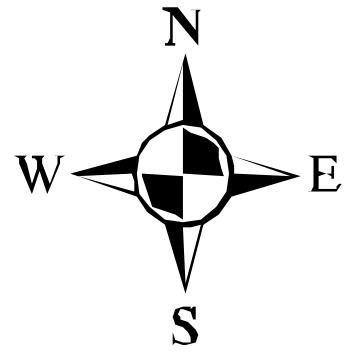
SHLAA Site Survey Form Part 1

Address: Gloucester Park, north of fishing lake and south of Sporting Village.	Site Area: 10.8Ha	Current Use: Urban Park	Site Ref.: SS0135		
Description of Site (including planning status) Large rectangular section of open space, laid to grass with boundary trees. Part of the northern section of the site has been incorporated into the Sporting Village, accommodating netball courts. Designated as Existing Open Space in BDLP 1998 No planning history (Sporting Village applications incorporated a small portion of the site under 08/00241/OUT and 08/01399/REM)			Site Access: Upper Mayne, or via Sporting Village from Cranes Farm Road. Access to Services (distance in m) Primary School: Ghyllgrove; St. Anne Line RC <600m Secondary School: James Hornsby; Woodlands <1500m GPs / Health Centre: 3 <800m Local Centre: 1 <800m Town Centre: Basildon <1km Public Open Space: Amenity Green Space <400m Children & Young People Space <400m Churchyards <800m Civic Space <2km Education Fields <400m Natural & Semi-natural Space <800m Outdoor Sports Facilities <400m Urban Park <400m Bus Stop: <600m Railway Station: Basildon <1.5km		
Ownership:	- Public Body?	Yes	Public Open Space: Amenity Green Space <400m Children & Young People Space <400m Churchyards <800m Civic Space <2km Education Fields <400m Natural & Semi-natural Space <800m Outdoor Sports Facilities <400m Urban Park <400m Bus Stop: <600m Railway Station: Basildon <1.5km		
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
Urban Area Site	Yes	10.8ha			
Green Belt Site	No				
Greenfield Site	Yes	10.5Ha			
Previously Developed Land	Yes	Approx. 0.32Ha			
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	Yes	Zone 2	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			
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: Gloucester Park, north of fishing lake and south of Sporting Village.		Site Area: 10.8Ha	Current Use: Urban Park	Site Ref.: SS0135	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
Highway issues: Access from Upper Mayne may not be desirable and access through SV site may not be practical, which would leave the site land-locked.					
Constraints (description): <ul style="list-style-type: none"> o Protected Species Alert Area (western boundary) and 10m buffer (within site and eastern boundary) o Flood Zone 2 o LoWS (Eastern Boundary) o Likely existence of contamination – no detailed assessment made (post-1953 site) o Open Space designation in BDLP 1998 					
Could the constraints be overcome? No <ul style="list-style-type: none"> o Protected Species Alert Area and LoWS – ecological assessment to establish presence of any protected species. o Design solution to avoid development within the flood zone o Contamination – intrusive site investigation to establish presence of any contaminants. o Open space – Open Space (PPG17) Assessment to establish value of the open space to the Borough; Designation can be changed through the LDF process. 					
What is the most suitable type of development for this site? Open space, recreation and leisure.					
			Site is NOT suitable for housing development X		
Reason(s) why site is not suitable for housing: The site is within the urban area and within good distance to most facilities, amenities and services. However, the site is an allocated, local authority owned open space which is occupied by utilised facilities which serve recreation and support the Sporting Village development.					
Is site available for development? If yes, when?			No. The site is occupied by existing uses and is not the intention of the landowner to develop the site.		



SHLAA 2011/2012



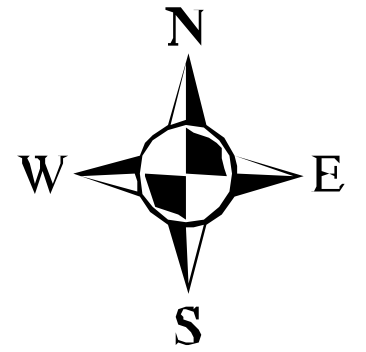
SS0135

SHLAA Site Survey Form Part 1

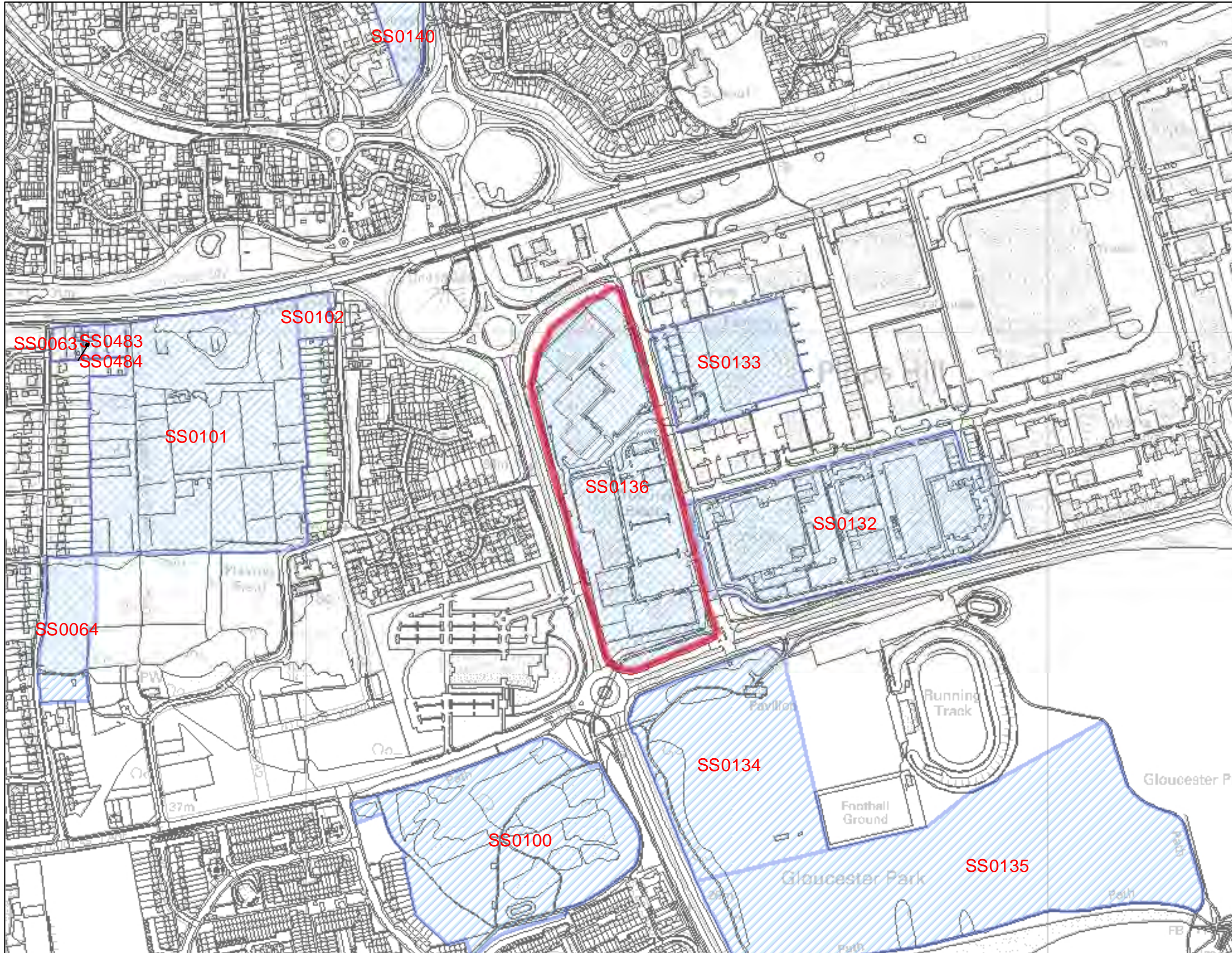
Address: Pipp's Hill Retail Park, Basildon	Site Area: 7.2ha	Current Use: Retail Park	Site Ref.: SS0136		
Description of Site (including planning status) Roughly rectangular shaped site running from north to south. The site lies on the east side of Upper Mayne, west of Miles Gray Road, north of Cranes Farm Road and south of Burches. The site comprises a large food superstore and around a dozen large retail warehouse units and stand alone restaurants around a surface level car park. There is some landscaping around the edge of the site. Allocated as 'Existing Employment Area' in the BDLP 1998. Planning history: Various previous applications relating to extensions, alterations and new retail units and signs.			Site Access: Miles Gray Road Access to Services (distance in m) Primary School: Noak Bridge and Laindon Park Primary <600m Secondary School: James Hornsby and St. Anshelms <1500m GPs / Health Centre: Bridge st. <800m Neighbourhood Centre: Ballards Walk >800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space & Children/young people space <400m (Land south of St. Nicholas' Lane), Churchyard <800m (St. Nicholas' Church), Civic Space <2km (Basildon TC), Educational Field <800m (Noak Bridge and Laindon Park Primary's), Natural/semi natural Green Space <800m (Church Hill), Outdoor Sport Facility <400m (Gloucester Park), Urban Park <400m (Gloucester Park) Bus Stop: 10m (Miles Gray Road) Railway Station: Basildon >1600m		
Ownership:		- Public Body?	No		
		- Private Individual?	No		
		- Company? (various)	Yes		
		- Unknown?	No		
Urban Area Site	Yes	Area: 7.2ha			
Green Belt Site	No				
Greenfield Site	No				
Previously Developed Land	Yes	Area: 7.2ha			
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	(Southwest periphery)	Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	Yes	Village Green & Common Land Ground Water Vulnerability Area		No
	Part of	Yes			No
	Within buffer of Pipp's Hill & Hemmels	Yes			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): Runs through north of site		No
			TPO		No

Address: Pipp's Hill Retail Park, Basildon	Site Area: 7.2ha	Current Use: Retail Park	Site Ref.: SS0136	
		Archaeological Finds Area		No
Highway issues: Access capable from Miles Gray Road				
Constraints (description): Existing Employment Area allocation in BDLP, possible site contamination, possible noise and traffic conflicts with adjoining industrial uses, loss of employment land Likely existence of contamination – no detailed assessment made.				
Could the constraints be overcome? No				
What is the most suitable type of development for this site? General industrial				
				Site is NOT suitable for housing development X
Reason(s) why site is suitable for housing: Site located in an established industrial zone and loss of employment land conflicts with the Council's current Employment Capacity Study.				
Is site available for development?		No. Not only has this site not been submitted by or on behalf of the landowner, it is also an occupied		
If yes, when?				

SHLAA 2011/2012



SS0136

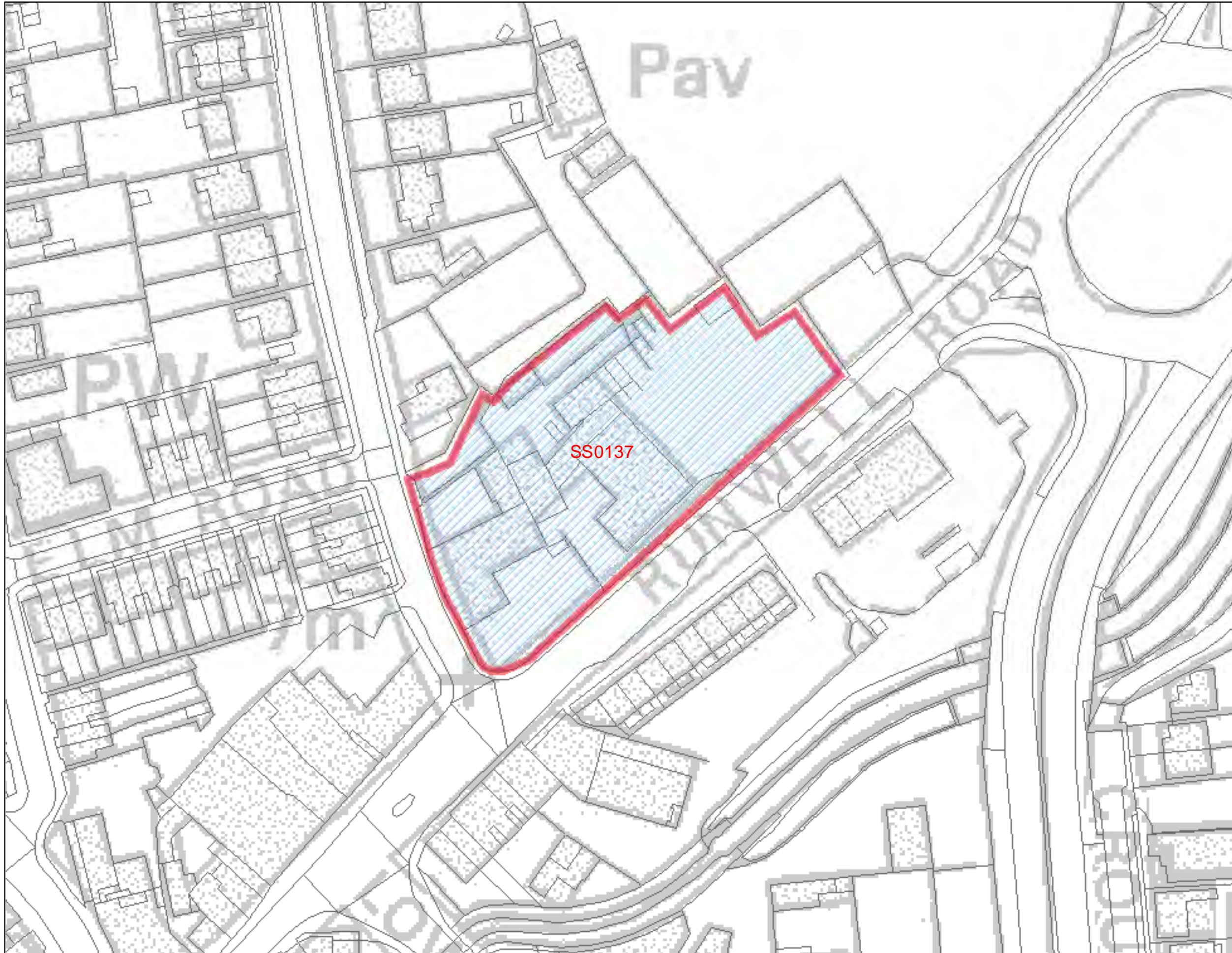


SHLAA Site Survey Form Part 1

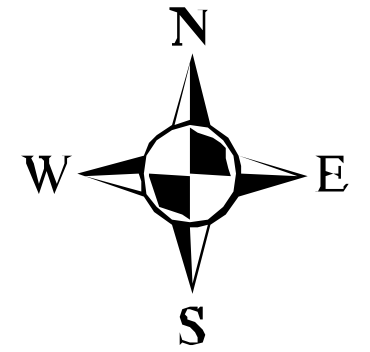
Address: 1-31 Runwell Road, Wickford	Site Area: 0.44 ha	Current Use: Vacant/Garage	Site Ref.: SS0137		
Description of Site (including planning status) Former Garage and car showroom site located northwest side of Runwell Road at its junction With Swan Lane. The site backs onto Tennis Courts and Wickford Cricket Club to the north, with a three storey shopping parade with flats over to the south and other mixed commercial and residential uses to the west. Allocated as Wickford Town Centre in the Basildon District Local Plan 1998 The site lies within the Wickford Masterplan regeneration area, depicted as a 'Town Centre Riverside Living' zone in that plan. Planning permission allowed at appeal (24.05.07) in respect of no.s 3-31 Runwell Road, for the demolition of existing buildings and erection of a 5 storey building containing 84 apartments with commercial units at ground floor level (06/00001/FULL). Planning permission has now expired on this site although the previous buildings have been demolished.			Site Access: Town Centre location with good road connections and choice of transport modes. Access from Sawn Lane / Elm Road and The Broadway.		
			Access to Services (distance in m) Primary School: Wickford County and Wickford C of E >600m. Secondary School: Bromfords and Beauchamps >1500m GPs / Health Centre: Market Road and 64 London Road Clinics >800m Neighbourhood Centre: Southend Road shopping parade >800m Town Centre: Within Wickford TC Public Open Space: Allotments <800m, (Market Road), Amenity Green Space, >400m (Land at Salcott Crescent), Children and Young People Space and Outdoor Sport Facility >400m (Wickford Cricket Club) Cemetery >400m (Runwell Road), Civic Space >400m (Wickford Market), Country Park <2000m (Wick), Educational Field <400m (Wickford County), Natural/Semi-Natural Green Space <800m (R. Crouch), Urban Park <800m (Wickford Memorial Park) Bus Stop: 20m Railway Station: Wickford >1km		
Ownership:	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	Yes			
	- Unknown?	No			
Urban Area Site	Yes	Area: 0.44ha			
Green Belt Site	No				
Greenfield Site	No				
Previously Developed Land	Yes	Area: 0.44ha			
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 Flood Zone 2 and Susceptible to Surface water	Part of	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		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No

Address: 1-31 Runwell Road, Wickford		Site Area: 0.44 ha	Current Use: Vacant/Garage	Site Ref.: SS0137		
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:						
<ul style="list-style-type: none"> • Good road frontage to Runwell Road and also to Swan Lane, in a Town Centre location along a main bus route and close to the Wickford Railway Station. Suitable access has already been approved through the granting of planning permission 06/00001/FULL. 						
Constraints (description):						
<ul style="list-style-type: none"> • Although within SAC/RAMSAR/SPA/SSSI Buffer, development of the site unlikely to adversely affect these areas. Flood concerns have already been addressed through the recent granting of planning permission for development of the site. Impact on ground water vulnerability/aquifers will need to be taken into account. • Likely existence of contamination – no detailed assessment made. 						
Could the constraints be overcome? Yes						
If yes, how?						
<ul style="list-style-type: none"> • Intrusive investigation of the site to check on potential contamination and ground water vulnerability, mitigation or avoidance measures will be necessary. 						
What is the most suitable type of development for this site? Mixed ground floor retail/commercial frontage with residential above						
Site is suitable for housing development X						
Reason(s) why site is suitable for housing: The site is within a town Centre location and surrounded by mixed use properties. The site has previously had planning permission and is located within the urban area. The existing premises on most of the site have been demolished and now the site lies vacant and derelict.						
Is site available for development?						
If yes, when?						
Whilst the site was not formally submitted to the Council it has recently been permitted and now expired. This demonstrates a willingness of the landowner to develop the site and is thus deemed available at this time.						

Garage at junction of Swan Lane



SHLAA 2011/2012



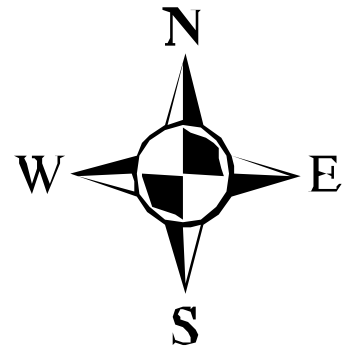
SS0137

SHLAA Site Survey Form Part 1

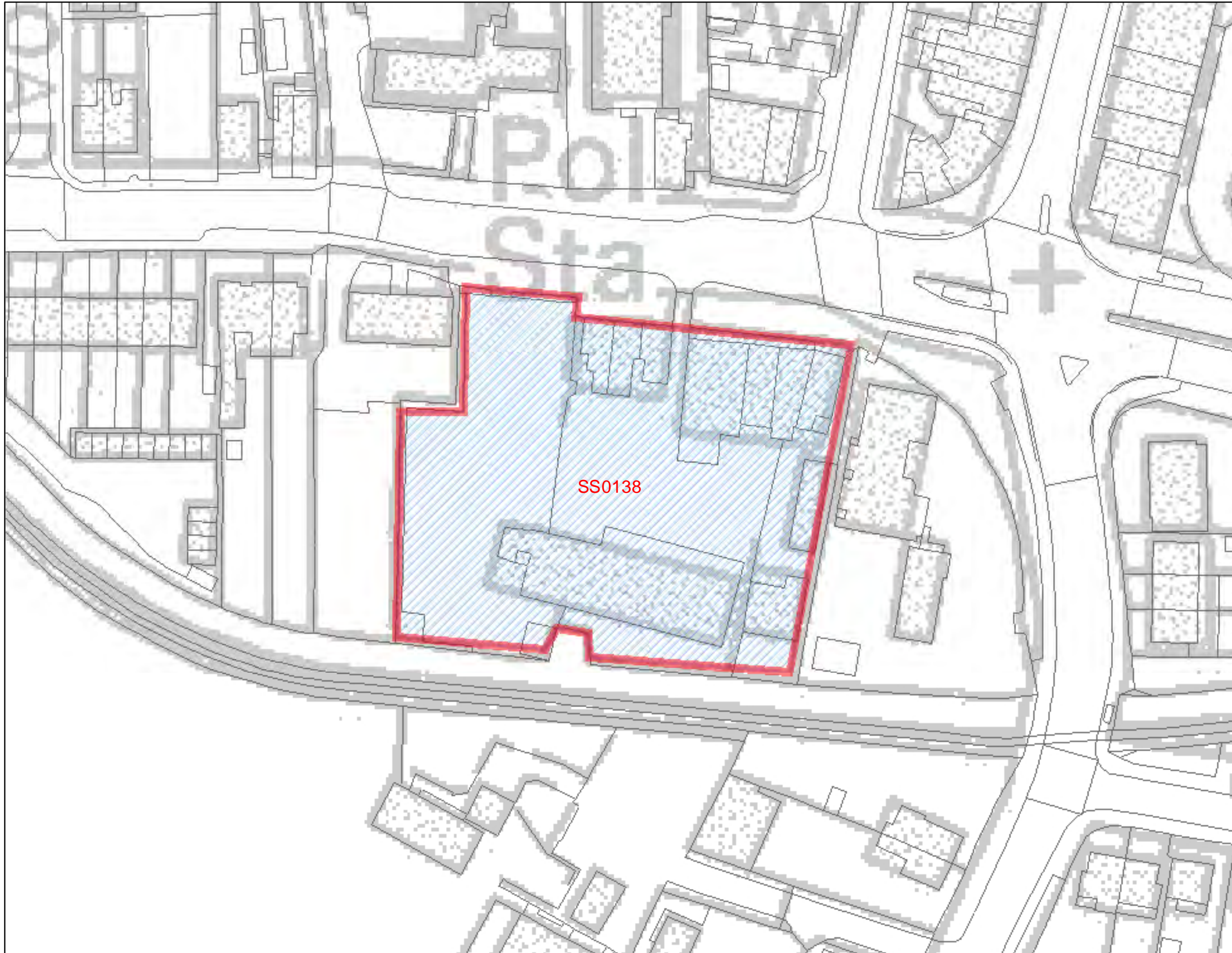
Address: 1-15 London Road and Frasers PH.	Site Area: 0.21ha*	Current Use: Mixed use	Site Ref.: SS0138		
Description of Site (including planning status) On the edge of Wickford Town Centre, this square site fronts London Road, close to the junction with Wickford High Street. The road frontage comprises a number of business units, with a mixed development to the rear of the site. Allocated as Wickford Town Centre in the Basildon District Local Plan 1998 The site lies within the Wickford Masterplan 2005 regeneration area, where it is identified as the Southern Gateway "The area surrounding London Road and the southern end of the High Street to undergo a transition with a strong leisure and recreational theme, building on existing eating and drinking facilities and incorporating compatible residential uses." Planning History Frasers 17-25 London Road <ul style="list-style-type: none"> • 07/00515/FULL - Construction of 5 no. retail units and 36 No. flats granted Aug 2007 (expires Aug 2010) • 06/1301/FULL Construction of medical centre and 30 No. sheltered apartments refused. Appeal withdrawn. • 04/1481/FULL for redevelopment of site with the erection of one part two/part three storey block of 32 sheltered apartments, office and communal facilities and associated car parking and landscaping dismissed at appeal. 15 London Rd <ul style="list-style-type: none"> • 97/532/FULL granted 1997 – change of use from A1 to A2 Professional services 1 London Road <ul style="list-style-type: none"> • New shop front 02/1371/FULL granted 			Site Access: Onto London Road Access to Services (distance in m) Primary School: <600m Secondary School: <1500m GPs / Health Centre: <800m Neighbourhood Centre: <800m Town Centre: Within Wickford Public Open Space: <400m, country park <2km Bus Stop: 50m Railway Station: <1km		
* site area has been amended from 0.43ha because Frasers PH has been redeveloped (application 07/00515/FULL) to include this part of the site in the SHLAA would represent double counting as it is already listed in the RLA.					
Ownership:	- Public Body?				
	- Private Individual?	Yes			
	- Company?				
	- Unknown?	Yes			
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.21			
Greenfield Site	No				
Previously Developed Land	Yes	Area: 0.21			
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 / 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

Address: 1-15 London Road and Frasers PH.		Site Area: 0.21ha*	Current Use: Mixed use	Site Ref.: SS0138	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Yes – flood zone 2 and surface water	Part of	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	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: Access from London Road					
Constraints (description):					
<ul style="list-style-type: none"> • Within SSSI / SPA / SAC buffer • Likely existence of contamination – no detailed assessment made. • Flood zone 2 • Protected species buffer • Ground water vulnerability area • Many landowners and due to redevelopment of Frasers PH small area of land with existing residential 					
Could the constraints be overcome? Yes					
If yes, how?					
<ul style="list-style-type: none"> • Sensitive development to consider SSSI / SPA / SAC buffer • Intrusive investigation of the site to check on potential contamination and ground water vulnerability, need for mitigation or avoidance measures • Mitigation measures against site in flood zone 2 • Consideration given to protected species • Identify individual owners, and redevelop existing uses 					
What is the most suitable type of development for this site?					
Site is suitable for housing development X					
Reason(s) why site is not suitable for housing: The site is within the urban area and Wickford town centre, it is also close to services and facilities. The original site accommodated Frasers PH and this has now be developed into residential properties. The same principles for the permitted the Frasers PH development apply to the remainder of the site. However, the development of Frasers PH has left the site with little possibility of further development.					
Is site available for development?			Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.		
If yes, when?					

SHLAA 2011/2012



SS0138



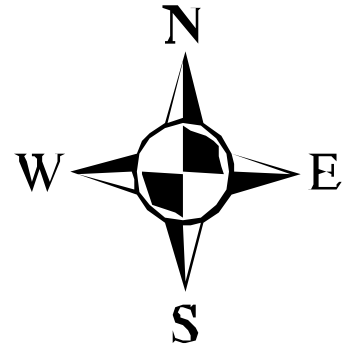
SHLAA Site Survey Form Part 1

Address: Open Space to the rear of 22-30 The Fold and opposite 24-30 Honeypot Lane, Fryerns	Site Area: 0.12ha	Current Use: Public open space	Site Ref: SS0139			
Description of Site (including planning status) Largely square shaped site area of open space located on the west side of Honeypot Lane, Basildon. Residential development surrounds the site on all sides, with a garage court to the south. The site comprises a number of trees and several low grass mounds. Development Plan Allocated as 'Existing Open Space (less than 0.4 hectares)' in the BDLP. Site comprises predominantly grassland and several trees close to the site boundaries. Planning history: None			Site Access: Honeypot Lane Access to Services (distance in m) Primary School: Ghyllgrove <600m Secondary School: St Anshelms <1500m GP/Health Centre: 569 Whitmore Way <800m Neighbourhd Ctr: Whitmore Way <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (Long Riding), Civic space <800m (Basildon TC), Educational Field <800m (Ghyllgrove), Natural/semi-nat space >800m (Church Road), Outdoor Sport Facility <2km (Basildon Golf course), Urban Park <800m (Gloucester Park) Bus Stop: 220m (Whitmore Way) Railway Station: Basildon <1km			
Ownership:	- Public Body? Yes - Private Individual? No - Company? No - Unknown? No					
Urban Area Site	Yes	0.12ha				
Green Belt Site	No					
Greenfield Site	Yes	0.12ha?				
Previously Developed Land	Yes	Mounds suggest spoil heaps?				
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		No
	Adj. To	No				
Oil / Gas Pipelines		Yes	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	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: Open Space to the rear of 22-30 The Fold and opposite 24-30 Honeypot Lane, Fryerns	Site Area: 0.12ha	Current Use: Public open space	Site Ref: SS0139	
Highway issues: No particular issues				
Constraints (description): Existing Open Space allocation in development plan, SSSI buffer, Government Oil pipeline, Likely existence of contamination – no detailed assessment made.				
Could the constraints be overcome? Yes. If yes, how? Where the open space allocation is removed from the development plan. Satisfactory alternative open space will need to be maintained elsewhere in the locality. Parking for existing residents and future residents would need to be provided. Position of government oil pipeline along the east side of the site will need to be confirmed and respected in any development proposals. Mature trees to the periphery of the site should be retained where possible to maintain an important visual amenity to the area. 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? Public open space or housing (or combination)				
Site is suitable for housing development <input checked="" type="checkbox"/>				
Reason(s) why site is suitable for housing: The site is within the urban area with good transport links, surrounding residential properties and close proximity to Basildon station/town centre. However, a PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.				
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.	

OS to rear of 22-30 The Fold

SHLAA 2011/2012



SS0139

