Court and Chaplin Close, Wes	Address: Open Space, East of Abbots Court and Chaplin Close, West of South Wash Road, Noak Bridge				Current Use: Open spaceSite Ref: SS0140			
Court and Chaplin Close, West of South Wash Road, Noak Bridge0.84haOpenDescription of Site (including planning status)Irregular shaped piece of open land located on the west side of Wash Road, almost entirely laid to grass with hedgerow bounda Modern residential developments to both east and west side of the Open green belt land to the north beyond the remainder of the of space and a major roundabout traffic intersection of the A127 at Hill Road to the south. A pair of goal posts exist on the siteDevelopment Plan: Allocated as 'Existing Open Space in the BDL Planning history: None- Public Body?Yes - Private Individual?NoUrban Area SiteYesArea: 0.84haNo					Site Access: F Abbots Court Access to Ser Primary School <600m Secondary Scho <1500m GPs / Health Co Neighbourhood Coppice Lane < Town Centre: I Public Open Sp Space & Childro <400m (the sit Miles Gray Roa (St. Nicholas' C	aindon >800m bace: Amenity Gr en/young people te itself and land d), Churchyard church), Educatio	in m) imary sby <800m Drive or reen e space north of <800m onal Field	
				na		Bridge Primary),		
Greenfield Site		Yes	Area: 0.84	ha		atural Green Spa		
Previously Developed Land		No			 <400m (Bridge Street), Outdoor Sport Facility <2km (Barleylands), Urban Park <2km (Markhams Ch & Gloucester Pk) Bus Stop: 5m Railway Station: Laindon/Basildon >1600m 			
Site Constraints				Constraints th	at may affect	o cito/o vichilit	h. /	
Areas excluded from the S Scheduled Monument	Withi		No	Ancient Woodla		<mark>a site's viabili</mark> Within	No	
Scheduled Monument	Part		No	Ancient wooda	nu	Part of Site	No	
	Adj.		No	1		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Withi		No	Local Wildlife Si	tes	Within	No	
	-	of Site	No			Part of Site	No	
		n Buffer	No	1		Within Buffer	No	
Local Nature Reserve (LNR)	Withi		No	Biodiversity Acti	on Plan (BAP)	Within	No	
, , , , , , , , , , , , , , , , , , ,		of Site	No	Priority Habitat		Part of Site	No	
		n Buffer	No			Within Buffer	No	
Flood Zone	No			Protected Speci	es Alert Area		No	
Washland			No	Protected Speci	es Alert Area -		No	
Marshes Protection Area			No	10m Buffer				
Existing, developed	Withi		No					
business/ industrial areas	Part		No	Village Green &			No	
		n buffer ops Hill & mels	Yes	Ground Water V Area	ruinerability		No	
Oil / Gas Pipelines			No	Conservation Ar	rea	Within	No	
						Adj. To	Yes	
Electricity Pylons			No	Listed Buildings		Within	No	
Electricity Pylons				LISTED BUILDINGS		Adj. To	No	
Immovable communications No links		No	Potential Contaminated Land		Adj. To No			
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp Runs through n			No	

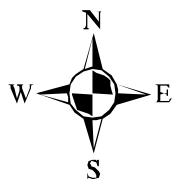
Address: Open Space, East of Abbots	Site Area:	Current Use:	Site Ref:						
Court and Chaplin Close, West of South	0.84ha	Open space	SS0140						
Wash Road, Noak Bridge									
H.E.R – No records		ТРО			No				
		Archaeological Finds Area No							
Highway issues: Access capable from Was	h Road or fro	m adjoining cul-de-sa	c of Abbots	Cour	t				
Constraints (description):									
Existing open space.									
Developed business area buffer.									
Adjacent Noak Bridge Conservation Area									
 Likely existence of contamination – no detailed assessment made. 									
Could the constraints be overcome? Yes –									
Removal of open space allocation from E	DLP. Replace	ment open space to k	be provided/	main	tained elsewhere in				
the immediate locality.	-		-						
 Business buffer no particular constraint of 	lue to establis	hed residential natur	e of this are	a of l	Noak Bridge.				
 Enhanced designs for new buildings requ 	lired to ensur	e they respect the set	tting of the (Conse	ervation Area.				
 Intrusive investigation of the site to check 	k on potentia	l contamination and r	nitigation or	avoi	dance measures				
What is the most suitable type of deve	lopment for	this site? Either left	as open spa	ace o	r used/partly used				
for residential development	-	_							
Site is suitable for housing development	v								
	^								
Reason(s) why site is suitable for hous									
surrounded by residential properties. However	ver, a PPG17 a	assessment needs to	be undertak	en or	n the site to assess				
its status as a green space prior to pursuing	formal alloca	tion should this be a	prospect.						
Is site available for development? If ye	es, when?	The site was put fo	rward as pa	rt of	the Call for Sites				
		process. Following	receipt of th	e site	e, the landownership				
		details could be est	ahlished						



OS East of Abbots Court



SHLAA 2011/2012



Address: Land at the junction Street and Bridge Street, Noal		Site Area : 0.09ha	Current Use: Incidental amen space	ity Site Ref: SS0141			
Description of Site (including planning status)Site Access: Fore StreetOpen piece of grassland located at the junction of Fore Street and BridgeAccess to Services (distStreet, located centrally within the Noak Bridge Conservation Area. The site also comprises a single tree to its southern end. The site is surrounded by residential properties and forms part of the small urban village, largely built during the 1980's in the spirit of the Essex Design Guide.Site Access: Fore Street Access to Services (dist Primary School: <600m N Primary Secondary School: >1500 Hornsby)Development Plan: Allocated as part of the conservation area in the BDLP 1998Development Plan: Allocated as part of the conservation area in the BDLP 1998GPs / Health Centre: Noak Medical Centre <800m 							
potential offices though never Ownership:	- Public E		Yes - HCA				
F ·		Individual?	No				
	- Compar		No	ļ			
	- Unknow		No				
Urban Area Site	Yes	Area: 0.09	ha				
Green Belt Site	No		-				
Greenfield Site	Yes	Area: 0.09	ha	4			
Previously Developed Land	d No						
Site Constraints							
Areas excluded from the S		Ne	Constraints th				
Scheduled Monument	Within Dort of	No	Ancient Woodla	nu	Within Dort of Site	No	
	Part of	No No	1		Part of Site	No No	
SSCIe/SACe/SDAe/Domoor	Adj. To		Loool Wildlife Ci	taa	Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	les	Within Dort of Site	No	
	Part of Site	No	4		Part of Site	No No	
Local Natura Docorria (LND)	Within Buffer	No	Diadivaraity A-+!	on Dian (DAD)	Within Buffer		
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	un Pian (BAP)	Within	No	
	Part of Site	No	Priority Habitat		Part of Site	No	
Flood Zons	Within Buffer	No	Drotosta d. Cr		Within Buffer	No	
Flood Zone If yes, Zone 3? □		No	Protected Specie			No	
Washland		No	Protected Specie	es Alert Area -		No	
Marshes Protection Area		No	10m Buffer				
Existing, developed	Within	No					
business/ industrial areas	Part of	No	Village Green &	Common Land		No	
	Adj. To	Yes	Ground Water V	/ulnerability		No	
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	Yes	
					Adj. To	No	
			l				

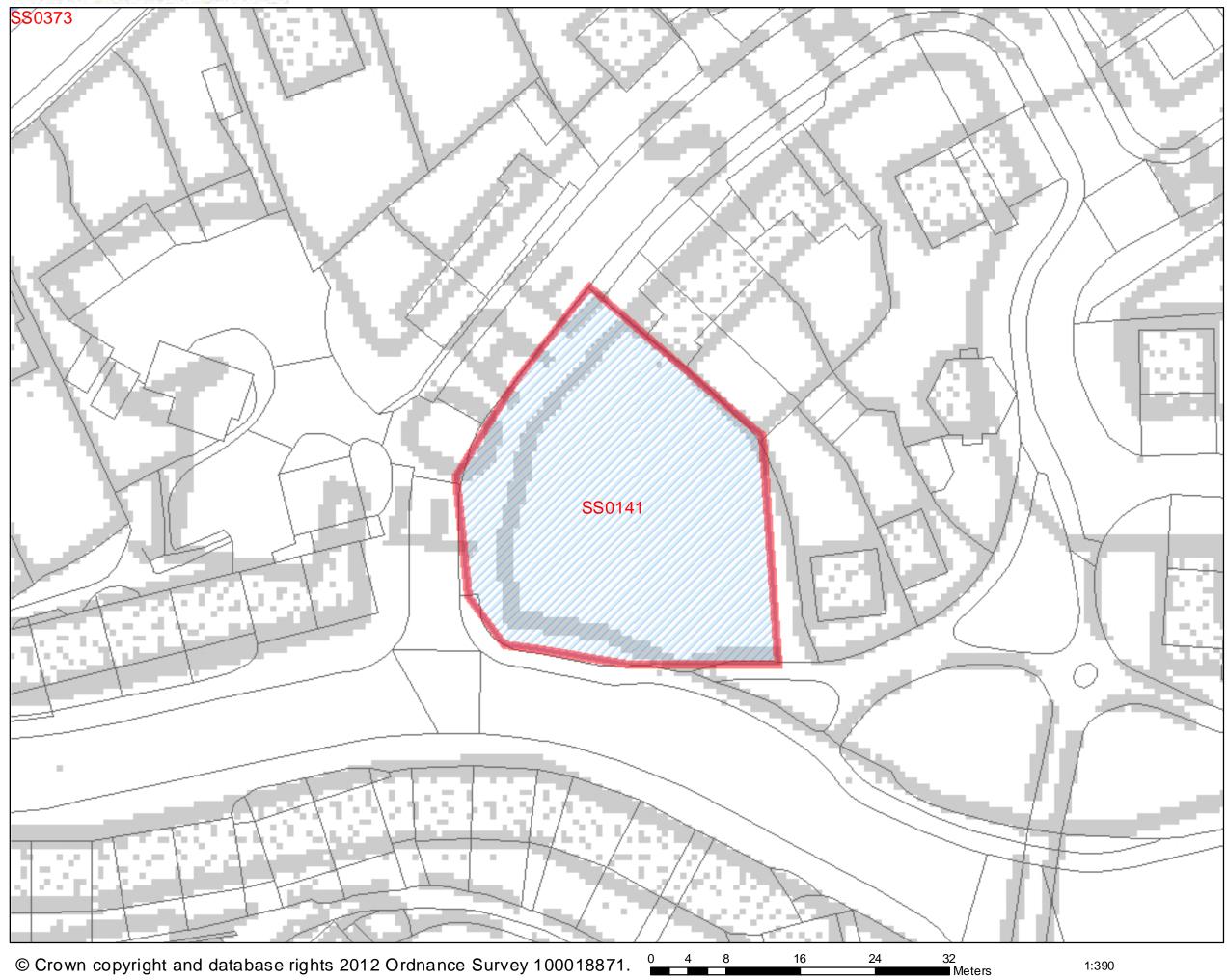
Address: Land at the junction of Fore Street and Bridge Street, Noak Bridge		Site Area : 0.09ha	Current Use: Incidental amenity space	Site Ref: SS0141				
Electricity Pylons		No	Listed Buildings		Withir	า	No	
					Adj. T	ō	No	
Immovable communications links		No	Potential Contamina	ted Land		В		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)			No	
HER – No records			ТРО				No	
			Archaeological Finds Area No					
Highway issues: No particul	ar issues. Acce	ess capable fr	om Fore Street					
 Constraints (description): Conservation Area des Within employment ar Important incidental ar 	rea buffer menity space,							
Could the constraints be o			Now? By designing a				the	
character of the surrounding p What is the most suitable								
what is the most suitable	type of devel	opment for	this site? Existing 0			en space		
Site is NOT suitable for ho	using develo	pment x						
Reason(s) why site is not suitable for housing : Whilst the site is within the urban area, in close proximity to services and facilities and previously been granted planning consent for residential development, it has been identified in the Draft Noak Bridge Conservation Area Appraisal 2011 as an important piece of incidental amenity land in the centre of the village/conservation area. Seeing as the permission was granted in 1997 and the site should be subject to a PPG17 the conservation area appraisal identifies the importance of retaining the site for its existing use.								
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 landownersh details could be established.								

Address: Land at the junction Street and Bridge Street, Noal		Site Area : 0.09ha	Current Use: Incidental amen space	ity Site Ref: SS0141			
Description of Site (including planning status)Site Access: Fore StreetOpen piece of grassland located at the junction of Fore Street and BridgeAccess to Services (distStreet, located centrally within the Noak Bridge Conservation Area. The site also comprises a single tree to its southern end. The site is surrounded by residential properties and forms part of the small urban village, largely built during the 1980's in the spirit of the Essex Design Guide.Site Access: Fore Street Access to Services (dist Primary School: <600m N Primary Secondary School: >1500 Hornsby)Development Plan: Allocated as part of the conservation area in the BDLP 1998Development Plan: Allocated as part of the conservation area in the BDLP 1998GPs / Health Centre: Noak Medical Centre <800m 							
potential offices though never Ownership:	- Public E		Yes - HCA				
F ·		Individual?	No				
	- Compar		No	ļ			
	- Unknow		No				
Urban Area Site	Yes	Area: 0.09	ha				
Green Belt Site	No		-				
Greenfield Site	Yes	Area: 0.09	ha	4			
Previously Developed Land	d No						
Site Constraints							
Areas excluded from the S		Ne	Constraints th				
Scheduled Monument	Within Dort of	No	Ancient Woodla	nu	Within Dort of Site	No	
	Part of	No No	1		Part of Site	No No	
SSCIe/SACe/SDAe/Domoor	Adj. To		Loool Wildlife Ci	taa	Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	les	Within Dort of Site	No	
	Part of Site	No	4		Part of Site	No No	
Local Natura Docorria (LND)	Within Buffer	No	Diodivorsity A-+!	on Dian (DAD)	Within Buffer		
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	un Pian (BAP)	Within	No	
	Part of Site	No	Priority Habitat		Part of Site	No	
Flood Zons	Within Buffer	No	Drotosta d. Cr		Within Buffer	No	
Flood Zone If yes, Zone 3? □		No	Protected Specie			No	
Washland		No	Protected Specie	es Alert Area -		No	
Marshes Protection Area		No	10m Buffer				
Existing, developed	Within	No					
business/ industrial areas	Part of	No	Village Green &	Common Land		No	
	Adj. To	Yes	Ground Water V	/ulnerability		No	
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	Yes	
					Adj. To	No	
			l				

Address: Land at the junction of Fore Street and Bridge Street, Noak Bridge		Site Area : 0.09ha	Current Use: Incidental amenity space	Site Ref: SS0141				
Electricity Pylons		No	Listed Buildings		Withir	า	No	
					Adj. T	ō	No	
Immovable communications links		No	Potential Contamina	ted Land		В		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)			No	
HER – No records			ТРО				No	
			Archaeological Finds Area No					
Highway issues: No particul	ar issues. Acce	ess capable fr	om Fore Street					
 Constraints (description): Conservation Area des Within employment ar Important incidental ar 	rea buffer menity space,							
Could the constraints be o			Now? By designing a				the	
character of the surrounding p What is the most suitable								
what is the most suitable	type of devel	opment for	this site? Existing 0			en space		
Site is NOT suitable for ho	using develo	pment x						
Reason(s) why site is not suitable for housing : Whilst the site is within the urban area, in close proximity to services and facilities and previously been granted planning consent for residential development, it has been identified in the Draft Noak Bridge Conservation Area Appraisal 2011 as an important piece of incidental amenity land in the centre of the village/conservation area. Seeing as the permission was granted in 1997 and the site should be subject to a PPG17 the conservation area appraisal identifies the importance of retaining the site for its existing use.								
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 landownersh details could be established.								

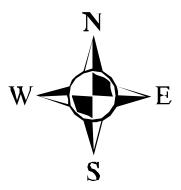


Land at the junction of Fore Street and Bridge St





SHLAA 2011/2012

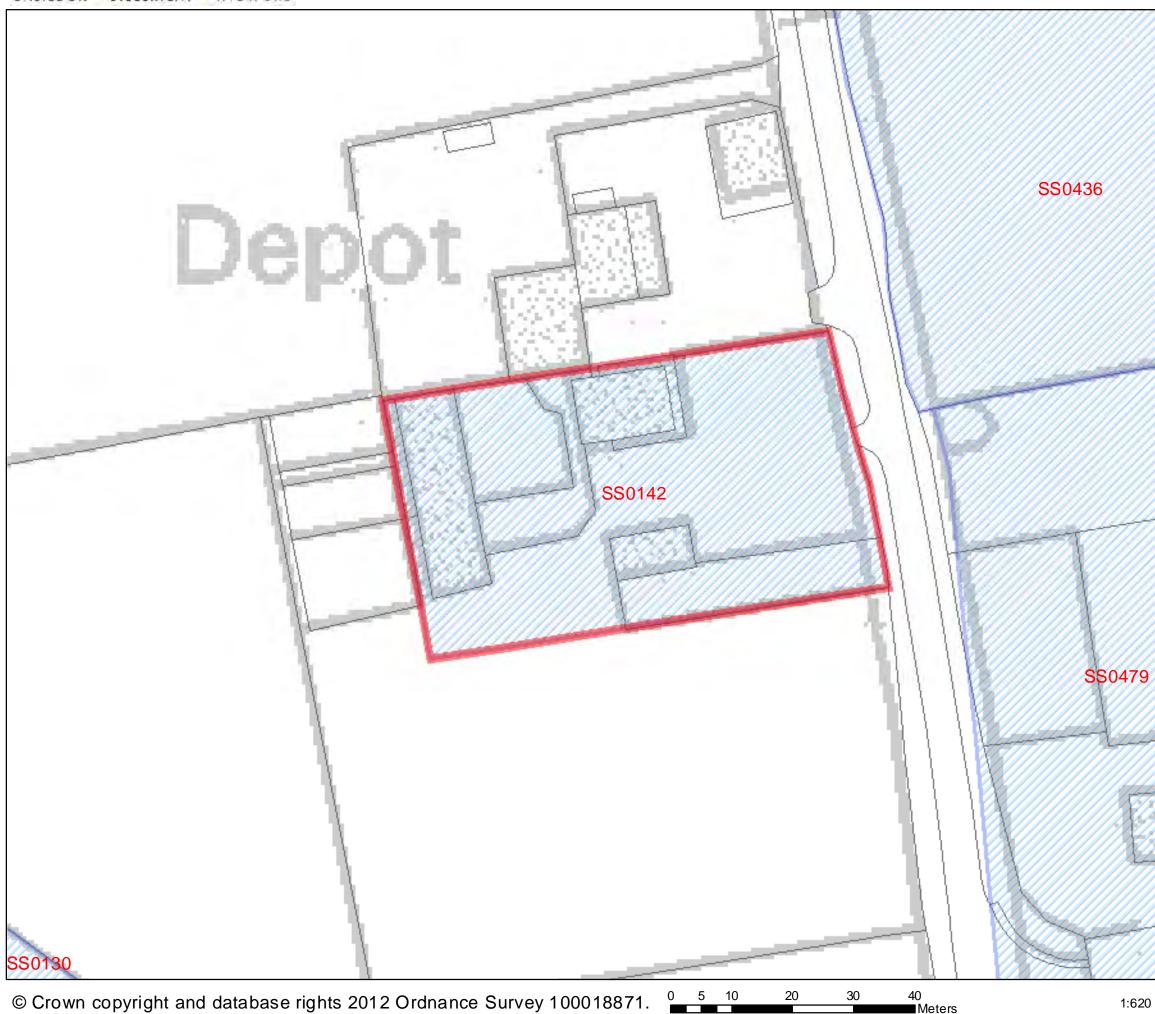


Arterial road, Basildon Greyhound kennels Description of Site (including planning status) A small farmstead, West of Pipps Hill Road and North of Southend Arterial and grassland to the South. A couple of large frees exist along the nomble boundary. Site Access: Pipps Hill Road North Designated Green Belt in the Development Plan. Previous Post-South - A couple of large frees exist along the front boundary. Secondary School:: >600m Primary School:: >600m Neighbourhood Centre:: >800m Neighbourhood Centre:: >800m Neighbourhood Centre:: >800m Neighbourhood Centre:: >800m Neighbourhood Centre:: >800m SubleSchenber V Planning History: - Pertivate Individual? Yes No • 08/0053/BAS - Granted - Retrention Of Existing popersy • 9/00063/BAS - Granted - Retention Of Existing popersy • Site Constraints No Ownership: - Public Body? - Private Individual? Yes No - Company? No No Green Beit Site Yes Area: 0.32ha Green Beit Site Yes Area: 0.13ha Previously Developed Land Yes Area: 0.13ha Part of No Ancient Woodland Mithin No Sists/ SACs / SPAs / Remar No Priority Habitat Faret of Site No Priority Habitat Yes Mithin No Biodiversity Action Plan (BAP) Within No									
A small farmstead, West of Pipps Hill Road and North of Southend Arterial Road. The site comprises a divelling house, kennel block and a mobile home. A bus depot/commercial business exists on land to north of the site boundary. Designated Green Belt in the Development Plan. Planning History: OB/00546/0UT – Refused – Construction of a 4 bed house on land adjacent to existing property OB/00546/0UT – Refused – Construction of a 4 bed house on land stables/kennels & Extension To Use As Dog Training Facilities Ownership: OB/00546/SUT – Refused – Construction of Existing Dog Pens And Stables/kennels & Extension To Use As Dog Training Facilities Ownership: Oreaned Site Yes Area: 0.13ha Previously Developed Land	Pipps Hill Road North, North of Southend Arterial road, Basildon				Residential +	Residential + SS0142			
A small farmstead, West of Pipps Hill Road and North of Southend Arterial Road. The site comprises a divelling house, kennel block and a mobile home. A bus depot/commercial business exists on land to north of the site boundary. Designated Green Belt in the Development Plan. Planning History: OB/00546/0UT – Refused – Construction of a 4 bed house on land adjacent to existing property OB/00546/0UT – Refused – Construction of a 4 bed house on land stables/kennels & Extension To Use As Dog Training Facilities Ownership: OB/00546/SUT – Refused – Construction of Existing Dog Pens And Stables/kennels & Extension To Use As Dog Training Facilities Ownership: Oreaned Site Yes Area: 0.13ha Previously Developed Land	Description of Site (includ	ing plan	ning s	status)		Site Access: Pipps Hill Road North			
home. A bus depot/commercial business exists on land to north of the site and grassland to the South. A couple of large trees exist along the front boundary. Designated Green Belt in the Development Plan. Planning History: • 08/00546/JOUT – Refused – Construction of a 4 bed house on land adjacent to existing property • 95/00063/BAS – Granted – Retention Of Existing Dog Pens And Stables/kennels & Extension To Use As Dog Training Facilities Ownership: • 10/kown? • 00/kosting to the South A couple of Existing Dog Pens And Stables/kennels & Extension To Use As Dog Training Facilities Ownership: • 10/kown? • 10/kown? • 10/kown? • 10/kown? • 10/kown? No Urban Area Site Green Belt Site Area: 0.13ha Previously Developed Land Yes Ste Constraints Area: 0.13ha Previously Developed Land Yes Ste Constraints Area: 0.13ha Previously Developed Land SSSIS/ SACs / SPAs / Rams Within No Part of Adj. To No Local Nature Reserve (LNR) • Within Buffer No For Site No Homona 27 • Part of Site No Local Nature Reserve (LNR) • Within Buffer No For Site No • Within Buffer No For Site No • Within Buffer No Part of Site No • Within Buffer No Part of Site No • Within Buffer No • Within Buffer No • Protected Species Alert Area • No • Within Buffer No • Within Buffer No • Protected Species Alert Area • Yes • Within No • Part of Site No • Within Buffer No • OII / Gas Pipelines • No • Part of No • Adj. To • No • Part of No • Adj. To • No • No • Part of No • Adj. To • No • No • OII / Gas Pipelines •					outhend Arterial				
and grassland to the South. A couple of large trees exist along the front boundary. Designated Green Belt In the Development Plan. Planning History: • 08/00054/6OUT - Refused – Construction of a 4 bed house on large • 08/00054/6OUT - Refused – Construction of a 4 bed house on large • 08/00054/6OUT - Refused – Construction of a 4 bed house on large • 08/00054/6OUT - Refused – Construction of a 4 bed house on large • 08/00053/46A - Granted – Retention Of Existing Dog Pens And Stables/kennels & Extension To Use As Dog Training Facilities Ownership: • - Public Body? • - Private Individual? Yes • - Unknown? No • - Company? • Unknown? No • - Company? • Unknown? No • Ste Constraints Ste Constraints Mass accluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument <u>Within No</u> Rescuence (UNR) Adj. To No • Within Buffer No Food Zone frees Green Belt Nue Part of Site No Within Buffer No Flood Zone frees, Zone 3? Within No Part of No Ko Flood Zone frees, Zone 3? Within No	Road. The site comprises a dv	velling ho	ouse, k	ennel block a	nd a mobile	Access to Ser	vices (distance	in m)	
boundary. bounda						Primary School	: >600m		
Designated Green Belt in the Development Plan. GPs / Health Centre: >800m Planning History: 08/00546/0UT - Refused - Construction of a 4 bed house on land adjacent to existing property Public Open Space: within 400m and 800m 9.95/00063/BAS - Granted - Retention Of Existing Dog Pens And Stables/kennels & Extension To Use As Dog Training Facilities Bus Stop: within 1500m in Noak Bridge Railway Station:>1600m Ownership: - Public Body? No Bus Stop: within 1500m in Noak Bridge Railway Station:>1600m Orene Belt Site Yes - Company? No - Unknown? No Green Belt In the StiL AA Constraints that may affect a site's viability Stebeously Developed Land Yes Area: 0.13ha Previously Developed Land Yes Stebeduled Monument Within No Ancient Woodland Within No Stels SSIs/ SACs / SPAs / Ramsar Within Buffer No Part of Site No Part of Site No Part of Site No Part of Site No Part of Site No Cocal Nature Reserve (LNR) Within Buffer No Protocted Species Alert Area Yes Yes Flood Zone fryes, Zone 3? No Protected Species Al		couple c	of large	e trees exist a	long the front		ool: De la Salle (Ghyllgrove	
Designated Green Belt in the Development Plan. Planning History: ● 08/00546/0UT – Refused – Construction of a 4 bed house on land adjacent to existing property ● 95/00063/BAS – Granted – Retention Of Existing Dog Pens And Stables/kennels & Extension To Use As Dog Training Facilities Ownership: ● Public Body? ● Public Body? ■ Public Body?	boundary.								
Planning History: • 08/00546/0UT - Refused – Construction of a 4 bed house on land adjacent to existing property • 95/00063/BAS – Granted – Retention Of Existing Dog Pens And Stables/kennels & Extension To Use As Dog Training Facilities Ownership: - Public Body? No - Private Individual? Yes - Company? No - Unknown? No Urban Area Site No Green Belt Site Greenfield Site Yes Areas ox.0.19ha Site Constraints Areas ox.0.19ha Site Constraints Areas ox.0.19ha Site Constraints Adj. To No Hithin Buffer No Hithin Buffer No Part of Site No Within Buffer No Part of Site No Part of No Part of Site No Part of No Part of No Part of Site No Part of No Part of No Part of No Part of No Part of Site No Part of No Part of No Pa	Designated Green Belt in the	Developn				1			
adjacent to existing property 95/00063/BAS – Granted – Retention Of Existing Dog Pens And Stables/kennels & Extension To Use As Dog Training Facilities Ownership: Public Body? No - Private Individual? Yes - Company? No - Unknown? No Urban Area Site No GreenBelt Site Yes Area: 0.32ha GreenBelt Site Yes Area: 0.13ha Previously Developed Land Yes Area: 0.13ha Previously Developed Land Yes Area: 0.19ha Site Constraints Areas excluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Part of No Adj. To No Fart of Site No Part of No Adj. To No Adj. To No Adj. To No Electricity Pylons No No Part Site Buildings No Potential Contaminated Land C Part Of No Part							ace: within 400	m and	
			onstruc	tion of a 4 be	d house on land		4500 1 1		
Stables/kennels & Extension To Use As Dog Training Facilities Ownership: - Public Body? No - Ornpany? No - Unknown? No Urban Area Site No Greenell Site Yes Areas 0.32ha Greenell Site Previously Developed Land Yes Areas 0.13ha Previously Developed Land Yes Area: 0.19ha Site Constraints Manage Areas: 0.19ha Scheduled Monument Within No Part of No Ancient Woodland Within Adj. To <no< td=""> Within No SSIs/ SACs / SPAs / Ramsar Within No Part of Site No Within No Part of Site No Within No Part of Site No Within No Part of Site No Within No Part of Site No Priority Habitat Within No Part of Site No Protected Species Alert Area Yes Hyes, Zone 3? No Protected Species Alert Area Yes Marshes Protection Area N</no<>								k Bridge	
Ownership: - Public Body? No - Ornpany? No - Company? No - Urban Area Site No Green Belt Site Yes Previously Developed Land Yes Area: 0.13ha Previously Developed Land Previously Developed Land Yes Area: 0.13ha Part of No Area: 0.13ha Ste Constraints Area: 0.13ha Areas excluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Part of No Part of Site Area: 0.19ha Within No SSSIs/ SACs / SPAs / Ramsar Within No Part of Site No Within No Part of Site No Within Mo Part of Site No Variation Site Same Site Site Site Site Site Site Site Sit						Railway Station	1:>1600m		
- Private Individual? Yes - Company? No - Unknown? No No Urban Area Site No No Green Belt Site Yes Area: 0.32ha Greenfield Site Yes Area: 0.13ha Previously Developed Land Yes Area: 0.19ha Site Constraints			u use I	HS DUY ITAINI	ny raciittes				
- Private Individual? Yes - Company? No - Unknown? No No Urban Area Site No No Green Belt Site Yes Area: 0.32ha Greenfield Site Yes Area: 0.13ha Previously Developed Land Yes Area: 0.19ha Site Constraints	Ownershin:	_ Di	ihlic Re	ndv?	No	1			
- Company? No - Unknown? No Green Belt Site Yes Area: 0.32ha Greenfield Site Yes Area: 0.13ha Previously Developed Land Yes Area: 0.13ha Previously Developed Land Yes Area: 0.13ha Site Constraints Constraints that may affect a site's viability Areas excluded from the SHL AA Constraints that may affect a site's viability Scheduled Monument Within No Part of No Arcient Woodland Part of Site No Within Adj. To No Local Wildlife Sites Within Part of Site No Part of Site No Stecar A sters: Value Within Buffer No Within No Local Nature Reserve (LNR) Within Buffer No Protected Species Alert Area Yes If yes, Zone 3? No Protected Species Alert Area - 10m Buffer No Yes Marshes Protection Area No Yes Area Yes If yes, Zone 3?	Ownership.								
- Unknown? No Urban Area Site No						1			
Urban Area Site No Area: 0.32ha Green Belt Site Yes Area: 0.13ha Previously Developed Land Yes Area: 0.13ha Previously Developed Land Yes Area: 0.13ha Areas excluded from the SHLAA Constraints that may affect a site's viability Areas excluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Part of No Ancient Woodland Part of No Mithin Buffer Adj. To No Local Wildlife Sites Within Part of Site No Part of Site No Vithin Buffer No Part of Site No Vithin Buffer No Priority Habitat Part of Site No Flood Zone Within Buffer No Protected Species Alert Area Yes Marshes Protection Area No Protected Species Alert Area Yes Marshes Protection Area No Part of No No Oil / Gas Pipelines No Conserv						1			
Green Belt Site Yes Area: 0.32ha Greenfield Site Yes Area: 0.13ha Previously Developed Land Yes Area: 0.13ha Site Constraints Area: 0.19ha Within No Areas excluded from the SHLAA Constraints that may affect a site's viability No Scheduled Monument Within No Ancient Woodland Within No Part of No Adj. To No Accient Woodland Within No SSSIs/ SACs / SPAs / Ramsar Within No Local Wildlife Sites Within No Part of Site No Local Wildlife Sites Within No Part of Site No Local Nature Reserve (LNR) Within No Protected Species Alert Area Yes Yes Flood Zone If yes, Zone 3? No Protected Species Alert Area Yes Yes Washland No Protected Species Alert Area Yes Yes Yes Marshes Protection Area No No Sonservation Area <td< td=""><td>Urhan Area Site</td><td></td><td></td><td></td><td>טאון</td><td>1</td><td></td><td></td></td<>	Urhan Area Site				טאון	1			
Greenfield Site Yes Area: 0.13ha Previously Developed Land Yes Area: 0.19ha Site Constraints Area: 0.19ha Areas excluded from the SHLAA Constraints that may affect a site's viability Areas excluded from the SHLAA Constraints that may affect a site's viability Areas excluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Part of No Ancient Woodland Within No SSSIs/ SACs / SPAs / Ramsar Within No Local Wildlife Sites Within No Part of Site No Biodiversity Action Plan (BAP) Within No Local Nature Reserve (LNR) Within Buffer No Priority Habitat Part of Site No Flood Zone No Protected Species Alert Area Yes Yes If yes, Zone 3? No Protected Species Alert Area - 10m Buffer No Yes Kashing, developed Within No Part of No Village Green & Common Land No Oil / Gas Pipelines				Δrea. 0 22	ha	1			
Previously Developed Land Yes Area: 0.19ha Site Constraints Constraints that may affect a site's viability Areas excluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Ancient Woodland Within No Scheduled Monument Within No Ancient Woodland Within No SSSIs/ SACs / SPAs / Ramsar Within No Local Wildlife Sites Within No Part of Site No Biodiversity Action Plan (BAP) Within No Local Nature Reserve (LNR) Within Buffer No Priority Habitat Part of Site No Flood Zone Within Buffer No Protected Species Alert Area Yes Yes Karsten S Protection Area No Protected Species Alert Area - 10m Buffer No Yes Karsten S Protection Area No Part of No Village Green & Common Land No Business/ industrial areas Part of No Village Green & Common Land No Mo									
Site Constraints Areas excluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Part of No Part of Site No Adj. To No Part of Site No SSIs/ SACs / SPAs / Ramsar Within No Part of Site No Variable Part of Site No Within No Part of Site No Within No Part of Site No Variable Within No Part of Site No Within No Local Nature Reserve (LNR) Within No Biodiversity Action Plan (BAP) Within No Protof Site No Priority Habitat Part of Site No Flood Zone If yes, Zone 3? No Protected Species Alert Area Yes Marshes Protection Area No Protected Species Alert Area - Yes Yes Marshes Protection Area No Part of No No Area No <						1			
Areas excluded from the SHLAA Constraints that may affect a site's viability Scheduled Monument Within No Part of No Adj. To No Adj. To No SSSIs/ SACs / SPAs / Ramsar Within No Within No Part of Site No SSSIs/ SACs / SPAs / Ramsar Within No Part of Site No Vithin Buffer No Local Wildlife Sites Within No Part of Site No Part of Site No Part of Site No Local Nature Reserve (LNR) Within No Biodiversity Action Plan (BAP) Within No Part of Site No Priority Habitat Part of Site No Flood Zone If yes, Zone 3? No Protected Species Alert Area Yes Mashland No Protected Species Alert Area Yes Yes Marshes Protection Area No 10m Buffer No No Oil / Gas Pipelines No Conservation Area				Alea. 0.17	lia				
$\begin{array}{ c c c c c } Scheduled Monument & Within No \\ \hline Part of No \\ \hline Adj. To No \\ \hline Muthin Suffer No \\ \hline Part of Site No \\ \hline Within Buffer No \\ \hline Part of Site No \\ \hline Part of Site No \\ \hline Part of Site No \\ \hline Within Buffer No \\ \hline Part of Site No \\ \hline Within Buffer No \\ \hline Within Buffer No \\ \hline Within Buffer No \\ \hline Part of Site No \\ \hline Within Buffer \\ \hline No \\ \hline Washland \\ \hline Mashland \\ \hline$					Constraints th	at may affect	a site's viabili	v	
Part of Adj. ToNoPart of SiteNoSSIs/ SACs / SPAs / Ramsar SSSIs/ SACs / SPAs / RamsarWithin WithinNoLocal Wildlife SitesWithin Part of SiteNoPart of SiteNoWithin Within BufferNoBiodiversity Action Plan (BAP) Priority HabitatWithin Part of SiteNoLocal Nature Reserve (LNR) Within BufferWithin Within BufferNoBiodiversity Action Plan (BAP) Priority HabitatWithin Part of SiteNoFlood Zone If yes, Zone 3?NoProtected Species Alert AreaYesYesMarshes Protection AreaNoProtected Species Alert Area - 10m BufferYesYesExisting, developed business/ industrial areasWithinNoVillage Green & Common LandNoOil / Gas PipelinesNoListed BuildingsWithinNoClectricity PylonsNoListed BuildingsWithinNoImmovable communications linksNoPotential Contaminated LandCMom buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)NoNo				No					
Adj. ToNoWithin BufferNoSSS1s/ SACs / SPAs / Ramsar Part of SiteWithinNoLocal Wildlife SitesWithinNoPart of SiteNoPart of SiteNoPart of SiteNoLocal Nature Reserve (LNR) Part of SiteWithinNoBiodiversity Action Plan (BAP) Priority HabitatWithinNoFlood Zone If yes, Zone 3?NoProtected Species Alert Area 10m BufferYesYesWashlandNoProtected Species Alert Area - 10m BufferNoYesWathin areaNoVillage Green & Common Land AreaNoNoOil / Gas PipelinesNoNoListed BuildingsWithinNoElectricity PylonsNoNoListed BuildingsWithinNoImmovable communications linksNoPotential Contaminated Land QOI buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No							-	-	
SSS1s/ SACs / SPAs / Ramsar Within No Local Wildlife Sites Within No Part of Site No Within Buffer No Biodiversity Action Plan (BAP) Within No Local Nature Reserve (LNR) Within Buffer No Protof Site No Protof Site No Part of Site No Protocted Species Alert Area Within Buffer No Flood Zone No Protected Species Alert Area Yes Yes If yes, Zone 3? No Protected Species Alert Area Yes Yes Washland No Port of No Village Green & Common Land No No Marshes Protection Area Within No Yes Ground Water Vulnerability No Adj. To Yes Ground Water Vulnerability Area No Adj. To No Electricity Pylons No No Listed Buildings Within No Adj. To No Immovable communications links No Potential Contaminated Land C C No Immovable communications links No Definitive Footpath (-		
Part of SiteNoPart of SiteNoWithin BufferNoBiodiversity Action Plan (BAP) Priority HabitatWithinNoPart of SiteNoPriority HabitatPart of SiteNoPart of SiteNoPriority HabitatPart of SiteNoFlood Zone If yes, Zone 3?NoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesKarshes Protection AreaNoPort of NoYesExisting, developed business/ industrial areasWithinNoNoOil / Gas PipelinesNoNoConservation AreaNoOil / Gas PipelinesNoNoListed BuildingsWithinNoElectricity PylonsNoNoPotential Contaminated LandCImmovable communications linksNoPotential Contaminated LandC400m buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No	SSSIS/ SACs / SPAs / Ramsar				Local Wildlife Si	tes		-	
Within BufferNoWithin BufferNoLocal Nature Reserve (LNR)WithinNoBiodiversity Action Plan (BAP) Priority HabitatWithinNoPart of SiteNoPriority HabitatPart of SiteNoFlood Zone If yes, Zone 3?NoProtected Species Alert AreaYesWashlandNoProtected Species Alert AreaYesMarshes Protection AreaNoProtected Species Alert AreaYesExisting, developed business/ industrial areasWithinNoYesOil / Gas PipelinesNoYesGround Water Vulnerability AreaNoOil / Gas PipelinesNoListed BuildingsWithinNoElectricity PylonsNoNoPotential Contaminated Land inksC400m buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No			Site		Local Wildlife Sites		-	-	
Local Nature Reserve (LNR) Part of SiteWithinNoBiodiversity Action Plan (BAP) Priority HabitatWithinNoPart of SiteNoPriority HabitatPart of SiteNoFlood Zone If yes, Zone 3?NoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesMarshes Protection AreaNoProtected Species Alert Area - 10m BufferYesExisting, developed business/ industrial areasWithinNoYesOil / Gas PipelinesNoVillage Green & Common LandNoClick CommunicationsNoListed BuildingsWithinNoImmovable communicationsNoPotential Contaminated LandCInsksNoDefinitive Footpath (PRoW)NoNo									
Part of SiteNoPriority HabitatPart of SiteNoFlood Zone If yes, Zone 3?NoProtected Species Alert AreaYesWashlandNoProtected Species Alert AreaYesMarshes Protection AreaNoProtected Species Alert Area - 10m BufferYesExisting, developed business/ industrial areasWithinNoYesOil / Gas PipelinesNoVillage Green & Common Land Adj. ToNoOil / Gas PipelinesNoListed BuildingsWithinImmovable communications linksNoPotential Contaminated LandC400m buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No	Local Nature Reserve (LNR)		unor		Biodiversity Acti	on Plan (BAP)		-	
Within BufferNoWithin BufferNoFlood Zone If yes, Zone 3?NoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesMarshes Protection AreaNo10m BufferYesExisting, developed business/ industrial areasWithinNoNoPart of Adj. ToNoVillage Green & Common LandNoOil / Gas PipelinesNoConservation AreaWithinNoElectricity PylonsNoListed BuildingsWithinNoImmovable communications linksNoPotential Contaminated LandC400m buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No			Site					-	
Flood Zone If yes, Zone 3?NoProtected Species Alert AreaYesWashlandNoProtected Species Alert Area - 10m BufferYesMarshes Protection AreaNoProtected Species Alert Area - 10m BufferYesExisting, developed business/ industrial areasWithinNoNoPart ofNoVillage Green & Common LandNoAdj. ToYesGround Water Vulnerability AreaNoOil / Gas PipelinesNoConservation AreaWithinElectricity PylonsNoListed BuildingsWithinImmovable communications linksNoPotential Contaminated LandC400m buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No							-		
If yes, Zone 3?Image: Sone 3?Image	Flood Zone	vvitilli L			Protected Specie	es Alert Area			
WashlandImage: No orgonal systemProtected Species Alert Area - 10m BufferYesMarshes Protection AreaNo10m BufferNoNoExisting, developed business/ industrial areasWithinNoNoNoPart ofNoVillage Green & Common LandNoNoAdj. ToYesGround Water Vulnerability AreaNoNoOil / Gas PipelinesNoConservation AreaWithinNoElectricity PylonsNoListed BuildingsWithinNoImmovable communications linksNoPotential Contaminated LandC400m buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No								100	
Marshes Protection AreaNo10m Buffer10m BufferExisting, developed business/ industrial areasWithinNoVillage Green & Common LandNoPart ofNoVillage Green & Common LandNoNoAdj. ToYesGround Water Vulnerability AreaNoNoOil / Gas PipelinesNoConservation AreaWithinNoElectricity PylonsNoListed BuildingsWithinNoImmovable communications linksNoPotential Contaminated LandC400m buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No				No	Protected Specie	es Alert Area -		Yes	
Existing, developed business/ industrial areasWithinNoPart ofNoVillage Green & Common LandNoAdj. ToYesGround Water Vulnerability AreaNoOil / Gas PipelinesNoConservation AreaWithinNoElectricity PylonsNoListed BuildingsWithinNoImmovable communications linksNoPotential Contaminated LandC400m buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No									
business/ industrial areasPart ofNoVillage Green & Common LandNoAdj. ToYesGround Water Vulnerability AreaNoOil / Gas PipelinesNoConservation AreaWithinNoElectricity PylonsNoListed BuildingsWithinNoImmovable communications linksNoPotential Contaminated LandC400m buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No		Within			1				
Adj. ToYesGround Water Vulnerability AreaNoOil / Gas PipelinesNoConservation AreaWithinNoElectricity PylonsNoListed BuildingsWithinNoImmovable communications linksNoPotential Contaminated LandC400m buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No	business/ industrial areas				Village Green &	Common Land		No	
AreaAreaOil / Gas PipelinesNoConservation AreaWithinNoAdj. ToNoListed BuildingsWithinNoElectricity PylonsNoListed BuildingsWithinNoImmovable communications linksNoPotential Contaminated LandC400m buffer zone around wastewater/sewageNoDefinitive Footpath (PRoW)No									
Oil / Gas Pipelines No Conservation Area Within No Adj. To No Adj. To No Electricity Pylons No Listed Buildings Within No Immovable communications links No Potential Contaminated Land C 400m buffer zone around wastewater/sewage No Definitive Footpath (PRoW) No No									
Adj. To No Electricity Pylons No Listed Buildings Within No Immovable communications links No Potential Contaminated Land C 400m buffer zone around wastewater/sewage No Definitive Footpath (PRoW) No No	Oil / Gas Pipelines			No		ea	Within	No	
Electricity Pylons No Listed Buildings Within No Immovable communications links No Potential Contaminated Land C 400m buffer zone around wastewater/sewage No Definitive Footpath (PRoW) No	1								
Immovable communications No Potential Contaminated Land C links No Definitive Footpath (PRoW) No 400m buffer zone around wastewater/sewage No Definitive Footpath (PRoW) No				-			-		
Immovable communications No Potential Contaminated Land C links No Definitive Footpath (PRoW) No 400m buffer zone around wastewater/sewage No Definitive Footpath (PRoW) No	Electricity Pylons			No	Listed Buildings				
links No Definitive Footpath (PRoW) No 400m buffer zone around wastewater/sewage No Definitive Footpath (PRoW) No					Adj. To	No			
400m buffer zone around wastewater/sewage No Definitive Footpath (PRoW) No						ninated Land	C		
wastewater/sewage				No	Definitive Footo	ath (PRoW)		No	
•									
	treatment plants								
	•	·					·	·	

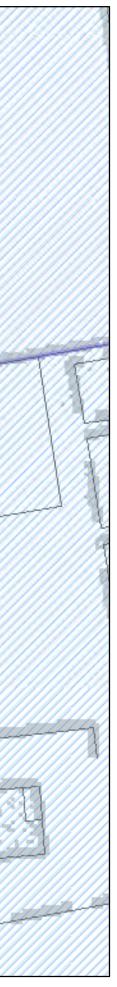
Address : Pipps Hill Farm, Land West of Pipps Hill Road North, North of Southend Arterial road, Basildon	Site Area: 0.32 Ha	Current Use: Residential + Greyhound kennels	Site Ref.: SS0142	
Historic Environment Record – No records		ТРО		No
		Archaeological Finds	s Area	No
Highway issues: Access road in front of the Transport Assessment undertaken by Essex (category.		il on the wider area a	and classified	access as Amber
 Constraints (description): Within 800m of Existing Employment Likely existence of contamination – r Protected species on site Green belt designation 		5	in;	
Could the constraints be overcome? If yes, how? Intrusive investigation of the site to check or necessary; Mitigation measures to protect species on sit Review of Green Belt designation and review Billericay and Basildon.	e	ntamination and unde		
What is the most suitable type of deve	lopment for	this site? As existin	g, farmland	or smallholding
Site is not suitable for housing develop	ment X			
Reason(s) why site is / is not suitable to would be inappropriate development in the		Site is not directly ad	djacent to a	settlement boundary and
Is site available for development? If yes, when?			receipt of th	t of the Call for Sites e site, the landownership



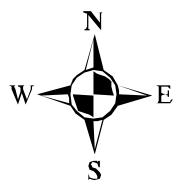
Pipps Hill Farm, North of Southend Arterial Road







SHLAA 2011/2012

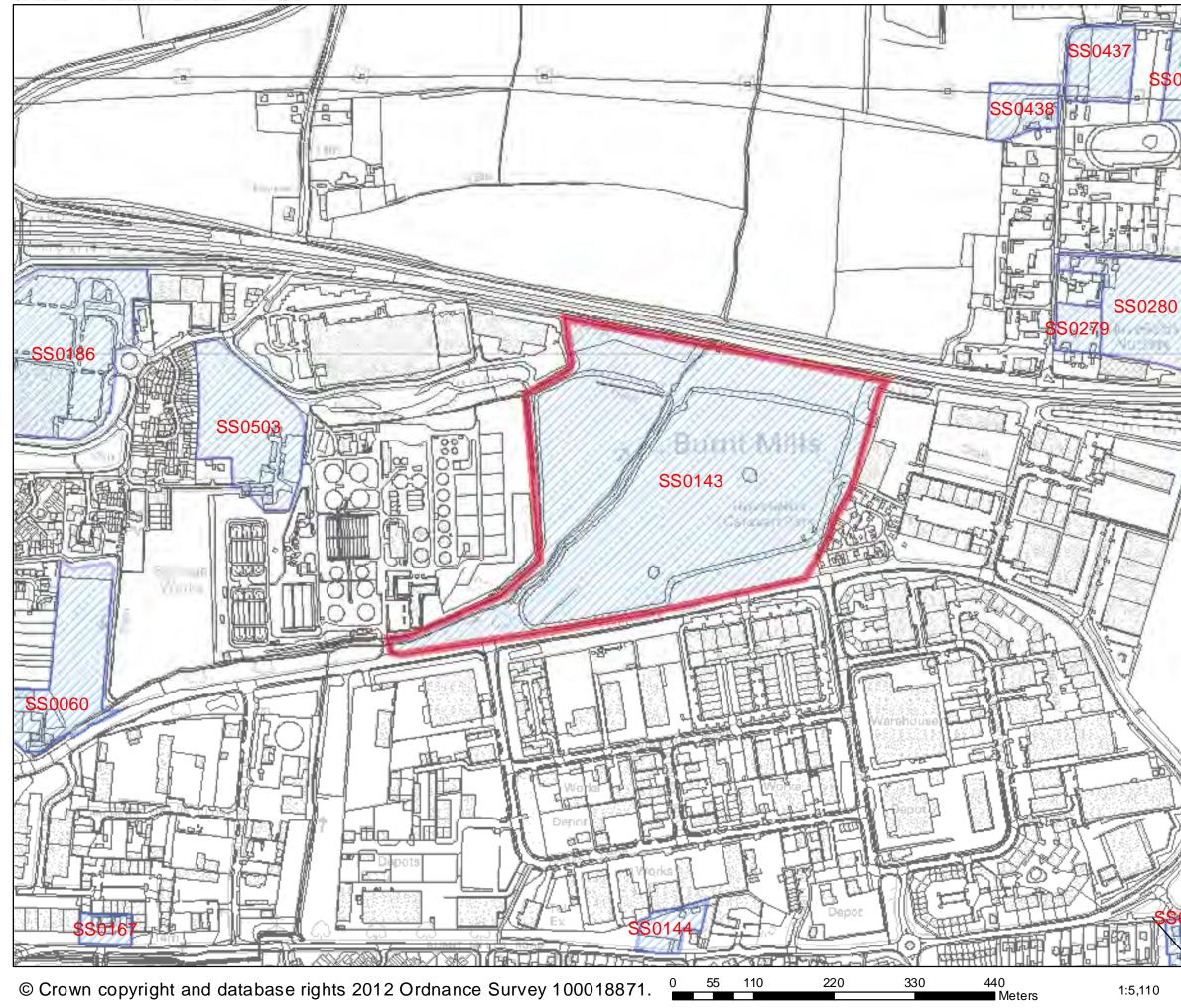


Address: Allocation E4 Land adjac Courtauld Road		Site Area : 15.8ha	Current Use: Vacant washland	Site Ref.: d SS0143		
 Description of Site (including p Vacant washland/grassland site loc Road. The site adjoins a large sew vacant washland to the east and g Development Plan allocation as 'La Planning Permission' (April 1996) - Importance to Nature Conservation Planning history: 09/00019/CCBAS - Dischar (12), Archaeological schen 87 (44) of ESS/04/07/BAS 07/00236/CCBAS - Integra development - ESS/04/07/ 05/00928/FULL - Rifle & Pi indoor 25m shooting toget shooting ranges – pending 	Site Access: Courtauld Road Access to Services (distance in m) Primary School: Felmore>600m Secondary School: Bromfords ≥1500m GP/Health Cntr: >800m (Felmores End) Neighbourhood Centre: >800m (Felmores End) Town Centre: Pitsea/Wickford >800m Public Open Space: Amenity Green Space & Children/young people space <800m (Cricketers Way), Churchyard <400m (St. Peters), Educational Field <800m (Felmores), Natural/semi natural Green Space <800m (Burnt Mill Road), Outdoor Sport Facility <800m (South Essex Gymnastics Centre), Urban Park <800m (Rushley) Bus Stop: 700m (East Mayne)					
 Adjacent to site: 11/00701/FULL - Extension granted 16.09.2011 11/00592/CCBAS - Approv 10 & 11 of ESS/38/10/BAS 10/01122/TPOBAS - 3m cr lift to Oak (T8) and 4.5m c of TPO/05/01 – permitted 10/01038/CCBAS - The con Facilities Building measurir 5.3m in height situated to Stack measuring 3.5m x 3. (connected to existing boil site, Gravity Belt Thickenin 10.3 in width and 5.3m in site and 1 Dewatering Cen length, 5m in width and 4. the site. All components a curtilage of the site's existi – no objection 05/01219/FULL - Vehicular Road – refused 04/00225/FULL - Extension granted 04/00155/FULL - Change of to General Industrial (Class B8) use - granted 	al of details own lift to crown lift to crown lift to ng 25m in 1 the south o .5m in area er building height situ trifuge MC 2m in heig ne propose ing operation access (no n to existin of use of pr s B2) and s <u>- Public Bo - Private I</u>	s relating to c Ashes (T1 to o the Plane tra- of one Liquor ength, 10m in east of the sit a and 17m in) situated to the measuring 34 ated to the ne C Kiosk meas th situated to ed to be locate onal area. (ES o egress) onte g premises for rinting works Storage or Dis- ody?	conditions 8, 9, T6), 3m crown ees (G1 & G2) Treatment n width and the one Flue height the south of the 4m in length, orth east of the uring 15m in the north of ed within the SS/38/10/BAS) o Courtauld or B2 / B8 use – area (Class B2) stribution (Class	Railway Station: Pitsea/Wickford >1600m		
	- Company? No					
	- Unknowi	No				
Urban Area Site	Yes	Area: 15.8	na			
Green Belt Site	No					
Greenfield Site	Yes	Area: 15.8	าล			
Previously Developed Land	No					
Site Constraints				·		
ono oonstruntis						

Address: Allocation E4 Land Courtauld Road	adjacent to	Site Area: 15.8ha	Current Use: Vacant washland	Site Ref.: SS0143		
Areas excluded from the S	HLAA		Constraints that r	may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodland		Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	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 F	Plan (BAP)	Within	Yes
	Part of Site	No	Priority Habitat		Part of Site	Yes
	Within Buffer	No			Within Buffer	Yes
Flood Zone	Zones 2 & 3,	Yes	Protected Species A	lert Area		Yes
	surface water					
Washland		Yes	Protected Species A	iert Area -		Yes
Marshes Protection Area	\\/ithin	No	10m Buffer			
Existing, developed business/ industrial areas	Within Dort of	No				Ne
business/ industrial areas	Part of Within buffer	No Yes	Village Green & Con			No Yes
	Courtauld Rd	res	Ground Water Vulne Area	erability		res
Oil / Gas Pipelines		No Conservation Area			Within	No
		NO	Conscivation Area		Adj. To	No
						NO
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contamina	ited Land	C	
400m buffer zone around		Yes	Definitive Footpath	(PRoW):		No
wastewater/sewage						
treatment plants						
			TPO			No
			Archaeological Finds	s Area		No
Highway issues: Access from	m Courtauld Ro	bad				
Constraints (description):						
Within business/industrial	-					
Ground water vulnerability						
 Protected species alert are Flood Zenes 2 and 2. Was 	•	ge works on a	adjoining site.			
 Flood Zones 2 and 3, Was Local Wildlife Site, Biodive 		n aroa				
 Likely existence of contam 	5		sment made			
Could the constraints be o		No.				
What is the most suitable			this site? Washland	, industrial		
			Site is NOT suital		sing developn	nent X
Reason(s) why site is suit washland and a local wildlife integrated waste managemen with various environmental a carriageway. Site located adj Site to be excluded due to ow	site, it is adjac nt facility on ac nd other condi acent sewerage	ent to an indu ljoining wash tions relating e works wher	ustrial employment ar land, development to to replacement wash	ea. Planning commence : land north o	g permission gra shortly on comp f the A127 dual	nted for liance
Is site available for develo			N/A			
If yes, when?	opinent					
			4			

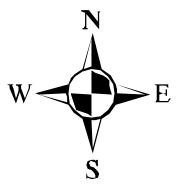


Allocation E4 Land adj to Courtauld Road





SHLAA 2011/2012

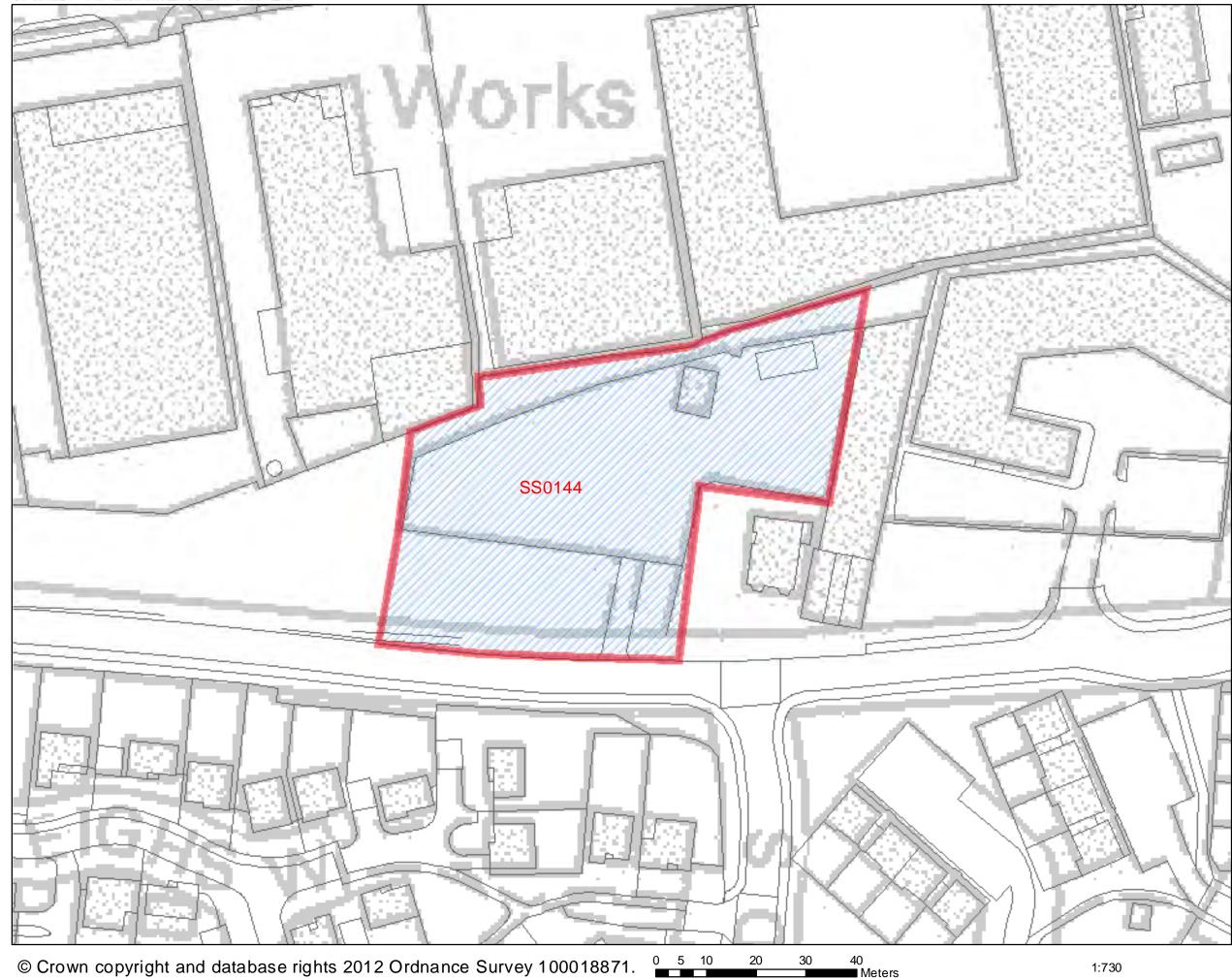


Address: Land adjacent Lym Mills Road, Basildon	pstor		Site Area: 0.43ha	Current Use: Car parking	Site Ref.: SS0144		
 Description of Site (includ Irregular shaped former garde Burnt Mills Road, Basildon. In north, east and west sides. A The site is predominantly car Largely allocated as an area of section along northern bounds Area'. Planning history: Various previous application to garden cer Change of use of part bowls (BAS-0894-92) O9/00974/CCBAS - Con waste transfer facility sealed containers to s surrounding fence; an to include a directionation contain any liquid was O4/01367/FULL - Insee elevations of building, existing warehouse to 03/01267/FULL - Chan - granted 	e site on the outh of site. 98. Small Employment extensions in crown green ecure asbestos osed, lockable, allistrade of the compound und sump to) – no objection d north floor within d nit – granted	Primary School Secondary School >1500m GP/Health Cntr Neighbourhood (Felmores End) Town Centre: F Public Open Sp Space <400m Children/young (Burn Mills Roa <800m (Felmo Green Space < Outdoor Sport Essex Gymnast <400m (Rushle Bus Stop: 370m	vices (distance : Felmore <600r pol: Barstable/Cl : <800m (Felmo Centre: <800m Pitsea >800m ace: Amenity Gr (Lanhams), people space < d), Educational res), Natural/ser 400m (Burnt Mil Facility <2km (S ics Centre), Urba	m halvedon pres End) reen 400m Field mi natural Is Road), outh an Park			
Ownership:		- Public Bo	ody?	No			
		- Private I					
		- Compan		No			
		- Unknow		Yes			
Urban Area Site		Yes	0.43ha				
Green Belt Site		No					
Greenfield Site		No					
Previously Developed Land	d	Yes	0.43ha		<u> </u>		
Site Constraints		A		Construction	<u></u>		
Areas excluded from the S Scheduled Monument	With		No	Constraints th Ancient Woodla		a site's viabilit Within	No
	Part		No		IU	Part of Site	No
	Adj.		No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	105	Within	No
55515/ JAUS / JEAS / Kalilsal	_	of Site	No		153	Part of Site	No
				1			
Local Natura Docomia (LND)		nin Buffer	No	Diodiversity Act!	on Dian (DAD)	Within Buffer	No
Local Nature Reserve (LNR)	With		No	Biodiversity Acti	un Pian (BAP)	Within	No
	_	of Site	No	Priority Habitat		Part of Site	No
Flood Zong	vvitr	nin Buffer	No	Drotostad Crast	a Alart Area	Within Buffer	No
Flood Zone			No	Protected Species Alert Area No			
Washland			No	Protected Species Alert Area - No 10m Buffer			NU
Marshes Protection Area	14/:11	lin	No				
Existing, developed	With		No		Commercial		Ne
business/ industrial areas	Part		Yes	Village Green &			No
	vvith	nin buffer	Yes	Ground Water V Area	unerability		No

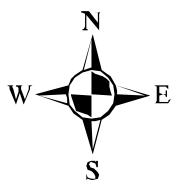
Address: Land adjacent Lymp Mills Road, Basildon	stone, Burnt	Site Area : 0.43ha	Current Use: Car parking	Site Ref.: SS0144		
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contamina	ated Land		С
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):			No
•			TPO			No
			Archaeological Find	s Area		No
accepted on this street, where restricts use by heavy commerce Constraints (description): P Likely existence of contamination	cial vehicles. Part Employme on – no detaile	ent Area alloc ed assessmei	ation in BDLP. Emplo nt made.	yment area	buffer.	
Could the constraints be ov being adjacent to an establishe			ould be considered to	o close to he	eavy industry	however,
What is the most suitable t			this site? Light Ind	ustrial/comm	nercial.	
Site is NOT suitable for housin	g developmen	it X				
Reason(s) why site is/is no noise attenuation measures m between industrial estate and adversely impact upon the am	ay be difficult residential are	to implemen a on opposit	t. Most suitable for lig e side of road. Noise	ght industria	l use – is in a	a buffer area
Is site available for develo If yes, when?	The site was not formally submitted by the land owner and was carried over from the Urban Capacity Study. Therefore unavailable at this time.					



Land adj to Lympstone, Burnt Mills Rd



SHLAA 2011/2012

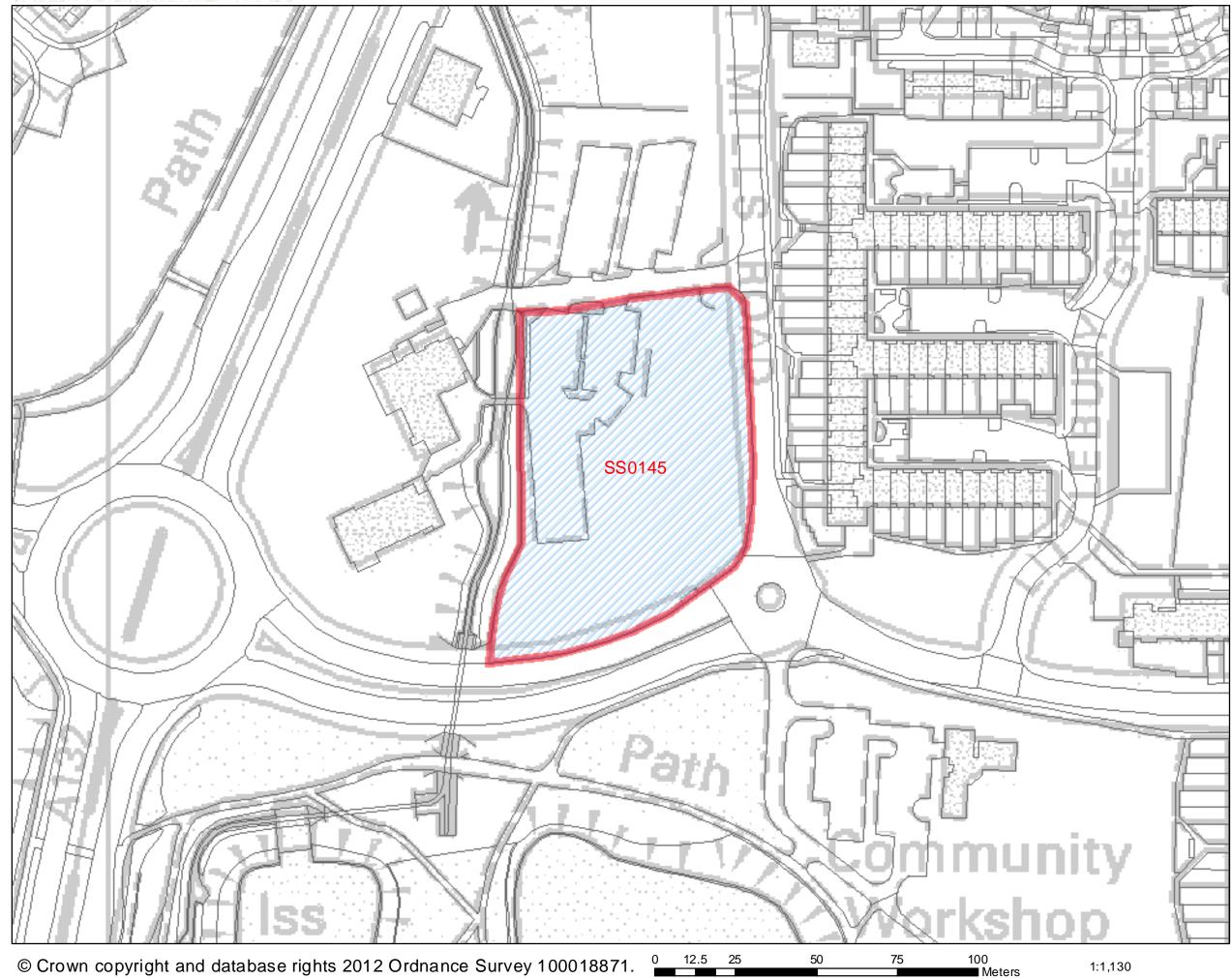


Address: Land adjacent to the Burnt Mills Road, Pitsea	ne Wa	termill,	Site Area: 0.73 Ha	Current Use: Car park and op space	en Site Ref.: SS0145		
Description of Site (including planning status) Rectangular piece of land situated on the west side of Burnt Mills Road at its junction with Felmores. The site is predominantly open, largely laid to grass with some car parking in the northwest corner serving a Public house and hotel. Half a dozen trees are located on the land.Site Access: Burnt Mills Road Access to Services (distance in m Primary School: Felmores just furth than 600m Secondary School: Barstable and Chalvedon within 1500m GP/Health Centre: within 800m Neighbourhood Centre: within 800m Neighbourhood Centre: within 800m 							in m) further nd 800m pen space
Ownership:		- Public B	odv?	No			
ownersnip.			Individual?	No			
		- Compar		Yes			
		- Unknow		No	-		
Urban Area Site		Yes	0.73 Ha	NO	-		
Green Belt Site		No	0.7511a		-		
					-		
Greenfield Site		Yes	0.51 Ha		-		
Previously Developed Land	a	Yes	0.22 Ha				
Site Constraints							
Areas excluded from the S	1		Ne	Constraints th			
Scheduled Monument	With		No	Ancient Woodla	nu	Within Dort of City	No
	Part		No	-		Part of Site	No
	Adj.		No		taa	Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	les	Within Dort of Site	No
		of Site	No	4		Part of Site	No
		in Buffer	No	Die alle serve in Arri		Within Buffer	No
Local Nature Reserve (LNR)	With		No	Biodiversity Acti	on Pian (BAP)	Within Dort of Site	No
		of Site	No	Priority Habitat		Part of Site	No
	vvith	in Buffer	No	Deete start C		Within Buffer	No
Flood Zone			No	Protected Specie			No
Washland			No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area	14/111		No	10m Buffer			
Existing, developed	With		No		<u> </u>		
business/ industrial areas	Part		No	Village Green &			No
	With	in buffer	Yes	Ground Water W			No
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
			-			Adj. To	No
L							

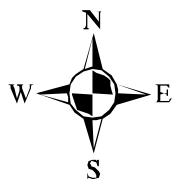
ddress: Land adjacent to the Watermill, urnt Mills Road, Pitsea		Site Area: 0.73 Ha	Current Use: Car park and open space	Site Ref.: SS0145		
Immovable communications links		No	Potential Contaminated Land C			
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	Definitive Footpath (PRoW):		No
			TPO			No
			Archaeological Finds	s Area		No
 Highway issues: Access from public house if developed. Driv. Constraints (description): Open space allocation in devel Within 800m of Existing Employ Protected species alert area bused Sewer pipe runs across northe Likely existence of contamination Could the constraints be ow Open space allocation Proximity to employme Driver visibility splay in highway safety. Sufficient parking wou Noise transmission from adjacent junction Prosition of sewerage position of sewerage position of these 	ver visibility ac opment plan. oyment area bu uffer. rn quarter of s ion – no detail vercome? would need to ent area of littl hay need to be ld also need to m adjacent pu may also need tected species oipe to be resp of the site to	ross the site i uffer. site. ed assessmer Yes. b be removed le consequence retained acr b be provided iblic house may d to be overce may be requ ected in any check on pote	may be an issue. ht made. from development pl ce given predominant oss part of site from l to meet needs of ho ay also need to be tal come through possible ired. development. ential contamination a	an. ly residentia Burnt Mills R tel and publi ken into acco e bund or lar	I nature of the a oad, in the inter c house. bunt. Noise trans ndscaping. on or avoidance	rea. ests of smission measures
Site is suitable for housing	j developmei	nt X				
Reason(s) why site is suita	able for hous	ing:	I			
Site is located within an urban does not constitute open spac resolution to develop be made	e but serves a					
Is site available for develo	pment?		Identified through submission of the s thus unavailable at	ite was rece		



Land adj to the Watermills Burnt Mill Road



SHLAA 2011/2012



Address: Land at Parklands, Parkside, Northlands		Site Area: 0.35ha	Current Use: Open space/vac scrubland	ant Site Ref.:			
Description of Site (include Largely square piece of land of grassed with some scrubland, by residential terraces with op electricity sub-station to the si- the north east corner of the si-	n north side of and trees to p en parkland to outh. A small s te.	Site Acces: Parkside Access to Services (distance in m) Primary School: Briscoe<600m Secondary School: Barstable <1500m GP/Health Cntr: <800m (Felmores End) Neighbourhood Centre: <800m (Felmores End)					
Allocated as an area of no not allocated for an extension to t masterplan, but now surplus t	Space & Childr	bace: Amenity G en/young people	e space				
 Planning history: BAS/872/84 – Application for 20 flats (refused 31.08.1984 on grounds of prematurity for housing, over-development and unsatisfactory parking layout) BAS/1641/84 – Application for 18 flats (Not determined. Dismissed at appeal 10.09.1985 on grounds of unacceptable access, loss of landscaping. Inspector states in Para 9 of his report: "In my judgement this locality is an example of the high quality of the environment of Basildon New Town which is generally to be prized, and not eroded except to meet pressing needs (housing), which are absent < 400m (Park Side), Educational Field <800m (Briscoe), Natural/semi natural Green Space <800m (Burnt Mills Road) Outdoor Sport Facility <2km (South Essex Gymnastics Centre), Urban Park <400m (Northlands Park) Bus Stop: 150m (Ashlyns) Railway Station: Pitsea >1600m 							
from this case". BAS/1615/85 – Application for (Refused 23.04.1985 on groun upon residential amenities of a detrimental to highway safety BAS/0149/96 – Application for (withdrawn)	nds of detrime adjoining occu 10 flats, 4 bu	ental impact of ipiers and traff	development fic movements garages (outline)				
Ownership:	- Public I		Yes	-			
		Individual?	No	4			
	- Compa	2	No	4			
	- Unknov		No	4			
Urban Area Site	Yes	0.35ha		4			
Green Belt Site	No			4			
Greenfield Site	Yes	0.35ha		4			
Previously Developed Land	l No			ļ			
Site Constraints							
Areas excluded from the S					a site's viabili		
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No	
	Part of	No	-		Part of Site	No	
	Adj. To	No		-	Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No	
	Part of Site	No	4		Part of Site	No	
	Within Buffer				Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat		Part of Site	No	
	Within Buffer	No			Within Buffer	No	
Flood Zone		No	Protected Specie	es Alert Area		No	
Washland		No	Protected Specie	es Alert Area -		Yes	
Marshes Protection Area		No	10m Buffer				
	14/11	1			1		
Existing, developed	Within	No]		

Address: Land at Parklands, Parkside, Northlands	rear of 5-29	Site Area : 0.35ha	Current Use: Open space/vacant scrubland	Site Ref.: SS0147		
	Within buffer	No	Ground Water Vulnerability Area			No
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
			5		Adj. To	No
Immovable communications links		No	Potential Contamina	ted Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW):		No
			ТРО			No
			Archaeological Finds	s Area		No
Highway issues: Access fro	om Parkside					
 Constraints (description): Protected species alert an Previously dismissed at a Close proximity to electric Likely existence of contar 	ea buffer and S opeal for housir ity sub-stations	ng. S.				

Could the constraints be overcome? Yes.

- SSSI unlikely to be affected given the established residential area. Investigation into protected species may be required.
- A much reduced scale of housing compared to earlier schemes could be sought.
- Would need to check with electricity company to ensure that they have no further increased development capacity interest at the site and to ensure they would happy with residential development in close proximity to their equipment.
- 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: Subject to PPG17 assessment, the site is in an urban area, surrounded by residential properties. Opportunity may exist for a lower scale housing development combined with some safeguarded open space.

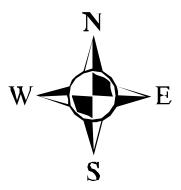
Is site available for development?	The site was put forward as part of the Call for Sites
If yes, when?	process. Following receipt of the site, the landownership
	details could be established.



Land at Parklands, rear of 5-29 Parkside



SHLAA 2011/2012



Address: Open Space at junct and Cheshunts, adjacent to/to t	tion of Ashlyns	Site Area: 1.88ha	Current Use: Open space/	Site Ref.: SS0148		
Cheshunts and 133 Cheshunts		1.00114	woodland			
Description of Site (includ Largely wooded parcel of pub		e south side of	Accessed From: Ashlyns; Cheshunts			
Ashlyns, Basildon. Although th					vices (distance	in m)
Chestnuts and Mill Green and	south to the	Chalvedon Com	nmunity Centre,		: Northlands; Gi	
the area submitted for the SH				St. Teresas Prin		
with the eastern boundary fol				J	ool: Basildon Up	per and
becomes level with existing du	wellings, rathe	er than extendi	ng to the	Lower Academ		
Community Centre.					tre: 2 (Dipple; R	lectory
The site is surrounded by resi	dential nroner	ties to the wes	t south and	Road) <800m	l Centre: 3 (Cha	luodon
east, with Northlands Park to		ties to the wes			res End; Recorty	
				<800m		(Rodu)
Allocated as 'Existing Open Sp	ace' in the BE	DLP 1998.		Town Centre: F	Pitsea <800m	
				Public Open Sp	ace:	
Planning history: None			i		Space & Childre	en/young
Ownership:	- Public		Yes	people space <		
		Individual?	No		00m (Pitsea Ma	rket);
	- Compa		No	Educational Fie		
	- Unkno		No	<pre>Natural/semi n </pre>	atural Green Spa	alt
Urban Area Site	Yes	1.88ha		,	Facility <800m;	
Green Belt Site Greenfield Site	No Yes	1.88ha		Urban Park <4		
Previously Developed Land		1.0011d		Bus Stop: 30m		
Previously Developed Land				Railway Station	n: Pitsea <1600r	n
Site Constraints						
Areas excluded from the S		ł		hat may affect		
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No
	Part of Site				Part of Site	No
Least Natura Deserve (LND)	Within Buffer	· · · · ·	Diadiversity Act	on Dian (DAD)	Within Buffer	No
Local Nature Reserve (LNR)	Within	No No	Biodiversity Acti Priority Habitat	on Plan (BAP)	Within	No No
	Part of Site Within Buffer	-	Friority Habitat		Part of Site Within Buffer	No
Flood Zone		No	Protected Speci	os Alort Aroa		Yes
Washland		No	Protected Speci			Yes
Marshes Protection Area		No	10m Buffer			105
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Within buffer		Ground Water V Area			No
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
LIGGUIGILY É YIULIS			LISTED DUIIUIIIYS		Adj. To	No
Immovable communications		No	Potential Contar	minated Land	C	
links						
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ath (PRoW):		No
	•		TPO			No
			Archaeological I	inds Area		No
		•			•	•

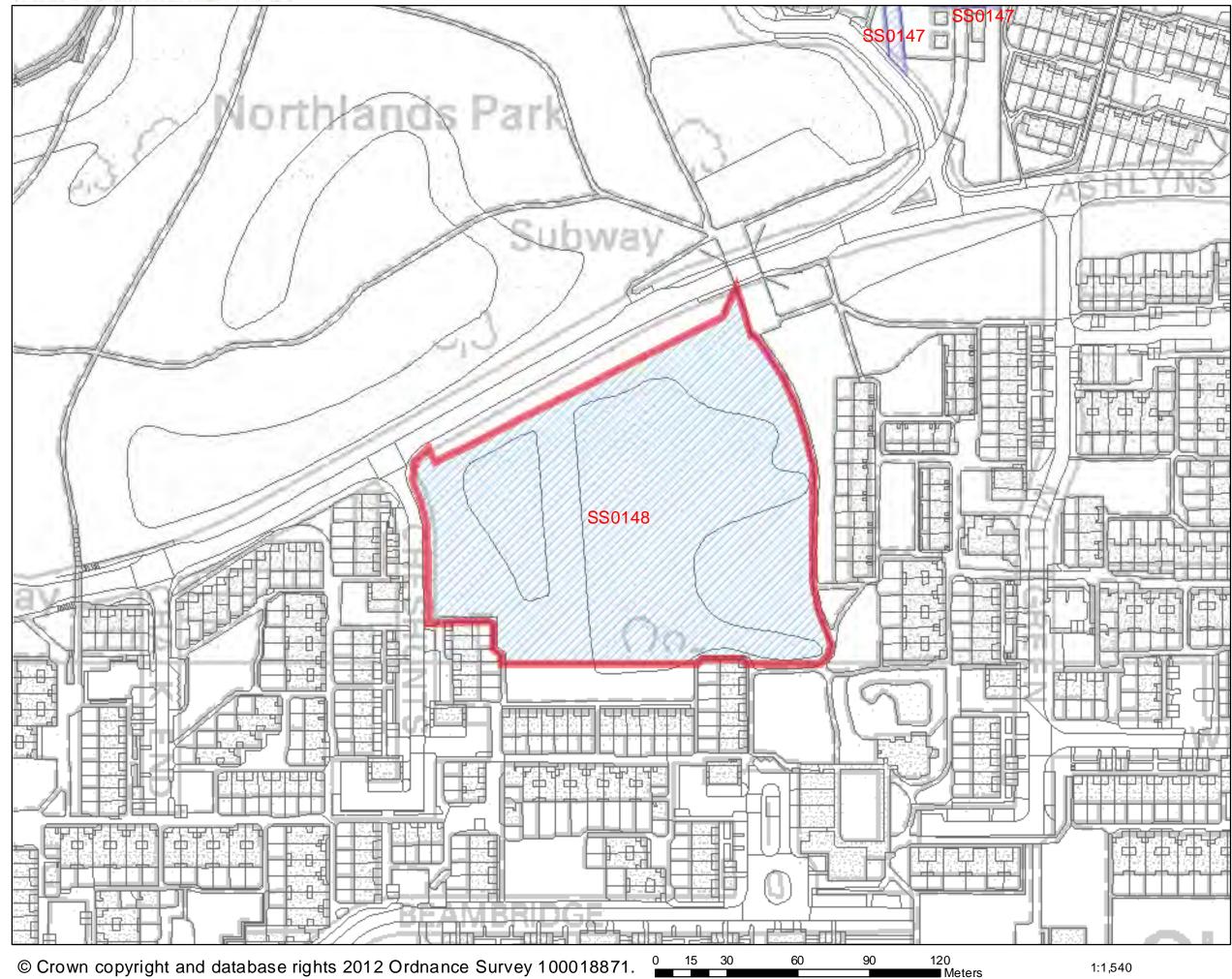
Address : Open Space at junction of Ashlyns and Cheshunts, adjacent to/to the rear of 1-5 Cheshunts and 133 Cheshunts, Felmores	Site Area : 1.88ha	Current Use: Open space/ woodland	Site Ref.: SS0148						
Highway issues: No particular issues									
 Constraints (description): Allocated as public open space in develop Protected species alert area. Large number of mature trees are an att A surface water drain runs along the nor Likely existence of contamination – no de SSSI Buffer 2km. 	ractive visual th site bounda	ary.	menity to the are	ea.					
 PPG17 Assessment to establish the value Investigate species present on site. Tree survey to establish whether trees at Design solution to avoid impact on existing Intrusive investigation of the site to check SSSI buffer unlikely to be affected due to the site to check 	re worthy of p ng surface wa k on potential p intervening u	rotection. ter drains. contamination and r urban development.	nitigation or avo	idance measures.					
What is the most suitable type of deve	lopment for	this site? Open spa	ce; residential						
Site is suitable for housing development X									
Site is suitable for housing development X Reason(s) why site is 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 investigations and PPG17 Assessment. An initial PPG17 Site Assessment in 2010 considered the quality of the site to be sufficient to resist development in									

An initial PPG17 Site Assessment in 2010 considered the quality of the site to be sufficient to resist development in terms of the needs and demands of Stakeholders, although the site does not require protection in terms of accessibility or quantity and it is considered that any loss could be off-set. The PPG17 Assessment therefore does not make the site unsuitable.

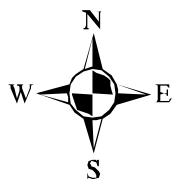
Is site available for development?	The site was put forward as part of the Call for Sites
If yes, when?	process. Following receipt of the site, the landownership
	details could be established.



OS at junction of Ashlyns and Cheshunts



SHLAA 2011/2012

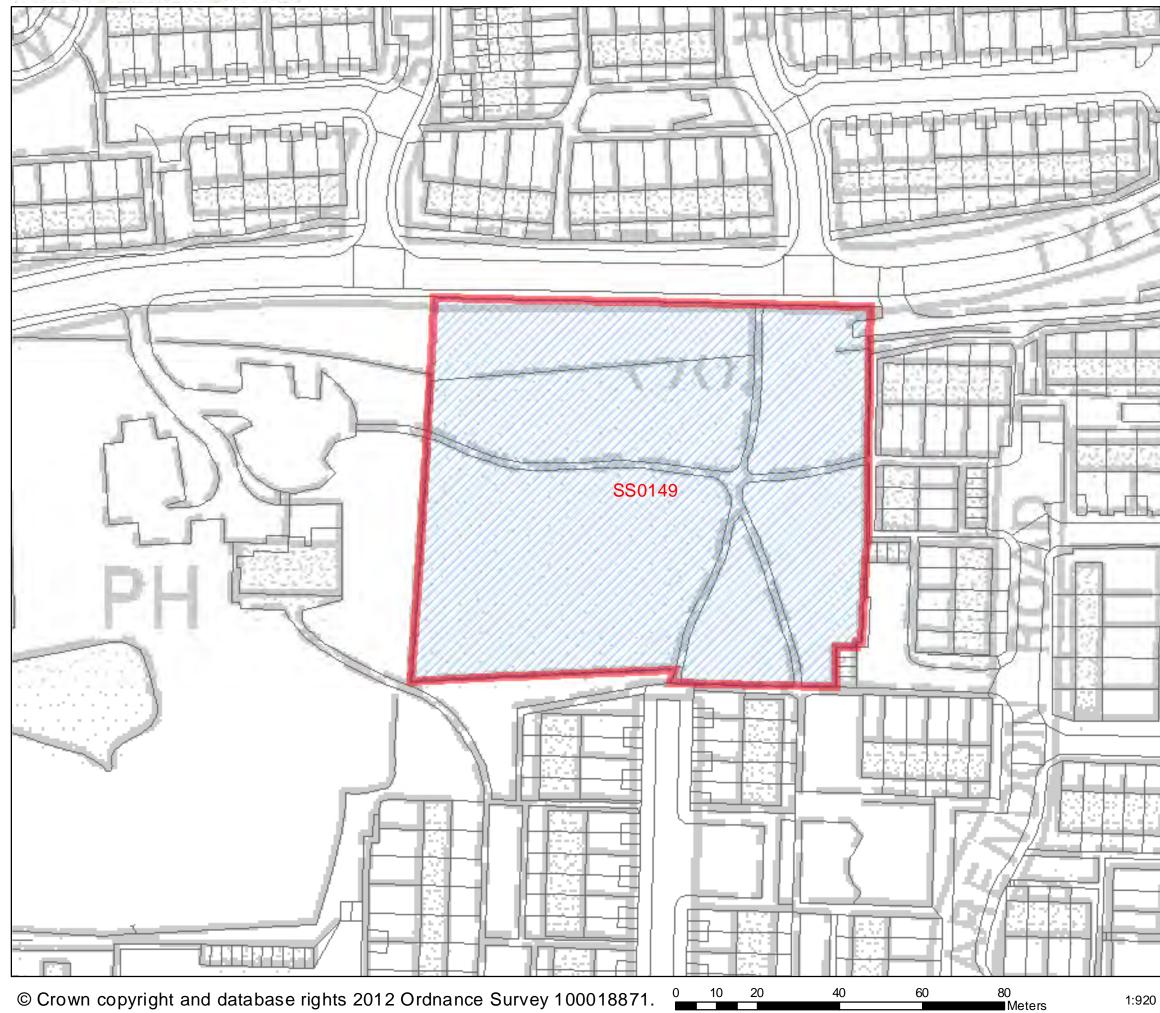


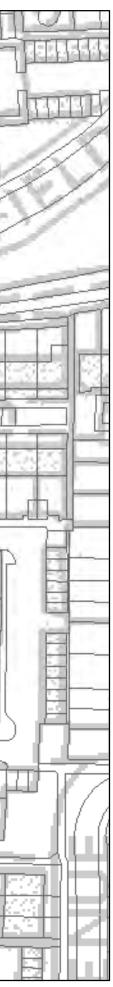
Address: Open space adjacent to Gr Chalvedon Hall opposite 31-57 Tyefie		i te Area : .98ha	Current Use: Open space/ woodland	Site Ref.: SS0149			
Description of Site (including pla	Site Access.	Tvefields					
Large square piece of public open spa	Site Access: Tyefields Access to Services (distance in m)						
Ashlyns, Basildon. Residential propert		: Eversley & Bris	,				
south and east, with Great Chalvedor	<600m	. Eversicy & Drie					
west. The site is largely woodland w		0	nd comprises		ool: Chalvedon <	<1500m	
the confluence of five footpaths that	cross the	site.			tre: <800m (Red		
Allocated as 'Existing Open Space' in	the BDLP	1998.		Neighbourhooc Road)	I Centre: <800m	(Rectory	
Planning history: None recent, thoug	ub prior to	docianation	as a Now Town	Town Centre: F			
the land was shown as being occupie					ace: Amenity Gr		
believed constructed between 1923 a					en/young people		
remain.		lineaginnen	onnianto	•	edon Hall site), ((Pitsea Market),	JIVIC	
	Public Boo	dy?	Yes		ld <400m (Brisc	ne)	
•	Private In		No		atural Green Spa		
	Company		No		am Avenue), Ou		
	Unknown		No		400m (Crown A		
Urban Area Site Ye	es	0.98ha		Urban Park <4	00m (Rushly)		
Green Belt Site No	0				0m (Rectory Road)		
	es	0.90ha		Railway Statior	1: Pitsea >1600r	n	
	es	0.08ha					
Site Constraints							
Areas excluded from the SHLAA			Constraints th				
Scheduled Monument Within		No	Ancient Woodla	nd	Within	No	
Part of		No			Part of Site	No	
Adj. To		No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar Within		No	Local Wildlife Si	tes	Within	No	
Part of		No			Part of Site	No	
		Yes	D's d'a servite A st		Within Buffer	No	
Local Nature Reserve (LNR) Within		No	Biodiversity Acti	on Plan (BAP)	Within	No	
Part of		No	Priority Habitat		Part of Site	No	
		No	Drate at a d Crassi	a Alant Anaa	Within Buffer	No	
Flood Zone		No	Protected Specie			Yes	
Washland		No	Protected Specie 10m Buffer	es Alert Area -		Yes	
Marshes Protection Area Existing, developed Within		No	TUILI DUILEI				
3,		No No	Villago Croop 9	Common Land		No	
		NO	Village Green &			NO NO	
			Ground Water V Area	<u> </u>			
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No	
					Adj. To	No	
Electricity Pylons		No	Listed Buildings		Within	No	
			(Great Chalvedo	n Hall)	Adj. To	Yes	
		No	Potential Contar	ninated Land	С		
Immovable communications links							
		No	Definitive Footp	ath (PRoW):		No	
links 400m buffer zone around wastewater/sewage		No	Definitive Footp	ath (PRoW):		No	
links 400m buffer zone around wastewater/sewage		No					

	Site Area : 0.98ha	Current Use: Open space/ woodland	Site Ref.: SS0149				
 Constraints (description): Allocated as public open space in development plan, Protected species alert area. SSSI buffer. Setting of a Grade II listed building Likely existence of contamination – no detailed assessment made. Could the constraints be overcome? Yes, Where open space allocation is removed from development plan. Where investigations into protected species are undertaken and where a large number of the existing trees are retained in any development of the site. SSSI unlikely to be affected due to urban situation. Setting of the adjoining listed Chalvedon Hall would also need to be respected with any development being suitably designed. 							
 Intrusive investigation of the site to check What is the most suitable type of development 							
Site is suitable for housing development X	{						
Reason(s) why site is suitable for housing : The site is within an urban area and has access to services. 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?		process by the land	lowner. The time	h the Call For Sites escale has been policy if necessary.			

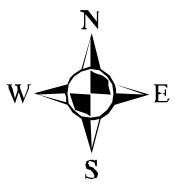


OS adj to Great Chalvedon Hll





SHLAA 2011/2012



Land at North of 36 Popes Cr Basildon	escent	, Pitsea,	Site Area : 0.33 Ha	Current Use: Open Space an Woodland	d Site Ref. SS0150		
Description of Site (includ The site is part of a larger op close to Pitsea TC and North It has a narrow trapezoid sha 26m at the smallest, and app	ce locate Pitsea J e width i Om long.	ed within a re unior School is 40m at its	largest side and	Access to Se Primary Schoo Junior and Nu	scent or Burns A rvices (distance I: Northlands Inf rsery; Pitsea Jun Dic Schools withi	in m) fant, ior; and St	
Part of site is designated open lined with semi-mature trees	n spac	e in BDL	P98. It conta	ins a footpath		ool: Chalvedon ools within 1500r	
Planning Application 96/0035 Bungalows With Attached Gan "Loss of an informal open spa fulfils both an amenity and re	rages - <i>ace wh</i>	REFUSE	D for the fol <i>is densely po</i>	lowing reason: pulated location	within a 800m & Rectory Parl	-	d Avenue
space would be detrimental t an undesirable precedent for space within the district."	to the c	character	r of this area	and would set	centres within Square & Rect	d Centre: 2 neig a 800m buffer (ory Road Pitsea TC within	Chalvedon
Ownership:	-	Public E	Body?	Yes			
-	-	Private	Individual?			pace: Site is an o y Green Space <	
	-	Compar	יy?			ung People Space	
		Unknow			<400m; Churchyard <800m; Civic		
Urban Area Site		/es	Area : 0.3	33 ha		try Park <2km;	
Green Belt Site		No			Educational Fi	eld <400m; Natu	ural Open
Greenfield Site Previously Developed Lan		<u>res</u> No	Area: 0.3	3 ha	Space <800m Urban Park <8	; Outdoor Sports	s <400m;
					D 01 111		
Sito Constraints					•	iin a 400m buffe n: Pitsea station	
Site Constraints				Constraints th	Railway Statio 1k buffer	n: Pitsea station	within a
Areas excluded from the S			No		Railway Statio 1k buffer nat may affect	n: Pitsea station	within a
	Withi	n	No	Constraints the Ancient Woodla	Railway Statio 1k buffer nat may affect	n: Pitsea station a site's viabili Within	within a ty No
Areas excluded from the S	Withi Part o	n of	No		Railway Statio 1k buffer nat may affect	n: Pitsea station a site's viabili Within Part of Site	within a ty No No
Areas excluded from the S Scheduled Monument	Withi Part o Adj.	n of To	No No	Ancient Woodla	Railway Statio 1k buffer nat may affect	n: Pitsea station a site's viabili Within Part of Site Within Buffer	within a ty No No No
Areas excluded from the S	Withi Part o Adj.	n of Fo n	No No No		Railway Statio 1k buffer nat may affect	n: Pitsea station a site's viabili Within Part of Site Within Buffer Within	within a ty No No No No
Areas excluded from the S Scheduled Monument SSSIs / SACs / SPAs /	Withi Part o Adj.	n of To n of Site n	No No	Ancient Woodla	Railway Statio 1k buffer nat may affect	n: Pitsea station a site's viabili Within Part of Site Within Buffer	within a ty No No No
Areas excluded from the S Scheduled Monument SSSIs / SACs / SPAs / Ramsar	Withi Part o Adj. ⁻ Withi Part o Withi	n Df To n Df Site n r	No No No	Ancient Woodla	Railway Statio 1k buffer	n: Pitsea station a site's viabili Within Part of Site Within Buffer Within Part of Site	within a ty No No No No No
Areas excluded from the S Scheduled Monument SSSIs / SACs / SPAs /	Withi Part of Adj. Withi Part of Withi Buffe Withi	n Df To n Df Site n r	No No No Yes	Ancient Woodla	Railway Statio 1k buffer nat may affect and ites ion Plan (BAP)	n: Pitsea station a site's viabili Within Part of Site Within Buffer Within Part of Site Within Buffer	within a ty No No No No No No No
Areas excluded from the S Scheduled Monument SSSIs / SACs / SPAs / Ramsar	Withi Part of Adj. Withi Part of Withi Buffe Withi	n of To n of Site n r of Site n	No No No Yes No	Ancient Woodla	Railway Statio 1k buffer nat may affect and ites ion Plan (BAP)	n: Pitsea station a site's viabili Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within	within a ty No No No No No No No No No
Areas excluded from the S Scheduled Monument SSSIs / SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □	Withi Part of Adj. Vithi Part of Withi Buffe Withi Part of Withi	n of To n of Site n r of Site n	No No No Yes No No	Ancient Woodla	Railway Statio 1k buffer	n: Pitsea station a site's viabili Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Part of Site	within a ty No
Areas excluded from the S Scheduled Monument SSSIs / SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland	Withi Part of Adj. Withi Part of Withi Buffe Withi Buffe	n of To n of Site n r of Site n	No No No Yes No No No	Ancient Woodla Local Wildlife S Biodiversity Act Priority Habitat Protected Species	Railway Statio 1k buffer nat may affect and ites ion Plan (BAP) ies Alert Area	n: Pitsea station a site's viabili Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Part of Site	within a ty No
Areas excluded from the S Scheduled Monument SSSIs / SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area	Withi Part of Adj Withi Part of Withi Buffe No	n of To of Site n r of Site n r	No No Yes No No No No No	Ancient Woodla Local Wildlife S Biodiversity Act Priority Habitat Protected Speci	Railway Statio 1k buffer nat may affect and ites ion Plan (BAP) ies Alert Area	n: Pitsea station a site's viabili Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Part of Site	within a ty No No No No No No No No No Yes
Areas excluded from the S Scheduled Monument SSSIs / SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed	Withi Part of Adj Withi Part of Withi Buffe Withi Buffe No	n of To n of Site n n r n n r n n n	No No Yes No No No No No No	Ancient Woodla Local Wildlife S Biodiversity Act Priority Habitat Protected Special Protected Special 10m Buffer 	Railway Statio 1k buffer nat may affect and ites ion Plan (BAP) ies Alert Area ies Alert Area -	n: Pitsea station a site's viabili Within Part of Site Within Buffer	within a ty No No No No No No No No Yes Yes
Areas excluded from the S Scheduled Monument SSSIs / SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area	Withi Part of Adj Withi Part of Withi Buffe Withi Buffe No Withi Part of Withi	n of To n of Site n of Site n r n n of	No No No Yes No No No No No No No	Ancient Woodla Local Wildlife S Biodiversity Act Priority Habitat Protected Speci 10m Buffer Village Green & 	Railway Statio 1k buffer nat may affect and ites ion Plan (BAP) ies Alert Area ies Alert Area -	n: Pitsea station a site's viabili Within Part of Site Within Buffer	within a ty No No No No No No No Vo No Yes Yes No
Areas excluded from the S Scheduled Monument SSSIs / SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed business/ industrial areas	Withi Part of Adj Withi Part of Withi Buffe Withi Buffe No	n of To n of Site n of Site n r n n of	No No Yes No No No No No No No No	Ancient Woodla Local Wildlife S Biodiversity Act Priority Habitat Protected Speci 10m Buffer Village Green & Ground Water V Area 	Railway Statio 1k buffer nat may affect and ites ion Plan (BAP) ies Alert Area ies Alert Area - <u>Common Land</u> Vulnerability	n: Pitsea station a site's viabili Within Part of Site Within Part of Site Within Part of Site Within Part of Site Within Buffer Within Buffer Within Buffer Within Buffer Within Buffer Within Buffer Image: State Sta	within a ty No No No No No No No Vo No Yes Yes No
Areas excluded from the S Scheduled Monument SSSIs / SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed	Withi Part of Adj Withi Part of Withi Buffe Withi Buffe No Withi Part of Withi	n of To n of Site n of Site n r n n of	No No No Yes No No No No No No No	Ancient Woodla Ancient Woodla Local Wildlife S Biodiversity Act Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V	Railway Statio 1k buffer nat may affect and ites ion Plan (BAP) ies Alert Area ies Alert Area - <u>Common Land</u> Vulnerability	n: Pitsea station a site's viabili Within Part of Site Within Buffer	within a ty No No No No No No No No Yes Yes No

Address: Land at North of 36 Popes Cre Basildon	scent, Pitsea,	Site Area: 0.33 Ha	Current Use: Open Space and Woodland	Site Ref.: SS0150		
Electricity Pylons		No	Listed Buildings		Within Adj. To	No No
Immovable communications links		No	Potential Contamina	nated Land C		1
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
•			TPO		01/52 & 32/96	Yes
			Archaeological Finds	s Area		No

Highway issues:

 Increase of traffic through Popes Crescent and/or Burn Avenue. Close to town centre amenities, services and transport connections.

Constraints (description):

- Loss of open space.
- Numerous mature trees and hedges on site including 3 TPO trees.
- Site within 2km of SSSI.
- Site is within Protected Species Alert area.
- Likely existence of contamination no detailed assessment made.
- Sewerage and water pipes cross the eastern corner of the site.

Could the constraints be overcome? Yes

- Following PPG17 and Open Space Strategy, may be possible to release open space.
- Design solution to retain, protect, replant trees, or accept loss.
- Unlikely to impact on SSSI due to intervening urban development.
- Ecological survey to check impact of a development on Protected Species.
- Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures
- Design solution to avoid interfering with pipes.

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

Open space; residential.

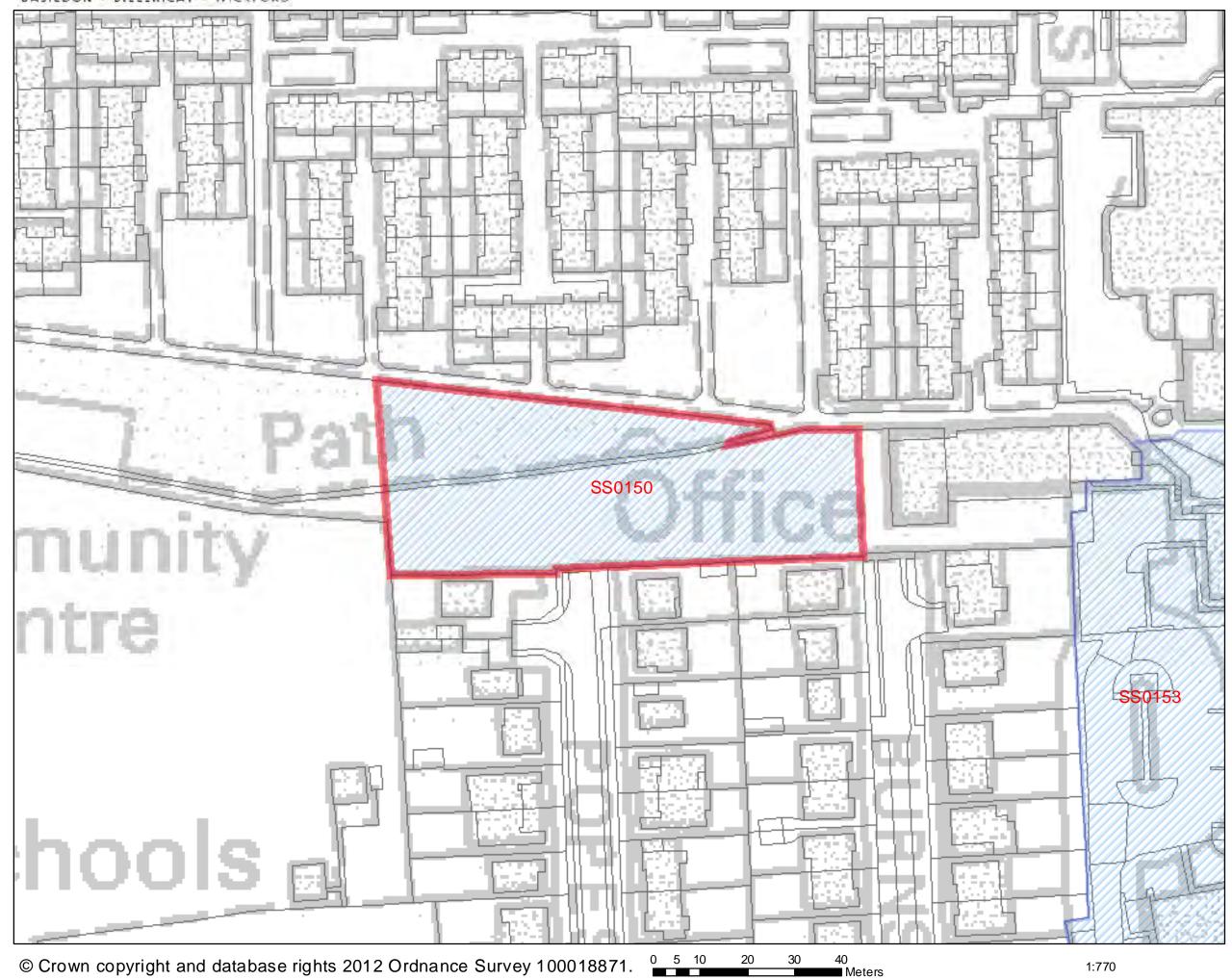
Site is suitable for housing development ☐

Reason(s) why site is suitable for housing: The site is close to town centre amenities, facilities and services including transport connections. None of the constraints are necessarily insurmountable. 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.

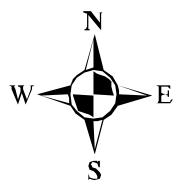
Is site available for development?	Yes. This site was submitted through the Call For Sites
If yes, when?	process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.



Land at N of 35 Popes Crescent



SHLAA 2011/2012

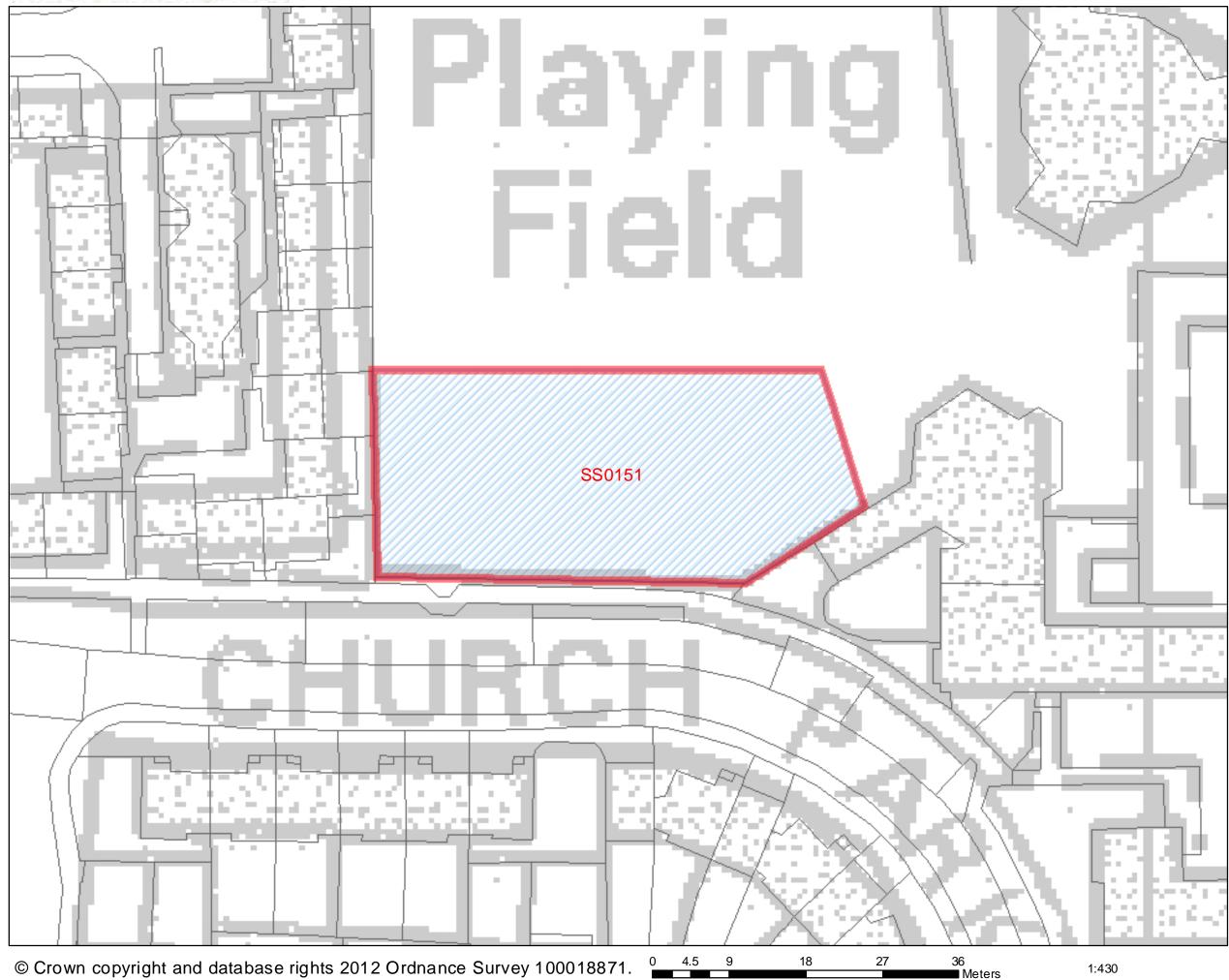


Address: Land west of Youth and Community Centre, Church Park Road, Pitsea			Site Area : D.13ha	Current Use: Recreation spac					
Description of Site (including planning status)					Site Access: Church Park Road				d
Largely rectangular shaped site located on the north side							s (distance	in m)	
Road, Pitsea. The site was approved for 5 dwellings (2008									
have been done on site is demolition of existing structure.								r School <6	
								Chalvedon 8	k
Allocated as an area of no notation in the BDLP 1998.						stable <150			
Planning history:					(Wick Aver	nue &			
00/00064/BAS - Erection of 5		Rectory Park Drive) <800m Neighbourhood Centre: 2 (Rectory							
01/01077/FULL – Erection of									
06/01173/FULL – Erection of				7. Allowed on	Avenue & Chalvedon Square) <800m Town Centre: Pitsea <800m				
appeal.		<u>-</u>			Public Open Space: Amenity Green Space & Children/young people space				een
08/00445/FP – Erection of 5 c	dwelli	ngs. Condit	ional Approv	al 12-06-08.					
08/00744/FULL - Variation of	08/00744/FULL – Variation of condition. Granted.				<400m (the site itself and Popes Crsnt);				es Crsnt);
				Churchyard <8			300m (St. Michaels); Civ		
Ownership:		- Public Body? No				Space <400m (Pitsea Marke			
	ļ	- Private In		No				100m (Chalv	
		- Company		Yes		Natural/semi natural Greer			
		- Unknowr		No		•		Drive); Cour	5
Urban Area Site		Yes	0.13ha					Outdoor Spo Irch Park Dr	
Green Belt Site		No						(Howard Pa	
Greenfield Site		Yes	0.13ha					kford Aven	
Previously Developed Land No						way Station			uc
Site Constraints									
Areas excluded from the S	5HLA	Α		Constraints that may affect			a sit	e's viahilit	
			1						
Scheduled Monument	With	nin	No	Ancient Woodla			With	nin	No
	With Part	nin of	No			<u>,</u>	With Part	nin of Site	No No
Scheduled Monument	With Part Adj.	nin of To	No No	Ancient Woodla	nd		With Part With	nin of Site nin Buffer	No No No
	With Part Adj. With	iin of To iin	No No No		nd		With Part With With	nin of Site nin Buffer nin	No No No
Scheduled Monument	With Part Adj. With Part	nin of To nin of Site	No No No No	Ancient Woodla	nd		With Part With With Part	nin of Site nin Buffer nin of Site	No No No No
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar	With Part Adj. With Part With	nin of To nin of Site nin Buffer	No No No Yes (SSSI)	Ancient Woodlan	nd tes		With Part With With Part With	nin of Site nin Buffer nin of Site nin Buffer	No No No No No
Scheduled Monument	With Part Adj. With Part With With	nin of To nin of Site nin Buffer nin	No No No Yes (SSSI) No	Ancient Woodlan	nd tes		With Part With With Part With With	nin of Site nin Buffer nin of Site nin Buffer nin	No No No No No No
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar	With Part Adj. With Part With Part	nin of To nin of Site nin Buffer nin of Site	No No No Yes (SSSI) No No	Ancient Woodlan	nd tes		With Part With With Part With Part	nin of Site nin Buffer nin of Site nin Buffer nin of Site	No No No No No No No
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR)	With Part Adj. With Part With Part	nin of To nin of Site nin Buffer nin	No No No Yes (SSSI) No No No	Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat	nd tes on Pl	an (BAP)	With Part With With Part With Part	nin of Site nin Buffer nin of Site nin Buffer nin	No No No No No No No No
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone	With Part Adj. With Part With Part	nin of To nin of Site nin Buffer nin of Site	No No No Yes (SSSI) No No No No	Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie	nd tes on Pl es Ale	an (BAP) ert Area	With Part With With Part With Part	nin of Site nin Buffer nin of Site nin Buffer nin of Site	No No No No No No No No No
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland	With Part Adj. With Part With Part	nin of To nin of Site nin Buffer nin of Site	No No No Yes (SSSI) No No No No No	Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie	nd tes on Pl es Ale	an (BAP) ert Area	With Part With With Part With Part	nin of Site nin Buffer nin of Site nin Buffer nin of Site	No No No No No No No No
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area	With Part Adj. With Part With Part With With	nin of To of Site nin Buffer nin of Site nin Buffer	No No No Yes (SSSI) No No No No No No	Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie	nd tes on Pl es Ale	an (BAP) ert Area	With Part With With Part With Part	nin of Site nin Buffer nin of Site nin Buffer nin of Site	No No No No No No No No No
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed	With Part Adj. With Part With Part With With	nin of To of Site nin Buffer nin of Site nin Buffer	No No No Yes (SSSI) No No No No No No No No	Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie 10m Buffer	nd tes on Pl es Ale	an (BAP) ert Area ert Area -	With Part With With Part With Part	nin of Site nin Buffer nin of Site nin Buffer nin of Site	No No No No No No No No No
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area	With Part Adj. With Part With Part With With With Part	nin of To of Site nin Buffer nin of Site nin Buffer	No No No Yes (SSSI) No No No No No No No No No No	Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green &	nd tes on Pl es Ale es Ale	an (BAP) ert Area ert Area - mon Land	With Part With With Part With Part	nin of Site nin Buffer nin of Site nin Buffer nin of Site	No N
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed	With Part Adj. With Part With Part With With With Part	nin of To of Site nin Buffer nin of Site nin Buffer	No No No Yes (SSSI) No No No No No No No No	Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V	nd tes on Pl es Ale es Ale	an (BAP) ert Area ert Area - mon Land	With Part With With Part With Part	nin of Site nin Buffer nin of Site nin Buffer nin of Site	No No No No No No No No No
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed	With Part Adj. With Part With Part With With With Part	nin of To of Site nin Buffer nin of Site nin Buffer	No No No Yes (SSSI) No No No No No No No No No No	Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green &	nd tes on Pl <u>es Ale</u> es Ale	an (BAP) ert Area ert Area - mon Land	With Part With With Part With Part	nin of Site nin Buffer nin of Site nin Buffer nin Buffer	No N
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas	With Part Adj. With Part With Part With With With Part	nin of To of Site nin Buffer nin of Site nin Buffer	No No No Yes (SSSI) No No No No No No No No No No No No	Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Area	nd tes on Pl <u>es Ale</u> es Ale	an (BAP) ert Area ert Area - mon Land	With Part With Part With With Part With	nin of Site nin Buffer nin Buffer nin Buffer nin Buffer nin Buffer	No N
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas	With Part Adj. With Part With Part With With With Part	nin of To of Site nin Buffer nin of Site nin Buffer	No No No Yes (SSSI) No No No No No No No No No No No No	Ancient Woodlan Local Wildlife Sin Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Area	nd tes on Pl <u>es Ale</u> es Ale	an (BAP) ert Area ert Area - mon Land	With Part With Part With Part With With	nin of Site nin Buffer nin Buffer nin Buffer nin Buffer nin Buffer	No N
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	With Part Adj. With Part With Part With With With Part	nin of To of Site nin Buffer nin of Site nin Buffer	No No No Yes (SSSI) No No No No No No No No No No No	Ancient Woodlan Local Wildlife Sir Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Area Conservation Ar	nd tes on Pl <u>es Ale</u> es Ale	an (BAP) ert Area ert Area - mon Land	With Part With Part With Part With With With With Adj.	nin of Site nin Buffer nin Buffer nin Buffer nin Buffer nin Buffer nin Buffer	No N
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	With Part Adj. With Part With Part With With With Part	nin of To of Site nin Buffer nin of Site nin Buffer	No No No Yes (SSSI) No No No No No No No No No No No	Ancient Woodlan Local Wildlife Sir Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Area Conservation Ar	nd tes on Pl es Ale com /ulner	an (BAP) ert Area ert Area - mon Land rability	With Part With Part With Part With With Adj. With	nin of Site nin Buffer nin Buffer nin Buffer nin Buffer nin Buffer nin Buffer	No N
Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications	With Part Adj. With Part With Part With With With Part	nin of To of Site nin Buffer nin of Site nin Buffer	No No No Yes (SSSI) No No No No No No No No No No No No No	Ancient Woodlan Local Wildlife Sir Biodiversity Acti Priority Habitat Protected Specie 10m Buffer Village Green & Ground Water V Area Conservation Ar Listed Buildings	nd tes on Pl es Ale es Ale Com (ulner rea	an (BAP) ert Area ert Area - mon Land rability ed Land	With Part With Part With Part With With Adj. With	nin of Site nin Buffer nin of Site nin Buffer nin of Site nin Buffer nin Buffer nin To nin	No N

Address : Land west of Youth and Community Centre, Church Park Road, Pitsea	Site Area : 0.13ha	Current Use: Recreation space	Site Ref.: SS0151			
		TPO:		No		
		Archaeological Finds	s Area	No		
Highway issues: Access from Church Park submission). Close to town centre amenities						
 Constraints (description): SSSI buffer. Likely existence of contamination – no d 	etailed assess	ment made.				
 Could the constraints be overcome? Yes. No impact on SSSI due to intervening urban development. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures 						
What is the most suitable type of deve	lopment for	this site? Recreatio	nal open spa	ace or residential		
Site is suitable for housing developme	nt X					
Reason(s) why site is suitable for housing: Within the urban area; close to Pitsea town centre and amenities; residential permission granted.						
Is site available for development? If yes, when?		it has recently beer	n permitted a lingness of t	v submitted to the Council and now expired. This he landowner to develop ailable at this time.		



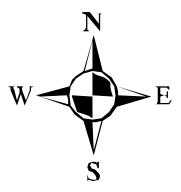
Land West of Youth and Community Centre



© Crown copyright and database rights 2012 Ordnance Survey 100018871.

1:430

SHLAA 2011/2012



Address: Dipple Medical Centre a east of Medical Centre, rear of 2-2 Green		Site Area: 0.88ha	Current Use: Medical Centre a open space		Site Ref.: SS0152			
Description of Site (including	blanning	status)			Access: Wickf			
Irregular shaped site on the south side of Wickford Avenue, Pitsea, containing the Dipple Medical Centre (three linked buildings) and curving around the Pitsea swimming pool site, on the edge of Pitsea Town Centre. Basildon Upper Academy is directly to the north, with residential to the east and west.					Junior/Len Wastell Infants <600m Secondary School: Basildon Upper & Basildon Lower Academies <1500m GP/Health Centre: (Site is a local medical centre) 1 other <800m (Rectory Park Drive) Neighbourhood Centre: 2 (Rectory Road			
The medical centre is allocated as an area of no notation in the development plan, whilst the open space on the eastern side of the site is allocated as 'Existing Open Space in the BDLP 1998.								
Site is within the Pitsea Town Cent	re Master	Plan.		Space & Children/young people space <400m (Rokescroft & Church Park				
Planning history: 00/01337/OUT refused for reside centre parking, for the following re "The site is designated as open sp R1. By significantly reducing the space, which, because of its location particularly valuable function, the the above policy".	subject to Policy his area of open n Centre fulfils a	Road); Churchyard <800m (St. Michaels) Civic Space <400m (Pitsea Market), Educational Field <400m (Basildon Upper Academy) Natural/semi natural Green Space <800m (Waterville Drive) Outdoor Sport Facility <400m (Church						
00/01338/OUT refused for additional town centre parking (refused for the same reasons as above).					Park Drive) Urban Park <400m (Howard Park) Bus Stop: 130m Wickford Avenue Railway Station: Pitsea <1km			
development/open space (refused to conflict with Policy BAS BE12, st "Development of the site in the submitted with the application, wh to have an overbearing and detri- nearby properties in Gifford Green the loss of a number of existing to have a detrimental impact on the c	for the sa tating: form prop nich shows imental in n. In add rees and p appearance	me reasons as posed on the 4 three store npact on the dition the prop planting on the re of the town	indicative layout y blocks, is likely occupiers of the posal will lead to e site which will centre".		way Station: Pit	550 < INII		
01/01417/OUT not determined for outline residential development/Open space.								
03/01534/OUT – Residential dev appeal due to loss of open space a dwellings.	•							
09/00007/FULL – temporary build granted.	lings and	alterations to	medical centre,					
Ownership:	 Public B Private Compar Unknow 	Individual? ny?	No No Yes No	-				
Urban Area Site	Yes	0.88ha]				
Green Belt Site	No]				
Greenfield Site	Yes	0.35ha]				
		-						

Address: Dipple Medical Centre and land east of Medical Centre, rear of 2-22 Gifford Green		Site Area: 0.88ha	Current Use: Medical Centre open space	and Site Ref.:		
Previously Developed Land	d Yes	0.53ha				
Site Constraints	ŀ	-				
Areas excluded from the S	HLAA		Constraints th	hat may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer	Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity 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 Speci	es Alert Area		No
Washland		No	Protected Speci	es Alert Area -		No
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green & Common Land			No
	Within buffer	No	Ground Water Vulnerability Area			No
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contar	minated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ath (PRoW):		Yes
	•		TPO: T1 & 2(Po G1-2 (Ash trees)	TPO/03/95	Yes
			Archaeological I	inds Area		No

Constraints (description):

- Eastern section of the site allocated as public open space in development plan.
- SSSI buffer.
- Tree preservation Order present.
- Likely existence of contamination no detailed assessment made.
- Definitive Footpath (PRoW) within western edge of site.

Could the constraints be overcome? Yes,

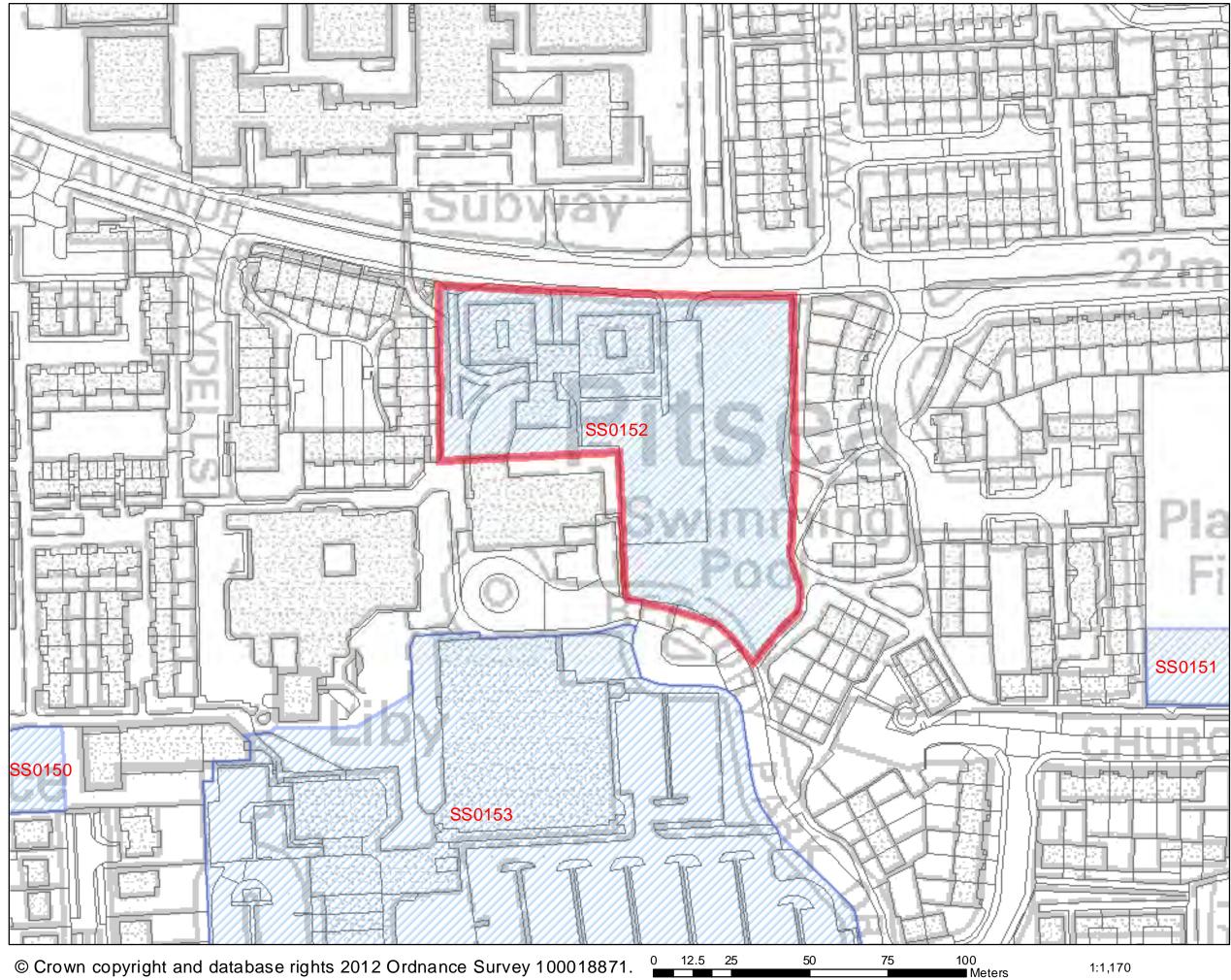
- Open space designation could be changed through the LDF process, provided there were sufficient alternative open spaces in the vicinity.
- SSSI unaffected due to intervening urban development.
- Design solution to retain, protect or replant TPO trees.
- Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures
- Design solution to retain definitive footpath, or Order sought to remove / change the footpath. Footpath is regularly used as an access to the town centre.

What is the most suitable type of development for this site? Open space; community facility (including medical or education); residential or other appropriate town centre uses.

Address : Dipple Medical Centre and land east of Medical Centre, rear of 2-22 Gifford Green	Site Area : 0.88ha	Current Use: Medical Centre and open space	Site Ref.: SS0152						
Site is suitable for housing developme	nt X								
Reason(s) why site is suitable for housing : Whilst previous planning applications and appeals have determined the site unsuitable for residential development, until the site is PPG17 tested it does not fall within any criteria of the SHLAA methodology to deem the site unsuitable. The site is within the urban area on the edge of Pitsea Town Centre, with access to amenities, facilities and services including good transport connections. Constraints could potentially be overcome.									
Is site available for development? If yes, when?		the Call for Sites pro landowner, this par	t of the site has h nent and needs t it can be released of the site is still ried through the ment Local Plans as a whole it is of	had refusals for to undergo a PPG17 d. The Dipple Il occupied and SHLAA process as submissions.					

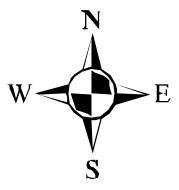


Land adj to Dipple Medical Centre Pitsea



© Crown copyright and database rights 2012 Ordnance Survey 100018871.

SHLAA 2011/2012

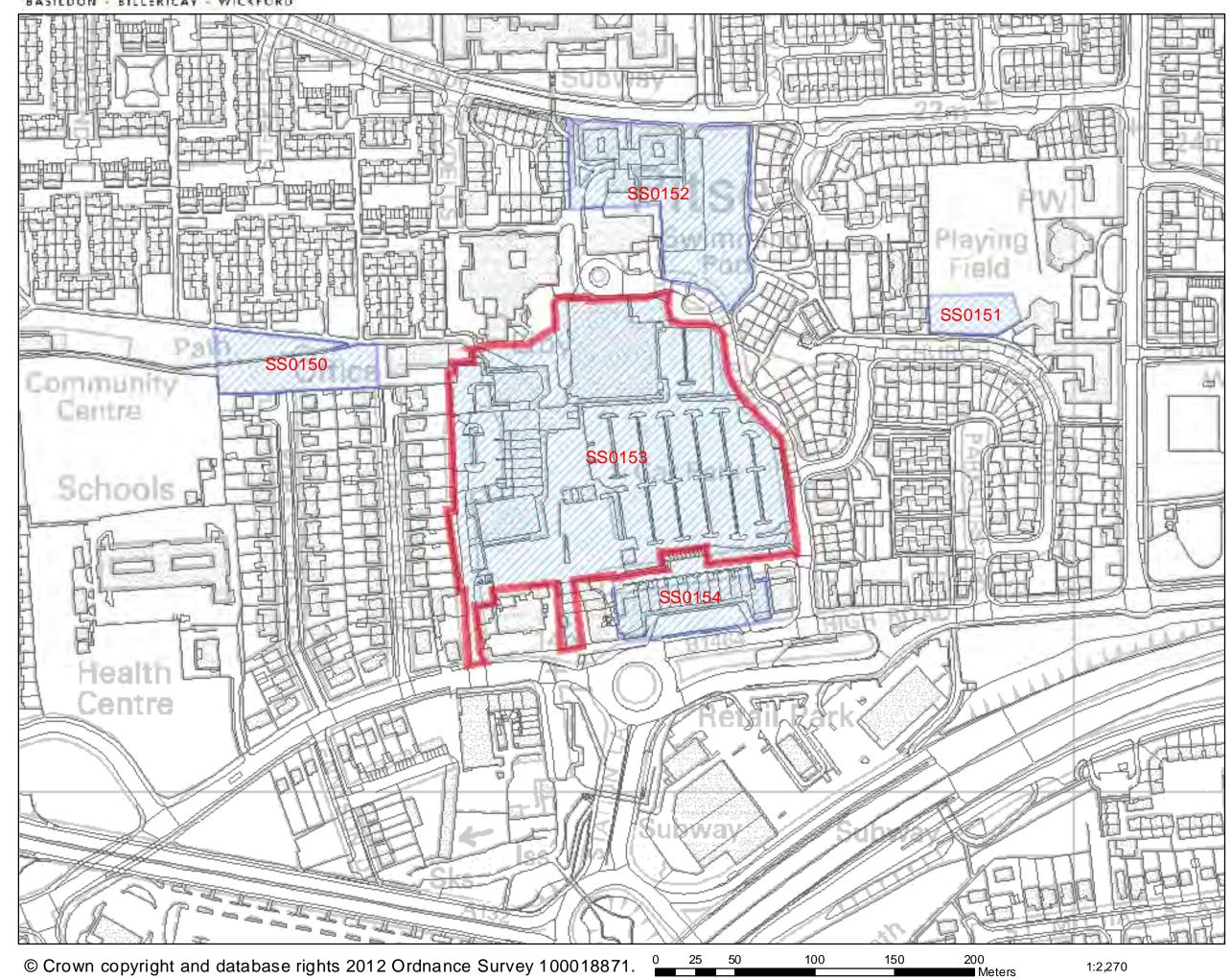


	ent sit	e	Site Area : 3.14ha	Current Use: Town Centre	Site Ref.: SS0153		
Description of Site (includ	ing p	lanning	status)		Site Access: r	ectory Park Driv	ve and
This site forms the central par behind Broadway North and in The site forms the principle pa large open car park and vario	ncludi art of	ing the ma	arket site and wn Centre an	supermarket. d comprises a	High Road, Pitsea Access to Services (distance in m) Primary School: Northlands & Pitsea Junior/Lee Wastell <600m Secondary School: Basildon Upper and Lower Academies <1500m		
road access onto the High Roa constructed during the 1970's guide the comprehensive rede	ad. Ti and	he existing the area i	g structures w s subject to a	vere largely master plan to	GP/Health Cen Centre & Recto Neighbourhood	tre: 2 (Diple Me ory Park Drive) < I Centre: 2 (Cha y Road) <800m	<800m Ivedon
Allocated as 'Town Centre' in	the B	DLP 1998			Town Centre: I		
Planning history: Various previous applications existing buildings within the to site.					 400m (Rokes Michaels) < 400 (Pitsea Market) 	en/young people croft), Churchya Om, Civic Space), Educational Fi	ard (St. <400m eld
02/00609/FULL – First floor N use from storage/ancillary are (Class A3) - 17 flats, insertion and alterations to elevations.	ea of f of do	former ret ormer win	ail unit to res dows, two sto	idential use prey extension	Natural/semi n <800m (Water Facility <400m	on Upper Acade atural Green Spa ville Drive), Out (Church Park D 00m (Howard Pa	ace door Sport rive),
05/00387/FULL - Redevelopm one-bed and 39 two-bed apar Pending consideration.					Railway Statior		
Pitsea Master Plan recently pr	oduce	ed to guid	e regeneratio	n of Pitsea town			
centre.	oduce			1			
5	oduce	- Public B	ody?	No			
centre.	oduce	- Public B - Private	ody? Individual?	No No	-		
centre.	oduce	- Public B - Private - Compar	ody? Individual? by?	No No Yes			
centre.	oduce	 Public B Private Compar Unknow 	ody? Individual? iy? n?	No No			
centre. Ownership: Urban Area Site		- Public B - Private - Compar - Unknow Yes	ody? Individual? by?	No No Yes			
centre. Ownership: Urban Area Site Green Belt Site		- Public B - Private - Compar - Unknow Yes No	ody? Individual? iy? n?	No No Yes			
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site		- Public B - Private - Compar - Unknow Yes No No	ody? Individual? ny? 3.14ha	No No Yes			
centre. Ownership: Urban Area Site Green Belt Site		- Public B - Private - Compar - Unknow Yes No	ody? Individual? iy? n?	No No Yes			
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land	d	- Public B - Private - Compar - Unknow Yes No No Yes	ody? Individual? ny? 3.14ha	No No Yes No	at may affect	a site's viabili	ty
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints	d	- Public B - Private - Compar - Unknow Yes No No Yes	ody? Individual? ny? 3.14ha	No No Yes No		<mark>a site's viabili</mark> Within	ty No
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S	d	- Public B - Private - Compar - Unknow Yes No No Yes A	ody? Individual? ny? n? 3.14ha 3.14ha 3.14ha	No Yes No Constraints th			
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S	d HLAA With	 Public B Private Compar Unknow Yes No Yes A nin of 	ody? Individual? iy? 3.14ha 3.14ha 3.14ha	No Yes No Constraints th		Within	No
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S	d HLA With Part Adj.	- Public B - Private - Compar - Unknow Yes No No Yes A hin of To	ody? Individual? ny? 3.14ha 3.14ha 3.14ha No No	No Yes No Constraints th	nd	Within Part of Site	No No
Centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument	d HLA With Part Adj. With	- Public B - Private - Compar - Unknow Yes No No Yes A hin of To	ody? Individual? ny? 'n? 3.14ha 3.14ha 3.14ha No No No	No Yes No Constraints th Ancient Woodla	nd	Within Part of Site Within Buffer	No No No
Centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument	d HLA With Part Adj. With Part	 Public B Private Compar Unknow Yes No Yes A nin of To nin 	ody? Individual? Ny? 3.14ha 3.14ha 3.14ha No No No No No	No Yes No Constraints th Ancient Woodla	nd	Within Part of Site Within Buffer Within	No No No No
Centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument	d HLA With Part Adj. With Part	 Public B Private Compar Unknow Yes No Yes A of To of Site in Buffer 	ody? Individual? ny? 3.14ha 3.14ha 3.14ha 3.14ha No No No No No No	No Yes No Constraints th Ancient Woodla	nd tes	Within Part of Site Within Buffer Within Part of Site	No No No No
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar	d HLAA With Part Adj. With Part With With	 Public B Private Compar Unknow Yes No Yes A of To of Site in Buffer 	ody? Individual? ny? n? 3.14ha 3.14ha 3.14ha 3.14ha No No No No No No Yes - SSSI	No Yes No Constraints th Ancient Woodla Local Wildlife Si	nd tes	Within Part of Site Within Buffer Within Part of Site Within Buffer	No No No No No No
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar	d HLAA With Part Adj. With Part With With Part	 Public B Private Compar Unknow Yes No Yes No Yes A nin of To nin of Site nin Buffer nin 	ody? Individual? ny? 'n? 3.14ha 3.14ha 3.14ha 3.14ha No No No No No Yes - SSSI No	No Yes No Constraints th Ancient Woodla Local Wildlife Si Biodiversity Acti	nd tes	Within Part of Site Within Buffer Within Part of Site Within Buffer Within	No No No No No No No
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar	d HLAA With Part Adj. With Part With With Part	 Public B Private Compar Unknow Yes No Yes No Yes A nin of To nin of Site nin Buffer nin of Site 	ody? Individual? ny? n? 3.14ha 3.14ha 3.14ha 3.14ha No No No No Yes - SSSI No No	No Yes No Constraints th Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat	nd tes on Plan (BAP)	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	No No No No No No No No
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone	d HLAA With Part Adj. With Part With With Part	 Public B Private Compar Unknow Yes No Yes No Yes A nin of To nin of Site nin Buffer nin of Site 	ody? Individual? ny? 3.14ha 3.14ha 3.14ha 3.14ha No No No No No Yes - SSSI No No No No	No Yes No Constraints th Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat	nd tes on Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	NoNoNoNoNoNoNoNoNoNoNoNo
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone Washland	d HLAA With Part Adj. With Part With With Part	 Public B Private Compar Unknow Yes No Yes No Yes A nin of To nin of Site nin Buffer nin of Site 	ody? Individual? ny? n? 3.14ha 3.14ha 3.14ha 3.14ha No No No No Yes - SSSI No No No No No No No No No No No	No Yes No Constraints th Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat	nd tes on Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	NoNoNoNoNoNoNoNoNoNoNoNoNoNo
centre. Ownership: Urban Area Site Green Belt Site Greenfield Site Previously Developed Land Site Constraints Areas excluded from the S Scheduled Monument SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone	d HLAA With Part Adj. With Part With With Part	 Public B Private Compar Unknow Yes No Yes A nin of To nin of Site nin Buffer nin of Site nin Buffer 	ody? Individual? ny? 'n? 3.14ha 3.14ha 3.14ha 3.14ha No No No No No Yes - SSSI No No No No No No No	No Yes No Constraints th Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat	nd tes on Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	NoNoNoNoNoNoNoNoNoNoNoNoNoNo

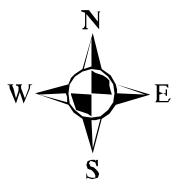
Address: Northlands pavement site		Site Area : 3.14ha	Current Use: Town Centre	Site Ref.: SS0153		
	Within buffer	No	Ground Water Vulne Area	erability		No
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
5 5			5		Adj. To	No
Immovable communications links		No	Potential Contamina	ated Land		С
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW):		Yes
			TPO:			No
Highway issues: Limited ve			Archaeological Find			No
 Definitive footpath runs the Likely existence of contant Could the constraints he Design solution. Town cendent does not restrict reside SSSI unlikely to be affected Design solution to incorport Intrusive investigation of 	nination – no de pe overcome? htre designation lential developm ed due to interv prate footpath o the site to chec	Yes. Yes. a suggests ac nent. ening urban r an Order to k on potentia	tive frontages at grou development. adjust / remove foo al contamination and a	tpath design mitigation or	ation. ⁻ avoidance	e measures
mixed use, community uses.	type of devel	opment for	this site? Town cer	itre uses inc	luding retai	ii, residentiai,
Site is suitable for housin	g developmer	nt X				
Reason(s) why site is suit to most amenities, facilities a number of structures and use unsuitable for housing develo been produce, the timeframe Is site available for develo	nd services incl es which would opment. Howeve for developme	uding transp need to be c er, the site is	ortation connections. onsidered. There are part of the Pitsea Ma o give consideration The site was put for	The site is land no constrain asterplan and to this. orward as pa	arge and conts that ma d as this ha rt of the Ca	ontains a ke the site as only recently all for Sites
If yes, when?			process. Following details could be est application has bee landownership can for development w adoption of the Pits	tablished. F en submitted be establish ill have to gi	Furthermore I for the site led from th ve conside	e, a planning e and the at. Timeframe



Northlands Pavement Site, Pitsea TC



SHLAA 2011/2012

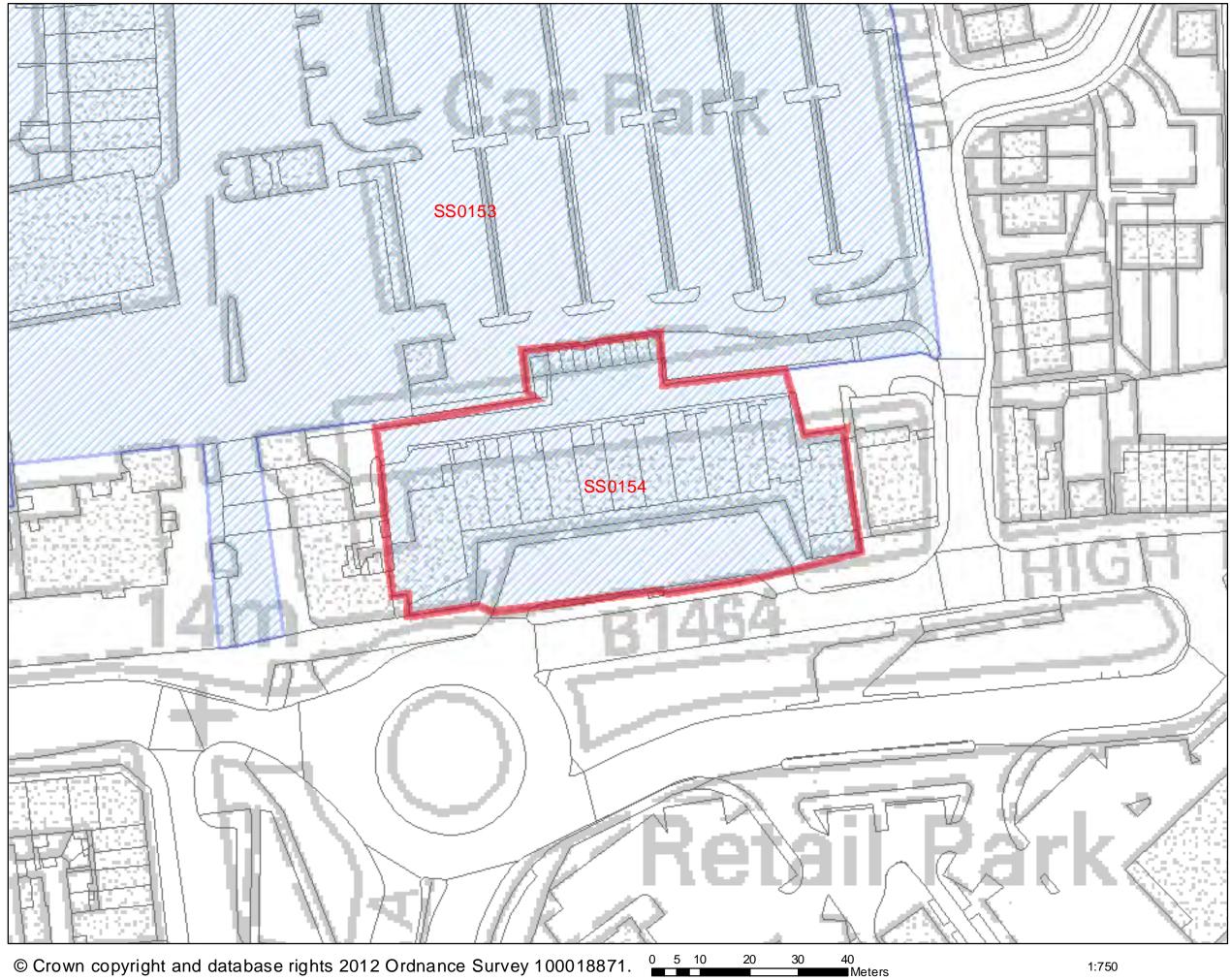


Address: 1-12 Broadway North, Pitsea,	Basilde	on	Site Area : 0.4ha	Current Use : Retail (Town Centre)	Site Ref.: SS0154		
Description of Site (includ	ing pl	anning	status)		Site Access: E	Broadway North	
The site is a parcel of land on of Pitsea. Broadway North cor a medium size building of fun- office / storage rooms. There building, with access from Rec 98/01287/BAS – Change of us Unimplemented. Minor applications since 1998.	mprises ctional is a ga ctory P se from	s a parkir design, arage cou Park Drive	ng bay and bu with retail uni urt area to the e.	us stop fronting ts beneath e rear of the	Primary School Westall Infants Secondary Sch Basildon Lower GPs / Health Co Drive; Dipple M Neighbourhood	entre: 2 (Rector) /ledical Centre) < l Centre: 2 (Cha y Park Drive) <8 Pitsea (within)	sery; Len <600m per and y Park <800m lvedon
Ownership: - Public E			ody?	No		Space <400m;	
			Individual?	No	Children & YP	Spaces <400m	
		Compan		No	Churchyard <4	00m	
		Unknow		Yes	Civic Space <4		
Urban Area Site	Y	'es	0.4ha		Country Park <		
Green Belt Site	Ν	lo			Educational Fie		
Greenfield Site	Ν	lo				ni-natural Space <800m	
Previously Developed Land	d Y	'es	0.4ha		Outdoor Sports <400m Urban Park <400m Bus Stop: adjacent to the site Railway Station: Pitsea <1km		
Site Constraints							
Areas excluded from the S	1			Constraints th		a site's viabili Within	
Scheduled Monument	Withir		No	Ancient Woodla	ncient Woodland		No
	Part c		No				No
	Adj. T		No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Sites		Within	No
	Part c		No			Part of Site	No
		n Buffer	Yes			Within Buffer	No
Local Nature Reserve (LNR)	Withir		No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part c		No	Priority Habitat		Part of Site	No
	Withir	n Buffer	No			Within Buffer	No
Flood Zone If yes, Zone 3? □			No	Protected Specie	es Alert Area		No
Washland			No	Protected Specie	es Alert Area -		No
Marshes Protection Area			No	10m Buffer			
Existing, developed	Withir	n	No				
business/ industrial areas	Part c		No	Village Green &	Common Land		No
	Adj. T		No	Ground Water V Area			No
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
				je na seje		Adj. To	No
Immovable communications links			No	Potential Contar	minated Land	C	<u> </u>
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	ath (PRoW)		No

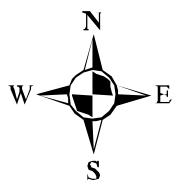
Address: 1-12 Broadway North, Pitsea, Basildon	Site Area : 0.4ha	Current Use: Retail (Town Centre)	Site Ref.: SS0154	
		TPO		No
		Archaeological Finds	s Area	No
Highway issues: Fronts the main high road provides parking and a bus stop. Station and				
Constraints (description): SSSI Buffer. Likely existence of contamination – no detail	ed assessmer	nt made.		
Could the constraints be overcome? SSSI buffer is of no consequence due to inte Intrusive investigation of the site to check or What is the most suitable type of deve	n potential co	ntamination and mitic	gation or avoid	dance measures.
Any appropriate town centre use including r			itial.	
Site is suitable for housing development	nt X			
Reason(s) why site is suitable for hous Within the urban area and within the town of transport connections. There are no constra Is site available for development? If yes, when?	centre. Close	e the site unsuitable Whilst the site was it has previously be has now expired. T landowner to devel available at this tim	for residential not formally s een permitted his demonstra op the site an ne. However, o o relocate or a	development. submitted to the Council for development which ates a willingness of the id is thus deemed consideration must be accommodate existing



Broadway, High Road, Pitsea



SHLAA 2011/2012

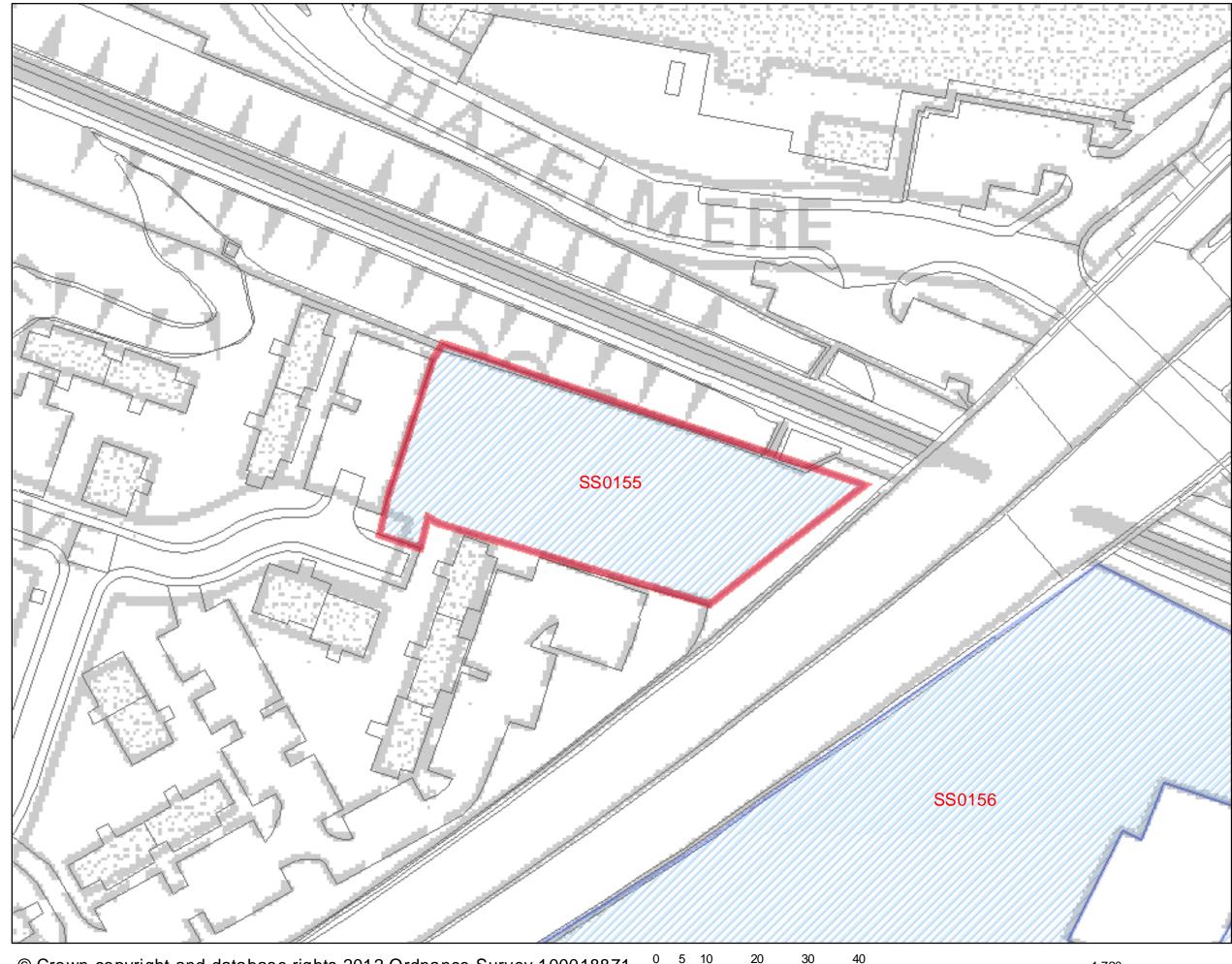


Address: Land at Waterville I	Drive	, Pitsea	Site Area : 0.25ha	Current Use: Open space	Site Ref.: SS0155			
Description of Site (includ Rectangular shaped site locate Pitsea. Site is composed of gra- trees/bushes. Site adjoins the Pitsea Flyover to the east and Allocated as 'Large residential (april 1996)' in the BDLP 1998 Site put forward through polic Capacity Study. No landowner Planning history: None for the site itself BAS/520/94 – Residential deve parking, public amenity area, granted 21.09.1994 (adjoining BAS/521/94 - Residential deve	ed at ass/s C2C resid sites s cy doo rship elopr play g land elopm	the easte crubland a railway lir dential flat s with outs cumentatio details con nent of 37 area, land d) nent of 37	rn end of Wat and some peri- ne to the nort s to the south standing plann on including the nfirmed. 5 dwellings, a 5 dwellings, a	pheral h, the A13 h and west. hing permission he Urban access roads, car ancillary works, ccess roads, car	Access to Ser Primary School Secondary Scho Basildon Lower GP/Health Cent Dipple medical Neighbourhood Town Centre: F Public Open Sp Space & Childro <400m (Water <800m (Pitsea Field <400m (F natural Green S Drive), Outdoo	Pitsea >800m pace: Amenity G en/young peopleville Drive), Civi Market), Educa Pitsea Cty), Natu Space <400m (V r Sport Facility - load), Urban Palen n High Road	<600m oper & 500m Park Drive; reen e space c Space tional ural/semi Waterville <800m	
parking, public amenity area, granted (adjoining land) Ownership:	piay	- Public B - Private - Compar	ody? Individual? by?	Yes				
Urban Area Site		- Unknow	0.25ha	Yes	-			
Green Belt Site		Yes	0.2508		-			
Greenfield Site		No Yes	0.25ha		-			
Previously Developed Land	ч	No	0.2311a					
Site Constraints	u	NO						
Areas excluded from the S		Δ		Constraints th	nat may affect	a site's viabili	tv	
	With		No	Ancient Woodla		Within	No	
	Part		No			Part of Site	No	
	Adj.		No	1				
SSSIS/ SACs / SPAs / Pamsar	With					Within Buffer	No	
		าเท	No	Local Wildlife Si	tes	Within Buffer Within	No No	
	_	of Site	No No	Local Wildlife Si	tes		-	
	Part			Local Wildlife Si	tes	Within	No	
	Part	of Site nin Buffer	No	Local Wildlife Si Biodiversity Acti		Within Part of Site	No No	
Local Nature Reserve (LNR)	Part With With	of Site nin Buffer	No Yes			Within Part of Site Within Buffer	No No No	
	Part With With Part	of Site nin Buffer nin	No Yes No	Biodiversity Acti		Within Part of Site Within Buffer Within	No No No	
Local Nature Reserve (LNR)	Part With With Part	of Site nin Buffer nin of Site	No Yes No No	Biodiversity Acti Priority Habitat	ion Plan (BAP)	Within Part of Site Within Buffer Within Part of Site	No No No No No	
	Part With With Part	of Site nin Buffer nin of Site	No Yes No No No	Biodiversity Acti	ion Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site	No No No No No	
Local Nature Reserve (LNR) Flood Zone	Part With With Part	of Site nin Buffer nin of Site	NoYesNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Speci	ion Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site	NoNoNoNoNoNoYes	
Local Nature Reserve (LNR) Flood Zone Washland	Part With With Part	of Site hin Buffer hin of Site hin Buffer	NoYesNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Speci Protected Speci	ion Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site	NoNoNoNoNoNoYes	
Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area	Part With With Part With	of Site hin Buffer hin of Site hin Buffer	NoYesNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Speci Protected Speci	ion Plan (BAP) es Alert Area es Alert Area -	Within Part of Site Within Buffer Within Part of Site	NoNoNoNoNoNoYes	
Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed	Part With Part With With Part	of Site hin Buffer hin of Site hin Buffer	NoYesNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Speci Protected Speci 10m Buffer	ion Plan (BAP) es Alert Area es Alert Area - Common Land	Within Part of Site Within Buffer Within Part of Site	No No No No Yes Yes	
Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed	Part With Part With With Part	of Site hin Buffer hin of Site hin Buffer hin of	NoYesNoNoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V	ion Plan (BAP) es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer Within Part of Site	No No No No Yes Yes No	
Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas	Part With Part With With Part	of Site hin Buffer hin of Site hin Buffer hin of	NoYesNoNoNoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V Area	ion Plan (BAP) es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Adj. To	NoNoNoNoNoYesYesNoNoNoNoNo	
Local Nature Reserve (LNR) Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas	Part With Part With With Part	of Site hin Buffer hin of Site hin Buffer hin of	NoYesNoNoNoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V Area	ion Plan (BAP) es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer Within	NoNoNoNoNoYesYesNoNoNoNoNo	

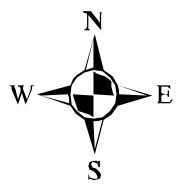
ddress: Land at Waterville Drive, Pitsea		Site Area: 0.25ha	Current Use: Open space	Site Ref.: SS0155	
Immovable communications links		No	Potential Contamina	ated Land	С
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		No
			TPO		No
			Archaeological Finds	s Area	No
 and poor outlook. Close to tow Constraints (description): SSSI buffer. Close proximity to railway Protected Species alert are Likely existence of contam Could the constraints be o SSSI unlikely to be affected Design solution to resolved Investigations required into Intrusive investigation of to 	line and A13 f ea <u>ination – no d</u> vercome? ed due to urban noise and out to protected sp	Tyover. Tyover. Yes. n nature of th look issues. pecies on the s	ment made. e area and adjoining site and remediation v	residential/trans	sport uses. y.
What is the most suitable	type of deve	elopment for	this site? Residentia	al with landscap	e buffer
Site is suitable for housing	g developme	nt X			
Reason(s) why site is suit properties. The site has previ development plan. Considera	ously been fou	and suitable th	nrough allocation for r	residential purpo	oses in the
Is site available for develo If yes, when?		Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.			



Land at Waterville Drive, Pitsea



SHLAA 2011/2012

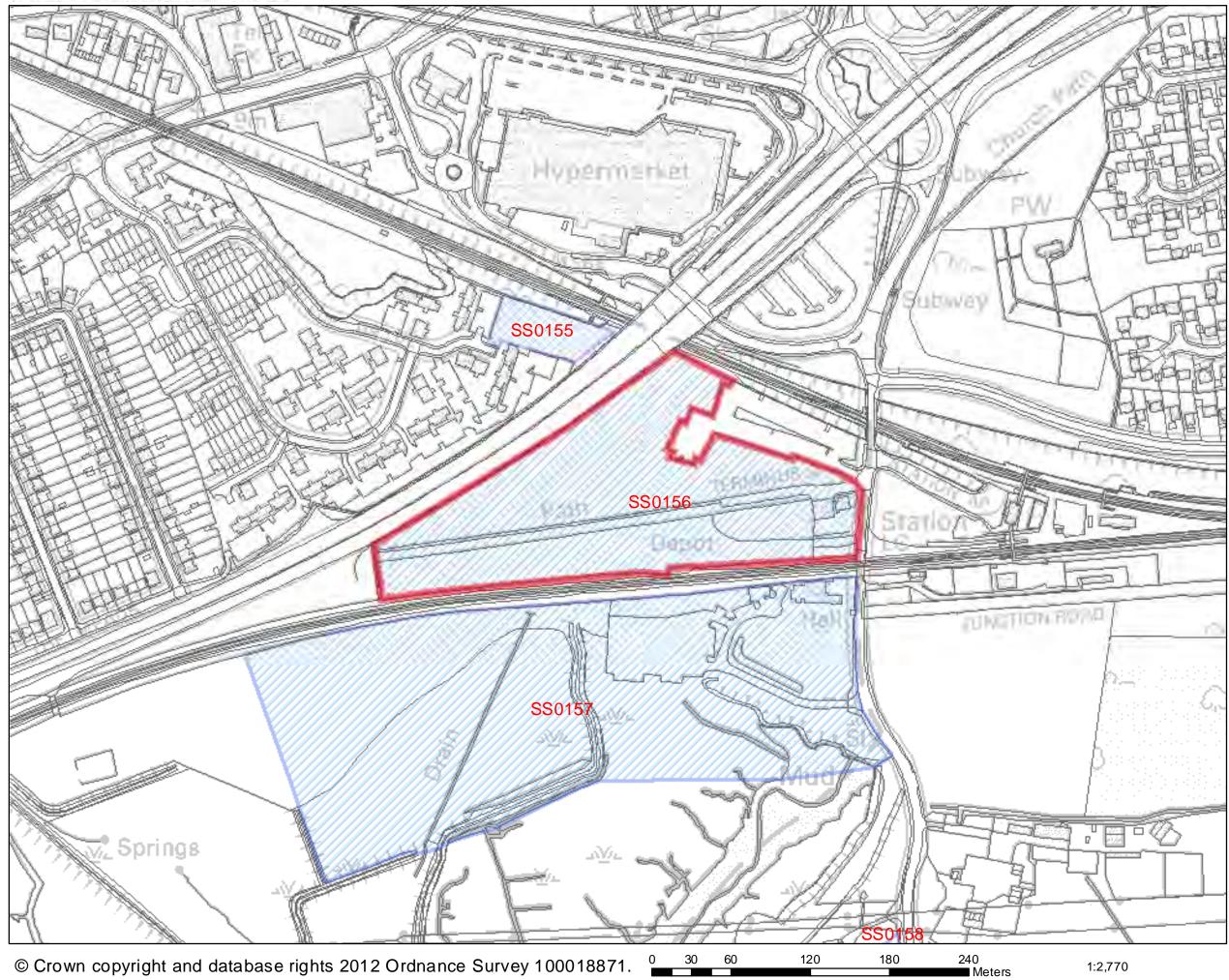


Address: Terminus Drive, Pit	sea		Site Area : 3.54ha	Current Use: Vacant/scrublar	nd	Site Ref.: SS0156			
Description of Site (includ Irregular shaped plot located C2C railway line and the A13 grass/scrubland and some un railway line to the north and some northwest and Pitsea railway serving Pitsea station is also I storage depot and dwellingho fronting the road. Pitsea Mars beyond the railway line, whils north of the site. Allocated as 'Proposed Employ Planning history: 10/00881/FULL - Con over railway line - Gra 07/00393/FULL - Cha caravan site consistin caravan and 1 touring refused	sed of s the C2C to the spill car park he site. A small side of the site hd to the south ed not far to the e BDLP 1998. eway bridge esidential gypsy og 1 static rastructure –	Acc Prin Sec GP/ Driv Neiq Rive Tow Pub Spa < 40 < 80 Field natu Driv (Chi (Ho Bus	Access: 1 pess to Ser hary School ondary School ondary Scho Health Cent re) ghbourhood erview Cent rn Centre: F lic Open Sp ce & Childro 00m (Bracke 00m (Bracke 00m (Pitsea d < 400m (F ural Green S re), Outdoo urch Park R ward Park) Stop: 400n way Station	vices : Pitso ool: C tre: < I Cent re) Pitsea pace: . en/yo endale Mark Pitsea Space r Spo coad), n Higl	(distance ea County halvedon - 800m (Rec tre: >800m <800m Amenity Gr ung people Drive), Ci et), Educa Cty), Natu <400m (V rt Facility < Urban Par h Road	< 600m < 1500m ctory Park n (Vange reen e space ivic Space tional ural/semi Vaterville < 800m			
Ownership:		 Public B Private I Compan Unknow 	ndividual? y?	Yes No No No	-				
Urban Area Site		Yes	3.54ha						
Green Belt Site		No	0.0 1110						
Greenfield Site		Yes	0.6ha						
Previously Developed Lan	d	Yes	2.94ha						
Site Constraints			1						
Areas excluded from the S	HLA	A		Constraints th	nat m	nay affect	a sit	e's viabili	ty
Scheduled Monument	With	nin	No	Ancient Woodla			With		No
	Part		No]				of Site	No
	Adj.	То	No	1			With	in Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With		No	Local Wildlife Si	tes		With	in	No
	Part	of Site	No]			Part	of Site	No
	With	nin Buffer	Yes				With	in Buffer	Yes
·									100
Local Nature Reserve (LNR)	With	nin	No	Biodiversity Act	ion P	lan (BAP)	With	in	No
Local Nature Reserve (LNR)		nin of Site	No No	Biodiversity Acti Priority Habitat	ion P	lan (BAP)	With Part	in of Site	
Local Nature Reserve (LNR)	Part				ion P	lan (BAP)	With Part	in	No
Flood Zone	Part	of Site	No No No	Priority Habitat Protected Speci	es Al	ert Area	With Part	in of Site	No No Yes Yes
Flood Zone Washland	Part	of Site	No No No No	Priority Habitat Protected Speci Protected Speci	es Al	ert Area	With Part	in of Site	No No Yes
Flood Zone Washland Marshes Protection Area	Part With	of Site hin Buffer	No No No No No	Priority Habitat Protected Speci	es Al	ert Area	With Part	in of Site	No No Yes Yes
Flood Zone Washland Marshes Protection Area Existing, developed	Part With With	of Site hin Buffer	NoNoNoNoNoNoNo	Priority Habitat Protected Speci Protected Speci 10m Buffer	es Al es Al	ert Area ert Area -	With Part	in of Site	No No Yes Yes Yes
Flood Zone Washland Marshes Protection Area	Part With With With Part	of Site hin Buffer hin of	NoNoNoNoNoNoNoNo	Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green &	es Al es Al Com	ert Area ert Area - mon Land	With Part	in of Site	No No Yes Yes Yes No
Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas	Part With With With Part	of Site hin Buffer	NoNoNoNoNoNoNoNo	Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V Area	es Ale es Ale Com /ulne	ert Area ert Area - mon Land	With Part With	in of Site in Buffer	No No Yes Yes Yes No No
Flood Zone Washland Marshes Protection Area Existing, developed	Part With With With Part	of Site hin Buffer hin of	NoNoNoNoNoNoNoNo	Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water \	es Ale es Ale Com /ulne	ert Area ert Area - mon Land	With Part	in of Site in Buffer	No No Yes Yes Yes No
Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	Part With With With Part	of Site hin Buffer hin of	NoNoNoNoNoNoNoNoNoNo	Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V Area Conservation Ar	es Ali es Ali Com /ulne	ert Area ert Area - mon Land rability	With Part With With Adj.	in of Site in Buffer in To	No No Yes Yes Yes No No No
Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas	Part With With With Part	of Site hin Buffer hin of	NoNoNoNoNoNoNoNo	Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V Area	es Ali es Ali Com /ulne	ert Area ert Area - mon Land rability	With Part With With	in of Site in Buffer in in To	No No Yes Yes Yes No No

Address: Terminus Drive, Pitsea		Site Area : 3.54ha	Current Use: Vacant/scrubland	Site Ref.: SS0156					
Immovable communications links	ovable communications No			Potential Contaminated Land C					
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		Yes				
			TPO		No No				
Archaeological Finds Area									
Highway issues: No particular access issues. Close proximity of elevated section of A13 and railway line to the									
	e transmission i	ssues.							
 site, likely to give rise to noise transmission issues. Constraints (description): SSSI buffer. Crossrail Safeguarded Land. Potential employment land in BDLP 1998 Close proximity to railway line and A13 flyover. Within Local Wildlife Site and BAP buffer Protected Species alert area. Listed building buffer. Definitive footpath Likely existence of contamination – no detailed assessment made. Could the constraints be overcome? No 									
What is the most suitable commercial	type of devel	opment for		general rail in	Ilastiuciule use,				
Site is NOT suitable for housi	ng developmen	t X							
Reason(s) why site is not suitable for housing: Proximity and intensity of transport infrastructure likely to pose noise concerns for future occupants that may not easily be resolved without implementation of noise buffers/heavy landscaping, thus inappropriate location. Land is also safeguarded for strategic transport projects and may not be available in the short to medium term for other desired uses. Excluded as too constrained for development and environmental impact on residents would prevent an acceptable development.									
Is site available for develor If yes, when?	opment?		N/A						

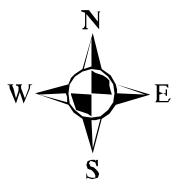


Terminus Drive Pitsea - BAS E2



© Crown copyright and database rights 2012 Ordnance Survey 100018871.

SHLAA 2011/2012



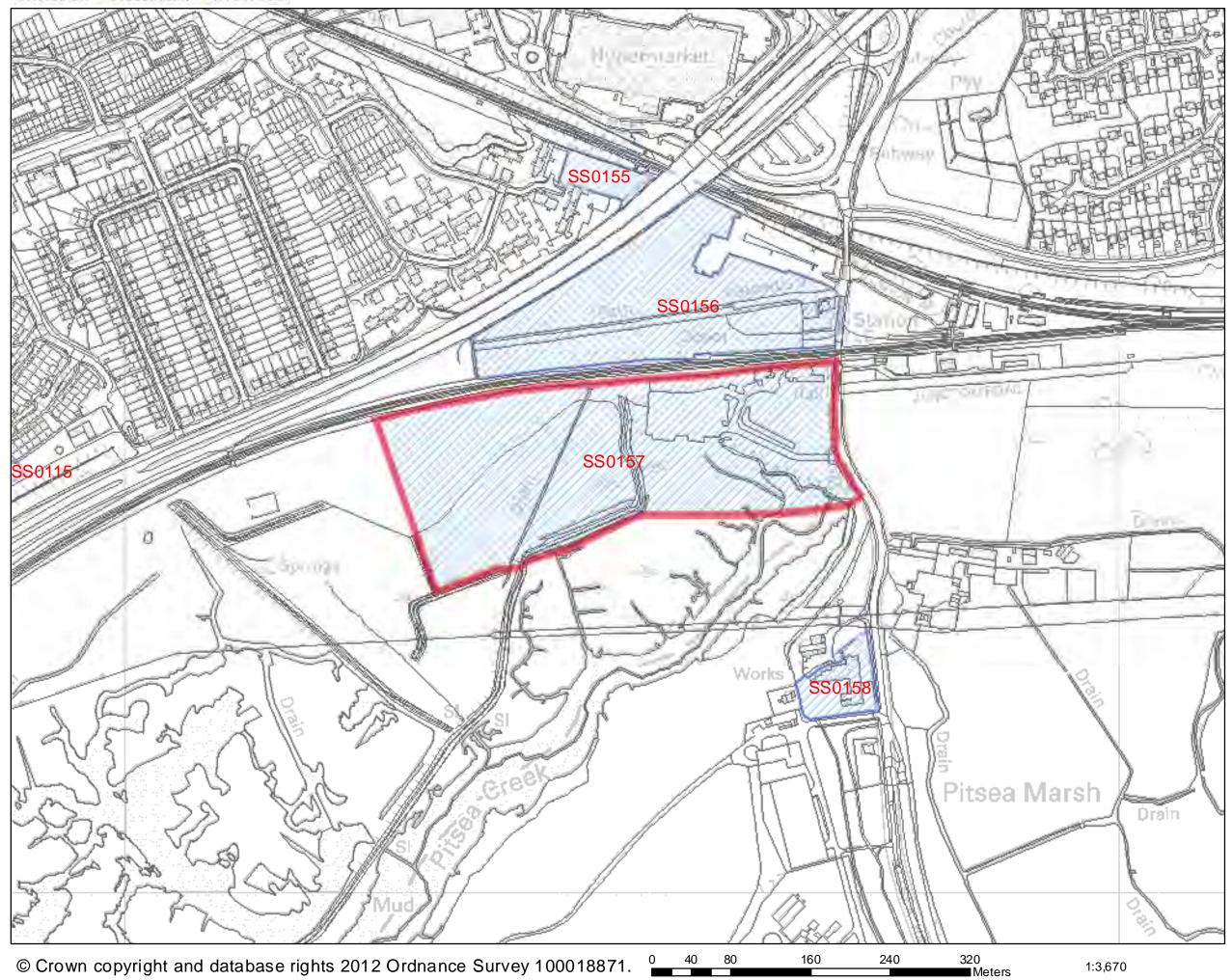
Address: Cromwell Manor, P Lane, Pitsea	ess: Cromwell Manor, Pitsea Hall Pitsea		Site Area: 6.9ha	Current Use: Marshland, mar house and car p			
Description of Site (includ Large rectangular area of land Southend railway line in an ar manor hous is located in the r wedding and other functions, west of the building. Various former salt marsh, now partly	d locate rea of n north ea with its creeks	ed to the nainly m ast corn s associa project	e south of the arshland. An er of the site ated car park into the site i	old listed used for located to the n what was	Site Access: Access to Ser		e
Development Plan: Allocated a 1998.	as Gree	en Belt a	nd Marshes A	rea in the BDLP			
Planning History: • 98/00206/BAS and 98 Emergency 1st. Floor • 97/00981/ABAS – var • 97/00857/LBBAS – Bo	Fire Es	cape – I gnage –	Refused and E Granted 1997	Dismissed 1998			
Ownership:	-	Public B	odv?	No			
			Individual?	Yes	1		
		Compar		No			
		Unknow		No			
Urban Area Site	N	0					
Green Belt Site	Y	es	Area: 6.9h	а			
Greenfield Site		es	Area: 6.1h		1		
Previously Developed Lan		es	Area: 0.8h		-		
Site Constraints	- [.		1	<u> </u>	<u></u>		
Areas excluded from the S				Constraints th	nat may affect	a site's viabi	lity
Scheduled Monument	Within			Ancient Woodland		Within	
	Part o					Part of Site	
	Adj. T					Within Buffer	
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Si	tas	Within	
	Part o				163	Part of Site	
		Buffer		1		Within Buffer	
Local Nature Reserve (LNR)	Within			Biodiversity Act	ion Dlan (DAD)	Within	
	Part o			Priority Habitat	IOTI FIAIT (DAF)	Part of Site	
				Thomy Habitat			
Flood Zone	vvitnin	Buffer		Drotostad Speci	oc Alort Area	Within Buffer	
If yes, Zone 3? 🗆				Protected Speci	es Alert Area		
Washland				Drotoctod Speci	os Alort Aroa	1	
				Protected Speci 10m Buffer	es Alei l'Afea -		
Marshes Protection Area	\ \ /!+!= ! ···						
Existing, developed business/ industrial areas	Within			Villago Cress 0	Common Land		
	Part o			Village Green &		+	
	Adj. T	0		Ground Water V	unerability		
				Area			
Oil / Gas Pipelines				Conservation Ar	ea	Within	
						Adj. To	
Electricity Pylons				Listed Buildings		Within	
LICCULOUS F YIULIS				LISTED DUIIUIIIYS			
						Adj. To	
Immovable communications links				Potential Contai	minated Land		

			7			
Address: Cromwell Manor, Pitsea Hall Lane, Pitsea		Site Area: 6.9ha	Current Use: Marshland, manor house and car park	Site Ref: SS0157		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			
			TPO			
			Archaeological Finds	s Area		
Highway issues:						
Constraints (description):						
Could the constraints be o	vercome?					
What is the most suitable	type of deve	lopment for	this site?			
Site is not suitable for hou	using develop	ment x				
Reason(s) why site is not This site is located within a va As part of the Council's methor identified where development considered against the five pr	alued area of th odology the bo t could significa	ne green belt a roughs green antly undermir	belt has been consid	ered on its m een belt. This	erits and species assessment w	fic areas as
 to check unrestricted sprav to prevent neighbouring to to assist in safeguarding th to preserve the setting and to assist in urban regeneral 	wns from merg le countryside f l special charac	ing into one a rom encroach cter of historic	nment; towns; and			

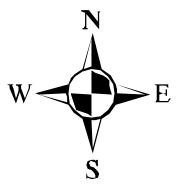
other urban land.



Cromwell Manor, Pitsea Hall Lane



SHLAA 2011/2012



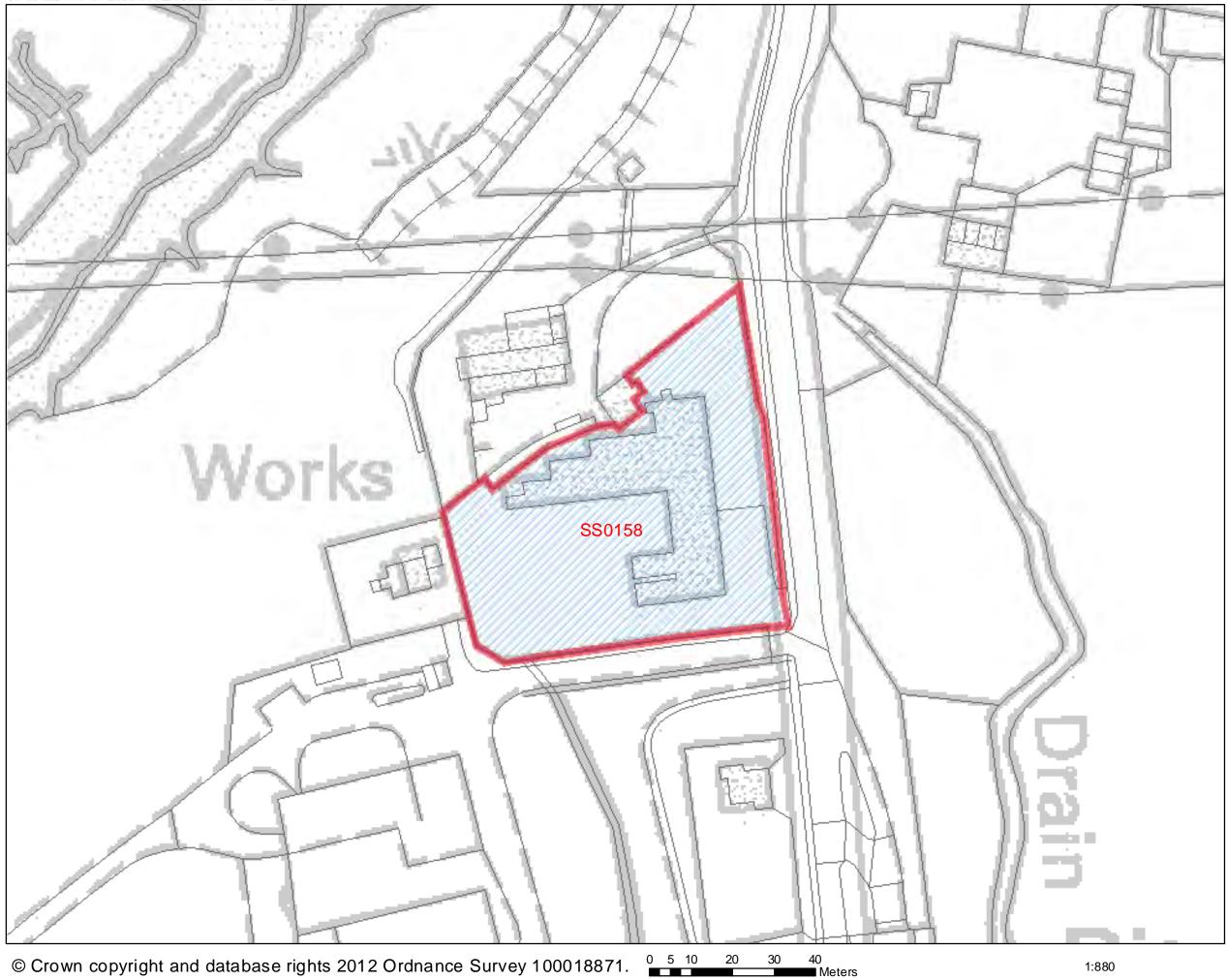
Address: Tuskite Works, Pits Pitsea		Site Area: 0.44ha	Current Use: Industrial	Site Ref: SS0158		
Description of Site (includ Irregular shaped commercial south of Pitsea. The site com for scaffold/warehousing purp hardsurfaced and used for sto	site located in prises a 'T's s poses. The re	a marshland a shaped warhous emainder of the	se building used site is	Site Access: F Access to Ser	Pitsea Hall Lane	
Development Plan: Allocated a 1998.	as Green Belt	and Marshes A	rea in the BDLP			
 Planning History: 02/00088/FULL - Cha storage/distribution o Granted 08/01420/FULL - Prop distribution of marque and storage (class B8 	f marquees a bosed change ees and china) – Refused a	nd chinaware (of use from sto ware (Class B8 ind Allowed on	Class B8) – prage / 8) to scaffold appeal 2009			
Ownership:	- Public	Body?	No			
	- Private	e Individual?	No			
	- Compa	any?	Yes			
	- Unkno	wn?	No			
Urban Area Site	No					
Green Belt Site	Yes	0.44ha				
Greenfield Site	No					
Previously Developed Land	d Yes	0.44ha				
Site Constraints	·					
Areas excluded from the S	HLAA		Constraints th	nat may affect	a site's viabili	ty
Scheduled Monument	Within		Ancient Woodla	nd	Within	
	Part of				Part of Site	
	Adj. To				Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Si	ites	Within	
	Part of Site				Part of Site	
	Within Buffe	r			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Act	ion Plan (BAP)	Within	
	Part of Site		Priority Habitat		Part of Site	
	Within Buffe	r	1		Within Buffer	
Flood Zone If yes, Zone 3? □			Protected Speci	es Alert Area		
Washland			Protected Speci	es Alert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within		1			
business/ industrial areas	Part of		Village Green &	Common Land		
	Adj. To		Ground Water \ Area			
Oil / Gas Pipelines			Conservation A	rea	Within	
·					Adj. To	
Electricity Pylons			Listed Buildings		Within	
			Ĵ		Adj. To	
Immovable communications			Potential Conta	minated Land	-	1

Address: Tuskite Works, Pits Pitsea		Site Area: 0.44ha	Current Use: Industrial	Site Ref: SS0158		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath			
			TPO			
			Archaeological Finds	s Area		
Highway issues:						
Constraints (description):						
Could the constraints be o	vercome?					
What is the most suitable	type of devel	lopment for	this site?			
Site is not suitable for hou	using develop	ment x				
Reason(s) why site is not This site is located within a va As part of the Council's methor identified where development considered against the five pr	alued area of th odology the bor t could significa	e green belt roughs green intly undermir	belt has been consid	ered on its m een belt. This	erits and spec assessment v	ific areas vas
 to check unrestricted sprav to prevent neighbouring tov to assist in safeguarding th to preserve the setting and to assist in urban regeneral 	wns from mergi ne countryside f I special charac	ing into one a rom encroacl tter of historic	nment; towns; and			

other urban land.

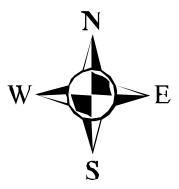


Tuskite Works, Pitsea Hall Lane



© Crown copyright and database rights 2012 Ordnance Survey 100018871.

SHLAA 2011/2012



	Land bounded by A130, A127 and Sliproads Benfleet Triangle), East of Bonvilles Farm,		Site Area : 18.5ha	Current Use: Farmland	Site Ref.: SS0159			
Description of Site (includ Large area of arable farmland junctions of three major dual The A1245 and A130. The Sir three fields and intervening he the north east. Beyond the p occasional commercial uses. Development Plan: Allocated a the BDLP 1998 Planning History: No previous development pro the adjoining farmland to the	Site Access: N slipway and Bo Access to Ser Primary School Secondary School GPs / Health Co Neighbourhood Town Centre: S Public Open Sp Amenity Green Children/young Churchyard <> Civic Space >2 Country Park <	villes f vices (: >600r ool: >1! entre: 0 d Centre >800m bace: Space y people >800m; km;	F <u>arm, via</u> distance m 500m) within b e: 0 withi >800m;	n A127 in m) buffer n buffer				
A130 dual carriageway. This being partly relocated onto th BAS/0266/01)					Allotments >40 Educational Fie Natural and set	eld >800		space
Ownership:	-	Compan	Individual? y?	No Yes No	>800m; Outdoor Sport facility >2km; Urban Park <2km			•
- Unknov Jrban Area Site No Green Belt Site Yes				Bus Stop: Non Area: 18.5ha Railway Statio				tsea >
Greenfield SiteYesPreviously Developed LandNoSite Constraints			Area: 18.5 (bar for sir	ha ngle trackways)	4km			
Areas excluded from the S	HLAA			Constraints th	at may affect	a site's	s viabili	ty
Scheduled Monument	Withir	ı	No	Ancient Woodla	Ancient Woodland			No
	Part o	f	No				f Site	No
	Adj. T	0	No	1		Within	Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Withir	ı	No	Local Wildlife Si	tes	Within		No
	Part o	f Site	No	1		Part of		No
		Buffer	Yes	1			Buffer	No
Local Nature Reserve (LNR)	Withir	I	No	Biodiversity Acti	on Plan (BAP)	Within		No
, , , , , , , , , , , , , , , , , , ,	Part o	f Site	No	Priority Habitat	. ,	Part of	f Site	No
		Buffer	No	1		Within	Buffer	No
Flood Zone If yes, Zone 3? □			No	Protected Specie	es Alert Area			Yes
Washland			No	Protected Speci	es Alert Area -			Yes
Marshes Protection Area			No	10m Buffer				
Existing, developed	Withir	1	No					
business/ industrial areas	Part o	f	No	Village Green &	Common Land			No
	Adj. T	0	No	Ground Water V Area	/ulnerability			No
Oil / Gas Pipelines			No	Conservation Ar	ea	Within		No
						Adj. To		No
Electricity Pylons			Yes	Listed Buildings		Within Adj. To		No No
Immovable communications	1		No	Potential Contar	minated Land	1	С	

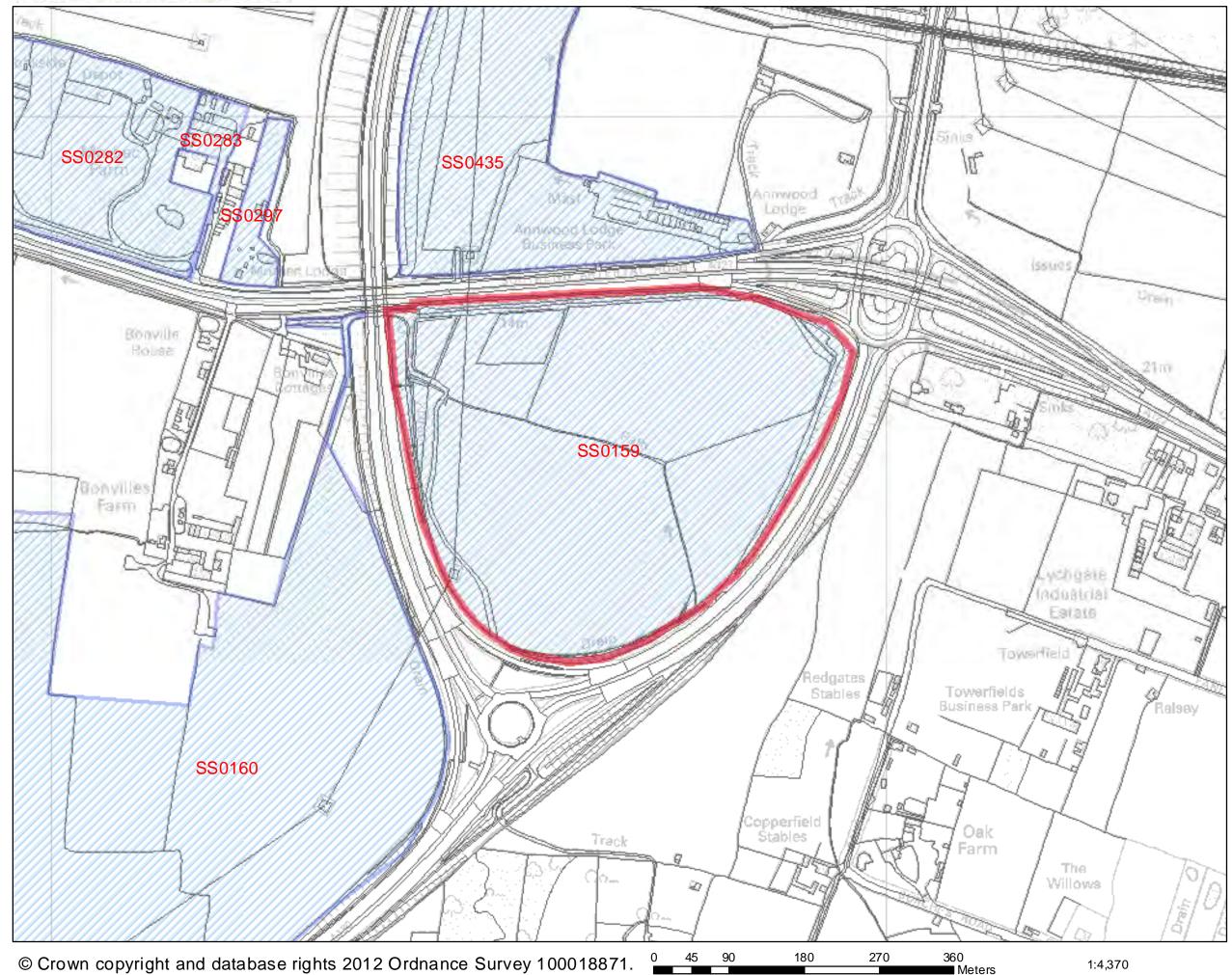
Address: Land bounded by A130, A127 and Sliproads (Benfleet Triangle), East of Bonvilles Farm, Arterial Road		Site Area: 18.5ha	Current Use: Farmland	Site Ref.: SS0159		
400m buffer zone around wastewater/sewage plants		No	Definitive Footpath (PRoW)		Yes	
			TPO		No	
			Archaeological Finds	s Area	No	
agriculture or forestry. Greate possible without significant an development site. RED Constraints (description):				provements,		
 Green Belt allocation in the development plan Serious Highway access constraints Road noise would prohibit residential use 			 Electricity line transects site Protected species alert areas SPA/SAC/Ramsar buffer 			
			CAA notification area			
Could the constraints be o		No				
What is the most suitable Farmland or strategic transpo						
			Site is NOT suital	ble for hous	sing development x	
Reason(s) why site is not Site is not connected to the si adjacent site. Access is heavil strategic green belt function of A more intensive use of the s voltage electricity grid networ land.	ettlement bour y constrained l of preventing tl ite would likely	ndary and can by surroundin he merger of have highwa	g dual carriageway n neighbouring towns. y safety implications.	etwork and t Road noise	the site performs a	
Is site available for develo If yes, when?	opment?		Yes. The site was put forward as part of the Call for Sites process by the landowner.			

	Land bounded by A130, A127 and Sliproads Benfleet Triangle), East of Bonvilles Farm,		Site Area : 18.5ha	Current Use: Farmland	Site Ref.: SS0159			
Description of Site (includ Large area of arable farmland junctions of three major dual The A1245 and A130. The Sir three fields and intervening he the north east. Beyond the p occasional commercial uses. Development Plan: Allocated a the BDLP 1998 Planning History: No previous development pro the adjoining farmland to the	Site Access: N slipway and Bo Access to Ser Primary School Secondary School GPs / Health Co Neighbourhood Town Centre: S Public Open Sp Amenity Green Children/young Churchyard <> Civic Space >2 Country Park <	villes f vices (: >600r ool: >1! entre: 0 d Centre >800m bace: Space y people >800m; km;	F <u>arm, via</u> distance m 500m) within b e: 0 withi >800m;	n A127 in m) buffer n buffer				
A130 dual carriageway. This being partly relocated onto th BAS/0266/01)					Allotments >40 Educational Fie Natural and set	eld >800		space
Ownership:	-	Compan	Individual? y?	No Yes No	>800m; Outdoor Sport facility >2km; Urban Park <2km			•
- Unknov Jrban Area Site No Green Belt Site Yes				Bus Stop: Non Area: 18.5ha Railway Statio				tsea >
Greenfield SiteYesPreviously Developed LandNoSite Constraints			Area: 18.5 (bar for sir	ha ngle trackways)	4km			
Areas excluded from the S	HLAA			Constraints th	at may affect	a site's	s viabili	ty
Scheduled Monument	Withir	ı	No	Ancient Woodla	Ancient Woodland			No
	Part o	f	No				f Site	No
	Adj. T	0	No	1		Within	Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Withir	ı	No	Local Wildlife Si	tes	Within		No
	Part o	f Site	No	1		Part of		No
		Buffer	Yes	1			Buffer	No
Local Nature Reserve (LNR)	Withir	I	No	Biodiversity Acti	on Plan (BAP)	Within		No
, , , , , , , , , , , , , , , , , , ,	Part o	f Site	No	Priority Habitat	. ,	Part of	f Site	No
		Buffer	No	1		Within	Buffer	No
Flood Zone If yes, Zone 3? □			No	Protected Specie	es Alert Area			Yes
Washland			No	Protected Speci	es Alert Area -			Yes
Marshes Protection Area			No	10m Buffer				
Existing, developed	Withir	1	No					
business/ industrial areas	Part o	f	No	Village Green &	Common Land			No
	Adj. T	0	No	Ground Water V Area	/ulnerability			No
Oil / Gas Pipelines			No	Conservation Ar	ea	Within		No
						Adj. To		No
Electricity Pylons			Yes	Listed Buildings		Within Adj. To		No No
Immovable communications	1		No	Potential Contar	minated Land	1	С	

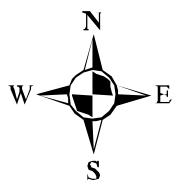
Address: Land bounded by A130, A127 and Sliproads (Benfleet Triangle), East of Bonvilles Farm, Arterial Road		Site Area: 18.5ha	Current Use: Farmland	Site Ref.: SS0159		
400m buffer zone around wastewater/sewage plants		No	Definitive Footpath (PRoW)		Yes	
			TPO		No	
			Archaeological Finds	s Area	No	
agriculture or forestry. Greate possible without significant an development site. RED Constraints (description):				provements,		
 Green Belt allocation in the development plan Serious Highway access constraints Road noise would prohibit residential use 			 Electricity line transects site Protected species alert areas SPA/SAC/Ramsar buffer 			
			CAA notification area			
Could the constraints be o		No				
What is the most suitable Farmland or strategic transpo						
			Site is NOT suital	ble for hous	sing development x	
Reason(s) why site is not Site is not connected to the si adjacent site. Access is heavil strategic green belt function of A more intensive use of the s voltage electricity grid networ land.	ettlement bour y constrained l of preventing tl ite would likely	ndary and can by surroundin he merger of have highwa	g dual carriageway n neighbouring towns. y safety implications.	etwork and t Road noise	the site performs a	
Is site available for develo If yes, when?	opment?		Yes. The site was put forward as part of the Call for Sites process by the landowner.			



Land adj to A130/A127 Benfleet Triangle



SHLAA 2011/2012



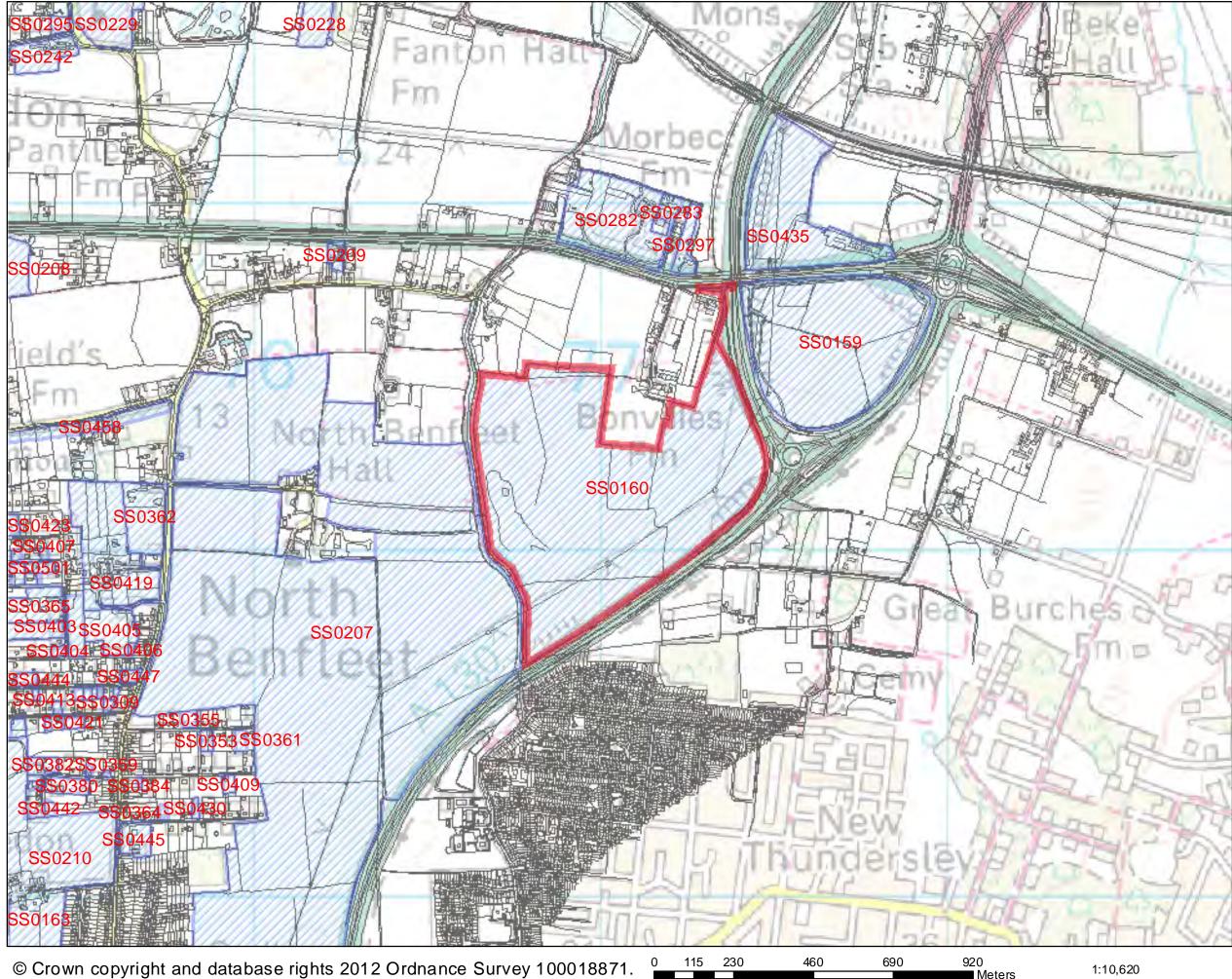
Address: Land west of Bonvilles Farm a North Benfleet	and A130,	Site Area : 44.5ha	Current Use: Agriculture, balancing pond	Site Ref: SS0160		
Description of Site (includ Large area of flat arable farm Borough, west of the A130 Ar and a large balancing pond. through the south and east of Development Plan: Allocated Planning History: None	land located a terial Road. T A row of electr f the site.	t the eastern e he site compri icity pylons tra	ses five fields ansgresses	Site Access: Access to Se	A127 Arterial Roa rvices	ad
Ownership:	- Public I	Rody?	No	-		
ownersnip.		Individual?	Yes	-		
	- Compa		No	1		
	- Unknov		No	1		
Urban Area Site	No			-		
Green Belt Site	Yes	Area: 44.5	ha	1		
Greenfield Site	Yes	Area: 44.5				
Previously Developed Lan		(except for		-		
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	nat may affect	a site's viabilit	y
Scheduled Monument	Within		Ancient Woodla	nd	Within	
	Part of				Part of Site	
	Adj. To				Within Buffer	
SSSIs/ SACs / SPAs / Ramsar			Local Wildlife Si	tes	Within	
	Part of Site		4		Part of Site	
	Within Buffer				Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP)		Within	
	Part of Site		Priority Habitat		Part of Site	
	Within Buffer				Within Buffer	
Flood Zone If yes, Zone 3? □			Protected Speci	es Alert Area		
Washland			Protected Speci	es Alert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within					
business/ industrial areas	Part of			Common Land		
	Adj. To		Ground Water \ Area	/ulnerability		
Oil / Gas Pipelines			Conservation A	rea	Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within Adj. To	
Immovable communications links			Potential Contai	minated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footp	ath (PRoW)		
ti outinont planto					1	
			TPO			

Address: Land west of Bonvilles Farm and A130, North Benfleet	Site Area : 44.5ha	Current Use: Agriculture, balancing pond	Site Ref: SS0160							
Highway issues:										
Constraints (description):										
Could the constraints be overcome?										
What is the most suitable type of deve	lopment for	this site?								
Site is not suitable for housing develop	oment x									
Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:										
 to check unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and 										

4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

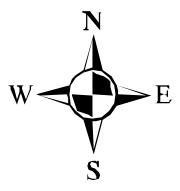


Land East of Bonvilles Farm and A130 side



© Crown copyright and database rights 2012 Ordnance Survey 100018871.

SHLAA 2011/2012



SS0160

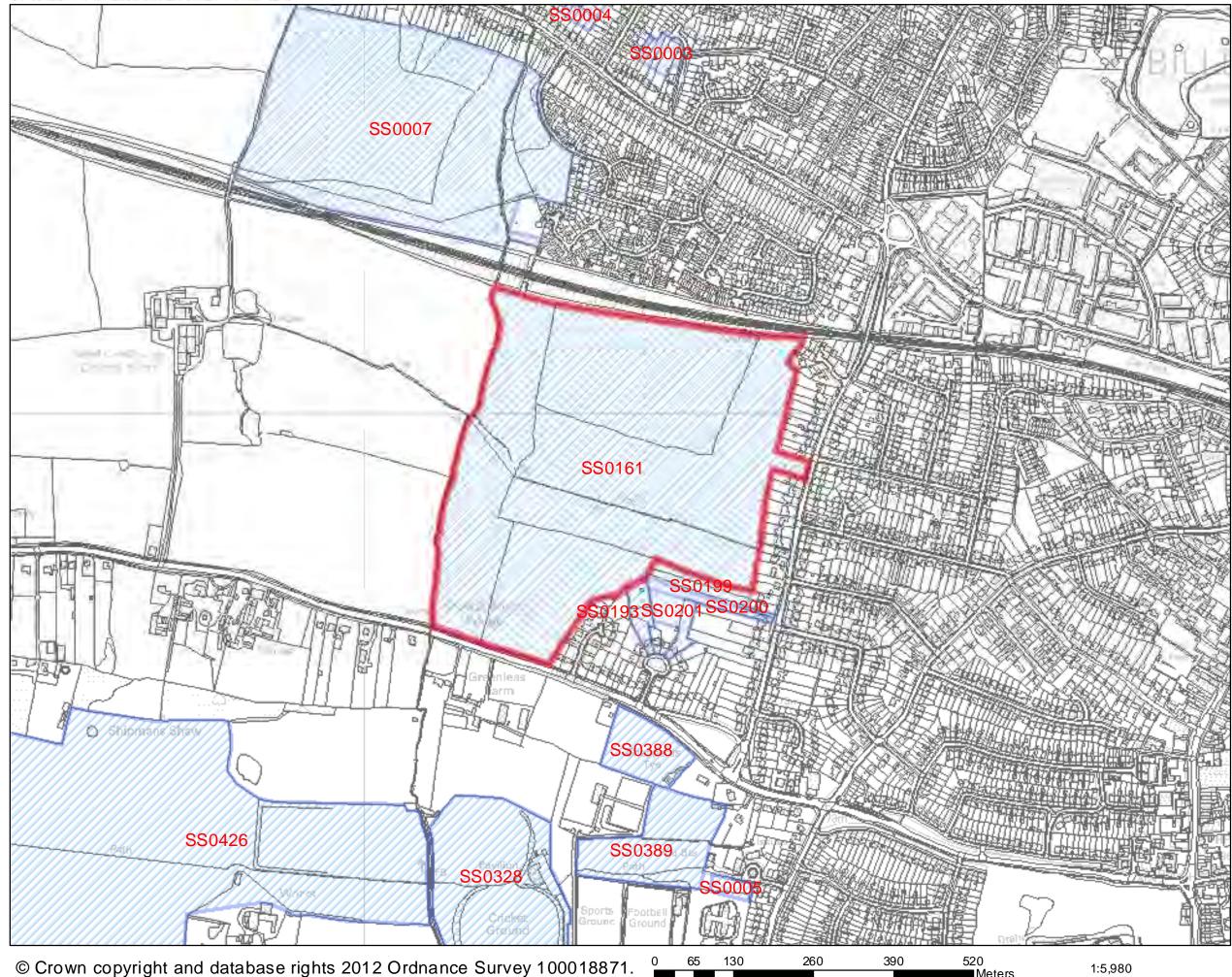
Meters

Address: Land west of Moun Road, North of London Road a the railway line, Billericay	tnessing and South	n of	Site Area: 24.8ha	Current Use: Farmland	Site Ref: SS0161				
Description of Site (includ Large site located on the wes Liverpool Street Railway line t	t side of E to the nor	Billeric	ay, bounded l		Site Access: London Road and Mountnessing Road				
residential to the east and sou The site is predominantly ope hedges and a few isolated tre	n farmlar	ainage ditches	Access to Services (distance in m) Primary School: >600m (Quilters and Brightside) Secondary School: >1.5km (Billericay						
Development Plan: Allocated as Green Belt in the Basildon Local Plan GPs / Health Centre: >800m (Wester									
Planning History: Road) Neighbourhood Centre: >800m									
BAS/0684/00 – Construction of 105 Mountnessing Road, Bille No planning history relating to residential alterations and ext gardens fall within the broad Two dwellings that appear on London Road either side of th Former sewerage works locate been replaced with housing.	ricay – Ou o the farm ension to site. the 1777 e brook –	utline hland. those map Sloug	Granted 2000 Applications to properties w have been de gh House Brid), never built. for simple hose extended emolished on lge	Open Space: // <800m, childre space >400m, Educational Sp semi-natural sp sports <800m,) Billericay >800r Amenity Green en and young p churchyard >8 ace >800m, Na bace <800m, ou Urban Park <2 m (London Roa	space eople 00m, itural and utdoor km		
Ownership:	ody?	No		n: >1.6km (Bille					
·			Individual?	Yes					
	- Comp			No	-				
		know	3	No					
Urban Area Site	No	-							
Green Belt Site	Yes		Area: 24.8	ha	-				
Greenfield Site	Yes		Area: 24.8		-				
Previously Developed Lan									
Site Constraints									
Areas excluded from the S				Constraints th	nat may affect	a site's viabil	itv		
Scheduled Monument	Within		No	Ancient Woodla		Within	No		
	Part of		No			Part of Site	No		
	Adj. To		No	1		Within Buffer	No		
SSSIs/ SACs / SPAs / Ramsar	Within		No	Local Wildlife S	ites	Within	No		
	Part of S	ite		Local Wildlife Sites			110		
	i uit oi c		NO.	1		Part of Site	No		
	Within B		No Yes			Part of Site Within Buffer	No No		
Local Nature Reserve (LNR)	Within B Within		Yes	Biodiversity Act	ion Plan (RAP)	Within Buffer	No		
Local Nature Reserve (LNR)	Within	uffer	Yes No	Biodiversity Act Priority Habitat	ion Plan (BAP)	Within Buffer Within	No No		
Local Nature Reserve (LNR)	Within Part of S	uffer	Yes No No	Biodiversity Act Priority Habitat	ion Plan (BAP)	Within Buffer Within Part of Site	No No No		
	Within Part of S Within B	uffer ite uffer	Yes No No No	Priority Habitat		Within Buffer Within	No No No No		
Flood Zone	Within Part of S Within B *Potenti	uffer lite uffer al for	Yes No No			Within Buffer Within Part of Site	No No No		
	Within Part of S Within B *Potenti surface	uffer lite uffer al for	Yes No No No	Priority Habitat		Within Buffer Within Part of Site	No No No No		
Flood Zone If yes, Zone 3? 🗆	Within Part of S Within B *Potenti	uffer lite uffer al for	Yes No No No No*	Priority Habitat Protected Speci	es Alert Area	Within Buffer Within Part of Site	No No No Yes		
Flood Zone If yes, Zone 3? □ Washland	Within Part of S Within B *Potenti surface	uffer lite uffer al for	Yes No No No No*	Priority Habitat	es Alert Area	Within Buffer Within Part of Site	No No No No		
Flood Zone If yes, Zone 3? Washland Marshes Protection Area	Within Part of S Within B *Potenti surface flooding	uffer lite uffer al for	Yes No No No No*	Priority Habitat Protected Speci Protected Speci	es Alert Area	Within Buffer Within Part of Site	No No No Yes		
Flood Zone If yes, Zone 3? □ Washland	Within Part of S Within B *Potenti surface flooding Within	uffer lite uffer al for	Yes No No No No* No No No No	Priority Habitat Protected Speci Protected Speci 10m Buffer	es Alert Area es Alert Area -	Within Buffer Within Part of Site	NoNoNoYesYes		
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	Within Part of S Within B *Potenti surface flooding Within Part of	uffer lite uffer al for	Yes No No No No* No No No No	Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green &	es Alert Area es Alert Area - Common Land	Within Buffer Within Part of Site	No No No Yes Yes No		
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas	Within Part of S Within B *Potenti surface flooding Within	uffer lite uffer al for	Yes No No No No* No No No No	Priority Habitat Protected Speci Protected Speci 10m Buffer	es Alert Area es Alert Area - Common Land	Within Buffer Within Part of Site	NoNoNoYesYes		
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas (Near Radford Way	Within Part of S Within B *Potenti surface flooding Within Part of	uffer lite uffer al for	Yes No No No No* No No No No	Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V	es Alert Area es Alert Area - Common Land /ulnerability	Within Buffer Within Part of Site Within Buffer Within	NoNoNoYesYesNoYesNoYesNo		
Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed business/ industrial areas (Near Radford Way Industrial Estate)	Within Part of S Within B *Potenti surface flooding Within Part of	uffer lite uffer al for	Yes No No No No No No No No No	Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V Area	es Alert Area es Alert Area - Common Land /ulnerability	Within Buffer Within Part of Site Within Buffer	NoNoNoYesYesYesNoYes		

Address: Land west of Mountnessing Road, North of London Road and South of he railway line, Billericay		Site Area : 24.8ha	Current Use: Farmland	Site Ref: SS0161					
					Adj. 1	Го	No		
Immovable communications links		No	Potential Contamina	ted Land		С			
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)			Yes		
			TPO				No		
			Archaeological Finds	s Area			No		
Highway issues: Access fror YELLOW	n London Road	and Mountne	essing Road would re	quire signifi	cant in	nproveme	nts.		
 Constraints (description): Green Belt allocation in Development Plan Within the buffer of a SSSI Protected species alert area Ground water vulnerability area Close provimity to railway line 			 Definitive footpaths Potential for surface water flooding along brook Within Radford Way industrial estate buffer Possible sewerage network and treatment capacity issues Gas pipeline runs through SW area of land 						
Close proximity to railway line Gas pipeline runs through SW area of land Could the constraints be overcome? Yes If yes, how? Where the Green Belt allocation is removed from the Development Plan, where the position of the definitive footpath can be respected and where ground water vulnerability and protected species alert areas are investigated and mitigated. Sewerage network capacity and treatment may need to be upgraded and a SUDS scheme undertaken to avoid surface water flooding around the brook. The SSSI is unlikely to be affected, and industrial estate buffer of little consequence, due to adjoining residential areas.									
What is the most suitable combination of these	type of devel	opment for	this site? Farmland,	country pa	rk, res	idential or	a		
Site is suitable for housing	g developmer	nt x							
Reason(s) why site is suitable for housing: Site lies within walking distance of shops, schools, the railway station and other public services/facilities. Also lays adjacent existing residential areas and road network. Although the site is not suitable at this moment in time, but with a change in Green Belt policy this site could be considered suitable for housing development. Timetable will need to be reflected to show this. Furthermore, some harm to landscape quality could however arise, which would need to be balanced with any strategic residential priorities.									
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				been		



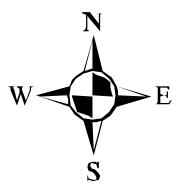
Land West of Mountnessing Road



Meters

© Crown copyright and database rights 2012 Ordnance Survey 100018871.

SHLAA 2011/2012

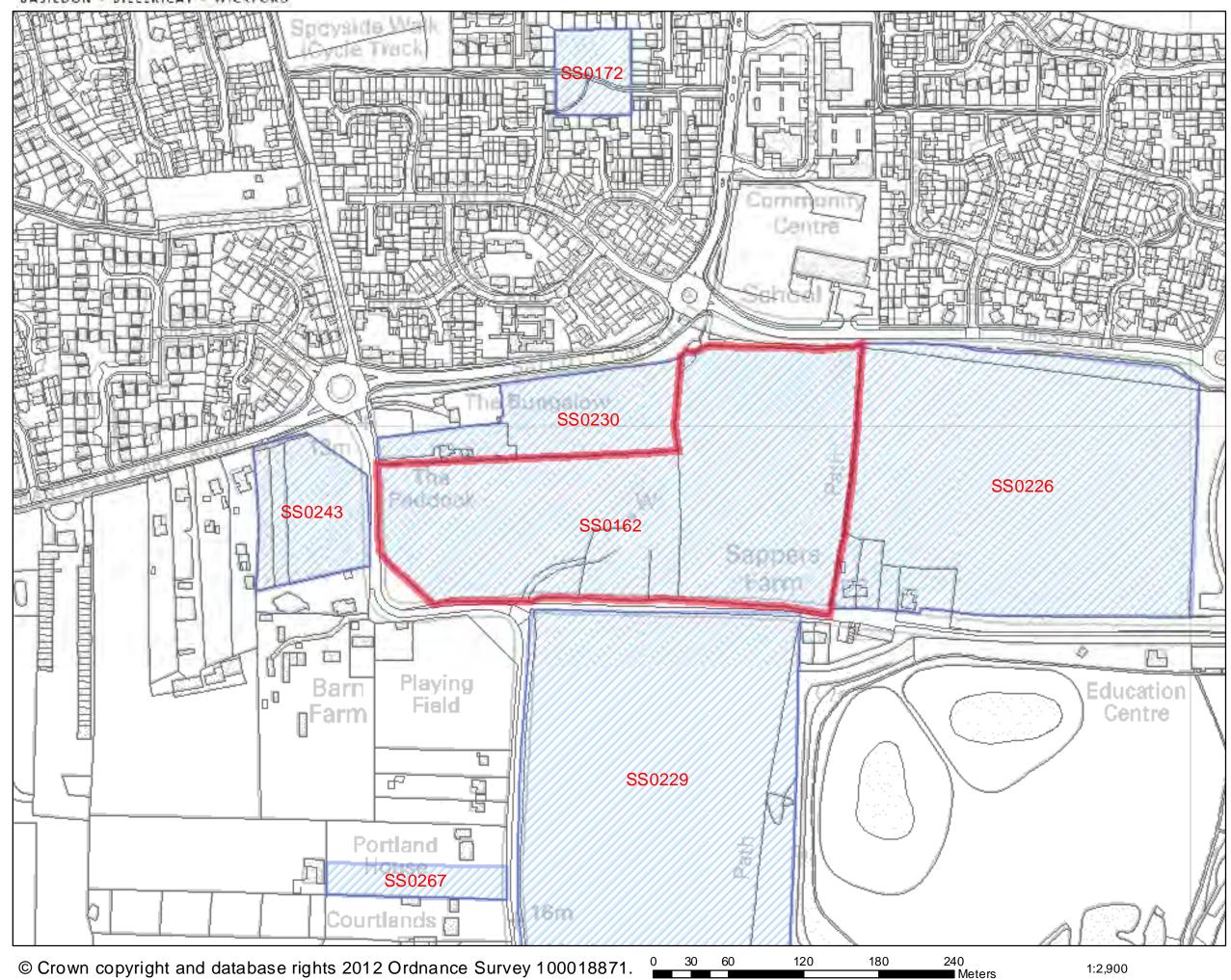


Address: The Paddock, South Crescent, East of Cranfield Pa Wickford			Site Area : 5.4ha	Current Use: Arable land	Site Ref: SS0162			
Description of Site (includ					Site Access: Salcott Crescent /			
Large irregular shaped area o settlement of Wickford, north mainly arable in nature, with adjacent to an electricity trans	of th an un	e A127 Ar Icultivated	The site is	Cranfield Park Road Access to Services (distance in m) Primary School: Abacus <600m Secondary School: Beuchamps and Bromfords <1500m				
Development Plan: Allocated	reen Belt i	998		entre: Silva Isla	nd Way			
 Planning History: BAS/0605/57 – Reside BAS/0387/57 - Reside BAS/0219/58 – Reside DCBAS/9/87- Public 0 BAS/1088/97 – Demonstration of new dwelling and pade BAS/0584/98 – Demonstration of new dwelling of new dwelling and pade 	ential lentia Open blition Idock blition	Dev't- Cra I Dev't, Ar Space ea of existing s – Refuse of existing	anfield Park F terial Road - I ist of Cranfiel g dwelling and ed 29.01.199 g dwelling and	Rd – Refused Refused d Park Road d construction of 8 d outbuildings	<800m Neighbourhood Centre: Silva Island Wa <800m Town Centre: Wickford >800m Public Open Space: Within site, and up to 550m f Bus Stop: <200m Railway Station: Wickford >1600m			
Ownership:		- Public B	ody?	No				
	[- Private	Individual?	Yes				
		- Compan	y?	No				
		- Unknow	<u>n?</u>	No				
Urban Area Site		No			_			
Green Belt Site	Yes		Area: 5.4h	а	-			
Greenfield Site		Yes	Area: 5.4h	а	-			
Previously Developed Lane	d	No						
Site Constraints								
Areas excluded from the S	1		1		hat may affect	1		
Scheduled Monument	Within		No	Ancient Woodla	nd	Within	No	
	Part		No			Part of Site	No	
	Adj.		No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	tes	Within	No	
		of Site	No	4		Part of Site	No	
		in Buffer	Yes			Within Buffer	Yes	
Local Nature Reserve (LNR)	With		No	Biodiversity Acti	on Plan (BAP)	Within	No	
	_	of Site	No	Priority Habitat		Part of Site	No	
	With	in Buffer	No			Within Buffer	No	
Flood Zone If yes, Zone 3? □			No	Protected Speci	es Alert Area		Yes	
Washland			No	Protected Speci	es Alert Area -		Yes	
Marshes Protection Area			No	10m Buffer				
Existing, developed	With		No					
business/ industrial areas	Part		No	Village Green &			No	
	Adj.	То	Yes	Ground Water V Area	/ulnerability		No	
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No	
						Adj. To	No	
Electricity Pylons			No	Listed Buildings		Within	No	
				Ĵ		Adj. To	No	
Immovable communications links			No	Potential Contai	minated Land	C		

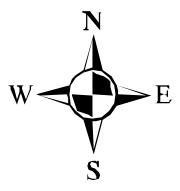
	dress: The Paddock, South of Salcott escent, East of Cranfield Park Road ckford		Current Use: Arable land	Site Ref: SS0162		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)	Yes	
Historic Environment Record: No records on site, though pill boxes and old farm houses in vicinity		n	ТРО		No	
			Archaeological Finds		No	
Highway issues:. Upgrades development were proposed.	5		alcott Crescent and C	Cranfield Park	Road if significant	
Constraints (description): Green Belt Within SAC, SPA, RAMSAR buffer Within Employment buffer 			 Protected species alert areas Definitive Footpath Potential contaminated land 			
Could the constraints be o By reviewing the Green Belt a areas, investigating and reme species areas where identified	llocation in the diating potentia	al contaminate	ed land where necess	ary and safeg	aurding protected	
What is the most suitable	type of deve	lopment for	this site? Current u	ise, Farmland,	country park.	
Site is NOT suitable for ho	using develo	pment x				
Reason(s) why site is not presence of the road acts as a precedent for urban sprawl. this time.	a physical bour Given the sens	ndary to addit	ional development the ction of the green be	at once breacl It this site is c	ned could set a onsidered unsuitable at	
Is site available for develo If yes, when?	opment?		Yes. This site was submitted through the Call For Sites process by the landowner.			



Land East of Cranfield Park Road, S of Tresco



SHLAA 2011/2012



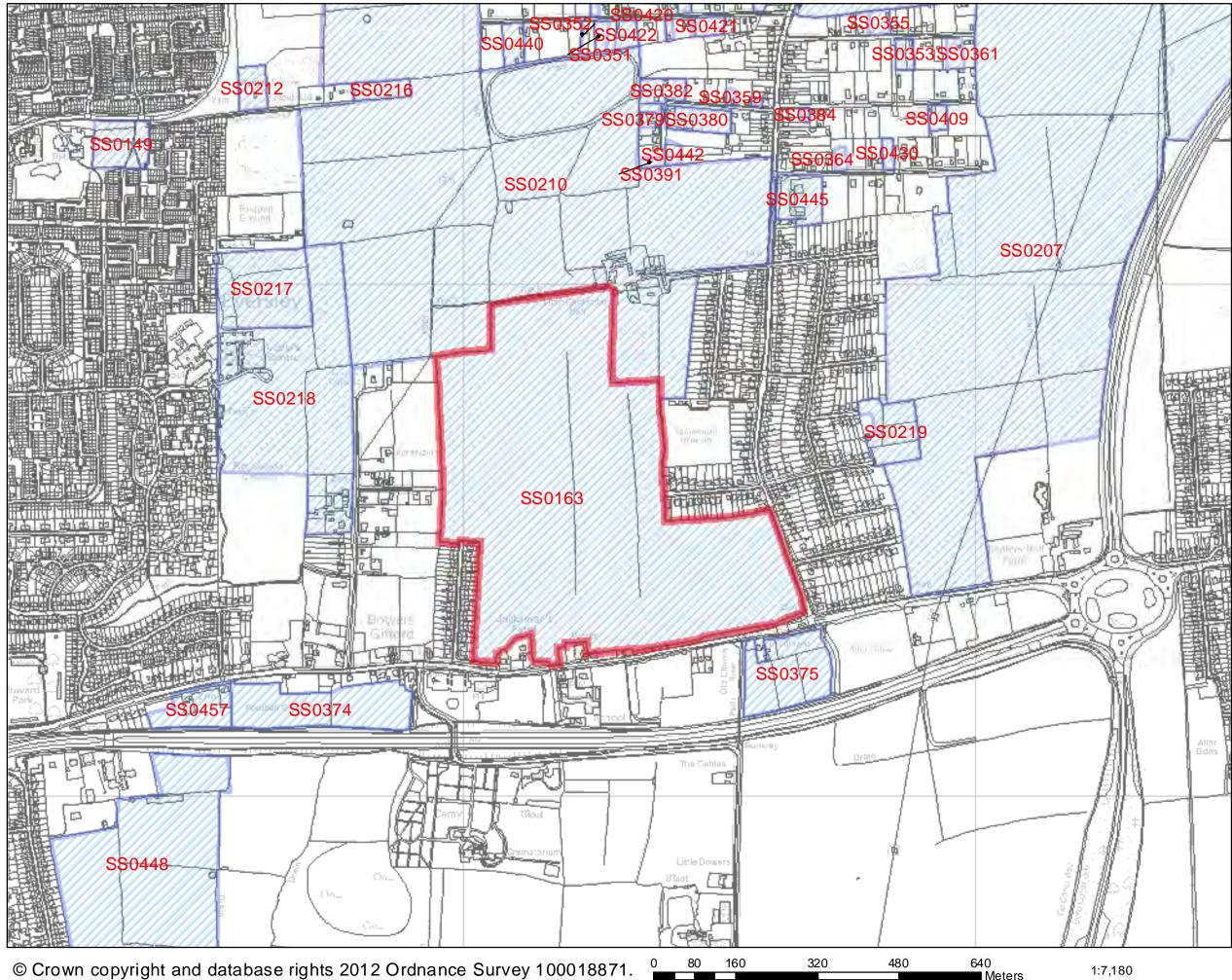
 Large irregular shaped open site located on the north side of London Road, west of Pound Lane. The site comprises one large arable field. Adjacent to the site there are three smaller grassland fields to the northeast, along with Little Chalvedon Hall farmstead. Furthermore, four dwelling houses and associated small scale commercial premises occupy land to the south of the site fronting London Road. The land is largely set within a rural countryside setting, but does border the residential enclave of Bowers Gifford to the east and a single residential cul-de-sac to the south west. The site is a functioning farm on relatively flat land. There are several hedgerows and substantial trees within the site area. Development Plan: Allocated as Green Belt in the BDLP 1998 Planning History: BAS/0554/76 – Use and development for recreational, sports, social and residential purposes at Jackamans Farm, London Road – Refused 1976 on green belt grounds, it lay outside areas allocated for residential development in the County plan and Access to Services (distance in m) Primary School: St. Margarets <>600m (50m to 800m) Secondary School: Chalvedon <>150m (1.2km to 1.9km) Bescondary School: Chalvedon <>1.2km to 1.8km) Neighbourhood Centre: >800m (Rectory Road 900m to 1.8km) Town Centre: Pitsea >800m (1.1km to 1.75km) Public Open Space: Amenity Green Space <2400m; Churchyard <800m; Civil Space <2km; Country Park <>2km; Allotments <>400m; Educational Field <>400m; Natural and semi-natural oper space <>800m; Urban Park <2km Bus Stop: 10m (London Road) 	Address: Land North of London Road, East of Ilfracombe Avenue and West of Pour Bowers Gifford		Site Area : 31.5ha	Current Use : Farmland, grassland	Site Ref.: SS0163
- Private Individual? Yes - Company? No - Unknown? No Urban Area Site No Green Belt Site Yes Area: 31.5ha	 Adjacent to the site there are three smaller grassland fields to the northeast, along with Little Chalvedon Hall farmstead. Furthermore, four dwelling houses and associated small scale commercial premises occupy land to the south of the site fronting London Road. The land is largely set within a rural countryside setting, but does border the residential enclave of Bowers Gifford to the east and a single residential cul-de-sac to the south west. The site is a functioning farm on relatively flat land. There are several hedgerows and substantial trees within the site area. Development Plan: Allocated as Green Belt in the BDLP 1998 Planning History: BAS/0554/76 – Use and development for recreational, sports, social and residential purposes at Jackamans Farm, London Road – Refused 1976 on green belt grounds, it lay outside areas allocated for residential development in the County plan and would prejudice the preparation of future structure/district plans AGBAS/234/00 – Erection of hay barn – BAS/0391/95 – Use of Barn for Class B1 purposes at Jackamans Farm –Refused 1988 on Green Belt grounds BAS/0391/95 – Use of Barn for Class B1 purposes at Jackamans Farm – Refused 1995, Allowed on appeal 1996 BAS/0303/194 – Replacement chalet at Reddington Cottage, London Road – Refused 1999 on Green Belt grounds BAS/0409/88 – Factory extension, The Forge, London Road – Refused on Green Belt grounds BAS/0202/00 – Car park, west of The Forge, London Road – Refused 1976 on Green Belt grounds BAS/1202/00 – Car park, west of The Forge, London Road – Refused 1976 on Green Belt grounds BAS/1020/96 – Use of scouthut as clubhouse and retain changing rooms at recreation ground, Pound Lane – Granted 1997 BAS/1020/96 – Use of scouthut as clubhouse and retain changing rooms at recreation ground, Pound Lane – Granted 1997 BAS/0048/00 –replacement store, recreation grund – Granted 2000 06/01051/FULL - D				Primary School: St. Margarets <>600m (50m to 800m) Secondary School: Chalvedon <>1500m (1.2km to 1.9km) GPs / Health Centre: >800m (1.2km to 1.8km) Neighbourhood Centre: >800m (Rectory Road 900m to 1.8km) Town Centre: Pitsea >800m (1.1km to 1.75km) Public Open Space: Amenity Green Space <400m; Children/young people space <400m; Children/young people space <400m; Churchyard <800m; Civic Space <2km; Country Park <>2km; Allotments <>400m; Educational Field <>400m; Natural and semi-natural open space <>800m; Outdoor Sport facility <>800m; Urban Park <2km Bus Stop: 10m (London Road) Railway Station: Pitsea > 1.6km (1.35km
- Company? No - Unknown? No Urban Area Site No Green Belt Site Yes Area: 31.5ha	ownersnip:				
- Unknown? No Urban Area Site No Green Belt Site Yes Area: 31.5ha					
Urban Area SiteNoGreen Belt SiteYesArea: 31.5ha					
Green Belt Site Yes Area: 31.5ha	Urban Area Site		··	1.10	
			Area: 31 5	าล	
					1
				Id	4
Previously Developed Land No					

Address: Land North of London Road, Ea Ilfracombe Avenue and West of Bowers Gifford		Site Area: 31.5ha	Current Use: Farmland, grassland	Site Ref.: SS0163		
Site Constraints					_	-
Areas excluded from the S	1	i	Constraints that r	may affect		
Scheduled Monument	Within	No	Ancient Woodland		Within	No
	Part of	No	4		Part of Site	No
SSSIs/ SACs / SPAs / Ramsar	Adj. To Within	No	Local Wildlife Sites		Within Buffer	No No
SSSIS/ SACS / SPAS / Ramsar	Part of Site	No No	Local windlife Sites		Within Part of Site	No
	Within Buffer	Yes	-		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action F	Dian (PAD)	Within	No
LOCAL MATURE RESERVE (LINR)	Part of Site	No	Priority Habitat	PIATT (DAP)	Part of Site	No
	Within Buffer	No			Within Buffer	No
Flood Zone	*Area in NE at		Protected Species A	lort Aroa		No
If yes, Zone 3?	risk of surface water flooding	although	Trotected Species A	liert Area		NO
Washland		No	Protected Species A	lert Area –	1	Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	1			
business/ industrial areas	Part of	No	Village Green & Cor	nmon Land		No
	Adj. To	No	Ground Water Vulne Area	erability		Yes
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
Electricity Fyloris		NO	Listed buildings		Adj. To	No
					2	NO
Immovable communications		No	Potential Contamina		С	1
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(ProW)		No
			ТРО			No
			Archaeological Finds	s Area		No
Highway issues: a new junc area to suit a strategic release Constraints (description): Green Belt allocated i SSSI, SPA and Ramsa Protected species aler	e of the land for n development ir buffer	⁻ developmer plan	ound Lane would be r nt GREEN Ground wat Possible pul (north to sc	required and er vulnerabi blic footpath buth on 1939	ility area	ne site
Could the constraints be o If yes, how? By removing the upon ground water vulnerabil Ramsar buffers. Also respectin What is the most suitable uses that preserve openness Site is suitable for housing Reason(s) why site is suit	he green belt de ity and protecte ng the location type of devel g developmer able for hous	ed species an of Pill box an opment for nt X ing:	nd taking into account and any footpaths this site? Farmland	effect on ne	earby SSSI, SPA land or other ap	and
The site is located adjacent to deemed suitable. However, as the site currently further study would need to b	y resides in Gre	en Belt the t	imetable should be ar	mended to r	eflect the fact th	at

Address: Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford	Site Area: 31.5ha	Current Use: Farmland, grassland	Site Ref.: SS0163			
take place through the LDF process.						
Is site available for development?		The site was put forward as part of the Call for Sites				
If yes, when?		process. Following receipt of the site, the landownership details could be established. Timeframe reflects the need for change in Green Belt policy to bring this site				
		forward		y to bring this site		



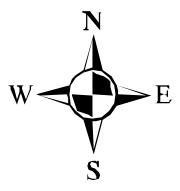
Land North of London Road E of Ilfracomb



© Crown copyright and database rights 2012 Ordnance Survey 100018871.

1:7,180

SHLAA 2011/2012

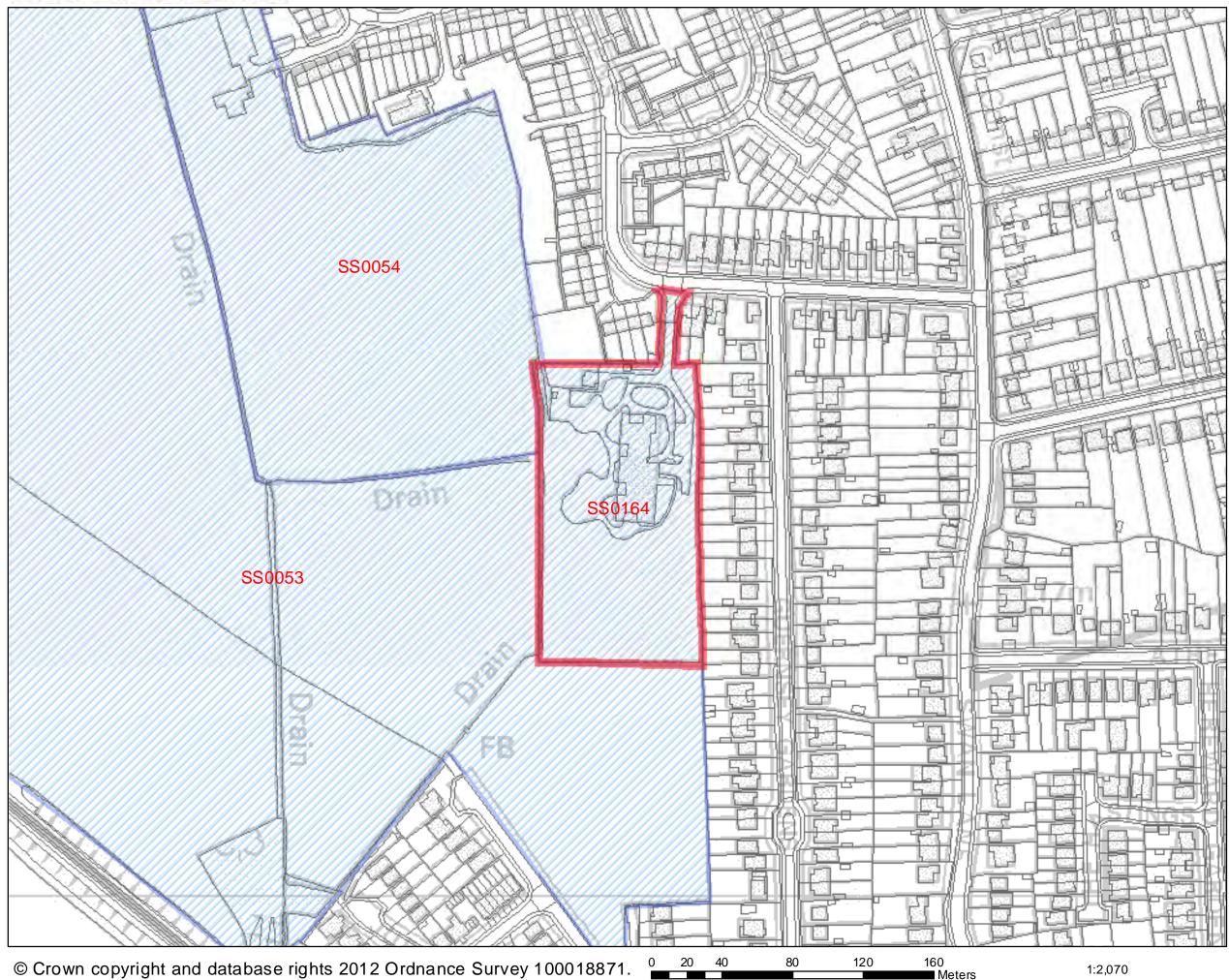


Address: The Wickford Educa Alderney Gardens, Wickford		Site Area: 1.58ha	Current Use: Education Centr	e Site Ref.: SS0164		
 Description of Site (included On the edge of the built up ar shape with an access road run The site comprises an Educati grassed area. South & west built Development Plan: 50% of site other 50% an area of no nota Planning history – additional of 11/00025/COND - App Appearance, Layout a 152 Units (clearance of 10/00481/REM) – gra 10/00481/REM - Appr appearance, layout ar residential units – gra 10/00480/COND - Dis 9 (landscaping), 11 & (Construction Environ Development) and 18 granted 10/00404/COND - To 07/00801/OUT relatin 09/01087/COND - To granted 	ea of Wickford oning between on Centre, can oundaries hed e allocated as tion ar parking app proval of Rese nd Scale of a of highway con nted oval of reserv nd scale of a r nted charge of con 12 (tree prote mental Plan), (drainage) re discharge Cor g to ecologica	d, the site is re n 21 and 25 Alo retaker's house lges with mature s School Playing proved 1995 reved Matters for Residential Dev ndition relating ed matters for esidential deve ditions number ection), 13 (ma 16 & 17 (Susta lating to 07/00 ndition 15 of pl management	derney Gardens. e, car park and a re trees. g Field in BDLP, pr Access, velopment of to access, lopment of 152 red 3 (phasing), aterials), 14 ainable 801/OUT – anning approval plan – granted	Access to Ser Primary School School >600m Secondary Sch and Bromfords GPs / Health C <800m Neighbourhood <800m Town Centre: N Public Open Sp 400m; amenity play, edu fields natural green s Memorial Park Bus Stop: 200r	entre: Swan land I Centre: Aldernd Wickford < 800n pace: Market rd a green space, cl s < 400m; Churcl space, outdoor s 800m	in m) ity Jnr auchamps e Surgery ey Gdns n allotments hildren's h yards, ports,
Ownership:	- Public	Body?	Yes			
	- Private	Individual?				
	- Compa					
Linhan Area Cita	- Unkno					
Urban Area Site	Yes	Area: 1.58	d			
Green Belt Site	No	Aroo: 0.50	2			
Greenfield Site Previously Developed Land	Yes d Yes	Area: 0.58 Area: 1ha	a			
Site Constraints				<u> </u>		
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	tv
Scheduled Monument	Within	No	Ancient Woodla		Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Sit	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer		1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
``````````````````````````````````````	Part of Site	No	Priority Habitat	. ,	Part of Site	No
	Within Buffer	· No			Within Buffer	No
Flood Zone If yes, Zone 3? □		No	Protected Specie	es Alert Area		No
Washland		No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green &	Common Land		No

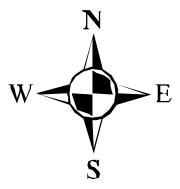
Address: The Wickford Educ Alderney Gardens, Wickford	ation Centre,	Site Area: 1.58ha	Current Use: Education Centre	Site Ref.: SS0164		
	Adj. To	No	Ground Water Vuln Area	erability		No
Oil / Gas Pipelines		No	<b>Conservation Area</b>		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contamin	ated Land		с
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
H.E.R – No records			TPO			Yes
Highway issues: Narrow ac			Archaeological Find		Adjacent	Yes
<ul> <li>Archaeological finds area</li> <li>TPOs on hedge trees in v</li> <li>Protected species alert ar</li> <li>Likely existence of contar</li> <li>Access on to Alderney Go</li> <li>Lease on the site to 2019</li> <li>Could the constraints be of</li> <li>Water Cycle Study require</li> <li>Archaeological investigati</li> <li>Site layout design can act</li> <li>Ecological assessment reference</li> <li>Intrusive investigation of</li> <li>Would have to negotiate</li> </ul>	vestern bounda reas – 10m buf mination – no o Ins constrained overcome? ed to determin ons required b commodate the quired before a the site to che terms with the	ary of site. fer zone along detailed assess Yes e capacity of l efore develop e TPOs any works carr ck on potentia leaseholders.	Sment made. If yes, how? River Crouch to accept ment occurs ried out. al contamination and	ot further wa	r avoidance n	neasures
What is the most suitable					housing. With	n expansion
of Wickford, this site may be Site is suitable for housin			k to a primary school			
Reason(s) why site is suit possible subject to WCS / ard car parking and no longer se prevent its loss. The site is p place in order for residential Is site available for devel If yes, when?	chaeological / e rves as a scho art of Wickford development t	ecological asse ol playing field I Education Ce	essments of site. Part I. No PPG17 grounds entre and relocation of	t of the site I have been i of this buildir prward as pa receipt of th tablished. T and relocatio	has already be dentified that ng would have art of the Call ne site, the lan he site is part n of this build	een lost to would e to take for Sites ndownership t of Wickford ling would



### The Wickford Education Centre, Alderney Gardens



SHLAA 2011/2012



Address:			Site Area:	Current Use:	Site Ref.:		
Playing Field at Runwell Youth	h Cent		1.24ha	Outdoor sports	SS0165		
of 18 Hawkins Close, Shotgate	е			playing field	, I		
Description of Site (includ					Site Access: S	Southend Rd	
Playing field, south of Souther						vices (distance	
with a football pitch. Heavily						: Hilltop <600m	
boundaries. Site is bounded b						ool: Beauchamp	
railway line is an industrial est boundary. Residential develo					GPs / Health Co	entre: Shotgate	Surgery
within walking distance of Sou						I Centre: Within	800m of
Development Plan: Existing				·	a number of ce	entres. <200m f	from
		-			Town Centre: \	eighbourhood ce Nickford >800m	l
Planning History – 07/00004/I						ace: Fanton Cha	
agreement to relocate open s						Hodgson Way A	
grant for relocation of sports dwellings. 1, 2, 3 and 4 bedro						300m; children's <beauchamps p<="" td=""><td></td></beauchamps>	
detached and terraced proper						Catherine's chu	
detached and terraced proper	105 01		three storeys			untry Park; <40	
Ownership:	-	- Public Bo	dy?	Yes		laying fields. No	
•		- Private Ir	4		800m of any o	utdoor sports fac	cilities;
	-	- Company	?			ord Memorial Pa	
	-	- Unknown	1?			n west down So	
Urban Area Site	١	Yes	Area: 1.24	ha	Railway Station	1: Wickford 1600	)m
Green Belt Site		No			-		
Greenfield Site		Yes	Area: 1.24	ha	-		
Previously Developed Land	d [	No					
Site Constraints							-
Areas excluded from the S	-			Constraints that may affect		1	
Scheduled Monument	Withi Part o		No No	Ancient Woodla	na	Within Dort of Site	No No
						Part of Site	-
SSSIs/ SACs / SPAs / Ramsar	Adj.		No No	Local Wildlife Si	toc	Within Buffer Within	No No
SSSIS/ SACS / SFAS / Railisa		of Site	No	LUCAI WIIUIITE SI	les	Part of Site	No
		in Buffer	Yes				
	VVILIII					Within Ruffor	I No
Local Nature Reserve (LNR)	Withi			Biodiversity Acti	on Plan (BAP)	Within Buffer Within	No
Local Nature Reserve (LNR)	Withi Part (	in	No	Biodiversity Acti Priority Habitat	on Plan (BAP)	Within	No
Local Nature Reserve (LNR)	Part	in of Site	No No	Biodiversity Acti Priority Habitat	on Plan (BAP)	Within Part of Site	No No
	Part	in	No No No	Priority Habitat		Within	No No No
Local Nature Reserve (LNR) Flood Zone Washland	Part	in of Site	No No	Priority Habitat Protected Specie	es Alert Area	Within Part of Site	No No
Flood Zone	Part	in of Site	No No No No	Priority Habitat	es Alert Area	Within Part of Site	No No Yes
Flood Zone Washland	Part	in of Site in Buffer	No No No No No	Priority Habitat Protected Specie Protected Specie	es Alert Area	Within Part of Site	No No Yes
Flood Zone Washland Marshes Protection Area	Part o Withi	in of Site in Buffer in	No No No No No No	Priority Habitat Protected Specie Protected Specie	es Alert Area es Alert Area -	Within Part of Site	No No Yes
Flood Zone Washland Marshes Protection Area Existing, developed	Part of Withi	in of Site in Buffer in of	No No No No No No	Priority Habitat Protected Specie Protected Specie 10m Buffer	es Alert Area es Alert Area - Common Land	Within Part of Site	No No Yes Yes
Flood Zone Washland Marshes Protection Area Existing, developed	Part of Withi Withi Part of	in of Site in Buffer in of	No No No No No No No No	Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green &	es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site	No No Yes Yes No
Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas	Part of Withi Withi Part of	in of Site in Buffer in of	No No No No No No No Yes	Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V	es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer	No No Yes Yes No Yes Blue
Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas	Part of Withi Withi Part of	in of Site in Buffer in of	No No No No No No No Yes	Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V	es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer Within	No No Yes Yes No Yes Blue No
Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons	Part of Withi Withi Part of	in of Site in Buffer in of	No No No No No Yes No No	Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Ar Listed Buildings	es Alert Area es Alert Area - Common Land /ulnerability rea	Within Part of Site Within Buffer Within Adj. To Within Adj. To	No No Yes Yes No Yes Blue No
Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications I	Part of Withi Withi Part of	in of Site in Buffer in of	No No No No No No Yes No	Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Ar	es Alert Area es Alert Area - Common Land /ulnerability rea	Within Part of Site Within Buffer Within Adj. To Within	No No Yes Yes No Yes Blue No No No No
Flood Zone Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons	Part of Withi Withi Part of	in of Site in Buffer in of	No No No No No Yes No No	Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Ar Listed Buildings	es Alert Area es Alert Area - <u>Common Land</u> /ulnerability rea	Within Part of Site Within Buffer Within Adj. To Within Adj. To	No No Yes Yes No Yes Blue No No No

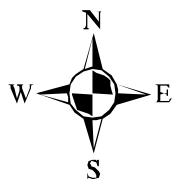
Address:	Site Area:	Current Llee	Site Ref.:	
Playing Field at Runwell Youth Centre, Rear		Current Use: Outdoor sports	SILE Rel.:	
of 18 Hawkins Close, Shotgate	1.2411a	playing field	330105	
or to trawkins close, shotgate	1			
		Archaeological Finds		Adjacent Yes
Highway issues: Access only available direct	ctly onto Sout	hend Road, subject t	o new acces	S
Constraints (description):				
Open space protected by BDLP policy				
<ul> <li>Protected species alert area and buffer zo</li> </ul>				
<ul> <li>Noise issues Southend Road/ Rail line/ in</li> </ul>				
<ul> <li>Vehicle access onto Southend Road / relo</li> </ul>		0		
<ul> <li>Need to maintain and protect tree/hedge</li> </ul>				
<ul> <li>Archaeological investigation required (fine</li> </ul>				
<ul> <li>Likely existence of contamination – no de</li> </ul>				
	Yes	If yes, how?		
Policy change to remove protection from				ocally
Protected Species & archaeological asses	sments prior	to development desig	ŋn	
Development & access design				
<ul> <li>Any noise issues to be suitably addressed</li> </ul>				
<ul> <li>Intrusive investigation of the site to check</li> </ul>				avoidance measures
What is the most suitable type of devel	opment for	this site? Sports fiel	d/ housing	
Site is suitable for housing developmen	nt x			
Reason(s) why site is not currently suit	able for hou	using: This site is situ	uated within	an urban settlement
and is in close proximity to services and facil				
planning permission for the relocation of this				
This demonstrates that the site is suitable fo	r housing and	d whilst no construction	on appears t	to have started on site, it
is still suitable as part of the SHLAA.				
Is site available for development?		The site was put for	rward as par	rt of the Call for Sites
If yes, when?				e site, the landownership
		details could be esta		



### Playing field at Runwell Youth Centre



#### SHLAA 2011/2012



Address: Land adjacent to N							
(A132), east of Sutcliffe Close Champion Close			<b>Site Area</b> : 0.75 Ha	Current Use: Amenity open space	Site Ref.: SS0166		
Description of Site (includ	ina r	lanning	status)		Site Access: \	/ia Grovelands F	Road and
Informal amenity green space				Trent Close and			
the A132. Slightly crescent in						vices (distance	in m)
is 300m in length and 25-50	m w	ide and p	rovides a buf	fer between the	Primary School	: North Crescen	t;
duel carriageway and dwelling	gs to	the west.			Wickford Infan	ts; Oakfield; <4	00m
						ool: Bromfords &	
Site is rough grassland with						quidistant 1500r	
across the centre of the site.	Infor	mal, natur	al paths run t	hrough the site.		entre: 3 (Londor	
Site is surrently accessed on	foot	from the	washland to	the north of the		lin's Way; Wickf	ord Health
Site is currently accessed on site, Grovelands Road to the						Comtro, 1 (Nov	andan
Drive, south of the site.	Cen		site, and po	SSIDIY ITUITI FAIK	Rd) <800m	i centre: i (nev	endon
Drive, south of the site.					· ·	Nickford <800m	
No planning history					Public Open Sp		
					Allotments <2		
Site boundaries have been a	amen	ded to ex	clude South	part of the site			
(close to churchyard) and a s							
from the road. Developable an						d cemetery <40	0m;
Ownership:		- Public B	ody?	Yes	civic space < 80	)0m;	
		- Private	Individual?		Educational Fie	lds <400m;	
		- Compar	ıy?		Natural Green		
		- Unknow	'n?			facilities < 2km	
Urban Area Site		Yes	Area: 0.75	ha	Urban Parks <		
Green Belt Site		No			Bus Stop: <1ki		
Greenfield Site		Yes	Area: 0.75	ha	Rallway Station	1: Wickford 1km	
Previously Developed Land	d	No					
Site Constraints							
Areas excluded from the S	1			Constraints th			
Scheduled Monument	With		No	Ancient Woodland		Within	No
	Part	of					
			No			Part of Site	No
	Adj.	То	No			Part of Site Within Buffer	No No
SSSIs/ SACs / SPAs / Ramsar	With	To nin	No No	Local Wildlife Si	tes	Part of Site Within Buffer Within	No No No
SSSIs/ SACs / SPAs / Ramsar	With Part	To nin of Site	No No No	Local Wildlife Si	tes	Part of Site Within Buffer Within Part of Site	No No No No
SSSIs/ SACs / SPAs / Ramsar	With Part	To nin	No No No Yes (SAC;	Local Wildlife Si	tes	Part of Site Within Buffer Within	No No No
SSSIs/ SACs / SPAs / Ramsar	With Part	To nin of Site	No No No Yes (SAC; SPA;	Local Wildlife Si	tes	Part of Site Within Buffer Within Part of Site	No No No No
	With Part With	To hin of Site hin Buffer	No No No Yes (SAC; SPA; Ramsar)			Part of Site Within Buffer Within Part of Site Within Buffer	No No No No
SSSIs/ SACs / SPAs / Ramsar	With Part With With	To hin of Site hin Buffer	No No No Yes (SAC; SPA; Ramsar) No	Biodiversity Acti		Part of Site Within Buffer Within Part of Site Within Buffer Within	No No No No No
	With Part With With Part	To nin of Site nin Buffer nin of Site	No No Yes (SAC; SPA; Ramsar) No No			Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	No No No No No No No
Local Nature Reserve (LNR)	With Part With With Part	To hin of Site hin Buffer	NoNoNoYes (SAC; SPA; Ramsar)NoNoNoNo	Biodiversity Acti Priority Habitat	on Plan (BAP)	Part of Site Within Buffer Within Part of Site Within Buffer Within	No No No No No No No
Local Nature Reserve (LNR) Flood Zone	With Part With With Part	To nin of Site nin Buffer nin of Site	No No Yes (SAC; SPA; Ramsar) No No	Biodiversity Acti	on Plan (BAP)	Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	No No No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □	With Part With With Part	To nin of Site nin Buffer nin of Site	NoNoNoYes (SAC;SPA;Ramsar)NoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Specie	on Plan (BAP) es Alert Area	Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	No No No No No No Yes
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland	With Part With With Part	To nin of Site nin Buffer nin of Site	NoNoNoYes (SAC; SPA; Ramsar)NoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Specie Protected Specie	on Plan (BAP) es Alert Area	Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	No No No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area	With Part With Part With With	To of Site nin Buffer nin of Site nin Buffer	NoNoNoYes (SAC; SPA; Ramsar)NoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Specie	on Plan (BAP) es Alert Area	Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	No No No No No No Yes
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	With Part With Part With With	To of Site nin Buffer nin of Site nin Buffer	NoNoNoYes (SAC; SPA; Ramsar)NoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer	on Plan (BAP) es Alert Area es Alert Area -	Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	No No No No No No Yes Yes
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area	With Part With Part With With Part	To of Site nin Buffer nin Buffer nin Buffer	NoNoNoYes (SAC; SPA; Ramsar)NoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green &	on Plan (BAP) es Alert Area es Alert Area - Common Land	Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	No No No No No No Yes Yes
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	With Part With Part With With	To of Site nin Buffer nin Buffer nin Buffer	NoNoNoYes (SAC; SPA; Ramsar)NoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer <u>Village Green &amp;</u> Ground Water V	on Plan (BAP) es Alert Area es Alert Area - Common Land	Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	No No No No No No Yes Yes
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	With Part With Part With With Part	To of Site nin Buffer nin Buffer nin Buffer	NoNoNoYes (SAC; SPA; Ramsar)NoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green &	on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> /ulnerability	Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site	No No No No No No Yes Yes
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas	With Part With Part With With Part	To of Site nin Buffer nin Buffer nin Buffer	NoNoNoYes (SAC; SPA; Ramsar)NoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Area	on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> /ulnerability	Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site Within Buffer	No No No No No No Yes Yes No Yes Blue
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	With Part With Part With With Part	To of Site nin Buffer nin Buffer nin Buffer	NoNoNoYes (SAC; SPA; Ramsar)NoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer <u>Village Green &amp;</u> Ground Water V Area Conservation Ar	on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> /ulnerability	Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Adj. To	No No No No No No Yes Yes Yes No Yes Blue No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas	With Part With Part With With Part	To of Site nin Buffer nin Buffer nin Buffer	NoNoNoYes (SAC; SPA; Ramsar)NoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNo	Biodiversity Acti Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Area	on Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> /ulnerability	Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site Within Buffer	No No No No No No Yes Yes No Yes Blue No

Address: Land adjacent to Neven (A132), east of Sutcliffe Close, to r Champion Close		: Current Use: Amenity open space	Site Ref.: SS0166	
Immovable communications links	No	Potential Contamir	nated Land	С
400m buffer zone around wastewater/sewage treatment plants	No	Definitive Footpath	ר (PRoW)	No
·		TPO		No
		Archaeological Fin	ds Area	No

#### Highway issues:

Access would need to be taken from residential roads to the west of the site. No permitted access from A132. Constraints (description):

- Open space protected by BDLP policy
- Noise A132 adjacent. Noise mitigation measures would be required.
- Protected species alert area
- Within 5km Ramsar, SAC, SPA.
- GWVA local aquifer
- Within existing employment area buffer (800m)
- Likely existence of contamination no detailed assessment made.

#### Could the constraints be overcome? Yes

#### If yes, how?

- PPG17 Assessment to establish whether site is required in order to meet adopted Standards.
- Design solution to account for or mitigate noise levels.
- Ecological assessment to identify and protected species or mitigation measures
- Unlikely to have direct impact on SAC/SPA will increase flow through Wickford sewage works. This will need to be taken into consideration.
- GWVA local aquifer that may be vulnerable to polluting activity. This will need to be taken into consideration.
- Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures

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

Open space (including informal space or possible cemetery extension); residential.

Site is suitable for housing development X

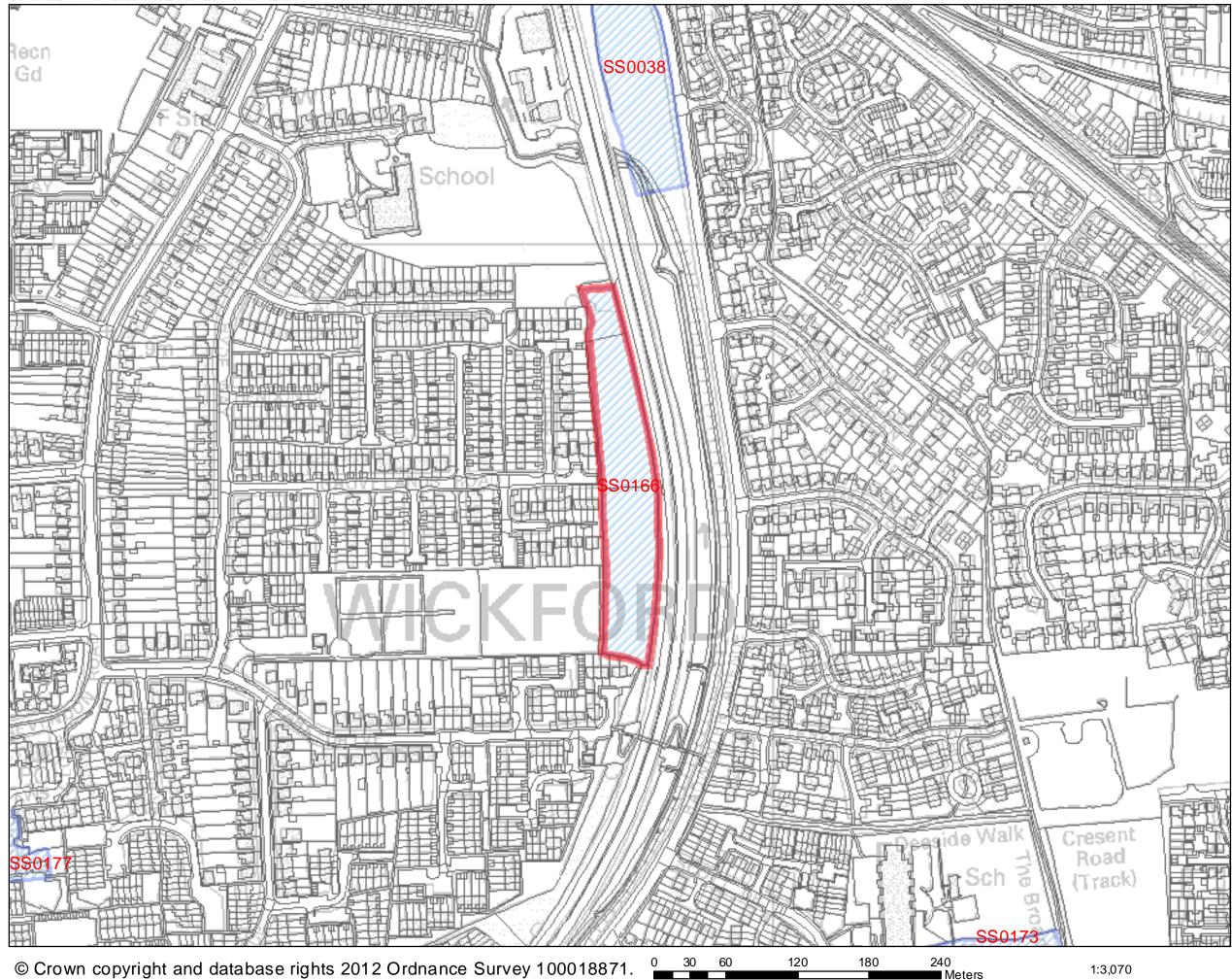
#### Reason(s) why site is suitable for housing:

The site is within the settlement area and has no constraints that would make the site unsuitable prior to further investigation. However, an initial PPG17 Assessment in 2010 determined that the site should be protected due to a lack of quantity of amenity green space in Wickford. Therefore if this site were to be lost to development an open space of equal quantity would need to be provided elsewhere in line with the quality and accessibility criteria set down by the PPG17 study. Therefore, at this time the site is considered to be suitable for development.

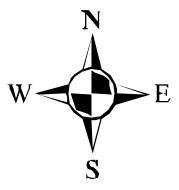
Is site available for development?	The site was put forward as part of the Call for Sites			
If yes, when?	process. Following receipt of the site, the landownership			
	details could be established.			



### Land adj to Nevendon Road, E of Sucliffe Close



#### SHLAA 2011/2012

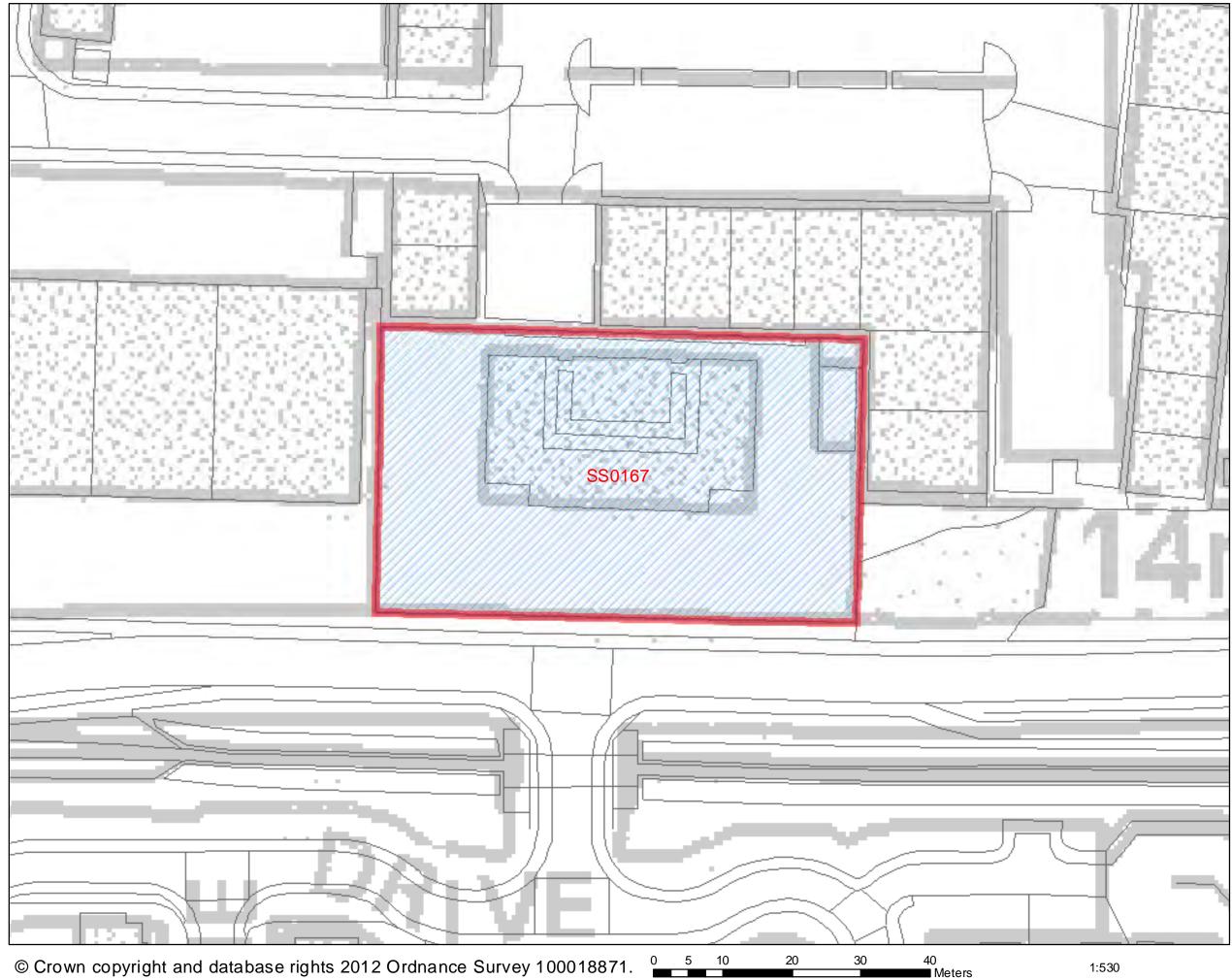


Address: ITEC Training Centre Road	e, Burnt M		<b>ite Area</b> : .28ha	Current Use: Training centre	Site Ref.: SS0167		
Description of Site (includi	ng plann	ina st	atus)		Burnt Mill	ls Road	
Single storey training centre bu Mills road, Basildon. Two third few semi-mature trees dotted surrounds the site on the north lies to the south of the site.	uilding loc ds of the s along the	ated o site is s site bo	n the north urface car p oundaries.	barking with a Industrial estate	Access to Ser Primary School Secondary Scho GP/Health Cntr End)	vices (distance : Felmore<600r ool: Barstable < : 1 <800m (Feli	n 1500m nores
Allocated as 'Existing Employm	nent Area'	in the	BDLP 1998.		Neighbourhood (Felomores End	l Centre: 1 <80( d)	)m
Planning history: None relevan portakabins.	nt – altera	tions/e	xtensions a	nd siting of	(Pendle Drive),	Pitsea >800m bace: Allotments Amenity Green g people space <	Space &
Ownership:	- Puk	olic Boc	ly?	No		d), Churchyard	
- Private				No		lucational Field	
		mpany		No	(Felmores), Na	tural/semi natur	al Green
		known?		Yes		(Burnt Mills Roa	
Urban Area Site	Yes		0.28ha	•		Facility <400m	
Green Belt Site	No					tics Centre), Urb	an Park
Greenfield Site	No				<800m (Northl		N
Previously Developed Land	l Yes		0.28ha			n (Burnt Mills Ro n: Pitsea >1600r	
Site Constraints							
Areas excluded from the SH				Constraints th			
Scheduled Monument	Within		No	Ancient Woodla	nd	Within	No
	Part of		No			Part of Site	No
	Adj. To		No	Local Wildlife Sites		Within Buffer	Yes
	Within		No			Within Part of Site	No
	Part of Si		No				No
	Within Bu		No			Within Buffer	Yes
	Within		No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of Si		No	Priority Habitat		Part of Site	No
	Within Bu		No			Within Buffer	Yes
Flood Zone			No	Protected Specie			No
Washland			No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area			No	10m Buffer			
<b>5</b> ¹	Within		Yes		<u> </u>		
	Part of		Yes	Village Green &			No
	Within bu	iffer	Yes	Ground Water V Area	ulnerability		Yes
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
						Adj. To	No
Immovable communications links			No	Potential Contar	ninated Land	C	
400m buffer zone around			Yes	Definitive Footp	ath (PRoW):		No
wastewater/sewage treatment plants							
•				ТРО			No

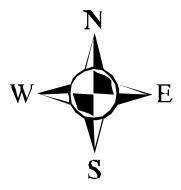
Address: ITEC Training Centre, Burnt Mills Road	Site Area: 0.28ha	Current Use: Training centre	Site Ref.: SS0167	
<ul> <li>Constraints (description):</li> <li>Employment Area allocation in BDLP,</li> <li>Sewerage works buffer (400m)</li> <li>Ground water vulnerability</li> <li>Protected species alert area</li> <li>Ancient woodland (100m)</li> <li>UK BAPs/LoWS Buffers (100m)</li> <li>Likely existence of contamination – no d</li> </ul>	etailed assess	ment made.		
Could the constraints be overcome? N <ul> <li>Some of the constraints can be portivitient of the constraints of the constra</li></ul>	tentially overce a and within 4	100m of a sewerage	works.	by heavy industry,
	iopment for			development X
Reason(s) why site is not suitable for I Site is within the 400m Sewage Works buffe Water.		re unsuitable for hou	using as recomme	nded by Anglian
The site is an existing employment area and existing land allocations, as stated in SHLAP				a need to safeguard
Is site available for development? If yes, when?		Whilst the site was Sites process. Follo landownership det the site is an existi not available for al	s put forward as p owing receipt of the ails could be estating employment a lternative uses du land allocations,	he site, the blished. However, area and therefore e to a need to as stated in SHLAA



### ITEC Training Centre, Burnt Mills Road



#### SHLAA 2011/2012

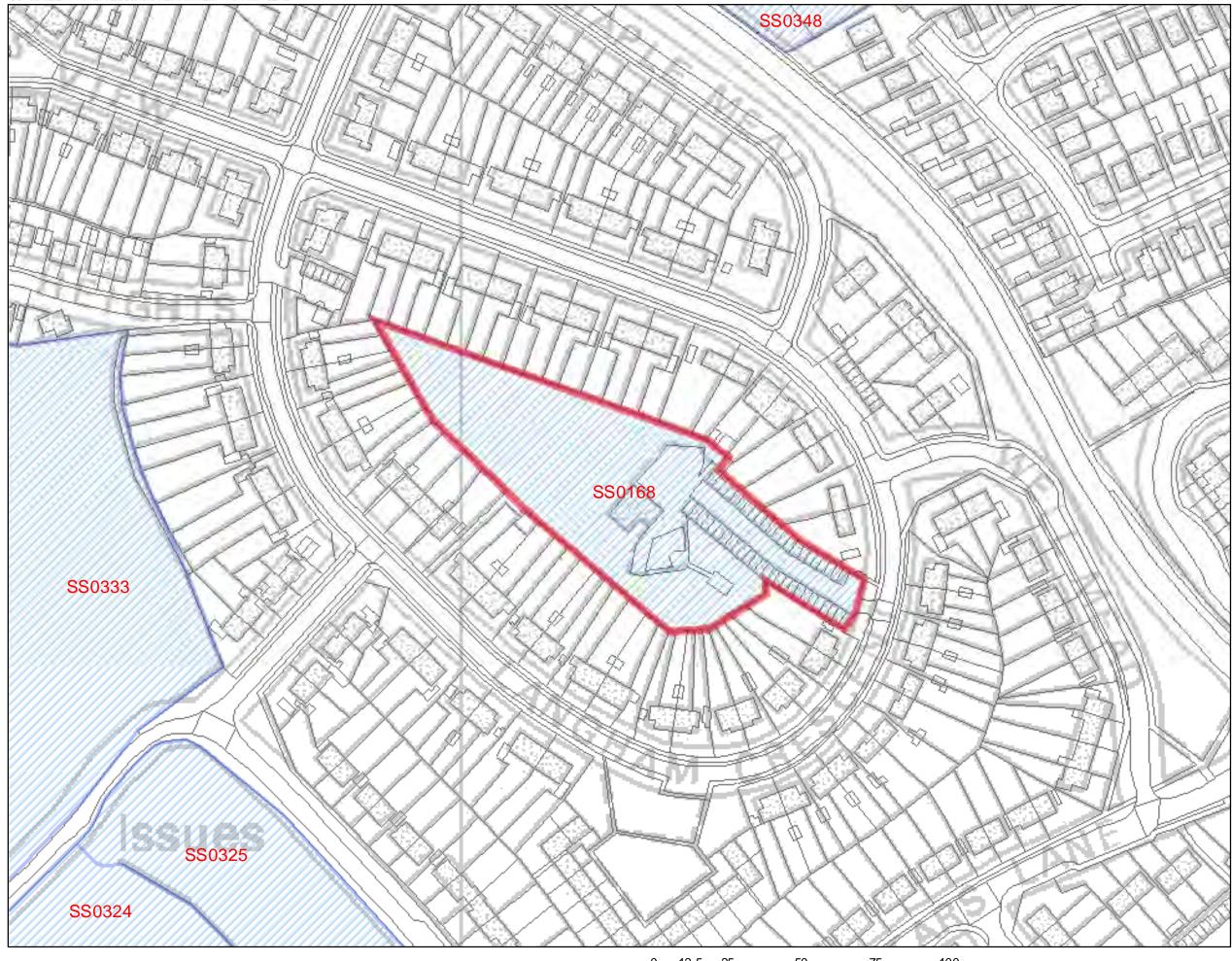


Address: Open Space, Comn and garages, r/o 3-83 Langha Great Burstead		<b>Site Area</b> : 0.66ha	<b>Current Use</b> : Open Space, Community Hall and garages	Site Ref.: SS0168		
Description of Site (includ Site is public open space with comprises an access road flan adjacent to the community ha large enough for a football pit in shape. The site is bounde site's boundary is delineated b gained via a footpath adj. to f Development Plan: Allocated of No planning history. Negotiations are taking place group about refurbishing and Ownership:	in a resident iked by gara all, a childrer ich. The ma d by residen by mature tro vo. 17 Langh as Existing C between the <u>leasing the o</u> - Public	ial area in Great ges, opening our n's playing area, in playing field a tial development ees. Pedestrian a nam Crescent. Open Space in th <u>e Council and a le community hall c Body?</u> te Individual?	t into a car park and open space irea is triangular t. Much of the access can be e BDLP 1998	Access to Ser Primary School Secondary School Secondary School (1500m) GPs / Health Co Surgery <800n Neighbourhood Surgery <800n Town Centre: F Public Open Sp <400m; edu fie Meadows <400 Bus Stop: 250r	l Centre: Grange n Billericay ace: Amenity gr elds <400m; Mil 0m	in m) 600m chool arade e Parade reen space I
	- Unkn			-		
Urban Area Site	Yes	Area: 0.66	ha	-		
Green Belt Site	No					
Greenfield Site	Yes	Area: 0.46	ha			
Previously Developed Lan	d Yes	Area: 0.20	ha			
Site Constraints						
Areas excluded from the S	HLAA		<b>Constraints th</b>	at may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodland		Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Duff	er Yes			Within Buffer	No
	Within Buff	0 103			within Dunei	110
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
Local Nature Reserve (LNR)		No	Biodiversity Acti Priority Habitat	on Plan (BAP)		
Local Nature Reserve (LNR)	Within	No No		on Plan (BAP)	Within	No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □	Within Part of Site	No No			Within Part of Site	No No
Flood Zone	Within Part of Site	No No er No	Priority Habitat	es Alert Area	Within Part of Site	No No No
Flood Zone If yes, Zone 3? □	Within Part of Site	No No Ter No No	Priority Habitat Protected Specie	es Alert Area	Within Part of Site	No No No No
Flood Zone If yes, Zone 3? Washland	Within Part of Site	No No er No No No	Priority Habitat Protected Specie Protected Specie	es Alert Area	Within Part of Site	No No No No
Flood Zone If yes, Zone 3? Washland Marshes Protection Area	Within Part of Site Within Buff	No No er No No No No	Priority Habitat Protected Specie Protected Specie	es Alert Area es Alert Area -	Within Part of Site	No No No No
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	Within Part of Site Within Buff Within	No No er No No No No No	Priority Habitat Protected Specie Protected Specie 10m Buffer	es Alert Area es Alert Area - Common Land	Within Part of Site	No No No No
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	Within Part of Site Within Buff Within Part of	No No er No No No No No No No	Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green &	es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site	No No No No No
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	Within Part of Site Within Buff Within Part of	No No No No No No No No No No	Priority Habitat Protected Specie Protected Specie 10m Buffer <u>Village Green &amp;</u> Ground Water V Conservation Ar	es Alert Area es Alert Area - <u>Common Land</u> /ulnerability ea	Within Part of Site Within Buffer	No No No No No Yes Blue
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas	Within Part of Site Within Buff Within Part of	No No Vo No No No No No No No No	Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V	es Alert Area es Alert Area - <u>Common Land</u> /ulnerability ea	Within Part of Site Within Buffer Within/Adj to Within	No No No No No Yes Blue No
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons	Within Part of Site Within Buff Within Part of	No No No No No No No No No No No No No	Priority Habitat Protected Specie Protected Specie 10m Buffer <u>Village Green &amp;</u> Ground Water V Conservation Ar Listed Buildings	es Alert Area es Alert Area - <u>Common Land</u> /ulnerability ea	Within Part of Site Within Buffer Within/Adj to Within Adj. To	No No No No No Yes Blue No No
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications	Within Part of Site Within Buff Within Part of	No N	Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Ar Listed Buildings Potential Contar	es Alert Area es Alert Area - <u>Common Land</u> /ulnerability ea minated Land	Within Part of Site Within Buffer Within/Adj to Within	No No No No No Yes Blue No No No
Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications 400m buffer zone around wastewater/sewage	Within Part of Site Within Buff Within Part of	No No No No No No No No No No No No No	Priority Habitat Protected Specie Protected Specie 10m Buffer <u>Village Green &amp;</u> Ground Water V Conservation Ar Listed Buildings	es Alert Area es Alert Area - <u>Common Land</u> /ulnerability ea minated Land	Within Part of Site Within Buffer Within/Adj to Within Adj. To	No No No No No Yes Blue No No
Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications 400m buffer zone around wastewater/sewage treatment plants	Within Part of Site Within Buff Within Part of	No N	Priority Habitat Protected Specie Protected Specie 10m Buffer <u>Village Green &amp;</u> Ground Water V Conservation Ar Listed Buildings <u>Potential Contar</u> Definitive Footp	es Alert Area es Alert Area - <u>Common Land</u> /ulnerability ea minated Land	Within Part of Site Within Buffer Within/Adj to Within Adj. To	No No No No No Yes Blue No No No
Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications 400m buffer zone around wastewater/sewage	Within Part of Site Within Buff Within Part of	No N	Priority Habitat Protected Specie Protected Specie 10m Buffer Village Green & Ground Water V Conservation Ar Listed Buildings Potential Contar	es Alert Area es Alert Area - <u>Common Land</u> /ulnerability ea <u>minated Land</u> ath (PRoW)	Within Part of Site Within Buffer Within/Adj to Within Adj. To	No No No No No Yes Blue No No No

· · · · · · · · · · · · · · · · · · ·	<b>Site Area</b> : 0.66ha	<b>Current Use</b> : Open Space, Community Hall and garages	Site Ref.: SS0168	
Constraints (description):				
<ul> <li>Archaeological finds area 50m away from</li> </ul>	site			
Groundwater: need to have a better under	erstanding of	groundwater distribu	ition and vulnera	bility, need to
combine with other information such as v	vater table lev	vel data and source p	protection zone.	-
• Within buffer for Mill Meadows SSSI. How				
This is one of two Public Open Space ame				
could have a detrimental impact on the q		of local residents. When	nether it is suitat	ble for housing will
depend on the outcome of the Open Space	0,5			
<ul> <li>Likely existence of contamination – no de</li> </ul>				
		yes, how?		
Archaeological investigations will need to				
• If site is proven to be surplus to open spa	ace/recreation	hal requirements, the	n improvements	need to be made to
other amenity areas in locality				
<ul> <li>Intrusive investigation of the site to check</li> <li>Crowndwater Need to demonstrate that</li> </ul>				
<ul> <li>Groundwater - Need to demonstrate that groundwater quality or could represent or</li> </ul>				
What is the most suitable type of develo	opment for	inis site? Communit	ty uses/open spa	
Site is suitable for housing development	Х			
Reason(s) why site is suitable for housi	ing: The site	is within an urban ar	ea and close to s	services and
facilities. The site is adjacent to a residential	area and has	few physical constra	aints to sites dev	elopment. However,
PPG17 assessment needs to be undertaken of	on the site to	assess its status as a	i green space pri	or to pursuing
formal allocation should this be a prospect.				
Is site available for development? If yes	s, when?	The site was put for		
				e, the landownership
		details could be esta		
		policy change to be		
		designation and the	e timeframe refle	cts this.

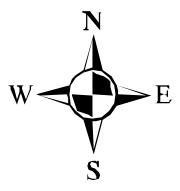


### OS Community Hall, garages, Langham Crescent



© Crown copyright and database rights 2012 Ordnance Survey 100018871.

### SHLAA 2011/2012

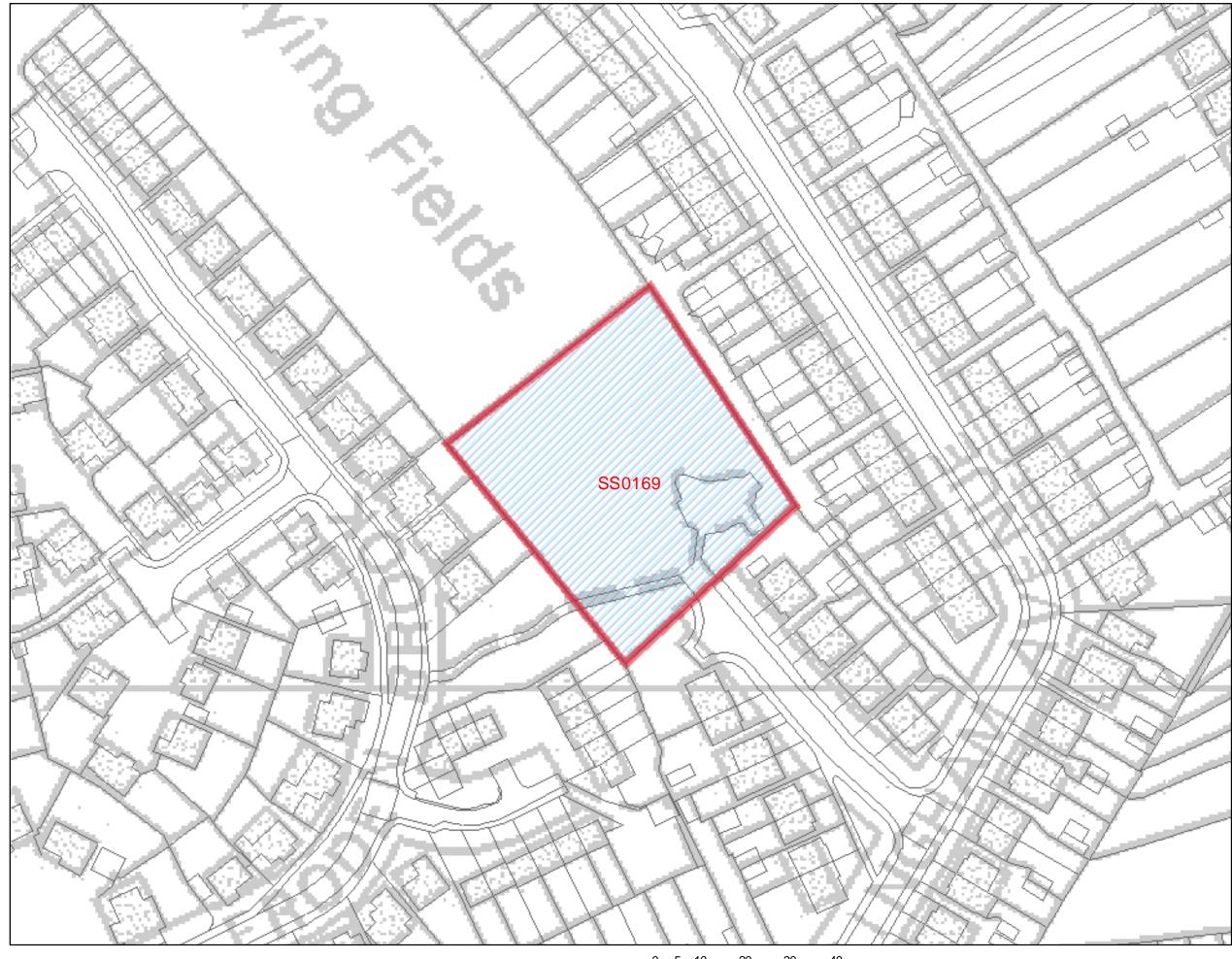


OT LAW ONE OUVER	01111						
Address: Open space at Pass Close, to the rear of 40-58 Pa Avenue and r/o 20-24 Froden Billericay	issing	ham	Site Area: 0.32ha	Current Use: Open space	Site Ref.: SS0169		
Description of Site (includ Southern third of an area of c Passingham Avenue. Adjacen South Green Junior and Infan	open s t opei	space betw n space ar	veen Froden I		Passingham Av	Passingham Clos renue. rvices (distance	
The area is predominantly laid the northeast and southeast, residential.	d to g	rass, with			Primary School Secondary School <1500m	: South Green < ool: Billericay Sc entre: 1 (Grange	:600m :hool
The boundaries are formed by hedges and trees, with TPOs on 4 trees the western edge. There is a large mature tree at the northern most corner of the site (not subject of TPO).					Neighbourhood Parade) <800n	Sillericay >800m	-
Ownership:		- Public B	odv?	Yes		space <400m;	
•	ľ		Individual?			ng Peoples Space	ces
	ŀ	- Compan			<400m	5 1 1	
	ŀ	- Unknow			Churchyard <8		
Urban Area Site		Yes	Area: 0.32	ha	Education field		
Green Belt Site		No				ural Open Space <800m	
Greenfield Site		Yes	Area: 0.32	ha		Facilities < 2km	
Previously Developed Land	d	No				n (Grange Parac	
Site Constraints					Railway Station	1: Billericay >16	JUIII
Areas excluded from the S	<b>SHLA</b>	A		Constraints th	at may affect	a site's viabili	ty
Scheduled Monument	With	nin	No	Ancient Woodland		Within	No
	Part	of	No			Part of Site	No
	Adj.	То	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With	nin	No	Local Wildlife Sites		Within	No
	Part	of Site	No			Part of Site	No
	With	in Buffer	Yes (SSSI)			Within Buffer	No
Local Nature Reserve (LNR)	With	nin	No	Biodiversity Action Plan (BAP)		Within	No
	Part	of Site	No	Priority Habitat		Part of Site	No
	With	in Buffer	No			Within Buffer	No
Flood Zone If yes, Zone 3? □			No	Protected Species Alert Area			No
Washland				· ·	es Alei t Alea		NO
vvasilidilu			No				No
			No No	Protected Speci 10m Buffer			
Marshes Protection Area	With	iin		Protected Speci			
	With Part		No	Protected Speci 10m Buffer	es Alert Area -		
Marshes Protection Area Existing, developed	_	of	No No	Protected Speci	es Alert Area - Common Land		No
Marshes Protection Area Existing, developed business/ industrial areas	Part	of	No No No	Protected Speci 10m Buffer Village Green & Ground Water \	es Alert Area - Common Land /ulnerability	Within	No
Marshes Protection Area Existing, developed	Part	of	No No No No	Protected Speci 10m Buffer Village Green & Ground Water V Area	es Alert Area - Common Land /ulnerability	Within Adj. To	No No No
Marshes Protection Area Existing, developed business/ industrial areas	Part	of	No No No No	Protected Speci 10m Buffer Village Green & Ground Water V Area	es Alert Area - Common Land /ulnerability rea		No No No No
Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	Part	of	No No No No No	Protected Speci 10m Buffer Village Green & Ground Water V Area Conservation Ar	es Alert Area - Common Land /ulnerability rea	Adj. To	No No No No No
Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	Part	of	No No No No No	Protected Speci 10m Buffer Village Green & Ground Water V Area Conservation Ar	es Alert Area - Common Land /ulnerability rea	Adj. To Within	No No No No No No
Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications	Part	of	No       No       No       No       No       No       No	Protected Speci 10m Buffer Village Green & Ground Water V Area Conservation Ar Listed Buildings	es Alert Area - Common Land /ulnerability rea	Adj. To Within Adj. To	No No No No No No

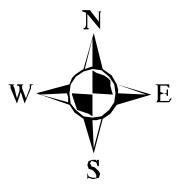
Address: Open space at Passingham Close, to the rear of 40-58 Passingham Avenue and r/o 20-24 Froden Brook, Billericay	<b>Site Area</b> : 0.32ha	Current Use: Open space	Site Ref.: SS0169				
Dilici leay		Archaeological Finds	Area	No			
Highway issues: Access from Passingham	Close, no issu						
<ul> <li>Constraints (description):</li> <li>Open space and play area within South C local residents.</li> <li>TPOs present along southwest boundary site</li> <li>Within 2 km of SSSI Mill Meadows – may in loss of local open space)</li> <li>Likely existence of contamination – no decomposition - no</li></ul>	Green. Loss co of site. In ac lead to increa	ould have a detriment Idition. mature tree p ase in recreational pr	present at northe	ern most corner of			
<ul> <li>PPG17 Assessment of the open space.</li> <li>Tree Survey to establish whether trees a tree and TPOs.</li> <li>SSSI buffer for Mill Meadows is of little cenvironmental site assessment could be</li> </ul>	<ul> <li>Tree Survey to establish whether trees are worthy of protections or Design solution to accommodate mature tree and TPOs.</li> </ul>						
Open space; children's play area; housing		this site?					
		Site is NOT suita	ble for housing	g development X			
Reason(s) why site is suitable for hous	ing:	•					
<ul> <li>Reason(s) why site is suitable for housing:</li> <li>Site is within the settlement area and there are no constraints that necessarily make the site unsuitable prior to further assessments for environmental quality and PPG17.</li> <li>However, an initial PPG17 Assessment has been undertaken for the site, which considered loss of the site to be unacceptable due to the detrimental impact on accessibility for a number of properties, which would no longer have a suitable open space within the adopted 400m Standard. The site should therefore be considered unsuitable on PPG17 Grounds.</li> </ul>							
Is site available for development? If yes, when?		The site was put for process. Following r details could be esta policy change to be designation and the	receipt of the sit ablished. The s made to remov	e, the landownership ite would require a e the open space			



### OS at Passingham Close



SHLAA 2011/2012

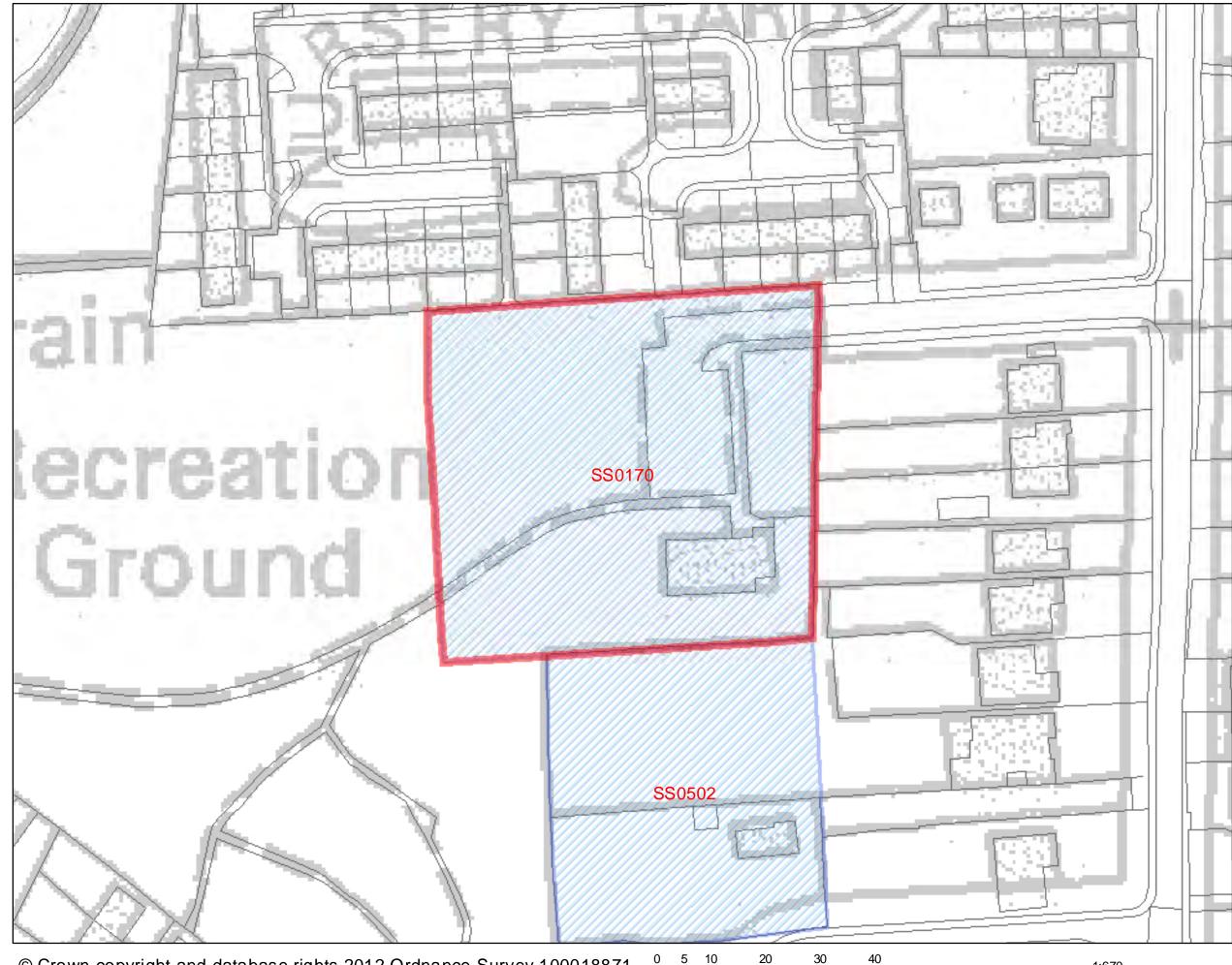


Address: Open Space and The Paddock of Nursery Gardens, Shrubber 57-93-Ashlands, Pound Lane			<b>Site Area</b> : 0.45ha	Current Use: Open space, Pavillion and ancillary parking	Site Ref.: SS0170		
<ul> <li>Description of Site (includ Square area of public open sp much larger park. Surrounder The site presently comprises a users of the park and some m</li> <li>Allocated as 'Existing Open Sp</li> <li>Planning history: <ul> <li>Tenants meeting hall + 20</li> <li>Extension to meeting hall</li> <li>Application July 2010 10/8</li> </ul> </li> <li>It is likely that the existing pa subject to a medium long terr reduced in size to take this into only consider residential deve</li> </ul>	oace le d on a pav hature bace' 0 part (DC- 807/C vilion n leas to cor	ocated in three side illion build e trees and in the BDL king space BAS-6-79) DUT for up building v se. Theref nsideratior	the northeast s by residenti ing, public pa d shrubs P 1998 es (DC-BAS-1- to 23 dwellir vill be retaine ore, the site sh	al properties. arking area for 77) – permitted ngs (withdrawn) ed on site as it is should be ould therefore	Access to Ser Primary Schoo Park Schools < Secondary Sch <1500m GPs / Health C Neighbourhood Crescent <800 Town Centre: Public Open Sp Space and Chil <400m (Land Churchyard <4 Church), Educa (Laindon Park natural Green	ool: James Hor entre: 32 Knigh d Centre: Kathle	e in m) I Laindon nsby nts >800m een Ferrier Green ople space ), las' 00m il/semi Land north
Ownership:		- Public B	ody?			<800m (Land west of Archer Road),	
-		- Private	ndividual?	No		km (Markhams	Chase and
		- Compan	у?	No	Gloucester Par		
		- Unknow	n?	No	Bus Stop: 550r		
Urban Area Site		Yes	Area: 0.45	ha	Railway Station	n: Laindon >16	00m
Green Belt Site		No					
Greenfield Site		Yes	Area: 0.36	ha			
Previously Developed Land	d	Yes	Area: 0.09	ha			
Site Constraints							
Areas excluded from the S	HLA	A		Constraints th	nat may affect	a site's viabil	ity
Scheduled Monument	With	nin	No	Ancient Woodla	nd	Within	No
	Part	of	No			Part of Site	No
	Adj.	То	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With	nin	No	Local Wildlife Si	tes	Within	No
	Part	of Site	No			Part of Site	No
	With	nin Buffer	No			Within Buffer	No
Local Nature Reserve (LNR)	With	nin	No	Biodiversity Acti	ion Plan (BAP)	Within	No
, , , , , , , , , , , , , , , , , , ,	Part	of Site	No	Priority Habitat		Part of Site	No
	With	nin Buffer	No			Within Buffer	No
Flood Zone If yes, Zone 3? □			No	Protected Speci	es Alert Area		Yes
Washland			No	Protected Speci	es Alert Area -		Yes
Marshes Protection Area	1		No	10m Buffer			
Existing, developed	With	nin	No	-			
business/ industrial areas	Part		No	Village Green &	Common Land		No
	Adj.		Yes	Ground Water V		1	No
Oil / Gas Pipelines		-	No	Conservation Ar		Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
				Listed Bundings		Adj. To	No
Immovable communications			No	Potential Contai	minated Land	С	

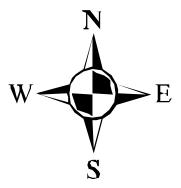
Address: Open Space and The Paddock of Nursery Gardens, Shrubber 57-93-Ashlands, Pound Lane	Pavilion, rear	<b>Site Area</b> : ).45ha	<b>Current Use</b> : Open space, Pavillion and ancillary parking	Site Ref.: SS0170		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
H.E.R – No records			TPO			No
			Archaeological Finds			No
Highway issues: No particu						
lead to displacement of park v	visitor parking wi	nich may nee	ed to provided elsewr	nere in the a	idjacent open sp	ace.
Constraints (description):						
Ecological assessment mag						
Open space allocation will					e pavilion or publ	lic car
parking may need to be p						
<ul> <li>Existing trees and shrubs should be retained where possible or supplemented with alternative landscaping.</li> <li>Proximity to nearby employment areas not a particular constraint in this instance as primarily a residential area</li> </ul>						
				tance as pril	marily a resident	lial area.
Likely existence of contam		alled assessi	nent made.			
<ul> <li>Lease about to be signed a Could the constraints be o</li> </ul>		/				
		•	ove) If yes, how?	nitiantion or	avoidance mees	
<ul> <li>Intrusive investigation of t</li> <li>Existing trees and shrubs</li> </ul>						
	snouid be retain	ea where po	ssible of supplemente	ed with alter	native landscapi	ing.
Ecological assessment     Open space designation re	moved and alta	rpativa faailii	ice provided			
Open space designation re						
What is the most suitable surrounding residential develo		opment for	this site? Either ope	en space or r	residential, due t	.0
Site is suitable for housing	•	X				
Reason(s) why site is suit urban area and is in close pro had a PPG17 assessment, wh falls within were to be retained	eximity to service	es and faciliti at if some o	es. The site is curren f the recreation grou	itly allocated nd to the far	as open space west, which the	but has
Is site available for develo	opment? If ves	, when?	The site was put for	rward as par	rt of the Call for	Sites
	,	,	process. Following			
			details could be est			
			policy change to be			
			designation and the			
			the existing building			
			long term lease and	I this part of	the site is unav	ailable.



### OS and The Paddock Pavillion, Ashlands,



30 20 0 5 10 © Crown copyright and database rights 2012 Ordnance Survey 100018871. Meters SHLAA 2011/2012

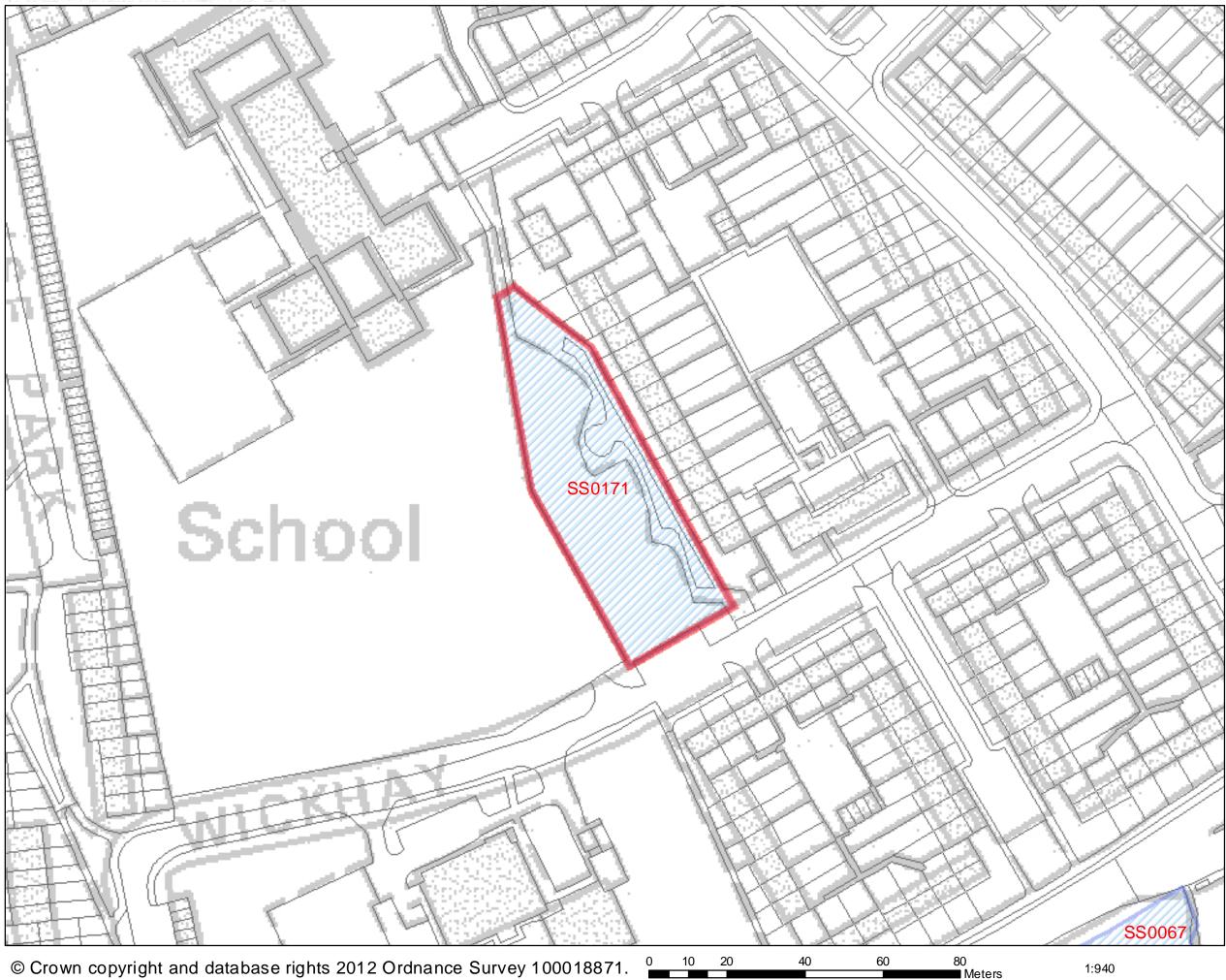


Address: Open Space opposit Wickhay, Lee Chapel North, Ba			Site Ref.: SS0171				
Description of Site (includ	lanning	status)		Site Access: \	Vickhay		
Rectilinear parcel of open spar several mature trees, play equ residential area, fronted by dv buffer between the dwellings Primary School. Allocated as 'Existing Open Sp	uipme welling and th	nt and a gs along t he playing	pathway. The he east bound g fields of the	site is within a dary, providing a Anne Line RC	Primary School Secondary Scho GPs / Health Co Ballards Walk) Neighbourhood Ballards Walk) Town Centre: E	l Centre: 2 (Kibc <800m 3asildon <800m	<600m <1500m ares and
No planning history					Public Open Sp		
Ownership:		- Public B	ody? Individual?	Yes No	Amenity Green	Space and people Space <	400m
	_	- Compar		No	(Wickhay);		40011
		- Unknow		No		00m (Basildon T	C);
Urban Area Site		Yes	Area: 0.26			ld <400m (Anne	
Green Belt Site		No	711001 0.20		RC);		
Greenfield Site		Yes	Area: 0.22	ha	5	nd Natural/Semi	-Natural
Previously Developed Land		Yes	Area: 0.22			(Langdon Hills); Facility <2km (B	
Site Constraints					Golf Course & S Urban Park <40 Bus Stop: 120m Railway Station:		Park). eys)
Areas excluded from the S				Constraints th	at may affect	a cito/c viabilit	N
Scheduled Monument	With		No	Ancient Woodla		Within	No
	Part		No			Part of Site	No
	Adj.		No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	tes	Within	No
		of Site	No			Part of Site	No
		in Buffer	Yes (SSSI)			Within Buffer	No
Local Nature Reserve (LNR)	With		No	Biodiversity Acti	on Plan (BAP)	Within	No
		of Site	No	Priority Habitat		Part of Site	No
		in Buffer	No			Within Buffer	No
Flood Zone	No			Protected Specie	es Alert Area	Durior	Yes
If yes, Zone 3?							
Washland			No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area			No	10m Buffer			
Existing, developed	With	in	No				
business/ industrial areas	Part	of	No	Village Green &	Common Land		No
	Adj.	То	No	Ground Water V Area	ulnerability		No
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
				9		Adj. To	No
Immovable communications links			No	Potential Contar	minated Land	С	
400m buffer zone around wastewater/sewage			No	Definitive Footp	ath (PRoW)		No

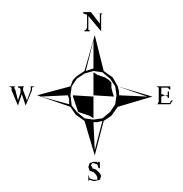
Address: Open Space opposite 40-68 Wickhay, Lee Chapel North, Basildon	<b>Site Area</b> : 0.26ha	Current Use: Open space	Site Ref.: SS0171	
		ТРО		No
		Archaeological Finds	Area	No
Highway issues: Access from Wickhay, no	issues.	•		
<ul> <li>Constraints (description):</li> <li>SSSI buffer</li> <li>Existing open space allocation in BDI</li> </ul>	LP			
<ul> <li>protected species alert area.</li> </ul>				
<ul> <li>Close proximity to frontages of 40 to</li> </ul>	64 Wickhay.			
<ul> <li>Likely existence of contamination – r</li> </ul>		sessment made.		
Could the constraints be overcome?	Yes, partial	ly		
<ul> <li>SSSI buffer unlikely to affect this urbound of the second s</li></ul>	ether site is re within site and e dimensions ( uidelines would at of the site . check on pote	d attenuation measur of the site and the po d restrict developmen ential contamination a	es as appropri sition of existi nt to a small so	iate ing dwellings, there is cheme fronting Wickhay
Open space				
Site is suitable for housing development X	(			
<b>Reason(s) why site is suitable for hous</b> Within the existing urban area in close proxi connections.		services, amenities ar	nd facilities inc	cluding transport
An initial PPG17 Assessment in 2010 determ for accessibility. The site is therefore not con comprehensive PPG17 assessment needs to pursuing formal allocation should this be a p	nsidered unsu be undertake	itable for developmer	nt on a PPG17	basis. However, a
Is site available for development?		The site was put for	rward as part	of the Call for Sites
If yes, when?		process. Following r	receipt of the s ablished. The made to remo	site, the landownership e site would require a ove the open space



### OS opp 40-68 Wickhay



SHLAA 2011/2012



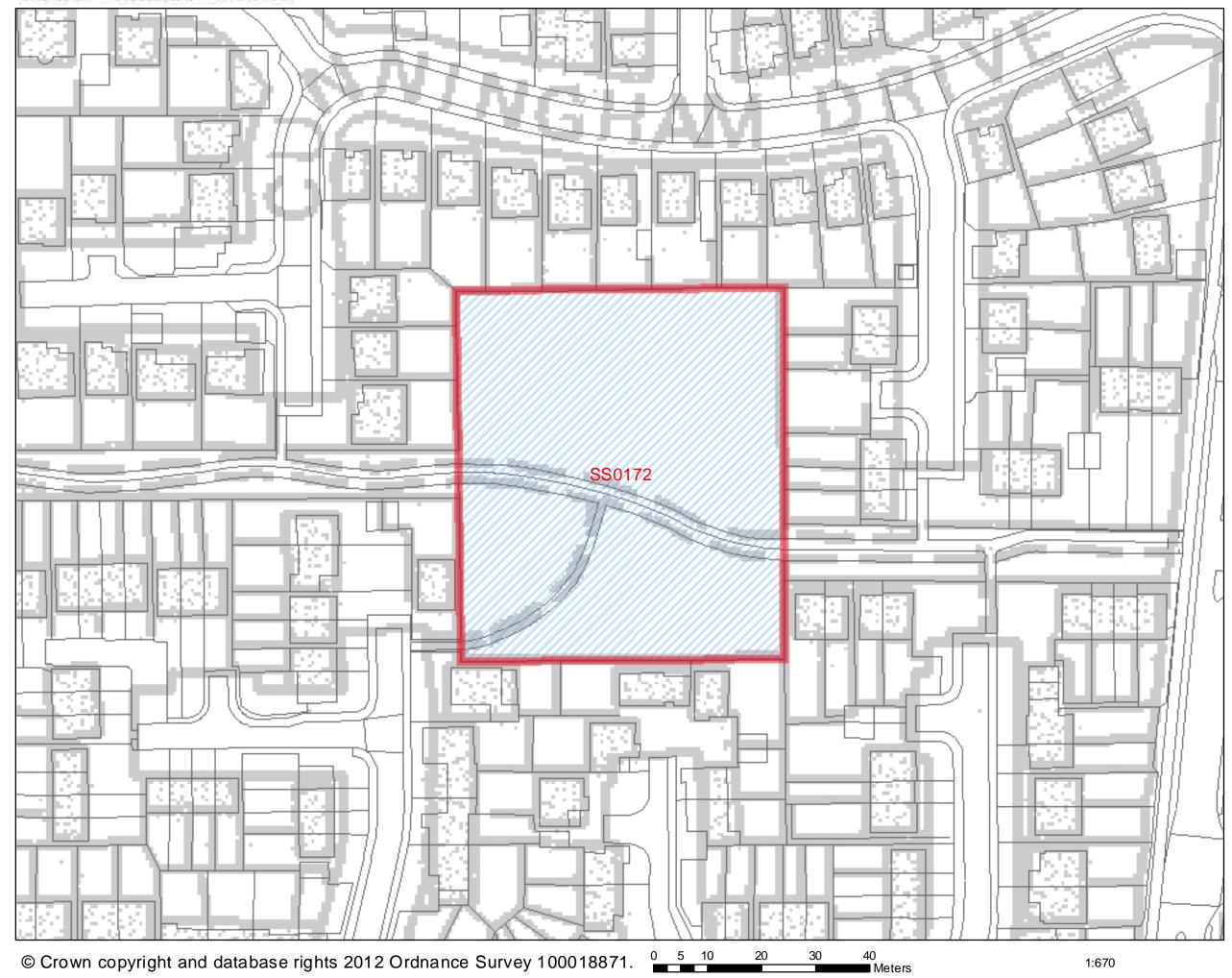
SHLAA	Site Surve	y Form Part 1	
-------	------------	---------------	--

Address: Open space at r/o Cunningham Drive, 2-10 Loga Brodie Walk and 10-12 Nichol	in Link	k, 5-6 (	<b>Site Area</b> : ).41ha	Current Use: Amenity open spaceSite Ref.: SS0172			
Description of Site (includ Square area of open space. C Wick. The land was transferre	One of ed to C	the last a council owr	reas of open		Site Access: area	via Logan Link c	ar parking
Open Space with a dowry for	maint	enance.				rvices (distance	
Allocated as Existing Open Sp 1998.	ace w	ithin the B	asildon Distr	ict Local Plan	County <600m Secondary Sch	l: Abacus and O n ool: Beauchamp entre: Silva Isla	os <1500m
Planning History – One of thre amenity areas created as part legal agreement with Wick Co (supplemental to the original	t of Th Insorti	ne Wick dev um in 20-0	velopment a )7-2000 (ref:	rising from a sec2.1969)	<800m Neighbourhood <800m Town Centre: Public Open Sp	d Centre: Silva I Wickford >800n bace: Amenity G Idren/Young Peo	sland Way n reen
Ownership:		- Public Bo	dv?	Yes		te itself and also	
		- Private Ir				ery <800m (Parl	
		- Company				km (Wickford N	
		- Unknown				<800m (Wick), E	
Urban Area Site		Yes	Area: 0.41	ha		Oakfield and Ab	
Green Belt Site	1	No				facility <2km (L	
Greenfield Site	`	Yes	Area: 0.41			Park <2km (Wic	kford
Previously Developed Land	d í	No			Memorial Park		
					Bus Stop: 100		00m
Site Constraints					Railway Station	n: Wickford >16	UUM
Areas excluded from the S				Constraints th	at may affect	a site's viabili	t.v
Scheduled Monument	Withi		No	Ancient Woodla		Within	No
Scheduled Monument	Part		No			Part of Site	No
	Adj.		No				
	Auj.	10	NU			Within Ruffor	
ISSSIC/ SACC / SDAC / Domeor	\\/ithi	in	No	Local Wildlife Si	itos	Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	_		No	Local Wildlife Si	ites	Within	No
SSSIS/ SACs / SPAs / Ramsar	Part	of Site	No	Local Wildlife Si	ites	Within Part of Site	No No
	Part ( Withi	of Site in Buffer	No Yes			Within Part of Site Within Buffer	No No No
SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR)	Part o Withi Withi	of Site in Buffer in	No Yes No	Biodiversity Act		Within Part of Site Within Buffer Within	No No No No
	Part of Withi Withi Part of	of Site in Buffer in of Site	No Yes No No			Within Part of Site Within Buffer Within Part of Site	No No No No No
Local Nature Reserve (LNR)	Part o Withi Withi Part o Withi	of Site in Buffer in	No Yes No	Biodiversity Act Priority Habitat	ion Plan (BAP)	Within Part of Site Within Buffer Within	No No No No No
Local Nature Reserve (LNR) Flood Zone	Part of Withi Withi Part of	of Site in Buffer in of Site	No Yes No No	Biodiversity Act	ion Plan (BAP)	Within Part of Site Within Buffer Within Part of Site	No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □	Part o Withi Withi Part o Withi	of Site in Buffer in of Site	No Yes No No No	Biodiversity Act Priority Habitat Protected Speci	ion Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site	No No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland	Part o Withi Withi Part o Withi	of Site in Buffer in of Site	No Yes No No No	Biodiversity Act Priority Habitat Protected Speci Protected Speci	ion Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site	No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area	Part of Withi Withi Part of Withi No	of Site in Buffer in of Site in Buffer	No Yes No No No No No	Biodiversity Act Priority Habitat Protected Speci	ion Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site	No No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	Part of Withi Part of Withi No Withi	of Site in Buffer in of Site in Buffer in	No Yes No No No No No	Biodiversity Act Priority Habitat Protected Speci Protected Speci 10m Buffer	ion Plan (BAP) es Alert Area es Alert Area -	Within Part of Site Within Buffer Within Part of Site	No No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area	Part of Withi Part of Withi No Withi Part of	of Site in Buffer of Site in Buffer in Buffer in	No Yes No No No No No No	Biodiversity Act Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green &	ion Plan (BAP) es Alert Area es Alert Area - Common Land	Within Part of Site Within Buffer Within Part of Site	No No No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	Part of Withi Part of Withi No Withi Part of Adj.	of Site in Buffer in of Site in Buffer in	No Yes No No No No No	Biodiversity Act Priority Habitat Protected Speci Protected Speci 10m Buffer	ion Plan (BAP) es Alert Area es Alert Area - Common Land	Within Part of Site Within Buffer Within Part of Site	No No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	Part of Withi Part of Withi No Withi Part of Adj.	of Site in Buffer of Site in Buffer in Guffer of To (within	No Yes No No No No No Yes – Hurricane	Biodiversity Act Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water \	ion Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> /ulnerability	Within Part of Site Within Buffer Within Part of Site	No No No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas	Part of Withi Part of Withi No Withi Part of Adj.	of Site in Buffer of Site in Buffer in Guffer of To (within	No Yes No No No No No Yes – Hurricane Way	Biodiversity Act Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V Area	ion Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> /ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer	No No No No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	Part of Withi Part of Withi No Withi Part of Adj.	of Site in Buffer of Site in Buffer in Guffer of To (within	No Yes No No No No No Yes – Hurricane Way No	Biodiversity Act Priority Habitat Protected Speci 10m Buffer <u>Village Green &amp;</u> Ground Water M Area Conservation Ar	ion Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> /ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Adj. To	No No No No No No No No No No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas	Part of Withi Part of Withi No Withi Part of Adj.	of Site in Buffer of Site in Buffer in Guffer of To (within	No Yes No No No No No Yes – Hurricane Way	Biodiversity Act Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V Area	ion Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> /ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Adj. To Within	NoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNoNo
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	Part of Withi Part of Withi No Withi Part of Adj.	of Site in Buffer of Site in Buffer in Guffer of To (within	No Yes No No No No No Yes – Hurricane Way No	Biodiversity Act Priority Habitat Protected Speci 10m Buffer <u>Village Green &amp;</u> Ground Water M Area Conservation Ar	ion Plan (BAP) es Alert Area es Alert Area - <u>Common Land</u> /ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Adj. To	No No No No No No No No No No

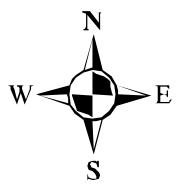
Address: Open space at r/o 1 Cunningham Drive, 2-10 Loga Brodie Walk and 10-12 Nichols	n Link, 5-6	<b>Site Area</b> : 0.41ha	Current Use: Amenity open space	Site Ref.: SS0172			
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW) No				
	TPO						
			Archaeological Finds	Area	No		
Highway issues: No vehicula not definitive) footpath crosse					significant (though		
<ul> <li>Constraints (description):</li> <li>Primary footpath and cycle development.</li> <li>Two mature trees on the s</li> <li>Foul Sewer and Surface w any development proposal</li> <li>Although within SAC/RAMS</li> <li>Likely existence of contam</li> <li>Note: Both the woodland at M submitted together for conside</li> <li>Could the constraints be or</li> <li>Design solution to maintain ac Tree survey to establish wheth Pipes would be difficult (and li routes.</li> <li>Environmental survey would e Intrusive investigation of the set of the set</li></ul>	site may be wor ater pipeline ru l or relocated as SAR/SPA 5km B ination – no de aitland Rd (CFS eration in the C vercome? ecess along the her trees should kely prohibitive stablish presen	th retaining i n through the s necessary. Suffers, develo tailed assess 5 247) and the all for Sites. Yes path I be protected ly expensive) ce of any pro	n any future develops e centre of the land a opment of the site un ment made. e open space at Nich d, replanted or accep to reposition. A design tected flora or fauna.	ment. nd would need t likely to adverse olson Grove (CFS table for remova gn solution could	o be respected in ly affect these areas. 5 246) have been l. l respect the pipe		
What is the most suitable Open space.	type of devel	opment for	this site?				
			Site is NOT suitab	ble for housing	development x		
Reason(s) why site is not	suitable for h	ousing					
The site is within the settleme it is constrained by its origina the site as one that should be distance of 400m for a range	l design as an i e retained as its	ntegral open loss would re	space. Also, an initial educe accessibility to	PPG17 Assessm above the adopt	ent has identified ted maximum		
Is site available for develo If yes, when?	opment?		Yes. The site was so the Call for Sites pro		landowner through		



### OS at rear of 13-39 Cunningham Drive

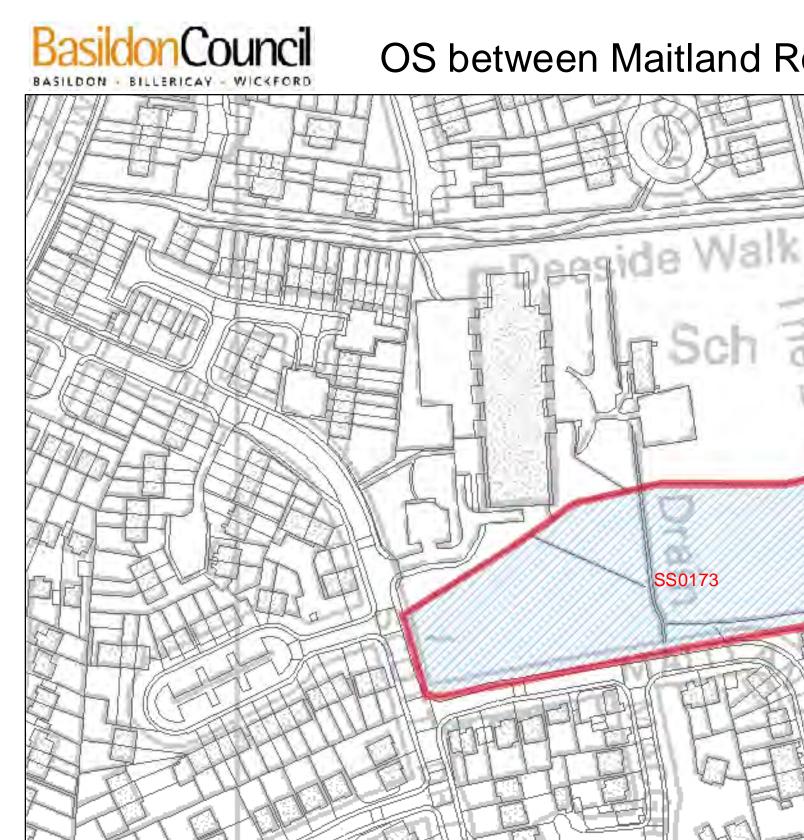


SHLAA 2011/2012



			<b>Site Area</b> : 0.97ha	Current Use: Woodland	Site Ref.: SS0173		
Description of Site (includ	ing pla	inning s	tatus)		Site Access: N	Maitland Rd	
Woodland area next to Oakfie mixed broadleaved woodland it enabling community access within The Wick development	has a n . It is or	umber o	f laid paths r	unning through	Primary School <600m	vices (distance : Oakfield Prima ool: Bromfords /	ry (adj)
Planning History – One of thre amenity areas created as part legal agreement with Wick Co (supplemental to the original	t of The onsortiur	Wick de m in 20-0	velopment ar 07-2000 (ref:	rising from a sec2.1969)	GPs / Health C Way) <800m Neighbourhood Way) <800m	entre: 1 (Silva I: I Centre: 1 (Silva Wickford >800m	a Island
Ownership:	- F	Public Bo	dv?	Yes	Public Open Sp		
•			ndividual?		Education field		
		Company				space (Nicholso	n Grove)
		Unknowr			<400m;		,
Urban Area Site	Ye		Area: 0.97	ha	Cemetery <400		
Green Belt Site	No				Wick Country F		
Greenfield Site	Ye		Area: 0.97	ha	Urban Park <2		
Previously Developed Land					Bus Stop:1000+m (London/Woo Rd) Railway Station: Wickford 1600r		
Site Constraints					Railway Station		////
Areas excluded from the S	HLAA			Constraints th	at may affect	a site's viabili	tv
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			No	Local Wildlife Si	tes	Within	No
	Part of		No		-	Part of Site	No
	Within		Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within		No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of		No	Priority Habitat	` '	Part of Site	No
	Within		No	-		Within Buffer	No
Flood Zone If yes, Zone 3? □			No	Protected Specie	es Alert Area		Yes
Washland			No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area	1		No	10m Buffer			
Existing, developed	Within		No	1			
business/ industrial areas	Part of		No	Village Green &	Common Land		No
	Adj. To		No	Ground Water V Area			No
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
,						Adj. To	No
	1		No	Listed Buildings		Within Adj. To	No No
Electricity Pylons						·····	1
Immovable communications			No	Potential Contar	ninated Land	С	<u> </u>
			No No	Potential Contar Definitive Footp		C	Yes
Immovable communications links 400m buffer zone around wastewater/sewage						C	Yes

Address: Open space between Maitland	Site Area:	Current Use:	Site Ref.:				
Rd, Scott drive and The Broadway, the Wick Wickford	0.97ha	Woodland	SS0173				
Highway issues: No particular issues							
Constraints (description):							
<ul><li>Woodland area</li><li>Open space protected by BDLP policy</li></ul>							
<ul> <li>Definitive footpath runs north-south through the south through the sout</li></ul>	ough the cent	re of the site					
<ul> <li>Protected species alert area</li> </ul>	Jugit the cont						
Within 5km of Ramsar/SAC/SPA							
5							
Public open space							
Could the constraints be overcome?	Yes						
Felling of all trees within the site							
Policy alteration through LDF process							
<ul> <li>Scheme design could accommodate foot</li> <li>Scheme design could accommodate foot</li> </ul>		implemented prior	to development				
<ul> <li>Ecological assessment required – mitiga</li> <li>Unlikely to have direct impact on SAC/SI</li> </ul>		s implemented prior	to development				
<ul> <li>Intrusive investigation of the site to che</li> </ul>		al contamination and	d mitigation or avoidance measures				
PPG17 assessment required.	· · ·						
What is the most suitable type of deve Woodland	lopment for	this site?					
		Site is NOT suit	able for housing development X				
Reason(s) why site is not suitable for	housing						
The site is within the settlement area and the							
the site without further investigation of wild							
the site is required due to a lack of open sp							
open space for a number of properties to al an open space typology that is qualitatively							
the grounds of thePPG17 assessment.	desired within	i the bolough. The					
Is site available for development?			s submitted through the Call For Sites				
If yes, when?		process by the la	ndowner.				



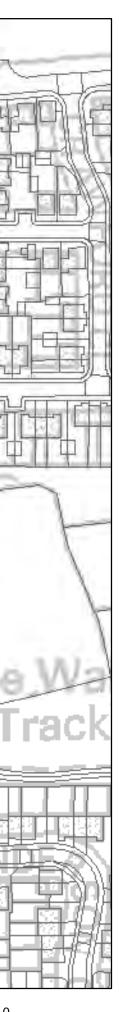
## OS between Maitland Road, Scott Drive

Road

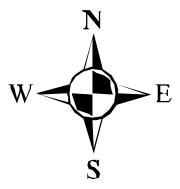
Track)

Speysid

120 Meters © Crown copyright and database rights 2012 Ordnance Survey 100018871. 15 30 60 90 1:1,410



#### SHLAA 2011/2012

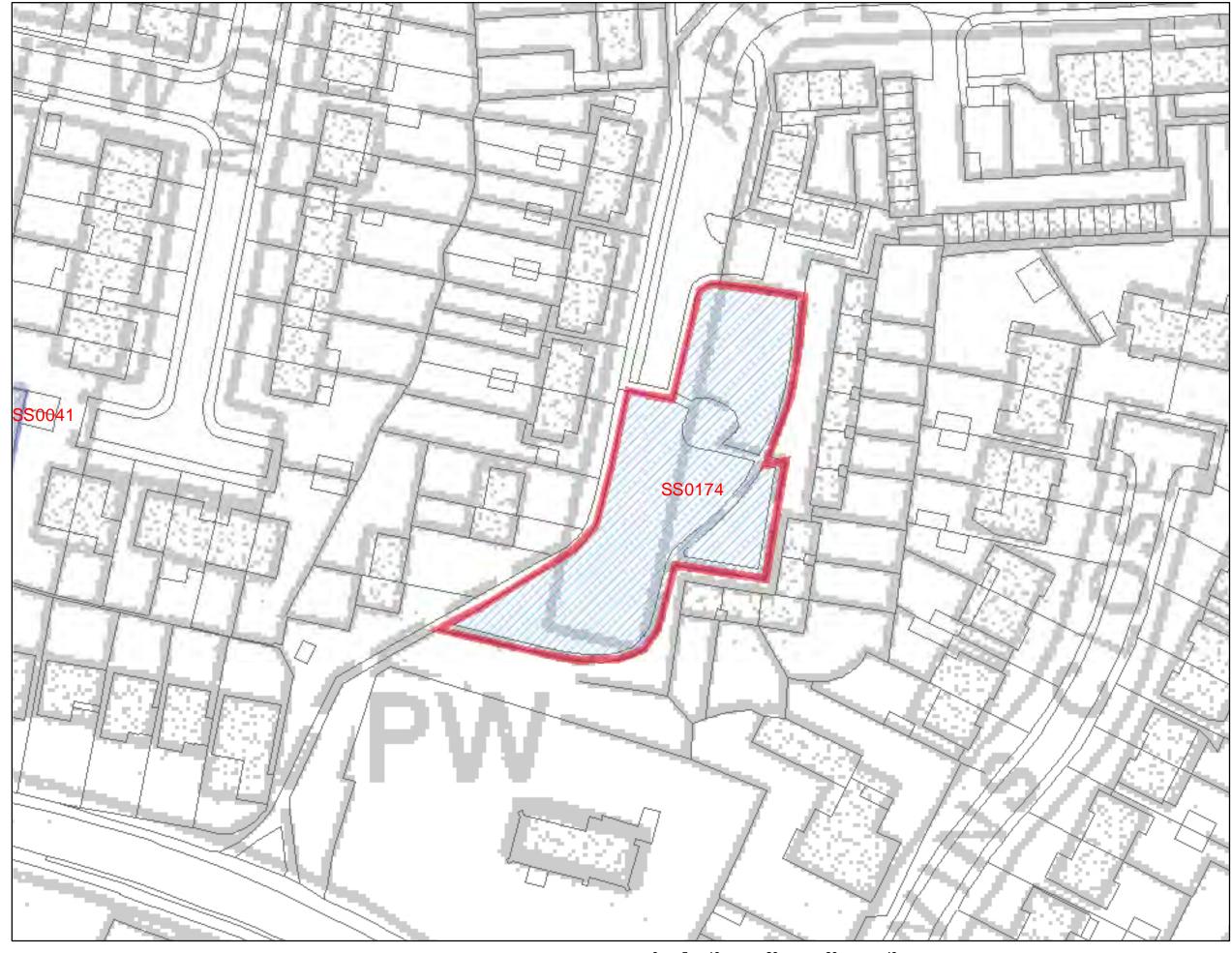


		i art i				×		
Address: Open space at Apple Tree Way between Pippin Court & St Catherine's Court, Wickford			<b>Site Area</b> : 0.16ha	Current Use:Site Ref.:Landscaping /SS0174Amenity OpenSpace				
Description of Site (includ Irregular shaped amenity ope	Site Access: Apple Tree Way							
Tree Way, approx 28m wide to paths crossing the area. Lead 15+ properties face onto the	m long. P a pedestri	grassed, with	Access to Services (distance in m) Primary School: Wickford Infants; Hilltop Junior <600m Secondary School: Beauchamps <1500m					
No planning history.	GPs / Health Centre: 1 (Franklins Way) <800m							
Ownership:		- Public B	ody?	Yes	Neighbourhood Centre: 2 (Southend Rd;			
·			Individual?	Apple Tree Wa		y) <800m		
		- Compan	y?		Town Centre: Wickford <800m			
		- Unknown?			Public Open Space:			
Urban Area Site		Yes	0.16ha		Allotment <2km			
Green Belt Site		No			Urban Park <4			
Greenfield Site		Yes	0.16ha	Churchyard <1				
Previously Developed Land		No				Country Park < 2km		
					Education Field			
					Outdoor Sports <2km; Civic Space <800m;			
					Bus Stop: 450m			
					Railway Station: Wickford 1km			
Site Constraints		_						
Areas excluded from the S	1		- į	Constraints that may affect				
Scheduled Monument	Within		No	Ancient Woodla	nd	Within	No	
	Part of		No			Part of Site	No	
	Adj.		No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within		No	Local Wildlife Si	tes	Within	No	
	Part of Site		No				No	
V		nin Buffer	Yes (SPA,			Within Buffer	No	
		Ramsar & SAC)						
Local Nature Reserve (LNR)		nin	No	<b>Biodiversity Acti</b>	on Plan (BAP)	Within	No	
		of Site	No	Priority Habitat			No	
	With	hin Buffer No				Part of Site Within Buffer	No	
Flood Zone			No	Protected Specie	ected Species Alert Area		No	
If yes, Zone 3?								
Washland			No	Protected Species Alert Area -			Yes	
Marshes Protection Area			No	10m Buffer				
Existing, developed	With	nin	No	1	-			
business/ industrial areas		of	No	Village Green & Common Land			No	
	Adj.		No	Ground Water Vulnerability Area			No	
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No	
						Adj. To	No	
Electricity Pylons			No Listed Buildings			Within	No	
				5		Adj. To	Yes	
Immovable communications links			No	Potential Contaminated Land		C		
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footpath (PRoW)			Yes	

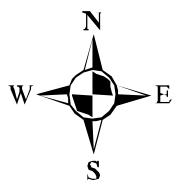
	<b>Site Area</b> : 0.16ha	<b>Current Use</b> : Landscaping / Amenity Open Space	Site Ref.: SS0174									
		ТРО		No								
		Archaeological Finds Area		No								
Highway issues: Access from Apple Tree Way, no issues.												
Constraints (description):												
Open space, subject to PPG17 assessment.												
<ul> <li>Narrow site overlooked by 15+ properties</li> </ul>												
Adjacent to Listed Building (St Catherine's Church)												
<ul> <li>Southern edge of site is within 30m buffer zone of protected species alert area (church yard)</li> </ul>												
Definitive footpath runs along western edge of site												
Within 5km buffer of Ramsar/SAC/SPA												
Near an area of archaeological finds												
<ul> <li>Likely existence of contamination – no detailed assessment made.</li> </ul>												
Could the constraints be overcome? Yes												
PPG17 assessment required.												
Shape of site limits its capacity. Careful siting of buildings would be required.												
High quality development required, so as to not adversely affect the setting of a listed building.												
Unlikely to have direct impact on SAC/SPA.												
<ul> <li>Definitive footpath would need to be take</li> </ul>												
<ul> <li>Ecological &amp; Archaeological investigations</li> </ul>	required plu	s any mitigation mea	sures to be imp	lemented prior to								
development.												
Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures												
What is the most suitable type of development for this site? Open space.												
	Site is not suitable for housing development											
Reason(s) why site is not suitable for housing:												
The site is within the settlement area and has no constraints that would necessarily make the site unsuitable.												
However, it is known from undertaking an initial PPG17 assessment of the site that it provides sole accessible												
	amenity green space with 400m for properties to the south, which do not otherwise have access to open space											
within the adopted maximum standard. The												
Is site available for development?		Yes. This site was submitted through the Call For Sites										
If yes, when?		process by the land	owner.	-								



### OS at Appletree Way btw Pippin Court



#### SHLAA 2011/2012



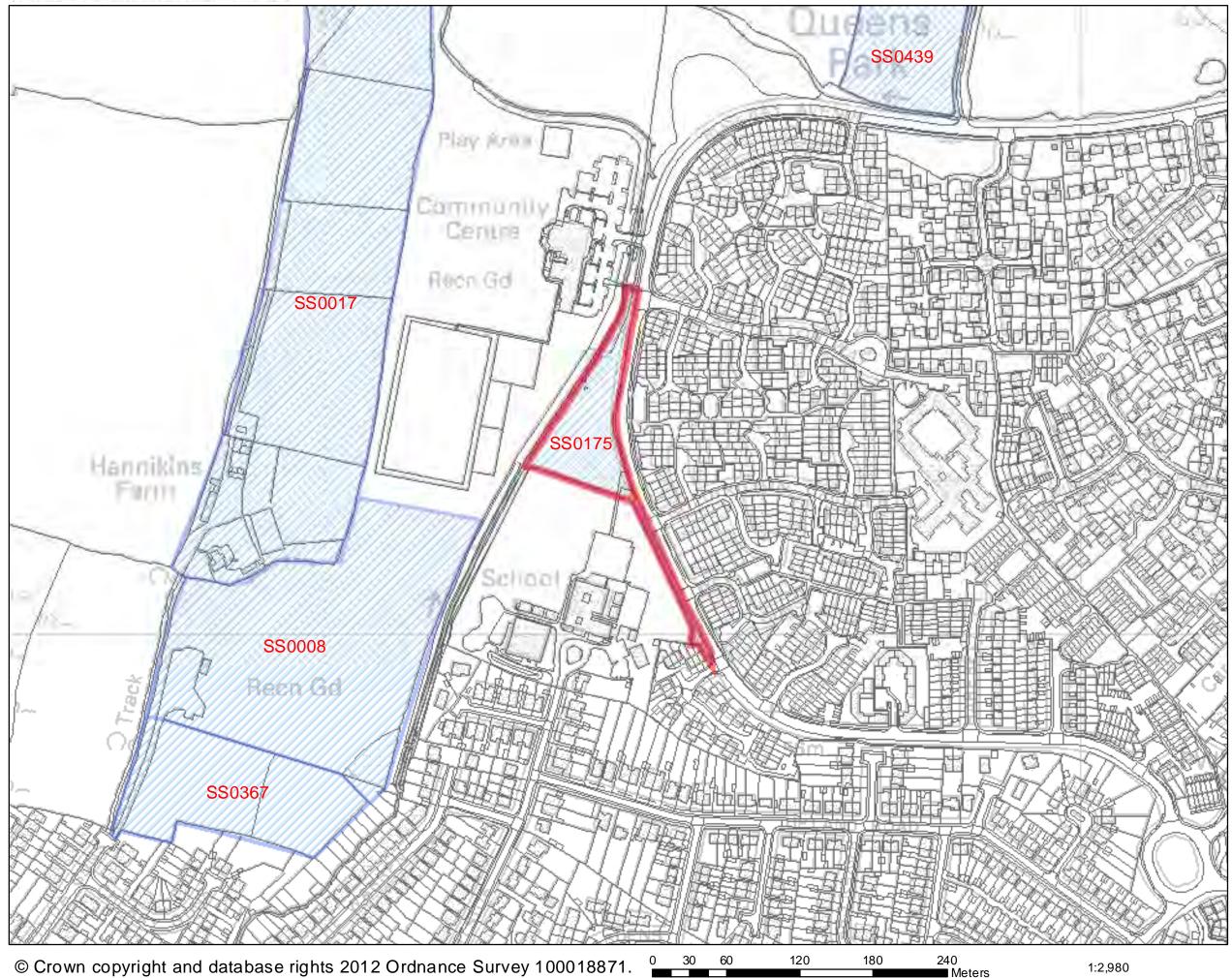
Address: Land adjacent Rosebay Ave, Billericay, between Hannikins Community Centre and Brightside County Primary School. Description of Site (including planning			<b>Site Area</b> : 0.68ha	<b>Current Use</b> : Amenity green Space	Site Ref.: SS0175					
<ul> <li>Description of Site (include Triangular area of amenity op School. Site includes the verg School and Rosebay Avenue.</li> <li>Western and southern bounda Wid flows south to north along</li> <li>Submitted by BBC during CFS</li> <li>Planning history: <ul> <li>98/00099/BAS - Erect Community Centre &amp; centre built on land ac 11/00949/FULL - Creat houses and apartmen and landscaping.</li> </ul> </li> </ul>	en sp ge alo aries h g wes , since tion O Acces dj. ation o	ace, north ng frontag nedge/tre it bounda e sold at a f A Part S ises. Not o of 19 no.	n of Brightside ge of Brightside e cover. Tribu ry of site. auction. ingle & Part T constructed. two and three	te Primary tary of River wo Storey Community	Avenue. Access to Ser Primary School Secondary Sch GPs / Health Cr Queens Park S Neighbourhood <800m Town Centre: I Public Open Sp Children & You Natural Open S Education field Country Park <	I Centre: 1 (The Billericay <2km bace: Ing People Spac Space <400m s <400m	e in m) te <1500m antiles; e Pantiles) es <400m			
Ownership:	- Public B	odv?	No							
o unici sinp.	- Private			No	Bus Stop: Rosebay Avenue (<100m) Railway Station: Billericay 1600m					
	- Compa			Yes		5				
		- Unknow		No						
Urban Area Site		Yes	Area: 0.68	ha						
Green Belt Site		No	Area							
Greenfield Site		Yes	Area: 0.68	ha						
Previously Developed Land	d	No	Area		-					
Site Constraints										
Areas excluded from the S	HLAA	4		Constraints th	at may affect	a site's viabili	ty			
Scheduled Monument	Within Part of		No	Ancient Woodla	nd	Within	No			
			No			Part of Site	No			
	Adj.	То	No			Within Buffer	No			
SSSIs/ SACs / SPAs / Ramsar	With	in	No	Local Wildlife Si	es Within		No			
	Part	of Site	No			Part of Site	No			
	With	in Buffer	Yes (SSSI)			Within Buffer	No			
Local Nature Reserve (LNR)	With	in	No	<b>Biodiversity Acti</b>	on Plan (BAP)	Within	No			
	Part	of Site	No	Priority Habitat		Part of Site	No			
	With	in Buffer	No			Within Buffer	No			
Flood Zone If yes, Zone 3? ☑	Yes		Part of site	Protected Speci	es Alert Area		Yes			
Washland			No	Protected Speci	es Alert Area -		Yes			
Marshes Protection Area			No	10m Buffer						
Existing, developed	With	in	No							
business/ industrial areas	Part	of	No	Village Green &	Common Land		No			
	Adj.	То	No	Ground Water V Area	/ulnerability		No			
Oil / Gas Pipelines			Yes (Gas)	Conservation Ar	rea	Within	No			
						Adj. To	No			
Electricity Pylons			No	Listed Buildings		Within	No			
						Adj. To	No			
Immovable communications links			No	Potential Contar	minated Land	C				

Address: Land adjacent Rose Billericay, between Hannikins Centre and Brightside County School.	Community	Site Area: 0.68ha	Current Use: Amenity green Space	Site Ref.: SS0175		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)			No
			TPO			No
			Archaeological Finds Area			No
Highway issues: None						
<ul> <li>Constraints:</li> <li>Western half of site within</li> <li>Eastern part of site (16m v although exact location of</li> <li>Northern boundary of site possible presence of prote assessment required.</li> <li>Likely existence of contam</li> </ul> Could the constraints be or Flood zone 3 site are not suita Gas pipeline buffer excludes d	wide strip) with gas pipeline to is 100m from ected species of nination – no de vercome? able for housing levelopment.	hin gas pipelir b be establish LoWS. Weste n site, due to etailed assess No g (SHLAA Met	ne buffer zone – Pipel ed ern boundary within p proximity of the LoW sment made. hodology)	line follows R	ecies alert area.	Indicates
What is the most suitable Open Space	type of deve	opment for	this site?			
			Site is NOT suital	ble for hous	sing developm	ent
Reason(s) why site is not Western half of the site is wit eastern section adjoining Ros	hin Flood Zone bebay Avenue is	3, which is c s constrained				

leave sufficient site area to provide land for housing.

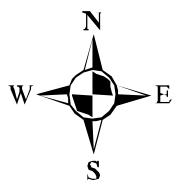


## Land opp Rosebay Avenue, Hannikins Comm Centre





### SHLAA 2011/2012



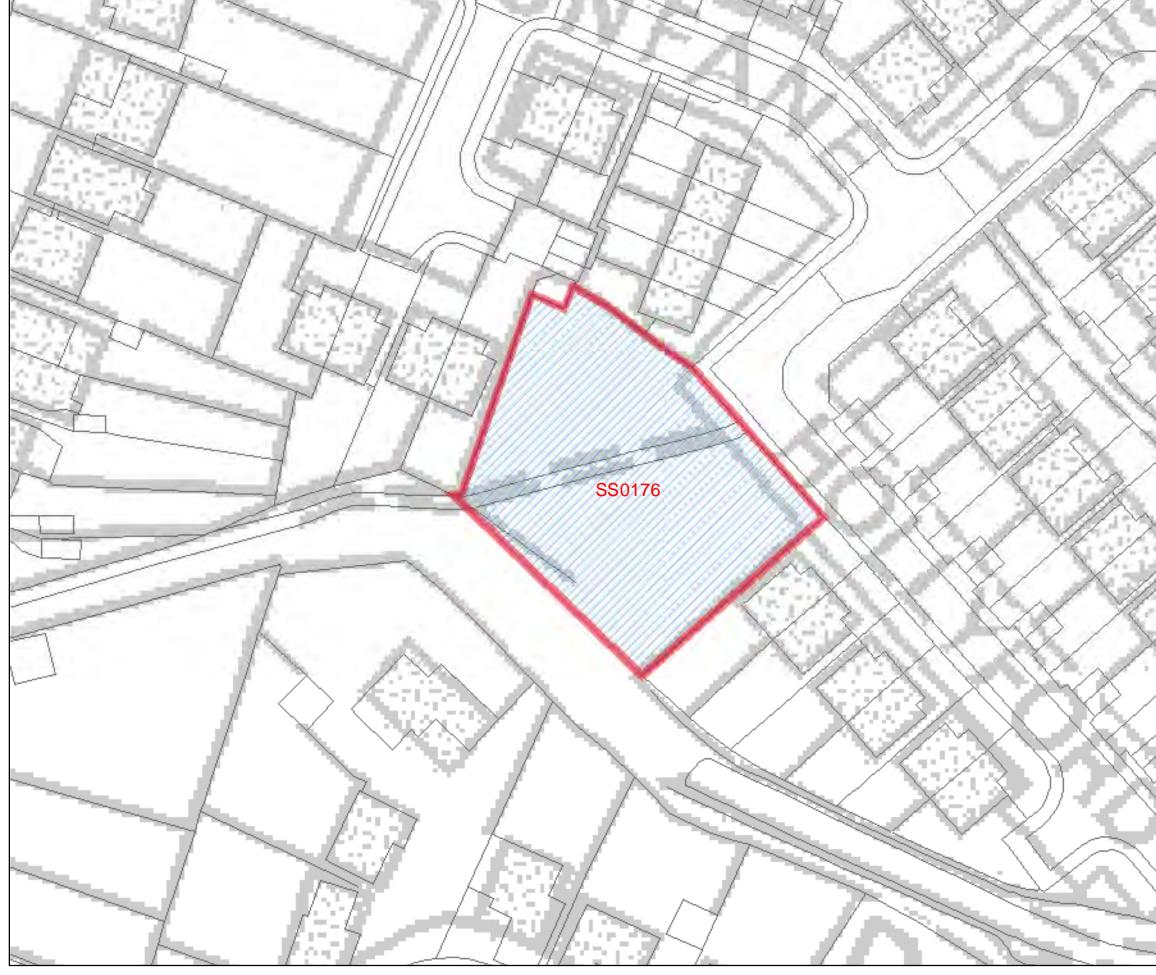
Address: Open Space adjacent to 63 Hollyford, 13 Longtail & 5 Dunfane, Billericay			<b>Site Area</b> : 0.15ha	Current Use: Open space	Site Ref.: SS0176			
Description of Site (includ Irregular shaped amenity ope Longtail. The area is grassed path crosses the area and cut area is predominantly residen located to the south. Designated Existing Open Spa Planning History: None Ownership: Urban Area Site	ling p en spa and h ts thro tial a	ece at the mas a maturn ough from nd a large ess than ( - Public B - Private - Compar - Unknow Yes	junction of Ho ire tree in the Longtail to S playing field 0.4 hectares) ody? Individual?	e centre. A tock Road. The and school are Yes	Primary School Secondary Scho GPs / Health Co Centre >800m Neighbourhood <800m Town Centre: E Public Open Sp Amenity Green and Young Peo 800m, Civic Sp Parks >800m, 400m, Natural	ford vices (distance : Buttsbury < 60 col: Mayflower entre: Stock Roa I Centre: Stock Roa I Centre: Stock F 	200m < 1500m ad Health Road >800m, , Children s > Country ds > al >	
Green Belt Site		No			Urban Parks <2		2 000m,	
Greenfield Site	-	Yes	Area 0.15h	Bus Stop: c 25		50m		
Previously Developed Lan	eviously Developed Land No					1: Billericay >16	00m	
Site Constraints								
Areas excluded from the S	1				hat may affect			
Scheduled Monument	With		No	Ancient Woodla	nd	Within	No	
	Part		No			Part of Site	No	
	Adj.		No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar W			No	Local Wildlife Si	tes	Within	No	
		of Site	No			Part of Site	No	
		nin Buffer	Yes			Within Buffer	No	
Local Nature Reserve (LNR)	With		No	Biodiversity Acti	ion Plan (BAP)	Within	No	
	_	of Site	No	Priority Habitat		Part of Site	No	
	With	nin Buffer	No			Within Buffer	No	
Flood Zone			No	Protected Speci	es Alert Area		No	
If yes, Zone 3?	<u> </u>							
Washland			No	Protected Speci	es Alert Area -		Yes	
Marshes Protection Area	1.4./***		No	10m Buffer				
Existing, developed business/ industrial areas	With		No	Villogo Crear 0	Common Land		No	
	Part		No No	Village Green &			No Yes	
	Adj.	10		Ground Water V Area	5			
Oil / Gas Pipelines	1		No	Conservation Ar	ea	Within	No	
						Adj. To	No	
Electricity Pylons			No	Listed Buildings		Within	No	
	1					Adj. To	No	
Immovable communications links			No	Potential Contar	minated Land	С		
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	ath (PRoW)		No	
				ТРО			No	
				Archaeological F	inds Area		No	
Highway issues: None								

Address:	Site Area:	Current Use:	Site Ref.:							
Open Space adjacent to 63 Hollyford, 13	0.15ha	Open space	SS0176							
Longtail & 5 Dunfane, Billericay										
Constraints:										
• Adj to protected species alert area 10m	buffer zone									
• Within Ground Water Vulnerability Area.										
Site is currently an open space protected	d by BDLP poli	су								
<ul> <li>Likely existence of contamination – no d</li> </ul>	letailed assess	ment made.								
<ul> <li>Significant water/sewerage mains transe</li> </ul>	Significant water/sewerage mains transect site									
Could the constraints be overcome?	Partially									
If yes, how?										
<ul> <li>Archaeological and ecological assessment</li> </ul>	nt required.									
<ul> <li>Groundwater: need to have a better und</li> </ul>	derstanding of	groundwater distribu	ition and vulnera	bility, need to						
combine with other information such as	water table le	vel data and source p	protection zone.	Need to demonstrate						
that any development would not lead to	an unaccepta	ble deterioration in g	roundwater qual	ity or could represent						
opportunities to mitigate further quality	deterioration									
<ul> <li>Intrusive investigation of the site to cheeper the site to cheeper the site to cheeper the site of th</li></ul>	ck on potentia	I contamination and i	mitigation or avo	idance measures						
Change in policy to the open space designed	gnation									
What is the most suitable type of deve	lopment for	this site? Open Spa	се							
		1								
Site is not suitable for housing develop	oment X									
Reason(s) why site is suitable for hous										
PPG17 assessment has deemed this site a v										
effect the balance of the quantity of open s										
the loss of this site anywhere it cannot be c	onsidered as a	a loss and is thus uns	uitable for devel	opment.						
		Vee This site was	منيمعطائا ممائلا ممرمانيم							

process by the landowner.	Is site available for development?	Yes. This site was submitted through the Call For Sites process by the landowner.
---------------------------	------------------------------------	-----------------------------------------------------------------------------------



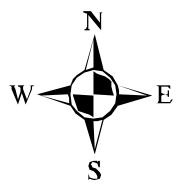
## OS adj to 63 Hollyford



1:540



### SHLAA 2011/2012

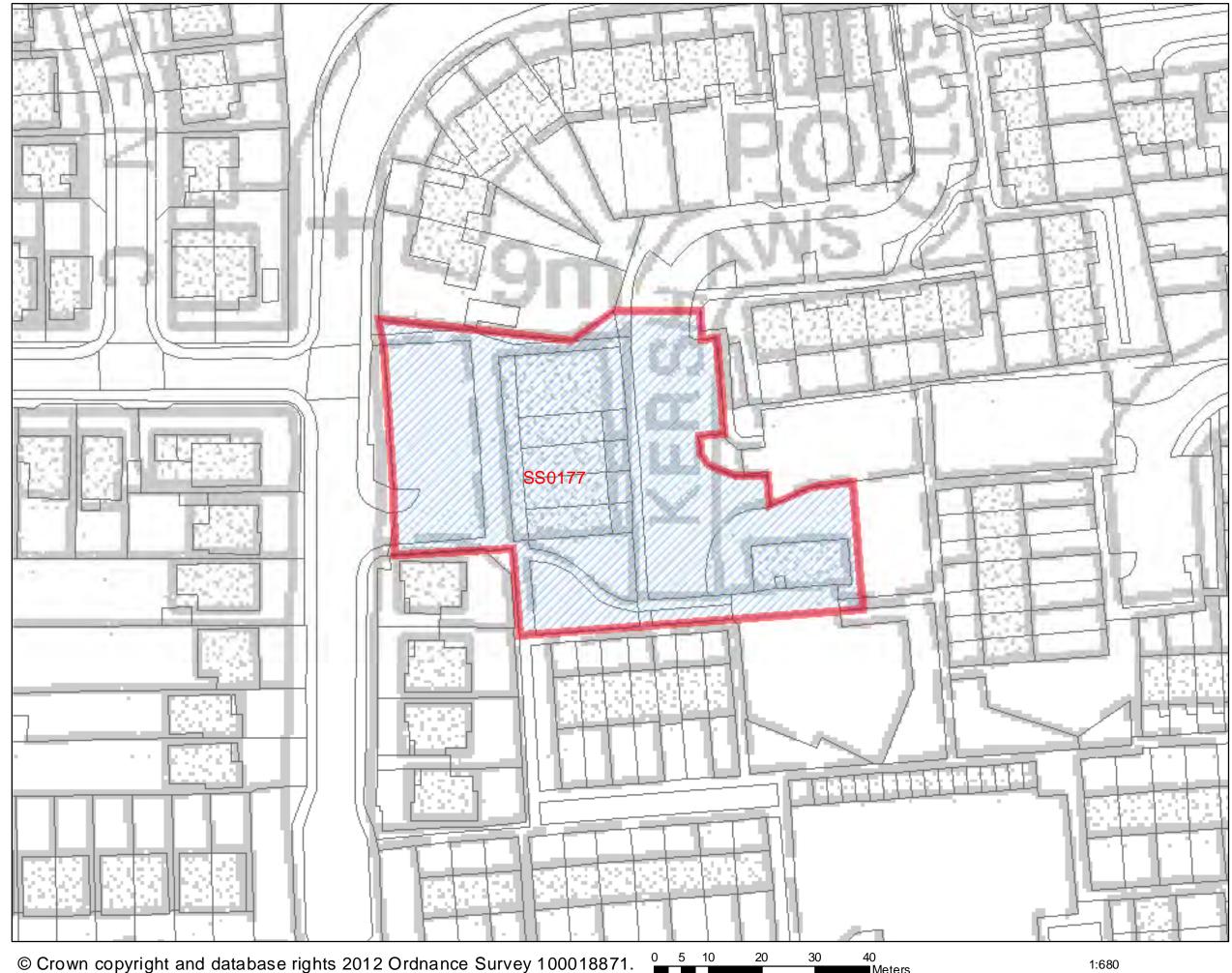


Address: Land front of, inc. and behind Park Lodge Neighbourhood Shopping Centre, 157-167 Nevendon Road and Community Hall, Kershaws Close, Wickford			<b>Site Area</b> : 0.37ha	Current Use: Shops and Community Hall	Site Ref.: SS0177			
<b>Description of Site (includ</b> Single storey flat roofed Shop fronting onto, Nevendon Roac	ping	parade of	6 units set ba					
vehicle spaces. To the rear of comprising further car parking hall building adjacent to this.					Access to Services (distance in m) Primary School: The Grange and North Crescent <600m. Secondary School: Bromfords <1500m			
Allocated as an Existing Local Local Plan 1998. Rear portion allocated as Existing Open Spa	ity hall is also	GPs / Health Centre: 64 London Road >800m. Neighbourhood Centre: Site contains NC and 135 Nevendon Road also <800m. Town Centre: Wickford <800m. Public Open Space: Amenity Green Space and Childrens/Young People Space <400m (Kingsley Meadows),						
Planning permission granted 2 adjoining land immediately to (06/00057/FULL). Other than simple change of use or minor	hall e related to the							
Ownership:	- Public B		Yes	Cemetery <400m (Ringsley Meadows), Cemetery <400m (Park Drive), Civic Space <2km (Wickford Market),				
ownersnip.	-		Individual?	No				
	- Compan			No	Educational Fi			
	- Unknow			No	Natural/Semi-I			
Urban Area Site	Yes		Area: 0.37		Outdoor Sport			
			Alea. 0.37	lld	Cricket Club),			
Green Belt Site No				(Wickford Men				
Greenfield Site No			A		Bus Stop: 120			
Previously Developed Land Yes		Yes	Area: 0.37	na	Railway Statio		ord <160	)0m
Site Constraints								
Areas excluded from the S	HLA	Ą		Constraints th	at may affect	a site's	s viabilit	V
Scheduled Monument	With		No	Ancient Woodla		Within		No
	Part		No				Part of Site No	
	Adj.		No			Within		No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	tes	Within		No
		of Site	No		105	Part of		No
		in Buffer	Yes			Within		No
Legal Natura Decorus (LND)	-			Diadivaraity Acti	on Dian (DAD)		Duitei	
Local Nature Reserve (LNR)	With	of Site	No	Biodiversity Acti Priority Habitat	UII PIAII (BAP)	Within Part of	Sito	No No
	_		No	THURLY HAVILAL		Part of		
Flood Zone If yes, Zone 3? □		in Buffer ace water	No No	Protected Specie	es Alert Area	Within	Butter	No No
Washland			No	Protected Specie	es Alert Area -			No
Marshes Protection Area	<u> </u>		No	10m Buffer				110
Existing, developed	With	in	No					
business/ industrial areas	Part		No	Village Green &	Common Land			No
	Adj.		No	Ground Water V		+		Yes
	Auj.	10		Area		14/11		
Oil / Gas Pipelines			No	Conservation Ar	ea	Within		No
						Adj. To		No
Electricity Pylons			No	Listed Buildings		Within		No
						Adj. To	)	No
Immovable communications links			No	Potential Contar	ninated Land		С	

Address: Land front of, inc. and behind Park Lodge Neighbourhood Shopping Centre, 157-167 Nevendon Road and Community Hall, Kershaws Close, Wickford 400m buffer zone around		Site Area: 0.37ha	Current Use: Shops and Community Hall	Site Ref.: SS0177	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds	s Area	No
Highway issues: No obvious zebra crossing in front of the arrangements may be propose Constraints (description):	e site Nevendo				
<ul> <li>Allocated as Local Shoppir</li> <li>Likely existence of contam</li> <li>Ground water vulnerability</li> <li>Within buffer of SAC/SPA/</li> <li>Could the constraints be of If yes, how?</li> </ul>	ination – no de rarea <u>Ramsar</u> vercome? Yes.	tailed assessi	ment made.		
<ul> <li>If satisfactory alternative p</li> <li>Intrusive investigation of t</li> <li>Investigation of site for pc</li> <li>SAC/SPA and RAMSAR site</li> </ul>	he site to check	c on potential water vulnera	contamination and rability and undertake	mitigation or av	oidance measures
What is the most suitable possibly with open space eler		opment for	this site? Mixed res	idential/retail/c	ommunity use,
Site is suitable for housing	g developmen	t X			
Reason(s) why site is suit under-used. A PPG17 assess to pursuing formal allocation s	sment needs to	be undertake			
Is site available for develo If yes, when?	opment?		process by the land	lowner. The tim	igh the Call For Sites nescale has been er policy if necessary.



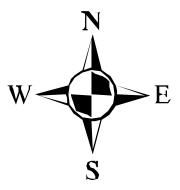
## Land in front of and including Park Lodge Shops



© Crown copyright and database rights 2012 Ordnance Survey 100018871.

Meters

### SHLAA 2011/2012

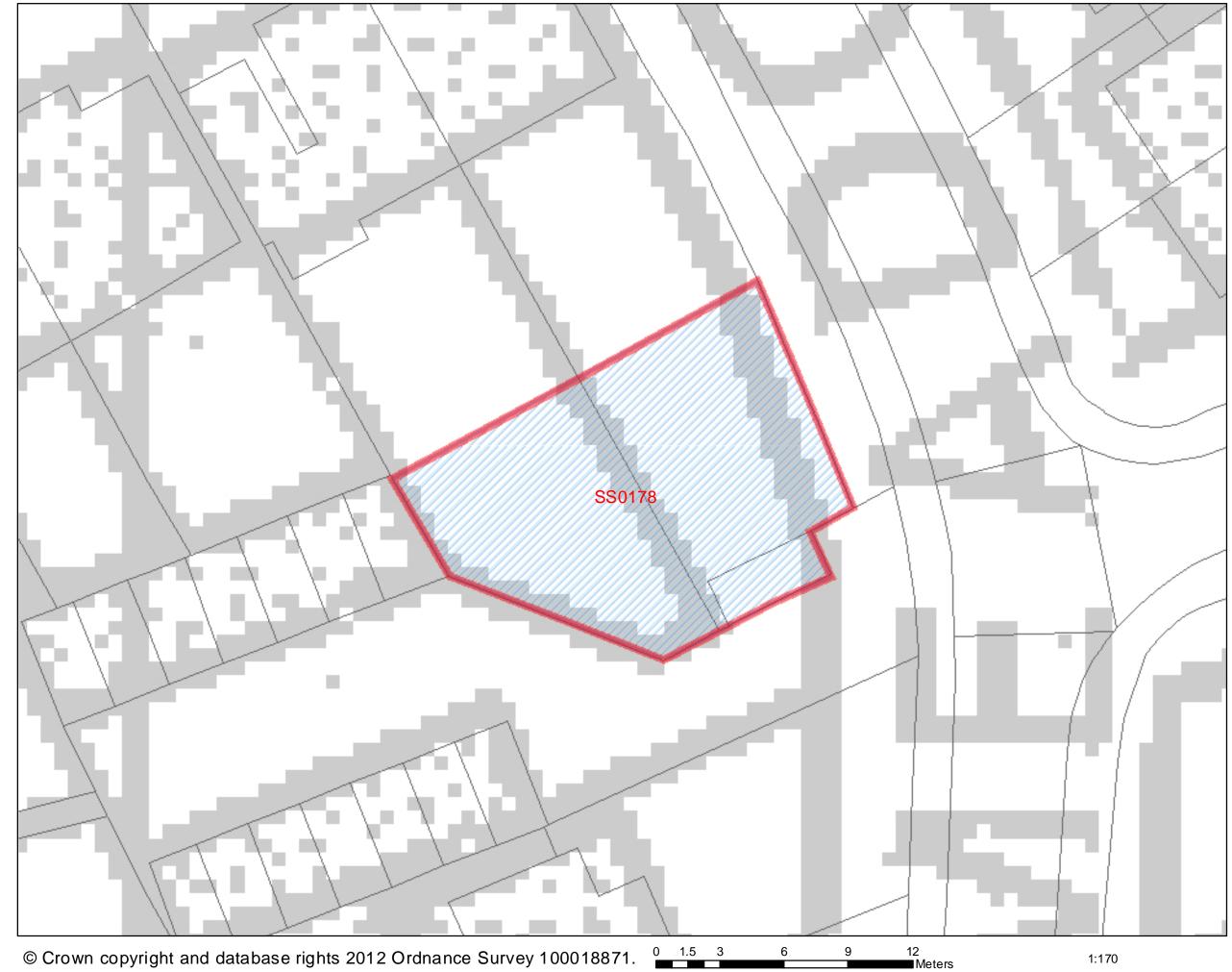


Address: Land rear of 13 and 13a Valley Road, Billericay			Site Area: 0.02ha	Current Use: Gardens	Site Ref.: SS0178		
<b>Description of Site (includ</b> Small site comprising part of t Two no. owners. Rear of the g	two k	ack garde	ns in a reside			vices (distance	
Identified in UCS 2004. Development Plan: Allocated a	as ar	area of n	o notation in			: Sunnymede 60 ool: Billericay Sc	
Development Flan. Allocated a	as ai			INE DULF 1990		entre: 41 Weste	rn Rd / 93
Planning History: Some planning history on nos	. 13	and 13A re	elating to exte	ensions.	Chapel St 800r		
Ownership:		- Public B	ody?			Billericay <800m	ı
-			Individual?	Yes		ace: Amenity G	
		- Compar	ıy?			eadows <400m	
	- Unknow				Bus Stop:		
Urban Area Site		Yes	0.02 ha		Railway Statior	n: Billericay 1km	
Green Belt Site					1		
Greenfield Site					4		
Previously Developed Lane	d	No					
Site Constraints							
Areas excluded from the S					hat may affect		ty
Scheduled Monument	With	nin	No	Ancient Woodla	nd	Within	No
	Part		No			Part of Site	No
	Adj.		No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With	nin	No	Local Wildlife Si	tes	Within	No
		of Site	No			Part of Site	No
	With	nin Buffer	Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within		No	Biodiversity Acti	ion Plan (BAP)	Within	No
	Part of Site		No	Priority Habitat		Part of Site	No
	With	nin Buffer	No			Within Buffer	No
Flood Zone If yes, Zone 3?			No	Protected Speci			No
Washland			No	Protected Species Alert Area -			No
Marshes Protection Area			No	10m Buffer			
Existing, developed	With	nin	No				
business/ industrial areas	Part	of	No	Village Green &	Common Land		No
	Adj.	То	No	Ground Water V Area	/ulnerability		Yes Blue
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
						Adj. To	No
Immovable communications links			No	Potential Contar	minated Land	C	<u> </u>
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	ath (PRoW)		No
H.E.R – No records				ТРО			No
				Archaeological F	-inds Area		No
Highway issues: None						I	1
<ul> <li>Constraints (description):</li> <li>Site is within 2km of SSSI</li> </ul>	– hc	wever as	the site's cap	acity is only 1 uni	it, it is unlikely t	o have a signific	ant effec

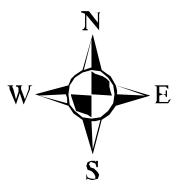
Addre		Site Area:	Current Use:	Site Ref.:						
	ear of 13 and 13a Valley Road,	0.02ha	Gardens	SS0178						
Billeric	ау									
on the SSSI.										
	ound Water Vulnerability Area – minor	aquifer with	ocalised significance.							
	Development of these 2 gardens would result in Nos 13 & 13A having back gardens of only 10m depth.									
	Any development would need to front onto High Meadow. Development in this location would be out of									
	character with the surrounding area, which is characterised by plot depths of 25+m. This site has a maximum depth of 19m.									
Could the constraints be overcome?										
Partial										
	<ul> <li>Although development on this site would be out of character with the surrounding area, a sensitive design</li> </ul>									
	lution could possibly be found to enab			unung urou, u s	chisterie design					
	oundwater: need to have a better und			tion and vulnera	hility need to					
	mbine with other information such as									
	at any development would not lead to									
	portunities to mitigate further quality		ble deterioration in gi	iounuwater quar	ity of could represent					
	intaminated land assessment required									
		lonmont for	this site? Cardons /	chalat						
what	is the most suitable type of deve	iopment ior		chalet						
Site is	s suitable for housing development	nt 🗹								
Reaso	on(s) why site is not suitable for h	nousing: Chai	nge in PPS3 9-6-10 g	enerally exclude	s rear gardens,					
howev	ver due to the road frontage there may	y possibly be a	a simple design soluti	on to achieve a	small development					
on the	e site, if no material harm to the surro	unding area ca	an be demonstrated							
Is site	e available for development? If ye	es, when?	No. Whilst this site	was submitted th	rough the Call For					
	. ,	-	Sites process by the							
			sufficient size to acc	commodate a dw	elling and thus					
			unavailable for deve	elopment.						



## Land r/o 13/ 13a Valley Road



### SHLAA 2011/2012

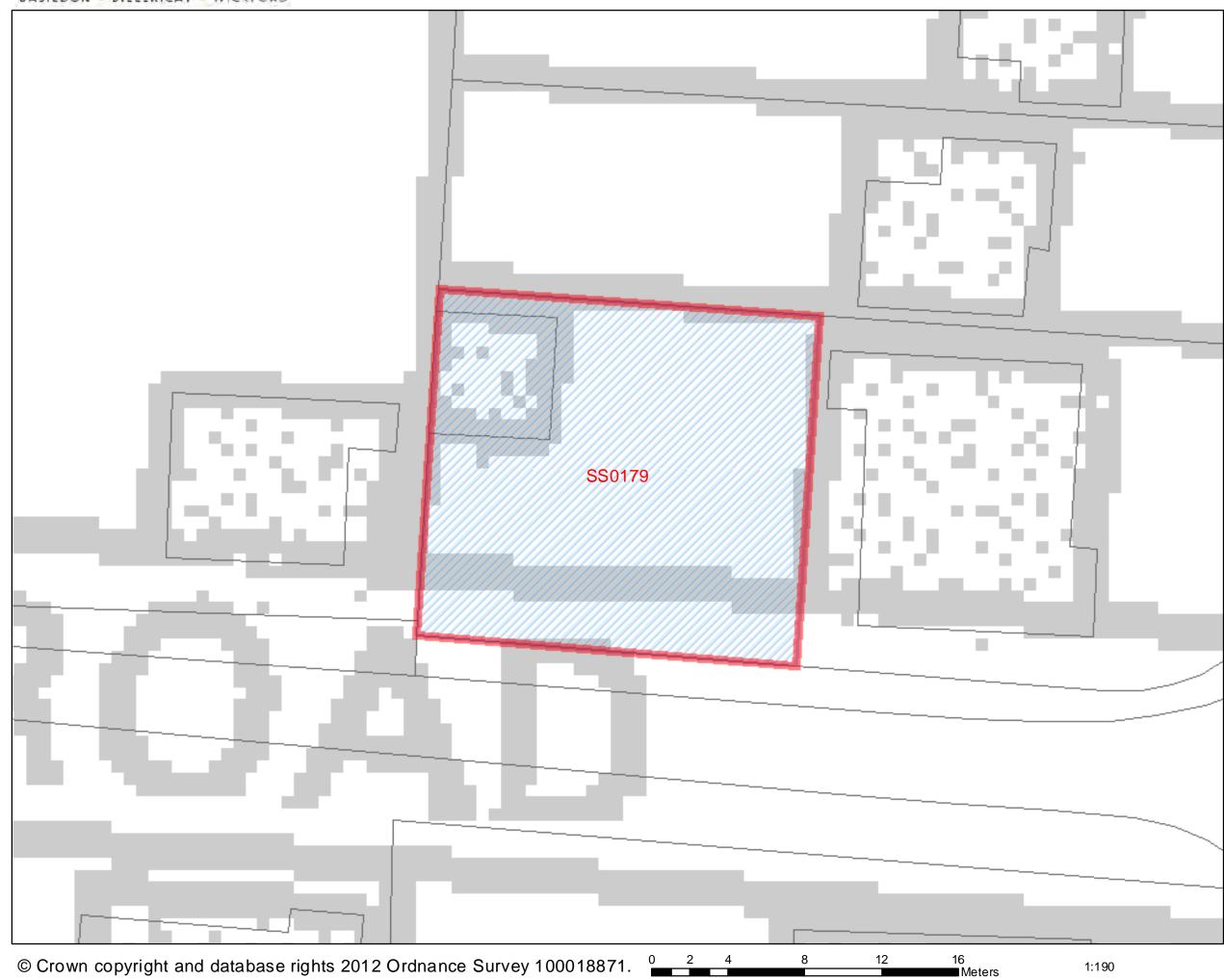


Address: Land at rear of 215 Pound Lane, North Benfleet		-	<b>Site Area</b> : 0.04ha	Current Use: Residential gard	len Site Ref.:					
Description of Site (includ					Site Access:	Katherine Road				
Square shaped site forming the		garden o	of 215 Pound	Lane, with a						
street frontage to Katherine R	Road.					rvices (distance				
Development Plan:						I: >600m (Evers	sley/St.			
Allocated as part area of no n	otatior	h and har	t Green Belt i	n the BDI P	Margarets) BDLP Secondary School: >1500m (Chalvedon)					
1998					GPs / Health C	•				
					d Centre: >800r	n				
Planning History:					Town Centre:					
Application 06/00311/FULL - I						bace: Amenity G				
garden of 215 Pound Lane. R			0			en/young peop				
inappropriate development in						ake Ave), Natur				
proposed dwelling would appe appearance, detrimental to th		•			natural Green Space >800m, Outdoor Sport Facility <2km (Eversley Leisure					
occupiers and to the visual an						Park <2km (ru				
development control guideline				Bus Stop: 70m		Sincy)				
		5				n: Pitsea >1600	m			
Ownership:	-	Public Bo	ody?	No	]					
	-	Private I	ndividual?	Yes	-					
	- Col			No	-					
	- Unknown		1	No	-					
Urban Area Site Yes			Area: 0.04	ha	-					
Green Belt Site No					-					
Greenfield Site		<u>lo</u>	Amer. 0.04	h -	-					
Previously Developed Land Site Constraints	מ ן ז	'es	Area: 0.04	na						
Areas excluded from the S				Constraints th	at may affect	a cito/c viabil	+			
Scheduled Monument	Withi		No	Constraints that may affect Ancient Woodland		Within	No			
Scheduled Mondment	Part of		No		nu -	Part of Site	No			
	Adj. 1		No			Within Buffer	No			
SSSIs/ SACs / SPAs / Ramsar	-		No	Local Wildlife Sites		Within	No			
	Part of Site Within Buffer		No				No			
			Yes (Spa/			Part of Site Within Buffer	No			
			Ramsar)							
Local Nature Reserve (LNR)	Withi	n	No	Biodiversity Action Plan (BAP)		Within	No			
	Part of	of Site	No	Priority Habitat		Part of Site	No			
	Withi	n Buffer	No			Within Buffer	No			
Flood Zone If yes, Zone 3? □			No	Protected Specie	es Alert Area		No			
Washland			No	Protected Specie	es Alert Area -		No			
Marshes Protection Area			No	10m Buffer						
Existing, developed	Withi	n	No							
business/ industrial areas	Part of		No	Village Green &	Common Land		No			
	Adj. ⊺	Го	No	Ground Water V Area	/ulnerability		Yes			
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No			
						Adj. To	No			
Electricity Pylons			No	Listed Buildings		Within	No			
·····			-	go		Adj. To	No			
				-			1			

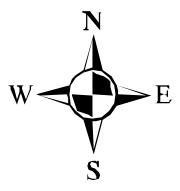
Address: Land at rear of 215 Pound Lane, North Benfleet		Site Area: 0.04ha	Current Use: Residential garden	Site Ref.: SS0179	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)	No
			TPO		No
			Archaeological Finds	s Area	No
<ul> <li>Highway issues: Should the Pound Lane to serve the exist</li> <li>Constraints (description):</li> <li>Groundwater vulnerability</li> <li>SPA/Ramsar buffer.</li> <li>Development control polic</li> <li>Green Belt</li> <li>Could the constraints be or</li> </ul>	ing dwelling no area, y/guidelines.				
What is the most suitable	tune of days	lonmont for	this aita? Desidenti	lardon	
What is the most suitable	type of deve		IIIS SILE : RESIDENTIA	ai yai ueri	
			Site is NOT suital	ole for housi	ng development X
Reason(s) why site is not settlements which provide set favourably for development the	rvices. Furtheri				
Is site available for develo If yes, when?				receipt of the	of the Call for Sites site, the landownership



## Land r/o 215 Pound Lane, N Benfleet



### SHLAA 2011/2012

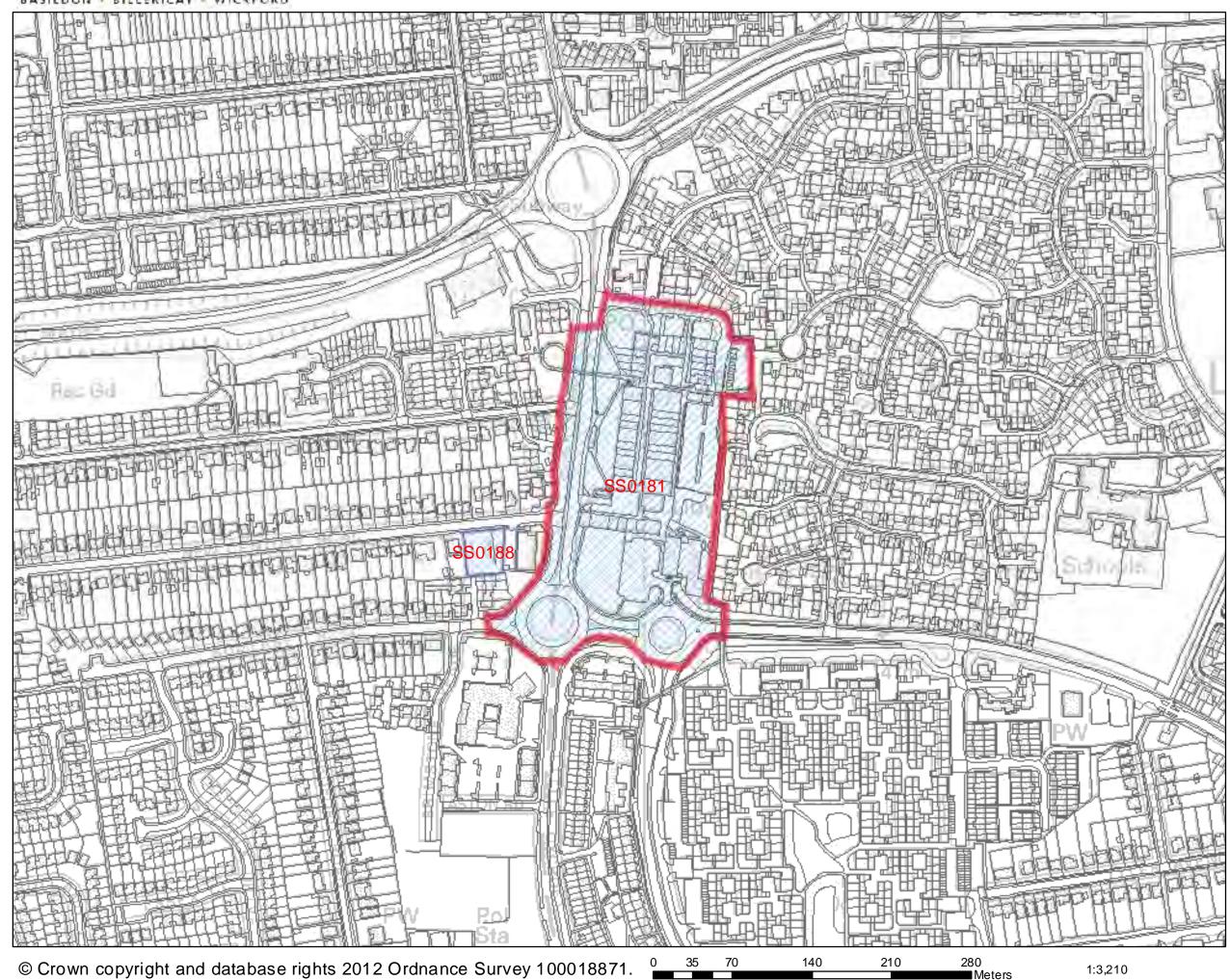


Address: Laindon Town Cent centre, Laindon High Road		Site Area: 2.74ha	Current Use: Town centre	Site Ref.: SS0181			
<b>Description of Site (includi</b> Town centre site comprising the car parks to the east and sout	he Laindon C h with signifi	entre (shopping cant landscapin	g around the	Site Access: High Road, Danacre, Laindon Link			
site. The site is bounded on the by Laindon Link (on the oppose the north and east by the resident a three/four storey office block of regeneration as it is suffering high vacancy rates.	site side of in dential devel k towards the	tervening round opment. The sit e south. The cel	dabouts), and to te also contains ntre is in need	Primary School Merrylands <60 Secondary School <1500m	vices (distance : Millhouse; Pho DOm ool: The James entre:1 (Laindor	enix; Hornsby	
Development Plan: Allocated a	Neighbourhood	l Centre: 3 (Lair cotes; Kathleen					
Planning History: Many minor applications.	Crescent <800 Town Centre: I						
03/01537/OUT - Demolish exis incorporating large food retail units with associated car parki 17.08.2007. 10/00957/EXTBAS – Renewal Pending consideration as of 06	Space and Children/young people space <400m (West Mayne), Country Park <2km (Westerley hights), Educational Field <400m (Bluehouse), Natural/semi Natural Green Space <800m (west side Mandeville Way), Outdoor Sport Facility <2km (Land west of Archer Road; Sporting Village), Urban Park <800m						
Site extent considered here is	the RLA 201	0 area.		(Markhams Cha		000111	
Ownership:	- Public		Yes - highways	Bus Stop: 20m			
		e Individual?	No	Railway Station: Laindon <		า	
	- Comp	any?	Yes				
	- Unkno		No				
Urban Area Site	Yes	Area: 2.74					
Green Belt Site	No						
Greenfield Site	No						
Previously Developed Land		Area: 2.74	ha	-			
Site Constraints	+	1	-	,			
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	ty	
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No	
	Part of	No	1		Part of Site	No	
	Adj. To	No	1		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No	
	Part of Site	No	1		Part of Site	No	
	Within Buffe	r No	]		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat		Part of Site	No	
	Within Buffe	er No			Within Buffer	No	
Flood Zone If yes, Zone 3? □		No	Protected Speci			Yes	
Washland		No	Protected Speci	es Alert Area -		Yes	
Marshes Protection Area		No	10m Buffer				
Existing, developed	Within	No					
business/ industrial areas	Part of	No	Village Green &	Common Land		No	
	Adj. To	Yes	Ground Water V			No	
			Area				

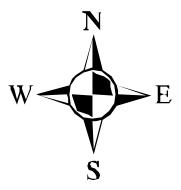
Address: Laindon Town Centre/shop centre, Laindon High Road	ping Site Area: 2.74ha	Current Use: Town centre	Site Ref.: SS0181		
				Adj. To	No
Electricity Pylons	No	Listed Buildings		Within	No
		_		Adj. To	No
Immovable communications links	No	Potential Contami	nated Land	C	
400m buffer zone around wastewater/sewage treatment plants	No	Definitive Footpat	h (PRoW)		No
<b>I</b>		TPO			No
		Archaeological Fir	ds Area	Finds area 67	Yes
<ul> <li>Employment buffer</li> <li>Protected Species alert area</li> <li>Likely existence of contamination</li> <li>Could the constraints be overcom</li> <li>Archaeological investigation a</li> <li>Employment buffer of little co</li> <li>Protected species investigation</li> <li>Intrusive investigation of the state</li> <li>What is the most suitable type of</li> <li>Any appropriate town centre uses income</li> </ul>	ne? Yes s part of any develo nsequence due to u n. site to check on pot f development for	opment. Irban area ential contamination <b>r this site?</b>	-		
Site is suitable for housing devel Reason(s) why site suitable for h good access to services / facilities. Th	iousing: The site is				
place, the site's constraints can be ov					
Is site available for development? Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.					



## Laindon Town Centre, Laindon High Road



SHLAA 2011/2012

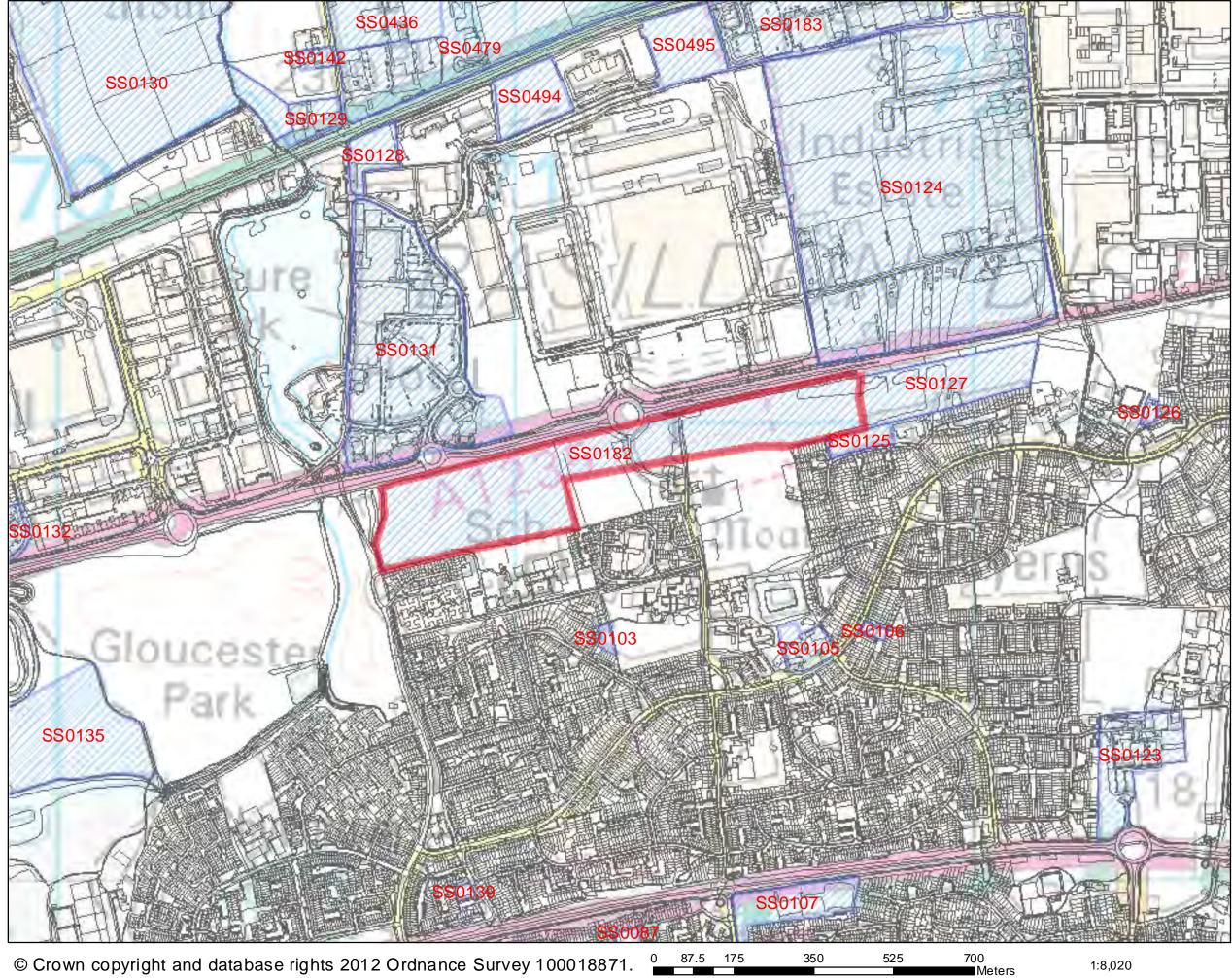


Address: Land adjacent to th of Cranes Farm Road, Basildon Ghyllgrove to the field of Penc Pendle Close	n, from	<b>Site Area</b> : 15.23ha	Current Use: Open Space	Site Ref: SS0182			
<ul> <li>Description of Site (includit Linear site located on the sout properties largely occupy the a open space to the south and we end. The site is predominant groups of trees and hedges.</li> <li>To the north of the site lies ar comprising numerous industria development area and the Fest restaurants and a cinema.</li> <li>The eastern half of the site is BDLP 1998, whilst the western and other open space' in the E</li> <li>Planning history: BAS-0345-71 – Comprehensiv and various subsequent applic and alterations (south of scho BAS-0012-01 - Residential dev Cranes Lane, planning permiss 10/00130/FULL - Demolition of houses (3no. x two bed, 1no. bed), and 2no. three storey b flats, with associated car park CHP building, landscaping and and Church Road. Granted 24</li> <li>Ownership:</li> <li>Urban Area Site Green Belt Site</li> </ul>	th side of Cran area to the sor- vest. School y laid to grass a established e al/commercial stival Leisure F allocated as 'E h half is allocat 3DLP. e school, gran ations relating ol playing field velopment and sion not detern f existing build x three bed; 5 locks containing ing areas, bin/ l parking, and .05.2010 - Public E	es Farm Road uth along with playing field to but also comp employment co enterprises, a Park, comprisin Existing open s ted as 'School ted permission to a sports ha l). open space o mined 02.03.2 dings and erec ino. x four bed ing 12 no. x on frecycling store access roads to <u>Body?</u> Individual? ny?	further public of the western prises several arridor comprehensive ng hotels, pace' in the Playing Field n 14.04.1971, all, extensions n land west of 001 tion of 16no. I and 7no. x five he bedroom es, biodiesel to Cranes Lane Yes No No No No Sha	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 natur Green Space <400m (Moat, Church Rd) Outdoor Sport Facility <400m (Church Rd), Urban Park <400m (Cranes Fm Rd Bus Stop: 120m (whitmore Way) (plus e FLP bus link) Railway Station: Basildon < &>1600m			
Previously Developed Land	Yes	Area: 0.23	ha approx				
Site Constraints							
Areas excluded from the S							
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No	
	Part of	No	4		Part of Site	No	
	Adj. To	No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sit	tes	Within	No	
	Part of Site	No	]		Part of Site	No	
	Within Buffer	No			Within Buffer	No	
Local Nature Reserve (LNR)	Within			on Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat		Part of Site	No	
	Within Buffer		1		Within Buffer	No	
Flood Zone	No		Protected Specie	es Alert Area		Yes	
Washland		No	Protected Specie		1	Yes	
Marshes Protection Area		No	10m Buffer	S AIGIT AIGA -		163	
	Within	No					
Existing, developed business/ industrial areas			Villago Croom 0	Common Lord	1	No	
	Part of	No	Village Green &	Common Land		No	

Address: Land adjacent to th of Cranes Farm Road, Basildor Ghyllgrove to the field of Penc Pendle Close	n, from	<b>Site Area</b> : 15.23ha	Current Use: Open Space	Site Ref: SS0182		
	Within buffer	Yes	Ground Water Vulne	erability	Area	Yes
Oil / Gas Pipelines	Existing and	Yes	Conservation Area	<b>,</b>	Within	No
	abandoned Gov't oil pipes in west of site				Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contamina	ited Land		С
400m buffer zone around		No	Definitive Footpath			Yes
wastewater/sewage			Runs through easter	rn part of		
treatment plants			site			
			TPO - TPO/1/52			Yes
			Archaeological Finds	s Area		No
Highway issues: Access to		roundabout	t on Cranes Farm Roa	ad or Great	Spenders (as	suming acces
over undeveloped site is achie Constraints (description):	vable).					
<ul> <li>Employment area buffer,</li> <li>protected species alert area</li> <li>existing open space and so</li> <li>TPO trees and other trees</li> <li>Existing and abandoned G</li> <li>Likely existence of contam</li> <li>Could the constraints be or</li> <li>Yes, protected species involution</li> <li>No particular issues regard provision of an appropriate development to act as a n</li> <li>Ground water investigation</li> <li>Open space/ school playin land provided to address r respected in any developm</li> <li>Intrusive investigation of to a special school playin</li> </ul>	chool playing fie worthy of long overnment oil p ination – no del vercome? N estigation & atte ling employment e noise buffer to oise/visual buffer n and attenuation g field allocations need, positions of nent scheme. he site to check	term retention ipelines, definition tailed assess fea enuation mea to buffer due to Cranes Farmer and backdon measures to would need of Governme to on potentia	on. initive footpath ment made. asures need to be un to adjoining resident m Road. Established t rop to any housing. as appropriate. d to be removed from nt oil pipelines and d l contamination and r	ial area and tree belts sh n developme efinitive foo mitigation o	nould be resp ent plan and a tpath would r avoidance r	ected in any alternative need to be neasures
What is the most suitable or a mixture of these.	type of develo	opment for	this site? Open spa	ce, school p	laying field,	residential,
Site is suitable for housing de	evelopment x					
Reason(s) why site is suit assessment will be needed be		•		ntial propert	ies. However	, a PPG17
Is site available for develo			Identified through the No formal submission of the No format submission of the No form	on of the sit	te was receiv	

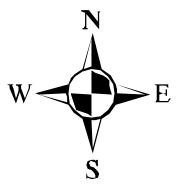


## Land adj to S side of Cranes Farm Road,



© Crown copyright and database rights 2012 Ordnance Survey 100018871.

### SHLAA 2011/2012



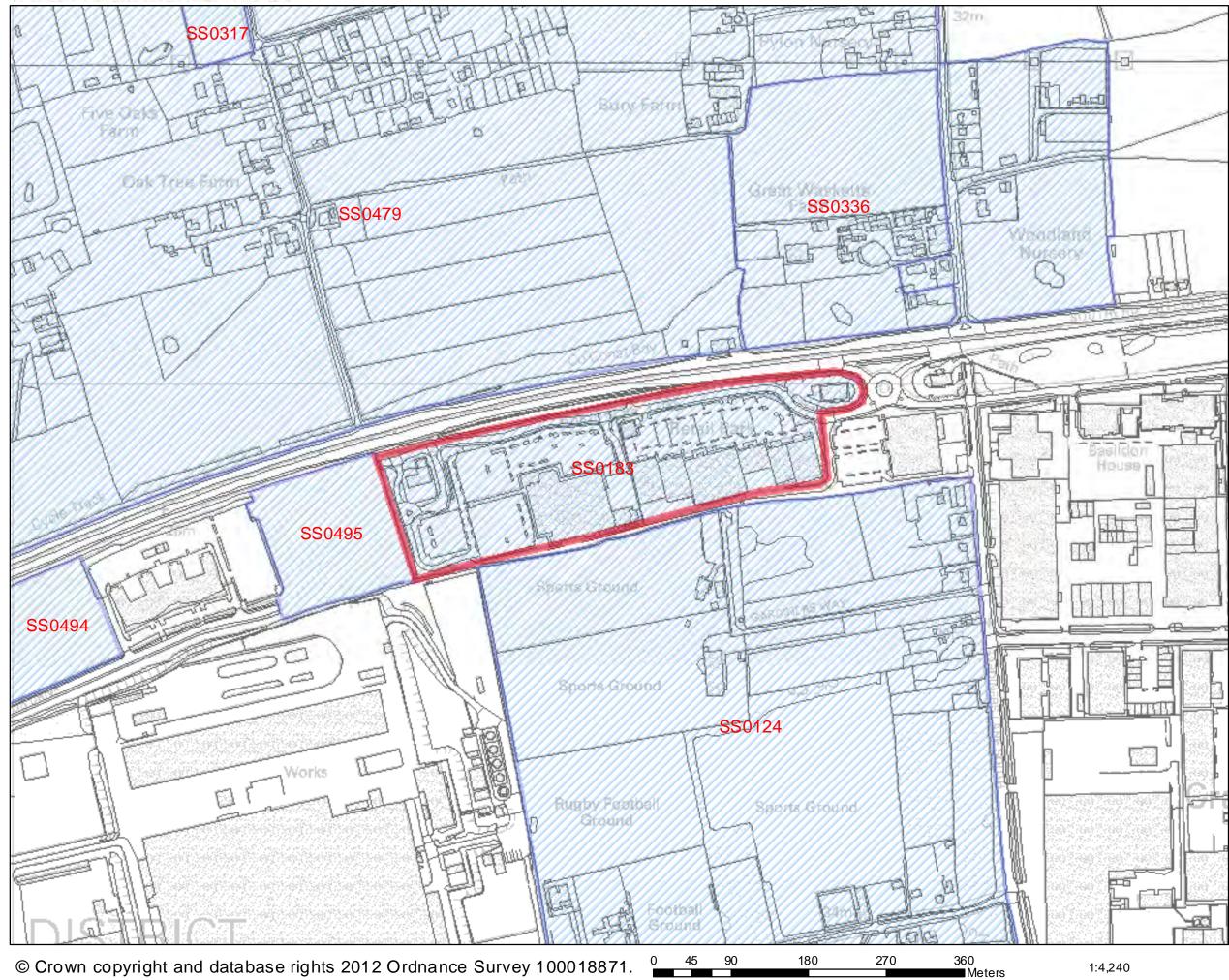
Address: Mayflower Retail Pa Tesco store and adjoining rest		g Site Ar 7.3ha	rea:	Current Use: Retail Park	Site Ref SS0183	.:			
Description of Site (includ	ing plannir	a status)			Site Access	Gardi	ners Link		
Rectangular site located on th comprising a Tesco superstore warehouses and stand alone r	e south side e at its weste	of the A12	27 Arte		Access to Se Primary Scho >600m	e <b>rvice</b> ol: Wh	<b>s</b> (distance itmore Cour	nty	
Various employment generating surrounding hinterland to easing development site to the south	t and west.	Proposed of	compre	ehensive	Secondary So Barstable <1 GPs / Health >800m	500m			
the dual carriageway. Allocated as an area of no not	C			5	Neighbourho Centre, Payco Way<800m	ocke Ro	oad and Wh		
Planning history: Various prev new retail premises.	ious applica	tions relatii	ng to e	extensions and	Town Centre Public Open S Space and Ch	Space:	Amenity Gr		
Ownership:	- Public	: Body?		No	<400m (Chris				
<b>F</b>		te Individu	al?	No	Space >2km	(Basild	on TC), Edu	ucational	
	- Comp			Yes (Various)	Field <800m	•	, ,		
	- Unkn			No	Natural/semi				
Urban Area Site	Yes	Area	: 7.3ha	3	<800m (Crar				
Green Belt Site	No					v <400m (Gardiners Lane South),			
Greenfield Site	No					n Park <800m (Hardy Road) Stop: 350m			
Previously Developed Land	d Yes	Area	: 7.3ha	3	Bus Stop: 35 Railway Station		sildon >160	0m	
Site Constraints					Training oraci	oni Ba			
Areas excluded from the S	HLAA			Constraints th	nat may affeo	t <mark>a sit</mark>	e's viabilit		
Scheduled Monument	Within	No		Ancient Woodla	nd	With		No	
	Part of	No					of Site	No	
	Adj. To	No					nin Buffer	No	
SSSIs/ SACs / SPAs / Ramsar		No		Local Wildlife S	ites	With		No	
	Part of Site	No					of Site	No	
	Within Buff				/		nin Buffer	No	
Local Nature Reserve (LNR)	Within	No		Biodiversity Act		With		No	
	Part of Site	No		Priority Habitat			of Site	No	
<u> </u>	Within Buff					With	nin Buffer	No	
Flood Zone		No		Protected Speci				No	
Washland		No		Protected Speci	es Alert Area -		y southern	Yes	
Marshes Protection Area		No		10m Buffer		peri	phery)		
Existing, developed	Within	No			<u> </u>	_			
business/ industrial areas	Part of	No		Village Green &				No	
	Within buff			Ground Water		Area		Yes	
Oil / Gas Pipelines		No		Conservation A	rea	With		No	
	1					Adj.	10	No	
				Listed Buildings					
Electricity Pylons		No		Listed Buildings		With		No	
Electricity Pylons		No		Listed Buildings		With Adj.		No No	
Immovable communications links		No		Potential Conta	minated Land			No	
Immovable communications					minated Land path (PRoW):		То		
Immovable communications links 400m buffer zone around wastewater/sewage		No		Potential Conta Definitive Footp	minated Land path (PRoW):		То	No	
Immovable communications links 400m buffer zone around wastewater/sewage treatment plants		No		Potential Conta Definitive Footp Runs through n	minated Land bath (PRoW): orth of site Finds Area		То	No	

SHLAA Site Survey

	Site Area: 7.3ha	Current Use: Retail Park	Site Ref.: SS0183						
2 0									
<ul> <li>Constraints (description):</li> <li>Within existing business / employment buffer</li> <li>Ground water vulnerability area,</li> <li>Protected species alert area buffer.</li> <li>Noise from A127</li> <li>Likely existence of contamination – no detailed assessment made.</li> </ul>									
Could the constraints be overcome?	No								
What is the most suitable type of devel	lopment for	this site? Retail parl	k/commercial/ind	dustrial					
Site is NOT suitable for housing developmen	it X								
dual carriageway where noise attenuation m	<b>Reason(s) why site is not suitable for housing</b> : Adjacent existing employment areas, and adjacent a busy dual carriageway where noise attenuation measures would be difficult to accommodate. This site also serves as a leisure provision and there has been no indication that there is benefit from its loss to end users.								
Is site available for development? If yes, when?		This site was not fo for development an Replacement Local currently unavailabl	rmally submitted d highlighted as Plan process and	by the landowner part of the					

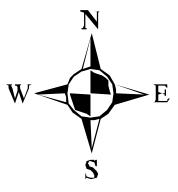


## Mayflower Retail Park, Inc Tesco Store



© Crown copyright and database rights 2012 Ordnance Survey 100018871.

### SHLAA 2011/2012

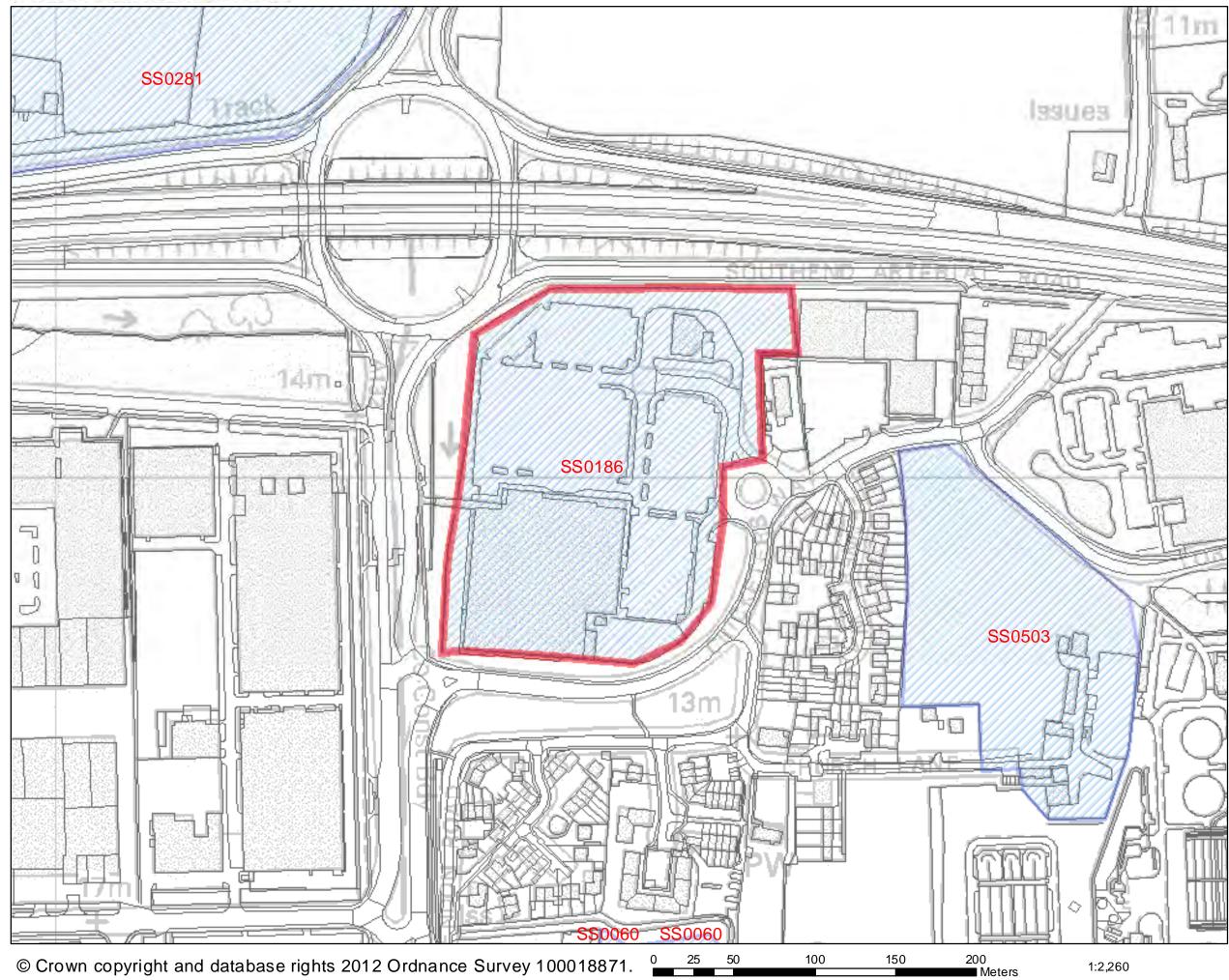


Description of Site (including planning status) Largely rectangular site located on the east side of East Mayne. The site comprises a modern supermarket and surface level car park. The A127 arterial road list to the north of the site, industrial units to the west and residential properties to the south and east.           Site Access: Cricketers Way Access to Services (distance in m) Primary School: Ferliners >000m cendary School: Formfords <1500m CP/Health Chri: >800m (Felmores End) No/00139/ABAS - Installation of a freestanding non-illuminated directional sign - granted 09/00609/FULL - Installation of a new entrance lobby to store rond raneoval of the pick up point - granted 08/00287/ABAS - Two internally illuminated totem signs - refused 08/00287/ABAS - Two internally illuminated totem signs - prefused 08/00287/ABAS - Two internally illuminated totem signs - prefused 08/00287/ABAS - Neve internally illuminated totem signs - prefused 08/002897/ABAS - Neve internally illuminated signs in the car park and to the perimeter of the site - granted 08/002897/ABAS - Neve pipework, including stage II VR New offset fills and verts, retro filt sage II VR to pumps, new car wash machine and enclosure, new GRP control room 4 x hanbury countras and full internal refit to shop - withdrawn 08/0002897/FULL - Revised car park knop - withdrawn 08/000297/FULL - Nev pipework, including stage II VR New offset fills and verts, retro fills and in Card enclosure - granted 08/000290/FULL - Istall new sprinkler tark and pump room	Address:	S	Site Area:	Current Use:	Site Ref.:
Largely rectangular site located on the east side of East Mayne. The At27         Comprises a modern supermarket and surface level car park. The At27         arterial road lies to the north of the site, industrial units to the west and residential properties to the south and east.         Allocated as an area of no notation in the BDLP 1998.         Planning History:         0.97011397/ABAS - Installation of a freestanding non-illuminated directional sign – granted         0.97004097/ELL - Installation of a new entrance lobby to store front and removal of the pick up point – granted         0.97004097/LL - Entrospective consent required for the installation of a 6 m wide roller shutter to front entrance – granted         0.97004097/LL ABAS - New Sign on asstrum elevation root slope, new internally illuminated signs nor fridge, refutpishment of existing signage to building and replacement of car park signs are adreaded by the sprewerk, including stage I VR New offset fills and vents, retro fit signs II VR to pumps, new car wash machine and enclosure, new GRP control room 4 x hanbury counters and full internal refit to shop – withdrawn contained within three metro high freced enclosure – granted         0.97006097/FULL - Nevised car park layout - granted       0.9700607/FULL - Nevised car park layout - granted         0.97006097/FULL - Install new sprinkler tank and pump room contained within three metro high freced enclosure – granted       >1600m         0.9700607/FULL - Nevised car park layout - granted       0.9700607/FULL - Nevised car park layout - granted         0.9700607/FULL - Nevised car park layout - granted       0.9700607/FULL	Sainsbury's, Cricketers Way, Never	ndon 3	8.8ha	Supermarket	SS0186
	Largely rectangular site located on comprises a modern supermarket arterial road lies to the north of the residential properties to the south Allocated as an area of no notation Planning History: • 09/01139/ABAS - Installat directional sign – granted • 09/00609/FULL - Installati front and removal of the p • 08/012555/FULL - Retrosp installation of a 6m wide r • 08/00987/ABAS - Two inte • 08/00987/ABAS - New sign internally illuminated sign signage to building and re • 08/00858/ABAS - Retention the car park and to the pe • 08/00689/FULL - New pipe fills and vents, retro fit stat machine and enclosure, ne counters and full internal r • 08/00389/FULL - Install ne contained within three me • 07/00608/ABAS - To displat proposed replacement car • 07/00607/FULL - Replacer • 06/00713/ABAS - Various • 06/00034/FULL - Erection car park for a temporary p September of each of 5 yes granted • 05/00090/ABAS - To erect dispensers, replace 1 no. et illuminated poster and info graphic panels at the rema • 04/00616/FULL - Bulk stor and existing car parking at • 03/01014/ABAS - 1 No. info	the east sid and surface e site, indus and east. In the BDL ion of a free on of a new ick up point ective conse oller shutter ernally illumi n on easterr on roof ridg placement of n of tempor rimeter of th car park lay ework, inclu- ge II VR to ew GRP cont refit to shop ew sprinkler tre high fen- ay non-illum wash – gra nent car wa non-illumina of a 9m x 2 period betwee ears commer 11 no. non- existing ATMs age extensi- rea – granter ternally illum hated wall m - Public Boo - Private In - Company - Unknown Yes	de of East Ma level car par itrial units to P 1998. estanding nor entrance lol e of ront ent nated totem nelevation ro e, refurbishr of car park sig ary non-illum he site- gran but – granted ding stage II pumps, new trol room 4 x – withdrawr tank and pu ced enclosure inated fascia nted sh enclosure inated fascia nted sh enclosure en 01 March ncing 01 Mar - granted on, revisions d inated free nounted sign	<ul> <li>K. The A127 the west and</li> <li>h-illuminated</li> <li>oby to store</li> <li>for the rance – granted signs – refused</li> <li>oof slope, new nent of existing gnage – split</li> <li>ninated signs in ted</li> <li>d</li> <li>VR New offset car wash</li> <li>chanbury</li> <li>mp room</li> <li>e – granted</li> <li>granted</li> <li>in the existing</li> <li>and 30</li> <li>ch 2006 –</li> <li>leaflet</li> <li>th non</li> <li>illuminated</li> <li>to service yard</li> <li>standing sign</li> <li>s – granted</li> <li>standing sign</li> <li>s – granted</li> </ul>	Access to Services (distance in m) Primary School: Felmore>600m Secondary School: Bromfords <1500m GP/Health Cntr: >800m (Felmores End) Neighbourhood Centre: <800m (Honywood Road) Town Centre: Pitsea/Wickford >800m Public Open Space: Amenity Green Space & Children/young people space <400m (Cricketers Way), Churchyard <400m (St. Peters), Educational Field >800m (Felmores), Natural/semi natural Green Space <800m (Burnt Mill Road), Outdoor Sport Facility <800m (South Essex Gymnastics Centre), Urban Park <2km (land south of Cranes Farm Rd) Bus Stop: 30m (East Mayne) Railway Station: Pitsea/Wickford
			Area: 3 8h	۹	4
	Site Constraints	res	Area: 3.8ha	1	

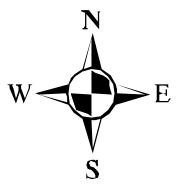
Address: Sainsbury's, Cricketers Way, N	levendon	Site Area: 3.8ha	Current Use: Supermarket	Site Ref.: SS0186		
Areas excluded from the S	HLAA		Constraints that r	nav affect	a site's viabili	tv
Scheduled Monument	Within	No	Ancient Woodland		Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within 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 F	Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No			Within Buffer	No
Flood Zone	(Surface water area)	r No	Protected Species A	lert Area		Yes
Washland		No	Protected Species Alert Area -			Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green & Con			No
	Within buffer	Yes	Ground Water Vulnerability Area			Yes
Oil / Gas Pipelines		No	<b>Conservation Area</b>	Conservation Area		No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contamina	ited Land	C	1
400m buffer zone around wastewater/sewage treatment plants		Yes	Definitive Footpath	(PRoW):	(To the west of the site)	Yes
			TPO – 4 maples		TPO/27/93	Yes
			Archaeological Finds	s Area		No
Highway issues: Access from Constraints (description): occur, ground water vulnerab Definitive footpath to west. Likely existence of contaminat Could the constraints be o What is the most suitable or industrial uses	Within busines ility, TPO's with <u>ion – no detail</u> <b>vercome?</b>	s/industrial z in site, prote ed assessmer No. Too clo	cted species alert are nt made. se to a sewerage wor	a and sewer	age works on n	earby site.
Site is NOT suitable for housi	ng developmen	it X				
Reason(s) why site is suit major dual carriageway junct Furthermore, this site is fully Is site available for develo If yes, when?	ion where atter occupied and v	nuation meas	ures could not be imp its current state. No. This site was n landowner. Further	olemented in ot submitted more, the si	h a satisfactory r I by or on behalf te is fully utilised	nanner.
			occupied in its com	mercial cap	acity.	



## Sainsbury's Cricketers Way



### SHLAA 2011/2012



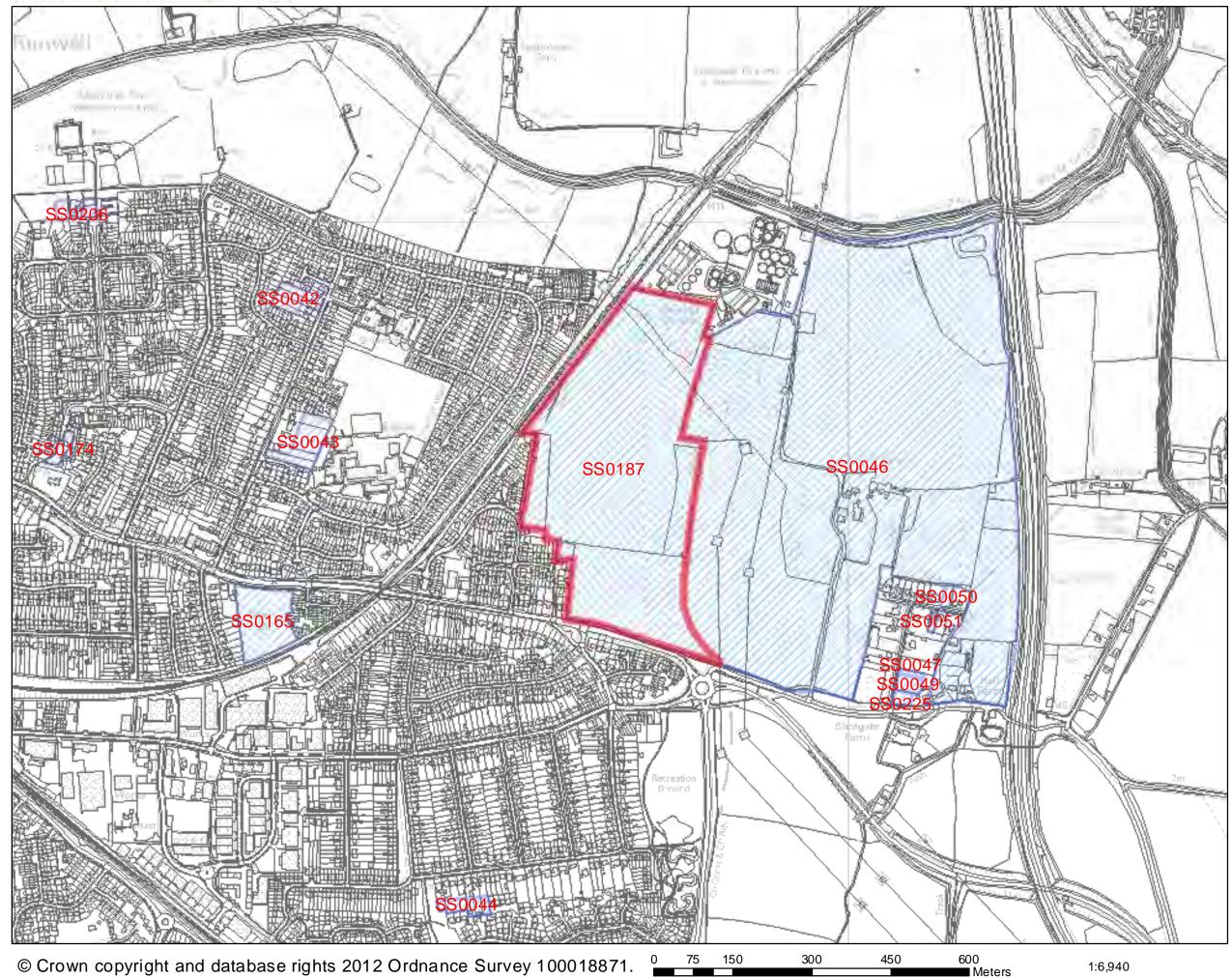
woodland           Description of Site (including planning status) Large area of open rural land located to the northeast of the settlement of Wickford, west of the A130 dual carriageway and near the borough boundary with Chemistre Branch railway line to the the north and the Wickford to Southminster branch railway line to the west. The main residential areas lie to the west and southwest.         Site Access: Southend Road / Alicia Access to Services (distance in m) boundary with Chemistre branch railway line to the west. The main residential areas lie to the west and southwest.         Formary School: Beuchamps <1.5km           Development Plan: Allocated as Green Belt in the BDLP 1998.         Formary School: Beuchamps <1.5km           Planning History: Shot Farm general History: ES BAS/0002/57 - Residential development on Southend Road- Refused 1955 on green belt grounds and loss of agricultural land. RE SBAS/0002/57 - Residential development on Southend Road- Refused 1956 on Green Belt grounds and loss of agricultural land. RE SBAS/002/57 - Residential development of Southend Road- Refused 1957 on Green Belt grounds and loss of agricultural land. RE DBAS/0002/75 - Weisidential (2.5 acres) - Refused 1975 BAS/126/64 - Residential (7.5 acres) - Refused 1975 BAS/128/7145 (AJK6 - New Farmhouse - Granted 1975 BAS/0105/75 - Residential (7.5 acres) - Refused 1975 BAS/0105/75 - Residential (7.5 acres) - Refused 1975 BAS/0105/76 - Residential (7.5 acres) - Refused 1975 BAS/0105/76 - Residential (7.5 acres) - Refused 1976 BAS/0105/76 - Residential (7.5 acres) - Refused 1976 BAS/0105/76 - Residential (7.5 acres) - Refused 1976 BAS/0105/76 - Residential (7.5 acres) - Refused 1976	SHLAA Sile Sulvey Form	Turt			
Large area of open rural land located to the northeast of the settlement of Wickford, west of the A130 dual carriageway and near the borough boundary with Chelmsford Borough Council and Rochford District Council. The site comprises of scrubland/woodland. Electricity cables and pylons threase the to the west and southwest.       Access to Services (distance in m) Primary School: Boundamys <1.5km transect the site. A severage works and the River Crouch lie adjacent to the work and the Wickford to Southminister branch railway line to the work and the Wickford west and southwest.	<b>Address:</b> Land north of Southend and east of the railway, Wickford			Scrubland,	
Green Belt Site Yes Area: 3.6 ha	Large area of open rural land locat Wickford, west of the A130 dual ca boundary with Chelmsford Boroug The site comprises of scrubland/we transect the site. A sewerage wort the north and the Wickford to Sour west. The main residential areas I Development Plan: Allocated as Gr Planning History: <u>Shot Farm gene</u> • ES BAS/0094/56 – Resider Refused 1956 on green be • ES BAS/0092/57 – Resider Refused 1957 – on Green • ES BAS/1062/58 – Resider 1958 on Green Belt ground • ES BAS/1062/64 – Residential • EU BAS/0002/75 – Vehicle • EU BAS/0002/75 – Vehicle • EU BAS/0002/75 – Vehicle • EU BAS/0007/77 – Storage • EU BAS/1364/85 – Extensi • BAS/105/75 – Residential • Belt grounds and highway • BAS/1099/75 – Dwelling – • BAS/1298/74 – Residential • BAS/0105/75 - Residential • BAS/0539/76 – Residential • BAS/0539/76 – Residential • BAS/0540/76 - Residential • D/0402/79 – Comprehen • RD/1547/80 – Residential • O7/00003/OUT - Provision pitches, pavillion, all weath Land at Shot Farm – Grant • 10/00796/REM - Approval 07/00003/OUT – Refused • 10/00796/REM - Approval mini-football pitches, temp accordance with conditions approval (07/00003/OUT) • 11/00459/FULL - The prov football pitches, pavillion, a car parking and access tog Access – granted site has been changed to take into constraints. <b>Ownership:</b>	ed to the marriageway a an Council ar coolland. Eleks and the F the minster bu- ie to the we een Belt in ral History: ntial develop Belt and hig ntial develop Belt and hig ntial develop Belt and hig ntial develop ds. Farmhouse I, shops – R parking – C e – not dete on of vehicl I (77acres) – safety. Refused 19 I (7.5 acres) I (5.35 acr	ortheast of the and near the and near the and near the and near the and Rochford I ectricity cable River Crouch ranch railway est and south the BDLP 19 of t	he settlement of borough District Council. es and pylons lie adjacent to y line to the twest. 98. 98. 98. 98. 98. 98. 98. 98. 98. 98	Avenue Access to Services (distance in m) Primary School: Hilltop <600m Secondary School: Beuchamps <1.5km GPs / Health Centre: 340 Southend road <800m Neighbourhood Centre: Southend Road <800m Town Centre: Wickford >800m Public Open Space: Park south side of Southend road <400m Bus Stop: <100m
	Green Beit Site	res	Area: 3.6 h	а	

Address: Land north of South and east of the railway, Wickfo		Site Area: 3.6 ha	Current Use: Scrubland, woodland	Site Ref: SS0187		
Greenfield Site	Yes	Area: 3.6	ha			
Previously Developed Land	No No					
Site Constraints						
Areas excluded from the S	HLAA		Constraints that	t may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodland	1	Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Site	S	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer	Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within	No	<b>Biodiversity Action</b>	n Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No			Within Buffer	No
	but some surface water	No	Protected Species	Alert Area		Yes
Washland		No	Protected Species	Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
	Within	No	1			
<b>c</b> .	Part of	No	Village Green & C	ommon Land	1	No
	Adj. To	Yes	Ground Water Vulnerability Area			Yes
Oil / Gas Pipelines		No			Within	No
				a	Adj. To	No
Electricity Pylons		Yes	Listed Buildings		Within	No
		100	Listoù Dununigo		Adj. To	No
Immovable communications		No	Potential Contami	nated Land	C	
links 400m buffer zone around		Yes	Definitive Footpat			Yes
wastewater/sewage		163	Deminitive i ootpat			163
treatment plants						
			ТРО			No
		SMR No:	Archaeological Fin	de Aroa		Yes
<ul> <li>Pillbox – Alicia Walk</li> <li>Pillbox – North of Sout</li> <li>Shot Farm House</li> <li>Shot Farm Barn</li> <li>Roman Pottery – Shot</li> </ul>	<ul> <li>Pillbox – North of Southend Road</li> <li>Shot Farm House</li> <li>Shot Farm Barn</li> <li>Roman Pottery – Shot farm</li> <li>Roman Road – south of sewerage plt</li> </ul>					
Highway issues: No particula			•	ork in the vici	nity. Additional	traffic
movements may require some	further upgrad	e work YELL				
Constraints (description): Green Belt allocation in Within Sewerage work Within Employment Ar Within Electricity pylor Pill boxes also within s Within surface water f	ts buffer rea buffer ns buffer site	plan	<ul> <li>pottery fo</li> <li>Potential</li> <li>Protected</li> <li>SAC, SPA</li> <li>Adjacent</li> <li>Adjacent</li> </ul>		area fer eway	d and

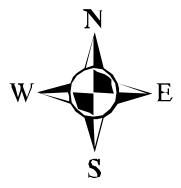
Address: Land north of Southend Road and east of the railway, Wickford	Site Area: 3.6 ha	Current Use: Scrubland, woodland	Site Ref: SS0187					
east of Alicia Way, north of London Road								
What is the most suitable type of dev residential.	elopment for	this site? Farmlar	nd, recreation land	d, woodland or part				
Site is partly suitable for housing development x								
<b>Reason(s) why site is suitable for housing</b> : Subject to the removal of Green Belt policy, a small part to the south of the site could be developed. The areas to the north fall within the sewerage works buffer, pylons buffer or flood zones, and are constraints which can not be easily be overcome. However, as the south of the site is adjacent to Wickford urban settlement and does not have any major constraints, this site is suitable for residential development.								
Is site available for development? If yes, when?		Sites process, site submitted by var	es within the sam ious people makir e immediate area	through the Call For e area have been g the landownership where submissions				



## Land ad to No 11 Alicia Way



### SHLAA 2011/2012

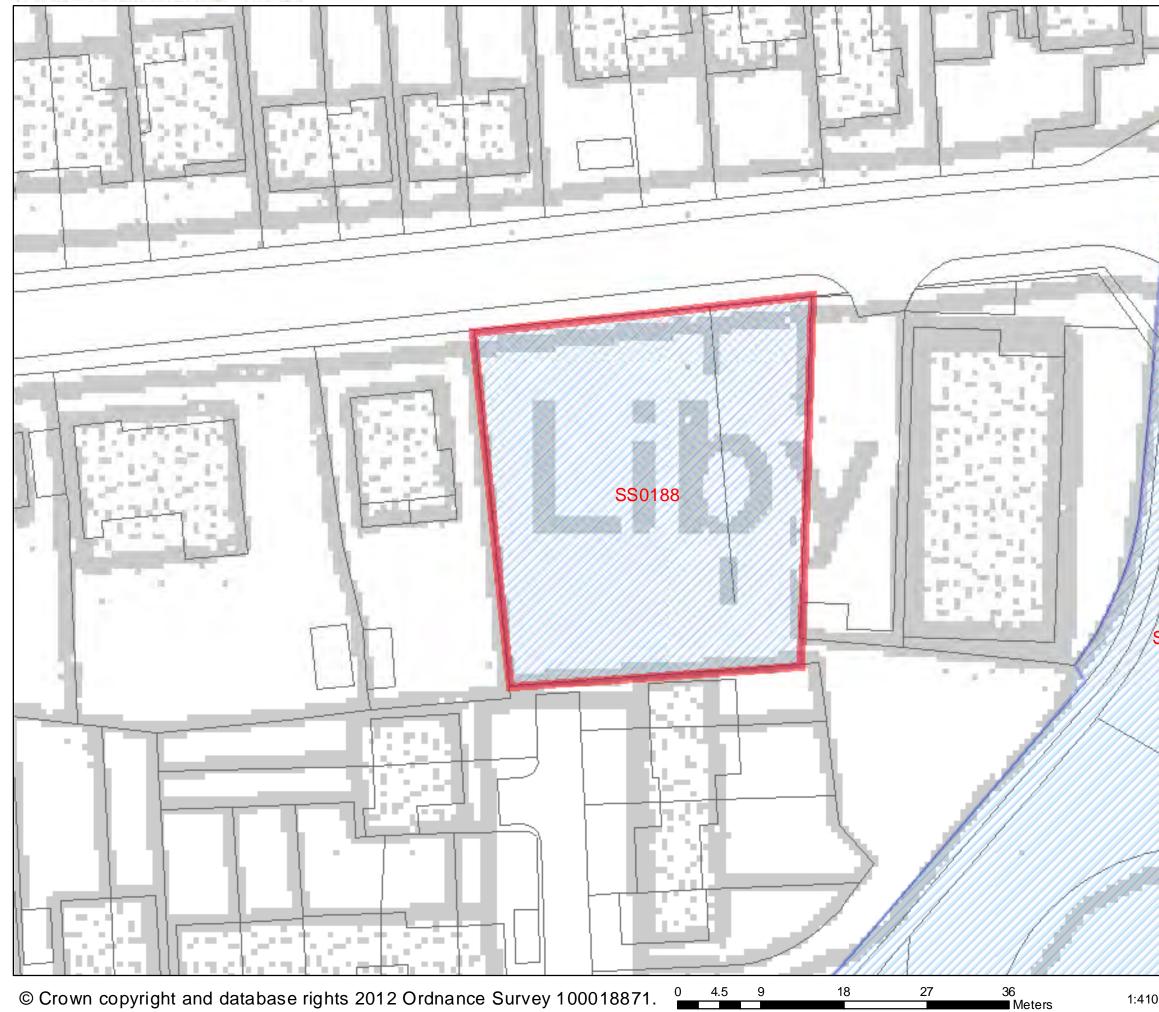


Address: Land adj 15 New C Laindon	Century	/ Road,	<b>Site Area</b> : 0.13ha	Current Use: Vacant/scrublar	d Site Ref.: SS0188			
<b>Description of Site (includ</b> Largely square shaped site loo Road, Laindon. The site lies j Laindon Library, in an otherw bungalows. The site is presen	cated o just wi vise res	on the so thin the t sidential s	uth side of Ne own centre, a treet compris	adjacent to ing chalets and	Site Access: Access to Ser Primary Schoo and Phoenix < Secondary Sch	r <b>vices</b> I: Millh 600m	(distance ouse; Mer	in m) rylands
Development Plan: Allocated					<1500m GPs / Health C <800m		·	
<ul> <li>Land ownership last shown to be with Laindon Holdings Ltd.</li> <li>Planning History:         <ul> <li>Site used for a temporary police station in early 90s.</li> <li>99/00560/CCBAS – Erection of public library on the eastern part of the site.</li> <li>00/00280/OUT - residential Development (4 detached dwellings), granted permission 09/05/2000.</li> <li>03/01209/FULL – Erect two detached two storey office buildings and car parking – Refused 18/11/2003</li> <li>04/00728/FULL – Erect two detached two storey office buildings</li> </ul> </li> </ul>						een ble space bnal Field ral Green eville 2km		
and car parking – Gra Ownership:		- Public B		No	<800m (Markh Bus Stop: 80m		nase)	
ownersnip.			Individual?	No	Railway Station		don <1km	
		- Compan		Yes	Raiway Station			
		- Unknow		No				
Urban Area Site		Yes	Area: 0.13		-			
Green Belt Site		No		Πα	-			
Greenfield Site		Yes	Area: 0.13	ha	-			
Previously Developed Lan		No		Πα	-			
Site Constraints		NO			J			
Areas excluded from the S				Constraints th	at may affect	a site	ys viabilit	V
Scheduled Monument	Withi		No	Ancient Woodla		With		No
	Part		No				of Site	No
	Adj.		No				in Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	tos	With		No
	_	of Site	No		105		of Site	No
		in Buffer	No				in Buffer	No
Local Nature Reserve (LNR)	Withi		No	Biodiversity Acti	on Plan (RAP)	With		No
	_	of Site	No	Priority Habitat			of Site	No
	_	in Buffer	No				in Buffer	No
Flood Zone If yes, Zone 3? □		Dunor	No	Protected Speci	es Alert Area			No
Washland	1		No	Protected Speci	es Alert Area -	1		No
Marshes Protection Area	1		No	10m Buffer				
Existing, developed	Withi	in	No	1				
business/ industrial areas	Part		No	Village Green &	Common Land			No
	Adj.		Yes	Ground Water V Area				No
	1		No		ea	With	in	No
Oil / Gas Pipelines				Conservation AreaWithinNoAdj. ToNo			NU	
						Adj.	То	No
Oil / Gas Pipelines Electricity Pylons			No	Listed Buildings			То	

Address: Land adj 15 New Co Laindon	entury Road,	<b>Site Area</b> : 0.13ha	Current Use: Vacant/scrubland	Site Ref.: SS0188		
Immovable communications links		No	Potential Contamina	ited Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
			TPO (T1 – Oak)		TPO/12/00	Yes
			Archaeological Finds	s Area		No
Highway issues: No particul	ar issues, good	d access from	New Century Road			
<ul> <li>TPO Oak tree</li> <li>Likely existence of cor</li> <li>Could the constraints be o</li> <li>Employment buffer in</li> <li>Tree protection or re-</li> <li>Intrusive investigation</li> <li>What is the most suitable</li> <li>Residential, commercial or oth</li> <li>drawn in 1998 LP)</li> </ul>	vercome? consequential location of TPC n of the site to type of deve	Yes compared to ) for any deve check on pote lopment for	surrounding context. elopment schemes. ential contamination a	0		
Site is suitable for housing						
Reason(s) why site suitab services, outline residential pe						to
Is site available for development?Whilst the site was not formally submitted to the O it has recently been permitted and now expired. T demonstrates a willingness of the landowner to de the site and is thus deemed available at this time.						ed. This to develop



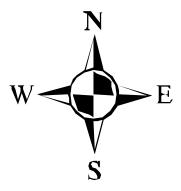
## Land between Library and 15 New Century Road



1:410



### SHLAA 2011/2012



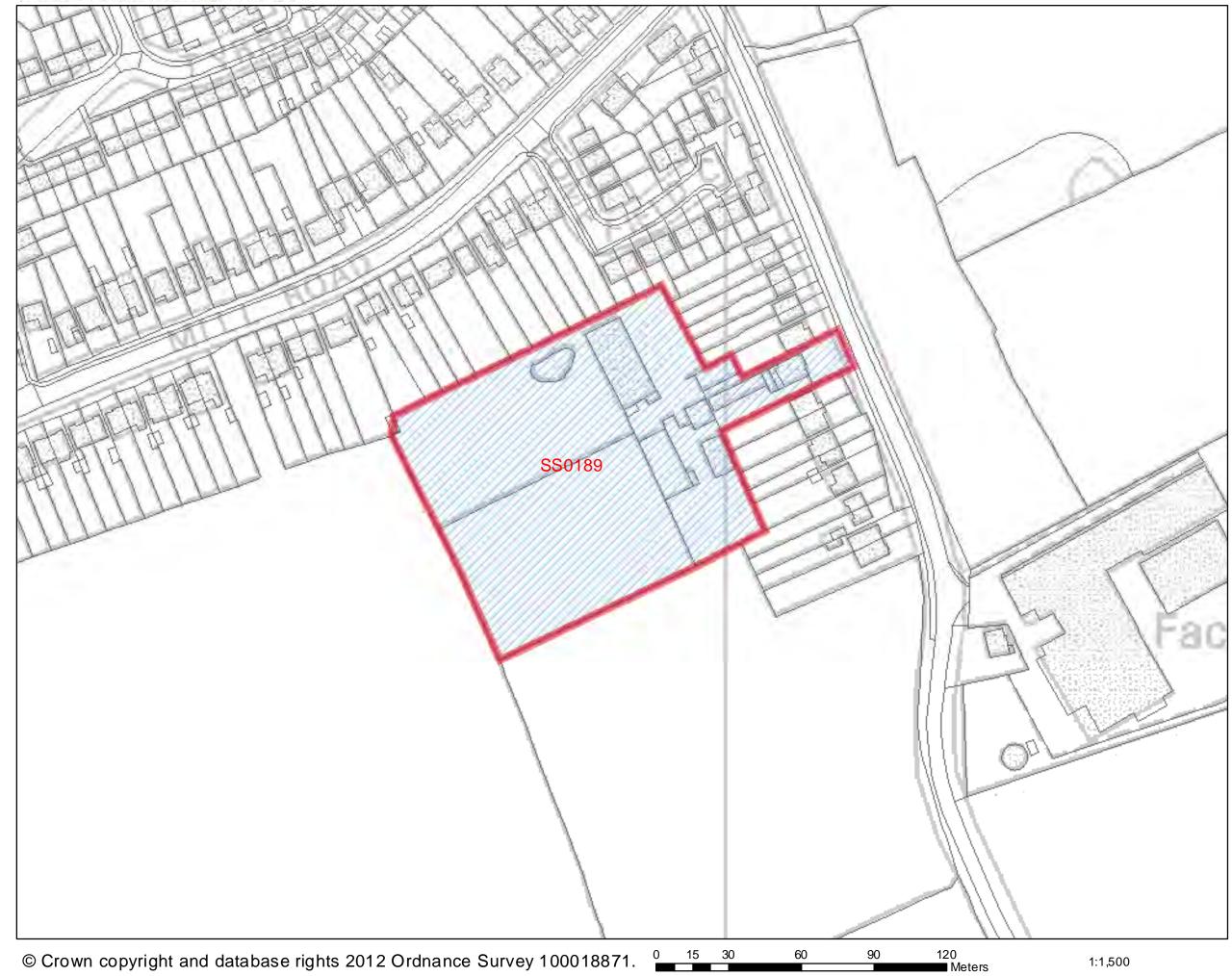
Address: Maitland Lodge, Southend Roa	ad, Billericay	Site Area: 1.48ha	Current Use: Grazing land, residential	Site Ref: SS0189		
<b>Description of Site (includ</b> Large rectangular shaped area with Maitland Lodge and ancil of the site; the dwelling fronti		Site Access: S Access to Ser				
Development Plan: Allocated a						
<ul> <li>Planning History (including plots either side of Maitland Lodge):</li> <li>Former garden nursery site <ul> <li>BAS/1292/59 – Outline residential development – Refused 1960</li> <li>BAS/1271/60 – Residential development – Refused 1961</li> <li>BAS/1019/66 – Residential development – Refused 1966</li> <li>BAS/0906/70 – Outline residential development – Refused 1970</li> <li>BAS/1429/73 – Outline residential development – Refused 1970</li> <li>BAS/2511/73 – Outline part residential development – Refused - 1973</li> <li>BAS/2511/73 – Outline part residential development – Refused - 1973</li> <li>BAS/21213/79 – Alterations, first floor extension, porch and garage – Granted 1979</li> <li>BAS/2102/80 – Convert garage to granny flat – Refused 1980</li> <li>BAS/93/81 - Temporary conversion of barn to granny flat</li> <li>BAS/0005/90 – Outline four detached bungalows and garages – refused 1989</li> <li>BAS/0005/90 – Outline four detached bungalows and garages – Refused 1990, Dismissed at appeal 1991</li> <li>BAS/0979/95 – 4 bed detached dwelling – Granted 1995</li> <li>BAS/1126/95 – 4 bed detached dwelling – Granted 1995</li> <li>BAS/1126/95 – 4 bed detached dwelling – Granted 1996</li> <li>00/01205/BAS - Renewal Of Unimplemented Approval Bas/0965/95 For A First Floor Rear Extension – Granted 2000</li> </ul> </li> </ul>						
Ownership:	- Public E		No			
	- Private - Compar	Individual?	Yes No	•		
	- Unknov		No	1		
Urban Area Site	Yes	Area: 0.13				
Green Belt Site	Yes	Area: 0.13				
Greenfield Site	Yes					
			Area: 1.2ha Area: 0.28ha			
Previously Developed Land Site Constraints	d Yes	[Alea. 0.28	la	<u> </u>		
Areas excluded from the S			Constraints th	at may affect	a site's viabili	tv/
Scheduled Monument			Ancient Woodla		Within	
	Within Part of			iu -	Part of Site	
					Within Buffer	
	Adj. To					
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sit	les	Within	
	Part of Site				Part of Site	
	Within Buffer				Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (BAP)	Within	
	Part of Site		Priority Habitat		Part of Site	
	Within Buffer				Within Buffer	
Flood Zone			Protected Specie	es Alert Area		
If yes, Zone 3?						
Washland			Protected Specie	es Alert Area -		
SHI AA Site Survey						

Address: Maitland Lodge, Southend Ro	ad, Billericay	Site Area: 1.48ha	Current Use: Grazing land, residential	Site Ref: SS0189		
Marshes Protection Area			10m Buffer			
Existing, developed	Within		1			
business/ industrial areas	Part of		Village Green & Common Land			
	Adj. To		Ground Water Vulnerability Area			
Oil / Gas Pipelines			Conservation Area		Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within	
			<b>U</b>		Adj. To	
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			
·····			ТРО			
			Archaeological Finds Area			
Highway issues:			J			
Constraints (description):						
Could the constraints be o	overcome?		•			
What is the most suitable	e type of deve	lopment for	this site?			
Site is not suitable for ho	using develop	oment x				
Reason(s) why site is not This site is located within a v As part of the Council's meth identified where development considered against the five p 1. to check unrestricted spra 2. to prevent neighbouring to 3. to assist in safeguarding th 4. to preserve the setting and 5. to assist in urban regeneration	alued area of the odology the bo t could signification ourposes of the who f large built owns from mergone countryside d special charaction	he green belt proughs green antly undermi green belt as -up areas; jing into one a from encroac cter of historio	a belt has been consid ne the value of the gr set out in PPG2. The another; hment; c towns; and	dered on its r een belt. Thi	merits and spe is assessment	cific areas was

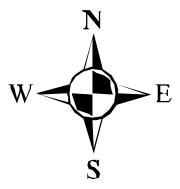
other urban land.



## Maitland Lodge, Southend Road



### SHLAA 2011/2012

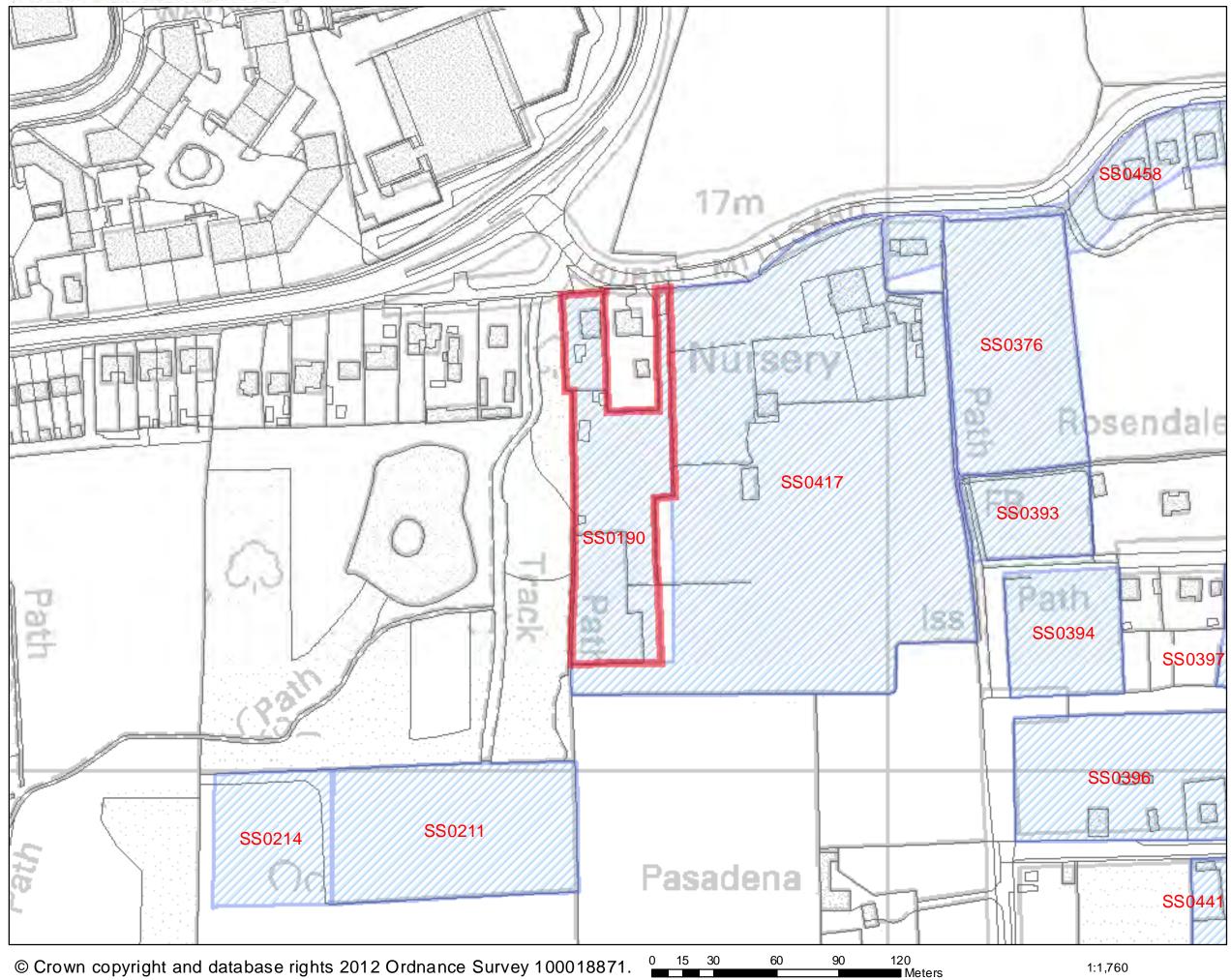


Address: Roseview, Burnt Mi land to rear of Rose View, Bas	lls Ro		Site Area: 0.66ha	Current Use: Storage	Site Ref.: SS0190		
Description of Site (includ	ing p	olanning	status)		Site Access:		
Site consists of a dwelling hou area (description taken from ( has access via a thin track alo The site is therefore mostly re frontage where it wraps arour The land contains a number of exception of the dwelling hou? The site is surrounded by ope dwellings to the west. To the Area of no notation and a pro 1998 Planning History: 90/00431/OUT – Outline appli	CFS songsid ectan nd Ri of bui se it n spa north pose	submissior de a neigh gular, but vendell. Idings and is uncerta ace and a nwest is th d open sp	<ul> <li>behind the obouring dwell with a gap at</li> <li>structures, a</li> <li>small run of rune</li> <li>Burnt Mills</li> <li>ace (policy R8)</li> </ul>	dwelling, which ing (Rivendell). the road Ithough with the ntial these are. esidential industrial estate.	Primary School Felmores & Bri Secondary Sch Academy ~2kn GPs / Health C Felmores; Rect Local Centre: N Rectory Road a Town Centre: I Public Open Sp Amenity Green Children & You Country Park < Education Field Natural & Sem	<b>vices</b> (distance : None within b scoe ~1km ool: Basildon Lo n entre: None with cory Road ~1km Jone within buff and Felmores ~ Pitsea ~2.2km bace: Space: 400m ing Peoples Space 2km is <2km i-natural OS <86 5 Facilities <2km	uffer. wer hin buffer. er. 1km. ce: 400m
22-06-90.					Bus Stop: ~1.5	ikm	
Ownership:		- Public E	ody?	No		n: Pitsea ~2.7kn	n
		- Private	Individual?	Yes			
		- Compar	ıy?	No			
		- Unknow	/n?	No			
Urban Area Site		Yes	0.1ha				
Green Belt Site		Yes	0.56ha		]		
Greenfield Site		No			]		
Previously Developed Land	d	Yes	Approx. 0.	07ha			
Site Constraints							
Areas excluded from the S				<b>Constraints th</b>			
Scheduled Monument	With	nin	No	Ancient Woodla			No
	Part		No	1		Part of Site	No
	Adj.	То	No	]		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With		No	Local Wildlife Si	tes	Within	No
	Part	of Site	No	1		Part of Site	No
		nin Buffer	No	1		Within Buffer	No
Local Nature Reserve (LNR)	With		No	Biodiversity Acti	on Plan (BAP)	Within	No
		of Site	No	Priority Habitat	、 /	Part of Site	No
		nin Buffer	No	1		Within Buffer	No
Flood Zone			No	Protected Specie	es Alert Area	Durion Durion	No
Washland			No	Protected Specie	es Alert Area -		No
Marshes Protection Area	<u> </u>		No	10m Buffer			
Existing, developed	With		No			-	
business/ industrial areas	Part		No	Village Green &			No
	Adj.	То	Yes	Ground Water V Area	ulnerability		No
Oil / Gas Pipelines			No	Conservation Ar	еа	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
				Listea Dananiys			

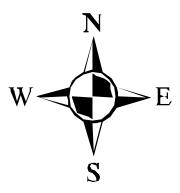
Address: Roseview, Burnt Mill land to rear of Rose View, Basi		<b>Site Area</b> : 0.66ha	Current Use: Storage	Site Ref.: SS0190			
					Adj.	То	No
Immovable communications links		No	Potential Contamina	ted Land			С
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)			No
			TPO				No
			Archaeological Finds	s Area			No
<ul> <li>Highway issues: Access is clear</li> <li>Constraints (description):         <ul> <li>Within employment area</li> <li>Green Belt area</li> <li>Likely existence of con</li> </ul> </li> <li>Could the constraints be over the source of Burney and Scape assessments and the source of Burney and Scape</li></ul>	ea buffer. Itamination – n Vercome? Issment to dete Int Mills Road.	o detailed as Yes ermine need f	sessment made (infill	site within Location is	250m estab	) Ished as	s residential
<ul> <li>be altered through the</li> <li>Site assessment to est</li> </ul>	ELDF process.		0	Sen ben des	ignati		griation can
What is the most suitable							
Open space.		-					
Site is suitable for housing	j developmen	t X					
Reason(s) why site is / is a Site is on the edge of the sett from the edge of the settleme It should be noted that the sit and the location is remote from site may be more suitable for	lement bounda ent boundary. T te would be pre m a number of employment us	ry and there he site has a edominantly a services incl	are no physical const vailable access. a back-land developm uding transport conne	ent unless d ections and	couple conve	ed with o enience r	ther sites etail. The
Is site available for develo If yes, when?	pment?		Yes. The site was s process and it has a has been amended necessary.	access at th	is time	e. The tir	mescale



## **Roseview Burnt Mills Road**



### SHLAA 2011/2012



Address: Land north of Vange Primary Basildon zoo			<b>Site Area</b> : 14.97ha	Current Use: Grassland	Site Ref.: SS0191		
Basildon zoo							
Description of Site (includ				a a a a a da a da da a	Site Access:		
The site comprises three recta					None.		!
hedgerows which also contain						vices (distance	
to the north and east and Bas the south. The sites do not ha						: Vange Primary ool: Woodlands	
access via another site.	ave u	lieut nighw	ay access an		<1500m		SCHOOL
access via another site.						entre: 1 (Southy	viow Park)
The area is on the green belt	bour	ndary with \	lange close	to the		(Marsh View Co	
A13/Nether Mayne junction.	boui		lange, close			Basildon (<1500	
					Public Open Sp	•	,
There is no planning history.					Amenity Green		m
Ownership:		- Public Bo	dv?	No	Churchyards <		
		- Private II		Yes	Civic Space <2		
		- Company		Yes	Country Park <		
		- Unknowr		No	Education Field		
Urban Area Site		No			Natural Open S	pace <800m	
Green Belt Site		Yes	Area: 14.9	7ha	Outdoor Sports	Facilities < 400	m
Greenfield Site		Yes	Area: 14.9		Urban Parks <2		
Previously Developed Land	d	No			Bus Stop: >500		
	-	_			Railway Statior	: Basildon Appr	ox.1.5km
Site Constraints Areas excluded from the S		٨		Constraints th	at may affect	o oito/o viobili	k
Scheduled Monument	With		No	Constraints th Ancient Woodla		Within	No
Scheduled Monument			No			Part of Site	No
	Part			-		-	
	Adj.		No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No No	Local Wildlife Sites		Within Dort of Site	No No
	-	of Site				Part of Site	
	-	nin Buffer	Yes (SSSI)	Die die eensite of Anti		Within Buffer	Yes
Local Nature Reserve (LNR)	With		No	Biodiversity Acti Priority Habitat	on Plan (BAP)	Within Dort of Cito	No
		of Site	No	РПОПЦУ ПАВІТАТ		Part of Site	No
	vvitr	nin Buffer	No	Drate stad Crass	a Alant Ana a	Within Buffer	Yes
Flood Zone			No	Protected Specie	es Alert Area		Yes
Washland			No	Protected Specie	os Alert Area -		Yes
Marshes Protection Area			No	10m Buffer			163
Existing, developed	With	nin	No				
business/ industrial areas	Part		No	Village Green &	Common Land	1	No
	Adj.		No	Ground Water V			Yes
	, .uj.	10		Area	unicrubility		105
Oil / Gas Pipelines			Yes (oil &	Conservation Ar	ea	Within	No
			Gas)			Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
5 5				5		Adj. To	No
Immovable communications			No	Potential Contar	ninated Land	C	
links			 				
400m buffer zone around			No	Definitive Footp	ath (PRoW)		Yes
wastewater/sewage							
treatment plants							
				TPO		01/52	Yes
				Archaeological F	inds Area		No
Highway issues:							

Address:	Site Area:	Current Use:	Site Ref.:	
Land north of Vange Primary School and	14.97ha	Grassland	SS0191	
Basildon zoo				

No access to the site directly from an existing road. Opportunity may exist to gain access through part of Basildon Zoo site.

#### Constraints (description):

- o Oil Pipeline crosses through the western side of the site
- Gas pipeline crosses through the centre of the site.
- Groundwater vulnerability (northeast corner of the site)
- Definitive footpath through the centre of the site.
- Protective species alert area majority of the site.
- TPO/1/52 Northwest and north boundary of the site.
- UK BAP 100m buffer western boundary of the site.
- o SSSI 2km buffer
- o Green belt
- Local Wildlife Site 100m buffer around Golf Course and with adjacent site to the west.
- Likely existence of contamination no detailed assessment made

#### Could the constraints be overcome? Yes

- o Oil Pipeline Design solution to ensure easements are kept clear.
- Gas pipeline Design solution to ensure easements remain clear.
- Groundwater vulnerability Design/engineering solution (e.g. avoid area; SUDS)
- Definitive footpath Design solution to ensure footpath can remain or be relocated.
- Protective species alert area Site survey to test for presence of protected species
- TPO/1/52 Tree survey to ensure trees are worthy of protection; design solution; protection during construction; replanting.
- o UK BAP 100m buffer site survey to test for presence of protected species on site.
- o SSSI 2km buffer site survey to test for presence of protected species on site and appropriate action taken.
- Green Belt Designation can be altered through the LDF process.
- Local Wildlife Site Buffer site investigation for presence of protected or important species.
- o Detailed assessment of potential site contaminants.

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

Agricultural; open space; leisure / recreation; residential

Site is suitable for housing development X

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

The site is on the boundary of the built area of Vange. It is within suitable distances to a number of key amenities, facilities and services.

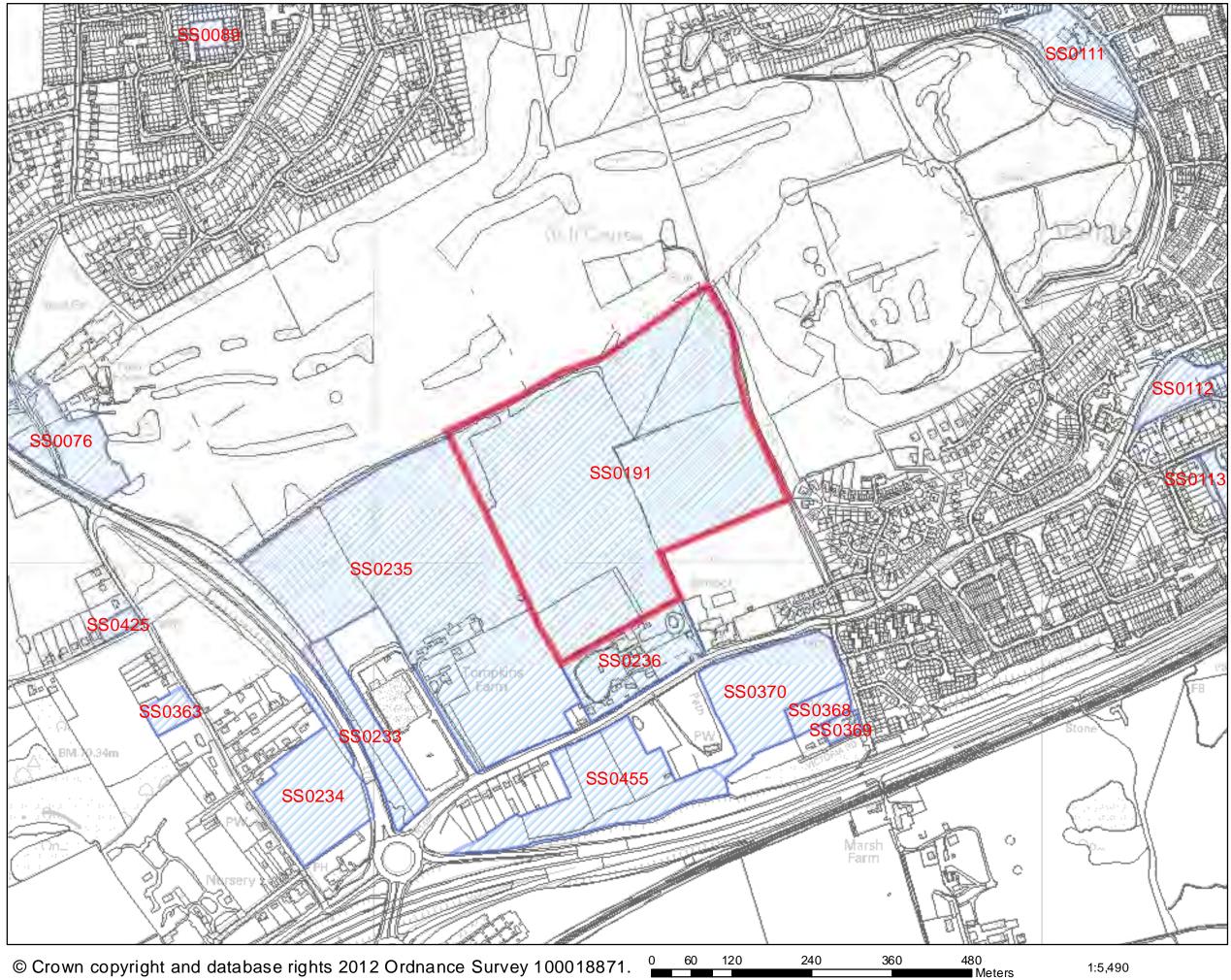
There are a number of constraints on the site. Some will require further investigation in regards to wildlife protection and this assessment cannot determine these here, however, none are necessarily prohibitive to development prior to further site investigation. Design solutions would be required in order to respect easements around the pipelines, the TPO trees and footpath routes.

The site is isolated from a road connection but could be accessed via a number of means including: through site SS235; through the Basildon Zoo site (SS036) (recently granted consent for five dwellings but including a paddock on half the site); upgrading one of the existing footpaths linking to either London Road or Cashmere Way; demolition of dwellings in The Vale to provide new access.

Is site available for development?	Yes. Timescale will need to allow for constraints and
If yes, when?	new access which would be dependent on the
	development of the adjacent site at the old Basildon
	Zoo.

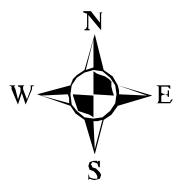


## Land at rear of Vange Primary School,



1:5,490

### SHLAA 2011/2012

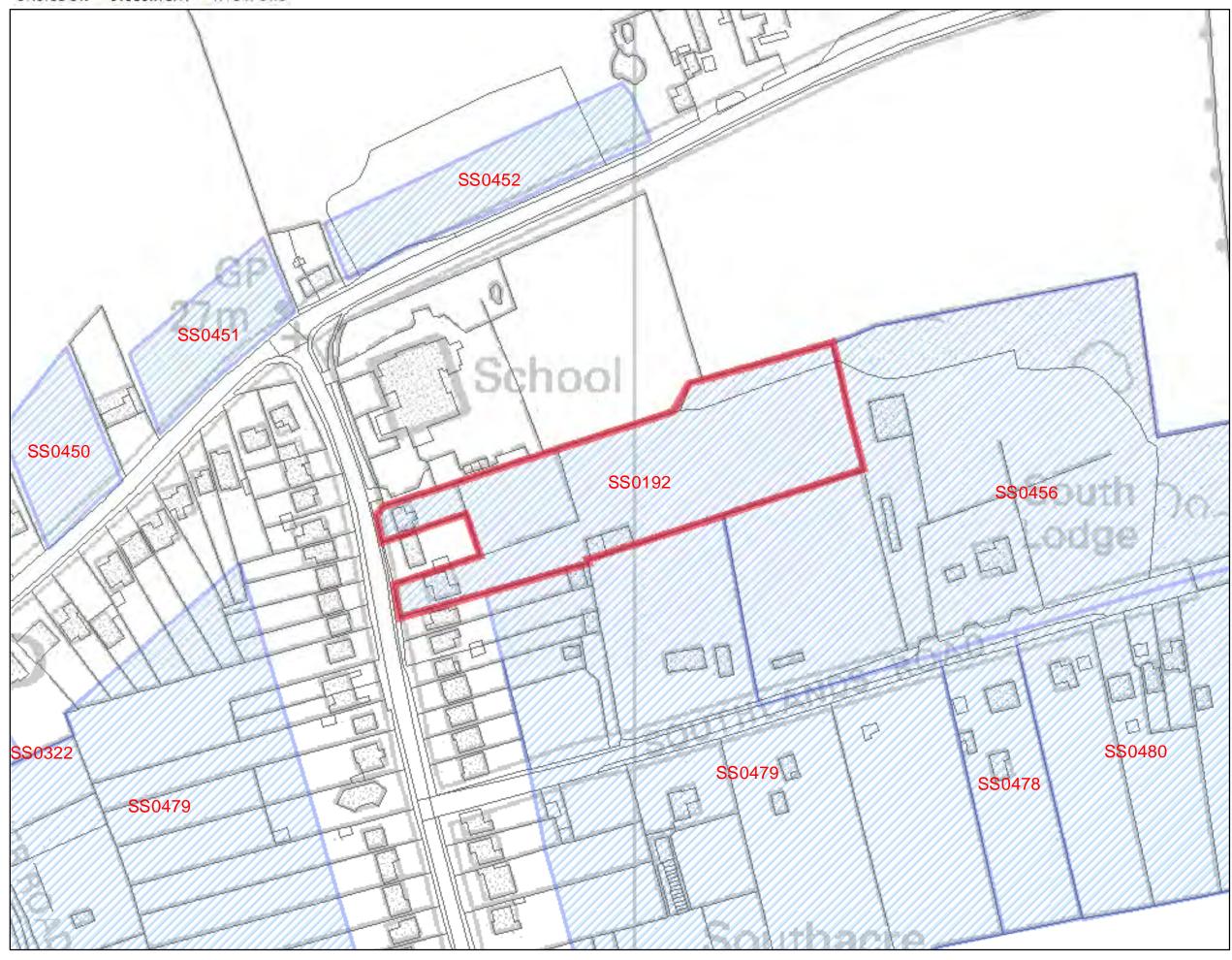


Address: Land rear of, and in Ravenscroft and Saremma, G North, Crays Hill	venscroft and Saremma, Gardiners Lane rth, Crays Hill		Current Use: Residential, car repairs, grasslar and possible off uses.			
Description of Site (includ Predominantly rectangular site access onto Gardiners Lane N	e south of Cra	ays Hill Primary		Access to Ser	Gardiners Lane	in m)
of another residential propert				<400m	: Crays Hill Prim	5
The site is predominantly with setting. Both dwellings are in Crays Hill. Within the land to substantial garage structures, area and separate access. Bey bordered by trees and hedges	the more estant the rear of th partly used f yond this the	ablished, urban e properties are for car repairs, a	enclave part of a number of a central parking	GPs / Health C (>2km) Local Centre: 1 Town Centre: V Public Open Sp	entre: None wit (London Road) Wickford > 2.5k bace: Ing People Spac	hin buffer <800m m
Development Plan:				Outdoor Sports	s Facilities <800	m
The site is in an area of no no Local Plan 1998.	otation and pl	otland area in t	he Basildon		0m London Roa n: Wickford ~2.	
Planning History - None		<b>D</b> 1 0	t.	-		
Ownership:	- Public		No	-		
	- Private - Compa	e Individual?	Yes No			
	- Unkno		No	-		
Urban Area Site	Yes	0.12ha		-		
Green Belt Site	Yes	0.85ha		-		
Greenfield Site	Yes	0.8ha		-		
Previously Developed Lan		0.17ha				
Site Constraints		0.1711d				
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	tv
Scheduled Monument	Within	No	Ancient Woodla		Within	No
	Part of	No			Part of Site	No
	Adj. To	No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No
	Part of Site	No	1		Part of Site	No
	Within Buffe	r No	1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	. ,	Part of Site	No
	Within Buffe	r No			Within Buffer	No
Flood Zone		No	Protected Specie	es Alert Area		No
Washland		No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No			]	
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	No	Ground Water V Area			No
Oil / Gas Pipelines		No	Conservation Ar	еа	Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
-					Adj. To	No
Immovable communications links		No	Potential Contar	minated Land	C	

Address: Land rear of, and in Ravenscroft and Saremma, Ga North, Crays Hill	3,	Site Area: 0.97ha	Current Use: Residential, car repairs, grassland and possible other uses.	Site Ref.: SS0192	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)	No
Historic Environment Record -	- No records		TPO		No
Highway issues: No issues.			Archaeological Finds	s Area	No
northern boundary an contaminants also from o Green Belt Could the constraints be of o Protected Species Alen o Potential contamination	d pre-1953 con m car repair rela vercome? rt Area – Ecolog on – site investig	taminated la ated activitie Yes jical assessm gation to est	nd adjacent to north- s). ent to establish prese ablish presence of an	eastern corn ence of any p y contaminar	protected species.
What is the most suitable	type of devel	opment for	this site? Residentia	al, smallholdi	ng, woodland
		-	Site is NOT suitable	e for housing	development x
Site is NOT suitable for housing development x         Reason(s) why site is suitable for housing:         Although the site is adjacent to the settlement boundary of a small enclave of Crays Hill, it is generally remote from the main urban areas. Greater access can be provided onto Gardiners Lane North by demolishing one of the two dwellings to open up the rear portion of the site. However this could undermine the purposes for including it within the Green Belt.         The site is in close proximity to some amenities, including the primary school, but remote from others. The future allocation of this site would be dependent on the settlement hierarchy derived through the LDF process.					
Is site available for develo If yes, when?				submitted thr	rough the Call For Sites

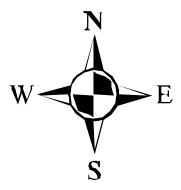


## Land to the Rear of Saremma and Ravenscroft



1:1,550

### SHLAA 2011/2012

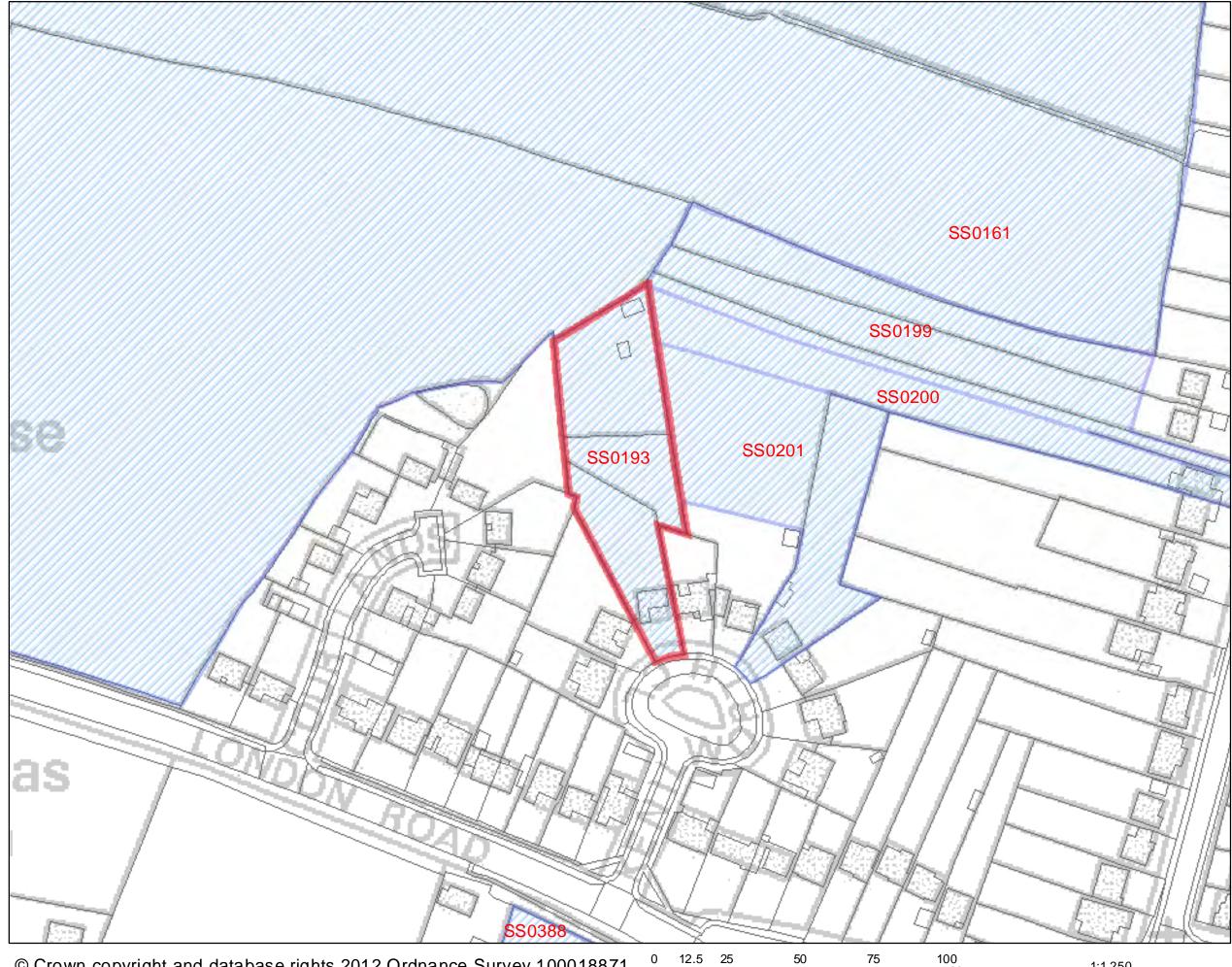


Address: 3 Kenilworth Close, railway line, Billericay		<b>Site Area</b> : 0.34ha	Current Use: Residential gard	ens Site Ref: SS0193		
Description of Site (includ Small irregular shaped plot of roundabout. The site has a fee front and back of the site (cha comprises the deep garden o grassland with a few trees. The the railway to the London Live	land off the K w existing bui alet at front, s f 3 Kenilworth ne site is locat	enilworth Close It development table at rear). Close and is p ed to the east	s towards the The site predominantly of Billericay, and	Site Access: London Road and Mountnessing Road Access to Services (distance in m) Primary School: >600m (Quilters and Brightside 800m to 1.5km) Secondary School: <1.5km (Billericay		
Development Plan: Allocated a		2		School and St. GPs / Health Ce		5
<ul> <li>Planning History: Adjacent to</li> <li>11/00037/OUT - Outliand erect five houses landscaping (including &amp; 6 Kenilworth Close)</li> <li>10/00829/OUT - Outliand erect five houses landscaping – withdra</li> <li>09/00881/LDC - To est residential cartilage –</li> <li>09/00276/FULL - Sing granted</li> <li>06/01530/FULL - Two granted</li> </ul>	ne application with associate g land rear of – refused ne application with associate wn stablish the law granted le storey rear storey and si	ed access road 27 Mountnessin to demolish end access road wfulness of the extension and ngle story rear Body?	and ng Road and 5 xisting house and use of land as conservatory – extensions – No	(Western Road Town Centre: E Public Open Sp space >800m, people space > >800m, Educa Natural and ser outdoor sports <2km Bus Stop: <50r	I Centre: <800m ) Billericay >800m ace: Amenity G children and you 400m, churchya tional Space >80 mi-natural space <400m, Urban (London Road at <1.6km (Biller	ireen ung ard 00m, e <800m, Park
	- Compa	Individual? ny?	Yes No			
	- Unknov		No			
Urban Area Site	Yes	Area: 0.09	ha			
Green Belt Site	Yes	Area: 0.25	ha			
Greenfield Site	Yes	Area: 0.26	ha			
Previously Developed Land	d Yes	Area: 0.08	ha			
Site Constraints						
Areas excluded from the S			Constraints th			
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sit	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer				Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer				Within Buffer	No
Flood Zone If yes, Zone 3? □		No	Protected Specie	es Alert Area		No
Washland		No	Protected Specie	os Alert Area -	1	Yes
Marshes Protection Area	<u> </u>	No	10m Buffer			103
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Villago Croop 9	Common Land		No
(Near Radford Way		Yes	Village Green &			Yes
Industrial Estate)	Adj. To	162	Ground Water V Area	unerability		162

Address: 3 Kenilworth Close, 3 railway line, Billericay		<b>Site Area</b> : D.34ha	Current Use: Residential gardens	Site Ref: SS0193		
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 Contamina	ted Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
			TPO			No
			Archaeological Finds	Area		No
<ul> <li>Constraints (description):</li> <li>Green Belt allocation i</li> <li>Within the buffer of a employment</li> </ul>			<ul><li>Protected s</li><li>Ground wa</li></ul>	•		
Could the constraints be ov If yes, how? Where the Gree vulnerability and protected spe and industrial estate buffer of I What is the most suitable t	en Belt allocatio cies alert areas ittle consequer	s are investig nce, due to a	ated and mitigated. T djoining residential ar	The SSSI is reas.	unlikely to be	
Site is NOT suitable for hou						
<b>Reason(s) why site is not s</b> Whilst the site lies within walk demolition of the existing prop isolation this site would not be	ing distance of erty would nee	shops, scho ed to take pla				
Is site available for develo If yes, when?	pment?		Yes. This site was s process by the land		nrough the Call	For Sites



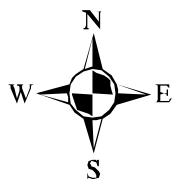
## 3 Kenilworth Close



100 Meters 0 12.5 25 © Crown copyright and database rights 2012 Ordnance Survey 100018871.

1:1,250

### SHLAA 2011/2012



Address: Noak Hill Golf Course, Noak Hill Ro Billericay		<b>Site Area</b> : 6.25ha	Current Use: Golf course and pavillion	Site Ref: SS0194	
<b>Description of Site (including p</b> Large rectangular shaped site loca			loak Hill Road,	Site Access: Noak	Hill Road
behind a ribbon development of he comprises a nine hole golf course, parking area and a pond. The land access leads to the golf course from	buses in a r pavillion, o falls gently	ural setting. other outbuild y to the sourt	The site ings, car	Access to Service	s
Development Plan: Allocated as Gr	een Belt in	the BDLP 19	98.		
<ul> <li>Planning History:</li> <li>BAS/0420/68 – Retention of 1968</li> <li>BAS/0790/69 – Outline but</li> <li>BAS/0790/69 – Outline ress</li> <li>BAS/0579/71 – Outline avi</li> <li>BAS/2219/79 – 8 grain stote</li> <li>BAS/1438/80 – Workshops</li> <li>BAS/1439/80 – Golf driving</li> <li>BAS/1440/80 – Garden cerest</li> <li>BAS/1441/80 – Pet shop –</li> <li>BAS/0029/81 - Change of putt golf course and garde</li> <li>BAS/0574/93 - Toilet block</li> <li>07/00486/FULL - New club</li> <li>Granted 2007</li> <li>09/00578/FULL - Non-corr</li> <li>consent reference 07/0048</li> <li>club house to be limited to using the course and not from private events – Refuse</li> <li>09/00610/OUT – Change of construction of 17 resident</li> <li>Noak Hill Road, Billericay - dismissed 22.07.2010. In Inspector asserted that:</li> <li>'1 consider that a development harm arising from the effe proposal would be had in appropriate development harm arising from the effe proposed on its openness. purposes of including land</li> <li>'The introduction of sevent the use of a sub-standard conflict on the access road</li> </ul>	ngalow – R idential – R aries – Refused g range – R htre – Refused g range – R htre – Refused g range – R htre – Refused g range – R ncentre – C use to wor use from s n centre – C a – Granted b house to d house to d house to d house to d house of pa ial units at – refused 2 dismissing f nent of sevent t in an other rmful to the t, but that the ct of a devent Within the teen houses access, wit	efused 1968 Refused 1969 used 1971 - Refused 1980 sed 1980 Refused 1980 sed 980 rkshop - 1981 small holding Granted 1990 I 1993 existing golf of th condition n at requires th guests and of hire in connect art of the land Noak Hill Go 1.10.2009 an the appeal th enteen dwellie erwise generate e Green Belt there would k elopment of t acts would un Green Belt'. s would mate h the potenti tion with the pody?	to pitch and course – o. 4 of planning e use of the ther golfers ction with public and the lf course, 187 id appeal e Planning ngs would have illy open area' by reason of be additional he scale ndermine the rially increase al to create A176'. No No Yes No		
Green Belt Site	Yes	Area: 6.21			
Greenfield Site	Yes	Area: 6ha			
		1			

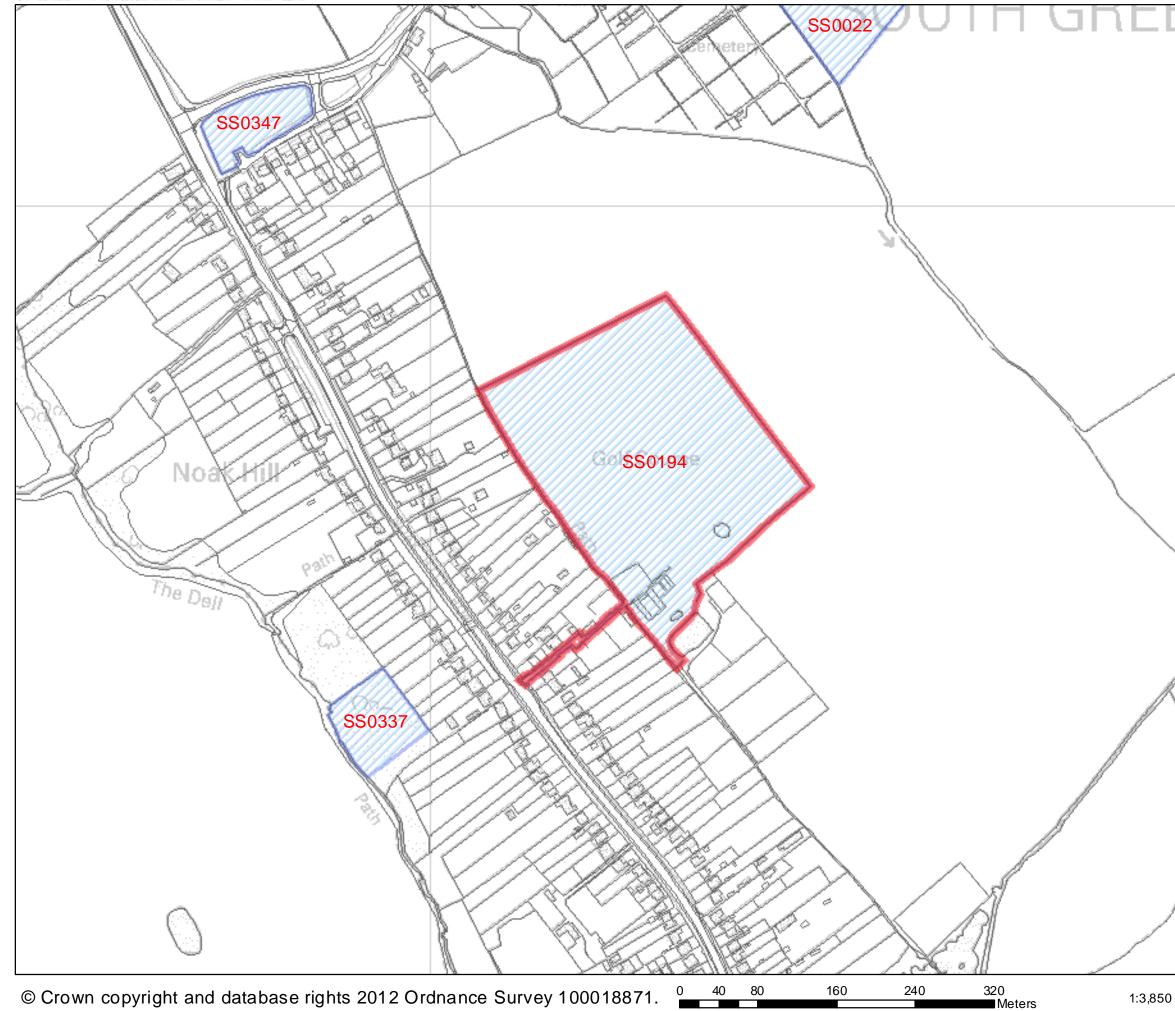
SHLAA Site Survey

<b>Address</b> : Noak Hill Golf Course, Noak H Billericay	ill Road,	Site Area: 6.25ha	Current Use: Golf course and pavillion	Site Ref: SS0194		
Previously Developed Land	d Yes	Area: 0.25	ha			
Site Constraints		711001 0.20				
Areas excluded from the S			<b>Constraints that</b>	may affect	a site's viabilit	tv
Scheduled Monument	Within		Ancient Woodland		Within	. <b>,</b>
	Part of				Part of Site	
	Adj. To		1		Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	2	Within	
55515/ SACS / SFAS / Ramsal	Part of Site			5	Part of Site	
	Within Buffer		1		Within Buffer	
Legal Natura Daganya (LND)	Within		Diadivarsity Action	Dian (DAD)	Within	
Local Nature Reserve (LNR)	Part of Site		Biodiversity Action Priority Habitat	i Piali (DAP)	Part of Site	
Flood Zone	Within Buffer		Drotoctod Species	Alart Area	Within Buffer	
			Protected Species	AIELLALES		
If yes, Zone 3?			Drotostad Crasica	Alart Araa		
Washland			Protected Species 10m Buffer	Alert Area -		
Marshes Protection Area	A Chiefer					
Existing, developed business/ industrial areas	Within					
business/ industrial areas	Part of		Village Green & Co			
	Adj. To		Ground Water Vul Area	nerability		
Oil / Gas Pipelines			<b>Conservation Area</b>	1	Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within	
					Adj. To	
Immovable communications links			Potential Contamir	nated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	h (PRoW)		
			ТРО			
			Archaeological Fin	de Aroa		
Highway issues:			Alchaeological Fill	us Alea		
Highway issues: Constraints (description):						
Could the constraints be o	vorcomo?					
What is the most suitable		lopment for	this site?			
Site is not suitable for hou						
Reason(s) why site is not This site is located within a va As part of the Council's meth- identified where development considered against the five pro- 1. to check unrestricted spraw 2. to prevent neighbouring to 3. to assist in safeguarding th 4. to preserve the setting and 5. to assist in urban regeneration other urban land.	alued area of the odology the bo t could significat urposes of the wl of large built wns from merg the countryside it special charac	ne green belt a roughs green antly undermir green belt as -up areas; ing into one a from encroach cter of historic	belt has been cons the the value of the g set out in PPG2. Th nother; ment; towns; and	idered on its r green belt. Thi ne five purpos	merits and speci is assessment w	fic areas /as

SHLAA Site Survey

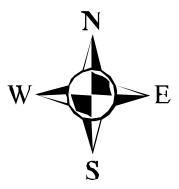


## Noak Hill Golf Course





SHLAA 2011/2012

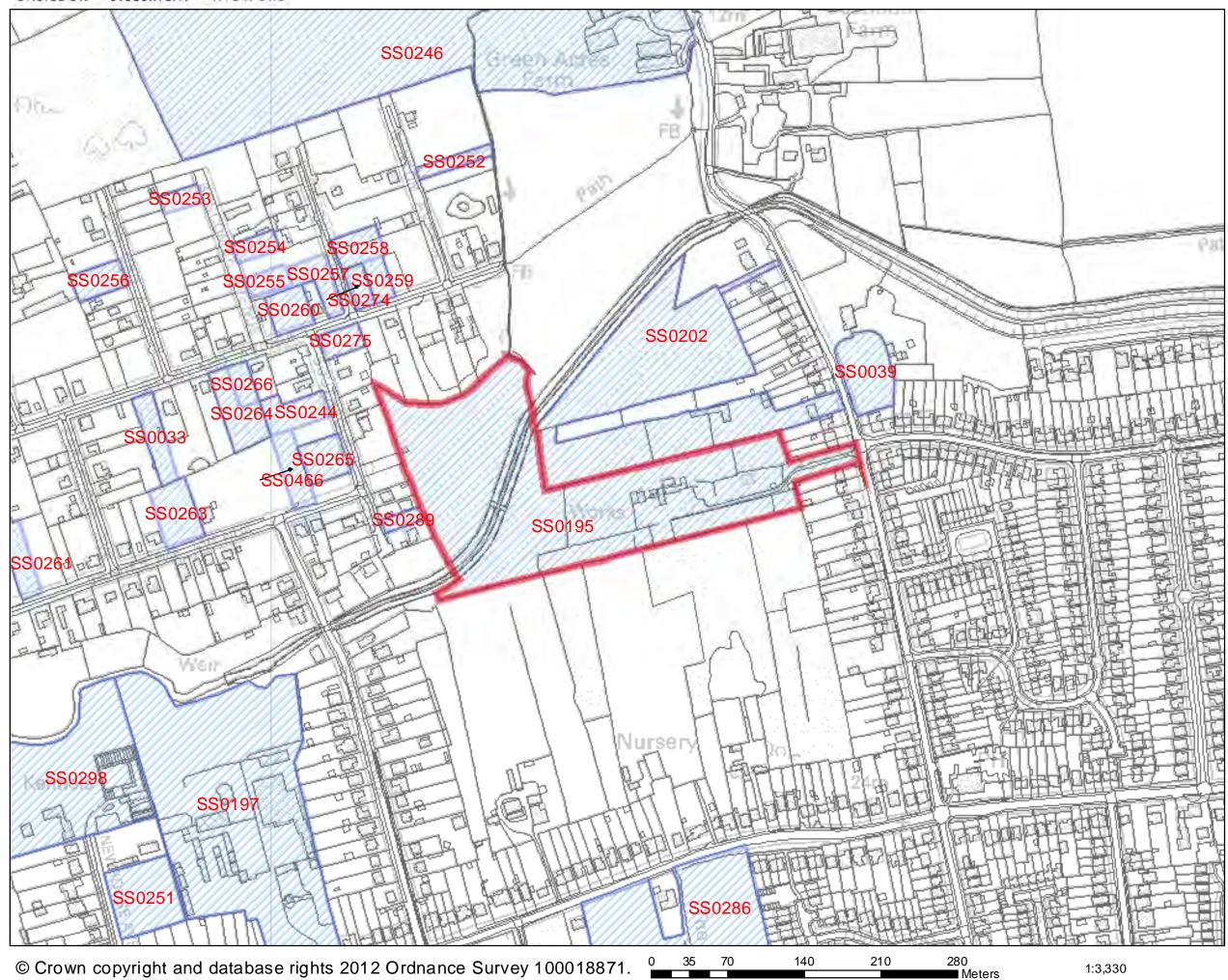


<b>Address</b> : Downham View Farm, 47 Cas to rear of Studland Avenue ar Southbourne Grove, Wickford	nd	<b>Site Area</b> : 1.9ha	Current Use: Light industrial, fields, scrubland			
Description of Site (includ	ing planning	status)	·	Site Access: (	Castledon Road	
Approximately 'L' shaped site between Castledon Road and a small track and contains sev yard area. The site is predom The river Crouch runs through by many substantial trees. A c along with a compound where original no. 47 dwelling is par gradually to the river by betw	to the north o plotland prope- veral light indu inantly grazing in the western couple of mobi- e dogs are kep tly visible with een 2 and 4 m	f Wickford, po erties. The site strial industria g land and son part of the site ile homes exis it. The founda in the site. The netres.	e is accessed via al units around a ne scrubland. e. It is bounded t on the land ation of the e land falls away	Access to Ser Primary School buffer (Grange County ~1km) Secondary Sch GPs / Health C <800m Neighbourhood <800m Town Centre: N	vices (distance None within 80 Primary and Wi ool: Bromfords entre: 1 (Londor Centre: 1 (Lon Wickford >800m	00m ckford <1500m n Road) don Road)
Development Plan: Green bel	t and plotland	area designat	ion in BDLP 1998			
T/P/10/84 - Fell two trees – R T/P/14/84 – Lop two trees – ( The site area has been amend within the red area identified	Granted. ded to remove			Children & YP Civic Space <2 Natural & Sem <400m	Space <800m Spaces <400m km i-natural green s	
Ownership:	- Public I	Sodv?	No	Outdoor sports	facilities <800r	n
ownersnip.		Individual?	Yes	Bus Stop: >50	Bus Stop: >500m (Downham Arms,	
	- Compa		No	London Road)		
	- Unknow	vn?	No	Railway Statior	n: Wickford >1k	m
Urban Area Site	No			_		
Green Belt Site	Yes	Area: 1.9h		-		
Greenfield Site	Yes	Area: 1.62		-		
Previously Developed Lan	d Yes	Area: 0.28	Sha			
Site Constraints Areas excluded from the S			Constraints th	at may affaat	a cita/c viabili	+>/
Scheduled Monument	Within	No	Constraints th Ancient Woodla		Within	No
Scheduled Mondment	Part of	No		nu	Part of Site	No
	Adj. To	No	-		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer		1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
Local Nature Reserve (LNR)	Within Part of Site	No No	Biodiversity Acti Priority Habitat	on Plan (BAP)	Within Part of Site	
		No		on Plan (BAP)		No
Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □	Part of Site	No No			Part of Site	No No
Flood Zone	Part of Site Within Buffer	No No	Priority Habitat Protected Speci Protected Speci	es Alert Area	Part of Site	No No No
Flood Zone If yes, Zone 3? □	Part of Site Within Buffer Zones 2 and	No No 3 Yes	Priority Habitat Protected Speci	es Alert Area	Part of Site	No No No Yes
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	Part of Site Within Buffer Zones 2 and Within	No       No       3     Yes       No       No       No       No	Priority Habitat Protected Speci Protected Speci 10m Buffer	es Alert Area es Alert Area -	Part of Site	No No Yes Yes
Flood Zone If yes, Zone 3? Washland Marshes Protection Area	Part of Site Within Buffer Zones 2 and Within Part of	No       No       3     Yes       No       No       No       No       No       No       No	Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green &	es Alert Area es Alert Area - Common Land	Part of Site	No No Yes Yes No
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	Part of Site Within Buffer Zones 2 and Within	No       No       3     Yes       No       No       No       No	Priority Habitat Protected Speci Protected Speci 10m Buffer	es Alert Area es Alert Area - Common Land	Part of Site	No No Yes Yes
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	Part of Site Within Buffer Zones 2 and Within Part of	No       No       3     Yes       No       No       No       No       No       No       No	Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V	es Alert Area es Alert Area - <u>Common Land</u> /ulnerability	Part of Site	No No Yes Yes No
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas	Part of Site Within Buffer Zones 2 and Within Part of	No       No       3     Yes       No	Priority Habitat Protected Speci 10m Buffer Village Green & Ground Water V Area Conservation Ar	es Alert Area es Alert Area - <u>Common Land</u> /ulnerability rea	Part of Site Within Buffer Within Adj. To	No No Yes Yes No No No
Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas	Part of Site Within Buffer Zones 2 and Within Part of	No       No       3     Yes       No       No       No       No       No       No       No       No	Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V Area	es Alert Area es Alert Area - <u>Common Land</u> /ulnerability rea	Part of Site Within Buffer	No No Yes Yes No Yes No

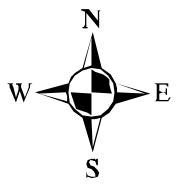
<b>Address</b> : Downham View Farm, 47 Cast to rear of Studland Avenue an Southbourne Grove, Wickford	tledon Road,	<b>Site Area</b> : 1.9ha	Current Use: Light industrial, fields, scrubland.	Site Ref: SS0195		
Immovable communications links		No	Potential Contamina	ated Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
H.E.R – No records			TPO – 2 Oaks and 1	I Ash	TPO/02/77	Yes
Highway issues: Relatively r				aeological Finds Area N		No
three protected trees to make Constraints (description): • TPO 02/77 – trees at • River Crouch runs thru • Flood zone 2 & 3 thro • Ground water vulnera • Protected Species Ale • Sewer pipeline runs the Could the constraints be o • Design solutions could • Engineering solution of • Flood zone 3 areas ar • Ecological site assessi • The position of the se What is the most suitable residential	entrance to site ough the site ugh western po bility area rt Area nrough site vercome? d resolve the TF could possibly re e considered ur ment could dete werage pipeline	Yes, in part Yes, in part O and river ( esolve ground nsuitable for ermine the pr e should also	(approx. 1/3 of site, a Crouch constraints. d water vulnerability the SHLAA. esence of any protec be respected	along rivers	edge).	
residential.						
Site is suitable for housi	ng developme	ent X				
Reason(s) why site is not A portion of the site alongside The remainder of the site, clo suitable for residential develo the existing urban settlement the development and would of	e the river is wi psest to Castled pment, depend and the river o	thin flood zor on Road and ing upon suit on the west o	containing the current containing the current containing the access.	nt light indus Furthermore	e, the site is ad	jacent to
Is site available for develo If yes, when?	opment?		The site was put for process. Following details could be est change needed to	receipt of th tablished. T	e site, the land Fimeframe refle	ownership



### **Downham View Farm**



### SHLAA 2011/2012



Address: Land at The Briars, Church Ro Bellhouse		<b>Site Area</b> : 1.96ha	<b>Current Use</b> : Dwelling and garden	Site Ref.: SS0196		
Description of Site (includ	ing planning	status)		Site Access:		
Approximately rectangular pa west side of Church Road, Ra Briars, Church Road, and forn garden for the property. The fronting Church Road. There plot, along with a pond and h Except for the dwelling the sit	msden Bellhou ns a large, hea dwelling itself i is an outbuildir edgerows alon	se. The site is vily wooded p is within the ro ng towards the g the boundar	part of The art of the ow of properties e rear of the ries.	Access to Ser	Ramsden Bellhouse	
BDLP 1998.						
Various minor planning applic outbuilding as residential ann		nd dwelling an	d use of			
Ownership:	- Public E	Body?	No			
	- Private	Individual?	Yes			
	- Compai		No			
	- Unknov		No			
Urban Area Site	Yes	0.06ha				
Green Belt Site	Yes	1.9ha		4		
Greenfield Site	Yes	1.82ha				
Previously Developed Lan	d Yes	0.14ha				
Site Constraints						
Areas excluded from the S	1				a site's viability	
Scheduled Monument	Within		Ancient Woodla	nd	Within	
	Part of		-		Part of Site	
SSSIs/ SACs / SPAs / Ramsar	Adj. To		Loool Wildlife Si	100	Within Buffer Within	
SSSIS/ SACS / SPAS / Railisai	Part of Site		Local Wildlife Sites		Part of Site	
	Within Buffer				Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Act	ion Plan (BAP)	Within	
	Part of Site		Priority Habitat		Part of Site	
	Within Buffer		Thomy Habitat		Within Buffer	
Flood Zone			Protected Speci	es Alert Area		
If yes, Zone 3?						
Washland			Protected Speci	es Alert Area -		
Marshes Protection Area	\A/;+l= '		10m Buffer			
Existing, developed business/ industrial areas	Within Dort of		Villago Creer 0	Common Land		
nushiess/ industrial aleas	Part of		Village Green &			
	Adj. To		Ground Water V Area	5		
Oil / Gas Pipelines			Conservation Ar	rea	Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within Adj. To	
Immovable communications links			Potential Contai	minated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footp	ath (PRoW)		
	1		ТРО			
			Archaeological I	Finds Araa		

Address:		Current Use:	Site Ref.:	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, _,, _	1.96ha	Dwelling and	SS0196	
Bellhouse		garden		
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 suitable for housing:

This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:

1. to check unrestricted sprawl of large built-up areas;

2. to prevent neighbouring towns from merging into one another;

3. to assist in safeguarding the countryside from encroachment;

4. to preserve the setting and special character of historic towns; and

5. to assist in urban regeneration by encouraging the recycling of derelict and

other urban land.



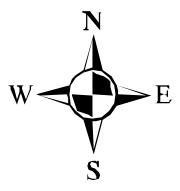
## Land at The Briars, Church Road



© Crown copyright and database rights 2012 Ordnance Survey 100018871.

1:2,140

### SHLAA 2011/2012

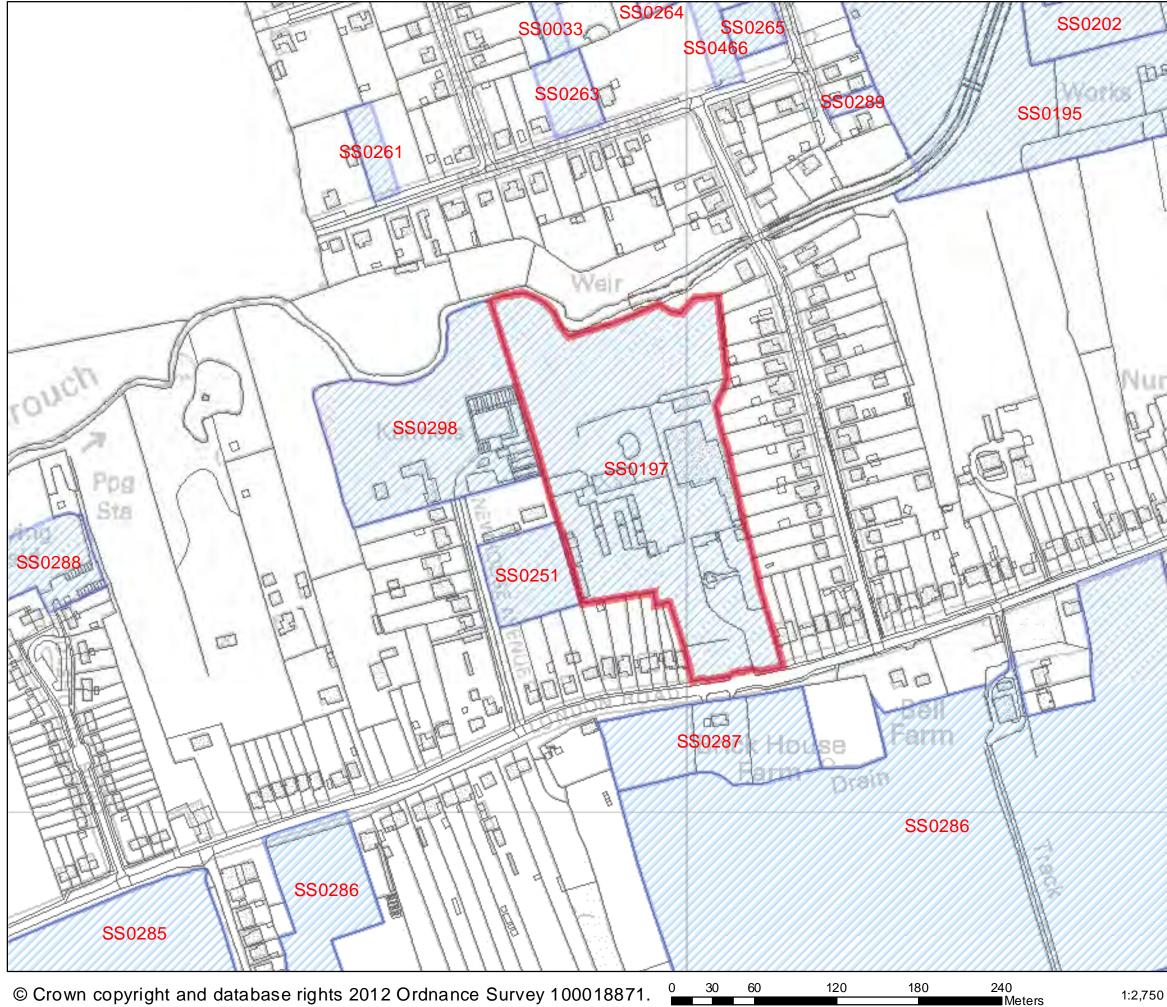


Address: Alpha Garden Centre, London Wickford		Site Area: 3.36ha	Current Use: Garden centre	Site Ref: SS0197		
Description of Site (includi	• • •	-	ad in a comi	Site Access: London Road		
Garden centre site located on rural setting between resident Avenue, and the rural country crouch borders the site to the surfaced for parking/deliveries structures. The rear portion of and contains several trees.	ial properties i side to the noi north. Half of or covered in	n London Roa th and west. the site is eith seheds and g	d and Sugden The river her hard- lass house	Access to Ser	rvices	
Development Plan: Allocated a	as Green Belt i	n the BDLP 19	98.			
Recent Planning History: 94/00198/BAS - Rene Bas/1070/89 For Gara 1994 98/00570/BAS - Chan Vehicles For A Tempo 99/00068/BAS - Rene (bas/198/94) For Wor 99/00561/LDCBAS - U & Sale Of Motor Vehic 00/01000/BAS - Const Refused 2001 02/01332/FULL - Mac 08/00919/FULL - Erec approved under BAS/0	ge Workshop ge Of Use Of L rary Period Of wal Of Unimple kshop & Show lse Of Frontag les – Refused truction Of Reg hinery store – tion of worksh	And Showroor 2 Years – Ref emented Cons room – Grante e Of Premises 1999 generation Sta Refused 2002 op/showroom	n – Granted Sale Of Motor used 1998 eent ed 1999 For The Display tion Within –			
Ownership:	- Public E		No	-		
		Individual?	No			
	- Compar		Yes	-		
	- Unknov		No	-		
Urban Area Site	Yes	Area: 0.19		4		
Green Belt Site	Yes	Area: 3.17		4		
Greenfield Site	Yes	Area: 1.81		-		
Previously Developed Land	Yes	Area: 1.55	11d	J		
Site Constraints Areas excluded from the S			Constraints th	at may offer	a cito/c vichility	
Scheduled Monument	HLAA Within		Ancient Woodla		a site's viability Within	
	Part of		Ancient WOUUIA	nu	Part of Site	
			1			-
SSSIC/ SACO / SDAO / Domoso	Adj. To Within			toc	Within Buffer	
SSSIs/ SACs / SPAs / Ramsar			Local Wildlife Si	162	Within	
	Part of Site		4		Part of Site	
	Within Buffer				Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Act	ion Plan (BAP)	Within	
	Part of Site		Priority Habitat		Part of Site	
	Within Buffer				Within Buffer	
Flood Zone If yes, Zone 3? □			Protected Speci	es Alert Area		
Washland			Protected Speci	es Alert Area -	1	
Marshes Protection Area			10m Buffer			
Existing, developed	Within		1			
	**!(!!!!!	l	<u>I</u>		<u> </u>	

Address: Alpha Garden Centre, Londoi Wickford	n Road,	Site Area: 3.36ha	Current Use: Garden centre	Site Ref: SS0197		
business/ industrial areas	Part of		Village Green & Cor			
	Adj. To		Ground Water Vulne Area	erability		
Oil / Gas Pipelines			Conservation Area		Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within	
					Adj. To	
Immovable communications links			Potential Contamina	ated Land		·
400m buffer zone around			Definitive Footpath	(PRoW)		
wastewater/sewage treatment plants						
			ТРО			
			Archaeological Find	s Area		
Highway issues: Constraints (description)	:					
Could the constraints be	overcome?					
What is the most suitable	e type of deve	lopment for	this site?			
Site is not suitable for ho						
<b>Reason(s) why site is not</b> This site is located within a weak of the Council's methin identified where development considered against the five provide the five provided against the five provided agai	valued area of the nodology the bo nt could signification ourposes of the will of large built owns from merg he countryside d special charaction	he green belt roughs green antly undermi green belt as -up areas; jing into one a from encroac cter of historio	a belt has been consid ne the value of the gr set out in PPG2. The another; hment; c towns; and	dered on its i een belt. Th	merits and spe is assessment	cific areas was



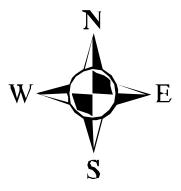
## Alpha Garden Centre



0 30



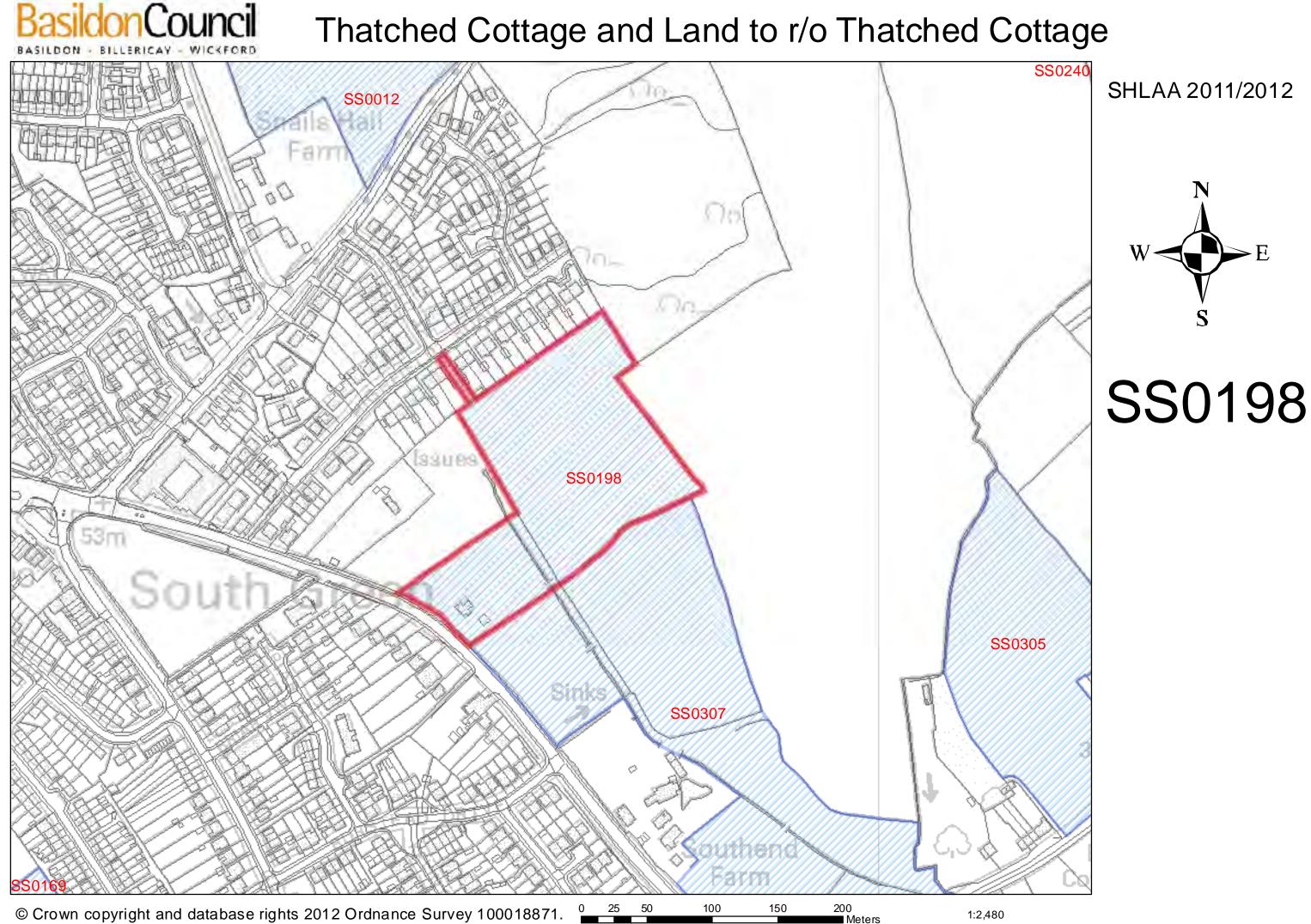
### SHLAA 2011/2012



Address: Thatched Cottage and Land to Thatched Cottage, Southend		<b>Site Area</b> : 2.56ha	Current Use: Residential dwelling and adjoining grassland field	Site Ref: SS0198		
<ul> <li>Description of Site (includ Single residential dwelling hou on the east side of Southend grassland field located to the The plot is located to the sout and is open and rural in chara detached garage at its south s mature trees. To the north an listed farm house, whilst to th sporadic dwellings, a primary 6 metre wide track also acces dwelling houses and an electre Development Plan – Allocated</li> <li>Planning History: <ul> <li>ES BIL/0322/52 – Gar</li> <li>BAS/0239/64 – Reside 20.04.1964 on green services/utilities and h vehicular access onto</li> <li>BAS/1966/78 – One a</li> </ul> </li> </ul>	use located on a Road, Billericay east of this, se h east of the m incter. The resid side and is loca nd west are est e east the land school and furt ses the field fro icity sub-station as Green Belt rage and new a ential developm belt grounds, li harm to highwa Southend Road nd two storey of	a large rectan with a furthe parated by a c nain settlemen ential propert ted on a plot ablished resic is open coun her countrysic om Highfield F n. in the BDLP 1 access – Grant nent in Southe mited capacit y safety throud. extensions – (	r square shaped drainage ditch. In tof South Green y comprises a comprising several lential areas and a tryside, with de to the south. A Road, between 998 red 27.11.1952 end Road – Refused y of public ugh the creation of Granted 04.05.1978	Highfield Roa Access to S Primary Scho Green/St. Pe Secondary Sc (1.1km to 1.3 GPs / Health <800m (300) Neighbourho >800m (300) Town Centre (1.55km to 1 Public Open S <800m, chilo space <400n Educational f Semi-Natural Outdoor spor Park >2km. Bus Stop: 50 Railway Stati	ervices (distance tool: <600m (Sout ters) chool: Billericay < 3km) Centre: Grange I m to 500m) od Centre: Grange m to 500m) : Billericay >800r .7km) Space: Amenity S Iren and young p n, Country Park > ield <400m, Natu open space <80 ts facilities <2km m on: Billericay >1.	e in m) h 1500m Parade Je Parade n Space eople 2km, ural and 0m, n, Urban
BAS/2164/80 – Detac Ownership:	- Public B - Private - Compan	ody? Individual? iy?	No Yes No	(2.1km to 2.3	5K11)	
	- Unknow	1	No			
Urban Area Site	Yes		ha (Access track)	4		
Green Belt Site	Yes	Area: 2.54 Area: 2.5h		1		
Greenfield Site	Yes Voc	Area: 2.5h		1		
Previously Developed Land Site Constraints	d Yes	Area: 0.04	lia	l		
Areas excluded from the S			Constraints that	may affect a	cito/c visbility	
Scheduled Monument	Within	No	Constraints that Ancient Woodland	may affect a	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
SSSIST SAUS / SPAS / Kallisal	Part of Site	No	LUCAI WIIUIIIE SILES		Part of Site	NO
		Yes			Within Buffer	
Local Natura Decorus (LND)	Within Buffer		Piodivorsity Astiss	Dlan (DAD)		No No
Local Nature Reserve (LNR)	Within Dart of Site	No	Biodiversity Action Priority Habitat	riali (DAP)	Within Dort of Site	
	Part of Site	No	ποπιγπαριίαι		Part of Site	No
Flood Zone	Within Buffer	No	Protoctod Species	Vort Aroa	Within Buffer	No Yes
If yes, Zone 3?	*Susceptible to some surface water flooding	No, although*	Protected Species A	NCILAIEd		162
Washland		No	Protected Species A	Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	1			
business/ industrial areas	Part of	No	Village Green & Co	mmon Land	*former South Green commn	No*

Address: Thatched Cottage and Land to the rear of Thatched Cottage, Southend Road		<b>Site Area</b> : 2.56ha	Current Use: Residential dwelling and adjoining grassland field	Site Ref: SS0198		
	Adj. To	No	Ground Water Vulner	ability Area		Yes
Oil / Gas Pipelines		No	Conservation Area		Within	No
				Adj. To	No	
Electricity Pylons		No	Listed Buildings i) Sou	uthend	Within	No
			Farm ii) Grimshill Farmhouse		Adj. To	Yes
Immovable communications		No	Potential Contaminate	ed Land	С	
400m buffer zone around		No	Definitive Footpath (F			No
wastewater/sewage						
treatment plants						
H.E.R – Elm Cottages (SMR 20	6795)?		ТРО			No
Highway issues: Access ont	Archaeological Finds		Finds Area 46	Yes		
<ul> <li>SSSI Buffer</li> <li>Several trees/hedgerd</li> <li>Protected species aler</li> <li>Ground water vulnera</li> <li>listed buildings on adj</li> <li>Could the constraints be o</li> <li>If yes, how? By respecting</li> <li>investigating archaeology, inv</li> <li>sewerage capacity in the vicin</li> <li>which respects the existing ar</li> <li>What is the most suitable</li> <li>park. Potential may exist for</li> <li>being provided onto Southen</li> </ul>	t area bility area <u>jacent sites</u> <b>vercome?</b> the setting of th estigating and ity, removing g eas suseptible <b>type of devel</b> low density res <u>d Road and wh</u>	Yes ne listed build respecting pro- reen belt des to surface wa lopment for sidential devel ere all other o	near Thatche Part of land Farmhouse/t South Green ings either side, invest btected species habitat ignation from the deve ter flooding this site? Farmland, o opment along Souther	ed Cottage, in front of G hatched cot igating grou s, upgrading lopment pla existing spon nd Road, sul	tage formed the ind water vulner g road network a in, providing a S radic residential,	e original ability, and UDS country
Site is suitable for housing	g developmer	nt x				
Reason(s) why site is suit close to services. Whilst the a site remains connected to the for consideration through the Is site available for develo	adjacent field ha e existing settle ELDF process.	as not be sub ment and has	mitted through the SH access there. This ma	LAA process atter should ubmitted thro	for consideration be weighed up a bugh the Call Fo	n, the as a point r Sites
			process by the lando amended to reflect th			





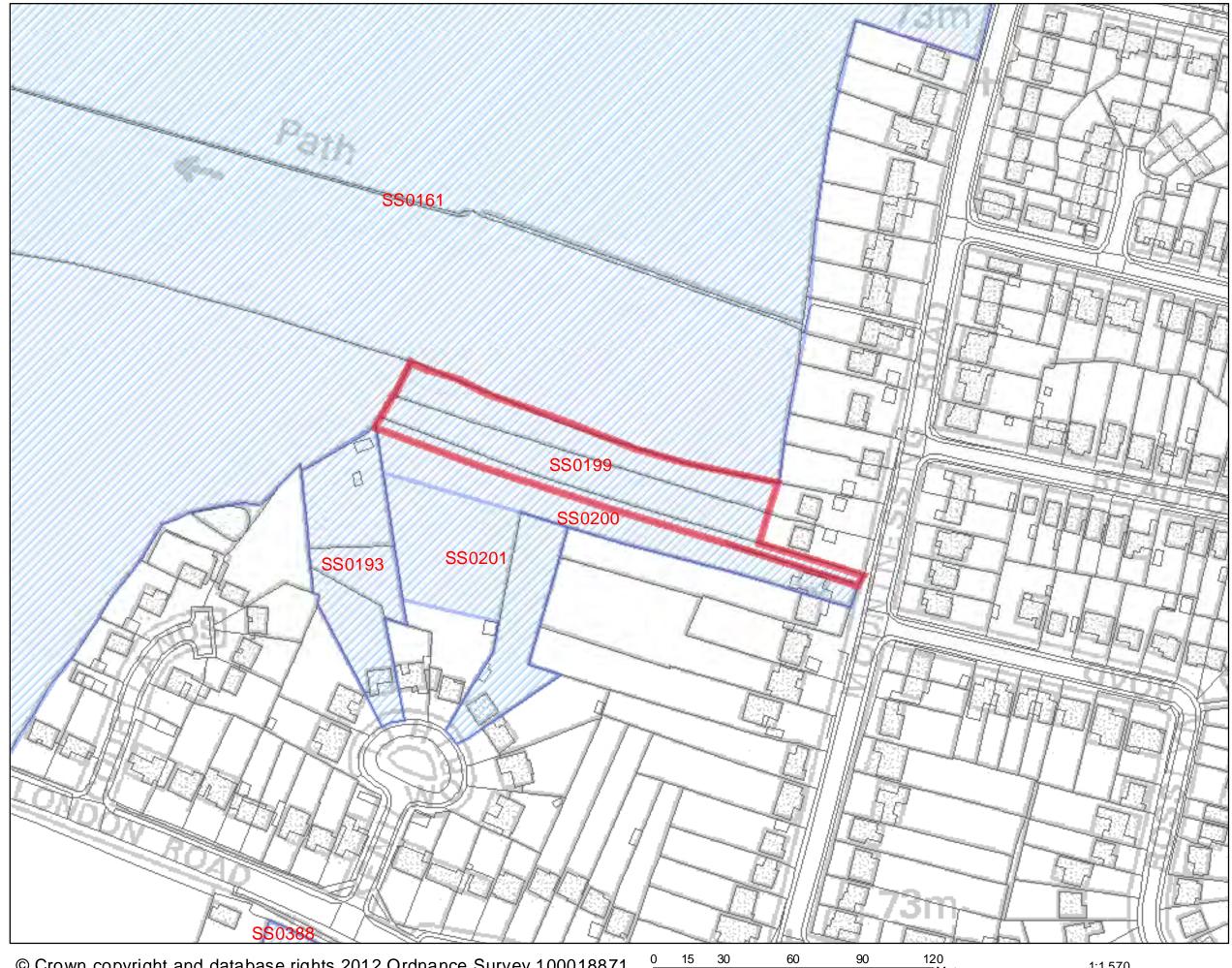
F

Address: Land rear of 31 and Mountnessing Road, Billericay			<b>Site Area</b> : 0.52ha	Current Use: Residential gard		Ref: 199		
Description of Site (includ	ina r	olanning	status)		Site Acc	ess: Mou	ntnessing Ro	oad
Two narrow linear plots of lan properties 31 and 33 Mountne beyond the urban limits of Bill The site comprises mostly gra comprising oak, field maple at small domestic sheds/summer	nd for essing lerica sslar nd lo	ming the e g Road, Bil by into the nd with inte mbardy po	extended rear lericay. The l adjoining rura ervening hedg pplar amongst	and projects al Green Belt. Jes and trees, others. Several	Access t Primary S to 900m, Secondat School at GPs / He	to Servic School: > , Brightsid ry School: nd St. Joh	es (distance 600m (Quilte e 1300m) <1.5km (Bi ns) re: >800m (\	in m) ers 700m Ilericay
Development Plan: Allocated	as Gr	een Belt ir	n the Basildon	Local Plan		urhood Ce	ntre: <800n	n
<ul> <li>Planning History: Site of a for Mountnessing Road. Other tha dwellings, the following applic</li> <li>BAS/0369/63 – Outlin</li> <li>BAS/0702/66 – Chang materials, excluding n harm to residential ar additional traffic move</li> <li>BAS/1362-70 – 2 deta</li> </ul>	an th atior le 2 s ge of nachi nenit emer	e extensio ns have be semi-detac use to sto inery – Rei y and high nts.	n or alteration en submitted: hed houses – rage of buildin fused 1966 or way safety fro	n of the Refused 1963 ng plant and n grounds of om the	Town Ce Public Of space <4 people s >800m, Natural a outdoor <2km Bus Stop	ntre: Bille poen Space 400m, chil pace <400 Education and semi-i sports <8 : 250m (L	ricay <800m : Amenity G dren and yo Om, churchya al Space <8 natural space 00m, Urban ondon Road 1.6km (Bille	Green ung ard 00m, e <800m, Park
Ownership:		- Public B	ody?	No	1.45km t	1.45km to 1.6km)		
·		- Private Individ		Yes		,		
		- Compan		No				
		- Unknow		No				
Urban Area Site		Yes	Area: 0.02	าล				
Green Belt Site		Yes	Area: 0.50					
Greenfield Site		Yes	Area: 0.47					
Previously Developed Land	d	Yes	Area: 0.05					
Site Constraints	-			-				
Areas excluded from the S	HLA	A		Constraints th	at may a	ffect a s	ite's viabili	tv
Scheduled Monument	With	nin	No	Ancient Woodla			thin	No
	Part	of	No			Pa	rt of Site	No
	Adj.		No			W	thin Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	tes		thin	No
	Part	of Site	No			Pa	rt of Site	No
		nin Buffer	Yes				thin Buffer	No
Local Nature Reserve (LNR)	With		No	Biodiversity Acti	on Plan (E		thin	No
	Part	of Site	No	Priority Habitat	· ·		rt of Site	No
		nin Buffer	No				thin Buffer	No
Flood Zone			No	Protected Specie	es Alert A	rea		Yes
Washland			No	Protected Specie				Yes
Marshes Protection Area			No	10m Buffer				
Existing, developed	With	nin	No					
business/ industrial areas	Part	of	No	Village Green &	Common	Land		No
(within Radford Way Industrial Estate buffer)	Adj.		Yes	Ground Water V Area				Yes
Oil / Gas Pipelines			No	Conservation Ar	ea	W	thin	No
							j. To	No
Electricity Pylons			No	Listed Buildings		W	thin	No
							j. To	No
Immovable communications links			No	Potential Contar	ninated La		C	

Address: Land rear of 31 and Mountnessing Road, Billericay	<b>Site Area</b> : 0.52ha	Current Use: Residential gardens	Site Ref: SS0199		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW) No		
Historic Environment Records	<ul> <li>No records</li> </ul>		TPO		No
			Archaeological Finds		No
Highway issues: Access fror suitable upgrades can be mad			ely narrow. Alternativ	ve access may be	e better unless
<ul> <li>Constraints (description):</li> <li>Within the buffer of a</li> <li>Protected species ale</li> <li>Ground water vulnera</li> <li>Potential contaminate (arising from former investigations undert</li> </ul>	a SSSI rt area ability area ed land in the vi Nursery use) – I		Possible sev capacity iss	ford Way industr werage network sues allocation in Dev	and treatment
<b>Could the constraints be o</b> <b>If yes, how?</b> Where the Grevulnerability and protected sp treatment may need to be upg the industrial estate buffer is of investigated for potential continecessary.	en Belt allocatio ecies alert areas graded. The Site of little conseque	are investig of Special S ence, due to	ated and mitigated. S cientific Interest (Nor intervening residentia	Sewerage networ rsey Wood) wil n al areas. The lan	k capacity and to be affected, and d should also be
What is the most suitable residential	type of develo	opment for	this site? Farmland,	country park, cu	urrent use,
Site is not suitable for hou (in isolation)	using developr	nent x			
Reason(s) why site is/is n railway station and other pub provide the necessary access from adjoining sites. In isolat	lic services/facil to the site when	ities. Demolit re the curren	ion of the existing pr t access proves unsu	operty may how itable, unless acc	ever be needed to cess can be obtained
Is site available for develo If yes, when?			Yes. This site was s process by the land amended to reflect	submitted throug owner. The time	h the Call For Sites scale has been



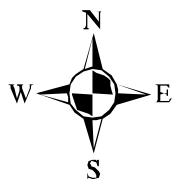
## Land at r and south of 31 Mountnessing Rd



120 Meters © Crown copyright and database rights 2012 Ordnance Survey 100018871.

1:1,570

SHLAA 2011/2012

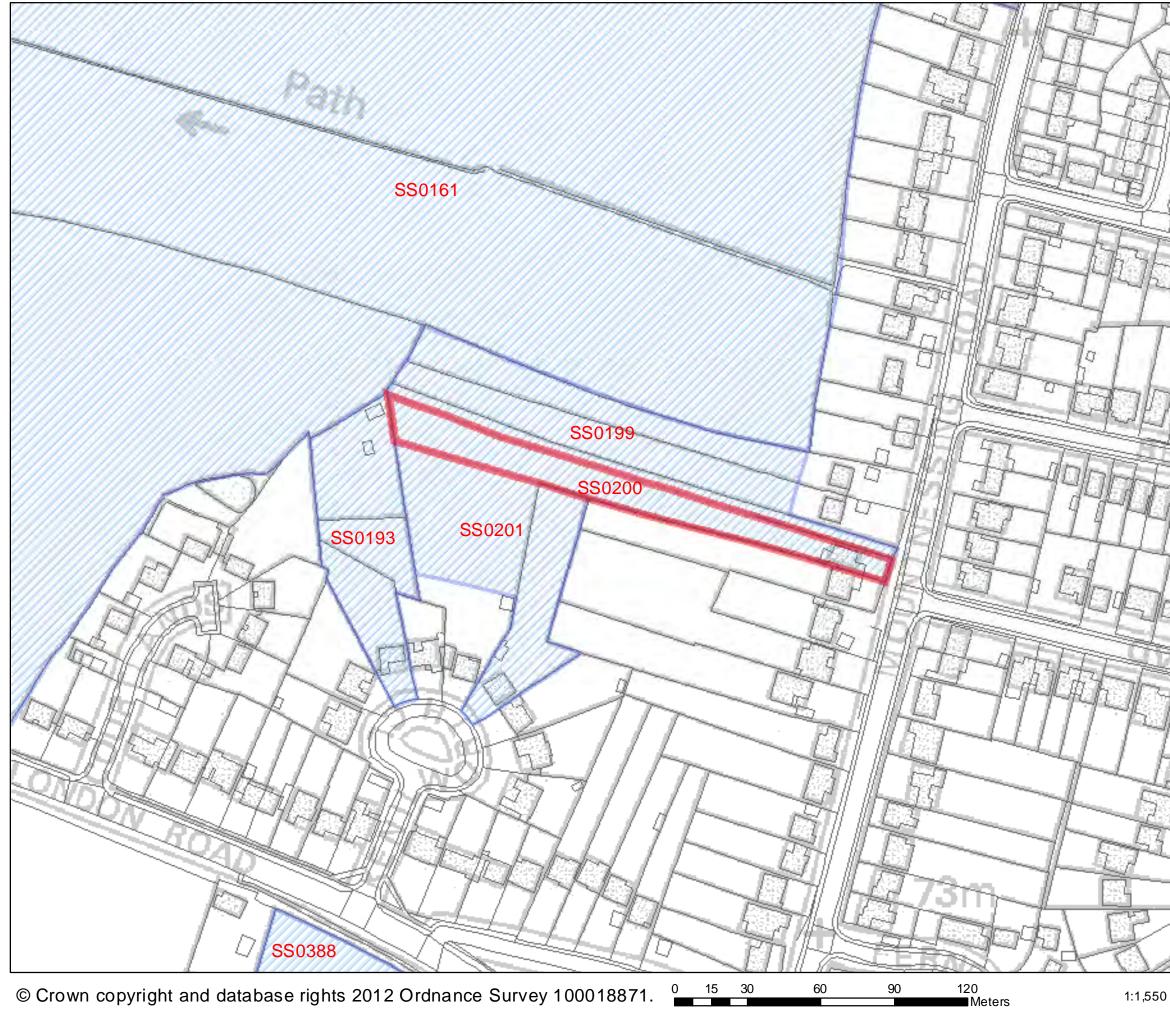


Address: 27 Mountnessing R Billericay, inclusive of land at		\$	<b>Site Area</b> : ).27ha	Current Use: Dwelling and residential gard	Site Ref: SS200		
<ul> <li>Description of Site (includ Narrow linear site located on Billericay. The site comprises residential street, but backing projects beyond the urban lim Green Belt, and is largely com</li> <li>Development Plan: Allocated a 1998</li> <li>Planning History: <ul> <li>Site of a former garde</li> <li>BAS/0658/98 – Raise single storey extension</li> </ul> </li> </ul>	the west s a chalet fr onto rura hits of Bille posed of as Green I en nursery roof slope	ide of onting I land cricay in grassla Belt in e and f	Mountnessir the road wi and fields. T nto the adjoin and and seven the Basildon	thin in he rear garden ning rural rral trees. Local Plan	Access to Ser Primary School to 900m) Secondary Sch School and St. GPs / Health C Road 800m to Neighbourhood (Western Road Town Centre: I Public Open Sp space <400m, people space <	entre: >800m (\ 950m) d Centre: <800m	in m) ers 700m llericay Western n ireen ung ard
Ownership:	- Pu	blic Bo	dv?	No		mi-natural space	
o miloronip.			ndividual?	Yes		<800m, Urban	
		mpany		No	<2km	,	
		known		No		n (London Road	•
Urban Area Site	Yes		Area: 0.04	ha	5	n: <1.6km (Biller	ricay
Green Belt Site	Yes		Area: 0.23			(m)	
Greenfield Site	Yes		Area: 0.22				
Previously Developed Land	d Yes		Area: 0.01	ha			
Site Constraints							
Areas excluded from the S	-					a site's viabili	
Scheduled Monument	Within			Ancient Woodla	nd	Within	No
	Part of		No			Part of Site Within Buffer	No
CCCIe/CACe/CDAe/Demoer	Adj. To		No	Legal Wildlife Ci			No
SSSIs/ SACs / SPAs / Ramsar	Part of S	1	No	Local Wildlife Si	tes	Within	No
	Within B		No			Part of Site Within Buffer	No No
Local Nature Reserve (LNR)	Within	uner	Yes No	Biodiversity Acti	on Dian (DAD)	Within	No
LOCAL MATURE RESERVE (LINR)	Part of S	ito	No	Priority Habitat	UIT PIAIT (DAP)	Part of Site	No
	Within B		No	Thomy haditat		Within Buffer	No
Flood Zone			No	Protected Speci	es Alert Area		Yes
Washland	<u> </u>		No	Protected Speci			Yes
Marshes Protection Area			No	10m Buffer			
Existing, developed	Within		No	_			
business/ industrial areas	Part of		No	Village Green &	Common Land		No
/	Part of Adj. To			Village Green & Common Land Ground Water Vulnerability			
(within Radford Way Industrial Estate buffer)	Adj. To		Yes	Ground Water V Area	ulnerability		Yes
	Adj. To		Yes			Within	No
Industrial Estate buffer)	Adj. To			Area		Within Adj. To	
Industrial Estate buffer)	Adj. To			Area	ea		No
Industrial Estate buffer) Oil / Gas Pipelines	Adj. To		No	Area Conservation Ar	ea	Adj. To	No No
Industrial Estate buffer) Oil / Gas Pipelines Electricity Pylons Immovable communications	Adj. To		No	Area Conservation Ar	ea	Adj. To Within	No No No
Industrial Estate buffer) Oil / Gas Pipelines Electricity Pylons	Adj. To		No No	Area Conservation Ar Listed Buildings	rea	Adj. To Within Adj. To	No No No
Industrial Estate buffer) Oil / Gas Pipelines Electricity Pylons Immovable communications links 400m buffer zone around wastewater/sewage		rds	No No No	Area Conservation Ar Listed Buildings Potential Contar	rea	Adj. To Within Adj. To	No No No No

	T							
Address: 27 Mountnessing Road,	Site Area:	Current Use:	Site Ref:					
Billericay, inclusive of land at rear	0.27ha	Dwelling and SS200						
		residential garden						
Highway issues: Access from Mountnessin	g Road only a	vailable from adjoinir	ng site or if dwell	ing house is				
demolished. An alternative access may be be	etter unless su	itable upgrades to th	e highway can b	e made. YELLOW				
Constraints (description):			ford Way industr					
Within the buffer of a SSSI			werage network	and treatment				
<ul> <li>Protected species alert area</li> </ul>		capacity iss						
Ground water vulnerability area			allocation in Dev					
		Potential co	ontamination in v	licinity				
vulnerability and protected species alert area treatment may need to be upgraded. The SS consequence, due to adjoining residential ar in vicinity should be investigated and any res	Could the constraints be overcome? Yes If yes, how? Where the Green Belt allocation is removed from the Development Plan, where ground water vulnerability and protected species alert areas are investigated and mitigated. Sewerage network capacity and treatment may need to be upgraded. The SSSI is unlikely to be affected, and industrial estate buffer of little consequence, due to adjoining residential areas. Potential contamination of land arising from previous nursery use in vicinity should be investigated and any remediation undertaken if necessary What is the most suitable type of development for this site? Farmland, country park, residential or a combination of these as part of a wider area scheme							
Site is not suitable for housing develop	oment x							
(in isolation)								
<b>Reason(s) why site is/is not suitable for housing</b> : The site lies within walking distance of shops, schools, the railway station and other public services/facilities. Demolition of the existing property would however be needed to provide the necessary access to the site unless access can be obtained from adjoining sites. In isolation this site would not be suitable for development due to its narrow linear nature								
Is site available for development?			•	h the Call For Sites				
If yes, when?		process by the land	lowner.					

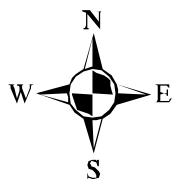


## 27 Mountnessing Road





### SHLAA 2011/2012



Address: Land rear of 5 Keni and no. 6 Kenilworth Close, B		<b>Site Area</b> : 0.46ha	Current Use: Dwelling and residential garde	Site Ref: SS201			
Description of Site (includ The site comprises two irregu usage. Both plots are signific both comprise predominantly or other semi-mature type. A no. 5, whilst no. 6 also compr onto Kenilworth Close cul-de- the urban limits of Billericay ir Development Plan: Allocated a except for the dwelling at no. an area of no notation. Planning History: Other than to there is no other planning hist	lar shaped plo antly larger th grassland and large pond e ises the dwell sac. The rear no the adjoin as Green Belt 6 and its imn the constructi tory.	ots of land in re nan is typical in d several trees, xists on the lan ing house and gardens maily ing rural Green in the Basildon nedaite curtilag	Billericay and mostly fruiting d to the rear of garage fronting project beyond Belt. Local Plan, e which lies in	Access to Ser Primary School to 900m) Secondary Scho School and St. GPs / Health Co Road 800m to Neighbourhood (Western Road Town Centre: F Public Open Sp space <400m, people space < >800m, Educa	entre: >800m (\ 950m) I Centre: <800m ) Billericay <>800 ace: Amenity G children and you 400m, churchya tional Space <80	in m) ers 800m Ilericay Western N m ireen ung ard D0m,	
Ownership:	- Public	Body?	No		mi-natural space		
•		e Individual?	Yes		<800m, Urban		
	- Compa		No	<2km	-		
	- Unknow		No	Bus Stop: 150r			
Urban Area Site	Yes	Area: 0.08	ha	5	ilway Station: >1.6km (Billericay		
Green Belt Site	Yes	Area: 0.38	ha	1.6km to 1.7kn	1.6km to 1.7km)		
Greenfield Site	Yes	Area: 0.42	ha				
Previously Developed Land	d Yes	Area: 0.04	ha				
Site Constraints							
Areas excluded from the S	HLAA		<b>Constraints th</b>	at may affect	a site's viabili	ty	
Scheduled Monument	Within	No	Ancient Woodland		Within	No	
	Part of	No			Part of Site	No	
	Adj. To	No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No	
	Part of Site	No			Part of Site	No	
	Within Buffe				Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	<b>Biodiversity Acti</b>	on Plan (BAP)	Within	No	
(	Part of Site	No	Priority Habitat		Part of Site	No	
	Within Buffe		, , , , , , , , , , , , , , , , , , ,		Within Buffer	No	
Flood Zone		No	Protected Specie	es Alert Area	Durion Durion	Yes	
Washland		No	Protected Specie			Yes	
Marshes Protection Area		No	10m Buffer				
Existing, developed	Within	No	1				
business/ industrial areas	Part of		Village Green &	Common Land		No	
	FallUl	INO	VIIIAUE GIEELI Q	Common Land		INU	
(within Radford Way Industrial Estate buffer)	Adj. To	No Yes	Ground Water V			Yes	
(within Radford Way Industrial Estate buffer)		Yes	Ground Water V Area	<i>ulnerability</i>	Within	Yes	
(within Radford Way			Ground Water V	<i>ulnerability</i>	Within Adj. To		
(within Radford Way Industrial Estate buffer)		Yes	Ground Water V Area	<i>ulnerability</i>		Yes No	
(within Radford Way Industrial Estate buffer) Oil / Gas Pipelines Electricity Pylons Immovable communications		Yes No	Ground Water V Area Conservation Ar	'ulnerability ea	Adj. To Within	Yes No No No	
(within Radford Way Industrial Estate buffer) Oil / Gas Pipelines Electricity Pylons		Yes No No	Ground Water V Area Conservation Ar Listed Buildings	'ulnerability ea ninated Land	Adj. To Within Adj. To	Yes No No No	

SHLAA Site Survey

<b>Address</b> : Land rear of 5 Kenilworth Close and no. 6 Kenilworth Close, Billericay	<b>Site Area</b> : 0.46ha	<b>Current Use</b> : Dwelling and residential garden	Site Ref: SS201	
		Archaeological Finds	s Area	No
Highway issues: Access from Kenilworth Close. Depending on the scale of any development such an access may prove indaquete for any significant vehicular traffic volumes. YELLOW category				
<ul> <li>Constraints (description):</li> <li>Within the buffer of a SSSI</li> <li>Protected species alert area</li> <li>Ground water vulnerability area</li> </ul>		<ul> <li>Within Radford Way industrial estate buffer</li> <li>Possible sewerage network and treatment capacity issues</li> <li>Green Belt allocation in Development Plan</li> </ul>		
<b>Could the constraints be overcome?</b> Yes <b>If yes, how?</b> Where the Green Belt allocation is removed from the Development Plan, where ground water vulnerability and protected species alert areas are investigated and mitigated. Sewerage network capacity and treatment may need to be upgraded. The SSSI is unlikely to be affected, and industrial estate buffer of little consequence, due to adjoining residential areas.				
What is the most suitable type of development for this site? Farmland, country park, residential or a combination of these as part of a wider area scheme				
Site is NOT suitable for housing develo	pment x			
<b>Reason(s) why site is not suitable for housing</b> : Whilst the site lies within walking distance of shops, schools, the railway station and other public services/facilities demolition of the existing property would need to take place to accommodate development to enable access. In isolation this site would not be suitable for development.				
Is site available for development? If yes, when?		Yes. This site was submitted through the Call For Sites process by the landowner.		