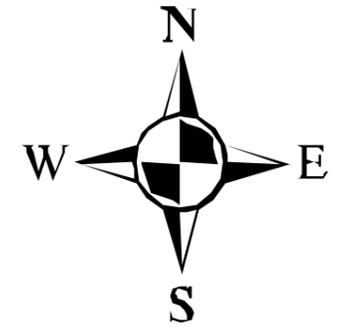
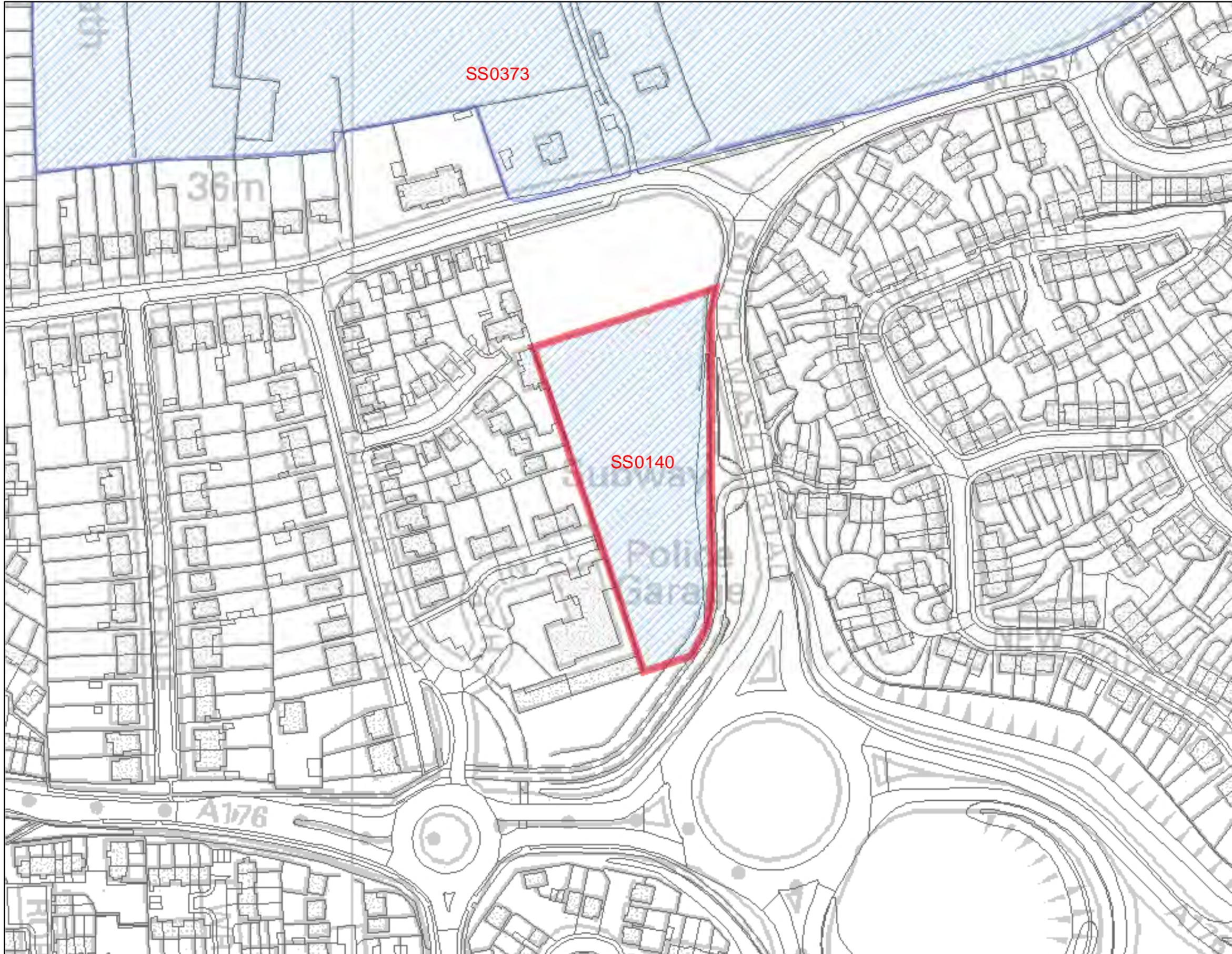


## SHLAA Site Survey Form Part 1

<b>Address:</b> Open Space, East of Abbots Court and Chaplin Close, West of South Wash Road, Noak Bridge	<b>Site Area:</b> 0.84ha	<b>Current Use:</b> Open space	<b>Site Ref:</b> <b>SS0140</b>		
<b>Description of Site (including planning status)</b> Irregular shaped piece of open land located on the west side of South Wash Road, almost entirely laid to grass with hedgerow boundaries. Modern residential developments to both east and west side of the site. Open green belt land to the north beyond the remainder of the open space and a major roundabout traffic intersection of the A127 and Noak Hill Road to the south. A pair of goal posts exist on the site  Development Plan: Allocated as 'Existing Open Space in the BDLP 1998.  Planning history: None			<b>Site Access:</b> From Wash Road or Abbots Court  <b>Access to Services</b> (distance in m) Primary School: Noak Bridge Primary <600m Secondary School: James Hornsby <1500m GPs / Health Centre: Bridge st. <800m Neighbourhood Centre: Osier Drive or Coppice Lane <800m Town Centre: Laindon >800m Public Open Space: Amenity Green Space & Children/young people space <400m (the site itself and land north of Miles Gray Road), Churchyard <800m (St. Nicholas' Church), Educational Field <400m (Noak Bridge Primary), Natural/semi natural Green Space <400m (Bridge Street), Outdoor Sport Facility <2km (Barleylands), Urban Park <2km (Markhams Ch & Gloucester Pk) Bus Stop: 5m Railway Station: Laindon/Basildon >1600m		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 0.84ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	Area: 0.84ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Within buffer of Pipp's Hill & Hemmels	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	Yes
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW): Runs through north of site		No

<b>Address:</b> Open Space, East of Abbots Court and Chaplin Close, West of South Wash Road, Noak Bridge	<b>Site Area:</b> 0.84ha	<b>Current Use:</b> Open space	<b>Site Ref:</b> <b>SS0140</b>	
H.E.R – No records		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Access capable from Wash Road or from adjoining cul-de-sac of Abbots Court				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>Existing open space.</li> <li>Developed business area buffer.</li> <li>Adjacent Noak Bridge Conservation Area</li> <li>Likely existence of contamination – no detailed assessment made.</li> </ul>				
<b>Could the constraints be overcome?</b> Yes –				
<ul style="list-style-type: none"> <li>Removal of open space allocation from BDLP. Replacement open space to be provided/maintained elsewhere in the immediate locality.</li> <li>Business buffer no particular constraint due to established residential nature of this area of Noak Bridge.</li> <li>Enhanced designs for new buildings required to ensure they respect the setting of the Conservation Area.</li> <li>Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Either left as open space or used/partly used for residential development				
<b>Site is suitable for housing development</b> X				
<b>Reason(s) why site is suitable for housing:</b> The site is within the urban area with good transport links, and surrounded by residential properties. However, a PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.				
<b>Is site available for development? If yes, when?</b>				
The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.				

SHLAA 2011/2012



# SS0140

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at the junction of Fore Street and Bridge Street, Noak Bridge		<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Incidental amenity space	<b>Site Ref:</b> SS0141		
<b>Description of Site (including planning status)</b> Open piece of grassland located at the junction of Fore Street and Bridge Street, 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.  Development Plan: Allocated as part of the conservation area in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>BAS/0287/92 – Doctors surgery and car park – Refused 1992 on grounds of harm to residential amenity due to the proposals conflict in terms of type, size and character to surrounding properties and inadequate parking provision</li> <li>BAS/0917/95 – Residential development comprising of 4 no. three bedroom houses and landscaping – Refused 1995</li> <li>BAS/0110/97 – Outline Residential development comprising of one link detached, 3 terraced houses and 2 detached blocks of garages – Granted 1997. This has now expired.</li> </ul> Identified on original Noak Bridge neighbourhood plan 1986 as an area for potential offices though never taken forward			<b>Site Access:</b> Fore Street  <b>Access to Services</b> (distance in m) Primary School: <600m Noak Bridge Primary Secondary School: >1500m 9James Hornsby) GPs / Health Centre: Noak Bridge Medical Centre <800m Neighbourhood Centre: >800m Town Centre: Basildon >800m (2.2km) Public Open Space: <400m Bus Stop: <50m Railway Station: Basildon >1600m (3.2km)			
<b>Ownership:</b>		- Public Body?	Yes - HCA			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 0.09ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	Area: 0.09ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		No	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	Yes	
				Adj. To	No	

<b>Address:</b> Land at the junction of Fore Street and Bridge Street, Noak Bridge		<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Incidental amenity space	<b>Site Ref:</b> <b>SS0141</b>		
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	B		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
HER – No records			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> No particular issues. Access capable from Fore Street						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>• Conservation Area designation</li> <li>• Within employment area buffer</li> <li>• Important incidental amenity space, as identified in the Conservation Area Appraisal 2011</li> </ul>						
<b>Could the constraints be overcome? Yes If yes, how?</b> By designing a scheme that compliments the character of the surrounding properties in the conservation area. No impact of employment buffer						
<b>What is the most suitable type of development for this site?</b> Existing Use / Incidental open space						
<b>Site is NOT suitable for housing development</b> <input checked="" type="checkbox"/>						
<b>Reason(s) why site is not suitable for housing:</b> 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.						
<b>Is site available for development? If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.			

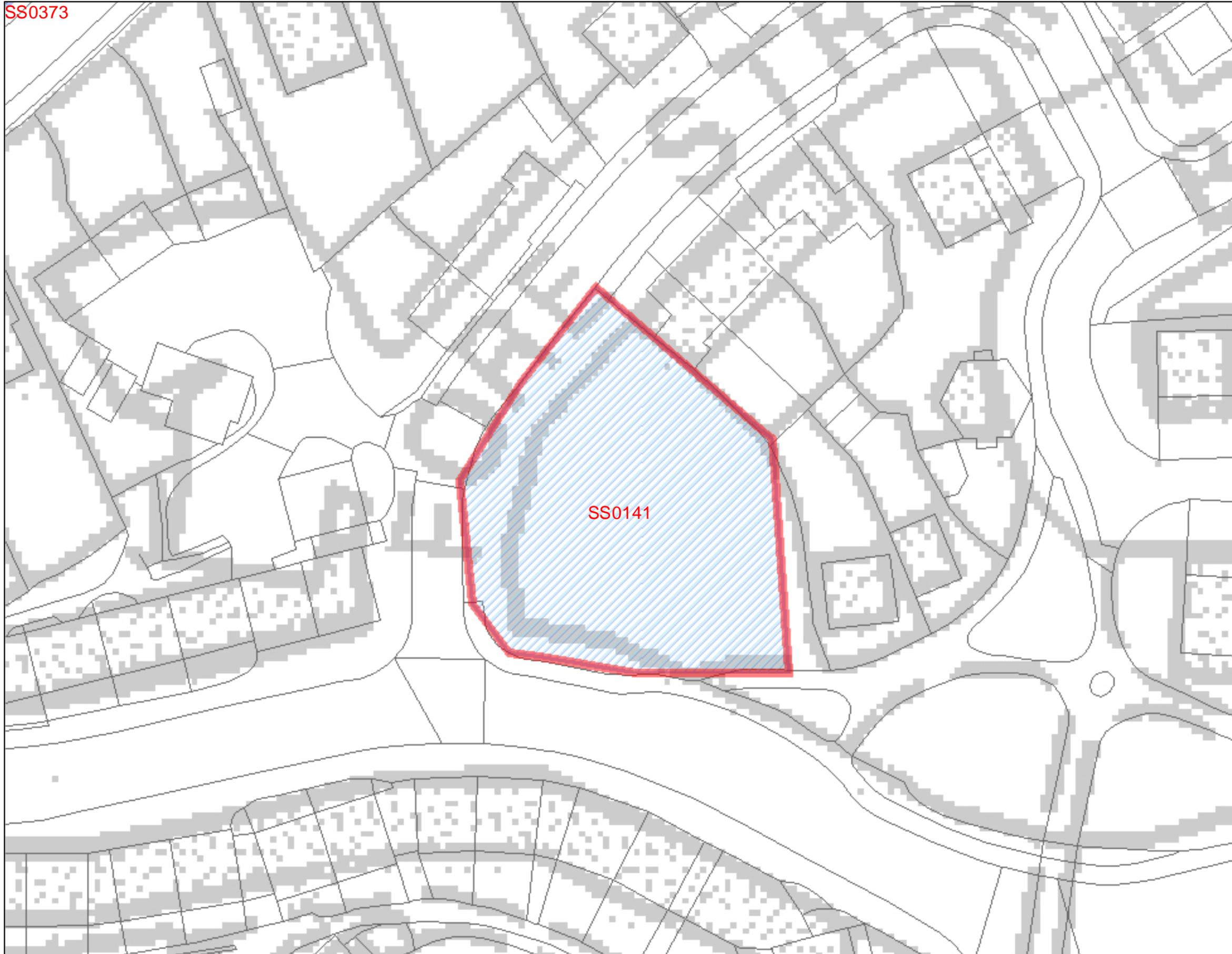
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at the junction of Fore Street and Bridge Street, Noak Bridge	<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Incidental amenity space	<b>Site Ref:</b> <b>SS0141</b>			
<b>Description of Site (including planning status)</b> Open piece of grassland located at the junction of Fore Street and Bridge Street, 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.  Development Plan: Allocated as part of the conservation area in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>BAS/0287/92 – Doctors surgery and car park – Refused 1992 on grounds of harm to residential amenity due to the proposals conflict in terms of type, size and character to surrounding properties and inadequate parking provision</li> <li>BAS/0917/95 – Residential development comprising of 4 no. three bedroom houses and landscaping – Refused 1995</li> <li>BAS/0110/97 – Outline Residential development comprising of one link detached, 3 terraced houses and 2 detached blocks of garages – Granted 1997. This has now expired.</li> </ul> Identified on original Noak Bridge neighbourhood plan 1986 as an area for potential offices though never taken forward			<b>Site Access:</b> Fore Street  <b>Access to Services</b> (distance in m) Primary School: <600m Noak Bridge Primary Secondary School: >1500m 9James Hornsby) GPs / Health Centre: Noak Bridge Medical Centre <800m Neighbourhood Centre: >800m Town Centre: Basildon >800m (2.2km) Public Open Space: <400m Bus Stop: <50m Railway Station: Basildon >1600m (3.2km)			
<b>Ownership:</b>		- Public Body?	Yes - HCA			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 0.09ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	Area: 0.09ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		No	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	Yes	
				Adj. To	No	

<b>Address:</b> Land at the junction of Fore Street and Bridge Street, Noak Bridge		<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Incidental amenity space	<b>Site Ref:</b> SS0141		
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	B		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
HER – No records			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> No particular issues. Access capable from Fore Street						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>• Conservation Area designation</li> <li>• Within employment area buffer</li> <li>• Important incidental amenity space, as identified in the Conservation Area Appraisal 2011</li> </ul>						
<b>Could the constraints be overcome? Yes If yes, how?</b> By designing a scheme that compliments the character of the surrounding properties in the conservation area. No impact of employment buffer						
<b>What is the most suitable type of development for this site?</b> Existing Use / Incidental open space						
<b>Site is NOT suitable for housing development</b> x						
<b>Reason(s) why site is not suitable for housing:</b> 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.						
<b>Is site available for development? If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.			

# Land at the junction of Fore Street and Bridge St

SS0373



SHLAA 2011/2012



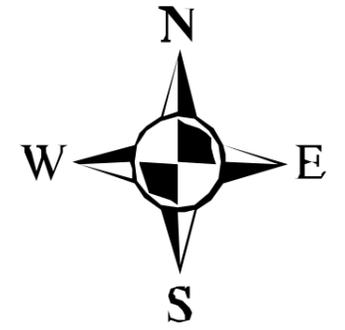
# SS0141

## SHLAA Site Survey Form Part 1

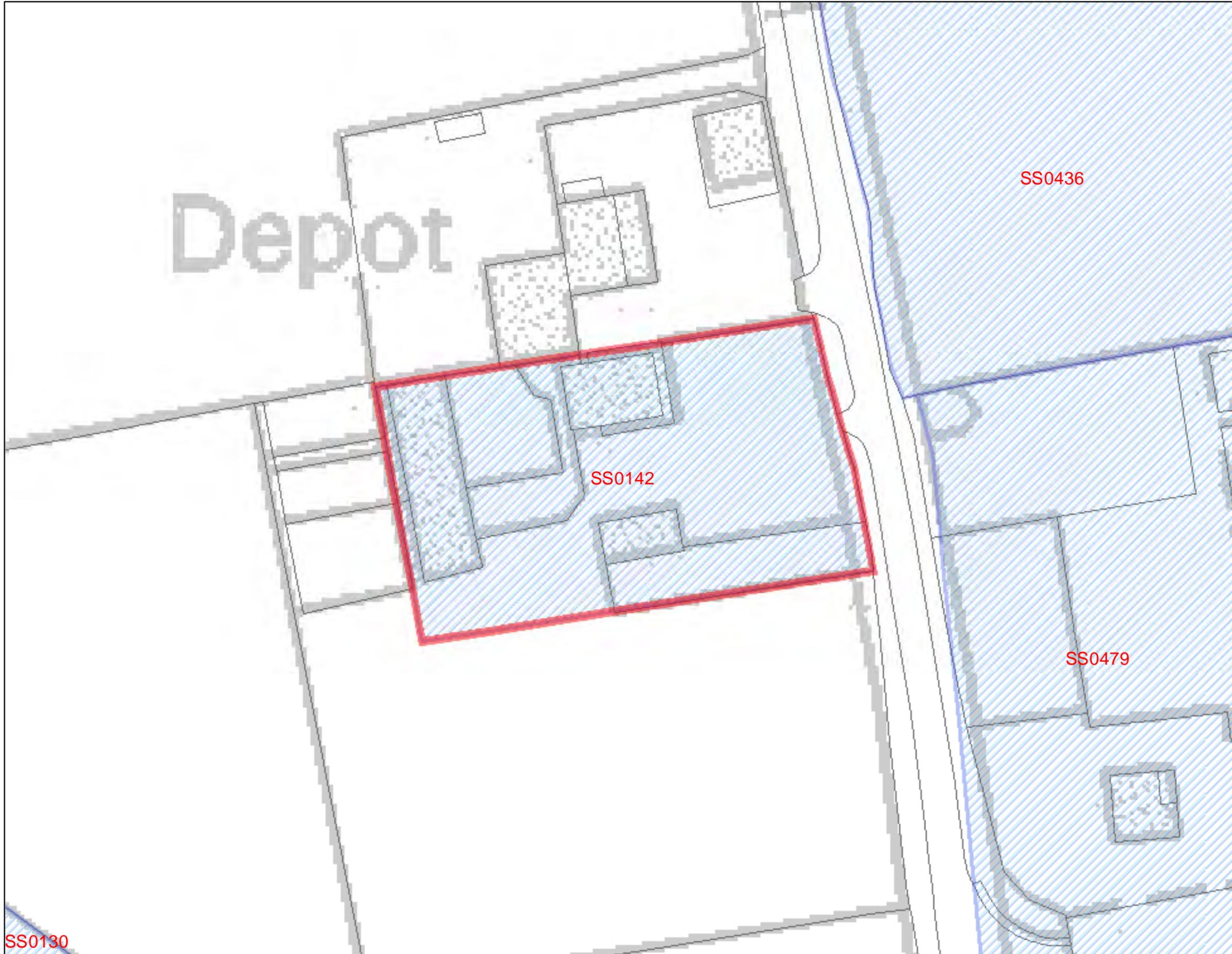
<b>Address:</b> Pipp's Hill Farm, Land West of Pipp's Hill Road North, North of Southend Arterial road, Basildon	<b>Site Area:</b> 0.32 Ha	<b>Current Use:</b> Residential + Greyhound kennels	<b>Site Ref.:</b> <b>SS0142</b>		
<b>Description of Site (including planning status)</b> A small farmstead, West of Pipp's Hill Road and North of Southend Arterial Road. The site comprises a dwelling house, kennel block and a mobile 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: <ul style="list-style-type: none"> <li>08/00546/OUT – Refused – Construction of a 4 bed house on land adjacent to existing property</li> <li>95/00063/BAS – Granted – Retention Of Existing Dog Pens And Stables/kennels &amp; Extension To Use As Dog Training Facilities</li> </ul>			<b>Site Access:</b> Pipp's Hill Road North  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: De la Salle Ghyllgrove within 1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: within 400m and 800m Bus Stop: within 1500m in Noak Bridge Railway Station: >1600m		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.32ha			
<b>Greenfield Site</b>	Yes	Area: 0.13ha			
<b>Previously Developed Land</b>	Yes	Area: 0.19ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3?		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

<b>Address:</b> Pipp's Hill Farm, Land West of Pipp's Hill Road North, North of Southend Arterial road, Basildon	<b>Site Area:</b> 0.32 Ha	<b>Current Use:</b> Residential + Greyhound kennels	<b>Site Ref.:</b> <b>SS0142</b>	
Historic Environment Record – No records		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Access road in front of the site. Transport Assessment undertaken by Essex County Council on the wider area and classified access as Amber category.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Within 800m of Existing Employment area as defined by 1998 Local Plan;</li> <li>• Likely existence of contamination – no detailed assessment made;</li> <li>• Protected species on site</li> <li>• Green belt designation</li> </ul>				
<b>Could the constraints be overcome?</b> Only in part. <b>If yes, how?</b> Intrusive investigation of the site to check on potential contamination and undertake remediation measures where necessary; Mitigation measures to protect species on site Review of Green Belt designation and review of the function of the green belt acting as a separation between Billericay and Basildon.				
<b>What is the most suitable type of development for this site?</b> As existing, farmland or smallholding				
<b>Site is not suitable for housing development</b> X				
<b>Reason(s) why site is / is not suitable for housing:</b> Site is not directly adjacent to a settlement boundary and would be inappropriate development in the Green Belt.				
<b>Is site available for development?</b> <b>If yes, when?</b>				
The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.				

SHLAA 2011/2012



# SS0142



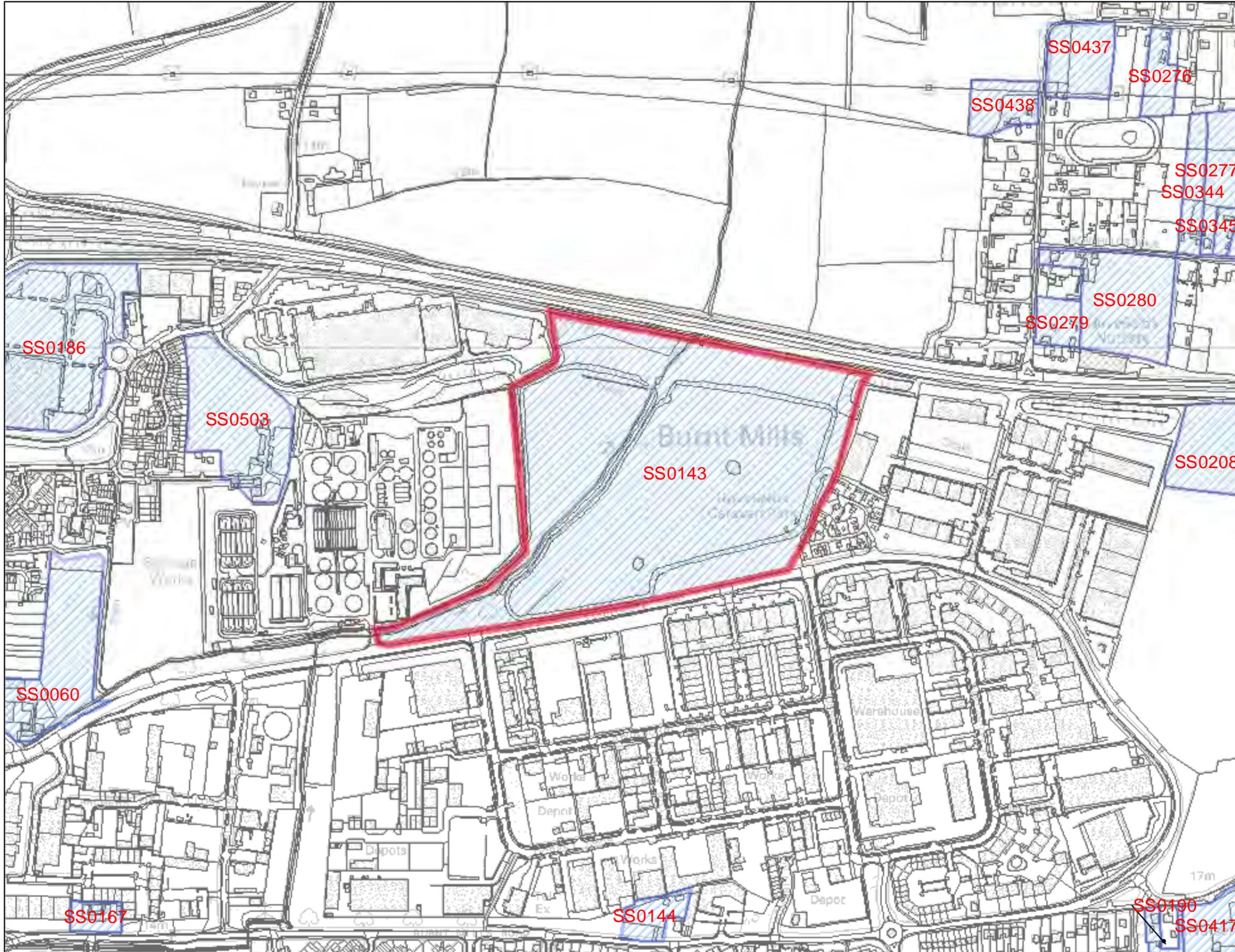
## SHLAA Site Survey Form Part 1

<b>Address:</b> Allocation E4 Land adjacent to Courtauld Road	<b>Site Area:</b> 15.8ha	<b>Current Use:</b> Vacant washland	<b>Site Ref.:</b> <b>SS0143</b>	
<b>Description of Site (including planning status)</b> Vacant washland/grassland site located on the north side of Courtauld Road. The site adjoins a large sewerage works to the north, further vacant washland to the east and general industrial uses to the south.  Development Plan allocation as 'Large Industrial/Recreational Sites with Planning Permission' (April 1996) – Policy E11, SH1 & SH6 and 'Site of Importance to Nature Conservation'.  Planning history: <ul style="list-style-type: none"> <li>• 09/00019/CCBAS - Discharge of conditions relating to wildlife (12), Archaeological scheme of works (13) and work to footpath 87 (44) of ESS/04/07/BAS (DC/PJU/ESS/04/07/BAS) – pending</li> <li>• 07/00236/CCBAS - Integrated waste management and recycling development - ESS/04/07/BAS – pending</li> <li>• 05/00928/FULL - Rifle &amp; Pistol Club, including clubhouse and indoor 25m shooting together with outdoor 100m, 50m and 25m shooting ranges – pending</li> </ul> Adjacent to site: <ul style="list-style-type: none"> <li>• 11/00701/FULL - Extension to existing premises for B2/B8 use – granted 16.09.2011</li> <li>• 11/00592/CCBAS - Approval of details relating to conditions 8, 9, 10 &amp; 11 of ESS/38/10/BAS</li> <li>• 10/01122/TPOBAS - 3m crown lift to Ashes (T1 to T6), 3m crown lift to Oak (T8) and 4.5m crown lift to the Plane trees (G1 &amp; G2) of TPO/05/01 – permitted</li> <li>• 10/01038/CCBAS - The construction of one Liquor Treatment Facilities Building measuring 25m in length, 10m in width and 5.3m in height situated to the south east of the site, one Flue Stack measuring 3.5m x 3.5m in area and 17m in height (connected to existing boiler building) situated to the south of the site, Gravity Belt Thickening Building measuring 34m in length, 10.3 in width and 5.3m in height situated to the north east of the site and 1 Dewatering Centrifuge MCC Kiosk measuring 15m in length, 5m in width and 4.2m in height situated to the north of the site. All components are proposed to be located within the curtilage of the site's existing operational area. (ESS/38/10/BAS) – no objection</li> <li>• 05/01219/FULL - Vehicular access (no egress) onto Courtauld Road – refused</li> <li>• 04/00225/FULL - Extension to existing premises for B2 / B8 use – granted</li> <li>• 04/00155/FULL - Change of use of printing works area (Class B2) to General Industrial (Class B2) and Storage or Distribution (Class B8) use - granted</li> </ul>		<ul style="list-style-type: none"> <li>• <b>Site Access: Courtauld Road</b></li> </ul> <b>Access to Services</b> (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) Railway Station: Pitsea/Wickford >1600m		
<b>Ownership:</b>	- Public Body?	Yes		
	- Private Individual?	No		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	Yes	Area: 15.8ha		
<b>Green Belt Site</b>	No			
<b>Greenfield Site</b>	Yes	Area: 15.8ha		
<b>Previously Developed Land</b>	No			
<b>Site Constraints</b>				

<b>Address:</b> Allocation E4 Land adjacent to Courtauld Road		<b>Site Area:</b> 15.8ha	<b>Current Use:</b> Vacant washland	<b>Site Ref.:</b> SS0143	
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	Yes
	Part of Site	No		Part of Site	Yes
	Within Buffer	No		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	Yes
	Part of Site	No		Part of Site	Yes
	Within Buffer	No		Within Buffer	Yes
Flood Zone	Zones 2 & 3, surface water	Yes	Protected Species Alert Area		Yes
Washland		Yes	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Within buffer Courtauld Rd	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		Yes	Definitive Footpath (PRoW):		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access from Courtauld Road					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Within business/industrial zone,</li> <li>• Ground water vulnerability,</li> <li>• Protected species alert area and sewerage works on adjoining site.</li> <li>• Flood Zones 2 and 3, Washland,</li> <li>• Local Wildlife Site, Biodiversity Action Plan area.</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>					
<b>Could the constraints be overcome?</b> No.					
<b>What is the most suitable type of development for this site?</b> Washland, industrial					
				<b>Site is NOT suitable for housing development X</b>	
<b>Reason(s) why site is suitable for housing:</b> There are too many constraints to overcome. The site is a washland and a local wildlife site, it is adjacent to an industrial employment area. Planning permission granted for integrated waste management facility on adjoining washland, development to commence shortly on compliance with various environmental and other conditions relating to replacement washland north of the A127 dual carriageway. Site located adjacent sewerage works where attenuation measures could not be implemented. Site to be excluded due to overwhelming constraints.					
<b>Is site available for development? If yes, when?</b>			N/A		

# Allocation E4 Land adj to Courtauld Road

SHLAA 2011/2012



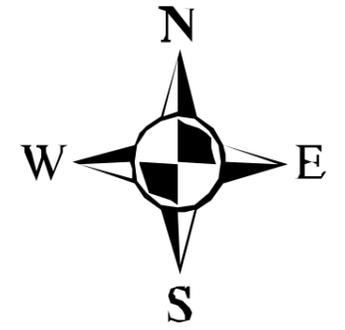
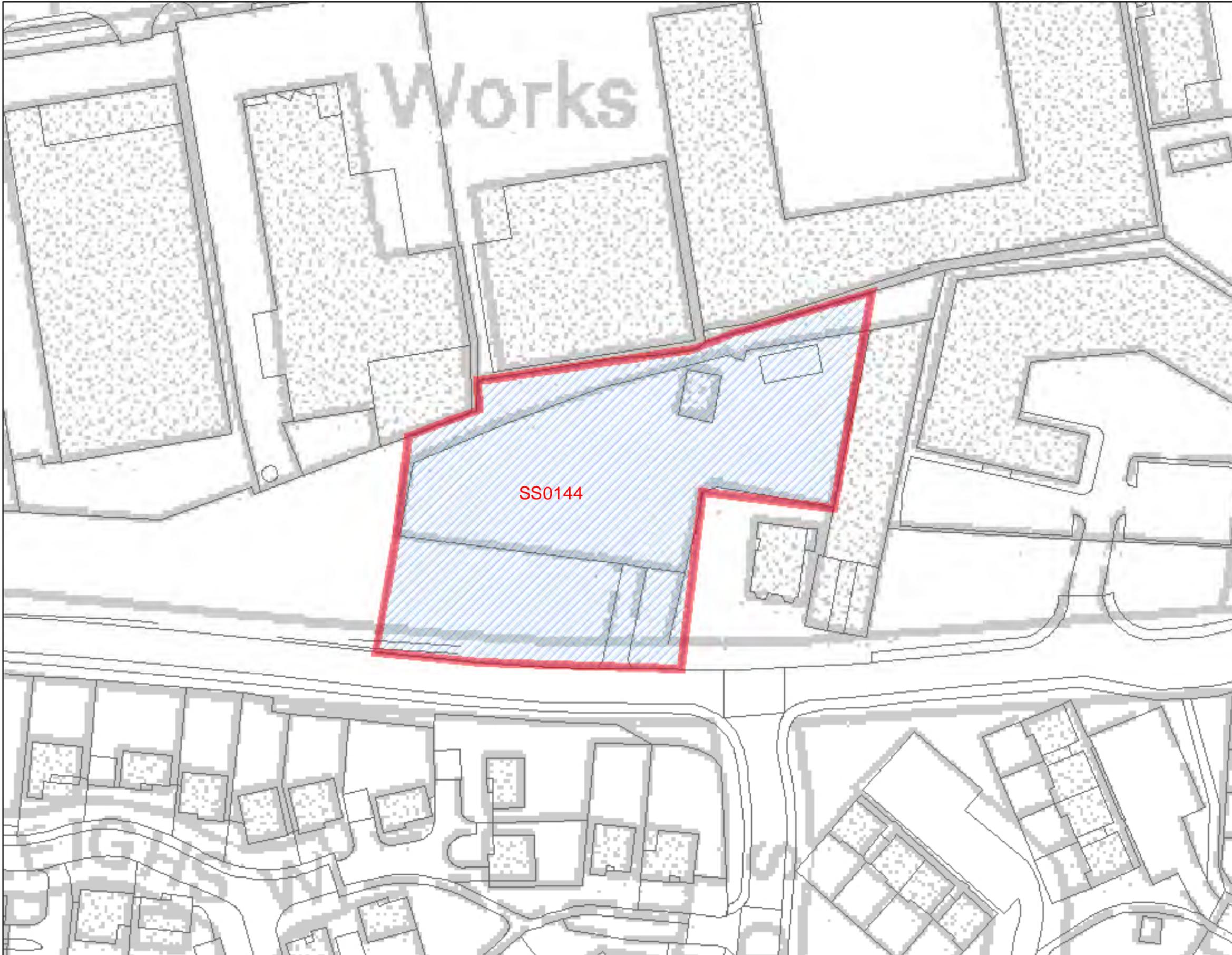
# SS0143

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent Lympstone, Burnt Mills Road, Basildon	<b>Site Area:</b> 0.43ha	<b>Current Use:</b> Car parking	<b>Site Ref.:</b> <b>SS0144</b>		
<b>Description of Site (including planning status)</b> Irregular shaped former garden centre site located on the north side of Burnt Mills Road, Basildon. Industrial estate surrounds the site on the north, east and west sides. A residential area lies to the south of site. The site is predominantly car parking.  Largely allocated as an area of no notation in the BDLP 1998. Small section along northern boundary falls within the 'Existing Employment Area'.  Planning history: <ul style="list-style-type: none"> <li>• Various previous applications for alterations and extensions in relation to garden centre and shop.</li> <li>• Change of use of part of garden centre to indoor crown green bowls (BAS-0894-92) – not determined.</li> <li>• 09/00974/CCBAS - Construction of a 6m x 6.5m secure asbestos waste transfer facility comprising 2 x 16 yard enclosed, lockable, sealed containers to store the waste; a 2m high pallistrade surrounding fence; and construction of the base of the compound to include a directional fall into an integral compound sump to contain any liquid waste. (DC/NA/ESS/44/09/BAS) – no objection</li> <li>• 04/01367/FULL - Insertion of windows in west and north elevations of building, and creation of mezzanine floor within existing warehouse to be used as offices – granted</li> <li>• 04/00092/FULL - Erection of a two storey office unit – granted</li> <li>• 03/01267/FULL - Change of use of existing shop unit to office use - granted</li> </ul>			<b>Access:</b> Burnt Mills Road <b>Access to Services</b> (distance in m) Primary School: Felmore <600m Secondary School: Barstable/Chalvedon >1500m GP/Health Cntr: <800m (Felmores End) Neighbourhood Centre: <800m (Felmores End) Town Centre: Pitsea >800m Public Open Space: Amenity Green Space <400m (Lanhams), Children/young people space <400m (Burn Mills Road), Educational Field <800m (Felmores), Natural/semi natural Green Space <400m (Burnt Mills Road), Outdoor Sport Facility <2km (South Essex Gymnastics Centre), Urban Park <400m (Rushley) Bus Stop: 370m (Lanhams) Railway Station: Pitsea >1600m		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	Yes			
<b>Urban Area Site</b>	Yes	0.43ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	No				
<b>Previously Developed Land</b>	Yes	0.43ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	Yes		Ground Water Vulnerability Area	
	Within buffer	Yes			

<b>Address:</b> Land adjacent Lymestone, Burnt Mills Road, Basildon		<b>Site Area:</b> 0.43ha	<b>Current Use:</b> Car parking	<b>Site Ref.:</b> <b>SS0144</b>		
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		No	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Access from Burnt Mills Road. Debatable how much additional industrial traffic should be accepted on this street, where industrial traffic is relatively light due to a weak bridge on Burnt Mills Road which restricts use by heavy commercial vehicles.						
<b>Constraints (description):</b> Part Employment Area allocation in BDLP. Employment area buffer. Likely existence of contamination – no detailed assessment made.						
<b>Could the constraints be overcome?</b> Possibly. Could be considered too close to heavy industry however, being adjacent to an established industrial area.						
<b>What is the most suitable type of development for this site?</b> Light Industrial/commercial.						
Site is NOT suitable for housing development X						
<b>Reason(s) why site is/is not suitable for housing:</b> Site located adjacent industrial area where satisfactory noise attenuation measures may be difficult to implement. Most suitable for light industrial use – is in a buffer area between industrial estate and residential area on opposite side of road. Noise from adjoining industry would adversely impact upon the amenities of future residential occupiers.						
<b>Is site available for development? If yes, when?</b>			The site was not formally submitted by the land owner and was carried over from the Urban Capacity Study. Therefore unavailable at this time.			

SHLAA 2011/2012



# SS0144

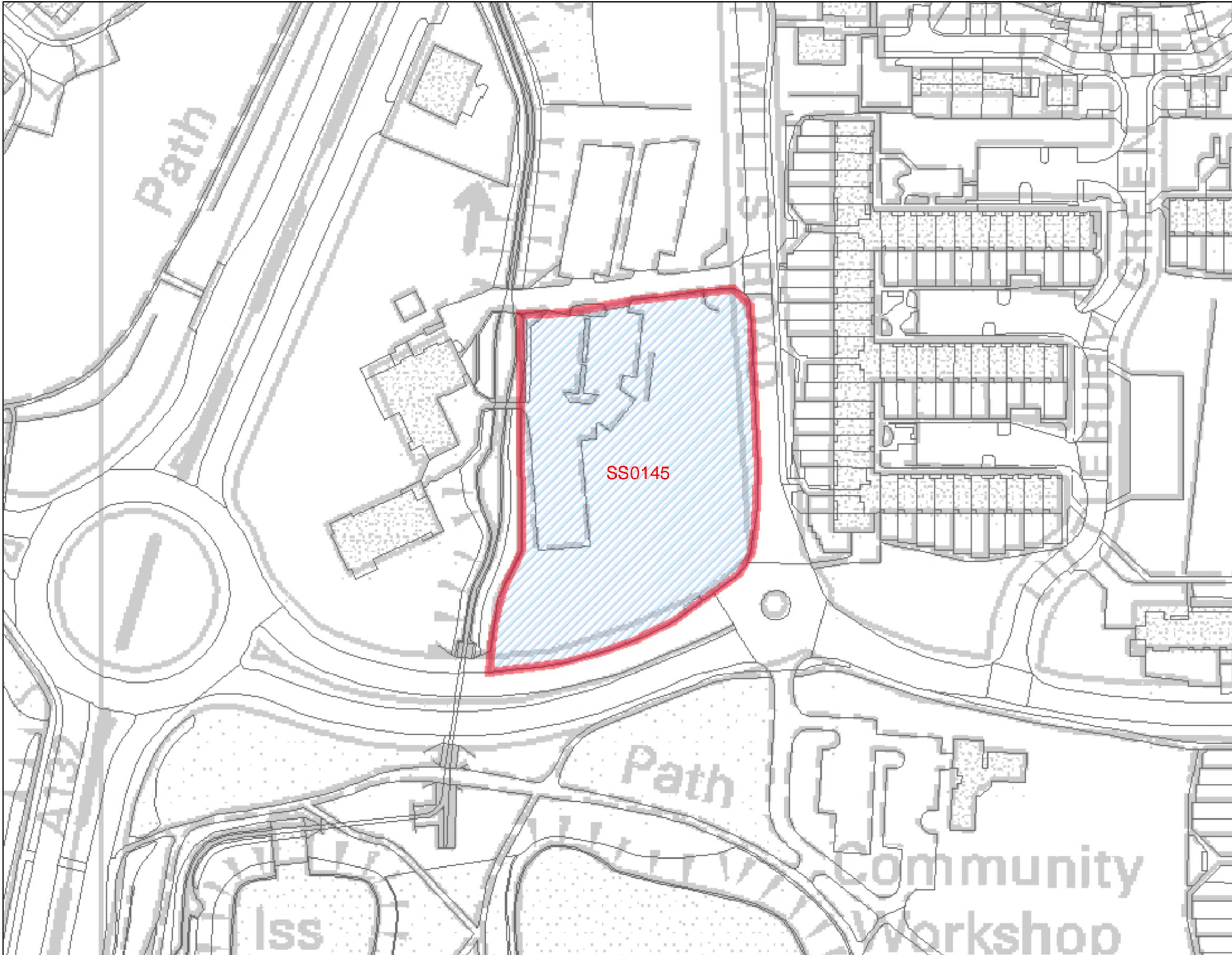
# SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent to the Watermill, Burnt Mills Road, Pitsea		<b>Site Area:</b> 0.73 Ha	<b>Current Use:</b> Car park and open space	<b>Site Ref.:</b> SS0145		
<b>Description of Site (including planning status)</b> 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.  A residential terrace occupies land to the east, The Watermill public house and a hotel on land to the west, Northlands Park to the south and further car parking and grassland/woodland to the north.  Allocated as 'Existing Open Space' in the BDLP 1998.  Planning history: Various planning applications to alter and extend hotel and public house. <ul style="list-style-type: none"> <li>- 11/00097/FULL: Two storey extension to hotel with new reception extension – Granted</li> <li>- 07/00319/FULL – Granted – Single storey extension for use as reception</li> <li>- 07/00385/FULL – Granted – Extension to existing hotel and link to pub/restaurant</li> <li>- 07/00546/FULL – Granted – Extension to existing bedroom block</li> </ul>			<b>Site Access: Burnt Mills Road</b> <b>Access to Services</b> (distance in m) Primary School: Felmores just further than 600m Secondary School: Barstable and Chalvedon within 1500m GP/Health Centre: within 800m Neighbourhood Centre: within 800m Town Centre: >800m Public Open Space: site is an open space and opens space within 400m and 800m Bus Stop: within 400m Railway Station: >1600m			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	No			
		- Company?	Yes			
		- Unknown?	No			
<b>Urban Area Site</b>	Yes	0.73 Ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	0.51 Ha				
<b>Previously Developed Land</b>	Yes	0.22 Ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability			No
	Within buffer	Yes				No
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	

<b>Address:</b> Land adjacent to the Watermill, Burnt Mills Road, Pitsea		<b>Site Area:</b> 0.73 Ha	<b>Current Use:</b> Car park and open space	<b>Site Ref.:</b> SS0145	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access from Burnt Mills Road. Could lead to additional parking pressure from adjoining hotel and public house if developed. Driver visibility across the site may be an issue.					
<b>Constraints (description):</b> Open space allocation in development plan. Within 800m of Existing Employment area buffer. Protected species alert area buffer. Sewer pipe runs across northern quarter of site. Likely existence of contamination – no detailed assessment made.					
<b>Could the constraints be overcome?</b> Yes. <ul style="list-style-type: none"> <li>• Open space allocation would need to be removed from development plan.</li> <li>• Proximity to employment area of little consequence given predominantly residential nature of the area.</li> <li>• Driver visibility splay may need to be retained across part of site from Burnt Mills Road, in the interests of highway safety.</li> <li>• Sufficient parking would also need to be provided to meet needs of hotel and public house.</li> <li>• Noise transmission from adjacent public house may also need to be taken into account. Noise transmission from adjacent junction may also need to be overcome through possible bund or landscaping.</li> <li>• Investigations into protected species may be required.</li> <li>• Position of sewerage pipe to be respected in any development.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Open space/car parking/residential or combination of these					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is suitable for housing:</b>  Site is located within an urbanised area, thus close to services. PPG17 assessment also concludes that this site does not constitute open space but serves a purpose of landscaping which should be considered should any resolution to develop be made.					
<b>Is site available for development?</b>			Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable at this time.		

# Land adj to the Watermills Burnt Mill Road

SHLAA 2011/2012



# SS0145

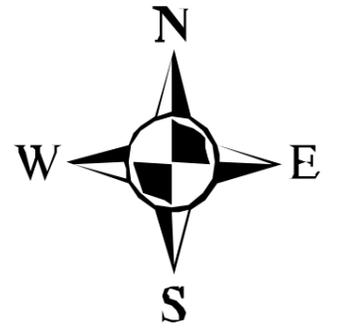
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Parklands, rear of 5-29 Parkside, Northlands	<b>Site Area:</b> 0.35ha	<b>Current Use:</b> Open space/vacant scrubland	<b>Site Ref.:</b> <b>SS0147</b>									
<b>Description of Site (including planning status)</b> Largely square piece of land on north side of Park Side. The land is grassed with some scrubland, and trees to periphery. Largely surrounded by residential terraces with open parkland to the southwest and a large electricity sub-station to the south. A small sub-station appears to exist in the north east corner of the site.  Allocated as an area of no notation in the BDLP 1998. Previously allocated for an extension to the electricity sub station in new town masterplan, but now surplus to requirements.  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 from this case". BAS/1615/85 – Application for 10 flats, 4 bungalows and garages (Refused 23.04.1985 on grounds of detrimental impact of development upon residential amenities of adjoining occupiers and traffic movements detrimental to highway safety. BAS/0149/96 – Application for 10 flats, 4 bungalows and garages (outline) (withdrawn)			<b>Site Acces: Parkside</b> <b>Access to Services</b> (distance in m) Primary School: Briscoe <600m Secondary School: Barstable <1500m GP/Health Cntr: <800m (Felmores End) Neighbourhood Centre: <800m (Felmores End) Town Centre: Pitsea >800m Public Open Space: Amenity Green Space & Children/young people space <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									
			<b>Ownership:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td>Yes</td></tr> <tr><td>- Private Individual?</td><td>No</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>			- Public Body?	Yes	- Private Individual?	No	- Company?	No	- Unknown?
- Public Body?	Yes											
- Private Individual?	No											
- Company?	No											
- Unknown?	No											
<b>Urban Area Site</b>	Yes	0.35ha										
<b>Green Belt Site</b>	No											
<b>Greenfield Site</b>	Yes	0.35ha										
<b>Previously Developed Land</b>	No											
<b>Site Constraints</b>												
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>									
Scheduled Monument	Within	No	Ancient Woodland	Within	No							
	Part of	No		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	Yes		Within Buffer	No							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Flood Zone		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		No							
Washland		No			Yes							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No							
	Part of	No										

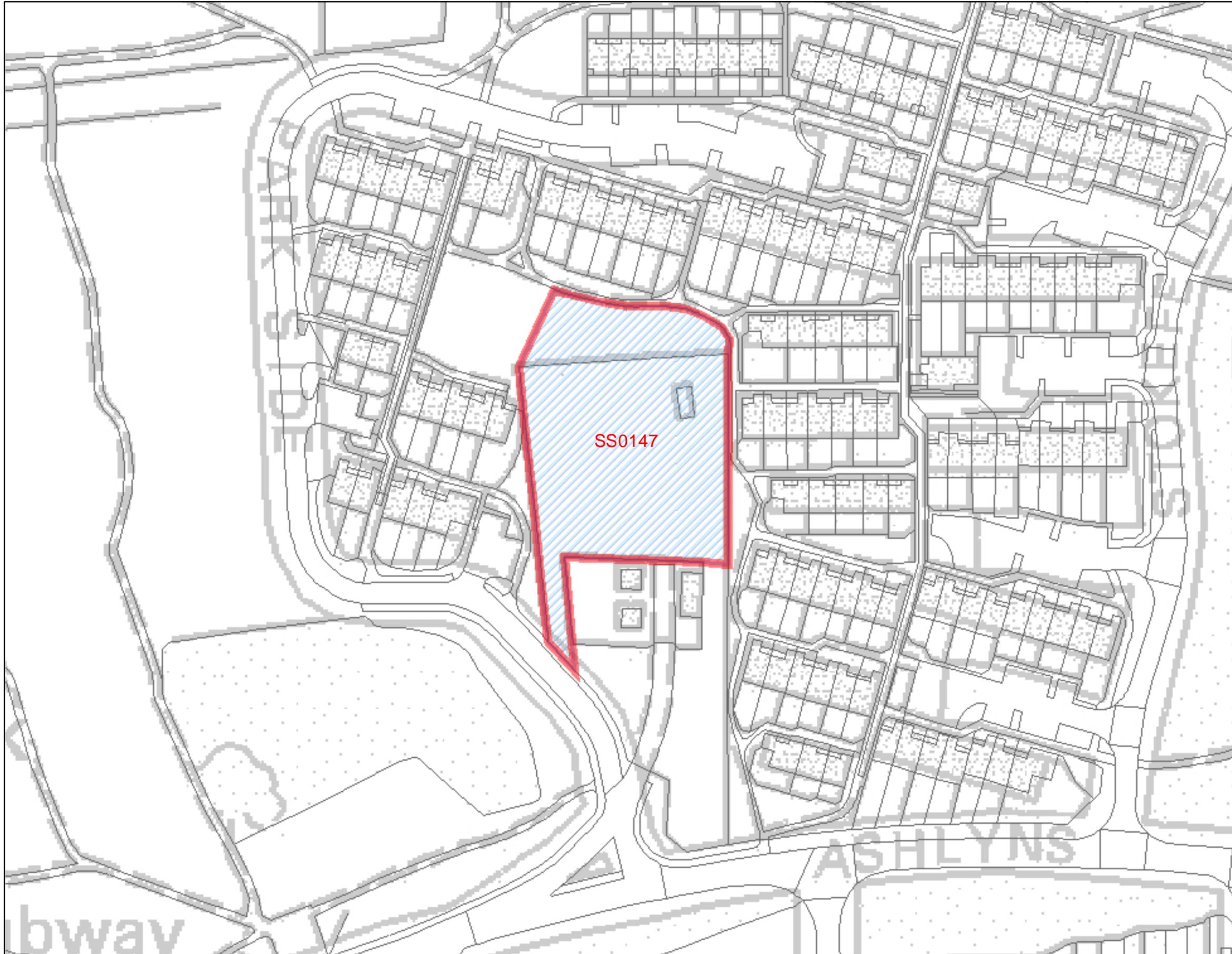
<b>Address:</b> Land at Parklands, rear of 5-29 Parkside, Northlands		<b>Site Area:</b> 0.35ha	<b>Current Use:</b> Open space/vacant scrubland	<b>Site Ref.:</b> <b>SS0147</b>	
	Within buffer	No	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access from Parkside					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Protected species alert area buffer and SSSI buffer.</li> <li>Previously dismissed at appeal for housing.</li> <li>Close proximity to electricity sub-stations.</li> <li>Likely existence of contamination – no detailed assessment made.</li> </ul>					
<b>Could the constraints be overcome?</b> Yes.					
<ul style="list-style-type: none"> <li>SSSI unlikely to be affected given the established residential area. Investigation into protected species may be required.</li> <li>A much reduced scale of housing compared to earlier schemes could be sought.</li> <li>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 be happy with residential development in close proximity to their equipment.</li> <li>Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Open space/residential					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is suitable for housing:</b> 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.					
<b>Is site available for development? If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		

# Land at Parklands, rear of 5-29 Parkside

SHLAA 2011/2012



# SS0147

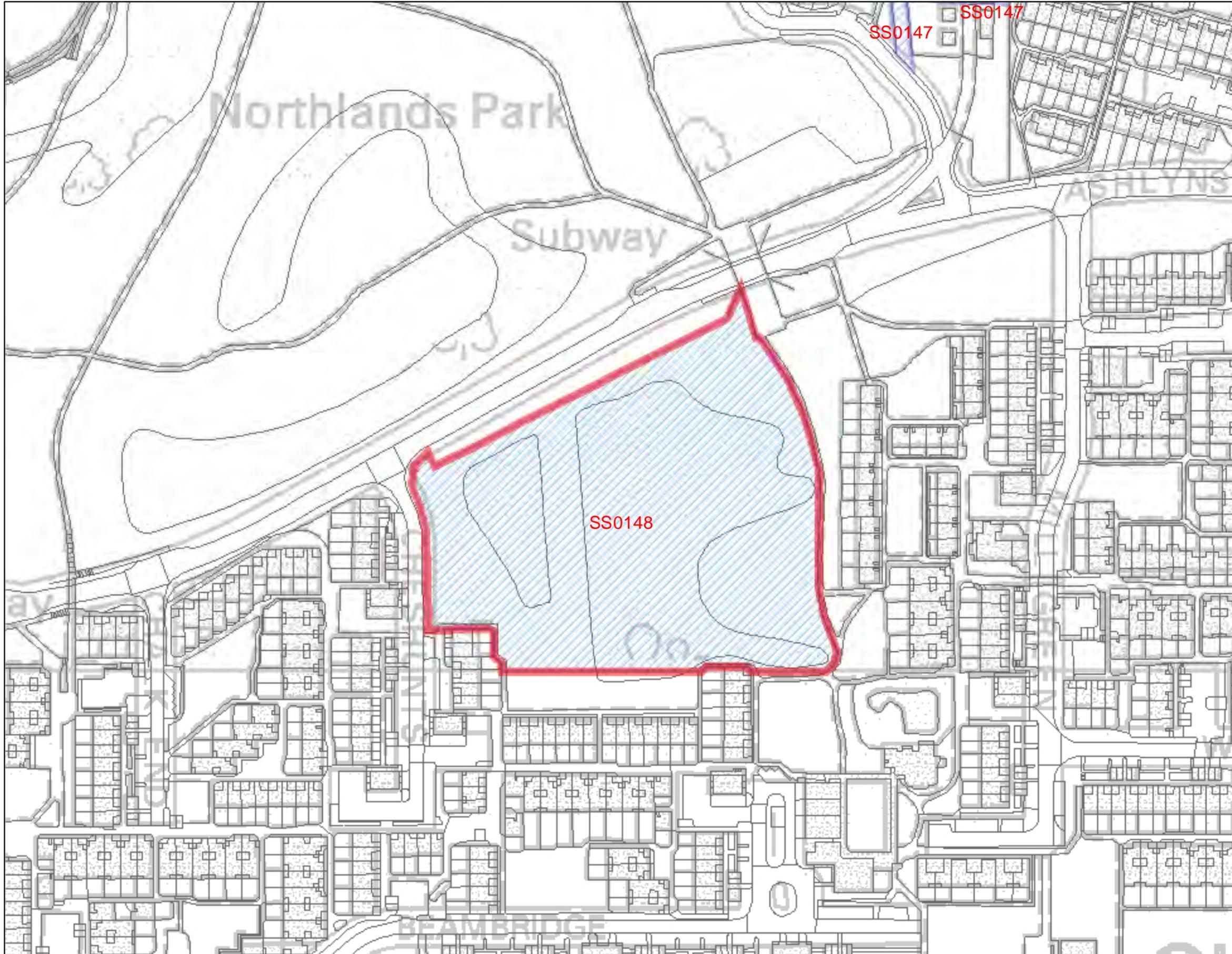


## SHLAA Site Survey Form Part 1

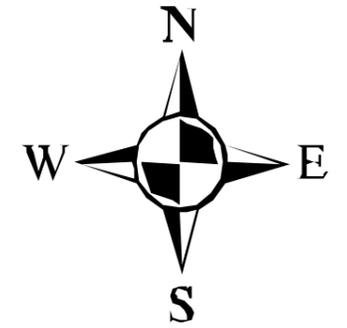
<b>Address:</b> Open Space at junction of Ashlyns and Cheshunts, adjacent to/to the rear of 1-5 Cheshunts and 133 Cheshunts, Felmores		<b>Site Area:</b> 1.88ha	<b>Current Use:</b> Open space/ woodland	<b>Site Ref.:</b> <b>SS0148</b>		
<b>Description of Site (including planning status)</b> Largely wooded parcel of public open space located on the south side of Ashlyns, Basildon. Although the entire open space extends between Chestnuts and Mill Green and south to the Chalvedon Community Centre, the area submitted for the SHLAA extends from Chestnuts to Ashlyns, with the eastern boundary following the line of a footpath south where it becomes level with existing dwellings, rather than extending to the Community Centre.  The site is surrounded by residential properties to the west, south and east, with Northlands Park to the north.  Allocated as 'Existing Open Space' in the BDLP 1998.  Planning history: None			<b>Accessed From:</b> <b>Ashlyns; Cheshunts</b>			
			<b>Access to Services</b> (distance in m) Primary School: Northlands; Greensted; St. Teresas Primary <600m Secondary School: Basildon Upper and Lower Academies <1500m GP/Health Centre: 2 (Dipple; Rectory Road) <800m Neighbourhood Centre: 3 (Chalvedon Square; Felmores End; Rectory Road) <800m Town Centre: Pitsea <800m Public Open Space: Amenity Green Space & Children/young people space <400m; Civic Space <800m (Pitsea Market); Educational Field <400m; Natural/semi natural Green Space <800m; Outdoor Sport Facility <800m; Urban Park <400m; Bus Stop: 30m (Ashlyns) Railway Station: Pitsea <1600m			
<b>Ownership:</b>		- Public Body?	Yes			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	Yes	1.88ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	1.88ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes (SSSI)		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Within buffer	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		No	
			TPO		No	
			Archaeological Finds Area		No	

<b>Address:</b> Open Space at junction of Ashlyns and Cheshunts, adjacent to/to the rear of 1-5 Cheshunts and 133 Cheshunts, Felmores	<b>Site Area:</b> 1.88ha	<b>Current Use:</b> Open space/ woodland	<b>Site Ref.:</b> SS0148	
<b>Highway issues:</b> No particular issues				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Allocated as public open space in development plan,</li> <li>• Protected species alert area.</li> <li>• Large number of mature trees are an attractive visual and environmental amenity to the area.</li> <li>• A surface water drain runs along the north site boundary.</li> <li>• Likely existence of contamination – no detailed assessment made.</li> <li>• SSSI Buffer 2km.</li> </ul>				
<b>Could the constraints be overcome?</b> Yes. <ul style="list-style-type: none"> <li>• PPG17 Assessment to establish the value of the site as part of open space estate.</li> <li>• Investigate species present on site.</li> <li>• Tree survey to establish whether trees are worthy of protection.</li> <li>• Design solution to avoid impact on existing surface water drains.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures.</li> <li>• SSSI buffer unlikely to be affected due to intervening urban development.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Open space; residential				
<b>Site is suitable for housing development X</b>				
<b>Reason(s) why site is suitable for housing:</b> 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 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>				
The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.				

# OS at junction of Ashlyns and Cheshunts



SHLAA 2011/2012



# SS0148

## SHLAA Site Survey Form Part 1

<b>Address:</b> Open space adjacent to Great Chalvedon Hall opposite 31-57 Tyefields		<b>Site Area:</b> 0.98ha	<b>Current Use:</b> Open space/ woodland	<b>Site Ref.:</b> <b>SS0149</b>	
<b>Description of Site (including planning status)</b> Large square piece of public open space located on the south side of Ashlyns, Basildon. Residential properties surround the site to the north, south and east, with Great Chalvedon Hall and further parkland to the west. The site is largely woodland with some grassland and comprises the confluence of five footpaths that cross the site.  Allocated as 'Existing Open Space' in the BDLP 1998.  Planning history: None recent, though prior to designation as a New Town the land was shown as being occupied by two small dwelling houses, believed constructed between 1923 and 1937, though no remnants remain.				<b>Site Access:</b> Tyefields	
				<b>Access to Services</b> (distance in m) Primary School: Eversley & Briscoe <600m Secondary School: Chalvedon <1500m GP/Health Centre: <800m (Rectory Rd) Neighbourhood Centre: <800m (Rectory Road) Town Centre: Pitsea >800m Public Open Space: Amenity Green Space & Children/young people space <400m (Chalvedon Hall site), Civic Space <800m (Pitsea Market), Educational Field <400m (Briscoe), Natural/semi natural Green Space <400m (Trenham Avenue), Outdoor Sport Facility <400m (Crown Avenue), Urban Park <400m (Rushly) Bus Stop: 350m (Rectory Road) Railway Station: Pitsea >1600m	
<b>Ownership:</b>		- Public Body?	Yes		
		- Private Individual?	No		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	Yes	0.98ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	0.90ha			
<b>Previously Developed Land</b>	Yes	0.08ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Within buffer	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings (Great Chalvedon Hall)	Within	No
				Adj. To	Yes
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular issues					

<b>Address:</b> Open space adjacent to Great Chalvedon Hall opposite 31-57 Tyefields	<b>Site Area:</b> 0.98ha	<b>Current Use:</b> Open space/ woodland	<b>Site Ref.:</b> <b>SS0149</b>	
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Allocated as public open space in development plan,</li> <li>• Protected species alert area.</li> <li>• SSSI buffer.</li> <li>• Setting of a Grade II listed building</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>				
<b>Could the constraints be overcome? Yes,</b> <ul style="list-style-type: none"> <li>• Where open space allocation is removed from development plan.</li> <li>• Where investigations into protected species are undertaken and where a large number of the existing trees are retained in any development of the site.</li> <li>• SSSI unlikely to be affected due to urban situation.</li> <li>• Setting of the adjoining listed Chalvedon Hall would also need to be respected with any development being suitably designed.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Open space				
<b>Site is suitable for housing development</b> X				
<b>Reason(s) why site is suitable for housing:</b> 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.				
<b>Is site available for development? If yes, when?</b> <p>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.</p>				

SHLAA 2011/2012



## SS0149



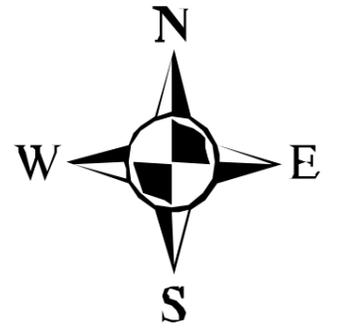
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at North of 36 Popes Crescent, Pitsea, Basildon		<b>Site Area:</b> 0.33 Ha	<b>Current Use:</b> Open Space and Woodland	<b>Site Ref.:</b> <b>SS0150</b>		
<p><b>Description of Site (including planning status)</b> The site is part of a larger open space located within a residential area, close to Pitsea TC and North East of Pitsea Junior School. It has a narrow trapezoid shape. The width is 40m at its largest side and 26m at the smallest, and approx.100m long.</p> <p>Part of site is designated open space in BDLP98. It contains a footpath lined with semi-mature trees</p> <p>Planning Application 96/00350/OUT - Erection Of 2 No Three Bedroom Bungalows With Attached Garages - REFUSED for the following reason: <i>"Loss of an informal open space which in this densely populated location fulfils both an amenity and recreation function. The loss of this open space would be detrimental to the character of this area, and would set an undesirable precedent for the development of similar informal open space within the district."</i></p>			<p><b>Site Access:</b> Via Popes Crescent or Burns Avenue</p> <p><b>Access to Services</b> (distance in m) Primary School: Northlands Infant, Junior and Nursery; Pitsea Junior; and St Teresa's Catholic Schools within 600m</p> <p>Secondary School: Chalvedon and Barstable Schools within 1500m buffer</p> <p>GPs / Health Centre: 2 Health Centres within a 800m buffer (Wickford Avenue &amp; Rectory Park Drive)</p> <p>Neighbourhood Centre: 2 neighbourhood centres within a 800m buffer (Chalvedon Square &amp; Rectory Road</p> <p>Town Centre: Pitsea TC within 800m</p> <p>Public Open Space: Site is an open space. Amenity Green Space &lt;400m; Children &amp; Young People Spaces &lt;400m; Churchyard &lt;800m; Civic Space &lt;400m; Country Park &lt;2km; Educational Field &lt;400m; Natural Open Space &lt;800m; Outdoor Sports &lt;400m; Urban Park &lt;800m;</p> <p>Bus Stop: within a 400m buffer</p> <p>Railway Station: Pitsea station within a 1k buffer</p>			
<b>Ownership:</b>		- Public Body?	Yes			
		- Private Individual?				
		- Company?				
		- Unknown?				
<b>Urban Area Site</b>	Yes	Area : 0.33 ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	Area: 0.33 ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs / SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	

<b>Address:</b> Land at North of 36 Popes Crescent, Pitsea, Basildon		<b>Site Area:</b> 0.33 Ha	<b>Current Use:</b> Open Space and Woodland	<b>Site Ref.:</b> <b>SS0150</b>		
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO	01/52 & 32/96	Yes	
			Archaeological Finds Area		No	
<b>Highway issues:</b>						
<ul style="list-style-type: none"> <li>Increase of traffic through Popes Crescent and/or Burn Avenue. Close to town centre amenities, services and transport connections.</li> </ul>						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>Loss of open space.</li> <li>Numerous mature trees and hedges on site including 3 TPO trees.</li> <li>Site within 2km of SSSI.</li> <li>Site is within Protected Species Alert area.</li> <li>Likely existence of contamination – no detailed assessment made.</li> <li>Sewerage and water pipes cross the eastern corner of the site.</li> </ul>						
<b>Could the constraints be overcome?</b> Yes						
<ul style="list-style-type: none"> <li>Following PPG17 and Open Space Strategy, may be possible to release open space.</li> <li>Design solution to retain, protect, replant trees, or accept loss.</li> <li>Unlikely to impact on SSSI due to intervening urban development.</li> <li>Ecological survey to check impact of a development on Protected Species.</li> <li>Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> <li>Design solution to avoid interfering with pipes.</li> </ul>						
<b>What is the most suitable type of development for this site?</b>						
Open space; residential.						
<b>Site is suitable for housing development</b> <input checked="" type="checkbox"/>						
<b>Reason(s) why site is suitable for housing:</b> 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.						
<b>Is site available for development? If yes, when?</b>				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.		

# Land at N of 35 Popes Crescent

SHLAA 2011/2012



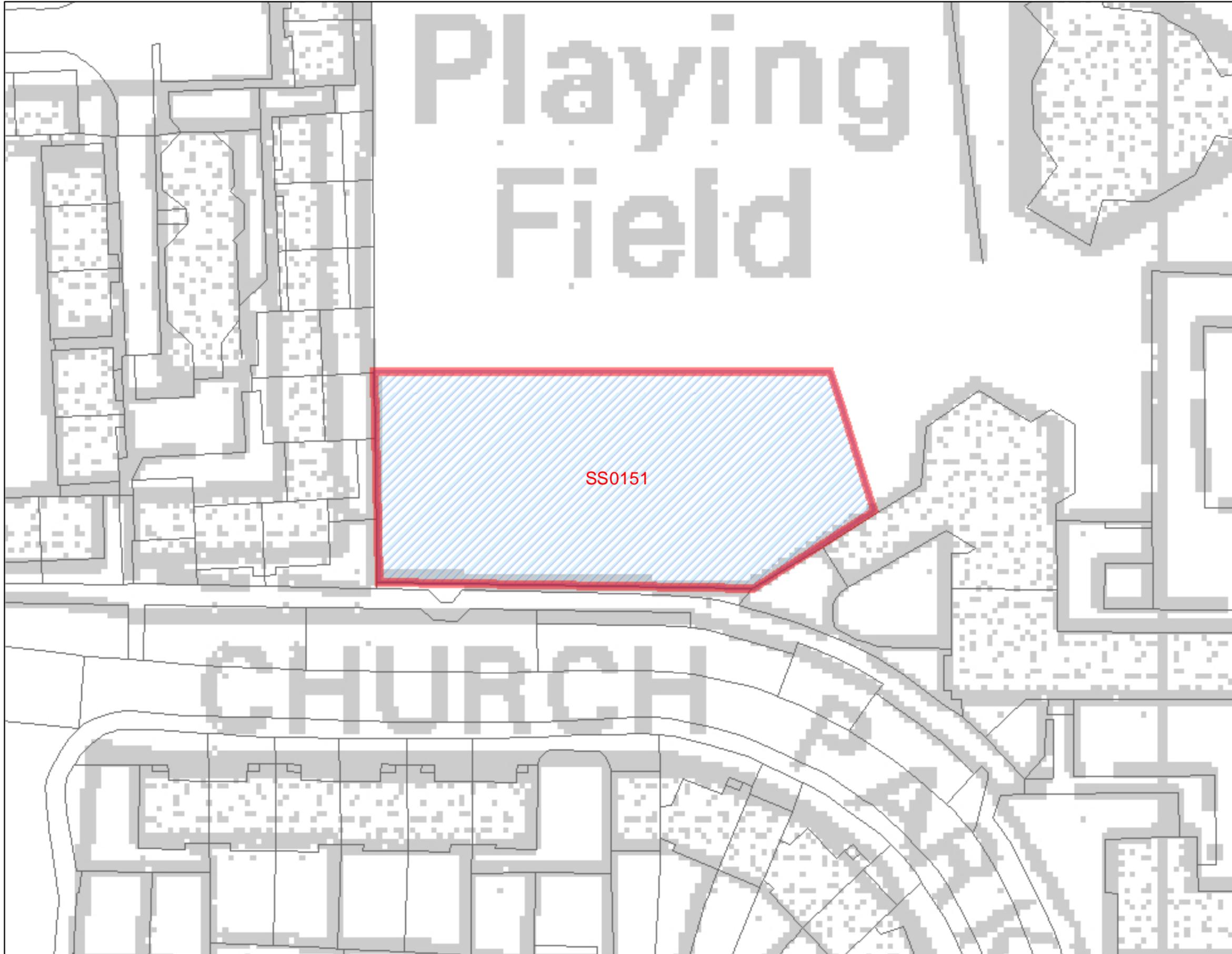
## SS0150



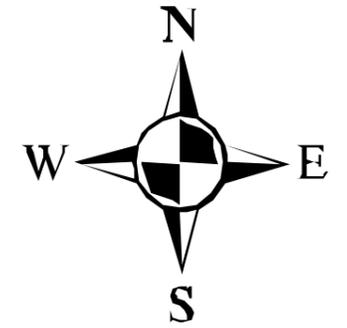
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of Youth and Community Centre, Church Park Road, Pitsea	<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Recreation space	<b>Site Ref.:</b> SS0151			
<b>Description of Site (including planning status)</b> Largely rectangular shaped site located on the north side of Church Park Road, Pitsea. The site was approved for 5 dwellings (2008), only work to have been done on site is demolition of existing structure.  Allocated as an area of no notation in the BDLP 1998.  Planning history: 00/00064/BAS - Erection of 5 houses. Granted 07-03-00. 01/01077/FULL – Erection of 7 dwellings - INSFEE 06/01173/FULL – Erection of 5 dwellings. Refused 04-01-07. Allowed on appeal. 08/00445/FP – Erection of 5 dwellings. Conditional Approval 12-06-08. 08/00744/FULL – Variation of condition. Granted.			<b>Site Access:</b> Church Park Road  <b>Access to Services</b> (distance in m) Primary School: Northlands & Lee Westell/Pitsea Junior School <600m Secondary School: Chalvedon & Barstable <1500m GP/Health Centre: 2 (Wick Avenue & Rectory Park Drive) <800m Neighbourhood Centre: 2 (Rectory Avenue & Chalvedon Square) <800m Town Centre: Pitsea <800m Public Open Space: Amenity Green Space & Children/young people space <400m (the site itself and Popes Crsnt); Churchyard <800m (St. Michaels); Civic Space <400m (Pitsea Market); Educational Field <400m (Chalvedon); Natural/semi natural Green Space <800m (Waterville Drive); Country Park <2km (Wat Tyler); Outdoor Sport Facility <400m (Church Park Drive); Urban Park <400m (Howard Park). Bus Stop: 115m Wickford Avenue Railway Station: Pitsea <1km			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	No			
		- Company?	Yes			
		- Unknown?	No			
<b>Urban Area Site</b>	Yes	0.13ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	0.13ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes (SSSI)		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		No	
Washland		No			No	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Within buffer	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		No	

<b>Address:</b> Land west of Youth and Community Centre, Church Park Road, Pitsea	<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Recreation space	<b>Site Ref.:</b> SS0151	
		TPO:		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Access from Church Park Road, through parking bay fronting the site (not included in submission). Close to town centre amenities, facilities and services including transportation connections.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• SSSI buffer.</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>				
<b>Could the constraints be overcome? Yes.</b>				
<ul style="list-style-type: none"> <li>• No impact on SSSI due to intervening urban development.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Recreational open space or residential				
<b>Site is suitable for housing development</b> X				
<b>Reason(s) why site is suitable for housing:</b>				
Within the urban area; close to Pitsea town centre and amenities; residential permission granted.				
<b>Is site available for development? If yes, when?</b>		Whilst the site was not formally submitted to the Council it has recently been permitted and now expired. This demonstrates a willingness of the landowner to develop the site and is thus deemed available at this time.		



SHLAA 2011/2012



# SS0151

## SHLAA Site Survey Form Part 1

<b>Address:</b> Dipple Medical Centre and land east of Medical Centre, rear of 2-22 Gifford Green	<b>Site Area:</b> 0.88ha	<b>Current Use:</b> Medical Centre and open space	<b>Site Ref.:</b> <b>SS0152</b>	
<b>Description of Site (including planning status)</b>		<b>Site Access:</b> Wickford Avenue		
<p>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.</p> <p>Basildon Upper Academy is directly to the north, with residential to the east and west.</p> <p>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.</p> <p>Site is within the Pitsea Town Centre Master Plan.</p> <p>Planning history: 00/01337/OUT refused for residential development and additional town centre parking, for the following reasons: <i>"The site is designated as open space in the BDLP and is subject to Policy R1. By significantly reducing the amenity value of the this area of open space, which, because of its location adjacent Pitsea Town Centre fulfils a particularly valuable function, the proposed development is in conflict with the above policy".</i></p> <p>00/01338/OUT refused for additional town centre parking (refused for the same reasons as above).</p> <p>01/01242/FULL refused planning permission for Residential development/open space (refused for the same reasons as above and due to conflict with Policy BAS BE12, stating: <i>"Development of the site in the form proposed on the indicative layout submitted with the application, which shows 4 three storey blocks, is likely to have an overbearing and detrimental impact on the occupiers of the nearby properties in Gifford Green. In addition the proposal will lead to the loss of a number of existing trees and planting on the site which will have a detrimental impact on the appearance of the town centre".</i></p> <p>01/01417/OUT not determined for outline residential development/Open space.</p> <p>03/01534/OUT – Residential development. Refused and dismissed on appeal due to loss of open space and overbearing impact on neighbouring dwellings.</p> <p>09/00007/FULL – temporary buildings and alterations to medical centre, granted.</p>		<b>Access to Services</b> (distance in m) Primary School: Northlands & Pitsea 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 & Chalvedon Square) <800m Town Centre: Pitsea <800m Public Open Space: Amenity Green Space & Children/young people space <400m (Rokescroft & Church Park 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 Park Drive) Urban Park <400m (Howard Park) Bus Stop: 130m Wickford Avenue Railway Station: Pitsea <1km		
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	No		
	- Company?	Yes		
	- Unknown?	No		
<b>Urban Area Site</b>	Yes	0.88ha		
<b>Green Belt Site</b>	No			
<b>Greenfield Site</b>	Yes	0.35ha		

<b>Address:</b> Dipple Medical Centre and land east of Medical Centre, rear of 2-22 Gifford Green	<b>Site Area:</b> 0.88ha	<b>Current Use:</b> Medical Centre and open space	<b>Site Ref.:</b> SS0152	
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<b>Previously Developed Land</b>	Yes	0.53ha	
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**Site Constraints**

Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Within buffer	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		Yes
			TPO: T1 & 2(Poplars) T3-6 & G1-2 (Ash trees)	TPO/03/95	Yes
			Archaeological Finds Area		No

**Highway issues:** Established access from Wickford Avenue, close to town centre transport connections.

**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,

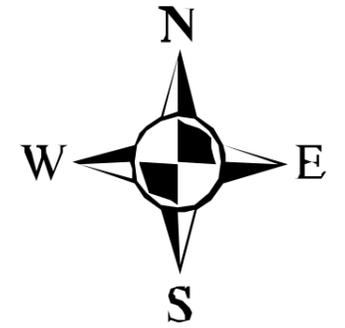
- Open space designation could be changed through the LDF process, provided there were sufficient alternative open spaces in the vicinity.
- SSSI unaffected due to intervening urban development.
- Design solution to retain, protect or replant TPO trees.
- Intrusive investigation of the site to check 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.

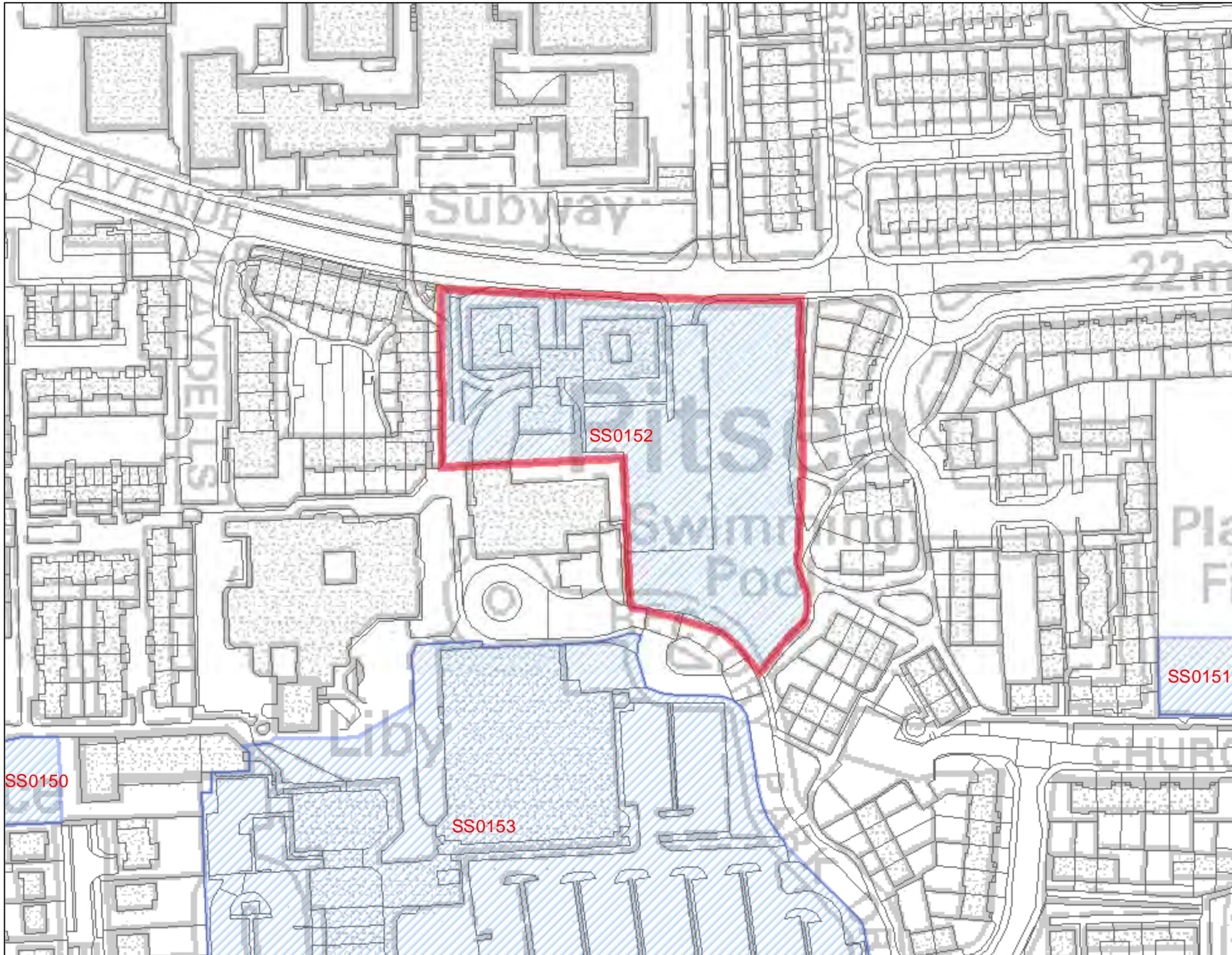
<b>Address:</b> Dipple Medical Centre and land east of Medical Centre, rear of 2-22 Gifford Green	<b>Site Area:</b> 0.88ha	<b>Current Use:</b> Medical Centre and open space	<b>Site Ref.:</b> <b>SS0152</b>	
<b>Site is suitable for housing development</b> X				
<b>Reason(s) why site is suitable for housing:</b> 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>	No. Although part of the site was put forward as part of the Call for Sites process by or on behalf of the landowner, this part of the site has had refusals for residential development and needs to undergo a PPG17 assessment before it can be released. The Dipple Medical Centre area of the site is still occupied and utilised and was carried through the SHLAA process as part of the Replacement Local Plan submissions. Therefore, as a site as a whole it is considered unavailable at this time.			

# Land adj to Dipple Medical Centre Pitsea

SHLAA 2011/2012



## SS0152

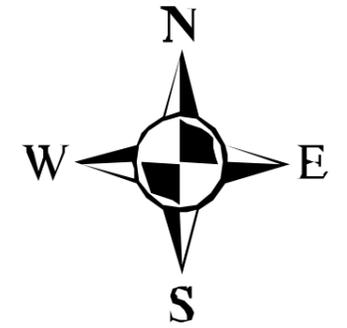
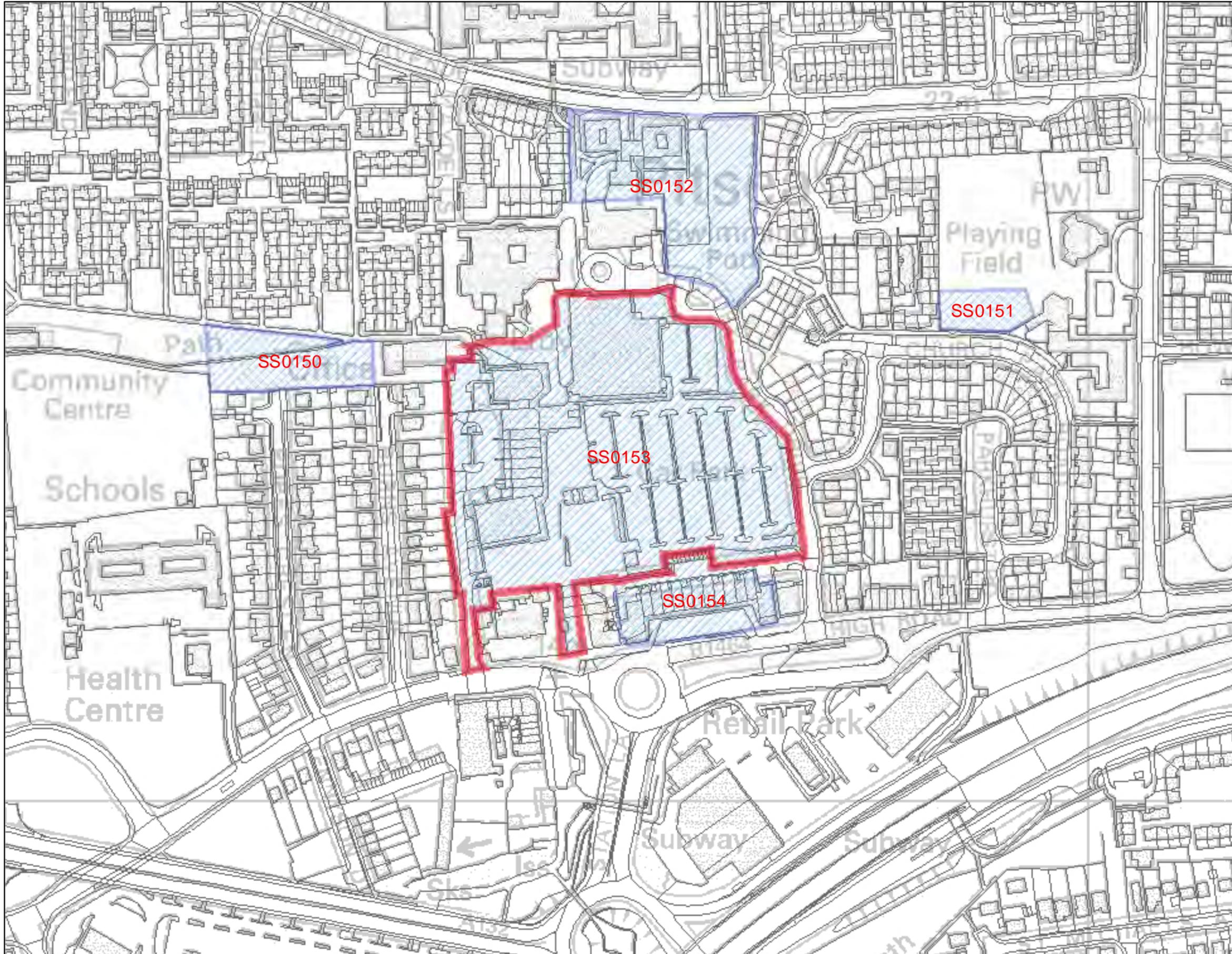


## SHLAA Site Survey Form Part 1

<b>Address:</b> Northlands pavement site	<b>Site Area:</b> 3.14ha	<b>Current Use:</b> Town Centre	<b>Site Ref.:</b> <b>SS0153</b>		
<b>Description of Site (including planning status)</b>  This site forms the central part of Pitsea town centre, north of High Road, behind Broadway North and including the market site and supermarket.  The site forms the principle part of Pitsea Town Centre and comprises a large open car park and various retail outlets but without a significant road access onto the High Road. The existing structures were largely constructed during the 1970's and the area is subject to a master plan to guide the comprehensive redevelopment/regeneration of the town centre.  Allocated as 'Town Centre' in the BDLP 1998.  Planning history: Various previous applications relating extensions and alterations of existing buildings within the town centre and improvements to the market site.  02/00609/FULL – First floor Northlands Pavement - Proposed change of use from storage/ancillary area of former retail unit to residential use (Class A3) - 17 flats, insertion of dormer windows, two storey extension and alterations to elevations. Granted 05.07.2002 - unimplemented.  05/00387/FULL - Redevelopment and extension of Unit 1 to create 31 one-bed and 39 two-bed apartments, 3 lock-up units and 4 retail units. Pending consideration.  Pitsea Master Plan recently produced to guide regeneration of Pitsea town centre.			<b>Site Access:</b> rectory Park Drive and High Road, Pitsea  <b>Access to Services</b> (distance in m) Primary School: Northlands & Pitsea Junior/Lee Wastell <600m Secondary School: Basildon Upper and Lower Academies <1500m GP/Health Centre: 2 (Diple Medical Centre & Rectory Park Drive) <800m Neighbourhood Centre: 2 (Chalvedon Square, Rectory Road) <800m Town Centre: Pitsea <800m Public Open Space: Amenity Green Space & Children/young people space <400m (Rokescroft), Churchyard (St. Michaels) <400m, Civic Space <400m (Pitsea Market), Educational Field <400m (Basildon Upper Academy), Natural/semi natural Green Space <800m (Waterville Drive), Outdoor Sport Facility <400m (Church Park Drive), Urban Park <400m (Howard Park) Bus Stop: 30m High Road Railway Station: Pitsea <1km		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	No		
		- Company?	Yes		
		- Unknown?	No		
<b>Urban Area Site</b>	Yes	3.14ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	No				
<b>Previously Developed Land</b>	Yes	3.14ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes - SSSI		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No			

<b>Address:</b> Northlands pavement site		<b>Site Area:</b> 3.14ha	<b>Current Use:</b> Town Centre	<b>Site Ref.:</b> <b>SS0153</b>	
	Within buffer	No	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings (1&2 The Cottage, London Rd)	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		Yes
			TPO:		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Limited vehicular access onto / from High Road, with main access between Broadway north and the Railway PH. Full frontage onto Rectory Park Drive. Alongside A13 junction and close to rail and bus stations.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Town centre designation in development plan.</li> <li>• SSSI buffer.</li> <li>• Definitive footpath runs through middle of the site.</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>					
<ul style="list-style-type: none"> <li>• <b>Could the constraints be overcome?</b> Yes.</li> <li>• Design solution. Town centre designation suggests active frontages at ground floor and usual town centre uses but does not restrict residential development.</li> <li>• SSSI unlikely to be affected due to intervening urban development.</li> <li>• Design solution to incorporate footpath or an Order to adjust / remove footpath designation.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Town centre uses including retail, residential, mixed use, community uses.					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is suitable for housing:</b> This is an established urban location and a town centre site, close to most amenities, facilities and services including transportation connections. The site is large and contains a number of structures and uses which would need to be considered. There are no constraints that make the site unsuitable for housing development. However, the site is part of the Pitsea Masterplan and as this has only recently been produce, the timeframe for development will have to give consideration to this.					
<b>Is site available for development?</b> <b>If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. Furthermore, a planning application has been submitted for the site and the landownership can be established from that. Timeframe for development will have to give consideration to the adoption of the Pitsea Masterplan.		

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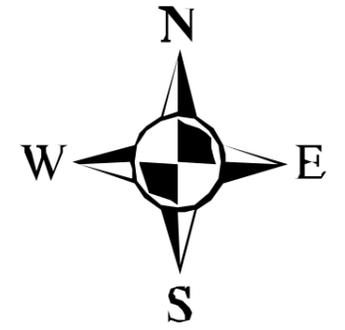
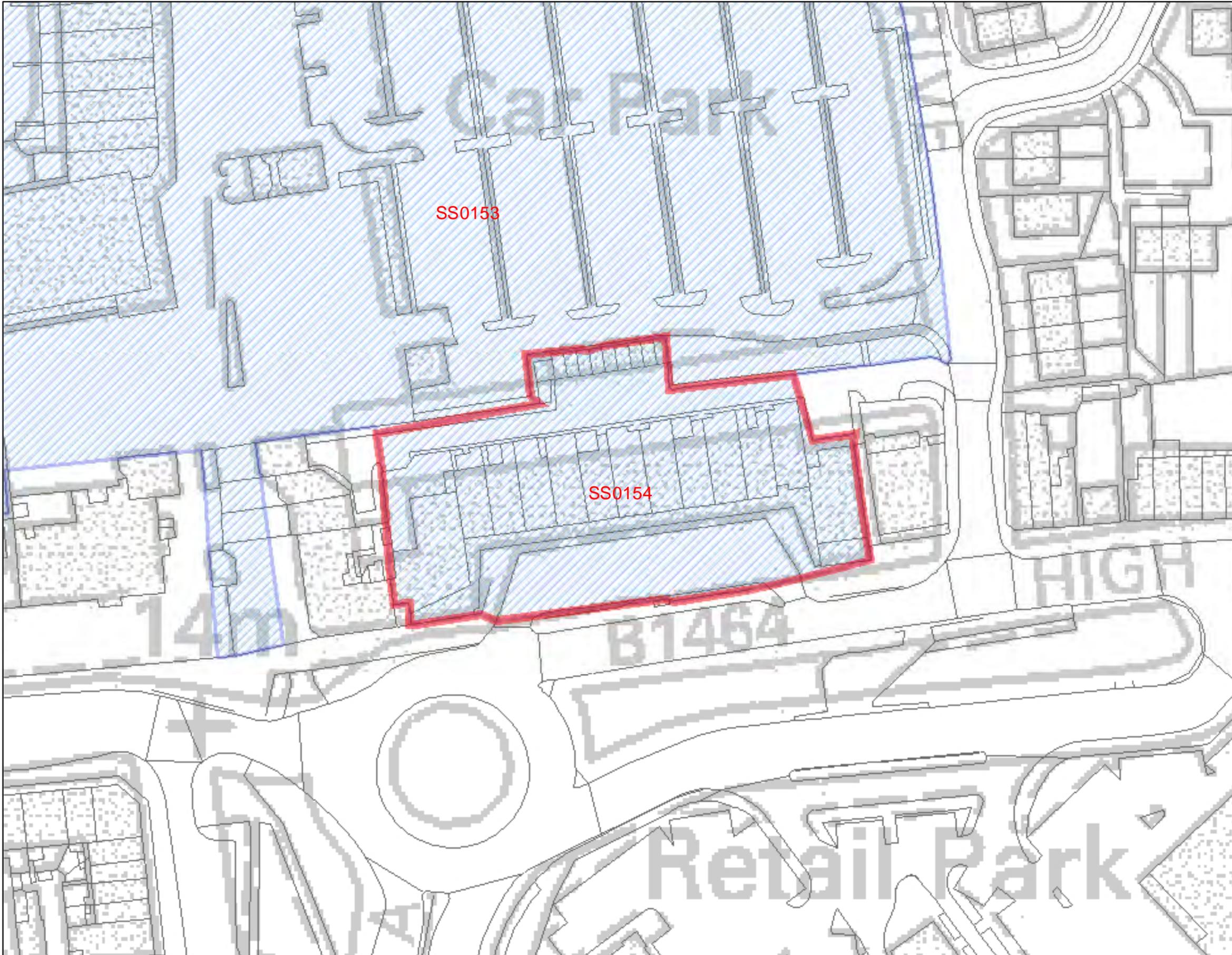
# SS0153

## SHLAA Site Survey Form Part 1

<b>Address:</b> 1-12 Broadway North, Pitsea, Basildon		<b>Site Area:</b> 0.4ha	<b>Current Use:</b> Retail (Town Centre)	<b>Site Ref.:</b> <b>SS0154</b>	
<b>Description of Site (including planning status)</b>				<b>Site Access:</b> Broadway North	
<p>The site is a parcel of land on the north side of High Road, in the centre of Pitsea. Broadway North comprises a parking bay and bus stop fronting a medium size building of functional design, with retail units beneath office / storage rooms. There is a garage court area to the rear of the building, with access from Rectory Park Drive.</p> <p>98/01287/BAS – Change of use from offices to flats. Granted 20-01-1999. Unimplemented.</p> <p>Minor applications since 1998.</p>				<p><b>Access to Services</b> (distance in m)                  Primary School: Northhands Nursery; Len Westall Infants &amp; Pitsea Junior &lt;600m                  Secondary School: Basildon Upper and Basildon Lower Academies                  GPs / Health Centre: 2 (Rectory Park Drive; Dipple Medical Centre) &lt;800m                  Neighbourhood Centre: 2 (Chalvedon Square; Rectory Park Drive) &lt;800m                  Town Centre: Pitsea (within)                  Public Open Space:                  Amenity Green Space &lt;400m;                  Children &amp; YP Spaces &lt;400m                  Churchyard &lt;400m                  Civic Space &lt;400m                  Country Park &lt;2km                  Educational Field &lt;400m                  Natural &amp; Semi-natural Space &lt;800m                  Outdoor Sports &lt;400m                  Urban Park &lt;400m                  Bus Stop: adjacent to the site                  Railway Station: Pitsea &lt;1km</p>	
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	No		
		- Company?	No		
		- Unknown?	Yes		
<b>Urban Area Site</b>	Yes	0.4ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	No				
<b>Previously Developed Land</b>	Yes	0.4ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

<b>Address:</b> 1-12 Broadway North, Pitsea, Basildon	<b>Site Area:</b> 0.4ha	<b>Current Use:</b> Retail (Town Centre)	<b>Site Ref.:</b> SS0154	
		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Fronts the main high road in Pitsea, or to the rear from Rectory Park Drive. Site currently provides parking and a bus stop. Station and a range of town centre amenities are all close to the site.				
<b>Constraints (description):</b> SSSI Buffer. Likely existence of contamination – no detailed assessment made.				
<b>Could the constraints be overcome?</b> Yes SSSI buffer is of no consequence due to intervening urban development. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures.				
<b>What is the most suitable type of development for this site?</b> Any appropriate town centre use including retail, commercial uses and residential.				
<b>Site is suitable for housing development</b> X				
<b>Reason(s) why site is suitable for housing:</b> Within the urban area and within the town centre. Close to town centre amenities, facilities and services including transport connections. There are no constraints that make the site unsuitable for residential development.				
<b>Is site available for development?</b> <b>If yes, when?</b>		Whilst the site was not formally submitted to the Council it has previously been permitted for development which has now expired. This demonstrates a willingness of the landowner to develop the site and is thus deemed available at this time. However, consideration must be given to the need to relocate or accommodate existing shop units currently active on the site.		

SHLAA 2011/2012



# SS0154

## SHLAA Site Survey Form Part 1

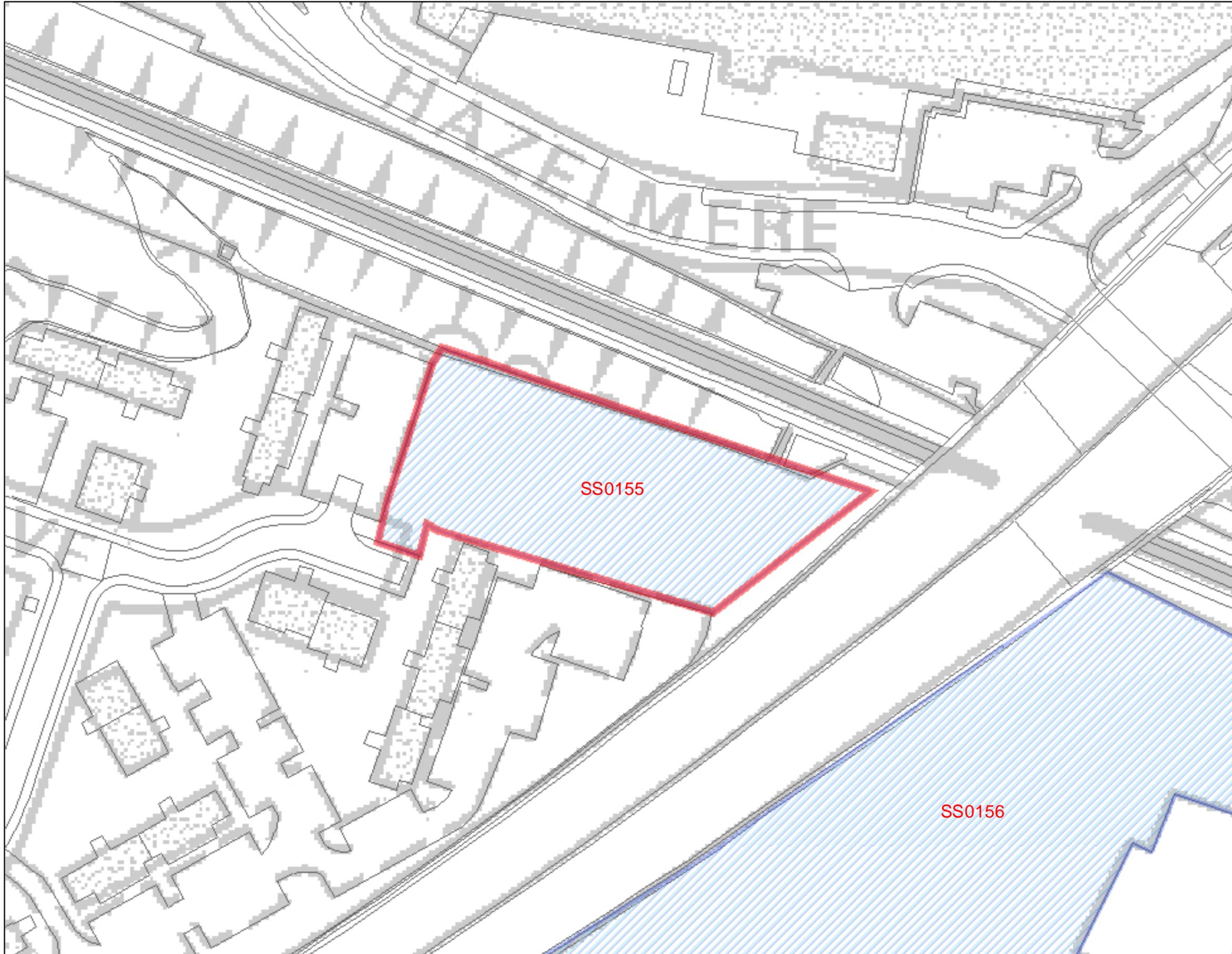
<b>Address:</b> Land at Waterville Drive, Pitsea		<b>Site Area:</b> 0.25ha	<b>Current Use:</b> Open space	<b>Site Ref.:</b> SS0155		
<p><b>Description of Site (including planning status)</b>                  Rectangular shaped site located at the eastern end of Waterville Drive, Pitsea. Site is composed of grass/scrubland and some peripheral trees/bushes. Site adjoins the C2C railway line to the north, the A13 Pitsea Flyover to the east and residential flats to the south and west.</p> <p>Allocated as 'Large residential sites with outstanding planning permission (april 1996)' in the BDLP 1998.</p> <p>Site put forward through policy documentation including the Urban Capacity Study. No landownership details confirmed.</p> <p>Planning history: None for the site itself</p> <p>BAS/520/94 – Residential development of 375 dwellings, access roads, car parking, public amenity area, play area, landscaping and ancillary works, granted 21.09.1994 (adjoining land)</p> <p>BAS/521/94 - Residential development of 375 dwellings, access roads, car parking, public amenity area, play area, landscaping and ancillary works, granted (adjoining land)</p>				<p><b>Site Access:</b> Waterville Drive</p>		
				<p><b>Access to Services</b> (distance in m)                  Primary School: Pitsea County &lt;600m                  Secondary School: Basildon Upper &amp; Basildon Lower Academies &lt;1500m                  GP/Health Centre: 2 (Rectory Park Drive; Dipple medical centre) &lt;800m                  Neighbourhood Centre: 0                  Town Centre: Pitsea &gt;800m                  Public Open Space: Amenity Green Space &amp; Children/young people space &lt;400m (Waterville Drive), Civic Space &lt;800m (Pitsea Market), Educational Field &lt;400m (Pitsea Cty), Natural/semi natural Green Space &lt;400m (Waterville Drive), Outdoor Sport Facility &lt;800m (Church Park Road), Urban Park &lt;800m (Howard Park)                  Bus Stop: 360m High Road                  Railway Station: Pitsea &lt;1km</p>		
<b>Ownership:</b>		- Public Body?				
		- Private Individual?				
		- Company?				
		- Unknown?	Yes			
<b>Urban Area Site</b>	Yes	0.25ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	0.25ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		Yes	
Washland		No			Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Within buffer	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	

<b>Address:</b> Land at Waterville Drive, Pitsea		<b>Site Area:</b> 0.25ha	<b>Current Use:</b> Open space	<b>Site Ref.:</b> SS0155	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues: No particular access issues.</b> Close proximity of elevated section of A13 and railway line to the site, likely to give rise to noise transmission issues and poor outlook. Close to town centre amenities, facilities and services, including transport connections.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• SSSI buffer.</li> <li>• Close proximity to railway line and A13 flyover.</li> <li>• Protected Species alert area</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>					
<b>Could the constraints be overcome?</b> Yes. <ul style="list-style-type: none"> <li>• SSSI unlikely to be affected due to urban nature of the area and adjoining residential/transport uses.</li> <li>• Design solution to resolve noise and outlook issues.</li> <li>• Investigations required into protected species on the site and remediation where necessary.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Residential with landscape buffer					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is suitable for housing:</b> The site is within an urban area and surrounded by residential properties. The site has previously been found suitable through allocation for residential purposes in the development plan. Consideration for the adjacent road network should be given if the site were to be development.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.		

SHLAA 2011/2012



# SS0155



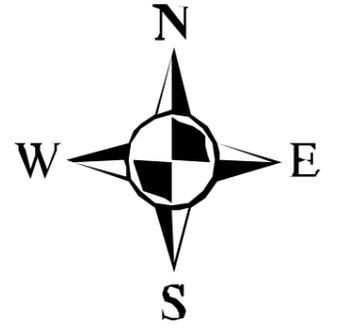
## SHLAA Site Survey Form Part 1

<b>Address:</b> Terminus Drive, Pitsea		<b>Site Area:</b> 3.54ha	<b>Current Use:</b> Vacant/scrubland	<b>Site Ref.:</b> SS0156								
<b>Description of Site (including planning status)</b> Irregular shaped plot located on an 'island' site at the intersection of the C2C railway line and the A13 Pitsea flyover. Site is composed of grass/scrubland and some unmade trackways. Site adjoins the C2C railway line to the north and south, the A13 Pitsea Flyover to the northwest and Pitsea railway station to the east. An overspill car park serving Pitsea station is also located to the northeast of the site. A small storage depot and dwellinghouse are located on the east side of the site fronting the road. Pitsea Marshes and Pitsea Hall lie on land to the south beyond the railway line, whilst Pitsea town centre is located not far to the north of the site.  Allocated as 'Proposed Employment Area – Policy E2' in the BDLP 1998.  Planning history: <ul style="list-style-type: none"> <li>• 10/00881/FULL - Construction of a footway / cycleway bridge over railway line - Granted</li> <li>• 07/00393/FULL - Change in use of the land to a residential gypsy caravan site consisting of 5 pitches each containing 1 static caravan and 1 touring caravan and associated infrastructure – refused</li> </ul>			<b>Site Access:</b> Terminus drive  <b>Access to Services</b> (distance in m) Primary School: Pitsea County <600m Secondary School: Chalvedon <1500m GP/Health Centre: <800m (Rectory Park Drive) Neighbourhood Centre: >800m (Vange Riverview Centre) Town Centre: Pitsea <800m Public Open Space: Amenity Green Space & Children/young people space <400m (Brackendale Drive), Civic Space <800m (Pitsea Market), Educational Field <400m (Pitsea Cty), Natural/semi natural Green Space <400m (Waterville Drive), Outdoor Sport Facility <800m (Church Park Road), Urban Park <800m (Howard Park) Bus Stop: 400m High Road Railway Station: Pitsea <1km									
			<b>Ownership:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td>Yes</td></tr> <tr><td>- Private Individual?</td><td>No</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>		- Public Body?	Yes	- Private Individual?	No	- Company?	No	- Unknown?	No
- Public Body?	Yes											
- Private Individual?	No											
- Company?	No											
- Unknown?	No											
<b>Urban Area Site</b>	Yes	3.54ha										
<b>Green Belt Site</b>	No											
<b>Greenfield Site</b>	Yes	0.6ha										
<b>Previously Developed Land</b>	Yes	2.94ha										
<b>Site Constraints</b>												
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>									
Scheduled Monument	Within	No	Ancient Woodland	Within	No							
	Part of	No		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	Yes		Within Buffer	Yes							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	Yes							
Flood Zone		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		Yes							
Washland		No			Yes							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land Ground Water Vulnerability Area		No							
	Part of	No			No							
	Within buffer	No										
Oil / Gas Pipelines		No	Conservation Area	Within	No							
				Adj. To	No							
Electricity Pylons		No	Listed Buildings – Pitsea Hall	Within	No							
				Adj. To	Yes							

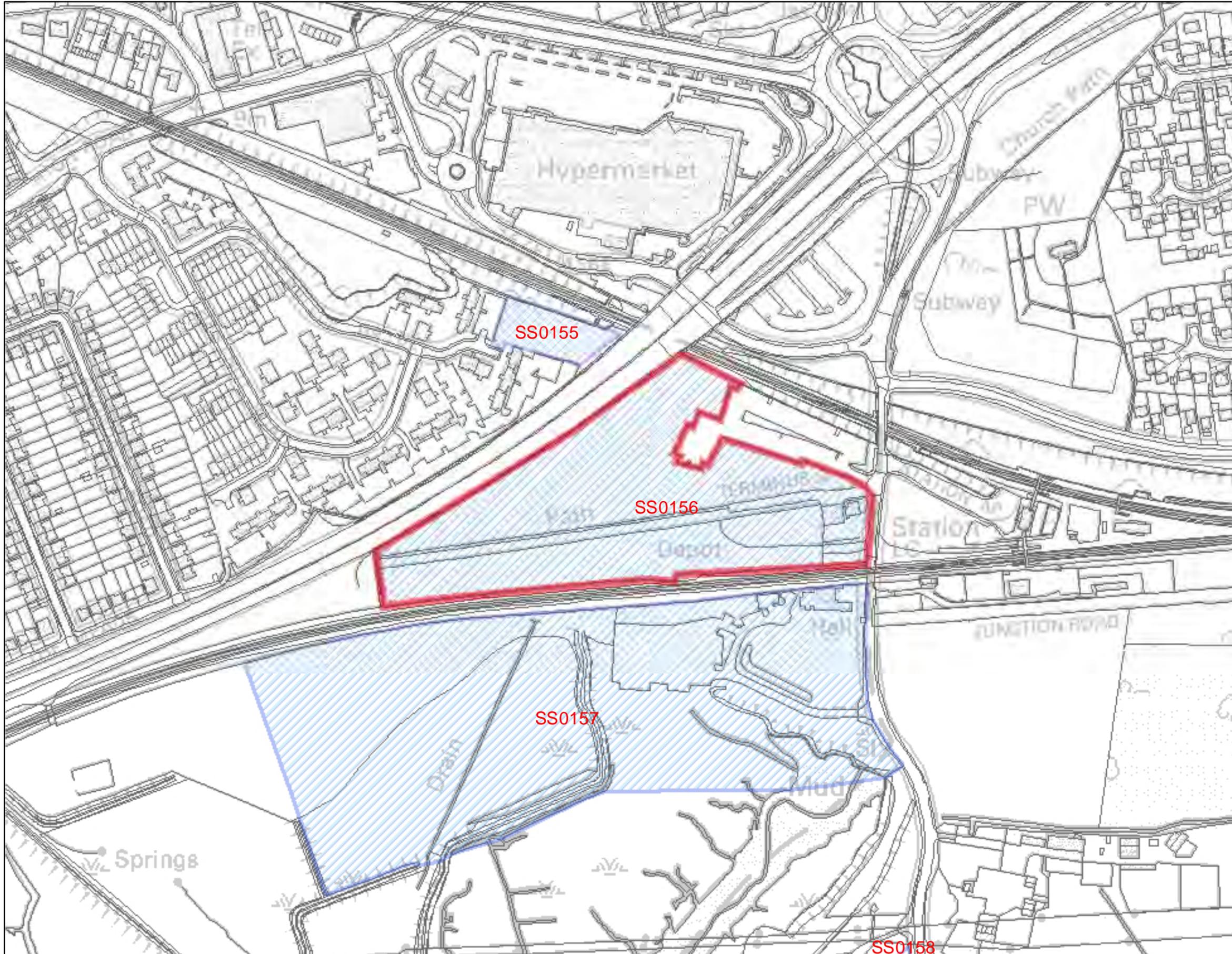
<b>Address:</b> Terminus Drive, Pitsea		<b>Site Area:</b> 3.54ha	<b>Current Use:</b> Vacant/scrubland	<b>Site Ref.:</b> <b>SS0156</b>	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW):		Yes
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access issues. Close proximity of elevated section of A13 and railway line to the site, likely to give rise to noise transmission issues.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• SSSI buffer.</li> <li>• Crossrail Safeguarded Land.</li> <li>• Potential employment land in BDLP 1998</li> <li>• Close proximity to railway line and A13 flyover.</li> <li>• Within Local Wildlife Site and BAP buffer</li> <li>• Protected Species alert area.</li> <li>• Listed building buffer.</li> <li>• Definitive footpath</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>					
<b>Could the constraints be overcome? No</b>					
<b>What is the most suitable type of development for this site?</b> Crossrail/general rail infrastructure use, commercial					
Site is NOT suitable for housing development X					
<b>Reason(s) why site is not suitable for housing:</b> 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.					
<b>Is site available for development?</b>			N/A		
<b>If yes, when?</b>					

# Terminus Drive Pitsea - BAS E2

SHLAA 2011/2012



# SS0156

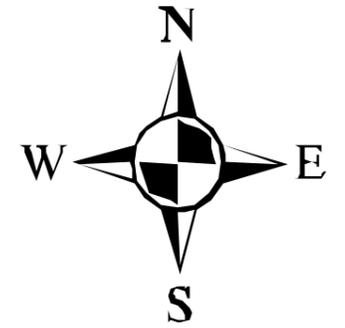
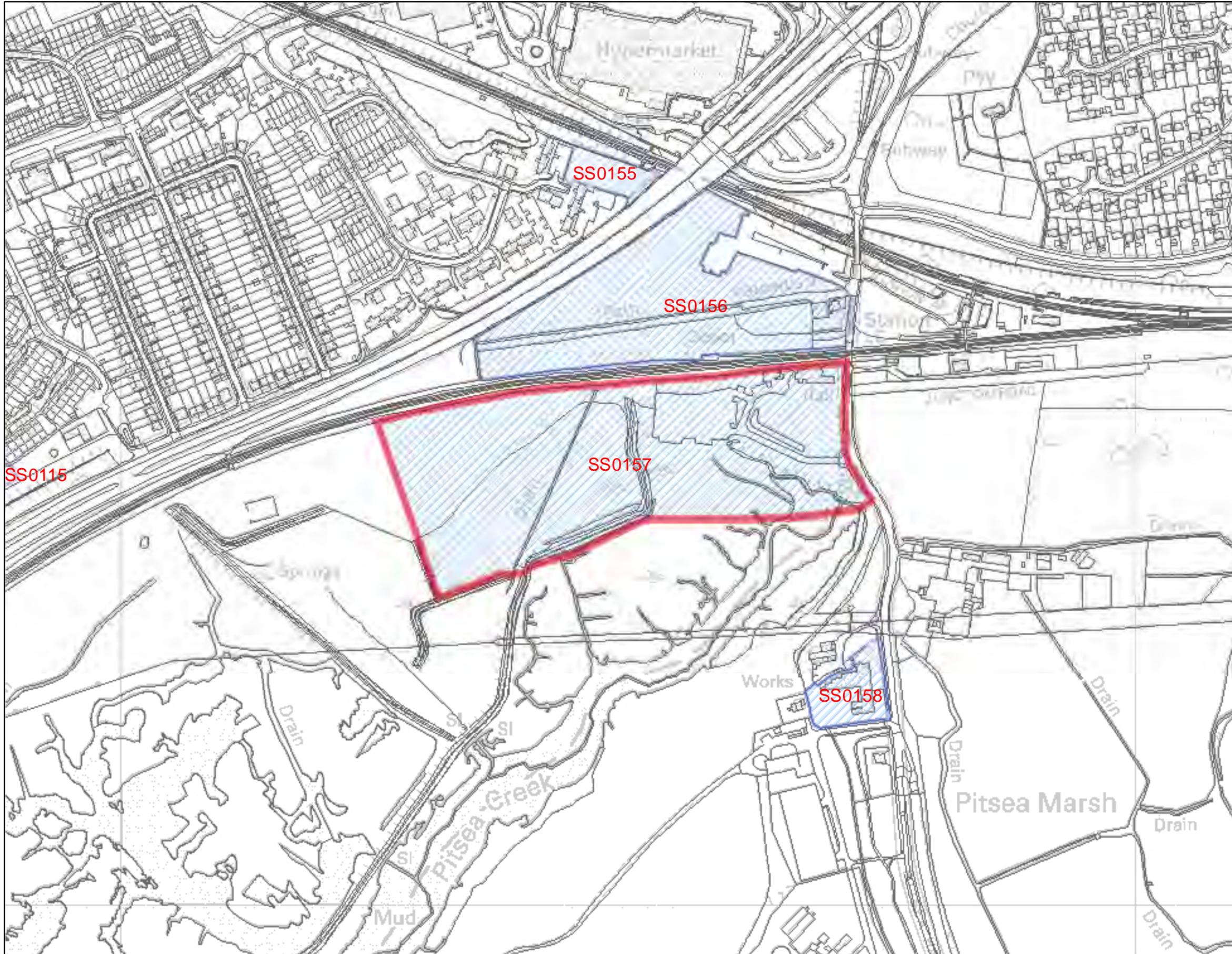


## SHLAA Site Survey Form Part 1

<b>Address:</b> Cromwell Manor, Pitsea Hall Lane, Pitsea	<b>Site Area:</b> 6.9ha	<b>Current Use:</b> Marshland, manor house and car park	<b>Site Ref:</b> <b>SS0157</b>	
<b>Description of Site (including planning status)</b> Large rectangular area of land located to the south of the Tilbury to Southend railway line in an area of mainly marshland. An old listed manor house is located in the north east corner of the site used for wedding and other functions, with its associated car park located to the west of the building. Various creeks project into the site in what was former salt marsh, now partly drained and protected by sea walls.  Development Plan: Allocated as Green Belt and Marshes Area in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>98/00206/BAS and 98/00207/LBBAS - Kitchen Extension &amp; Emergency 1st. Floor Fire Escape – Refused and Dismissed 1998</li> <li>97/00981/ABAS – various signage – Granted 1997</li> <li>97/00857/LBBAS – Boiler House – Granted 1997</li> </ul>			<b>Site Access:</b> Pitsea Hall Lane <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 6.9ha		
<b>Greenfield Site</b>	Yes	Area: 6.1ha		
<b>Previously Developed Land</b>	Yes	Area: 0.8ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP)	Within
	Part of Site		Priority Habitat	Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	

<b>Address:</b> Cromwell Manor, Pitsea Hall Lane, Pitsea		<b>Site Area:</b> 6.9ha	<b>Current Use:</b> Marshland, manor house and car park	<b>Site Ref:</b> SS0157	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

SHLAA 2011/2012



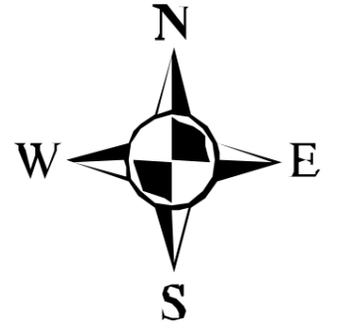
# SS0157

## SHLAA Site Survey Form Part 1

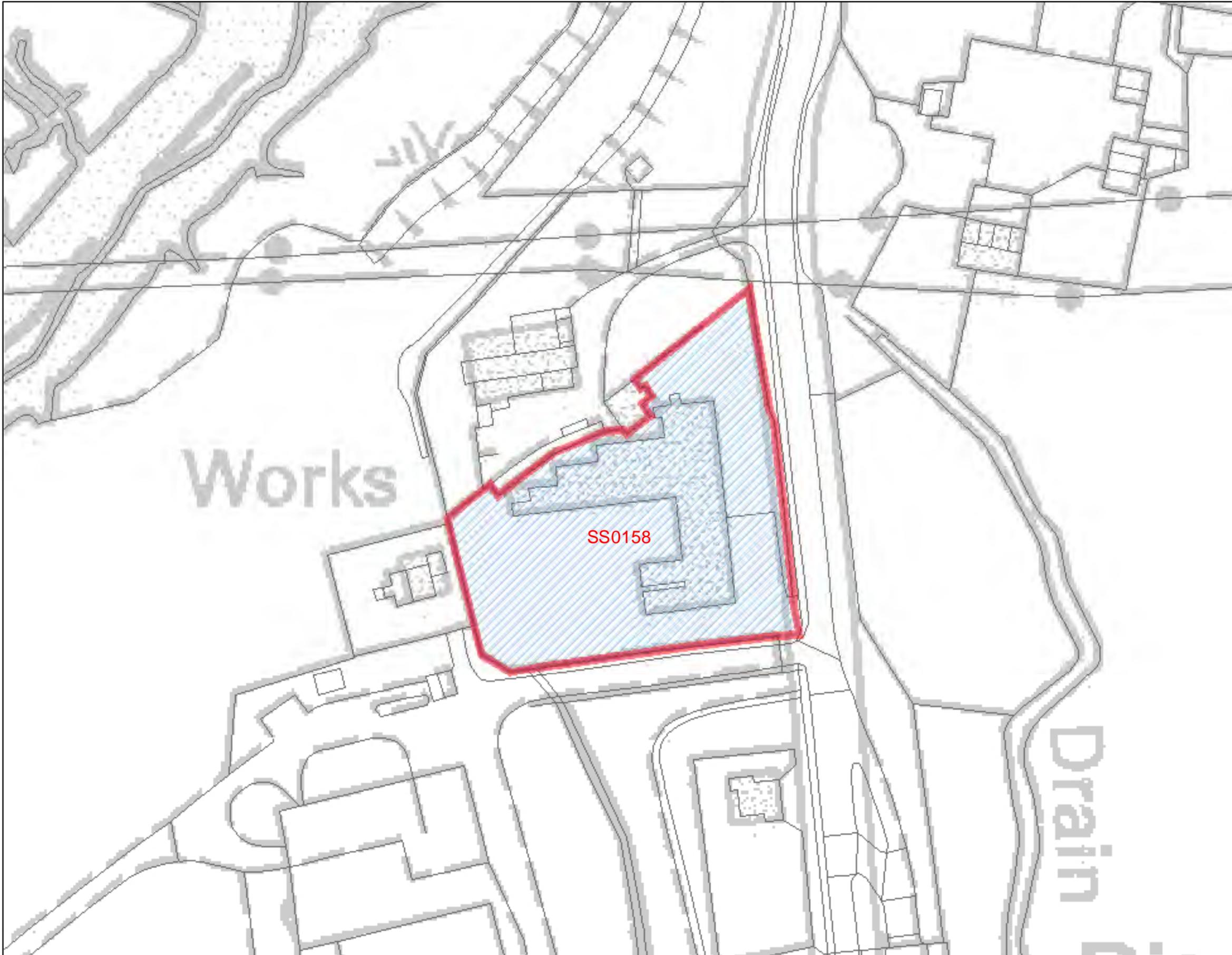
<b>Address:</b> Tuskite Works, Pitsea Hall Lane, Pitsea	<b>Site Area:</b> 0.44ha	<b>Current Use:</b> Industrial	<b>Site Ref:</b> SS0158			
<b>Description of Site (including planning status)</b> Irregular shaped commercial site located in a marshland area, to the south of Pitsea. The site comprises a 'T's shaped warehouse building used for scaffold/warehousing purposes. The remainder of the site is hardsurfaced and used for storage, parking or delivery purposes.  Development Plan: Allocated as Green Belt and Marshes Area in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• 02/00088/FULL - Change of use from industrial to storage/distribution of marquees and chinaware (Class B8) – Granted</li> <li>• 08/01420/FULL - Proposed change of use from storage / distribution of marquees and chinaware ( Class B8) to scaffold and storage (class B8) – Refused and Allowed on appeal 2009</li> </ul>			<b>Site Access:</b> Pitsea Hall Lane <b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	No				
	- Company?	Yes				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	0.44ha				
<b>Greenfield Site</b>	No					
<b>Previously Developed Land</b>	Yes	0.44ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			

<b>Address:</b> Tuskite Works, Pitsea Hall Lane, Pitsea		<b>Site Area:</b> 0.44ha	<b>Current Use:</b> Industrial	<b>Site Ref:</b> SS0158	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

SHLAA 2011/2012



## SS0158



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land bounded by A130, A127 and Sliproads (Benfleet Triangle), East of Bonvilles Farm, Arterial Road	<b>Site Area:</b> 18.5ha	<b>Current Use:</b> Farmland	<b>Site Ref.:</b> <b>SS0159</b>		
<b>Description of Site (including planning status)</b> Large area of arable farmland, now effectively land locked between the junctions of three major dual carriageways: the A127 Southend Arterial, The A1245 and A130. The Site is predominantly open and comprises three fields and intervening hedgerows. A small shrubland/copse lies to the north east. Beyond the peripheral roads lies further farmland and occasional commercial uses.  Development Plan: Allocated as Green Belt and Junction Improvements in the BDLP 1998  Planning History: No previous development proposals. The land was effectively cut off from the adjoining farmland to the west following the recent completion of the A130 dual carriageway. This also led to a line of electricity wires/pylons being partly relocated onto the land to facilitate the new road. (EEB BAS/0266/01)			<b>Site Access:</b> Very limited: Arterial Road slipway and Bonvilles Farm, via A127  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: 0 within buffer Neighbourhood Centre: 0 within buffer Town Centre: >800m Public Open Space: Amenity Green Space >800m; Children/young people space >400m; Churchyard <>800m; Civic Space >2km; Country Park <2km; Allotments >400m; Educational Field >800m; Natural and semi-natural open space >800m; Outdoor Sport facility >2km; Urban Park <2km  Bus Stop: None nearby Railway Station: Wickford or Pitsea > 4km		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 18.5ha			
<b>Greenfield Site</b>	Yes	Area: 18.5ha			
<b>Previously Developed Land</b>	No	(bar for single trackways)			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		Yes	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

<b>Address:</b> Land bounded by A130, A127 and Sliproads (Benfleet Triangle), East of Bonvilles Farm, Arterial Road		<b>Site Area:</b> 18.5ha	<b>Current Use:</b> Farmland	<b>Site Ref.:</b> SS0159	
400m buffer zone around wastewater/sewage plants		No	Definitive Footpath (PRoW)		Yes
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Heavily constrained access would prohibit any intense use of the site for much else other than for agriculture or forestry. Greater use of the site would require upgraded vehicular access which is unlikely if at all possible without significant and prohibitive additional investment in junction improvements, or as part of larger development site. RED					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Definitive footpath</li> <li>• Electricity line transects site</li> <li>• Protected species alert areas</li> <li>• SPA/SAC/Ramsar buffer</li> <li>• CAA notification area</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in the development plan</li> <li>• Serious Highway access constraints</li> <li>• Road noise would prohibit residential use</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Farmland or strategic transport or utilities infrastructure uses					
				<b>Site is NOT suitable for housing development</b> x	
<b>Reason(s) why site is not suitable for housing:</b> Site is not connected to the settlement boundary and cannot be connected to the settlement boundary via another adjacent site. Access is heavily constrained by surrounding dual carriageway network and the site performs a strategic green belt function of preventing the merger of neighbouring towns.  A more intensive use of the site would likely have highway safety implications. Road noise and proximity to high voltage electricity grid network, along with remoteness from public services, would prohibit residential use of the land.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. The site was put forward as part of the Call for Sites process by the landowner.		

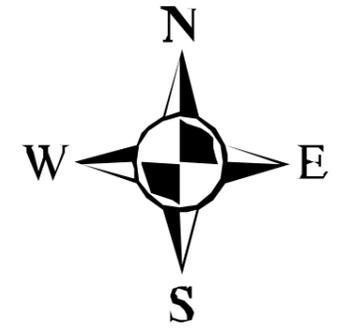
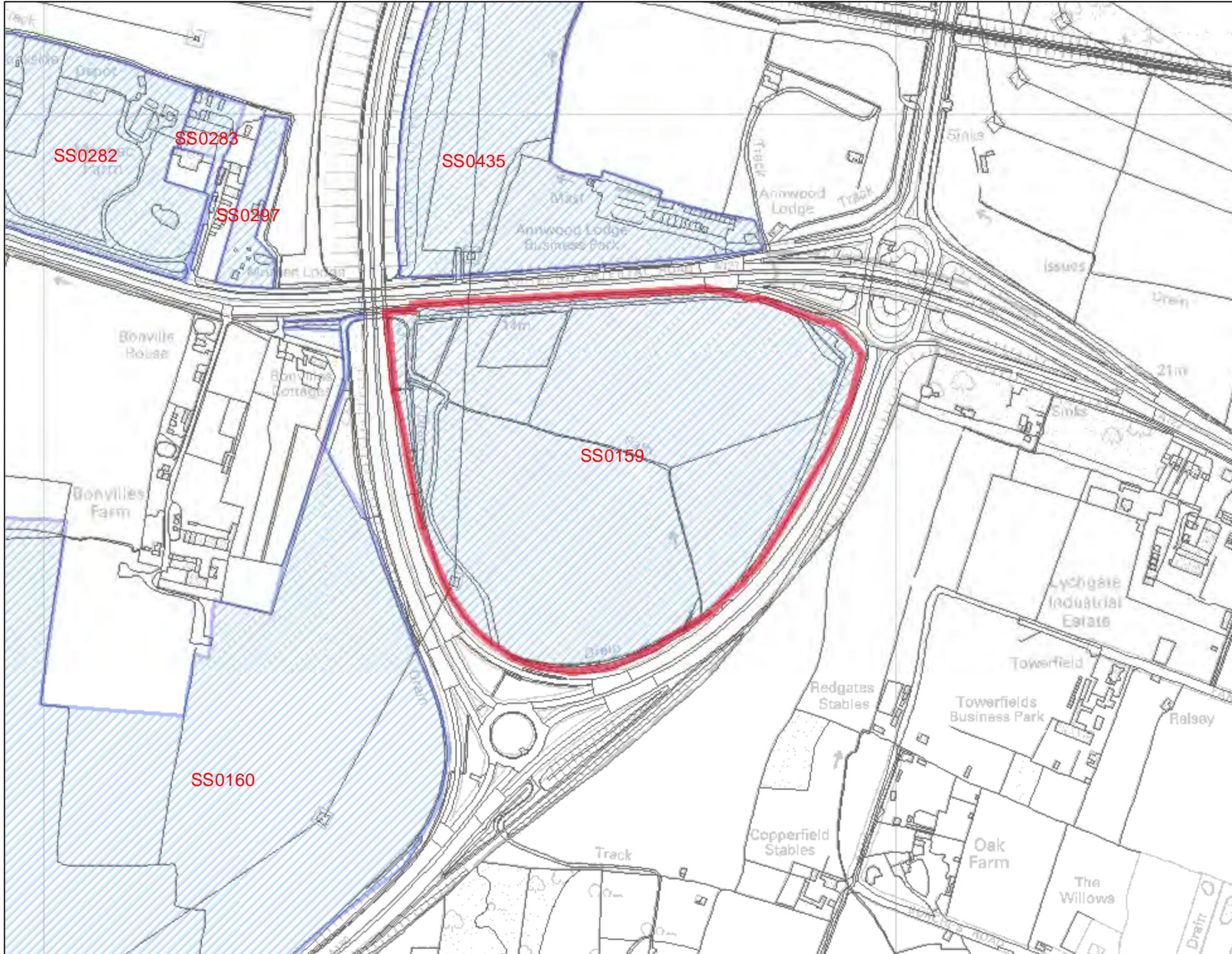
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land bounded by A130, A127 and Sliproads (Benfleet Triangle), East of Bonvilles Farm, Arterial Road	<b>Site Area:</b> 18.5ha	<b>Current Use:</b> Farmland	<b>Site Ref.:</b> <b>SS0159</b>		
<b>Description of Site (including planning status)</b> Large area of arable farmland, now effectively land locked between the junctions of three major dual carriageways: the A127 Southend Arterial, The A1245 and A130. The Site is predominantly open and comprises three fields and intervening hedgerows. A small shrubland/copse lies to the north east. Beyond the peripheral roads lies further farmland and occasional commercial uses.  Development Plan: Allocated as Green Belt and Junction Improvements in the BDLP 1998  Planning History: No previous development proposals. The land was effectively cut off from the adjoining farmland to the west following the recent completion of the A130 dual carriageway. This also led to a line of electricity wires/pylons being partly relocated onto the land to facilitate the new road. (EEB BAS/0266/01)			<b>Site Access:</b> Very limited: Arterial Road slipway and Bonvilles Farm, via A127 <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: 0 within buffer Neighbourhood Centre: 0 within buffer Town Centre: >800m Public Open Space: Amenity Green Space >800m; Children/young people space >400m; Churchyard <>800m; Civic Space >2km; Country Park <2km; Allotments >400m; Educational Field >800m; Natural and semi-natural open space >800m; Outdoor Sport facility >2km; Urban Park <2km  Bus Stop: None nearby Railway Station: Wickford or Pitsea > 4km		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 18.5ha			
<b>Greenfield Site</b>	Yes	Area: 18.5ha			
<b>Previously Developed Land</b>	No	(bar for single trackways)			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		Yes	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

<b>Address:</b> Land bounded by A130, A127 and Sliproads (Benfleet Triangle), East of Bonvilles Farm, Arterial Road		<b>Site Area:</b> 18.5ha	<b>Current Use:</b> Farmland	<b>Site Ref.:</b> SS0159	
400m buffer zone around wastewater/sewage plants		No	Definitive Footpath (PRoW)		Yes
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Heavily constrained access would prohibit any intense use of the site for much else other than for agriculture or forestry. Greater use of the site would require upgraded vehicular access which is unlikely if at all possible without significant and prohibitive additional investment in junction improvements, or as part of larger development site. RED					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Definitive footpath</li> <li>• Electricity line transects site</li> <li>• Protected species alert areas</li> <li>• SPA/SAC/Ramsar buffer</li> <li>• CAA notification area</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in the development plan</li> <li>• Serious Highway access constraints</li> <li>• Road noise would prohibit residential use</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Farmland or strategic transport or utilities infrastructure uses					
				<b>Site is NOT suitable for housing development</b> x	
<b>Reason(s) why site is not suitable for housing:</b> Site is not connected to the settlement boundary and cannot be connected to the settlement boundary via another adjacent site. Access is heavily constrained by surrounding dual carriageway network and the site performs a strategic green belt function of preventing the merger of neighbouring towns.  A more intensive use of the site would likely have highway safety implications. Road noise and proximity to high voltage electricity grid network, along with remoteness from public services, would prohibit residential use of the land.					
<b>Is site available for development?</b> <b>If yes, when?</b>			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



# SS0159

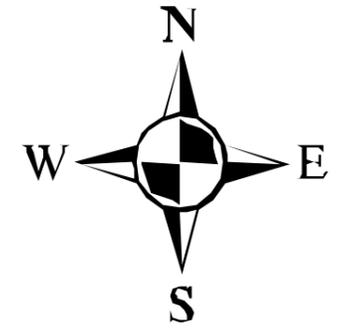
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of Bonvilles Farm and A130, North Benfleet	<b>Site Area:</b> 44.5ha	<b>Current Use:</b> Agriculture, balancing pond	<b>Site Ref:</b> SS0160		
<b>Description of Site (including planning status)</b> Large area of flat arable farmland located at the eastern end of the Borough, west of the A130 Arterial Road. The site comprises five fields and a large balancing pond. A row of electricity pylons transgresses through the south and east of the site.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> A127 Arterial Road  <b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 44.5ha			
<b>Greenfield Site</b>	Yes	Area: 44.5ha			
<b>Previously Developed Land</b>	No	(except for pylons)			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		

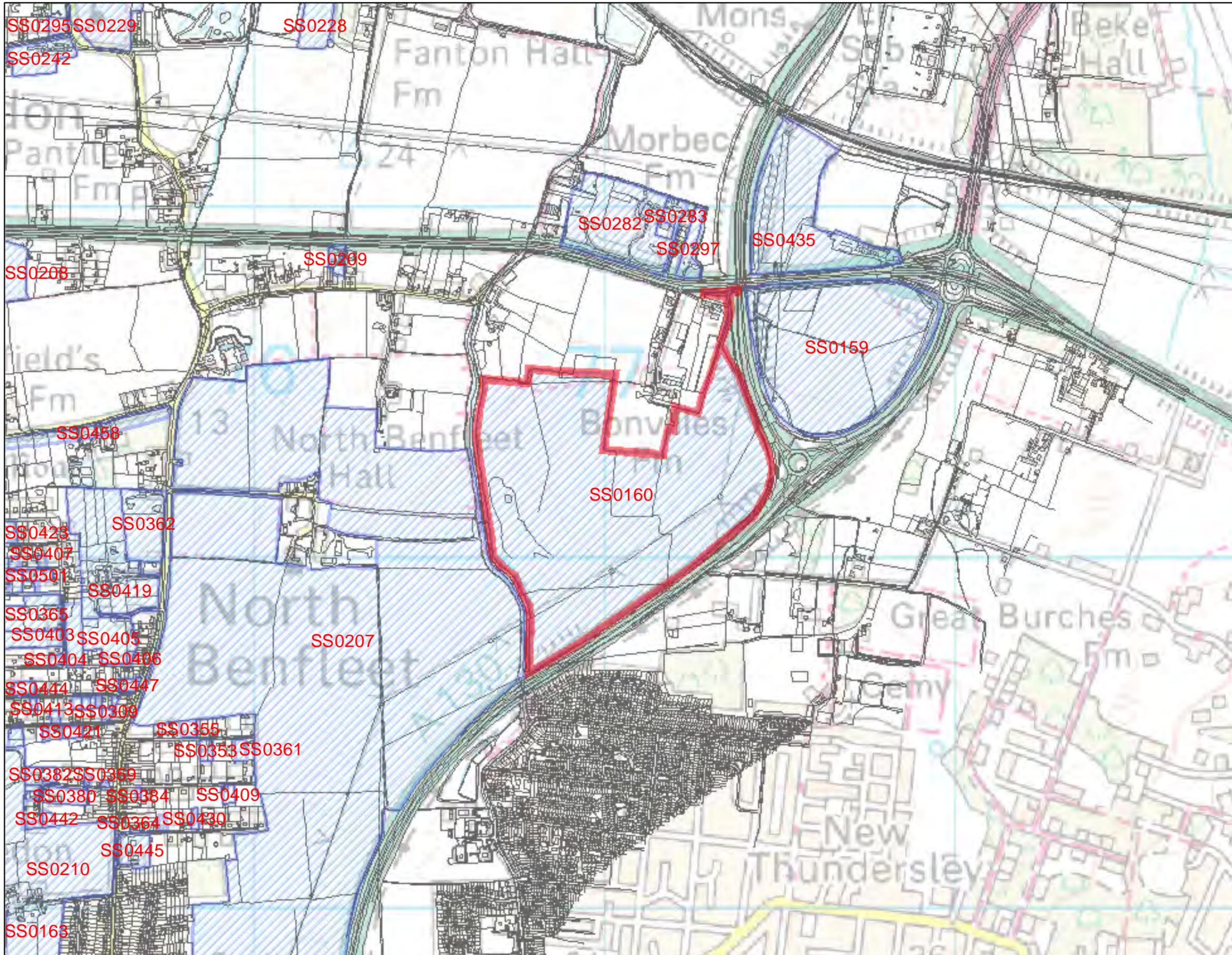
<b>Address:</b> Land west of Bonvilles Farm and A130, North Benfleet	<b>Site Area:</b> 44.5ha	<b>Current Use:</b> Agriculture, balancing pond	<b>Site Ref:</b> <b>SS0160</b>	
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

# Land East of Bonvilles Farm and A130 side

SHLAA 2011/2012



# SS0160



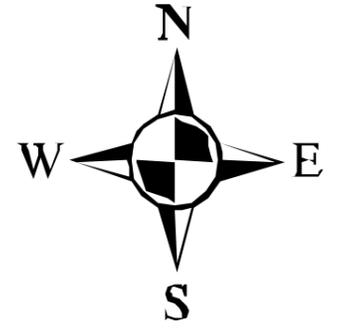
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay	<b>Site Area:</b> 24.8ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS0161		
<b>Description of Site (including planning status)</b> Large site located on the west side of Billericay, bounded by the London Liverpool Street Railway line to the north, farmland to the west and residential to the east and south. The site is predominantly open farmland intersected by drainage ditches hedges and a few isolated trees in the field boundaries.  Development Plan: Allocated as Green Belt in the Basildon Local Plan  Planning History:  BAS/0684/00 – Construction of two dwellings on land between 93 and 105 Mountnessing Road, Billericay – Outline Granted 2000, never built. No planning history relating to the farmland. Applications for simple residential alterations and extension to those properties whose extended gardens fall within the broad site. Two dwellings that appear on the 1777 map have been demolished on London Road either side of the brook – Slough House Bridge Former sewerage works located immediately to north of railway line has been replaced with housing.			<b>Site Access:</b> London Road and Mountnessing Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Quilters and Brightside) Secondary School: >1.5km (Billericay School and St. Johns) GPs / Health Centre: >800m (Western Road) Neighbourhood Centre: >800m (Western Road) Town Centre: Billericay >800m (Public Open Space: Amenity Green space <800m, children and young people space >400m, churchyard >800m, Educational Space >800m, Natural and semi-natural space <800m, outdoor sports <800m, Urban Park <2km Bus Stop: <30m (London Road) Railway Station: >1.6km (Billericay)		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 24.8ha			
<b>Greenfield Site</b>	Yes	Area: 24.8ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	*Potential for surface water flooding	No*	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas (Near Radford Way Industrial Estate)	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No

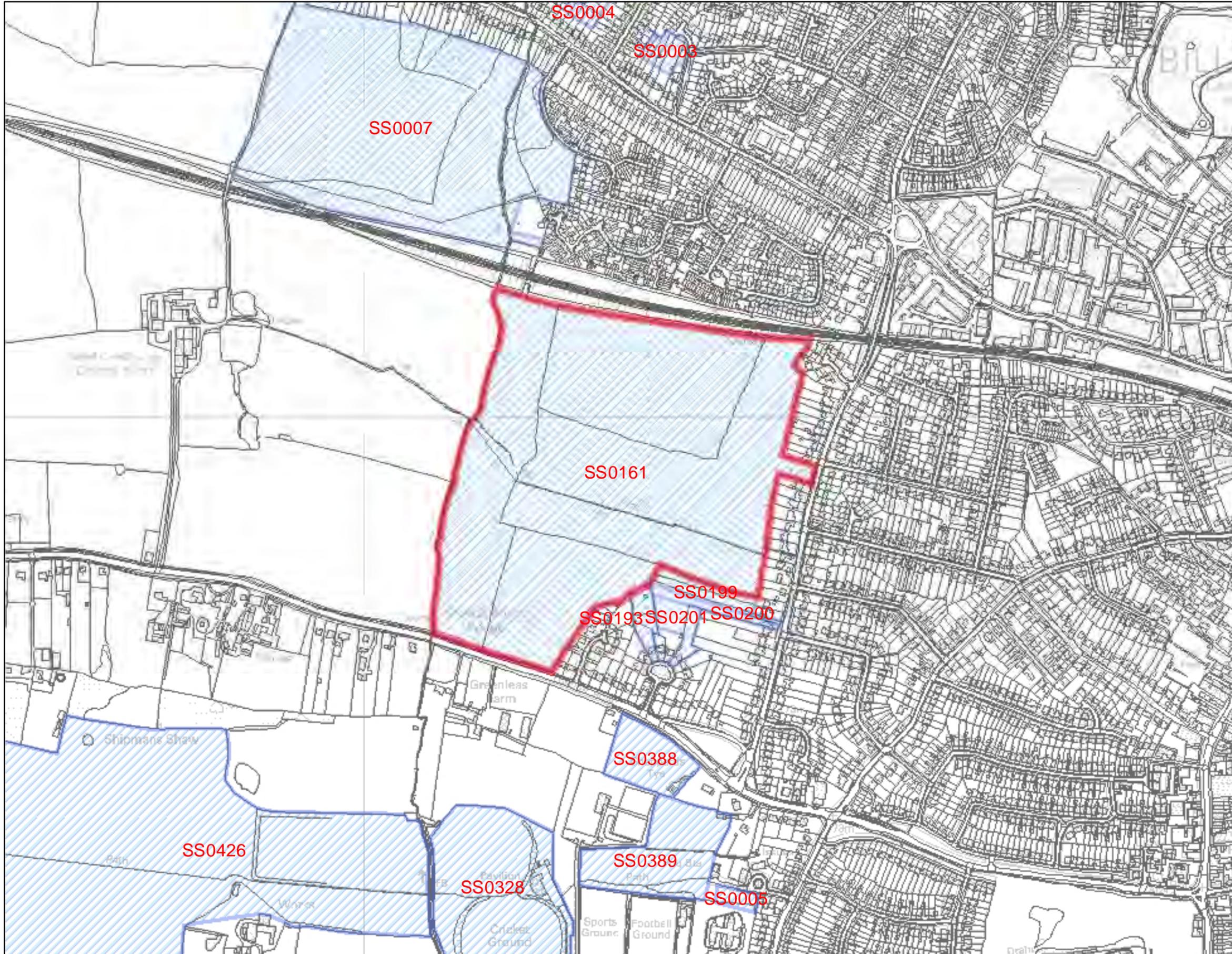
<b>Address:</b> Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay		<b>Site Area:</b> 24.8ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS0161		
					Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Access from London Road and Mountnessing Road would require significant improvements. <b>YELLOW</b>						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>Green Belt allocation in Development Plan</li> <li>Within the buffer of a SSSI</li> <li>Protected species alert area</li> <li>Ground water vulnerability area</li> <li>Close proximity to railway line</li> </ul>			<ul style="list-style-type: none"> <li>Definitive footpaths</li> <li>Potential for surface water flooding along brook</li> <li>Within Radford Way industrial estate buffer</li> <li>Possible sewerage network and treatment capacity issues</li> <li>Gas pipeline runs through SW area of land</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 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.						
<b>What is the most suitable type of development for this site?</b> Farmland, country park, residential or a combination of these						
<b>Site is suitable for housing development</b> x						
<b>Reason(s) why site is suitable for housing:</b> 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.						
<b>Is site available for development?</b> <b>If yes, when?</b>			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.			

# Land West of Mountnessing Road

SHLAA 2011/2012



# SS0161



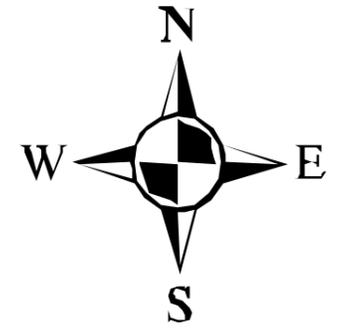
## SHLAA Site Survey Form Part 1

<b>Address:</b> The Paddock, South of Salcott Crescent, East of Cranfield Park Road Wickford	<b>Site Area:</b> 5.4ha	<b>Current Use:</b> Arable land	<b>Site Ref:</b> <b>SS0162</b>		
<b>Description of Site (including planning status)</b> Large irregular shaped area of open land located to the south of the settlement of Wickford, north of the A127 Arterial Road. The site is mainly arable in nature, with an uncultivated area along the southern side adjacent to an electricity transformer  Development Plan: Allocated as Green Belt in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>BAS/0605/57 – Residential Dev't- Cranfield Park Rd – Refused</li> <li>BAS/0387/57 - Residential Dev't- Cranfield Park Rd – Refused</li> <li>BAS/0219/58 – Residential Dev't, Arterial Road - Refused</li> <li>DCBAS/9/87- Public Open Space east of Cranfield Park Road</li> <li>BAS/1088/97 – Demolition of existing dwelling and construction of new dwelling and paddocks – Refused 29.01.1998</li> <li>BAS/0584/98 – Demolition of existing dwelling and outbuildings and construction of new dwelling – Granted 22.09.1998</li> </ul>			<b>Site Access:</b> Salcott Crescent / Cranfield Park Road  <b>Access to Services</b> (distance in m) Primary School: Abacus <600m Secondary School: Beuchamps and Bromfords <1500m GPs / Health Centre: Silva Island Way <800m Neighbourhood Centre: Silva Island Way <800m Town Centre: Wickford >800m Public Open Space: Within site, and up to 550m Bus Stop: <200m Railway Station: Wickford >1600m		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 5.4ha			
<b>Greenfield Site</b>	Yes	Area: 5.4ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

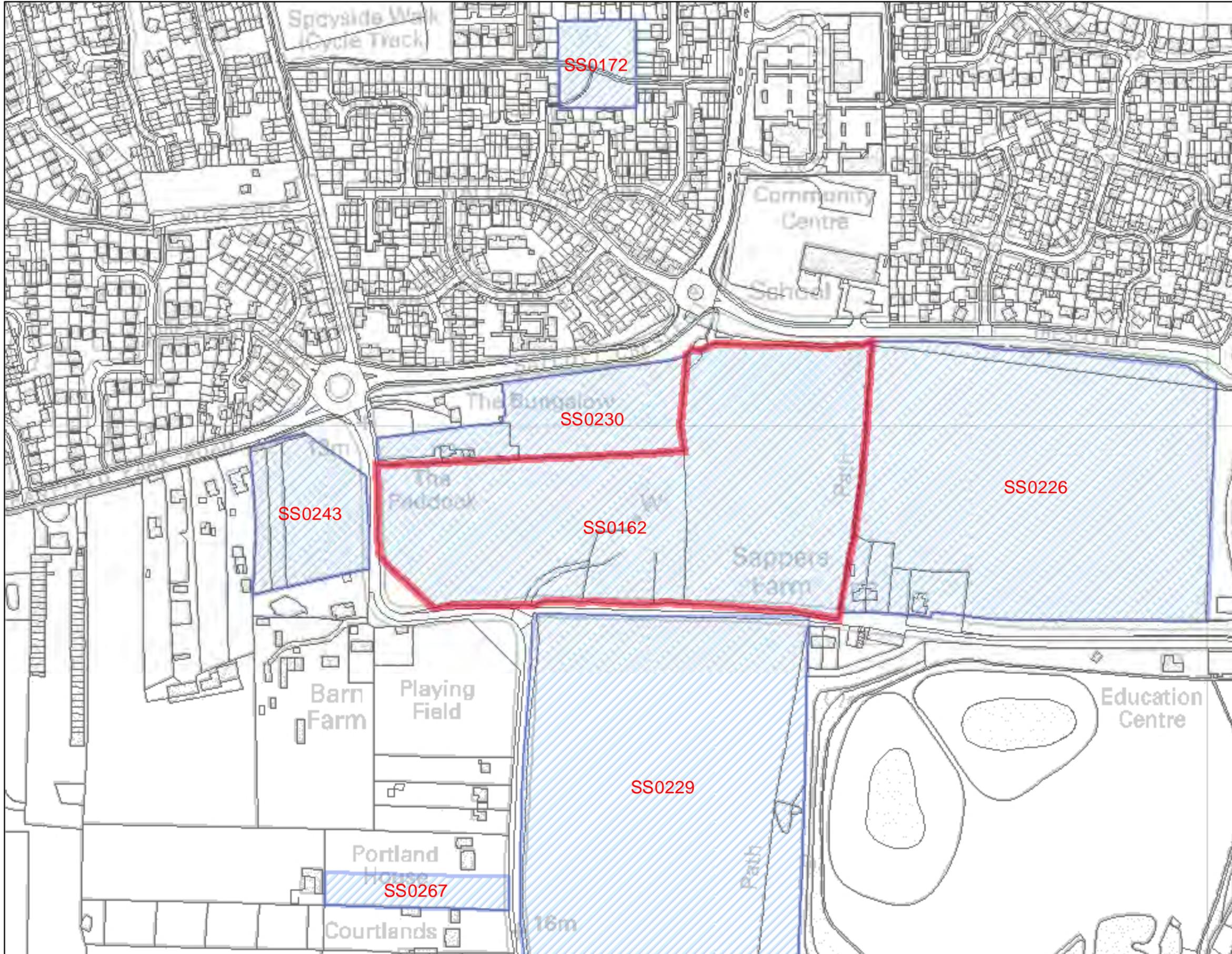
<b>Address:</b> The Paddock, South of Salcott Crescent, East of Cranfield Park Road Wickford		<b>Site Area:</b> 5.4ha	<b>Current Use:</b> Arable land	<b>Site Ref:</b> SS0162	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
Historic Environment Record: No records on site, though pill boxes and old farm houses in vicinity			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Upgrades would likely be needed to Salcott Crescent and Cranfield Park Road if significant development were proposed. YELLOW category					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>Protected species alert areas</li> <li>Definitive Footpath</li> <li>Potential contaminated land</li> </ul>		
<ul style="list-style-type: none"> <li>Green Belt</li> <li>Within SAC, SPA, RAMSAR buffer</li> <li>Within Employment buffer</li> </ul>					
<b>Could the constraints be overcome?</b> Partially					
By reviewing the Green Belt allocation in the development plan, respecting the employment and SAC/SPA/RAMSAR areas, investigating and remediating potential contaminated land where necessary and safeguarding protected species areas where identified. Sensitive development or relocation of definitive footpath as necessary.					
<b>What is the most suitable type of development for this site?</b> Current use, Farmland, country park.					
<b>Site is NOT suitable for housing development</b> x					
<b>Reason(s) why site is not suitable for housing:</b> Whilst the site is adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set a precedent for urban sprawl. Given the sensitivity and function of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		
<b>If yes, when?</b>					

# Land East of Cranfield Park Road, S of Tresco

SHLAA 2011/2012



# SS0162



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford	<b>Site Area:</b> 31.5ha	<b>Current Use:</b> Farmland, grassland	<b>Site Ref.:</b> <b>SS0163</b>	
<b>Description of Site (including planning status)</b> 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: <ul style="list-style-type: none"> <li>• 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</li> <li>• AGBAS/234/00 – Erection of hay barn –</li> <li>• BAS/1929/88 – Use of Barn for residential proeses at Jackamans Farm –Refused 1988 on Green Belt grounds</li> <li>• BAS/0391/95 – Use of Barn for Class B1 purposes at Jackamans Farm – Refused 1995, Allowed on appeal 1996</li> <li>• BAS/0935/94 – Replacement chalet at Reddington Cottage, London Road – Granted 1994</li> <li>• BAS/1609/88 – Factory extension, The Forge, London Road – Refused 1989 on Green Belt grounds</li> <li>• BAS/0063/97 – Demolish and reconstruct offices – Granted 1997</li> <li>• BAS/0202/00 – Car park, west of The Forge, London Road – Refused on Green Belt grounds and appeal dismissed 2000</li> <li>• BAS/918/76 – canteen, store and extension to The Forge – Refused 1976 on Green Belt grounds</li> <li>• BAS/1560/79 – Scout hut, recreation ground Pound Lane – Granted 1979</li> <li>• BAS/1020/96 – Use of scouthut as clubhouse and retain changing rooms at recreation ground, Pound Lane – Granted 1997</li> <li>• BAS/0048/00 –replacement store, recreation grnd– Granted 2000.</li> <li>• 06/01051/FULL - Demolition of existing dwelling and erection of 2 bed detached house and detached garage (revised scheme) – Granted 18.10.2006</li> </ul>		<b>Site Access:</b> London Road, Pound Lane <b>Access to Services</b> (distance in m) 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; 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 to 2.4km)		
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 31.5ha		
<b>Greenfield Site</b>	Yes	Area: 31.5ha		
<b>Previously Developed Land</b>	No			

<b>Address:</b> Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford	<b>Site Area:</b> 31.5ha	<b>Current Use:</b> Farmland, grassland	<b>Site Ref.:</b> SS0163	
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**Site Constraints**

Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	*Area in NE at risk of surface water flooding	No* although	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area – 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (ProW)		No
			TPO		No
			Archaeological Finds Area		No

**Highway issues:** a new junction with London Road or Pound Lane would be required and/or roads upgraded in the area to suit a strategic release of the land for development. GREEN

<b>Constraints (description):</b>	<ul style="list-style-type: none"> <li>• Ground water vulnerability area</li> <li>• Possible public footpath runs through the site (north to south on 1939 map)</li> <li>• Pill box heritage asset in southwest of site</li> </ul>
<ul style="list-style-type: none"> <li>• Green Belt allocated in development plan</li> <li>• SSSI, SPA and Ramsar buffer</li> <li>• Protected species alert area and buffer</li> </ul>	

**Could the constraints be overcome?** Yes  
**If yes, how?** By removing the green belt designation from the development plan, investigating/mitigating effects upon ground water vulnerability and protected species and taking into account effect on nearby SSSI, SPA and Ramsar buffers. Also respecting the location of Pill box and any footpaths

**What is the most suitable type of development for this site?** Farmland, recreation land or other appropriate uses that preserve openness

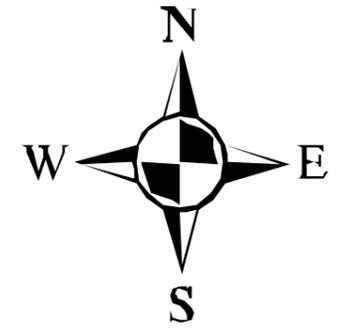
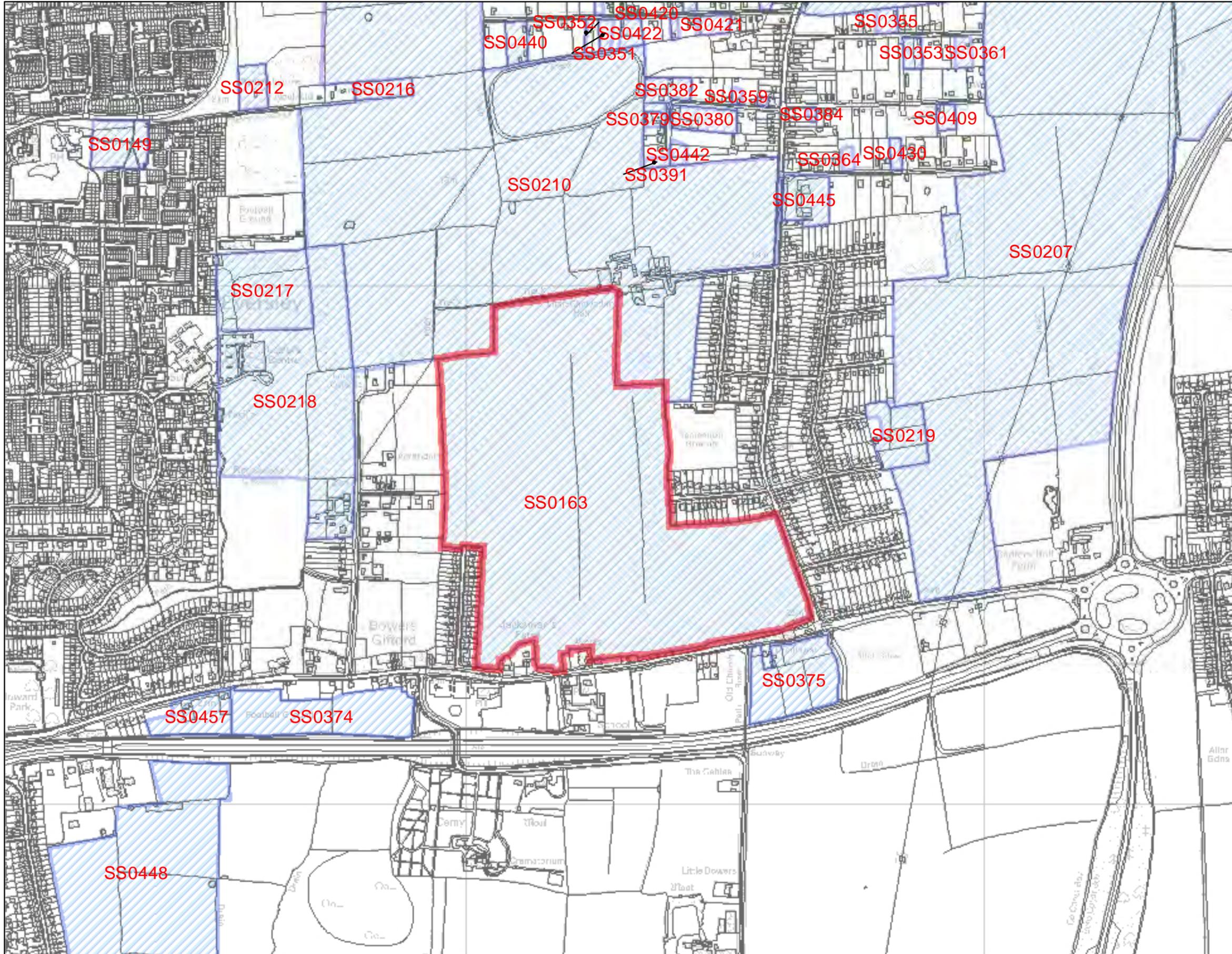
**Site is suitable for housing development** X

**Reason(s) why site is suitable for housing:**  
 The site is located adjacent to the North Benfleet urbanised area which is served by services and is therefore deemed suitable.  
  
 However, as the site currently resides in Green Belt the timetable should be amended to reflect the fact that further study would need to be undertaken to establish whether this site would be an acceptable loss which will

<b>Address:</b> Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford	<b>Site Area:</b> 31.5ha	<b>Current Use:</b> Farmland, grassland	<b>Site Ref.:</b> <b>SS0163</b>	
take place through the LDF process.				
<b>Is site available for development?</b> <b>If yes, when?</b>		The site was put forward as part of the Call for Sites 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		

# Land North of London Road E of Ilfracomb

SHLAA 2011/2012



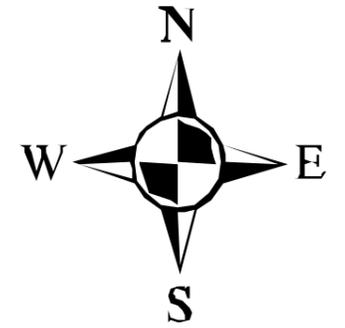
# SS0163

## SHLAA Site Survey Form Part 1

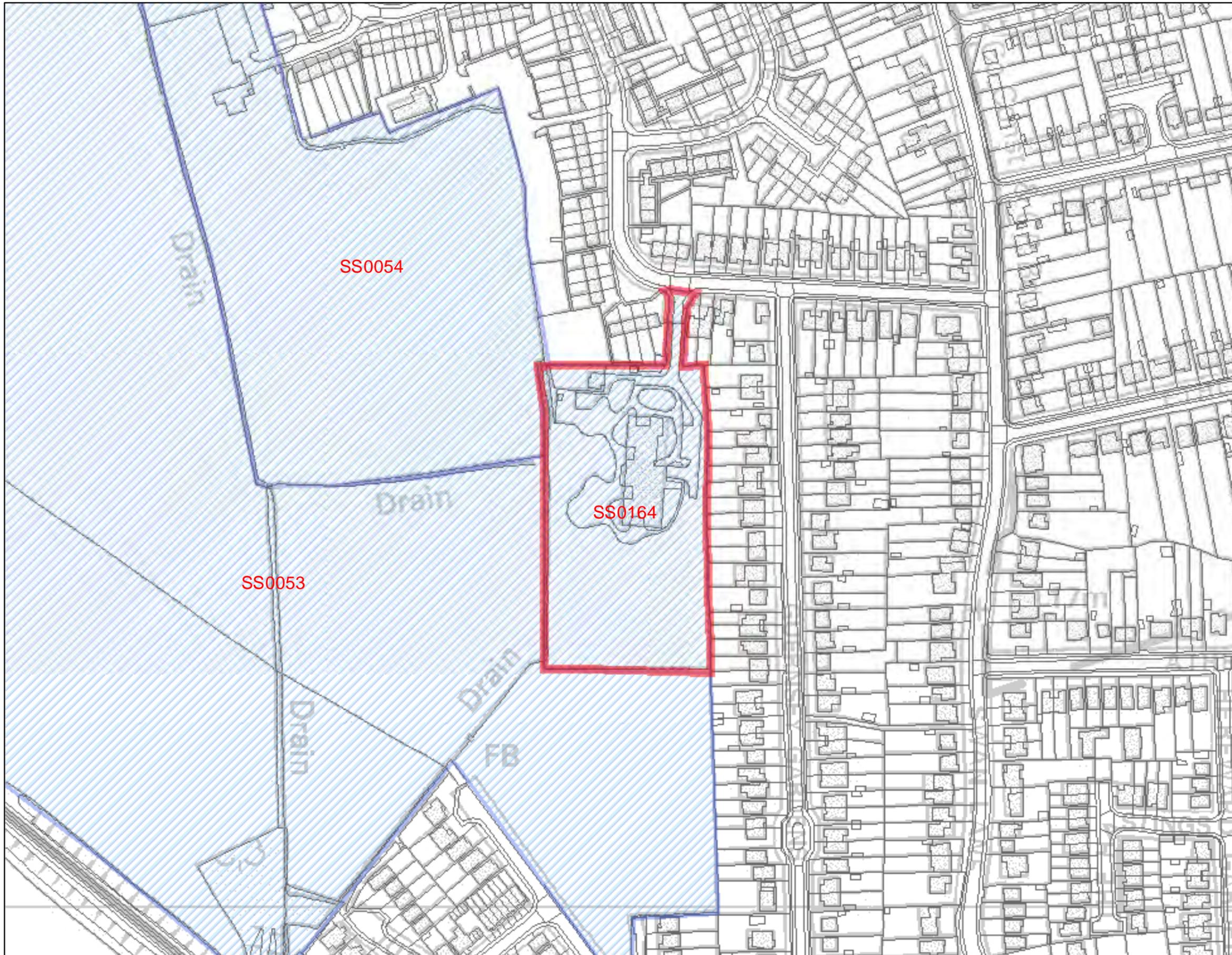
<b>Address:</b> The Wickford Education Centre, Alderney Gardens, Wickford		<b>Site Area:</b> 1.58ha	<b>Current Use:</b> Education Centre	<b>Site Ref.:</b> SS0164	
<b>Description of Site (including planning status)</b> On the edge of the built up area of Wickford, the site is rectangular in shape with an access road running between 21 and 25 Alderney Gardens. The site comprises an Education Centre, caretaker's house, car park and a grassed area. South & west boundaries hedges with mature trees.  Development Plan: 50% of site allocated as School Playing Field in BDLP, other 50% an area of no notation  Planning history – additional car parking approved 1995 <ul style="list-style-type: none"> <li>11/00025/COND - Approval of Reserved Matters for Access, Appearance, Layout and Scale of a Residential Development of 152 Units (clearance of highway condition relating to 10/00481/REM) – granted</li> <li>10/00481/REM - Approval of reserved matters for access, appearance, layout and scale of a residential development of 152 residential units – granted</li> <li>10/00480/COND - Discharge of conditions numbered 3 (phasing), 9 (landscaping), 11 &amp; 12 (tree protection), 13 (materials), 14 (Construction Environmental Plan), 16 &amp; 17 (Sustainable Development) and 18 (drainage) relating to 07/00801/OUT – granted</li> <li>10/00404/COND - To discharge Condition 15 of planning approval 07/00801/OUT relating to ecological management plan – granted</li> <li>09/01087/COND - To discharge Condition 19 of 07/00801/OUT – granted</li> </ul>			<b>Site Access:</b> Onto Alderney Gardens <b>Access to Services</b> (distance in m) Primary School: Wickford County Jnr School >600m Secondary School: >1500m Beauchamps and Bromfords Schools GPs / Health Centre: Swan lane Surgery <800m Neighbourhood Centre: Alderney Gdns <800m Town Centre: Wickford < 800m Public Open Space: Market rd allotments 400m; amenity green space, children's play, edu fields <400m; Church yards, natural green space, outdoor sports, Memorial Park 800m Bus Stop: 200m Railway Station: Wickford <1km		
<b>Ownership:</b>		- Public Body?	Yes		
		- Private Individual?			
		- Company?			
		- Unknown?			
<b>Urban Area Site</b>	Yes	Area: 1.58a			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	Area: 0.58a			
<b>Previously Developed Land</b>	Yes	Area: 1ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No			

<b>Address:</b> The Wickford Education Centre, Alderney Gardens, Wickford		<b>Site Area:</b> 1.58ha	<b>Current Use:</b> Education Centre	<b>Site Ref.:</b> <b>SS0164</b>	
	Adj. To	No	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		Yes
			Archaeological Finds Area	Adjacent	Yes
<b>Highway issues:</b> Narrow access onto Alderney Gardens – will need to be widened to gain access.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Within 5km of Ramsar/SAC/SPA – most likely impact will be from waste water treatment &amp; discharge into River Crouch</li> <li>• Archaeological finds area adjacent to site</li> <li>• TPOs on hedge trees in western boundary of site.</li> <li>• Protected species alert areas – 10m buffer zone along s and w boundaries</li> <li>• Likely existence of contamination – no detailed assessment made.</li> <li>• Access on to Alderney Gdns constrained</li> <li>• Lease on the site to 2019</li> </ul>					
<b>Could the constraints be overcome?    Yes                      If yes, how?</b>					
<ul style="list-style-type: none"> <li>• Water Cycle Study required to determine capacity of River Crouch to accept further waste water discharge.</li> <li>• Archaeological investigations required before development occurs</li> <li>• Site layout design can accommodate the TPOs</li> <li>• Ecological assessment required before any works carried out.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> <li>• Would have to negotiate terms with the leaseholders.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Education Centre or housing. With expansion of Wickford, this site may be required for conversion back to a primary school.					
<b>Site is suitable for housing development    X</b>					
<b>Reason(s) why site is suitable for housing:</b> On edge of existing residential area, development should be possible subject to WCS / archaeological / ecological assessments of site. Part of the site has already been lost to car parking and no longer serves as a school playing field. No PPG17 grounds have been identified that would prevent its loss. The site is part of Wickford Education Centre and relocation of this building would have to take place in order for residential development to be constructed.					
<b>Is site available for development? If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. The site is part of Wickford Education Centre and relocation of this building would have to take place in order for residential development to be built.		

SHLAA 2011/2012



# SS0164



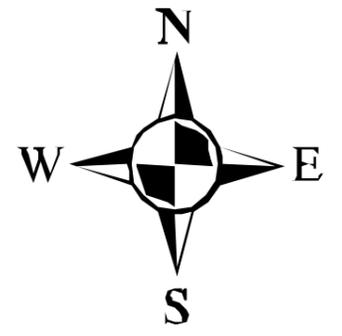
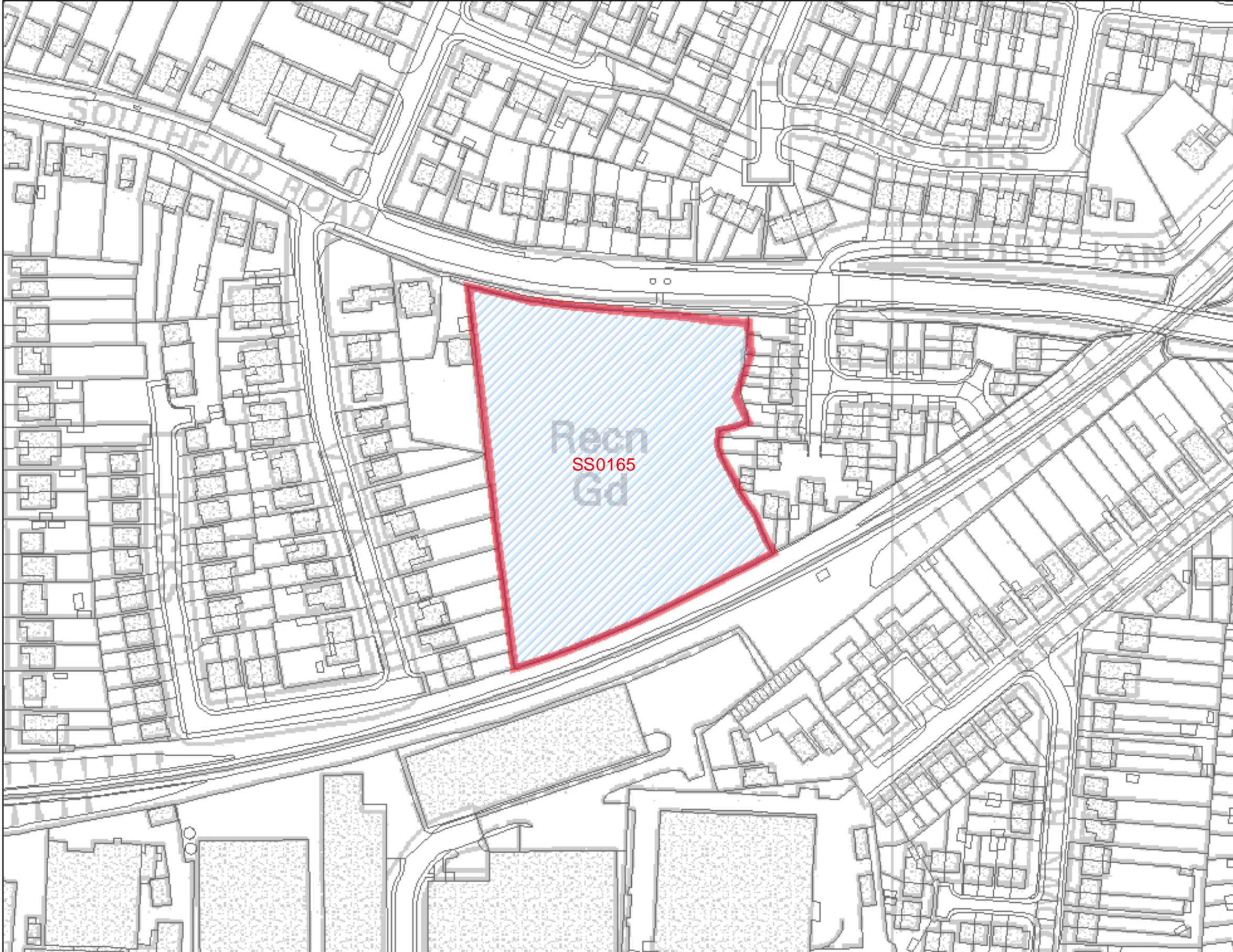
## SHLAA Site Survey Form Part 1

<b>Address:</b> Playing Field at Runwell Youth Centre, Rear of 18 Hawkins Close, Shotgate		<b>Site Area:</b> 1.24ha	<b>Current Use:</b> Outdoor sports playing field	<b>Site Ref.:</b> SS0165		
<b>Description of Site (including planning status)</b> Playing field, south of Southend Road. Roughly rectangular open space, with a football pitch. Heavily treed hedges on north, west and south boundaries. Site is bounded by the railway line to the south. Across the railway line is an industrial estate. Southend Road forms the northern boundary. Residential development borders the site east and west. It is within walking distance of Southend Road shops and Beauchamps school.			<b>Site Access:</b> Southend Rd			
			<b>Access to Services</b> (distance in m) Primary School: Hilltop <600m Secondary School: Beauchamps <1500m GPs / Health Centre: Shotgate Surgery <800m Neighbourhood Centre: Within 800m of a number of centres. <200m from Southend Rd neighbourhood centre. Town Centre: Wickford >800m Public Open Space: Fanton Chase-Hodgson Way; Hodgson Way Amenity green space <800m; children's/young people's space <Beauchamps playing fields; 800m St Catherine's churchyard; <2km Wick Country Park; <400m Beauchamps playing fields. Not within 800m of any outdoor sports facilities; 800m of Wickford Memorial Park Bus Stop: 250m west down Southend Rd Railway Station: Wickford 1600m			
<b>Development Plan: Existing Open Space allocation in BDLP 1998</b>  Planning History – 07/00004/FULL granted 26.10.10 subject to s106 agreement to relocate open space (application 11/00459/FULL resolved to grant for relocation of sports pitches). Residential development of 50 dwellings. 1, 2, 3 and 4 bedroom houses in the form of detached, semi-detached and terraced properties of two and three storeys.						
<b>Ownership:</b>		- Public Body?	Yes			
		- Private Individual?				
		- Company?				
		- Unknown?				
<b>Urban Area Site</b>	Yes	Area: 1.24ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	Area: 1.24ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability		Yes Blue
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications I		No	Potential Contaminated Land	C		
400m buffer zone around sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – Belgic and RB pottery and medieval finds on opposite side of road		SMR7572 SMR7574	TPO		No	

<b>Address:</b> Playing Field at Runwell Youth Centre, Rear of 18 Hawkins Close, Shotgate	<b>Site Area:</b> 1.24ha	<b>Current Use:</b> Outdoor sports playing field	<b>Site Ref.:</b> SS0165		
		Archaeological Finds Area	Adjacent <input type="checkbox"/> Yes <input type="checkbox"/>		
<b>Highway issues:</b> Access only available directly onto Southend Road, subject to new access					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Open space protected by BDLP policy</li> <li>• Protected species alert area and buffer zone</li> <li>• Noise issues Southend Road/ Rail line/ industrial estate</li> <li>• Vehicle access onto Southend Road / relocation of zebra crossing</li> <li>• Need to maintain and protect tree/hedge boundaries N, W &amp; S</li> <li>• Archaeological investigation required (finds on adjacent sites)</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <b>If yes, how?</b>					
<ul style="list-style-type: none"> <li>• Policy change to remove protection from open space/alternative open space provided locally</li> <li>• Protected Species &amp; archaeological assessments prior to development design</li> <li>• Development &amp; access design</li> <li>• Any noise issues to be suitably addressed in the design layout</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Sports field/ housing					
<b>Site is suitable for housing development</b> <input checked="" type="checkbox"/>					
<b>Reason(s) why site is not currently suitable for housing:</b> This site is situated within an urban settlement and is in close proximity to services and facilities. Whilst the site is an open space allocation in the BDLP 1998, planning permission for the relocation of this open space has been determined through a section 106 agreement. This demonstrates that the site is suitable for housing and whilst no construction appears to have started on site, it is still suitable as part of the SHLAA.					
<b>Is site available for development? If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		

# Playing field at Runwell Youth Centre

SHLAA 2011/2012



# SS0165

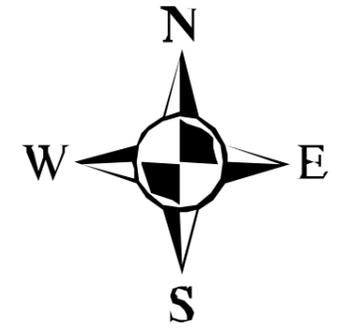
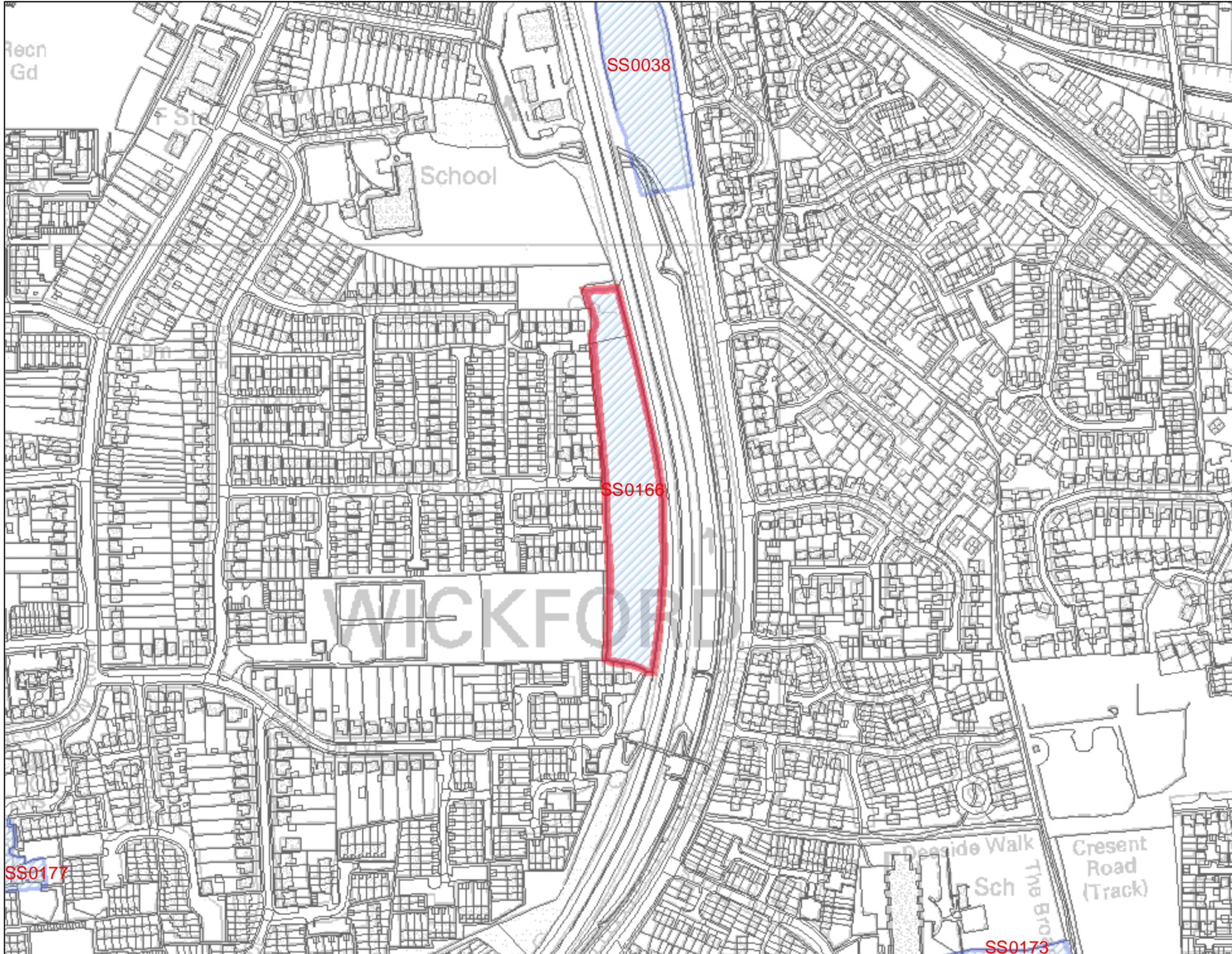
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent to Nevendon Rd (A132), east of Sutcliffe Close, to north of Champion Close	<b>Site Area:</b> 0.75 Ha	<b>Current Use:</b> Amenity open space	<b>Site Ref.:</b> <b>SS0166</b>		
<b>Description of Site (including planning status)</b> Informal amenity green space between Sutcliffe Close / Trent Close and the A132. Slightly crescent in shape, following the curve of the A132. Site is 300m in length and 25-50m wide and provides a buffer between the dual carriageway and dwellings to the west.  Site is rough grassland with hedges and trees along the boundaries and across the centre of the site. Informal, natural paths run through the site.  Site is currently accessed on foot from the washland to the north of the site, Grovelands Road to the centre of the site, and possibly from Park Drive, south of the site.  No planning history  Site boundaries have been amended to exclude South part of the site (close to churchyard) and a strip of land at east of site acting as a bund from the road. Developable area is 0.75 Ha (was 1.23 Ha).			<b>Site Access:</b> Via Grovelands Road and Albany Rd. <b>Access to Services</b> (distance in m) Primary School: North Crescent; Wickford Infants; Oakfield; <400m Secondary School: Bromfords & Beauchamps equidistant 1500m GPs / Health Centre: 3 (London Rd Surgery; Franklin's Way; Wickford Health Centre) 800m Neighbourhood Centre: 1 (Nevendon Rd) <800m Town Centre: Wickford <800m Public Open Space: Allotments <2km; Amenity Green Space <400m; children's space <400m; Churchyard and cemetery <400m; civic space <800m; Educational Fields <400m; Natural Green Space 800m; Outdoor sports facilities <2km Urban Parks <2km Bus Stop: <1km Railway Station: Wickford 1km		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?				
	- Company?				
	- Unknown?				
<b>Urban Area Site</b>	Yes	Area: 0.75ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	Area: 0.75ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SAC; SPA; Ramsar)		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		Yes Blue
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No

<b>Address:</b> Land adjacent to Nevendon Rd (A132), east of Sutcliffe Close, to north of Champion Close		<b>Site Area:</b> 0.75 Ha	<b>Current Use:</b> Amenity open space	<b>Site Ref.:</b> <b>SS0166</b>	
Immovable communications links		No	Potential Contaminated Land		C
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access would need to be taken from residential roads to the west of the site. No permitted access from A132.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Open space protected by BDLP policy</li> <li>• Noise – A132 adjacent. Noise mitigation measures would be required.</li> <li>• Protected species alert area</li> <li>• Within 5km Ramsar, SAC, SPA.</li> <li>• GWVA – local aquifer</li> <li>• Within existing employment area buffer (800m)</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
<b>If yes, how?</b> <ul style="list-style-type: none"> <li>• PPG17 Assessment to establish whether site is required in order to meet adopted Standards.</li> <li>• Design solution to account for or mitigate noise levels.</li> <li>• Ecological assessment to identify and protected species or mitigation measures</li> <li>• Unlikely to have direct impact on SAC/SPA – will increase flow through Wickford sewage works. This will need to be taken into consideration.</li> <li>• GWVA – local aquifer that may be vulnerable to polluting activity. This will need to be taken into consideration.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Open space (including informal space or possible cemetery extension); residential.					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is suitable for housing:</b> 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>					
The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.					

# Land adj to Nevendon Road, E of Sucliffe Close

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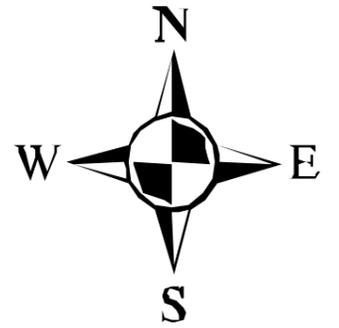
# SS0166

## SHLAA Site Survey Form Part 1

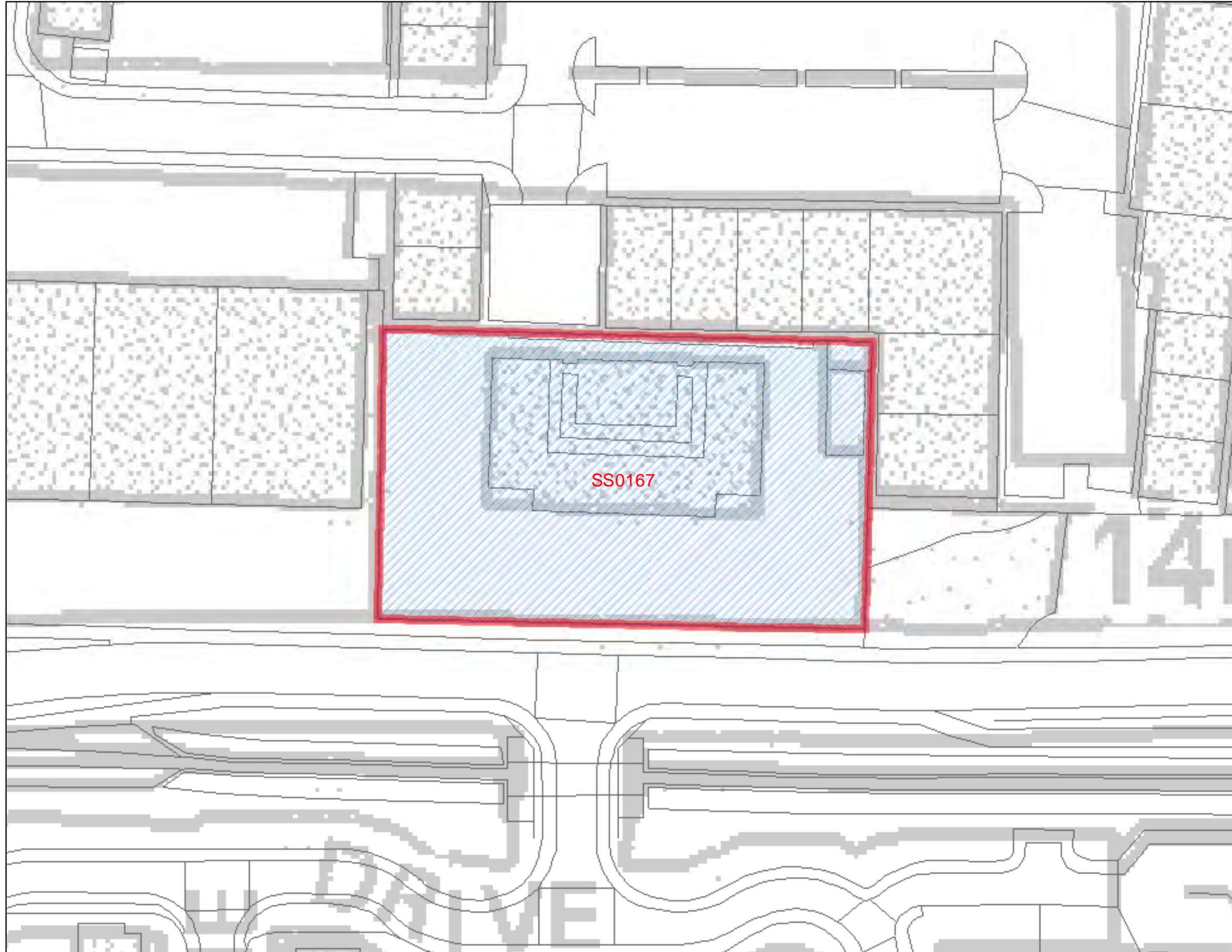
<b>Address:</b> ITEC Training Centre, Burnt Mills Road	<b>Site Area:</b> 0.28ha	<b>Current Use:</b> Training centre	<b>Site Ref.:</b> <b>SS0167</b>			
<b>Description of Site (including planning status)</b> Single storey training centre building located on the north side of Burnt Mills road, Basildon. Two thirds of the site is surface car parking with a few semi-mature trees dotted along the site boundaries. Industrial estate surrounds the site on the north, east and west sides. A residential area lies to the south of the site.  Allocated as 'Existing Employment Area' in the BDLP 1998.  Planning history: None relevant – alterations/extensions and siting of portakabins.			<b>• Burnt Mills Road</b> <b>Access to Services</b> (distance in m) Primary School: Felmore <600m Secondary School: Barstable <1500m GP/Health Cntr: 1 <800m (Felmores End) Neighbourhood Centre: 1 <800m (Felmores End) Town Centre: Pitsea >800m Public Open Space: Allotments <400m (Pendle Drive), Amenity Green Space & Children/young people space <400m (Burnt Mills Road), Churchyard <800m (St. Peters), Educational Field <800m (Felmores), Natural/semi natural Green Space <400m (Burnt Mills Road), Outdoor Sport Facility <400m (South Essex Gymnastics Centre), Urban Park <800m (Northlands Park) Bus Stop: 150m (Burnt Mills Road) Railway Station: Pitsea >1600m			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	No				
	- Company?	No				
	- Unknown?	Yes				
<b>Urban Area Site</b>	Yes	0.28ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	No					
<b>Previously Developed Land</b>	Yes	0.28ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	Yes	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone		No	Protected Species Alert Area - 10m Buffer		No	
Washland		No			Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	Yes	Village Green & Common Land		No	
	Part of	Yes		Ground Water Vulnerability Area		Yes
	Within buffer	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		Yes	Definitive Footpath (PRoW):		No	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Access from Burnt Mills Road						

<b>Address:</b> ITEC Training Centre, Burnt Mills Road	<b>Site Area:</b> 0.28ha	<b>Current Use:</b> Training centre	<b>Site Ref.:</b> <b>SS0167</b>	
<b>Constraints (description):</b> <ul style="list-style-type: none"> <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 detailed assessment made.</li> </ul>				
<b>Could the constraints be overcome?</b> No. <ul style="list-style-type: none"> <li>○ Some of the constraints can be potentially overcome, however, the site is surrounded by heavy industry, within established employment area and within 400m of a sewerage works.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Industrial/commercial				
<b>Site is NOT suitable for housing development X</b>				
<b>Reason(s) why site is not suitable for housing:</b> Site is within the 400m Sewage Works buffer and therefore unsuitable for housing as recommended by Anglian Water.  The site is an existing employment area and therefore not suitable for alternative uses due to a need to safeguard existing land allocations, as stated in SHLAA Methodology and Urban Capacity Study 2008.				
<b>Is site available for development? If yes, when?</b>				
Whilst the site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. However, the site is an existing employment area and therefore not available for alternative uses due to a need to safeguard existing land allocations, as stated in SHLAA Methodology and Urban Capacity Study 2008.				

SHLAA 2011/2012



## SS0167

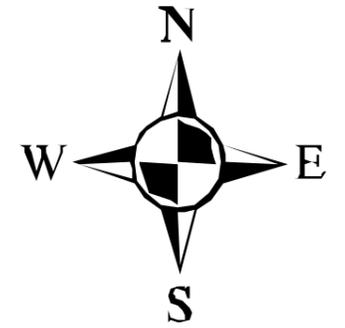


## SHLAA Site Survey Form Part 1

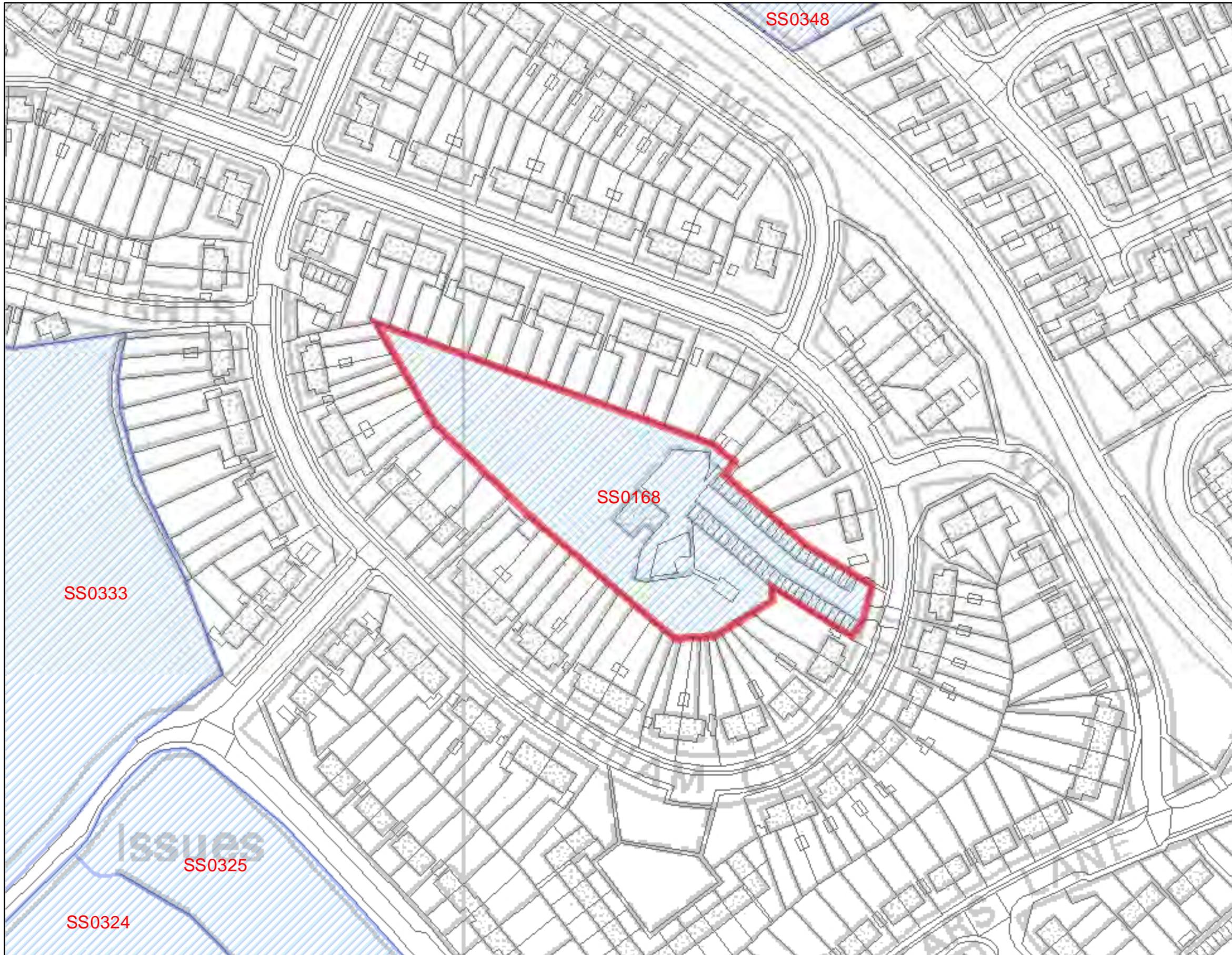
<b>Address:</b> Open Space, Community Hall and garages, r/o 3-83 Langham Crescent, Great Burstead	<b>Site Area:</b> 0.66ha	<b>Current Use:</b> Open Space, Community Hall and garages	<b>Site Ref.:</b> <b>SS0168</b>		
<b>Description of Site (including planning status)</b> Site is public open space within a residential area in Great Burstead. It comprises an access road flanked by garages, opening out into a car park adjacent to the community hall, a children's playing area, and open space large enough for a football pitch. The main playing field area is triangular in shape. The site is bounded by residential development. Much of the site's boundary is delineated by mature trees. Pedestrian access can be gained via a footpath adj. to No. 17 Langham Crescent.  Development Plan: Allocated as Existing Open Space in the BDLP 1998  No planning history.  Negotiations are taking place between the Council and a local community group about refurbishing and leasing the community hall			<b>Site Access:</b> Onto Langham Crescent <b>Access to Services</b> (distance in m) Primary School: South Green <600m Secondary School: Billericay School <1500m GPs / Health Centre: Grange Parade Surgery <800m Neighbourhood Centre: Grange Parade Surgery <800m Town Centre: Billericay Public Open Space: Amenity green space <400m; edu fields <400m; Mill Meadows <400m Bus Stop: 250m Railway Station: Billericay 1600m		
<b>Ownership:</b>		- Public Body? Yes - Private Individual? - Company? - Unknown?			
<b>Urban Area Site</b>	Yes	Area: 0.66ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	Area: 0.46ha			
<b>Previously Developed Land</b>	Yes	Area: 0.20ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability		Yes Blue
	Adj. To	No	Conservation Area	Within/Adj to	No
Oil / Gas Pipelines		No	Listed Buildings	Within	No
Electricity Pylons		No		Adj. To	No
Immovable communications		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
HER – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> None					

<b>Address:</b> Open Space, Community Hall and garages, r/o 3-83 Langham Crescent, Great Burstead	<b>Site Area:</b> 0.66ha	<b>Current Use:</b> Open Space, Community Hall and garages	<b>Site Ref.:</b> SS0168	
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Archaeological finds area 50m away from site</li> <li>• Groundwater: need to have a better understanding of groundwater distribution and vulnerability, need to combine with other information such as water table level data and source protection zone.</li> <li>• Within buffer for Mill Meadows SSSI. However development may only result in some recreational impact.</li> <li>• This is one of two Public Open Space amenity areas put forward in the CFS (CFS 213 and 214). Loss of both could have a detrimental impact on the quality of life of local residents. Whether it is suitable for housing will depend on the outcome of the Open Space Strategy.</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>				
<b>Could the constraints be overcome? Yes      If yes, how?</b> <ul style="list-style-type: none"> <li>• Archaeological investigations will need to be undertaken prior to development</li> <li>• If site is proven to be surplus to open space/recreational requirements, then improvements need to be made to other amenity areas in locality</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> <li>• Groundwater - Need to demonstrate that any development would not lead to an unacceptable deterioration in groundwater quality or could represent opportunities to mitigate further quality deterioration</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Community uses/open space or residential				
<b>Site is suitable for housing development</b> X				
<b>Reason(s) why site is suitable for housing:</b> The site is within an urban area and close to services and facilities. The site is adjacent to a residential area and has few physical constraints to sites development. However, PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.				
<b>Is site available for development? If yes, when?</b> <p>The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this.</p>				

SHLAA 2011/2012



## SS0168



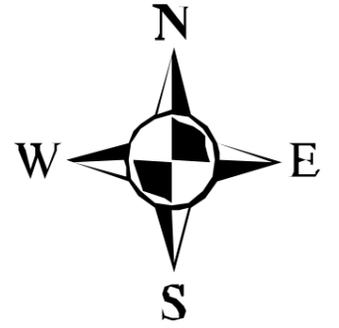
## SHLAA Site Survey Form Part 1

<b>Address:</b> 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	<b>Current Use:</b> Open space	<b>Site Ref.:</b> <b>SS0169</b>		
<b>Description of Site (including planning status)</b> Southern third of an area of open space between Froden Brook and Passingham Avenue. Adjacent open space area is the playing field for South Green Junior and Infant Schools.  The area is predominantly laid to grass, with children's play equipment to the northeast and southeast, and footpaths connecting to surrounding residential.  The boundaries are formed by hedges and trees, with TPOs on 4 trees to the western edge. There is a large mature tree at the northern most corner of the site (not subject of TPO).			<b>Site Access:</b> Passingham Close onto Passingham Avenue.  <b>Access to Services</b> (distance in m) Primary School: South Green <600m Secondary School: Billericay School <1500m GPs / Health Centre: 1 (Grange Parade) <800m Neighbourhood Centre: 1 (Grange Parade) <800m Town Centre: Billericay >800m Public Open Space: Amenity green space <400m; Children & Young Peoples Spaces <400m Churchyard <800m Education fields <400m; Natural Open Space <800m Outdoor Sports Facilities <2km Bus Stop: 400m (Grange Parade) Railway Station: Billericay >1600m		
<b>Ownership:</b>	- Public Body? - Private Individual? - Company? - Unknown?	Yes    			
<b>Urban Area Site</b>	Yes	Area: 0.32ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	Area: 0.32ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO	TPO/11/95	Yes

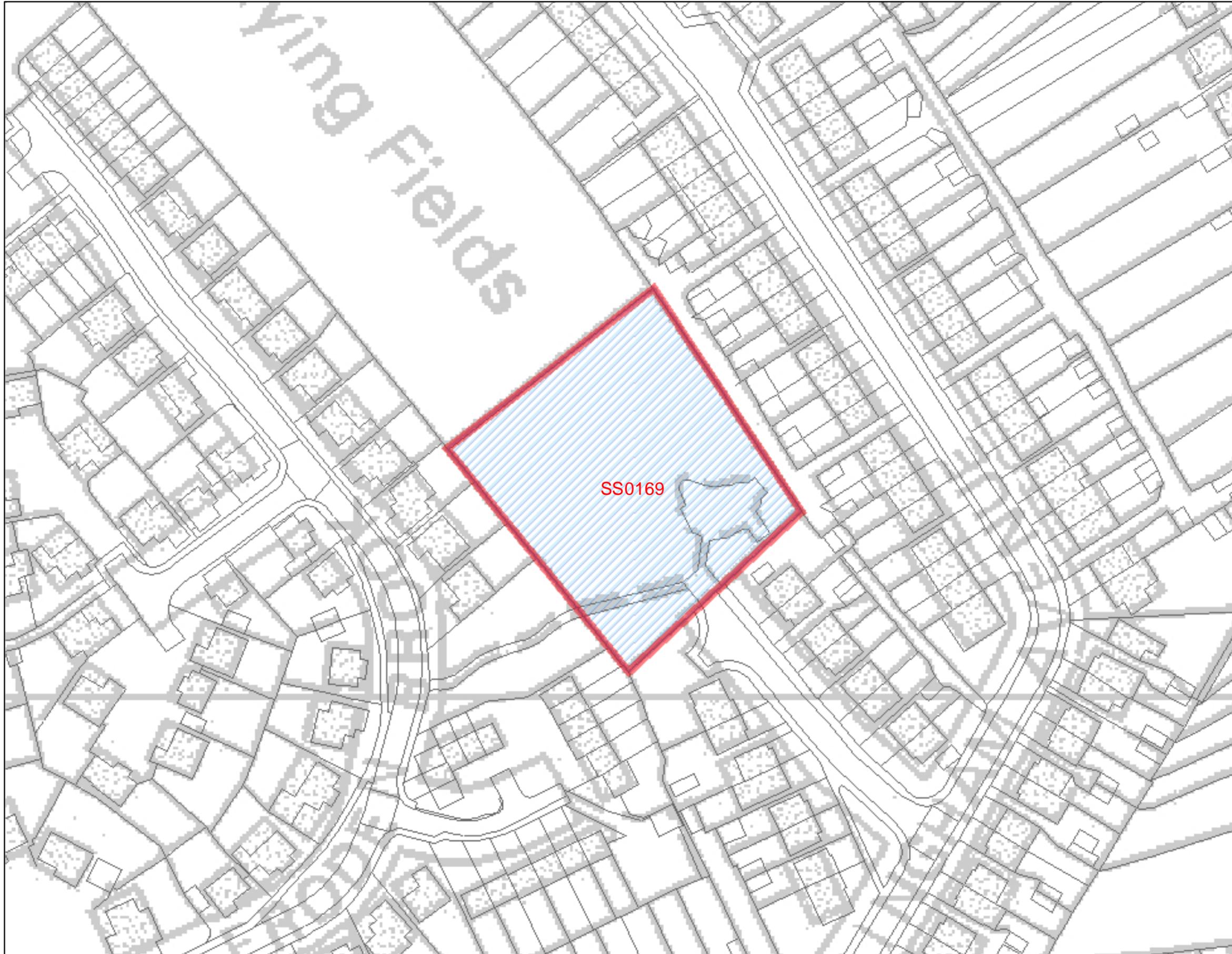
<b>Address:</b> Open space at Passingham Close, to the rear of 40-58 Passingham Avenue and r/o 20-24 Froden Brook, Billericay	<b>Site Area:</b> 0.32ha	<b>Current Use:</b> Open space	<b>Site Ref.:</b> SS0169	
		Archaeological Finds Area	No	
<b>Highway issues:</b> Access from Passingham Close, no issues.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Open space and play area within South Green. Loss could have a detrimental impact on the quality of life of local residents.</li> <li>• TPOs present along southwest boundary of site. In addition, mature tree present at northern most corner of site</li> <li>• Within 2 km of SSSI Mill Meadows – may lead to increase in recreational pressure (devt. of this site would result in loss of local open space)</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <b>If yes, how?</b> <ul style="list-style-type: none"> <li>• PPG17 Assessment of the open space.</li> <li>• Tree Survey to establish whether trees are worthy of protections or Design solution to accommodate mature tree and TPOs.</li> <li>• SSSI buffer for Mill Meadows is of little consequence due to intervening urban development, although environmental site assessment could be undertaken.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Open space; children's play area; housing				
			<b>Site is NOT suitable for housing development</b> X	
<b>Reason(s) why site is suitable for housing:</b>  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.  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.				
<b>Is site available for development?</b> <b>If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this.	

# OS at Passingham Close

SHLAA 2011/2012



# SS0169

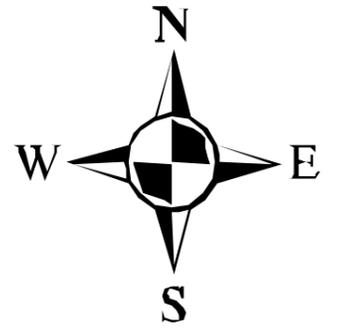


## SHLAA Site Survey Form Part 1

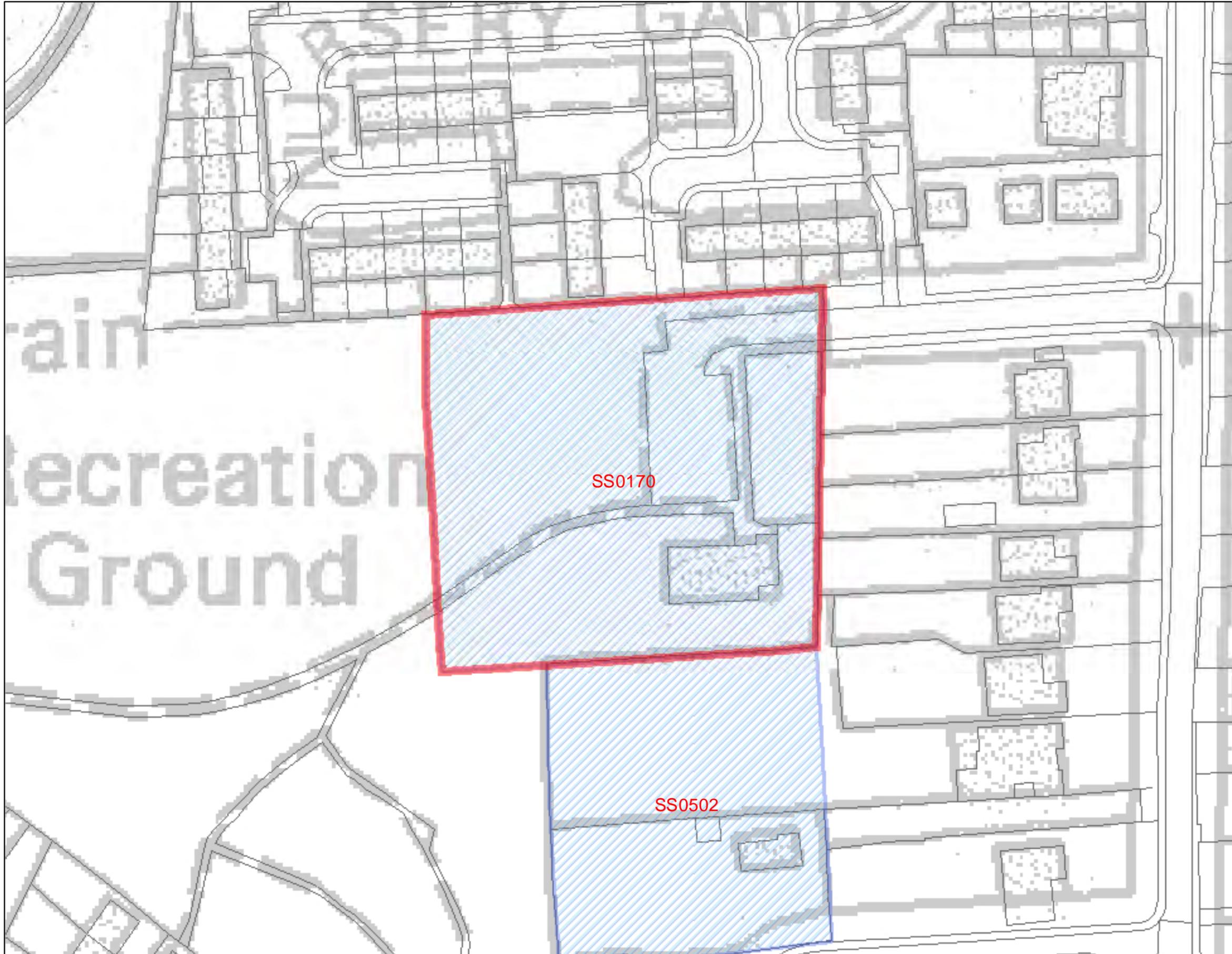
<b>Address:</b> Open Space and The Paddock Pavilion, rear of Nursery Gardens, Shrubbery Close and 57-93-Ashlands, Pound Lane	<b>Site Area:</b> 0.45ha	<b>Current Use:</b> Open space, Pavillion and ancillary parking	<b>Site Ref.:</b> <b>SS0170</b>			
<b>Description of Site (including planning status)</b> Square area of public open space located in the northeast corner of a much larger park. Surrounded on three sides by residential properties. The site presently comprises a pavillion building, public parking area for users of the park and some mature trees and shrubs  Allocated as 'Existing Open Space' in the BDLP 1998  Planning history: <ul style="list-style-type: none"> <li>• Tenants meeting hall + 20 parking spaces (DC-BAS-1-77) – permitted</li> <li>• Extension to meeting hall (DC-BAS-6-79)</li> <li>• Application July 2010 10/807/OUT for up to 23 dwellings (withdrawn)</li> </ul> It is likely that the existing pavillion building will be retained on site as it is subject to a medium long term lease. Therefore, the site should be reduced in size to take this into consideration. The site should therefore only consider residential development on 0.30ha of the site.			<b>Site Access:</b> from Pound Lane  <b>Access to Services</b> (distance in m) Primary School: Millhouse and Laindon Park Schools <600m Secondary School: James Hornsby <1500m GPs / Health Centre: 32 Knights >800m Neighbourhood Centre: Kathleen Ferrier Crescent <800m Town Centre: Laindon >800m Public Open Space: Amenity Green Space and Children/young people space <400m (Land off Pound Lane), Churchyard <400m (St. Nicholas' Church), Educational Field <400m (Laindon Park School), Natural/semi natural Green Space <400m (Land north of Church Hill), Outdoor Sport Facility <800m (Land west of Archer Road), Urban Park <2km (Markhams Chase and Gloucester Park) Bus Stop: 550m Railway Station: Laindon >1600m			
<b>Ownership:</b>	- Public Body? - Private Individual? - Company? - Unknown?	Yes No No No				
<b>Urban Area Site</b>	Yes	Area: 0.45ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	Area: 0.36ha				
<b>Previously Developed Land</b>	Yes	Area: 0.09ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications		No	Potential Contaminated Land	C		

<b>Address:</b> Open Space and The Paddock Pavilion, rear of Nursery Gardens, Shrubbery Close and 57-93-Ashlands, Pound Lane		<b>Site Area:</b> 0.45ha	<b>Current Use:</b> Open space, Pavillion and ancillary parking	<b>Site Ref.:</b> SS0170	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular highway issues as good access from Pound Lane. Development of the site could lead to displacement of park visitor parking which may need to be provided elsewhere in the adjacent open space.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Ecological assessment may be required due to protected species alert area.</li> <li>• Open space allocation will need to be removed from the Development Plan. Alternative pavilion or public car parking may need to be provided to compensate for loss of existing facilities.</li> <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> <li>• Likely existence of contamination – no detailed assessment made.</li> <li>• Lease about to be signed for use of hall</li> </ul>					
<b>Could the constraints be overcome? Yes (see above) If yes, how?</b>					
<ul style="list-style-type: none"> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> <li>• Existing trees and shrubs should be retained where possible or supplemented with alternative landscaping.</li> <li>• Ecological assessment</li> <li>• Open space designation removed and alternative facilities provided</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Either open space or residential, due to surrounding residential development.					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is suitable for housing:</b> The site adjoins existing residential development, is within an urban area and is in close proximity to services and facilities. The site is currently allocated as open space but has had a PPG17 assessment, which concluded that if some of the recreation ground to the far west, which the site falls within were to be retained, then the SHLAA site would be appropriate for development.					
<b>Is site available for development? If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this. However, the existing building on site is subject to a medium / long term lease and this part of the site is unavailable.		

SHLAA 2011/2012



## SS0170

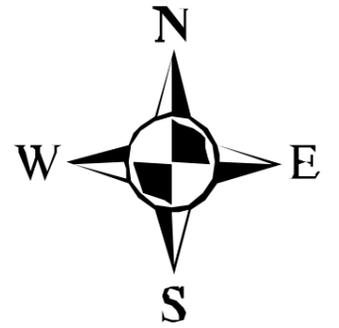


## SHLAA Site Survey Form Part 1

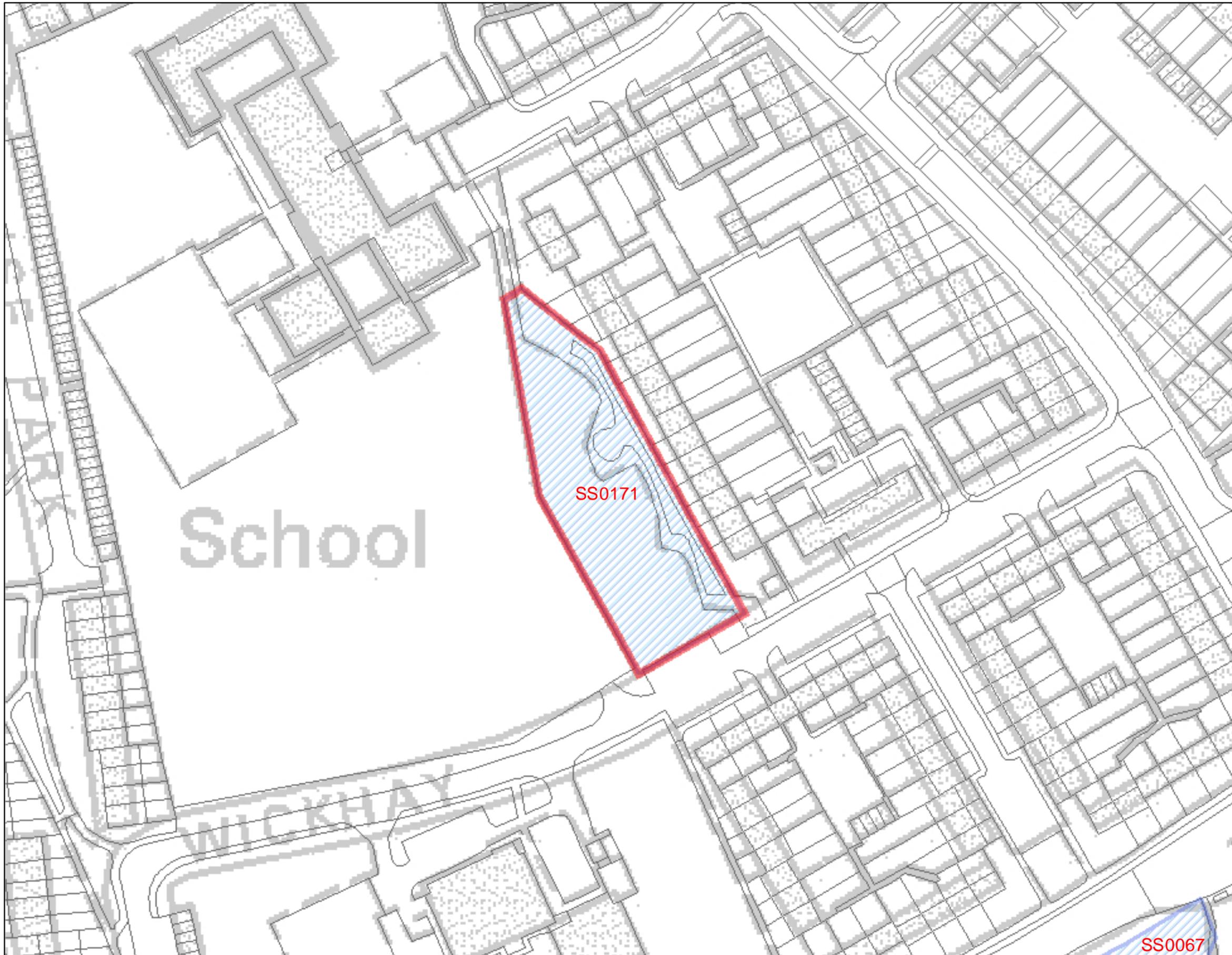
<b>Address:</b> Open Space opposite 40-68 Wickhay, Lee Chapel North, Basildon	<b>Site Area:</b> 0.26ha	<b>Current Use:</b> Open space	<b>Site Ref.:</b> <b>SS0171</b>			
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Wickhay			
<p>Rectilinear parcel of open space predominantly laid to grass, containing several mature trees, play equipment and a pathway. The site is within a residential area, fronted by dwellings along the east boundary, providing a buffer between the dwellings and the playing fields of the Anne Line RC Primary School.</p> <p>Allocated as 'Existing Open Space less than 0.4 hectares' in BDLP</p> <p>No planning history</p>			<p><b>Access to Services</b> (distance in m)</p> <p>Primary School: Anne Line RC &lt;600m                  Secondary School: Woodlands &lt;1500m                  GPs / Health Centre: 2 (The Knares and Ballards Walk) &lt;800m                  Neighbourhood Centre: 2 (Kibcaps and Ballards Walk) &lt;800m                  Town Centre: Basildon &lt;800m                  Public Open Space:                  Amenity Green Space and Children/young people Space &lt;400m (Wickhay);                  Civic Space &lt;800m (Basildon TC);                  Educational Field &lt;400m (Anne Line RC);                  Country Park and Natural/Semi-Natural space &lt;800m (Langdon Hills);                  Outdoor Sport Facility &lt;2km (Basildon Golf Course &amp; Sporting Village);                  Urban Park &lt;400m (Gloucester Park).                  Bus Stop: 120m (Great Knightleys)                  Railway Station: Basildon &lt;1km</p>			
<b>Ownership:</b>	- Public Body?	Yes				
	- Private Individual?	No				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	Yes	Area: 0.26ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	Area: 0.22ha				
<b>Previously Developed Land</b>	Yes	Area: 0.04ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes (SSSI)		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	

<b>Address:</b> Open Space opposite 40-68 Wickhay, Lee Chapel North, Basildon	<b>Site Area:</b> 0.26ha	<b>Current Use:</b> Open space	<b>Site Ref.:</b> SS0171	
		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Access from Wickhay, no issues.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>o SSSI buffer</li> <li>o Existing open space allocation in BDLP</li> <li>o protected species alert area.</li> <li>o Close proximity to frontages of 40 to 64 Wickhay.</li> <li>o Likely existence of contamination – no detailed assessment made.</li> </ul>				
<b>Could the constraints be overcome?    Yes, partially</b>				
<ul style="list-style-type: none"> <li>o SSSI buffer unlikely to affect this urban location.</li> <li>o PPG17 Assessment to determine whether site is required to meet adopted Standards.</li> <li>o Investigation into protected species within site and attenuation measures as appropriate</li> <li>o Design solution. However, due to the dimensions of the site and the position of existing dwellings, there is limited scope. Present Council DC Guidelines would restrict development to a small scheme fronting Wickhay which would not utilise the full extent of the site .</li> <li>o Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>				
<b>What is the most suitable type of development for this site?</b>				
Open space				
<b>Site is suitable for housing development    X</b>				
<b>Reason(s) why site is suitable for housing:</b>				
<p>Within the existing urban area in close proximity to most services, amenities and facilities including transport connections.</p> <p>An initial PPG17 Assessment in 2010 determined that the site is not required in order to meet adopted Standards for accessibility. The site is therefore not considered unsuitable for development on a PPG17 basis. However, a comprehensive 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.</p>				
<b>Is site available for development?</b>				
<b>If yes, when?</b>				
The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this.				

SHLAA 2011/2012



# SS0171



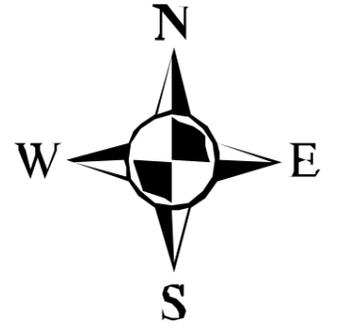
## SHLAA Site Survey Form Part 1

<b>Address:</b> Open space at r/o 19-39 Cunningham Drive, 2-10 Logan Link, 5-6 Brodie Walk and 10-12 Nicholson Grove	<b>Site Area:</b> 0.41ha	<b>Current Use:</b> Amenity open space	<b>Site Ref.:</b> SS0172		
<b>Description of Site (including planning status)</b> Square area of open space. One of the last areas of open space in The Wick. The land was transferred to Council ownership in 2001 as Public Open Space with a dowry for maintenance.  Allocated as Existing Open Space within the Basildon District Local Plan 1998.  Planning History – One of three areas of public parks / recreation / amenity areas created as part of The Wick development arising from a legal agreement with Wick Consortium in 20-07-2000 (ref: sec2.1969) (supplemental to the original Wick agreement in 12-10-1988)			<b>Site Access:</b> via Logan Link car parking area  <b>Access to Services</b> (distance in m) Primary School: Abacus and Oakfield County <600m Secondary School: Beauchamps <1500m GPs / Health Centre: Silva Island Way <800m Neighbourhood Centre: Silva Island Way <800m Town Centre: Wickford >800m Public Open Space: Amenity Green Space and Children/Young People Space <400m (the site itself and also Scott Drive), Cemetery <800m (Park Drive), Civic Space <2km (Wickford Market), Country Park <800m (Wick), Educational Field <400m (Oakfield and Abacus), Outdoor sport facility <2km (London Road), Urban Park <2km (Wickford Memorial Park) Bus Stop: 100m Railway Station: Wickford >1600m		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?				
	- Company?				
	- Unknown?				
<b>Urban Area Site</b>	Yes	Area: 0.41ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	Area: 0.41ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To (within 800m buffer)	Yes – Hurricane Way			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

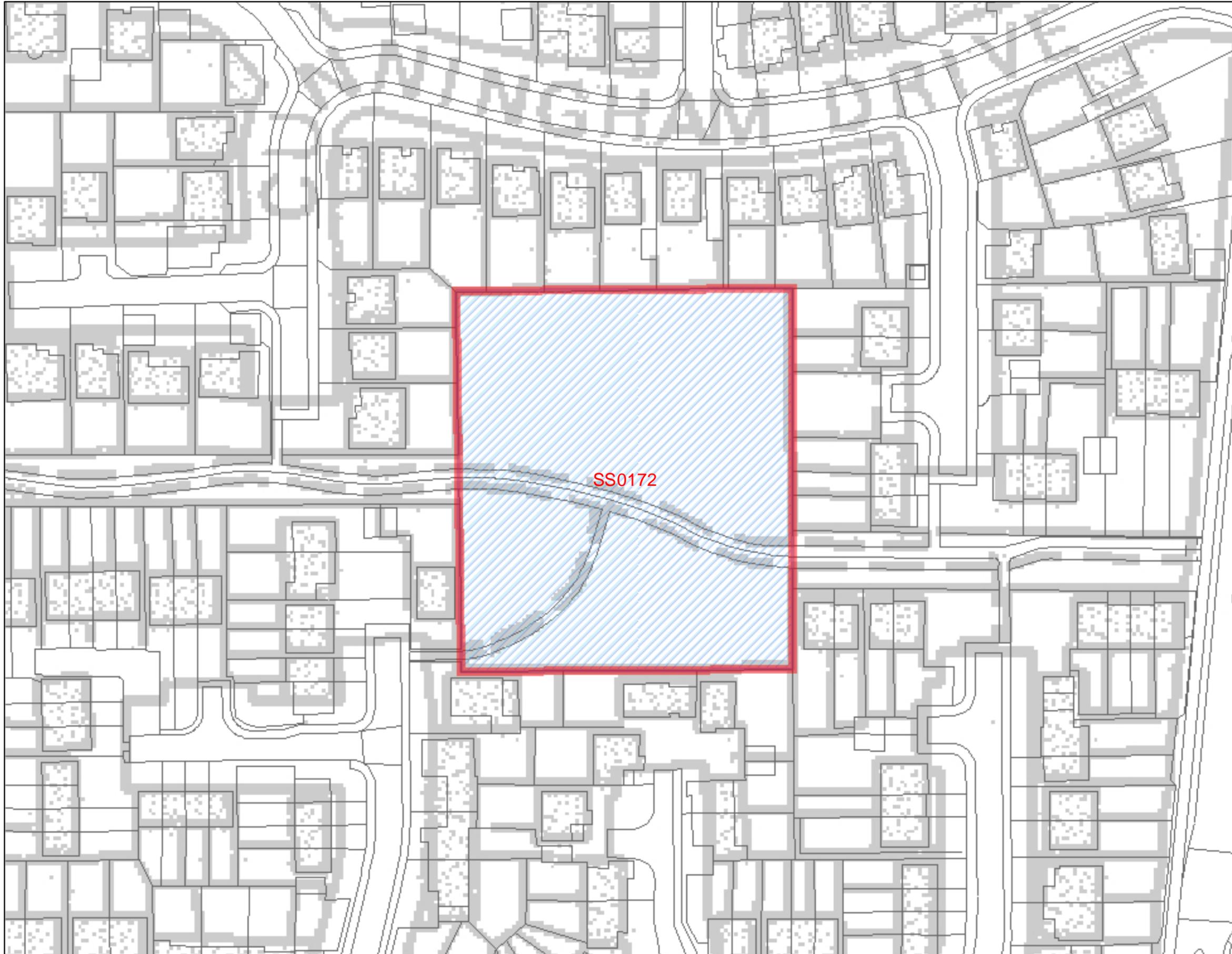
<b>Address:</b> Open space at r/o 19-39 Cunningham Drive, 2-10 Logan Link, 5-6 Brodie Walk and 10-12 Nicholson Grove		<b>Site Area:</b> 0.41ha	<b>Current Use:</b> Amenity open space	<b>Site Ref.:</b> SS0172	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No vehicular access, though this may be possible from Logan Link. A large, significant (though not definitive) footpath crosses through the site, which would need to be maintained.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Primary footpath and cycle path through the Wick estate. Would need to be maintained as part of any development.</li> <li>• Two mature trees on the site may be worth retaining in any future development.</li> <li>• Foul Sewer and Surface water pipeline run through the centre of the land and would need to be respected in any development proposal or relocated as necessary.</li> <li>• Although within SAC/RAMSAR/SPA 5km Buffers, development of the site unlikely to adversely affect these areas.</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>					
Note: Both the woodland at Maitland Rd (CFS 247) and the open space at Nicholson Grove (CFS 246) have been submitted together for consideration in the Call for Sites.					
<b>Could the constraints be overcome?</b> Yes					
Design solution to maintain access along the path Tree survey to establish whether trees should be protected, replanted or acceptable for removal. Pipes would be difficult (and likely prohibitively expensive) to reposition. A design solution could respect the pipe routes. Environmental survey would establish presence of any protected flora or fauna. Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures					
<b>What is the most suitable type of development for this site?</b>					
Open space.					
					<b>Site is NOT suitable for housing development</b> x
<b>Reason(s) why site is not suitable for housing:</b>					
The site is within the settlement area and there are no insurmountable constraints that make the site unsuitable as it is constrained by its original design as an integral open space. Also, an initial PPG17 Assessment has identified the site as one that should be retained as its loss would reduce accessibility to above the adopted maximum distance of 400m for a range of dwellings. The site could therefore be found unsuitable on PPG17 grounds.					
<b>Is site available for development?</b>			Yes. The site was submitted by the landowner through the Call for Sites process.		
<b>If yes, when?</b>					

# OS at rear of 13-39 Cunningham Drive

SHLAA 2011/2012



# SS0172



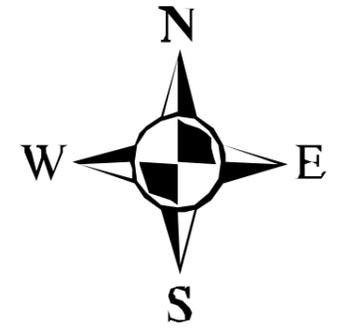
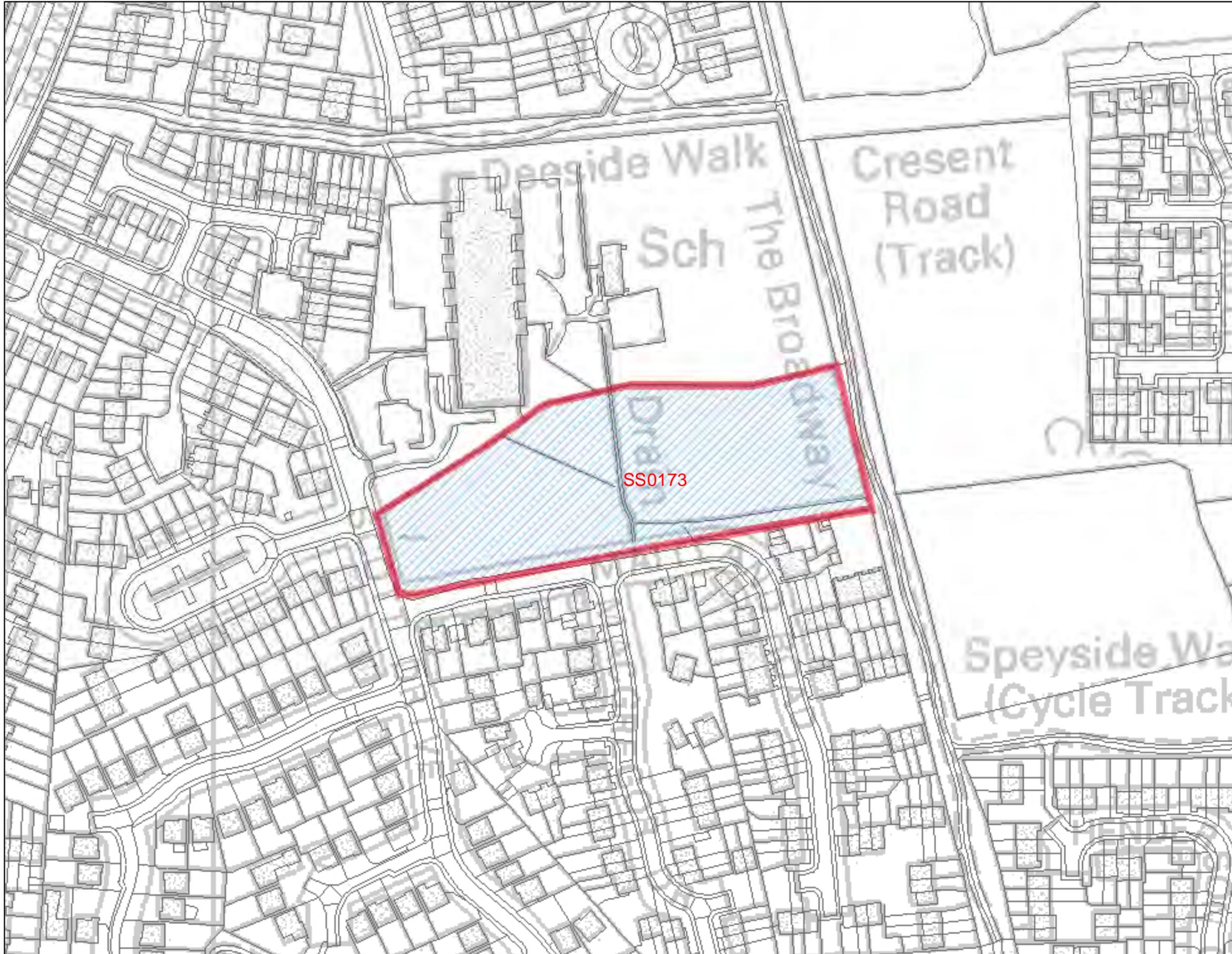
## SHLAA Site Survey Form Part 1

<b>Address:</b> Open space between Maitland Rd, Scott drive and The Broadway, the Wick Wickford	<b>Site Area:</b> 0.97ha	<b>Current Use:</b> Woodland	<b>Site Ref.:</b> SS0173		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Maitland Rd		
<p>Woodland area next to Oakfield County primary School. This attractive, mixed broadleaved woodland has a number of laid paths running through it enabling community access. It is one of the last remaining open spaces within The Wick development.</p> <p>Planning History – One of three areas of public parks / recreation / amenity areas created as part of The Wick development arising from a legal agreement with Wick Consortium in 20-07-2000 (ref: sec2.1969) (supplemental to the original Wick agreement in 12-10-1988)</p>			<p><b>Access to Services</b> (distance in m)                  Primary School: Oakfield Primary (adj) &lt;600m                  Secondary School: Bromfords / Beauchamps 1500m                  GPs / Health Centre: 1 (Silva Island Way) &lt;800m                  Neighbourhood Centre: 1 (Silva Island Way) &lt;800m                  Town Centre: Wickford &gt;800m                  Public Open Space:                  Education field (adj);                  Amenity green space (Nicholson Grove) &lt;400m;                  Cemetery &lt;400m;                  Wick Country Park &lt;800m                  Urban Park &lt;2km                  Bus Stop:1000+m (London/Woodlands Rd)                  Railway Station: Wickford 1600m</p>		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?				
	- Company?				
	- Unknown?				
<b>Urban Area Site</b>	Yes	Area: 0.97ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	Area: 0.97ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
			TPO		No
			Archaeological Finds Area		No

<b>Address:</b> Open space between Maitland Rd, Scott drive and The Broadway, the Wick Wickford	<b>Site Area:</b> 0.97ha	<b>Current Use:</b> Woodland	<b>Site Ref.:</b> SS0173	
<b>Highway issues:</b> No particular issues				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Woodland area</li> <li>• Open space protected by BDLP policy</li> <li>• Definitive footpath runs north-south through the centre of the site</li> <li>• Protected species alert area</li> <li>• Within 5km of Ramsar/SAC/SPA</li> <li>• Likely existence of contamination – no detailed assessment made</li> <li>• Public open space</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>• Felling of all trees within the site</li> <li>• Policy alteration through LDF process</li> <li>• Scheme design could accommodate footpath</li> <li>• Ecological assessment required – mitigation measures implemented prior to development</li> <li>• Unlikely to have direct impact on SAC/SPA.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> <li>• PPG17 assessment required.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Woodland				
				<b>Site is NOT suitable for housing development X</b>
<b>Reason(s) why site is not suitable for housing:</b> The site is within the settlement area and there are no constraints that would necessarily restrict development of the site without further investigation of wildlife present. However, an initial PPG17 assessment has determined that the site is required due to a lack of open space within the area to mitigate the loss, which would reduce access to open space for a number of properties to above the maximum adopted standard of 400m. Equally, the woodland is an open space typology that is qualitatively desired within the Borough. The site should be deemed unsuitable on the grounds of the PPG17 assessment.				
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.	

# OS between Maitland Road, Scott Drive

SHLAA 2011/2012



# SS0173

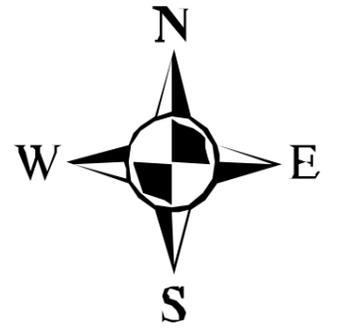
## SHLAA Site Survey Form Part 1

<b>Address:</b> Open space at Apple Tree Way between Pippin Court & St Catherine's Court, Wickford	<b>Site Area:</b> 0.16ha	<b>Current Use:</b> Landscaping / Amenity Open Space	<b>Site Ref.:</b> <b>SS0174</b>		
<b>Description of Site (including planning status)</b> Irregular shaped amenity open space and parking bay at the end of Apple Tree Way, approx 28m wide by 65m long. Predominantly grassed, with paths crossing the area. Leads to a pedestrian access onto Southend Rd. 15+ properties face onto the open space.  No planning history.			<b>Site Access:</b> Apple Tree Way  <b>Access to Services</b> (distance in m) Primary School: Wickford Infants; Hilltop Junior <600m Secondary School: Beauchamps <1500m GPs / Health Centre: 1 (Franklins Way) <800m Neighbourhood Centre: 2 (Southend Rd; Apple Tree Way) <800m Town Centre: Wickford <800m Public Open Space: Allotment <2km Urban Park <400m Churchyard <100m Country Park <2km Education Fields <800m Outdoor Sports <2km; Civic Space <800m; Bus Stop: 450m Railway Station: Wickford 1km		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?				
	- Company?				
	- Unknown?				
<b>Urban Area Site</b>	Yes	0.16ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	0.16ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SPA, Ramsar & SAC)		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	Yes
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes

<b>Address:</b> Open space at Apple Tree Way between Pippin Court & St Catherine's Court, Wickford	<b>Site Area:</b> 0.16ha	<b>Current Use:</b> Landscaping / Amenity Open Space	<b>Site Ref.:</b> <b>SS0174</b>	
		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Access from Apple Tree Way, no issues.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Open space, subject to PPG17 assessment.</li> <li>• Narrow site overlooked by 15+ properties</li> <li>• Adjacent to Listed Building (St Catherine's Church)</li> <li>• Southern edge of site is within 30m buffer zone of protected species alert area (church yard)</li> <li>• Definitive footpath runs along western edge of site</li> <li>• Within 5km buffer of Ramsar/SAC/SPA</li> <li>• Near an area of archaeological finds</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
<ul style="list-style-type: none"> <li>• PPG17 assessment required.</li> <li>• Shape of site limits its capacity. Careful siting of buildings would be required.</li> <li>• High quality development required, so as to not adversely affect the setting of a listed building.</li> <li>• Unlikely to have direct impact on SAC/SPA.</li> <li>• Definitive footpath would need to be taken into account in scheme design</li> <li>• Ecological &amp; Archaeological investigations required plus any mitigation measures to be implemented prior to development.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>				
<b>What is the most suitable type of development for this site?</b>				
Open space.				
				<b>Site is not suitable for housing development x</b>
<b>Reason(s) why site is not suitable for housing:</b>				
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 site should therefore be considered unsuitable on PPG17 grounds.				
<b>Is site available for development?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.		
<b>If yes, when?</b>				

# OS at Appletree Way btw Pippin Court

SHLAA 2011/2012



# SS0174



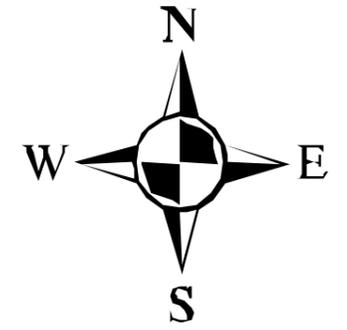
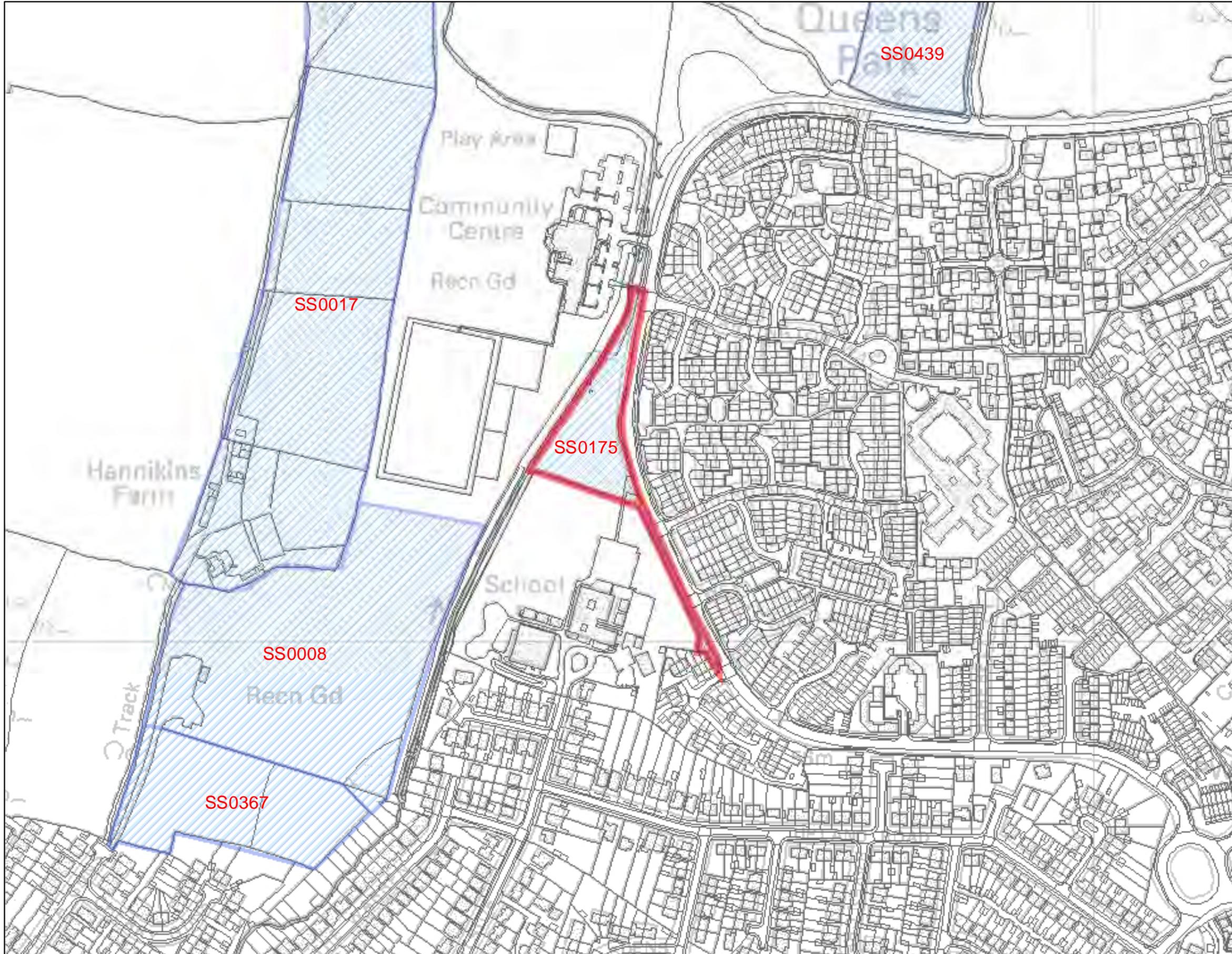
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent Rosebay Ave, Billericay, between Hannikins Community Centre and Brightside County Primary School.	<b>Site Area:</b> 0.68ha	<b>Current Use:</b> Amenity green Space	<b>Site Ref.:</b> <b>SS0175</b>		
<b>Description of Site (including planning status)</b> Triangular area of amenity open space, north of Brightside Primary School. Site includes the verge along frontage of Brightside Primary School and Rosebay Avenue. Western and southern boundaries hedge/tree cover. Tributary of River Wid flows south to north along west boundary of site.  Submitted by BBC during CFS, since sold at auction.  Planning history: <ul style="list-style-type: none"> <li>98/00099/BAS - Erection Of A Part Single &amp; Part Two Storey Community Centre &amp; Accesses. Not constructed. Community centre built on land adj.</li> <li>11/00949/FULL - Creation of 19 no. two and three bedroom houses and apartments, plus associated roads, paths, car parking and landscaping.</li> </ul>			<b>Site Access:</b> Road frontage on Rosebay Avenue.  <b>Access to Services</b> (distance in m) Primary School: Adjacent to site Secondary School: Mayflower <1500m GPs / Health Centre: 2 (The Pantiles; Queens Park Stores) <800m Neighbourhood Centre: 1 (The Pantiles) <800m Town Centre: Billericay <2km Public Open Space: Children & Young People Spaces <400m Natural Open Space <400m Education fields <400m Country Park <800m Outdoor Sports Facilities <400m Bus Stop: Rosebay Avenue (<100m) Railway Station: Billericay 1600m		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	No			
	- Company?	Yes			
	- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 0.68ha			
<b>Green Belt Site</b>	No	Area			
<b>Greenfield Site</b>	Yes	Area: 0.68ha			
<b>Previously Developed Land</b>	No	Area			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input checked="" type="checkbox"/>	Yes	Part of site	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		Yes (Gas)	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

<b>Address:</b> Land adjacent Rosebay Ave, Billericay, between Hannikins Community Centre and Brightside County Primary School.		<b>Site Area:</b> 0.68ha	<b>Current Use:</b> Amenity green Space	<b>Site Ref.:</b> SS0175	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> None					
<b>Constraints:</b>					
<ul style="list-style-type: none"> <li>• Western half of site within flood zone 3. Majority of site within flood zone 2.</li> <li>• Eastern part of site (16m wide strip) within gas pipeline buffer zone – Pipeline follows Rosebay Avenue, although exact location of gas pipeline to be established</li> <li>• Northern boundary of site is 100m from LoWS. Western boundary within protected species alert area. Indicates possible presence of protected species on site, due to proximity of the LoWS and the stream – ecological assessment required.</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>					
<b>Could the constraints be overcome?</b> No					
Flood zone 3 site are not suitable for housing (SHLAA Methodology) Gas pipeline buffer excludes development.					
<b>What is the most suitable type of development for this site?</b>					
Open Space					
					<b>Site is NOT suitable for housing development</b>
<b>Reason(s) why site is not suitable for housing:</b>					
Western half of the site is within Flood Zone 3, which is considered unsuitable in terms of SHLAA sites, while eastern section adjoining Rosebay Avenue is constrained by Government Pipeline buffer of 16m. This does not leave sufficient site area to provide land for housing.					

# Land opp Rosebay Avenue, Hannikins Comm Centre

SHLAA 2011/2012



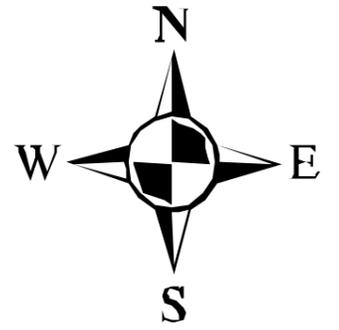
# SS0175

## SHLAA Site Survey Form Part 1

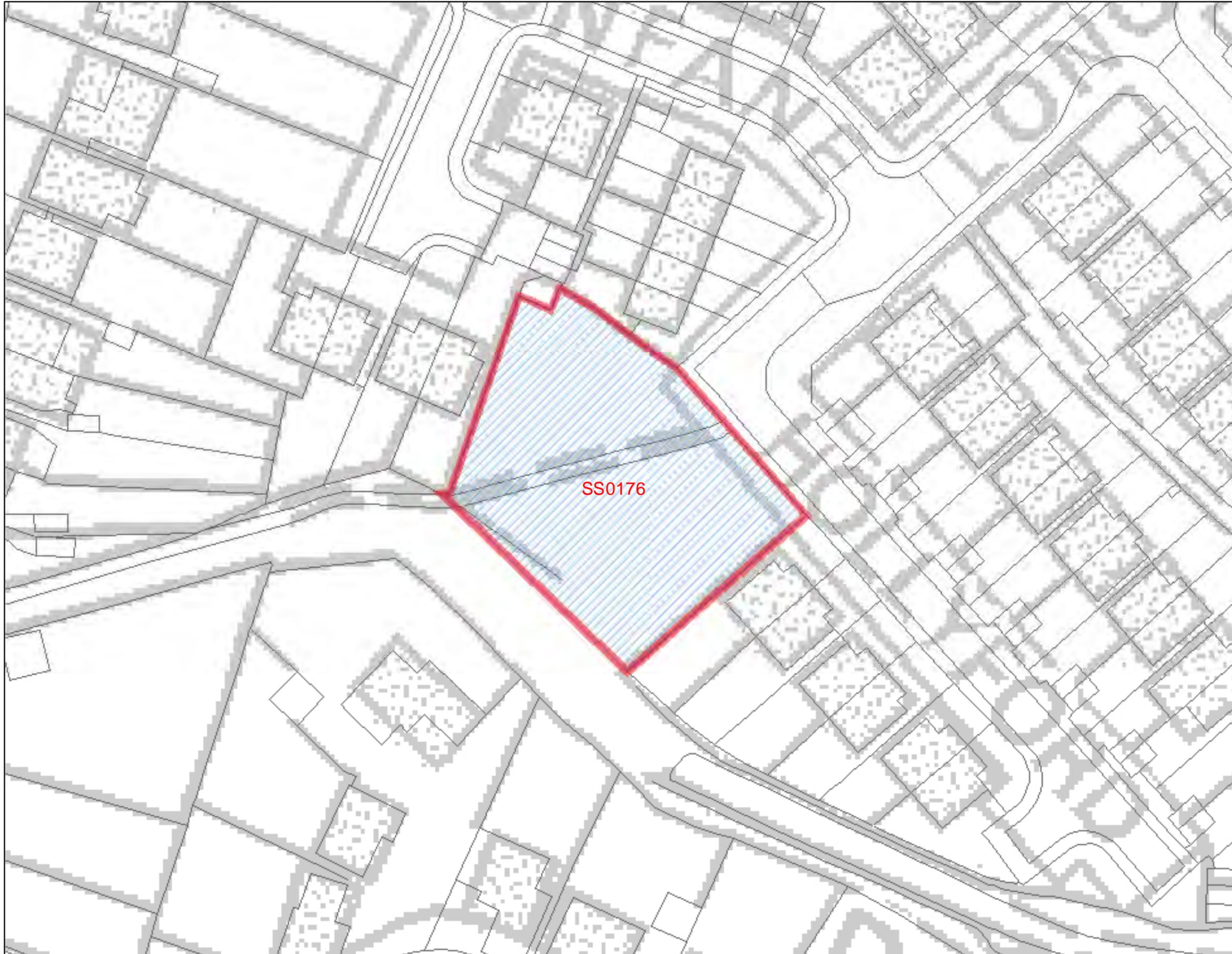
<b>Address:</b> Open Space adjacent to 63 Hollyford, 13 Longtail & 5 Dunfane, Billericay	<b>Site Area:</b> 0.15ha	<b>Current Use:</b> Open space	<b>Site Ref.:</b> <b>SS0176</b>		
<b>Description of Site (including planning status)</b> Irregular shaped amenity open space at the junction of Hollyford and Longtail. The area is grassed and has a mature tree in the centre. A path crosses the area and cuts through from Longtail to Stock Road. The area is predominantly residential and a large playing field and school are located to the south.  Designated Existing Open Space (Less than 0.4 hectares)  Planning History: None			<b>Site Access:</b> Longtail / Hollyford  <b>Access to Services</b> (distance in m) Primary School: Buttsbury < 600m Secondary School: Mayflower < 1500m GPs / Health Centre: Stock Road Health Centre >800m Neighbourhood Centre: Stock Road <800m Town Centre: Billericay >800m Public Open Space: Allotments >800m, Amenity Green Spaces <400m, Children and Young People, Churchyards > 800m, Civic Spaces >2000m, Country Parks >800m, Educational Fields > 400m, Natural and Semi Natural > 800m, Outdoor Sport Facilities > 800m, Urban Parks <2000m Bus Stop: c 250m Railway Station: Billericay >1600m		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?				
	- Company?				
	- Unknown?				
<b>Urban Area Site</b>	Yes	Area 0.15ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	Area 0.15ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> None					

<b>Address:</b> Open Space adjacent to 63 Hollyford, 13 Longtail & 5 Dunfane, Billericay	<b>Site Area:</b> 0.15ha	<b>Current Use:</b> Open space	<b>Site Ref.:</b> SS0176	
<b>Constraints:</b>				
<ul style="list-style-type: none"> <li>• Adj to protected species alert area 10m buffer zone</li> <li>• Within Ground Water Vulnerability Area.</li> <li>• Site is currently an open space protected by BDLP policy</li> <li>• Likely existence of contamination – no detailed assessment made.</li> <li>• Significant water/sewerage mains transect site</li> </ul>				
<b>Could the constraints be overcome?</b> Partially				
<b>If yes, how?</b>				
<ul style="list-style-type: none"> <li>• Archaeological and ecological assessment required.</li> <li>• Groundwater: need to have a better understanding of groundwater distribution and vulnerability, need to combine with other information such as water table level data and source protection zone. Need to demonstrate that any development would not lead to an unacceptable deterioration in groundwater quality or could represent opportunities to mitigate further quality deterioration</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> <li>• Change in policy to the open space designation</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Open Space				
<b>Site is not suitable for housing development</b> X				
<b>Reason(s) why site is suitable for housing:</b> Whilst the site is within the urban area and close to amenities PPG17 assessment has deemed this site a valued open space that should not be developed at this time as it will effect the balance of the quantity of open space in the settlement area. As there is no strategy in place to replace the loss of this site anywhere it cannot be considered as a loss and is thus unsuitable for development.				
<b>Is site available for development?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.	

SHLAA 2011/2012



# SS0176



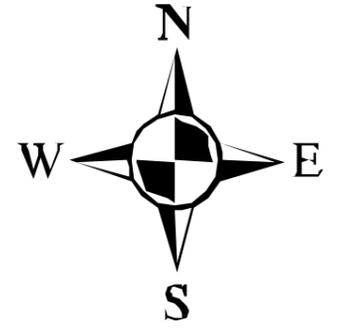
## SHLAA Site Survey Form Part 1

<b>Address:</b> 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	<b>Current Use:</b> Shops and Community Hall	<b>Site Ref.:</b> <b>SS0177</b>		
<b>Description of Site (including planning status)</b> Single storey flat roofed Shopping parade of 6 units set back from, but fronting onto, Nevendon Road with small car park in front comprising 26 vehicle spaces. To the rear of this lies the hammerhead of Kershaw Close, comprising further car parking, and a single storey flat roofed community hall building adjacent to this.  Allocated as an Existing Local Shopping Centre in the Basildon District Local Plan 1998. Rear portion of site comprising community hall is also allocated as Existing Open Space (Less than 0.4ha) in the BDLP 1998.  Planning permission granted 23 <sup>rd</sup> March 2006 to construct 11 houses on adjoining land immediately to the south of the community hall (06/00057/FULL). Other than this, planning consents have related to the simple change of use or minor alteration of the original retail units.			<b>Site Access:</b> From Nevendon Road and Kershaws Close  <b>Access to Services</b> (distance in m) Primary School: The Grange and North Crescent <600m. Secondary School: Bromfords <1500m 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), Cemetery <400m (Park Drive), Civic Space <2km (Wickford Market), Educational Fields <400m (Bromfords), Natural/Semi-Nat Green Space <800m, Outdoor Sport Facility <2km (Wickford Cricket Club), Urban Park <2km (Wickford Memorial Park). Bus Stop: 120m Railway Station: Wickford <1600m		
<b>Ownership:</b>		- Public Body? Yes - Private Individual? No - Company? No - Unknown? No			
<b>Urban Area Site</b>	Yes	Area: 0.37ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	No				
<b>Previously Developed Land</b>	Yes	Area: 0.37ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Surface water	No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

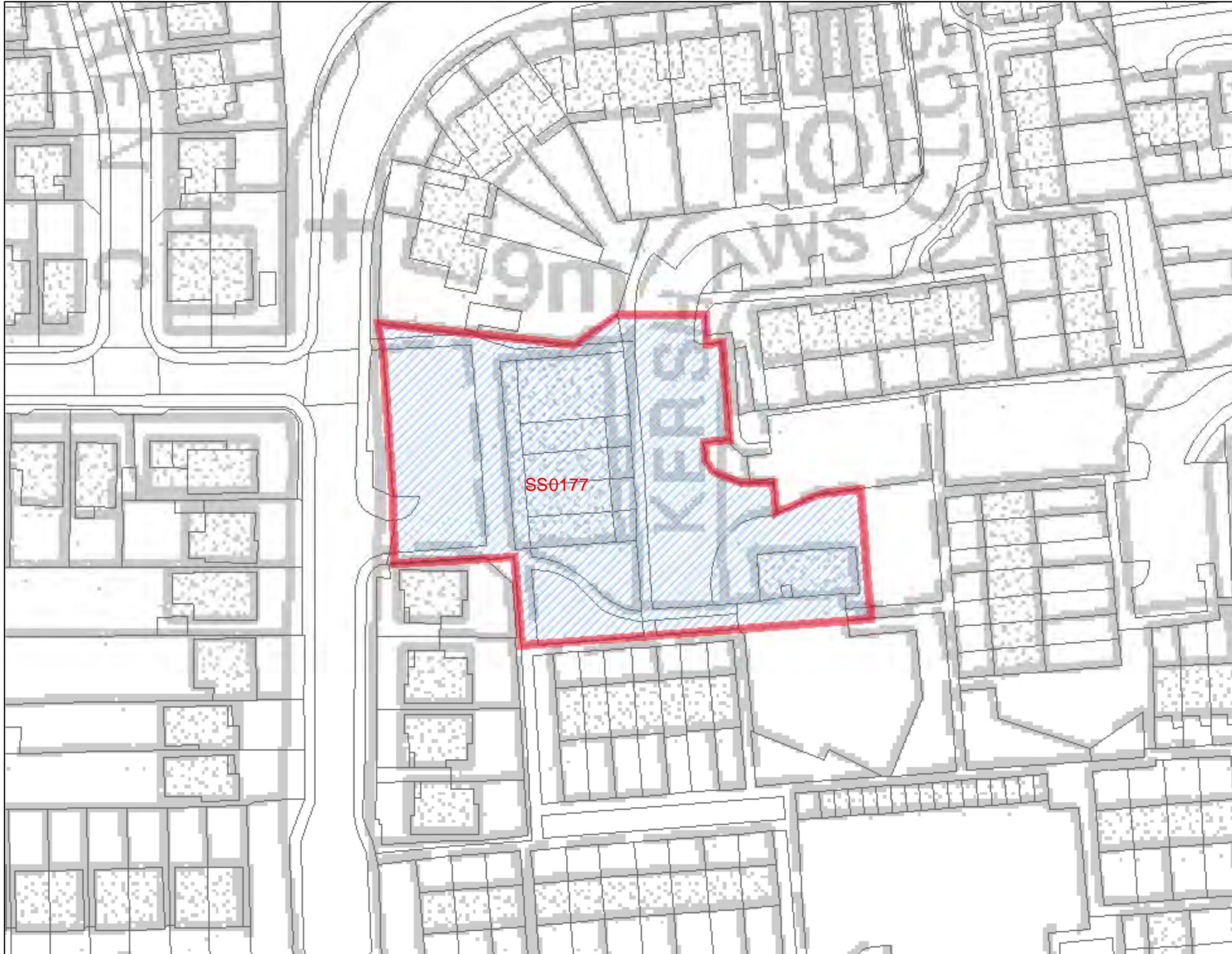
<b>Address:</b> Land front of, inc. and behind Park Lodge Neighbourhood Shopping Centre, 157-167 Nevendon Road and Community Hall, Kershaws Close, Wickford		<b>Site Area:</b> 0.37ha	<b>Current Use:</b> Shops and Community Hall	<b>Site Ref.:</b> SS0177	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No obvious highway issues. Good access onto both Nevendon Road and via Kershaws Close. A zebra crossing in front of the site Nevendon Road may need to be relocated depending upon what new access arrangements may be proposed.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>Allocated as Local Shopping Centre and open space in the Development Plan.</li> <li>Likely existence of contamination – no detailed assessment made.</li> <li>Ground water vulnerability area</li> <li>Within buffer of SAC/SPA/Ramsar</li> </ul>					
<b>Could the constraints be overcome?</b> Yes. <b>If yes, how?</b> <ul style="list-style-type: none"> <li>If satisfactory alternative provision provided on site or elsewhere in the vicinity to satisfy community need.</li> <li>Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> <li>Investigation of site for potential ground water vulnerability and undertake any mitigation as appropriate</li> <li>SAC/SPA and RAMSAR sites unaffected due to surrounding development</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Mixed residential/retail/community use, possibly with open space element					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is suitable for housing:</b> Within a residential area and close to services. Site is presently under-used. 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>			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.		

# Land in front of and including Park Lodge Shops

SHLAA 2011/2012



# SS0177

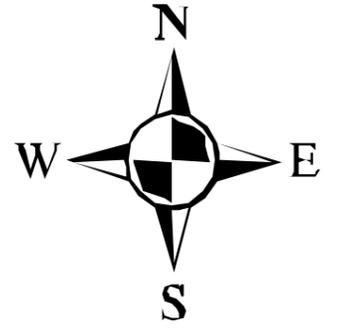


## SHLAA Site Survey Form Part 1

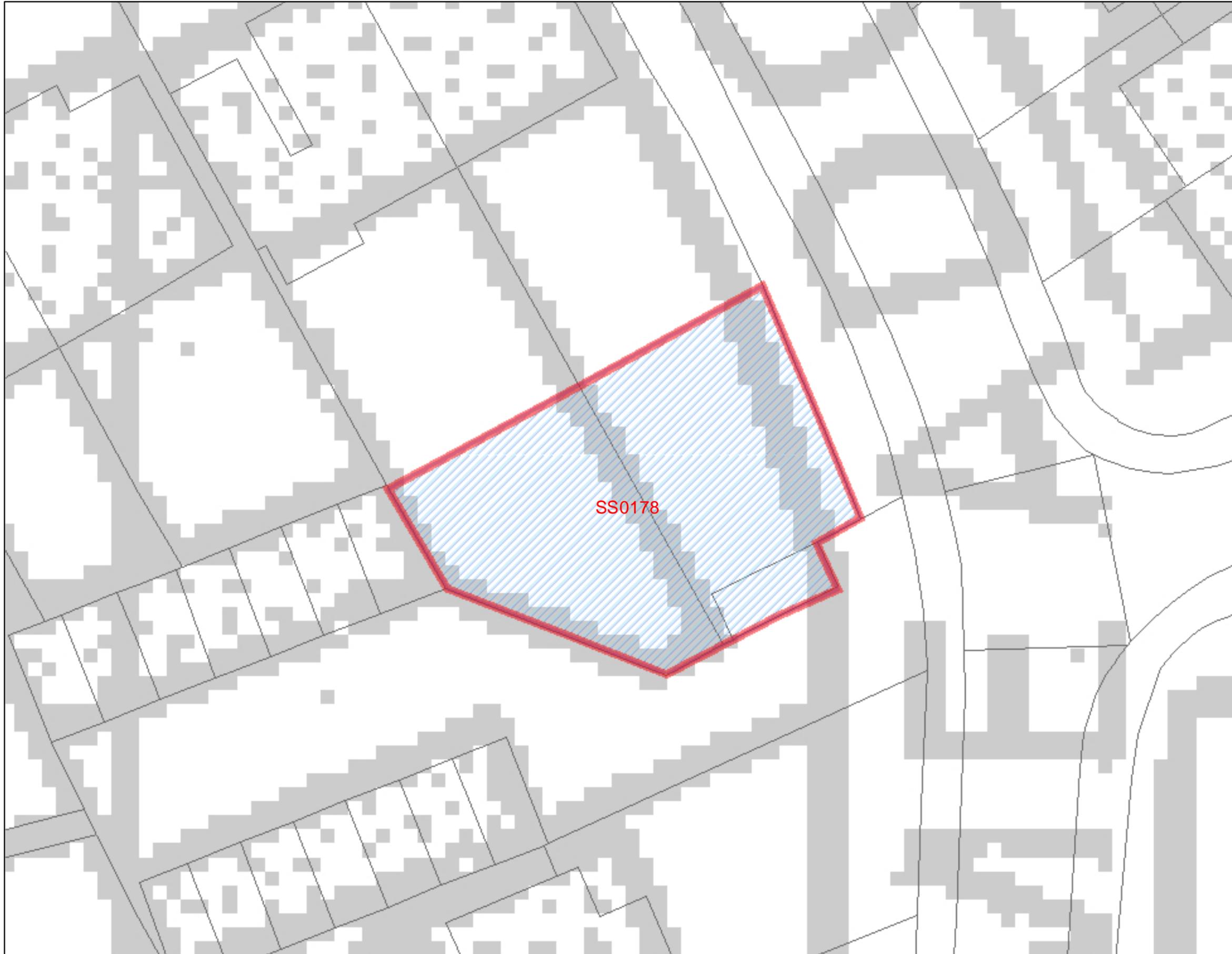
<b>Address:</b> Land rear of 13 and 13a Valley Road, Billericay	<b>Site Area:</b> 0.02ha	<b>Current Use:</b> Gardens	<b>Site Ref.:</b> <b>SS0178</b>		
<b>Description of Site (including planning status)</b> Small site comprising part of two back gardens in a residential area. Two no. owners. Rear of the gardens is an access drive to a garage court. Identified in UCS 2004.  Development Plan: Allocated as an area of no notation in the BDLP 1998  Planning History: Some planning history on nos. 13 and 13A relating to extensions.			<b>Site Access:</b> High Meadow		
<b>Ownership:</b>			<b>Access to Services</b> (distance in m) Primary School: Sunnymede 600m Secondary School: Billericay School <1500m GPs / Health Centre: 41 Western Rd / 93 Chapel St 800m Neighbourhood Centre: Meadow court <800m Town Centre: Billericay <800m Public Open Space: Amenity Gr Space <400m; Mill Meadows <400m Bus Stop: Railway Station: Billericay 1km		
	- Public Body?				
	- Private Individual?	Yes			
	- Company?				
	- Unknown?				
<b>Urban Area Site</b>	Yes	0.02 ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	0.02 ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes Blue
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> None					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Site is within 2km of SSSI – however as the site's capacity is only 1 unit, it is unlikely to have a significant effect</li> </ul>					

<b>Address:</b> Land rear of 13 and 13a Valley Road, Billericay	<b>Site Area:</b> 0.02ha	<b>Current Use:</b> Gardens	<b>Site Ref.:</b> SS0178	
<p>on the SSSI.</p> <ul style="list-style-type: none"> <li>• Ground Water Vulnerability Area – minor aquifer with localised significance.</li> <li>• Development of these 2 gardens would result in Nos 13 &amp; 13A having back gardens of only 10m depth.</li> <li>• 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.</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>				
<p><b>Could the constraints be overcome?</b></p> <p><b>Partial</b></p> <ul style="list-style-type: none"> <li>• Although development on this site would be out of character with the surrounding area, a sensitive design solution could possibly be found to enable development.</li> <li>• Groundwater: need to have a better understanding of groundwater distribution and vulnerability, need to combine with other information such as water table level data and source protection zone. Need to demonstrate that any development would not lead to an unacceptable deterioration in groundwater quality or could represent opportunities to mitigate further quality deterioration</li> <li>• Contaminated land assessment required</li> </ul>				
<p><b>What is the most suitable type of development for this site?</b> Gardens / chalet</p>				
<p><b>Site is suitable for housing development</b> <input checked="" type="checkbox"/></p>				
<p><b>Reason(s) why site is not suitable for housing:</b> Change in PPS3 9-6-10 generally excludes rear gardens, however due to the road frontage there may possibly be a simple design solution to achieve a small development on the site, if no material harm to the surrounding area can be demonstrated</p>				
<p><b>Is site available for development? If yes, when?</b></p>				
<p>No. Whilst this site was submitted through the Call For Sites process by the landowner the site is not of sufficient size to accommodate a dwelling and thus unavailable for development.</p>				

SHLAA 2011/2012



# SS0178

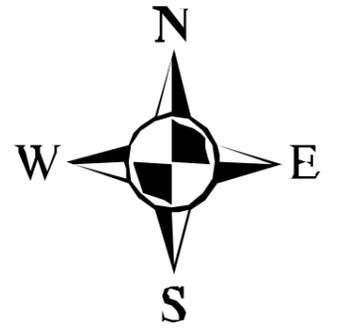


## SHLAA Site Survey Form Part 1

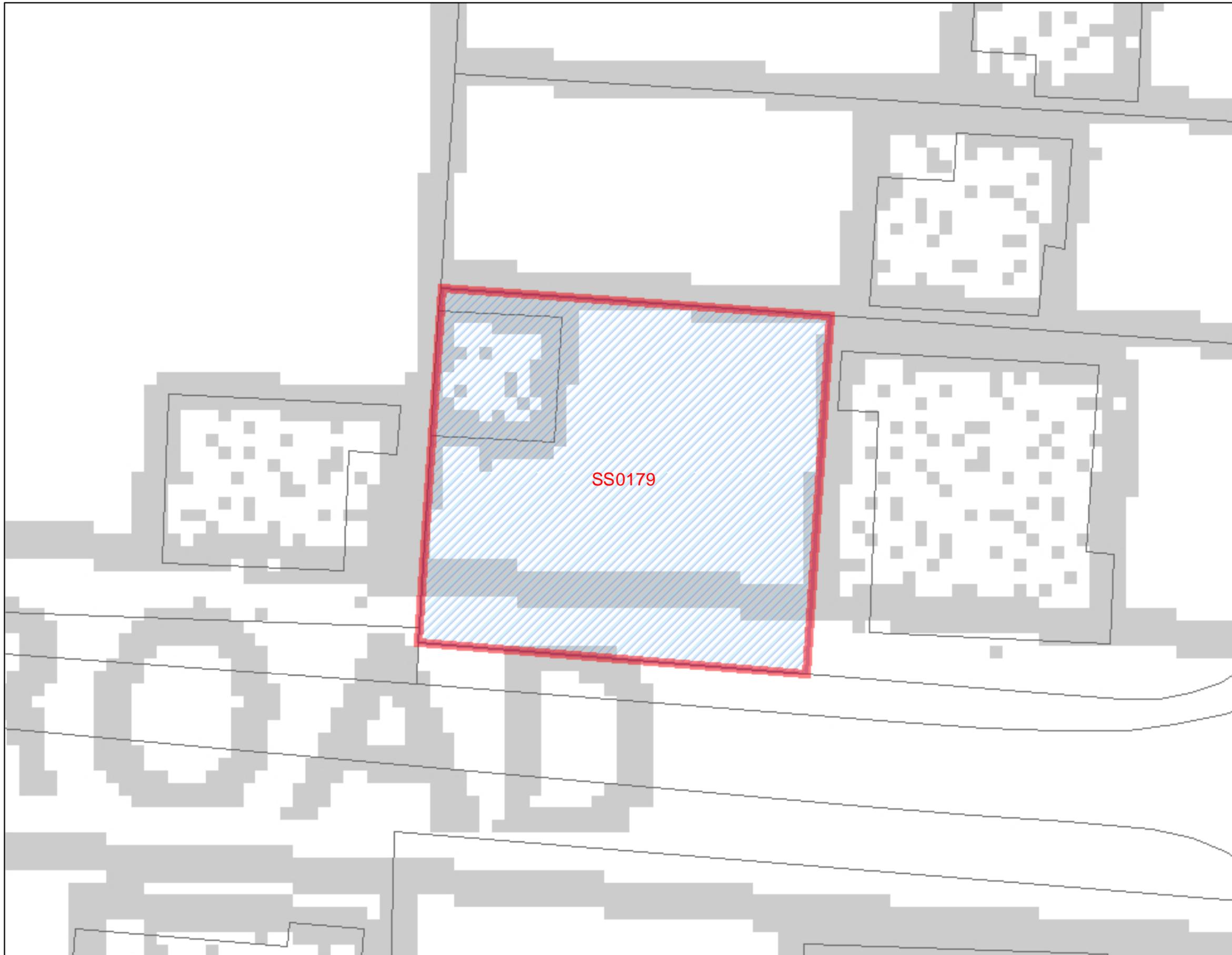
<b>Address:</b> Land at rear of 215 Pound Lane, North Benfleet	<b>Site Area:</b> 0.04ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> <b>SS0179</b>		
<b>Description of Site (including planning status)</b> Square shaped site forming the rear garden of 215 Pound Lane, with a street frontage to Katherine Road.  Development Plan: Allocated as part area of no notation and part Green Belt in the BDLP 1998  Planning History: Application 06/00311/FULL - Erect four bed detached house within rear garden of 215 Pound Lane. Refused 24.04. 2006, on grounds of inappropriate development in the Green Belt and on grounds that the proposed dwelling would appear cramped and have an over-dominant appearance, detrimental to the residential amenities of the adjoining occupiers and to the visual amenities of the area, contrary to approved development control guidelines/policy.			<b>Site Access:</b> Katherine Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Eversley/St. Margarets) Secondary School: >1500m (Chalvedon) GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Pitsea Public Open Space: Amenity Green Space & Children/young people space <800m (Westlake Ave), Natural/semi natural Green Space >800m, Outdoor Sport Facility <2km (Eversley Leisure Centre), Urban Park <2km (rushley) Bus Stop: 70m Railway Station: Pitsea >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	Yes	Area: 0.04ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	No				
<b>Previously Developed Land</b>	Yes	Area: 0.04ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (Spa/ Ramsar)		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

<b>Address:</b> Land at rear of 215 Pound Lane, North Benfleet		<b>Site Area:</b> 0.04ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> <b>SS0179</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Should the site get developed there would be pressure to create a new vehicular access from Pound Lane to serve the existing dwelling no. 215, which may give rise to highway safety concerns.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Groundwater vulnerability area,</li> <li>• SPA/Ramsar buffer.</li> <li>• Development control policy/guidelines.</li> <li>• Green Belt</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Residential garden					
			<b>Site is NOT suitable for housing development</b> <input checked="" type="checkbox"/>		
<b>Reason(s) why site is not suitable for housing:</b> Part Green Belt and is segregated from established settlements which provide services. Furthermore, this site constitutes a residential garden which is not looked upon favourably for development through PPS3.					
<b>Is site available for development?</b> <b>If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		

SHLAA 2011/2012



## SS0179



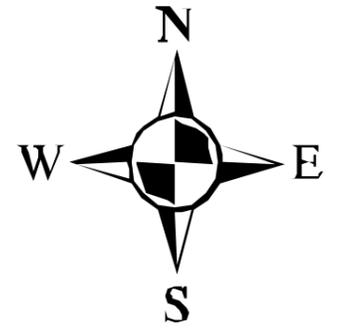
## SHLAA Site Survey Form Part 1

<b>Address:</b> Laindon Town Centre/shopping centre, Laindon High Road	<b>Site Area:</b> 2.74ha	<b>Current Use:</b> Town centre	<b>Site Ref.:</b> SS0181									
<b>Description of Site (including planning status)</b> Town centre site comprising the Laindon Centre (shopping centre), with car parks to the east and south with significant landscaping around the site. The site is bounded on the west by Laindon High Road, to the south by Laindon Link (on the opposite side of intervening roundabouts), and to the north and east by the residential development. The site also contains a three/four storey office block towards the south. The centre is in need of regeneration as it is suffering from a poor physical environment and high vacancy rates.  Development Plan: Allocated as 'Town Centre' in the BDLP 1998.  Planning History: Many minor applications.  03/01537/OUT - Demolish existing centre and erection of new centre incorporating large food retail unit, 21 new retail units and 138 residential units with associated car parking. Granted PP subject to S106 agreement 17.08.2007.  10/00957/EXTBAS – Renewal of extant consent for app: 03/01537/FULL. Pending consideration as of 06.02.2012  Site extent considered here is the RLA 2010 area.			<b>Site Access:</b> High Road, Danacre, Laindon Link  <b>Access to Services</b> (distance in m) Primary School: Millhouse; Phoenix; Merrylands <600m Secondary School: The James Hornsby <1500m GPs / Health Centre:1 (Laindon Centre) <800m Neighbourhood Centre: 3 (Laindon Station; Somercotes; Kathleen Ferrier Crescent <800m Town Centre: Laindon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (West Mayne), Country Park <2km (Westerley highs), 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 (Markhams Chase) Bus Stop: 20m Railway Station: Laindon <1km									
<b>Ownership:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">- Public Body?</td> <td style="width: 50%;">Yes - highways</td> </tr> <tr> <td>- Private Individual?</td> <td>No</td> </tr> <tr> <td>- Company?</td> <td>Yes</td> </tr> <tr> <td>- Unknown?</td> <td>No</td> </tr> </table>			- Public Body?	Yes - highways	- Private Individual?	No	- Company?	Yes	- Unknown?	No		
- Public Body?	Yes - highways											
- Private Individual?	No											
- Company?	Yes											
- Unknown?	No											
<b>Urban Area Site</b> Yes Area: 2.74ha <b>Green Belt Site</b> No <b>Greenfield Site</b> No <b>Previously Developed Land</b> Yes Area: 2.74ha												
<b>Site Constraints</b>												
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>									
Scheduled Monument	Within	No	Ancient Woodland	Within	No							
	Part of	No		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes							
Washland		No	Protected Species Alert Area - 10m Buffer		Yes							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No							
	Part of	No										
	Adj. To	Yes		Ground Water Vulnerability Area			No					
Oil / Gas Pipelines		No	Conservation Area	Within	No							

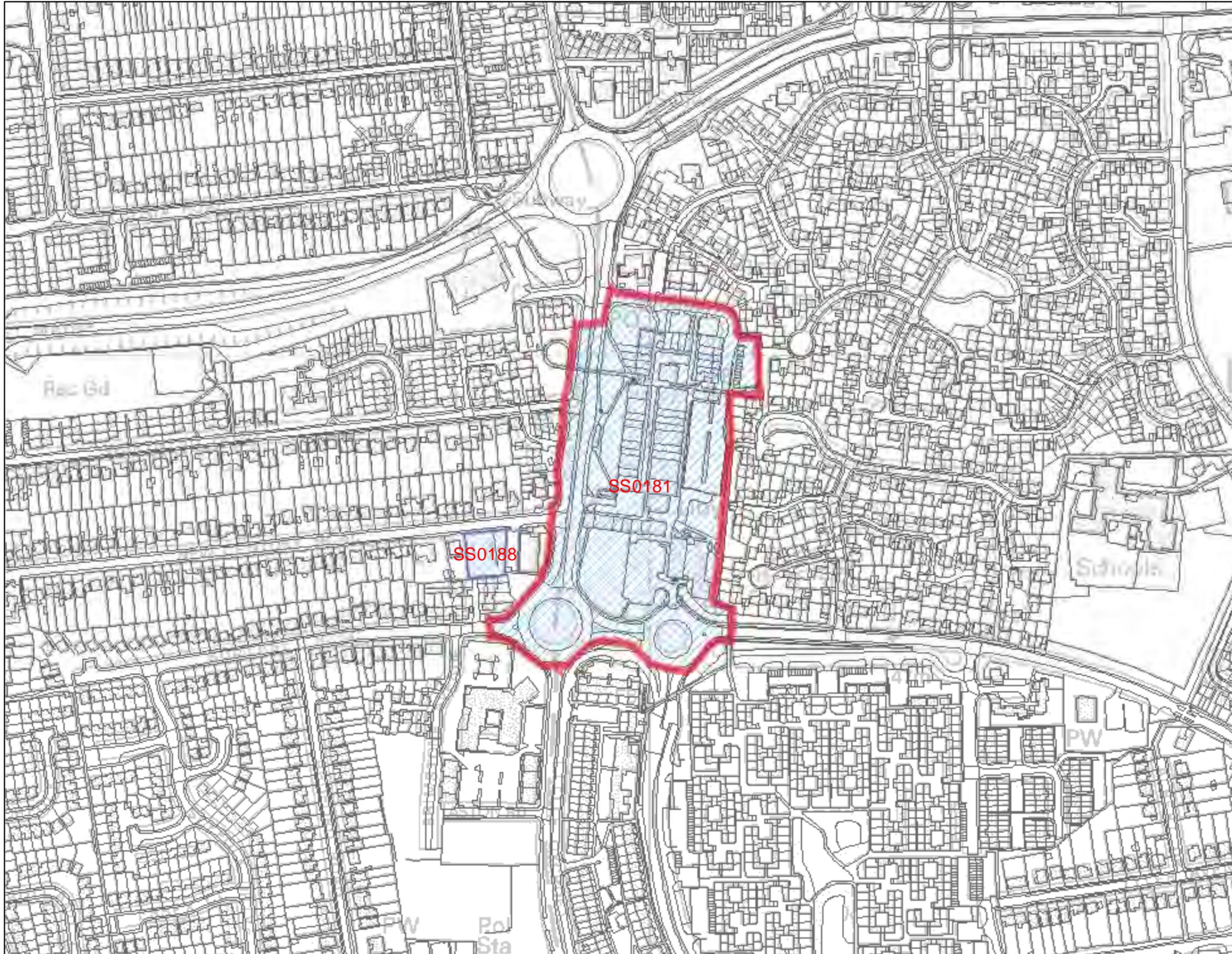
<b>Address:</b> Laindon Town Centre/shopping centre, Laindon High Road		<b>Site Area:</b> 2.74ha	<b>Current Use:</b> Town centre	<b>Site Ref.:</b> <b>SS0181</b>		
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)			No
			TPO			No
			Archaeological Finds Area	Finds area 67		Yes
<b>Highway issues:</b> No particular issues, good access from High Road.						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>o Archaeological finds</li> <li>o Employment buffer</li> <li>o Protected Species alert area</li> <li>o Likely existence of contamination – no detailed assessment made.</li> </ul>						
<b>Could the constraints be overcome?</b> Yes						
<ul style="list-style-type: none"> <li>o Archaeological investigation as part of any development.</li> <li>o Employment buffer of little consequence due to urban area</li> <li>o Protected species investigation.</li> <li>o Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>						
<b>What is the most suitable type of development for this site?</b>						
Any appropriate town centre uses including retail, commercial and residential as part of a mixed use scheme.						
<b>Site is suitable for housing development</b> X						
<b>Reason(s) why site suitable for housing:</b> The site is a town centre location and close to railway station with good access to services / facilities. The site has good access routes and after investigation measures are put in place, the site's constraints can be overcome.						
<b>Is site available for development? If yes, when?</b>				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



# SS0181



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent to the south side of Cranes Farm Road, Basildon, from Ghyllgrove to the field of Pendle Drive/ Pendle Close	<b>Site Area:</b> 15.23ha	<b>Current Use:</b> Open Space	<b>Site Ref:</b> <b>SS0182</b>	
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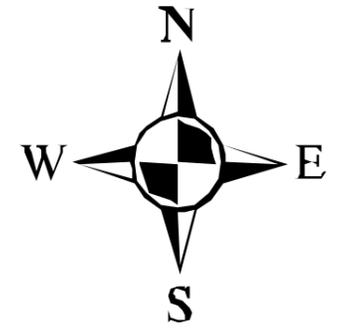
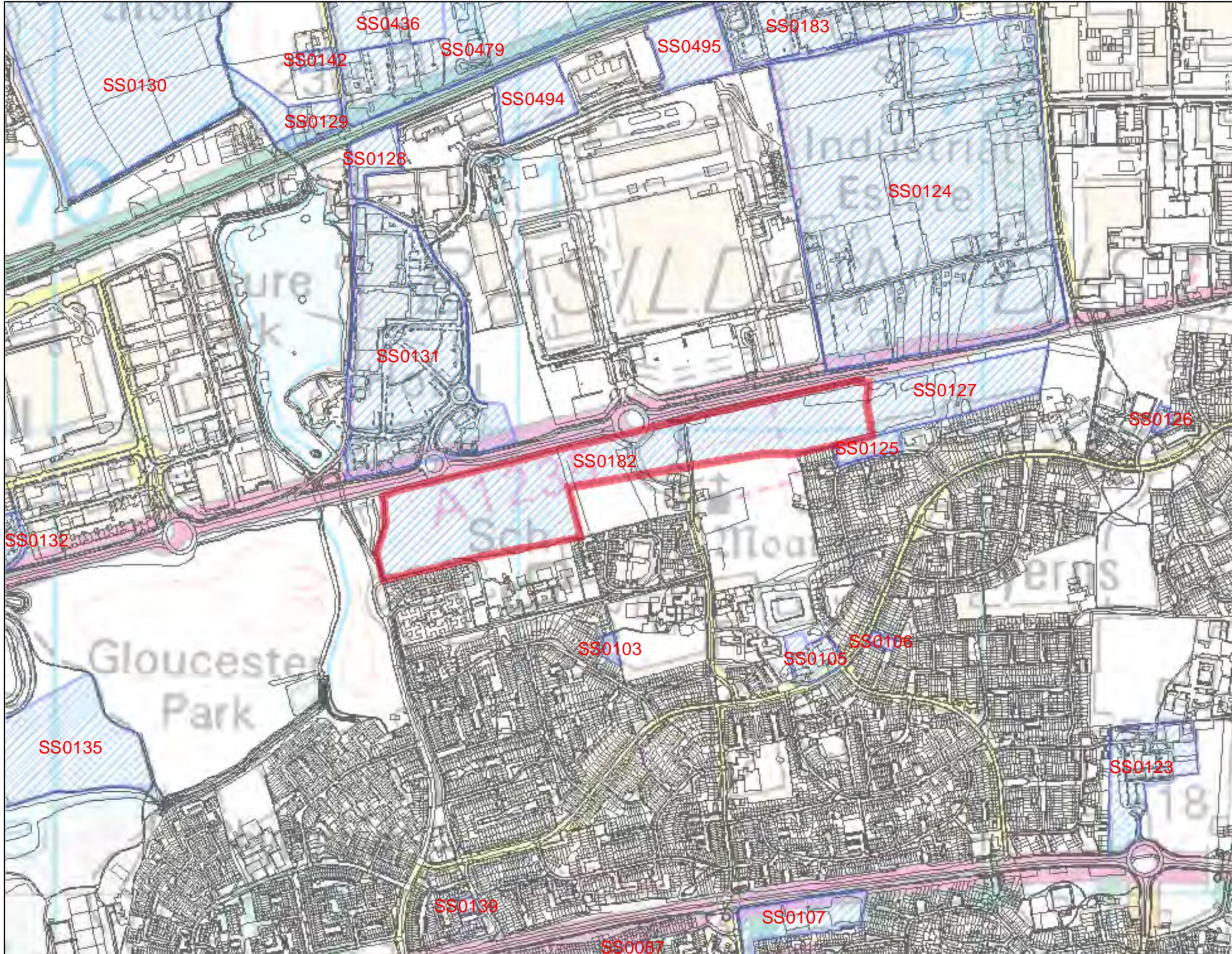
<p><b>Description of Site (including planning status)</b> Linear site located on the south side of Cranes Farm Road. Residential properties largely occupy the area to the south along with further public open space to the south and west. School playing field to the western end. The site is predominantly laid to grass but also comprises several groups of trees and hedges.</p> <p>To the north of the site lies an established employment corridor comprising numerous industrial/commercial enterprises, a comprehensive development area and the Festival Leisure Park, comprising hotels, restaurants and a cinema.</p> <p>The eastern half of the site is allocated as 'Existing open space' in the BDLP 1998, whilst the western half is allocated as 'School Playing Field and other open space' in the BDLP.</p> <p>Planning history: BAS-0345-71 – Comprehensive school, granted permission 14.04.1971, and various subsequent applications relating to a sports hall, extensions and alterations (south of school playing field). BAS-0012-01 - Residential development and open space on land west of Cranes Lane, planning permission not determined 02.03.2001 10/00130/FULL - Demolition of existing buildings and erection of 16no. houses (3no. x two bed, 1no. x three bed; 5no. x four bed and 7no. x five bed), and 2no. three storey blocks containing 12 no. x one bedroom flats, with associated car parking areas, bin/recycling stores, biodiesel CHP building, landscaping and parking, and access roads to Cranes Lane and Church Road. Granted 24.05.2010</p>	<p><b>Site Access:</b> via Cranes Farm Road, Great Spenders and Ghyllgrove</p> <p><b>Access to Services</b> (distance in m) Primary School: Whitmore Cnty and The Willows &lt;600m Secondary School: St. Anshelms and Barstable &lt;1500m GPs / Health Centre: Matching Green &lt;800m Neighbourhood Centre: Whitmore Way&lt;800m Town Centre: Basildon &gt;800m Public Open Space: Amenity Green Space &lt;400m (Whitmore Way), Children/young people space &lt;400m (Church Road), Churchyard &lt;400m (Holy Cross Church), Civic Space &lt;2km (Basildon TC), Educational Field &lt;400m (Whitmore County), Natural/semi natural Green Space &lt;400m (Moat, Church Rd), Outdoor Sport Facility &lt;400m (Church Rd), Urban Park &lt;400m (Cranes Fm Rd) Bus Stop: 120m (whitmore Way) (plus FLP bus link) Railway Station: Basildon &lt; &amp;&gt;1600m</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Ownership:</b></td> <td style="width: 35%;">- Public Body?</td> <td style="width: 35%;">Yes</td> </tr> <tr> <td></td> <td>- Private Individual?</td> <td>No</td> </tr> <tr> <td></td> <td>- Company?</td> <td>No</td> </tr> <tr> <td></td> <td>- Unknown?</td> <td>No</td> </tr> </table>	<b>Ownership:</b>	- Public Body?	Yes		- Private Individual?	No		- Company?	No		- Unknown?	No	
<b>Ownership:</b>	- Public Body?	Yes											
	- Private Individual?	No											
	- Company?	No											
	- Unknown?	No											
<b>Urban Area Site</b>	Yes	Area: 15.23ha											
<b>Green Belt Site</b>	No												
<b>Greenfield Site</b>	Yes	Area: 15ha											
<b>Previously Developed Land</b>	Yes	Area: 0.23ha approx											

Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		
	Part of	No			No

<b>Address:</b> Land adjacent to the south side of Cranes Farm Road, Basildon, from Ghyllgrove to the field of Pendle Drive/ Pendle Close		<b>Site Area:</b> 15.23ha	<b>Current Use:</b> Open Space	<b>Site Ref:</b> SS0182	
	Within buffer	Yes	Ground Water Vulnerability	Area	Yes
Oil / Gas Pipelines	Existing and abandoned Gov't oil pipes in west of site	Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW): Runs through eastern part of site		Yes
			TPO - TPO/1/52		Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> Access to site restricted to roundabout on Cranes Farm Road or Great Spenders (assuming access over undeveloped site is achievable).					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Ground water vulnerability area,</li> <li>• Employment area buffer,</li> <li>• protected species alert area,</li> <li>• existing open space and school playing field allocation in BDLP,</li> <li>• TPO trees and other trees worthy of long term retention.</li> <li>• Existing and abandoned Government oil pipelines, definitive footpath</li> <li>• Likely existence of contamination – no detailed assessment made.</li> </ul>					
<b>Could the constraints be overcome? Yes</b>					
<ul style="list-style-type: none"> <li>• Yes, protected species investigation &amp; attenuation measures need to be undertaken.</li> <li>• No particular issues regarding employment buffer due to adjoining residential area and subject to retention/provision of an appropriate noise buffer to Cranes Farm Road. Established tree belts should be respected in any development to act as a noise/visual buffer and backdrop to any housing.</li> <li>• Ground water investigation and attenuation measures as appropriate.</li> <li>• Open space/ school playing field allocation would need to be removed from development plan and alternative land provided to address need, positions of Government oil pipelines and definitive footpath would need to be respected in any development scheme.</li> <li>• Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Open space, school playing field, residential, or a mixture of these.					
<b>Site is suitable for housing development</b> x					
<b>Reason(s) why site is suitable for housing:</b> Urban area, adjoining residential properties. However, a PPG17 assessment will be needed before taking any prospect of allocation forward.					
<b>Is site available for development? If yes, when?</b>			Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.		

# Land adj to S side of Cranes Farm Road,

SHLAA 2011/2012



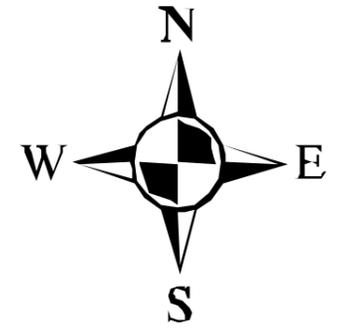
# SS0182

## SHLAA Site Survey Form Part 1

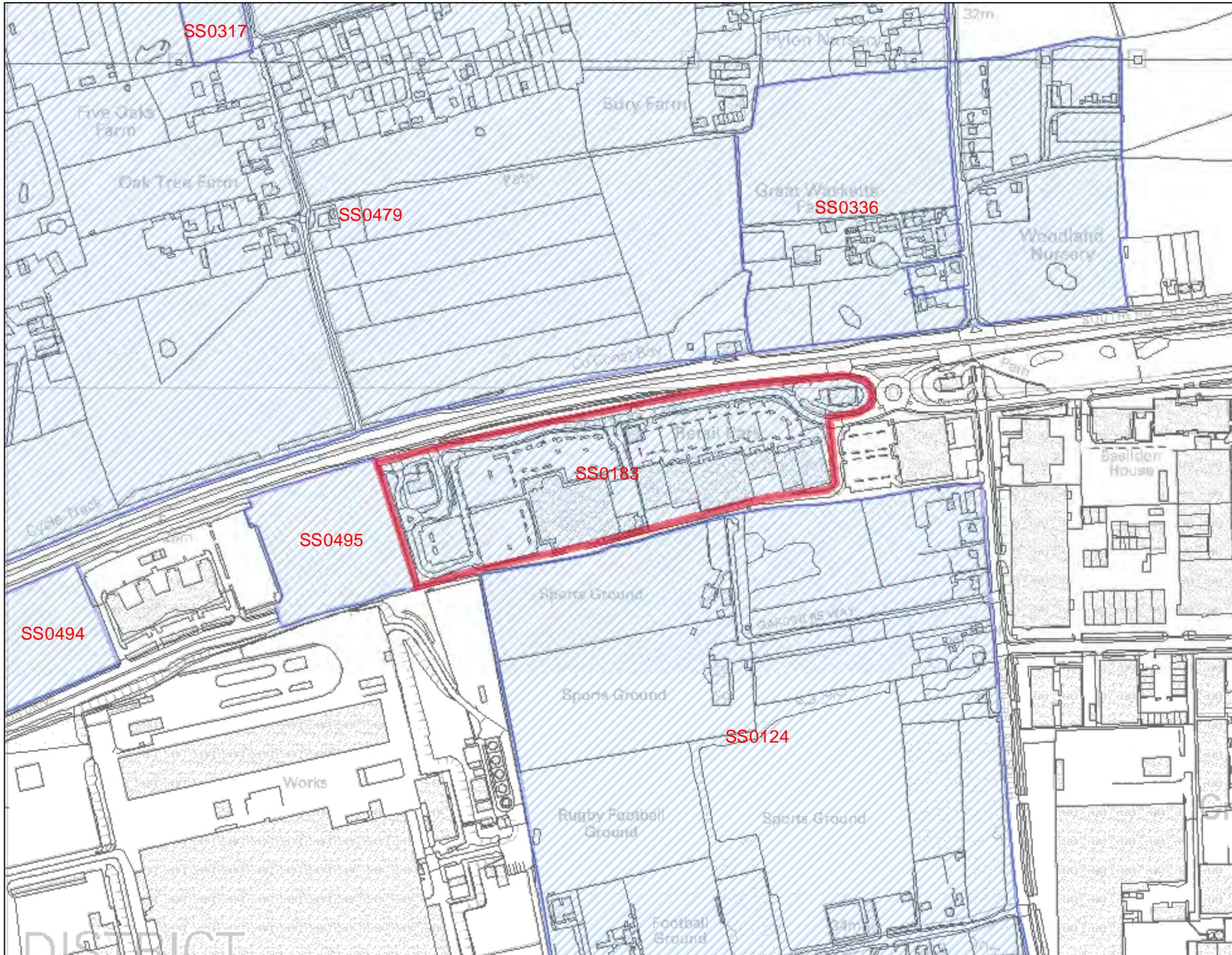
<b>Address:</b> Mayflower Retail Park, including Tesco store and adjoining restaurants	<b>Site Area:</b> 7.3ha	<b>Current Use:</b> Retail Park	<b>Site Ref.:</b> SS0183			
<b>Description of Site (including planning status)</b> Rectangular site located on the south side of the A127 Arterial Road comprising a Tesco superstore at its western end and several retail warehouses and stand alone restaurants.  Various employment generating commercial and industrial uses on surrounding hinterland to east and west. Proposed comprehensive development site to the south. Rural green belt land to the north beyond the dual carriageway.  Allocated as an area of no notation in the BDLP 1998.  Planning history: Various previous applications relating to extensions and new retail premises.			<b>Site Access:</b> Gardiners Link  <b>Access to Services</b> (distance in m) Primary School: Whitmore County >600m Secondary School: St. Anshelms and Barstable <1500m GPs / Health Centre: Matching Green >800m Neighbourhood Centre: Adams Business Centre, Paycocke Road and Whitmore Way <800m Town Centre: Basildon >800m Public Open Space: Amenity Green Space and Children/young people space <400m (Christopher Martin Road), Civic Space >2km (Basildon TC), Educational Field <800m (Whitmore County), Natural/semi natural Green Space <800m (Cranes Fm Rd), Outdoor Sport Facility <400m (Gardiners Lane South), Urban Park <800m (Hardy Road) Bus Stop: 350m Railway Station: Basildon >1600m			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	No			
		- Company?	Yes (Various)			
		- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 7.3ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	No					
<b>Previously Developed Land</b>	Yes	Area: 7.3ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer	(very southern periphery)	Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No				Village Green & Common Land
	Part of	No	Ground Water Vulnerability	Area	Yes	
	Within buffer	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW): Runs through north of site		No	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> No particular problems. Access from Gardiners Link						

<b>Address:</b> Mayflower Retail Park, including Tesco store and adjoining restaurants	<b>Site Area:</b> 7.3ha	<b>Current Use:</b> Retail Park	<b>Site Ref.:</b> <b>SS0183</b>	
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <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>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Retail park/commercial/industrial				
Site is NOT suitable for housing development    X				
<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.				
<b>Is site available for development?</b>		This site was not formally submitted by the landowner for development and highlighted as part of the Replacement Local Plan process and is therefore currently unavailable.		
<b>If yes, when?</b>				

SHLAA 2011/2012



# SS0183

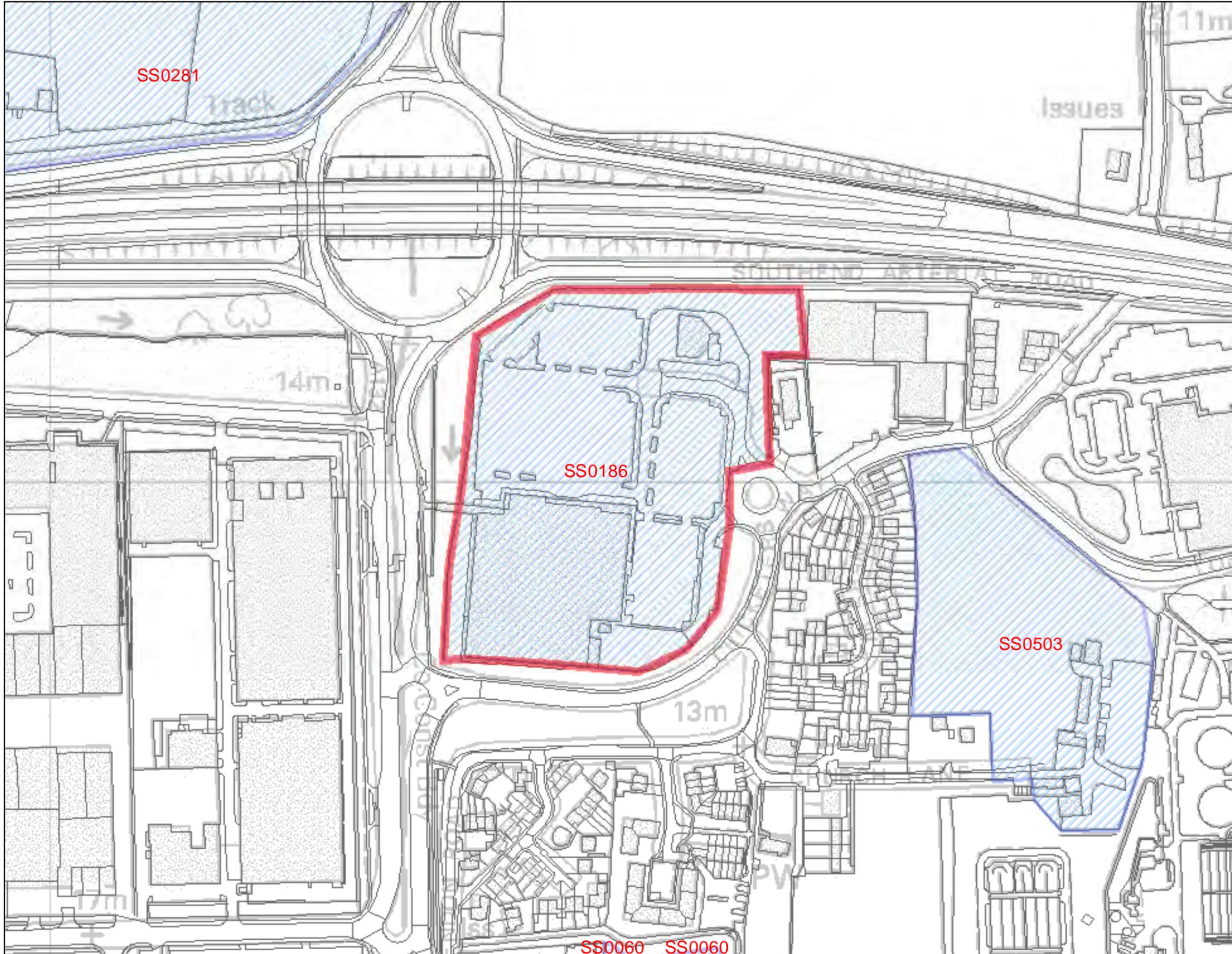


# SHLAA Site Survey Form Part 1

<b>Address:</b> Sainsbury's, Cricketers Way, Nevendon		<b>Site Area:</b> 3.8ha	<b>Current Use:</b> Supermarket	<b>Site Ref.:</b> SS0186	
<b>Description of Site (including planning status)</b> 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 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: <ul style="list-style-type: none"> <li>09/01139/ABAS - Installation of a freestanding non-illuminated directional sign – granted</li> <li>09/00609/FULL - Installation of a new entrance lobby to store front and removal of the pick up point – granted</li> <li>08/012555/FULL - Retrospective consent required for the installation of a 6m wide roller shutter to front entrance – granted</li> <li>08/00987/ABAS - Two internally illuminated totem signs – refused</li> <li>08/00914/ABAS - New sign on eastern elevation roof slope, new internally illuminated sign on roof ridge, refurbishment of existing signage to building and replacement of car park signage – split</li> <li>08/00858/ABAS - Retention of temporary non-illuminated signs in the car park and to the perimeter of the site- granted</li> <li>08/00775/FULL - Revised car park layout – granted</li> <li>08/00689/FULL - New pipework, including stage II VR New offset fills and vents, retro fit stage 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</li> <li>08/00389/FULL - Install new sprinkler tank and pump room contained within three metre high fenced enclosure – granted</li> <li>07/00608/ABAS - To display non-illuminated fascia signs on proposed replacement car wash – granted</li> <li>07/00607/FULL - Replacement car wash enclosure - granted</li> <li>06/00713/ABAS - Various non-illuminated signs – granted</li> <li>06/00034/FULL - Erection of a 9m x 21m marquee in the existing car park for a temporary period between 01 March and 30 September of each of 5 years commencing 01 March 2006 – granted</li> <li>05/00090/ABAS - To erect 11 no. non-illuminated leaflet dispensers, replace 1 no. existing ATM machine with non-illuminated poster and information panels and non-illuminated graphic panels at the remaining ATMs – granted</li> <li>04/00616/FULL - Bulk storage extension, revisions to service yard and existing car parking area – granted</li> <li>03/01014/ABAS - 1 No. internally illuminated free standing sign and 2 No. internally illuminated wall mounted signs – granted</li> </ul>			<b>Site Access:</b> Cricketers Way <b>Access to Services</b> (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 >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	No		
		- Company?	Yes		
		- Unknown?	No		
<b>Urban Area Site</b>	Yes	Area: 3.8ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	No				
<b>Previously Developed Land</b>	Yes	Area: 3.8ha			
<b>Site Constraints</b>					

<b>Address:</b> Sainsbury's, Cricketers Way, Nevendon		<b>Site Area:</b> 3.8ha	<b>Current Use:</b> Supermarket	<b>Site Ref.:</b> SS0186	
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	(Surface water area)	No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Within buffer	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		Yes	Definitive Footpath (PRoW):	(To the west of the site)	Yes
			TPO – 4 maples	TPO/27/93	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> Access from Cricketers Way					
<b>Constraints (description):</b> Within business/industrial zone buffer where possible noise and traffic conflicts may occur, ground water vulnerability, TPO's within site, protected species alert area and sewerage works on nearby site. Definitive footpath to west. Likely existence of contamination – no detailed assessment made.					
<b>Could the constraints be overcome?</b> No. Too close to a sewerage works					
<b>What is the most suitable type of development for this site?</b> Supermarket, Retail warehousing, commercial or industrial uses					
Site is NOT suitable for housing development X					
<b>Reason(s) why site is suitable for housing:</b> Site located in close proximity to sewerage works and adjacent to major dual carriageway junction where attenuation measures could not be implemented in a satisfactory manner. Furthermore, this site is fully occupied and well utilised in its current state.					
<b>Is site available for development? If yes, when?</b>			No. This site was not submitted by or on behalf of the landowner. Furthermore, the site is fully utilised and occupied in its commercial capacity.		

# Sainsbury's Cricketers Way



SHLAA 2011/2012



# SS0186

# SHLAA Site Survey Form Part 1

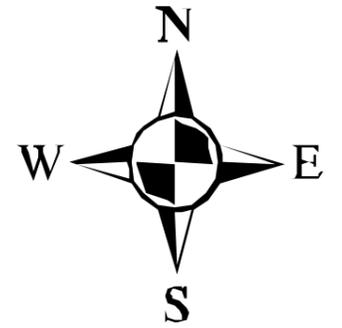
<b>Address:</b> Land north of Southend Road and east of the railway, Wickford		<b>Site Area:</b> 3.6 ha	<b>Current Use:</b> Scrubland, woodland	<b>Site Ref:</b> SS0187	
<b>Description of Site (including planning status)</b> Large area of open rural land located to the northeast of the settlement of Wickford, 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 transect the site. A sewerage works and the River Crouch lie adjacent to the north and the Wickford to Southminster branch railway line to the west. The main residential areas lie to the west and southwest.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <u>Shot Farm general History:</u> <ul style="list-style-type: none"> <li>• ES BAS/0094/56 – Residential development on Southend Road – Refused 1956 on green belt grounds and loss of agricultural land.</li> <li>• ES BAS/0092/57 – Residential development on Southend Road – Refused 1957 – on Green Belt and highway grounds.</li> <li>• ES BAS/1062/58 – Residential development (32 acres)– Refused 1958 on Green Belt grounds.</li> <li>• ES BAS/1416(A)/60 – New Farmhouse – Granted 1961</li> <li>• BAS/0126/64 – Residential, shops – Refused 1964</li> <li>• EU BAS/0002/75 –Vehicle parking – Certified 1975</li> <li>• EU BAS/0007/77 – Storage – not determined</li> <li>• EU BAS/1364/85 – Extension of vehicle parking – Certified</li> <li>• BAS/0105/75 – Residential (77acres) – Refused 1975 on Green Belt grounds and highway safety.</li> <li>• BAS/1099/75 – Dwelling – Refused 1975</li> <li>• BAS/1298/74 – Residential (7.5 acres) – Refused 1975</li> <li>• BAS/1299/74 - Residential (7.75 acres) – Refused 1975</li> <li>• BAS/0105/75 - Residential (7.5 acres) – Refused 1975</li> <li>• BAS/0539/76 – Residential (5.35 acres) – Refused 1976</li> <li>• BAS/0540/76 - Residential (1.32 acres) – Refused 1976</li> <li>• RD/0402/79 – Comprehensive development - Refused</li> <li>• RD/1547/80 – Residential – Refused 1980</li> <li>• 07/00003/OUT - Provision of sports facilities comprising football pitches, pavillion, all weather training pitches, parking and access, Land at Shot Farm – Granted 28.11.2007</li> <li>• 10/00796/REM - Approval of reserved matters relating 07/00003/OUT – Refused 20.01.2011</li> <li>• 10/00796/REM - Approval of reserved matters relating to 6 no. mini-football pitches, temporary car park and changing facilities in accordance with conditions 1(a) and 1(b) of outline planning approval (07/00003/OUT) - refused</li> <li>• 11/00459/FULL - The provision of sports facilities, comprising football pitches, pavillion, all weather training pitch, associated car parking and access together with construction of Bellmouth Access – granted</li> </ul> site has been changed to take into consideration the unmoveable constraints.				<b>Site Access:</b> Southend Road / Alicia Avenue  <b>Access to Services</b> (distance in m) Primary School: Hilltop <600m Secondary School: Beuchamps <1.5km GPs / Health Centre: 340 Southend road <800m Neighbourhood Centre: Southend Road <800m Town Centre: Wickford >800m Public Open Space: Park south side of Southend road <400m Bus Stop: <100m Railway Station: Wickford >1.6km	
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	Yes		
		- Unknown?	Yes		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 3.6 ha		

<b>Address:</b> Land north of Southend Road and east of the railway, Wickford		<b>Site Area:</b> 3.6 ha	<b>Current Use:</b> Scrubland, woodland	<b>Site Ref:</b> SS0187	
<b>Greenfield Site</b>	Yes	Area: 3.6 ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	but some surface water	No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		Yes	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		Yes	Definitive Footpath (PRoW)		Yes
			TPO		No
H.E.R – <ul style="list-style-type: none"> <li>• Pillbox – Alicia Walk</li> <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> <li>• Roman Road – south of R Crouch</li> </ul>	SMR No: 21037 21038 26768 26769 75642 7663 17509	Archaeological Finds Area		Yes	
<b>Highway issues:</b> No particular issues, due to recent upgrades of road network in the vicinity. Additional traffic movements may require some further upgrade work YELLOW					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Within Sewerage works buffer</li> <li>• Within Employment Area buffer</li> <li>• Within Electricity pylons buffer</li> <li>• Pill boxes also within site</li> <li>• Within surface water flood risk</li> </ul>			<ul style="list-style-type: none"> <li>• Archaeological finds area – Roman Road and pottery found</li> <li>• Potential contaminated land</li> <li>• Protected species alert area</li> <li>• SAC, SPA, RAMSAR Buffer</li> <li>• Adjacent a dual carriageway</li> <li>• Adjacent a railway line</li> <li>• Definitive footpath runs through site</li> </ul>		
<b>Could the constraints be overcome?</b> Yes, in part					
<b>If yes, how?</b> Majority of constraints could not easily be overcome. One possible development candidate, subject to Green Belt policy removal, protected species and archaeological investigations, could however be the field to the					

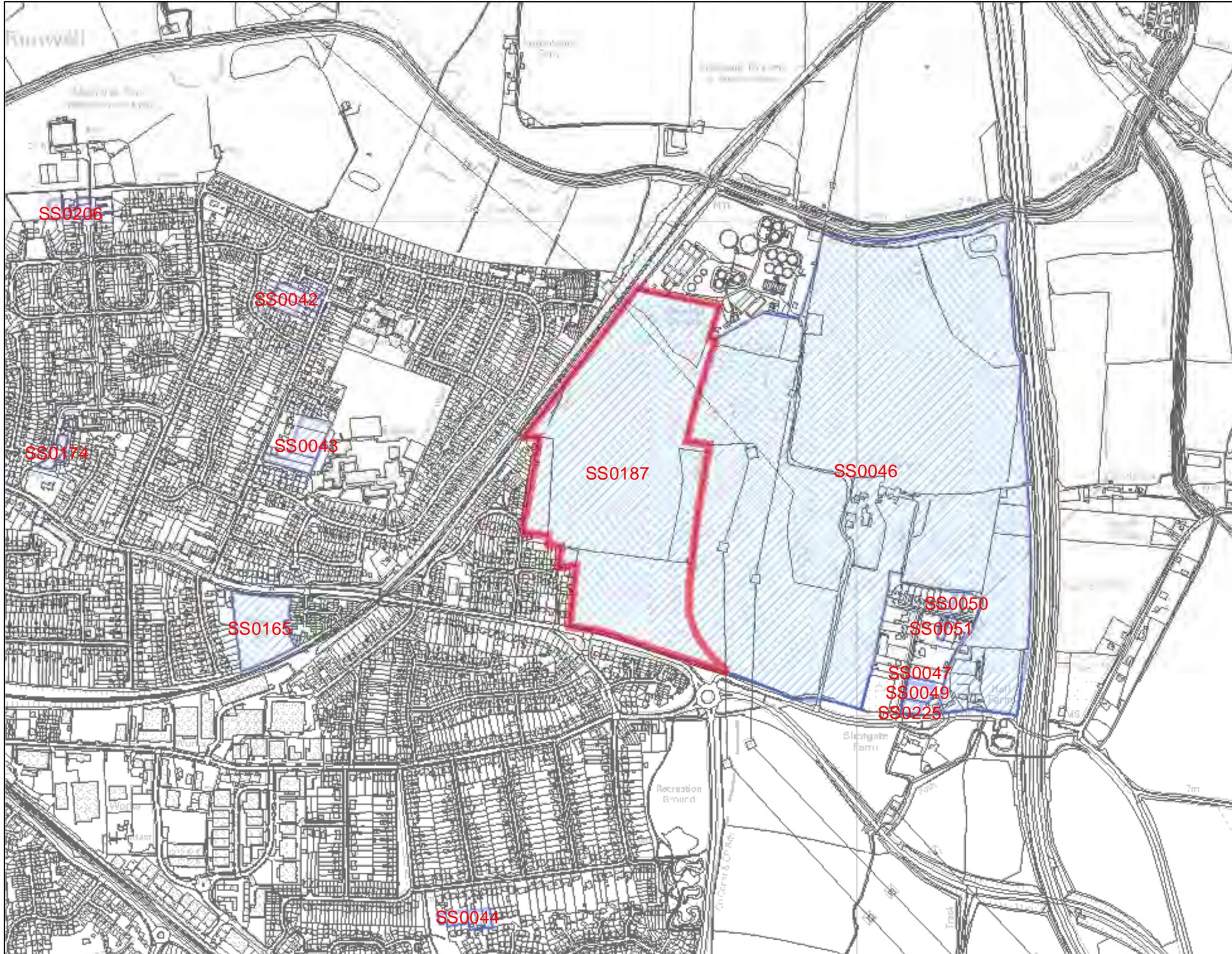
<b>Address:</b> Land north of Southend Road and east of the railway, Wickford	<b>Site Area:</b> 3.6 ha	<b>Current Use:</b> Scrubland, woodland	<b>Site Ref:</b> <b>SS0187</b>	
east of Alicia Way, north of London Road				
<b>What is the most suitable type of development for this site?</b> Farmland, recreation land, woodland or part residential.				
<b>Site is partly suitable for housing development x</b>				
<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.				
<b>Is site available for development? If yes, when?</b>		No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.		

# Land ad to No 11 Alicia Way

SHLAA 2011/2012



# SS0187



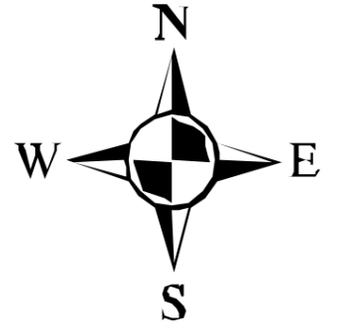
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adj 15 New Century Road, Laindon	<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Vacant/scrubland	<b>Site Ref.:</b> SS0188									
<b>Description of Site (including planning status)</b> Largely square shaped site located on the south side of New Century Road, Laindon. The site lies just within the town centre, adjacent to Laindon Library, in an otherwise residential street comprising chalets and bungalows. The site is presently covered in trees and scrub.  Development Plan: Allocated as 'Town Centre' in the BDLP 1998.  Land ownership last shown to be with Laindon Holdings Ltd.  Planning History: <ul style="list-style-type: none"> <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 and car parking – Granted 22/07/2004</li> </ul>			<b>Site Access:</b> New Century Road <b>Access to Services</b> (distance in m) Primary School: Millhouse; Merrylands and Phoenix <600m Secondary School: The James Hornsby <1500m GPs / Health Centre: 1 (Laindon Centre) <800m Neighbourhood Centre: 2 (Station Approach; Somercotes) <800m Town Centre: Laindon <800m Public Open Space: Amenity Green Space and Children/young people space <400m (West Mayne), Educational Field <800m (Millhouse; Phoenix; Merrylands), Natural/semi natural Green Space <800m (west side Mandeville Way), Outdoor Sport Facility <2km (Land west of Archer Road), Urban Park <800m (Markhams Chase) Bus Stop: 80m Railway Station: Laindon <1km									
<b>Ownership:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td>No</td></tr> <tr><td>- Private Individual?</td><td>No</td></tr> <tr><td>- Company?</td><td>Yes</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>			- Public Body?	No	- Private Individual?	No	- Company?	Yes	- Unknown?	No		
- Public Body?	No											
- Private Individual?	No											
- Company?	Yes											
- Unknown?	No											
<b>Urban Area Site</b> Yes      Area: 0.13ha												
<b>Green Belt Site</b> No												
<b>Greenfield Site</b> Yes      Area: 0.13ha												
<b>Previously Developed Land</b> No												
<b>Site Constraints</b>												
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>									
Scheduled Monument	Within	No	Ancient Woodland	Within	No							
	Part of	No		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No							
Washland		No	Protected Species Alert Area - 10m Buffer		No							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No							
	Part of	No		Ground Water Vulnerability Area		No						
	Adj. To	Yes										
Oil / Gas Pipelines		No	Conservation Area	Within	No							
				Adj. To	No							
Electricity Pylons		No	Listed Buildings	Within	No							
				Adj. To	No							

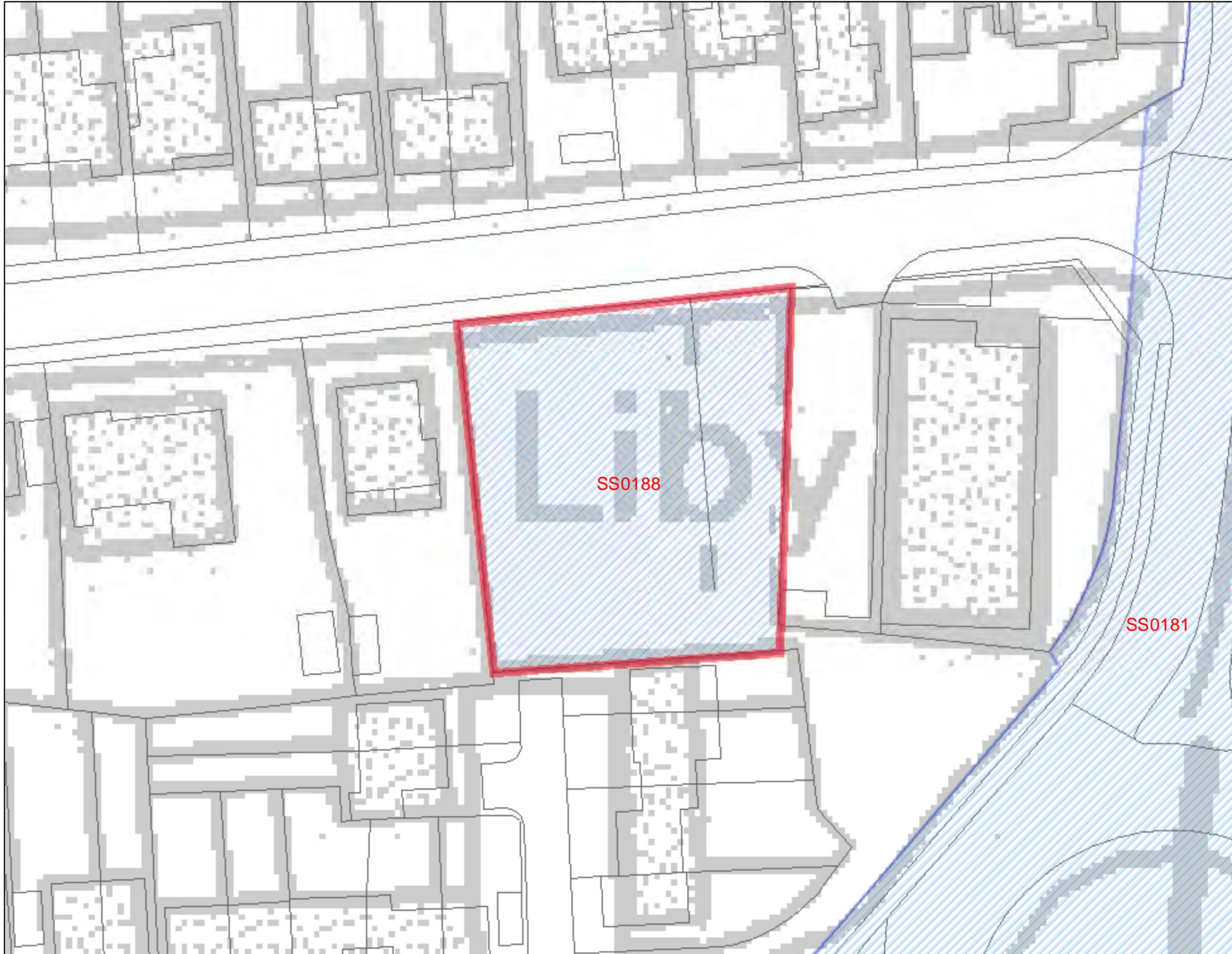
<b>Address:</b> Land adj 15 New Century Road, Laindon		<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Vacant/scrubland	<b>Site Ref.:</b> <b>SS0188</b>	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO (T1 – Oak)	TPO/12/00	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular issues, good access from New Century Road					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>o Within Employment area buffer</li> <li>o TPO Oak tree</li> <li>o Likely existence of contamination – no detailed assessment made.</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
<ul style="list-style-type: none"> <li>o Employment buffer inconsequential compared to surrounding context.</li> <li>o Tree protection or re-location of TPO for any development schemes.</li> <li>o Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>					
<b>What is the most suitable type of development for this site?</b>					
Residential, commercial or other appropriate town centre uses (dependent on whether the TC boundary remains as drawn in 1998 LP)					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site suitable for housing:</b> Town centre location close to railway station, good access to services, outline residential permission previously granted and surrounding residential uses.					
<b>Is site available for development? If yes, when?</b>			Whilst the site was not formally submitted to the Council it has recently been permitted and now expired. This demonstrates a willingness of the landowner to develop the site and is thus deemed available at this time.		

# Land between Library and 15 New Century Road

SHLAA 2011/2012



# SS0188



## SHLAA Site Survey Form Part 1

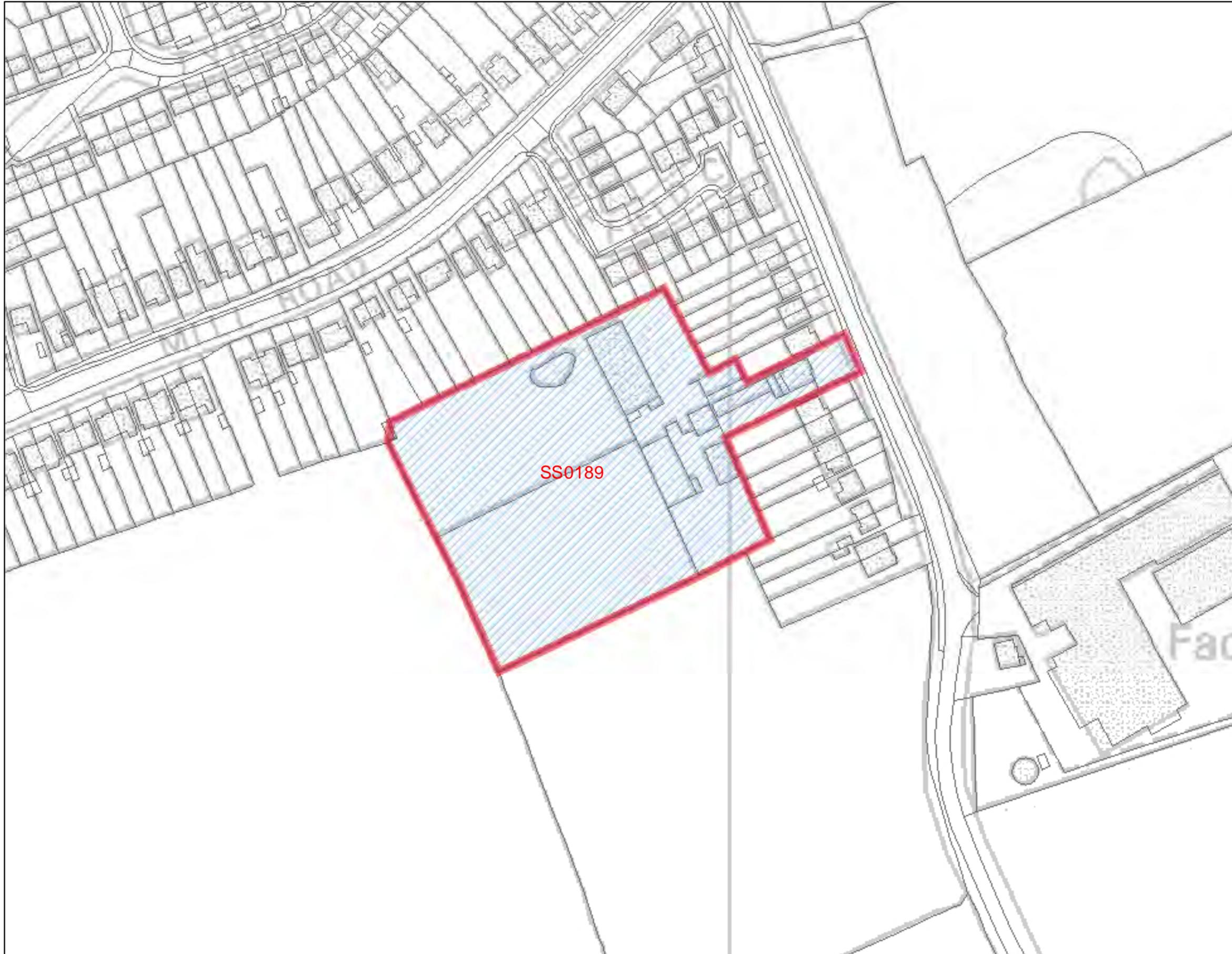
<b>Address:</b> Maitland Lodge, Southend Road, Billericay	<b>Site Area:</b> 1.48ha	<b>Current Use:</b> Grazing land, residential	<b>Site Ref:</b> SS0189		
<b>Description of Site (including planning status)</b> Large rectangular shaped area of land comprising mostly grazing land, but with Maitland Lodge and ancillary stable outbuildings along the east side of the site; the dwelling fronting onto Southend Road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History (including plots either side of Maitland Lodge): Former garden nursery site <ul style="list-style-type: none"> <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 - 1973</li> <li>• BAS/2511/73 – Outline part residential development – Refused 1974</li> <li>• BAS/1213/79 – 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/781/89 – Erection of four houses and detached garages – refused 1989</li> <li>• BAS/0005/90 – Outline four detached bungalows and garages – Refused 1990, Dismissed at appeal 1991</li> <li>• BAS/00965/95 - First Floor Rear Extension – Granted 1995</li> <li>• BAS/0979/95 – 4 bed detached dwelling – Refused 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>			<b>Site Access:</b> Southend Road  <b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 0.13ha			
<b>Green Belt Site</b>	Yes	Area: 1.35ha			
<b>Greenfield Site</b>	Yes	Area: 1.2ha			
<b>Previously Developed Land</b>	Yes	Area: 0.28ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area -		

<b>Address:</b> Maitland Lodge, Southend Road, Billericay		<b>Site Area:</b> 1.48ha	<b>Current Use:</b> Grazing land, residential	<b>Site Ref:</b> SS0189	
Marshes Protection Area			10m Buffer		
Existing, developed business/ industrial areas	Within				
	Part of		Village Green & Common Land		
	Adj. To		Ground Water Vulnerability Area		
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

SHLAA 2011/2012



## SS0189

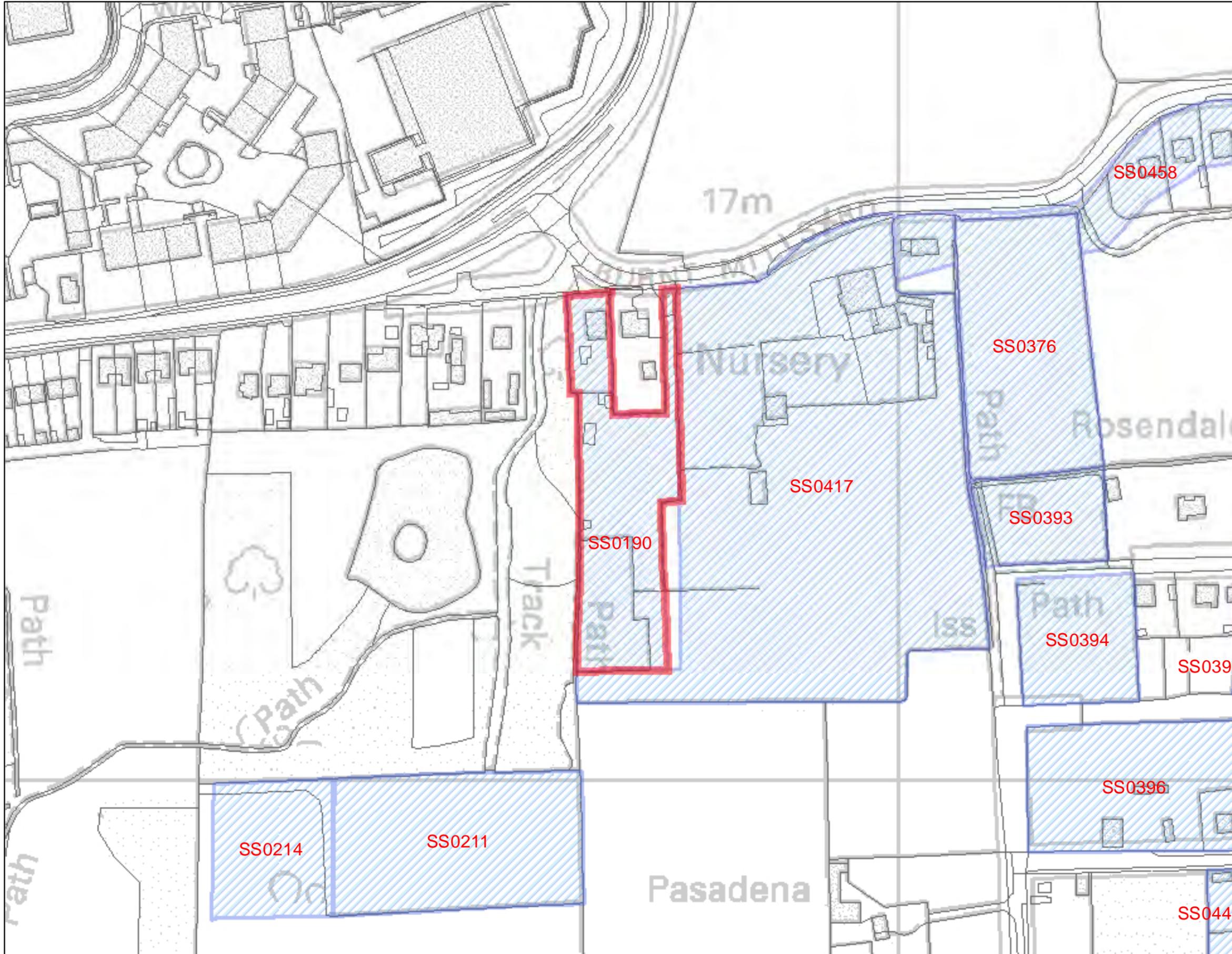


## SHLAA Site Survey Form Part 1

<b>Address:</b> Roseview, Burnt Mills Road, and land to rear of Rose View, Basildon		<b>Site Area:</b> 0.66ha	<b>Current Use:</b> Storage	<b>Site Ref.:</b> <b>SS0190</b>	
<p><b>Description of Site (including planning status)</b></p> <p>Site consists of a dwelling house fronting Burnt Mills Road and a storage area (description taken from CFS submission) behind the dwelling, which has access via a thin track alongside a neighbouring dwelling (Rivendell). The site is therefore mostly rectangular, but with a gap at the road frontage where it wraps around Rivendell.</p> <p>The land contains a number of buildings and structures, although with the exception of the dwelling house it is uncertain how substantial these are.</p> <p>The site is surrounded by open space and a small run of residential dwellings to the west. To the northwest is the Burnt Mills industrial estate.</p> <p>Area of no notation and a proposed open space (policy R8) in the BDLP 1998</p> <p>Planning History:</p> <p>90/00431/OUT – Outline application for one detached dwelling. Granted 22-06-90.</p>			<p><b>Site Access:</b> Burnt Mills Road</p> <p><b>Access to Services</b> (distance in m)            Primary School: None within buffer.            Felmores &amp; Briscoe ~1km            Secondary School: Basildon Lower Academy ~2km            GPs / Health Centre: None within buffer.            Felmores; Rectory Road ~1km            Local Centre: None within buffer.            Rectory Road and Felmores ~1km.            Town Centre: Pitsea ~2.2km            Public Open Space:            Amenity Green Space: 400m            Children &amp; Young Peoples Space: 400m            Country Park &lt;2km            Education Fields &lt;2km            Natural &amp; Semi-natural OS &lt;800m            Outdoor Sports Facilities &lt;2km            Urban Park &lt;400m</p> <p>Bus Stop: ~1.5km            Railway Station: Pitsea ~2.7km</p>		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	Yes	0.1ha			
<b>Green Belt Site</b>	Yes	0.56ha			
<b>Greenfield Site</b>	No				
<b>Previously Developed Land</b>	Yes	Approx. 0.07ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No

<b>Address:</b> Roseview, Burnt Mills Road, and land to rear of Rose View, Basildon		<b>Site Area:</b> 0.66ha	<b>Current Use:</b> Storage	<b>Site Ref.:</b> SS0190		
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Access is close to Burnt Mills Road / Courtauld Road Junction but no particular issues.						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>o Within employment area buffer.</li> <li>o Green Belt area</li> <li>o Likely existence of contamination – no detailed assessment made (infill site within 250m)</li> </ul>						
<b>Could the constraints be overcome?</b> Yes						
<ul style="list-style-type: none"> <li>o Employment land assessment to determine need for employment land; Location is established as residential along the south of Burnt Mills Road.</li> <li>o Landscape assessment to determine whether the site is suitable for green belt designation; designation can be altered through the LDF process.</li> <li>o Site assessment to establish presence of any contamination.</li> </ul>						
<b>What is the most suitable type of development for this site?</b>						
Open space.						
<b>Site is suitable for housing development</b> X						
<b>Reason(s) why site is / is not suitable for housing:</b>						
Site is on the edge of the settlement boundary and there are no physical constraints that would separate the site from the edge of the settlement boundary. The site has available access.						
It should be noted that the site would be predominantly a back-land development unless coupled with other sites and the location is remote from a number of services including transport connections and convenience retail. The site may be more suitable for employment uses.						
<b>Is site available for development? If yes, when?</b>			Yes. The site was submitted through the Call for Sites process and it has access at this time. The timescale has been amended to reflect the need to alter policy if necessary.			

SHLAA 2011/2012



# SS0190

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land north of Vange Primary School and Basildon zoo		<b>Site Area:</b> 14.97ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> SS0191	
<b>Description of Site (including planning status)</b> The site comprises three rectangular fields laid to grass, separated by hedgerows which also contain a number of trees. Basildon Golf Course is to the north and east and Basildon Zoo and Vange Primary School and to the south. The sites do not have direct highway access and would require access via another site.  The area is on the green belt boundary with Vange, close to the A13/Nether Mayne junction.  There is no planning history.			<b>Site Access:</b> None.		
			<b>Access to Services</b> (distance in m) Primary School: Vange Primary <600m Secondary School: Woodlands School <1500m GPs / Health Centre: 1 (Southview Park) Local Centre: 1 (Marsh View Court) Town Centre: Basildon (<1500m) Public Open Space: Amenity Green Space <800m; Children & Young People <400m Churchyards <400m Civic Space <2km Country Park <2km Education Fields <400m Natural Open Space <800m Outdoor Sports Facilities <400m Urban Parks <2km Bus Stop: >500m Railway Station: Basildon Approx. 1.5km		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	Yes		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 14.97ha			
<b>Greenfield Site</b>	Yes	Area: 14.97ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		Yes (oil & Gas)	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
			TPO	01/52	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b>					

<b>Address:</b> Land north of Vange Primary School and Basildon zoo	<b>Site Area:</b> 14.97ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> SS0191	
No access to the site directly from an existing road. Opportunity may exist to gain access through part of Basildon Zoo site.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>o Oil Pipeline – crosses through the western side of the site</li> <li>o Gas pipeline – crosses through the centre of the site.</li> <li>o Groundwater vulnerability (northeast corner of the site)</li> <li>o Definitive footpath – through the centre of the site.</li> <li>o Protective species alert area – majority of the site.</li> <li>o TPO/1/52 – Northwest and north boundary of the site.</li> <li>o UK BAP 100m buffer – western boundary of the site.</li> <li>o SSSI 2km buffer</li> <li>o Green belt</li> <li>o Local Wildlife Site – 100m buffer around Golf Course and with adjacent site to the west.</li> <li>o Likely existence of contamination – no detailed assessment made</li> </ul>				
<b>Could the constraints be overcome?      Yes</b>				
<ul style="list-style-type: none"> <li>o Oil Pipeline – Design solution to ensure easements are kept clear.</li> <li>o Gas pipeline – Design solution to ensure easements remain clear.</li> <li>o Groundwater vulnerability – Design/engineering solution (e.g. avoid area; SUDS)</li> <li>o Definitive footpath – Design solution to ensure footpath can remain or be relocated.</li> <li>o Protective species alert area – Site survey to test for presence of protected species</li> <li>o TPO/1/52 – Tree survey to ensure trees are worthy of protection; design solution; protection during construction; replanting.</li> <li>o UK BAP 100m buffer – site survey to test for presence of protected species on site.</li> <li>o SSSI 2km buffer – site survey to test for presence of protected species on site and appropriate action taken.</li> <li>o Green Belt – Designation can be altered through the LDF process.</li> <li>o Local Wildlife Site Buffer – site investigation for presence of protected or important species.</li> <li>o Detailed assessment of potential site contaminants.</li> </ul>				
<b>What is the most suitable type of development for this site?</b>				
Agricultural; open space; leisure / recreation; residential				
<b>Site is suitable for housing development</b> X				
<b>Reason(s) why site is / is not suitable for housing:</b>				
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.				
<b>Is site available for development? If yes, when?</b>			Yes. Timescale will need to allow for constraints and new access which would be dependent on the development of the adjacent site at the old Basildon Zoo.	

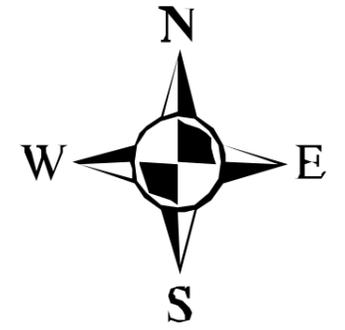
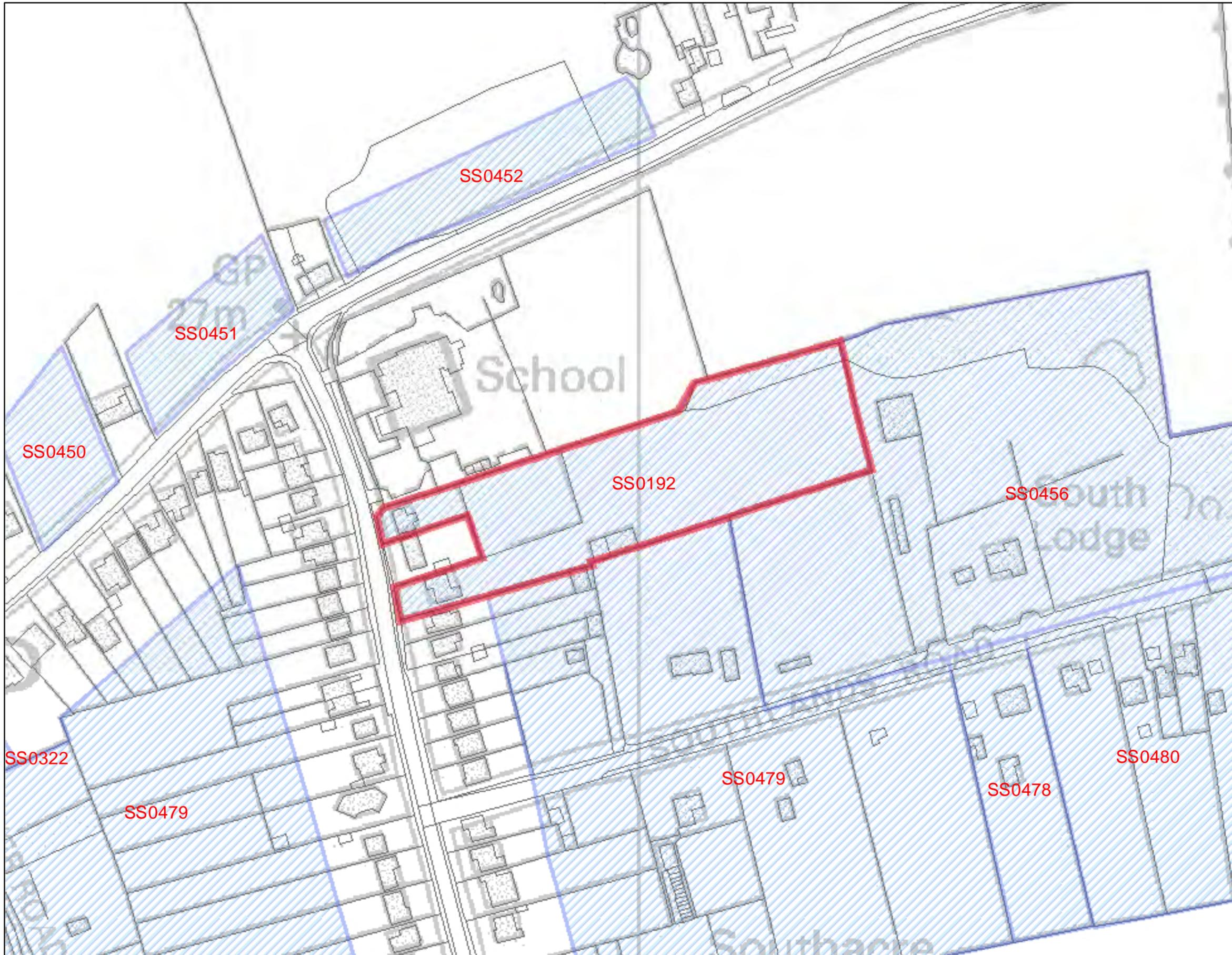


## SHLAA Site Survey Form Part 1

<b>Address:</b> Land rear of, and including, Ravenscroft and Saremma, Gardiners Lane North, Crays Hill	<b>Site Area:</b> 0.97ha	<b>Current Use:</b> Residential, car repairs, grassland and possible other uses.	<b>Site Ref.:</b> <b>SS0192</b>			
<b>Description of Site (including planning status)</b> Predominantly rectangular site south of Crays Hill Primary School, with access onto Gardiners Lane North via two properties which are either side of another residential property, The Squirrels.  The site is predominantly within the green belt, in a generally rural setting. Both dwellings are in the more established, urban enclave part of Crays Hill. Within the land to the rear of the properties are a number of substantial garage structures, partly used for car repairs, a central parking area and separate access. Beyond this the land is laid to grass and bordered by trees and hedges.			<b>Site Access:</b> Gardiners Lane North <b>Access to Services</b> (distance in m) Primary School: Crays Hill Primary <400m Secondary School: Bromfords >1500m GPs / Health Centre: None within buffer (>2km) Local Centre: 1 (London Road) <800m Town Centre: Wickford > 2.5km Public Open Space: Children & Young People Spaces <400m Education Fields <400m Outdoor Sports Facilities <800m  Bus Stop: ~200m London Road Railway Station: Wickford ~2.5km			
<b>Development Plan:</b> The site is in an area of no notation and plotland area in the Basildon Local Plan 1998.						
<b>Planning History - None</b>						
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	Yes	0.12ha				
<b>Green Belt Site</b>	Yes	0.85ha				
<b>Greenfield Site</b>	Yes	0.8ha				
<b>Previously Developed Land</b>	Yes	0.17ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		

<b>Address:</b> Land rear of, and including, Ravenscroft and Saremma, Gardiners Lane North, Crays Hill		<b>Site Area:</b> 0.97ha	<b>Current Use:</b> Residential, car repairs, grassland and possible other uses.	<b>Site Ref.:</b> <b>SS0192</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No issues.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>o Protected Species Alert Area - 10m Buffer (southeast and north east boundaries)</li> <li>o Likely existence of contamination – no detailed assessment made (post-1953 contaminated land adjacent to northern boundary and pre-1953 contaminated land adjacent to north-eastern corner of site). (Potential contaminants also from car repair related activities).</li> <li>o Green Belt</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
<ul style="list-style-type: none"> <li>o Protected Species Alert Area – Ecological assessment to establish presence of any protected species.</li> <li>o Potential contamination – site investigation to establish presence of any contaminants.</li> <li>o Green Belt – landscape character assessment to establish value of the land to GB principles; reassessment through LDF process.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Residential, smallholding, woodland					
			Site is NOT suitable for housing development x		
<b>Reason(s) why site is suitable for housing:</b>					
<p>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.</p> <p>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 dependant on the settlement hierarchy derived through the LDF process.</p>					
<b>Is site available for development?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		
<b>If yes, when?</b>					

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# SS0192

## SHLAA Site Survey Form Part 1

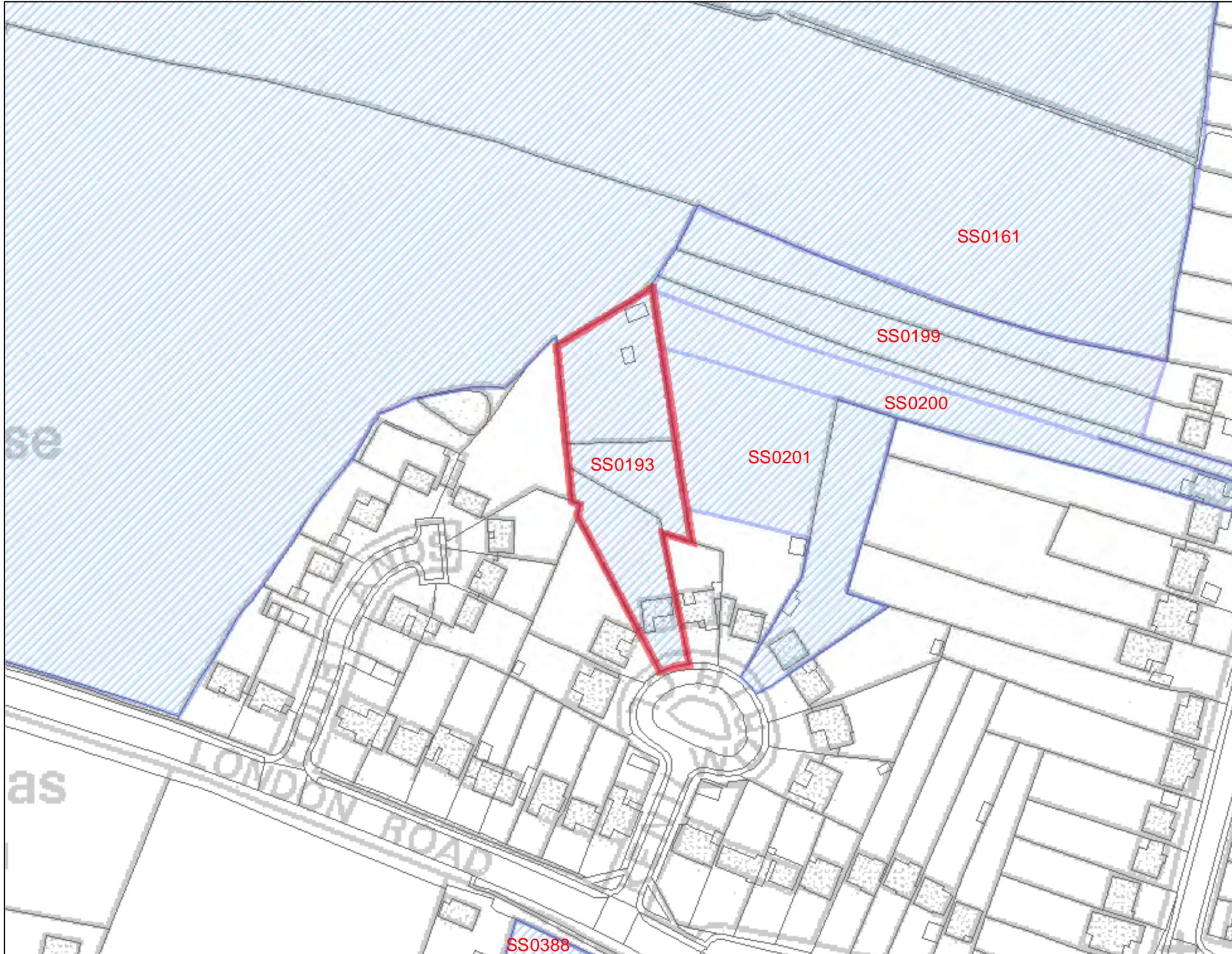
<b>Address:</b> 3 Kenilworth Close, South of the railway line, Billericay		<b>Site Area:</b> 0.34ha	<b>Current Use:</b> Residential gardens	<b>Site Ref:</b> SS0193		
<b>Description of Site (including planning status)</b> Small irregular shaped plot of land off the Kenilworth Close Cul-de-sac roundabout. The site has a few existing built developments towards the front and back of the site (chalet at front, stable at rear). The site comprises the deep garden of 3 Kenilworth Close and is predominantly grassland with a few trees. The site is located to the east of Billericay, and the railway to the London Liverpool Street Railway line is to the north.  Development Plan: Allocated as Green Belt in the Basildon Local Plan  Planning History: Adjacent to site – <ul style="list-style-type: none"> <li>11/00037/OUT - Outline application to demolish existing house and erect five houses with associated access road and landscaping (including land rear of 27 Mountnessing Road and 5 &amp; 6 Kenilworth Close) – refused</li> <li>10/00829/OUT - Outline application to demolish existing house and erect five houses with associated access road and landscaping – withdrawn</li> <li>09/00881/LDC - To establish the lawfulness of the use of land as residential cartilage – granted</li> <li>09/00276/FULL - Single storey rear extension and conservatory – granted</li> <li>06/01530/FULL - Two storey and single story rear extensions – granted</li> </ul>			<b>Site Access:</b> London Road and Mountnessing Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Quilters and Brightside 800m to 1.5km) Secondary School: <1.5km (Billericay School and St. Johns) GPs / Health Centre: <800m (Western Road) Neighbourhood Centre: <800m (Western Road) Town Centre: Billericay >800m Public Open Space: Amenity Green space >800m, children and young people space >400m, churchyard >800m, Educational Space >800m, Natural and semi-natural space <800m, outdoor sports <400m, Urban Park <2km Bus Stop: <50m (London Road) Railway Station: <1.6km (Billericay)			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 0.09ha				
<b>Green Belt Site</b>	Yes	Area: 0.25ha				
<b>Greenfield Site</b>	Yes	Area: 0.26ha				
<b>Previously Developed Land</b>	Yes	Area: 0.08ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas (Near Radford Way Industrial Estate)	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	Yes				

<b>Address:</b> 3 Kenilworth Close, South of the railway line, Billericay		<b>Site Area:</b> 0.34ha	<b>Current Use:</b> Residential gardens	<b>Site Ref:</b> <b>SS0193</b>		
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	
<p><b>Highway issues:</b> The site is relevantly small in site and therefore it is likely to not have significant impact. However, as the site has an existing residential property on it, there is no access. Therefore, the existing property will have to be demolished. YELLOW</p>						
<p><b>Constraints (description):</b></p> <ul style="list-style-type: none"> <li>Green Belt allocation in Development Plan</li> <li>Within the buffer of a SSSI and existing employment</li> </ul>			<ul style="list-style-type: none"> <li>Protected species alert area</li> <li>Ground water vulnerability area</li> </ul>			
<p><b>Could the constraints be overcome?</b> Partially</p> <p><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. The SSSI is unlikely to be affected, and industrial estate buffer of little consequence, due to adjoining residential areas.</p>						
<p><b>What is the most suitable type of development for this site?</b> Garden, retain current use.</p>						
<p><b>Site is NOT suitable for housing development</b> x</p>						
<p><b>Reason(s) why site is not suitable for housing:</b></p> <p>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.</p>						
<p><b>Is site available for development?</b></p> <p><b>If yes, when?</b></p>			<p>Yes. This site was submitted through the Call For Sites process by the landowner.</p>			

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# SS0193



## SHLAA Site Survey Form Part 1

<b>Address:</b> Noak Hill Golf Course, Noak Hill Road, Billericay	<b>Site Area:</b> 6.25ha	<b>Current Use:</b> Golf course and pavillion	<b>Site Ref:</b> SS0194	
<b>Description of Site (including planning status)</b> Large rectangular shaped site located on the east side of Noak Hill Road, behind a ribbon development of houses in a rural setting. The site comprises a nine hole golf course, pavillion, other outbuildings, car parking area and a pond. The land falls gently to the south. A narrow access leads to the golf course from Noak Hill Road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/0420/68 – Retention of poultry house building – Refused 1968</li> <li>• BAS/0949/68 – Outline bungalow – Refused 1968</li> <li>• BAS/0790/69 – Outline residential – Refused 1969</li> <li>• BAS/0579/71 – Outline aviaries – Refused 1971</li> <li>• BAS/2219/79 – 8 grain storage silos – Refused 1980</li> <li>• BAS/1438/80 – Workshops – Refused 1980</li> <li>• BAS/1439/80 – Golf driving range – Refused 1980</li> <li>• BAS/1440/80 – Garden centre – Refused</li> <li>• BAS/1441/80 – Pet shop – Refused 1980</li> <li>• BAS/0029/81 - Change of use to workshop - 1981</li> <li>• BAS/0037/90 – Change of use from small holding to pitch and putt golf course and garden centre – Granted 1990</li> <li>• BAS/0574/93 - Toilet block – Granted 1993</li> <li>• 07/00486/FULL - New club house to existing golf course – Granted 2007</li> <li>• 09/00578/FULL - Non-compliance with condition no. 4 of planning consent reference 07/00486/FULL that requires the use of the club house to be limited to members, guests and other golfers using the course and not for general hire in connection with public or private events – Refused 2009</li> <li>• 09/00610/OUT – Change of use of part of the land and the construction of 17 residential units at Noak Hill Golf course, 187 Noak Hill Road, Billericay – refused 21.10.2009 and appeal dismissed 22.07.2010. In dismissing the appeal the Planning Inspector asserted that:                         <ul style="list-style-type: none"> <li>• ‘I consider that a development of seventeen dwellings would have much greater visual impact in an otherwise generally open area’</li> <li>• ‘The proposal would be harmful to the Green Belt by reason of inappropriate development, but that there would be additional harm arising from the effect of a development of the scale proposed on its openness. These impacts would undermine the purposes of including land within the Green Belt’.</li> <li>• ‘The introduction of seventeen houses would materially increase the use of a sub-standard access, with the potential to create conflict on the access road at its junction with the A176’.</li> </ul> </li> </ul>				<b>Site Access:</b> Noak Hill Road
<b>Access to Services</b>				
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	No		
	- Company?	Yes		
	- Unknown?	No		
<b>Urban Area Site</b>	Yes	Area: 0.04ha		
<b>Green Belt Site</b>	Yes	Area: 6.21ha		
<b>Greenfield Site</b>	Yes	Area: 6ha		

<b>Address:</b> Noak Hill Golf Course, Noak Hill Road, Billericay	<b>Site Area:</b> 6.25ha	<b>Current Use:</b> Golf course and pavillion	<b>Site Ref:</b> SS0194	
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<b>Previously Developed Land</b>	Yes	Area: 0.25ha
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**Site Constraints**

Areas excluded from the SHLAA		Constraints that may affect a site's viability			
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP)	Within	
	Part of Site		Priority Habitat	Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within		Village Green & Common Land		
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		

**Highway issues:**

**Constraints (description):**

**Could the constraints be overcome?**

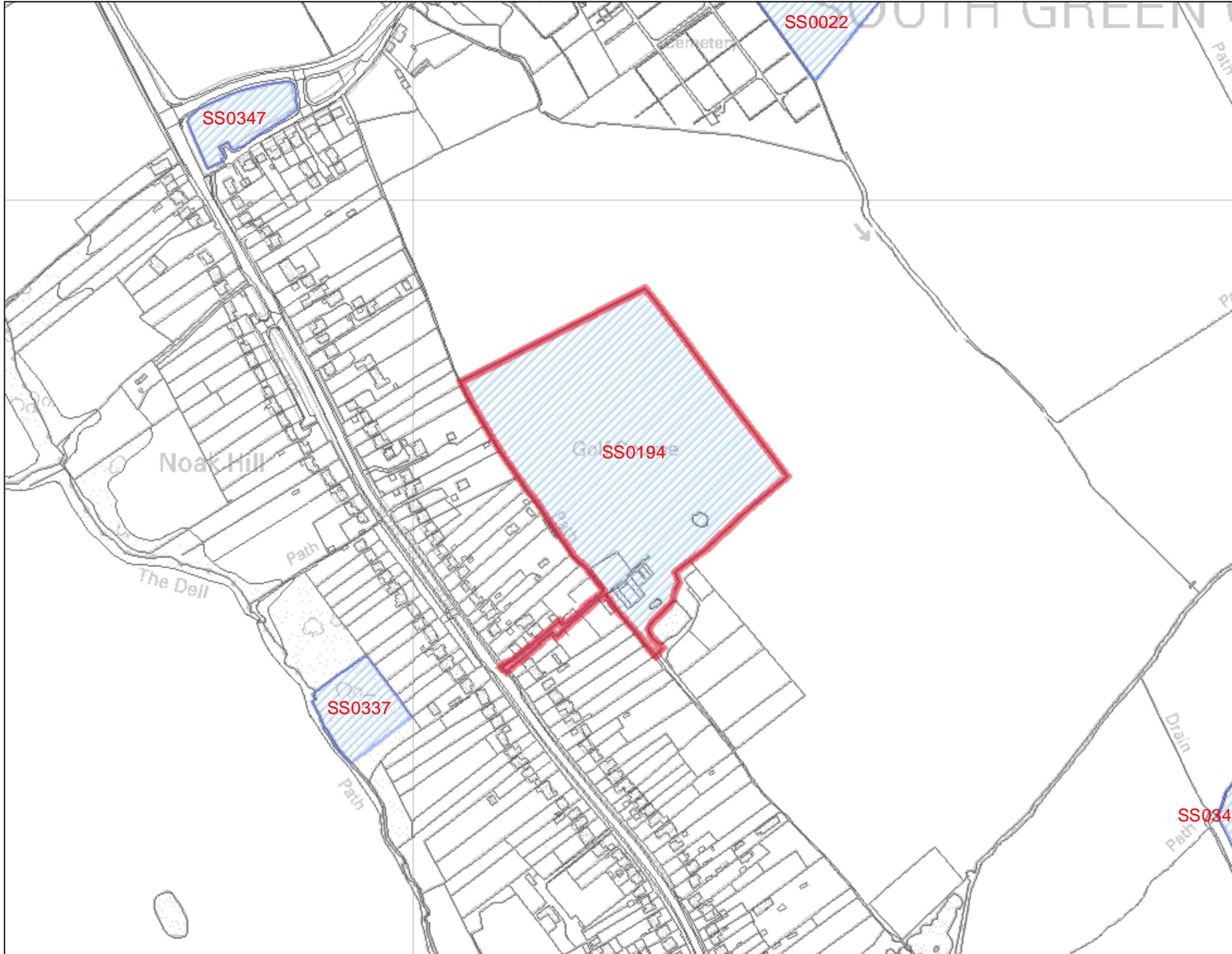
**What is the most suitable type of development for this site?**

**Site is not suitable for housing development x**

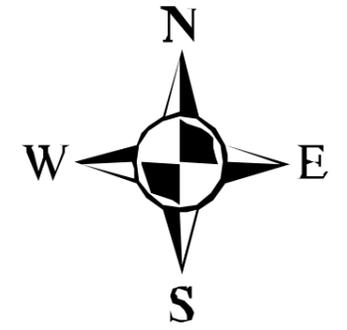
**Reason(s) why site is not suitable for housing:**

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

1. to check unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns from merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.



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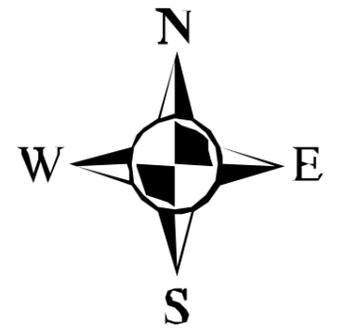
# SS0194

## SHLAA Site Survey Form Part 1

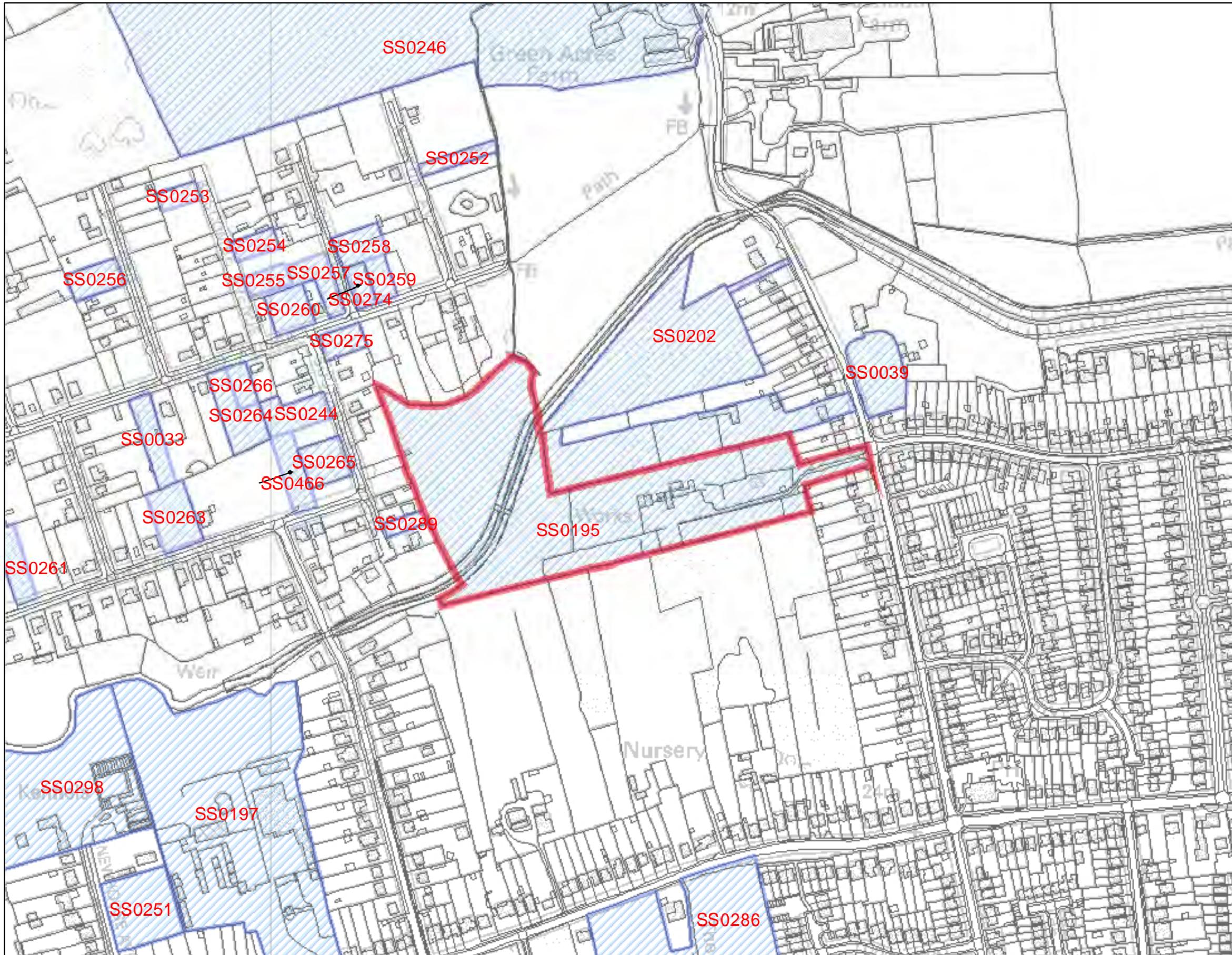
<b>Address:</b> Downham View Farm, 47 Castledon Road, to rear of Studland Avenue and Southbourne Grove, Wickford	<b>Site Area:</b> 1.9ha	<b>Current Use:</b> Light industrial, fields, scrubland.	<b>Site Ref:</b> SS0195		
<b>Description of Site (including planning status)</b> Approximately 'L' shaped site to the north of Wickford, positioned between Castledon Road and plotland properties. The site is accessed via a small track and contains several light industrial industrial units around a yard area. The site is predominantly grazing land and some scrubland. The river Crouch runs through the western part of the site. It is bounded by many substantial trees. A couple of mobile homes exist on the land along with a compound where dogs are kept. The foundation of the original no. 47 dwelling is partly visible within the site. The land falls away gradually to the river by between 2 and 4 metres.  Development Plan: Green belt and plotland area designation in BDLP 1998  T/P/10/84 - Fell two trees – Refused. T/P/14/84 – Lop two trees – Granted.  The site area has been amended to remove the part of the site that is within the red area identified in the Green Belt methodology			<b>Site Access:</b> Castledon Road  <b>Access to Services</b> (distance in m) Primary School: None within 800m buffer (Grange Primary and Wickford County ~1km) Secondary School: Bromfords <1500m GPs / Health Centre: 1 (London Road) <800m Neighbourhood Centre: 1 (London Road) <800m Town Centre: Wickford >800m Public Open Space: Allotments <800m Amenity Green Space <800m Children & YP Spaces <400m Civic Space <2km Natural & Semi-natural green space <400m Outdoor sports facilities <800m  Bus Stop: >500m (Downham Arms, London Road) Railway Station: Wickford >1km		
<b>Ownership:</b>	- Public Body? - Private Individual? - Company? - Unknown?	No Yes No No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 1.9ha			
<b>Greenfield Site</b>	Yes	Area: 1.62ha			
<b>Previously Developed Land</b>	Yes	Area: 0.28ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Zones 2 and 3	Yes	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No

<b>Address:</b> Downham View Farm, 47 Castledon Road, to rear of Studland Avenue and Southbourne Grove, Wickford		<b>Site Area:</b> 1.9ha	<b>Current Use:</b> Light industrial, fields, scrubland.	<b>Site Ref:</b> <b>SS0195</b>	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO – 2 Oaks and 1 Ash	TPO/02/77	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> Relatively narrow entrance onto Castledon Road, which may require the felling of one of the three protected trees to make suitable					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o TPO 02/77 – trees at entrance to site, on Castledon Road and other trees worthy of retaining in site.</li> <li>o River Crouch runs through the site</li> <li>o Flood zone 2 &amp; 3 through western portion of site (approx. 1/3 of site, along rivers edge).</li> <li>o Ground water vulnerability area</li> <li>o Protected Species Alert Area</li> <li>o Sewer pipeline runs through site</li> </ul>					
<b>Could the constraints be overcome?</b> Yes, in part <ul style="list-style-type: none"> <li>o Design solutions could resolve the TPO and river Crouch constraints.</li> <li>o Engineering solution could possibly resolve ground water vulnerability</li> <li>o Flood zone 3 areas are considered unsuitable for the SHLAA.</li> <li>o Ecological site assessment could determine the presence of any protected species.</li> <li>o The position of the sewerage pipeline should also be respected</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Natural open space, riverside walk, part residential.					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is not suitable for housing:</b>  A portion of the site alongside the river is within flood zone 3 and is therefore unsuitable.  The remainder of the site, closest to Castledon Road and containing the current light industrial uses could be suitable for residential development, depending upon suitability of the access. Furthermore, the site is adjacent to the existing urban settlement and the river on the west of the site would form a physical boundary to the edge of the development and would contain any urban sprawl.					
<b>Is site available for development?</b> <b>If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. Timeframe reflects the change needed to Green Belt policy		

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# SS0195

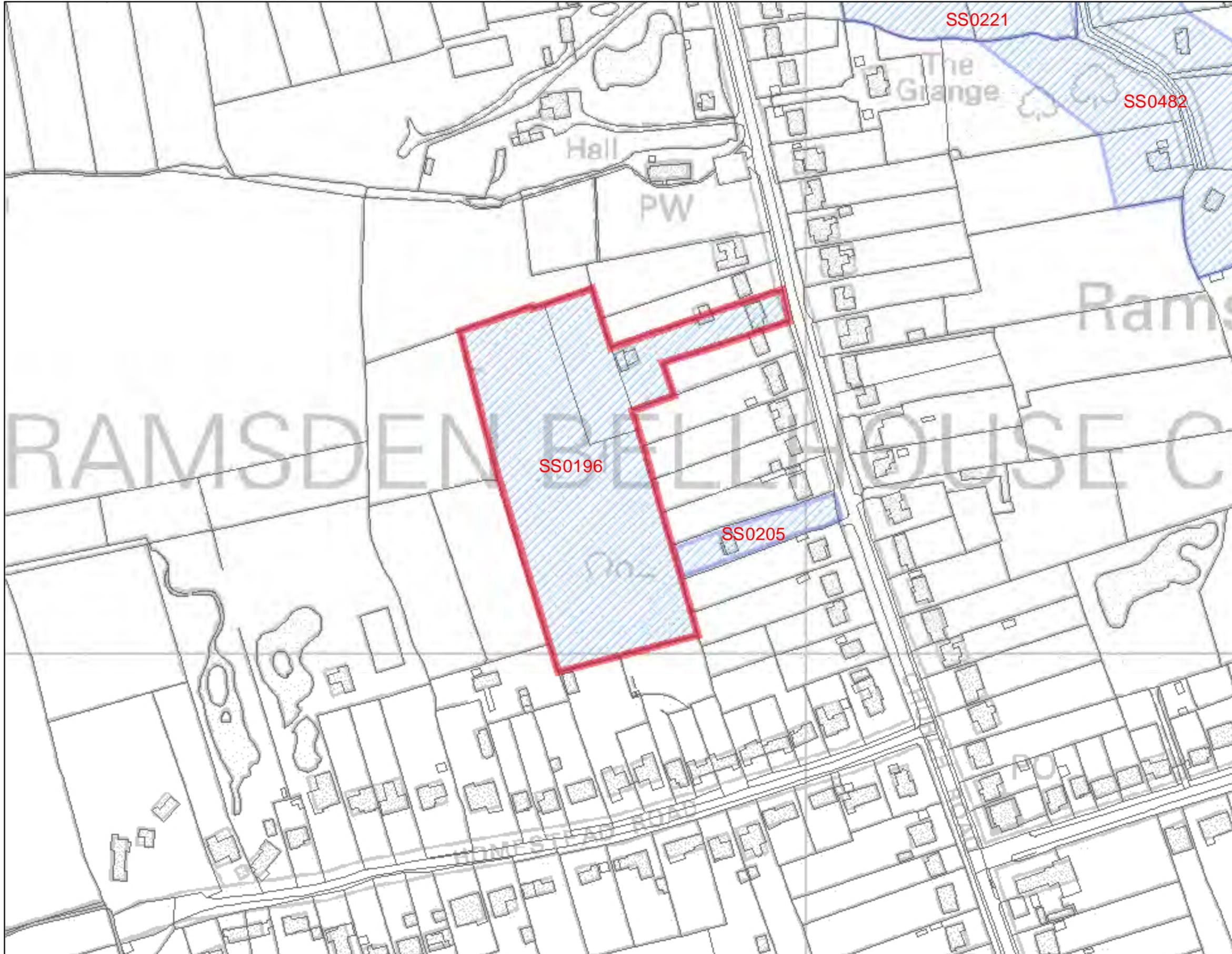


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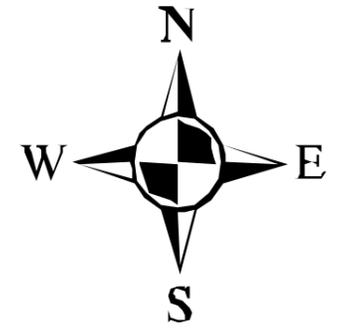
<b>Address:</b> Land at The Briars, Church Road, Ramsden Bellhouse		<b>Site Area:</b> 1.96ha	<b>Current Use:</b> Dwelling and garden	<b>Site Ref.:</b> SS0196	
<b>Description of Site (including planning status)</b>  Approximately rectangular parcel of land to the rear of properties on the west side of Church Road, Ramsden Bellhouse. The site is part of The Briars, Church Road, and forms a large, heavily wooded part of the garden for the property. The dwelling itself is within the row of properties fronting Church Road. There is an outbuilding towards the rear of the plot, along with a pond and hedgerows along the boundaries.  Except for the dwelling the site is in an area allocated as Green Belt in the BDLP 1998.  Various minor planning applications to extend dwelling and use of outbuilding as residential annex.			<b>Site Access:</b> Church Road, Ramsden Bellhouse <b>Access to Services</b>		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	Yes	0.06ha			
<b>Green Belt Site</b>	Yes	1.9ha			
<b>Greenfield Site</b>	Yes	1.82ha			
<b>Previously Developed Land</b>	Yes	0.14ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within		Village Green & Common Land Ground Water Vulnerability Area		
	Part of				
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		

<b>Address:</b> Land at The Briars, Church Road, Ramsden Bellhouse	<b>Site Area:</b> 1.96ha	<b>Current Use:</b> Dwelling and garden	<b>Site Ref.:</b> SS0196	
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development X</b>				
<b>Reason(s) why site is suitable for housing:</b>				
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

# Land at The Briars, Church Road



SHLAA 2011/2012



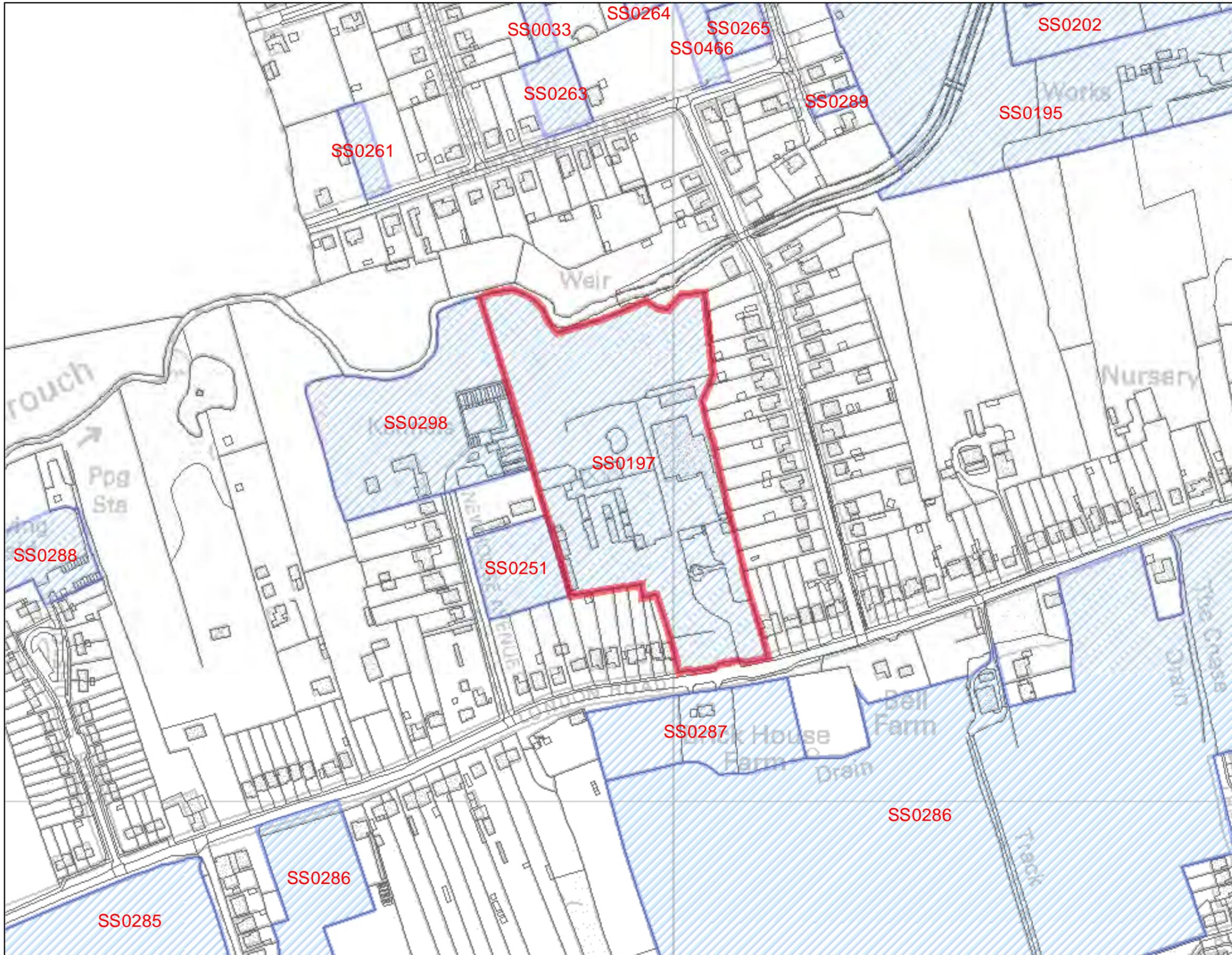
# SS0196

## SHLAA Site Survey Form Part 1

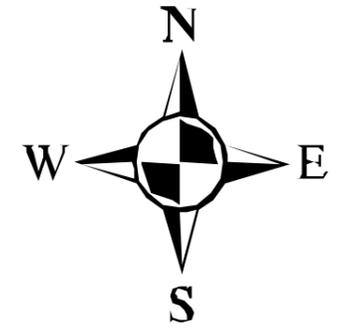
<b>Address:</b> Alpha Garden Centre, London Road, Wickford		<b>Site Area:</b> 3.36ha	<b>Current Use:</b> Garden centre	<b>Site Ref:</b> SS0197	
<b>Description of Site (including planning status)</b> Garden centre site located on the north side of London Road, in a semi-rural setting between residential properties in London Road and Sugden Avenue, and the rural countryside to the north and west. The river crouch borders the site to the north. Half of the site is either hard-surfaced for parking/deliveries or covered in sheds and glass house structures. The rear portion of the site adjacent the river is laid to grass and contains several trees.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Recent Planning History: <ul style="list-style-type: none"> <li>94/00198/BAS - Renewal Of Unimplemented Consent Bas/1070/89 For Garage Workshop And Showroom – Granted 1994</li> <li>98/00570/BAS - Change Of Use Of Land For The Sale Of Motor Vehicles For A Temporary Period Of 2 Years – Refused 1998</li> <li>99/00068/BAS - Renewal Of Unimplemented Consent (bas/198/94) For Workshop &amp; Showroom – Granted 1999</li> <li>99/00561/LDCBAS - Use Of Frontage Of Premises For The Display &amp; Sale Of Motor Vehicles – Refused 1999</li> <li>00/01000/BAS - Construction Of Regeneration Station Within – Refused 2001</li> <li>02/01332/FULL - Machinery store – Refused 2002</li> <li>08/00919/FULL - Erection of workshop/showroom (previously approved under BAS/0781/84) – Granted 2008</li> <li></li> </ul>				<b>Site Access:</b> London Road	
				<b>Access to Services</b>	
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	No		
		- Company?	Yes		
		- Unknown?	No		
<b>Urban Area Site</b>	Yes	Area: 0.19ha			
<b>Green Belt Site</b>	Yes	Area: 3.17ha			
<b>Greenfield Site</b>	Yes	Area: 1.81ha			
<b>Previously Developed Land</b>	Yes	Area: 1.55ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed	Within				

<b>Address:</b> Alpha Garden Centre, London Road, Wickford		<b>Site Area:</b> 3.36ha	<b>Current Use:</b> Garden centre	<b>Site Ref:</b> SS0197	
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	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

# Alpha Garden Centre



SHLAA 2011/2012

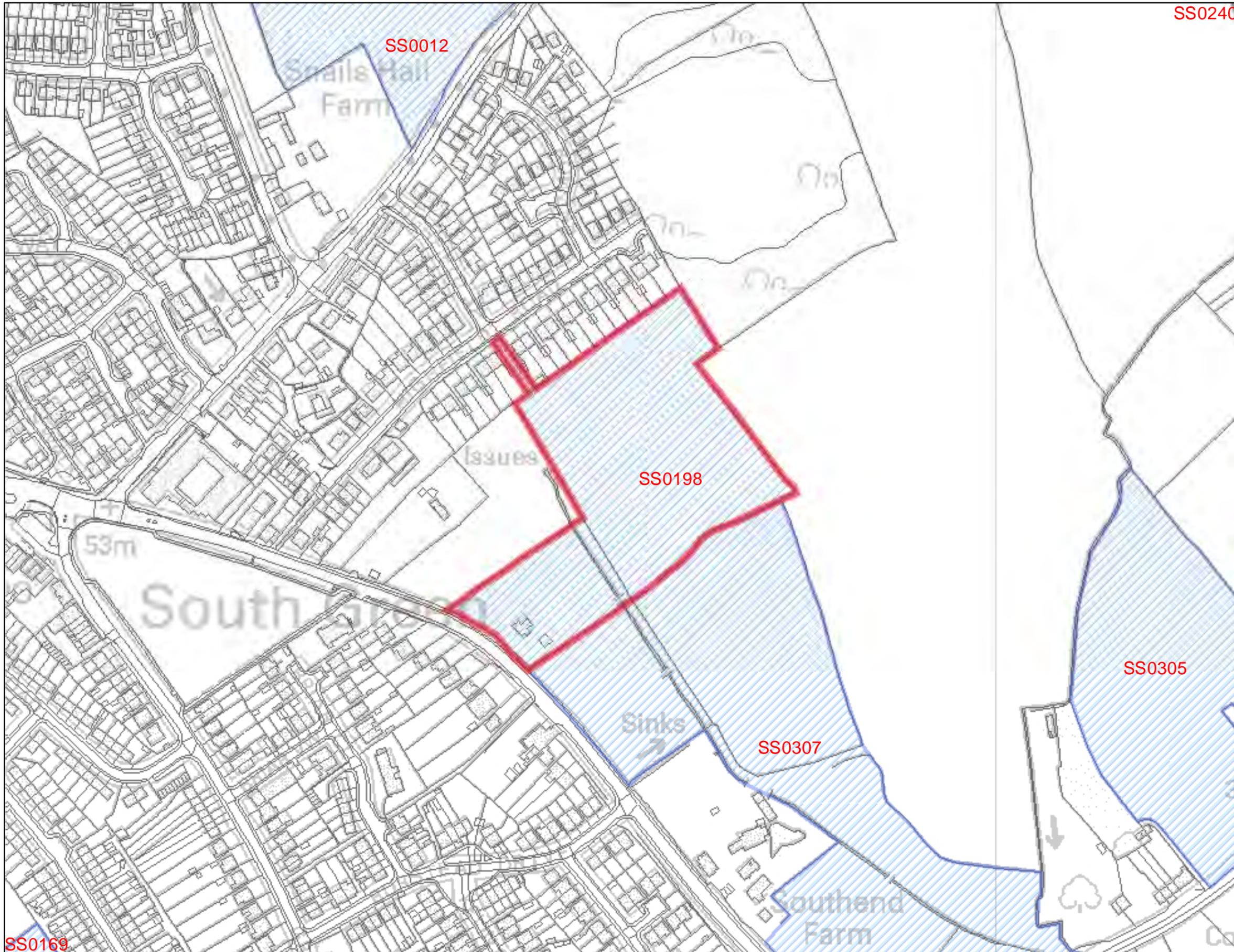


# SS0197

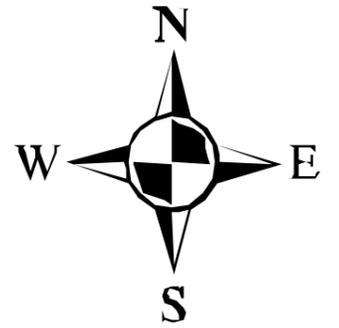
## SHLAA Site Survey Form Part 1

<b>Address:</b> Thatched Cottage and Land to the rear of Thatched Cottage, Southend Road	<b>Site Area:</b> 2.56ha	<b>Current Use:</b> Residential dwelling and adjoining grassland field	<b>Site Ref:</b> SS0198		
<b>Description of Site (including planning status)</b> Single residential dwelling house located on a large rectangular shaped plot on the east side of Southend Road, Billericay with a further square shaped grassland field located to the east of this, separated by a drainage ditch. The plot is located to the south east of the main settlement of South Green and is open and rural in character. The residential property comprises a detached garage at its south side and is located on a plot comprising several mature trees. To the north and west are established residential areas and a listed farm house, whilst to the east the land is open countryside, with sporadic dwellings, a primary school and further countryside to the south. A 6 metre wide track also accesses the field from Highfield Road, between dwelling houses and an electricity sub-station.			<b>Site Access:</b> Southend Road and Highfield Road <b>Access to Services</b> (distance in m) Primary School: <600m (South Green/St. Peters) Secondary School: Billericay <1500m (1.1km to 1.3km) GPs / Health Centre: Grange Parade <800m (300m to 500m) Neighbourhood Centre: Grange Parade >800m (300m to 500m) Town Centre: Billericay >800m (1.55km to 1.7km) Public Open Space: Amenity Space <800m, children and young people space <400m, Country Park >2km, Educational field <400m, Natural and Semi-Natural open space <800m, Outdoor sports facilities <2km, Urban Park >2km. Bus Stop: 50m Railway Station: Billericay >1.6km (2.1km to 2.3km)		
Development Plan – Allocated as Green Belt in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>• ES BIL/0322/52 – Garage and new access – Granted 27.11.1952</li> <li>• BAS/0239/64 – Residential development in Southend Road – Refused 20.04.1964 on green belt grounds, limited capacity of public services/utilities and harm to highway safety through the creation of vehicular access onto Southend Road.</li> <li>• BAS/1966/78 – One and two storey extensions – Granted 04.05.1978</li> <li>• BAS/2164/80 – Detached garage – Granted 12.01.1981</li> </ul>					
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 0.02ha (Access track)			
<b>Green Belt Site</b>	Yes	Area: 2.54ha			
<b>Greenfield Site</b>	Yes	Area: 2.5ha			
<b>Previously Developed Land</b>	Yes	Area: 0.04ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	*Susceptible to some surface water flooding	No, although*	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land	*former South Green commn	No*
	Part of	No			

<b>Address:</b> Thatched Cottage and Land to the rear of Thatched Cottage, Southend Road		<b>Site Area:</b> 2.56ha	<b>Current Use:</b> Residential dwelling and adjoining grassland field	<b>Site Ref:</b> SS0198	
	Adj. To	No	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings i) Southend Farm ii) Grimshill Farmhouse	Within	No
				Adj. To	Yes
Immovable communications		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – Elm Cottages (SMR 26795)?			TPO		No
			Archaeological Finds Area	Finds Area 46	Yes
<b>Highway issues:</b> Access onto Southend Road, may need upgrading. Alternative access via Highfield Road YELLOW					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Green Belt allocation in Development Plan</li> <li>SSSI Buffer</li> <li>Several trees/hedgerows worth retaining</li> <li>Protected species alert area</li> <li>Ground water vulnerability area</li> <li>listed buildings on adjacent sites</li> </ul>			<ul style="list-style-type: none"> <li>Limited capacity of nearby Outwood Common Sewerage treatment works</li> <li>Archaeological finds area (Mesolithic knife found near Thatched Cottage, Southend Rd)</li> <li>Part of land in front of Grimshill Farmhouse/thatched cottage formed the original South Green</li> </ul>		
<b>Could the constraints be overcome?</b> Yes					
<b>If yes, how?</b> By respecting the setting of the listed buildings either side, investigating ground water vulnerability, investigating archaeology, investigating and respecting protected species habitats, upgrading road network and sewerage capacity in the vicinity, removing green belt designation from the development plan, providing a SUDS which respects the existing areas susceptible to surface water flooding					
<b>What is the most suitable type of development for this site?</b> Farmland, existing sporadic residential, country park. Potential may exist for low density residential development along Southend Road, subject to suitable access being provided onto Southend Road and where all other constraints could be overcome.					
<b>Site is suitable for housing development</b> x					
<b>Reason(s) why site is suitable for housing:</b> This site sits partially adjacent to the settlement boundary and is close to services. Whilst the adjacent field has not been submitted through the SHLAA process for consideration, the site remains connected to the existing settlement and has access there. This matter should be weighed up as a point for consideration through the LDF process.					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.		



SHLAA 2011/2012



# SS0198

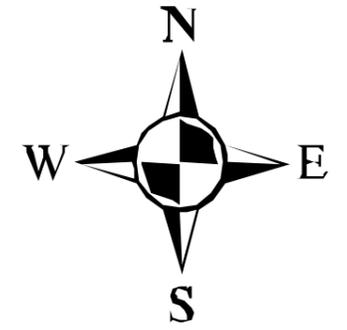
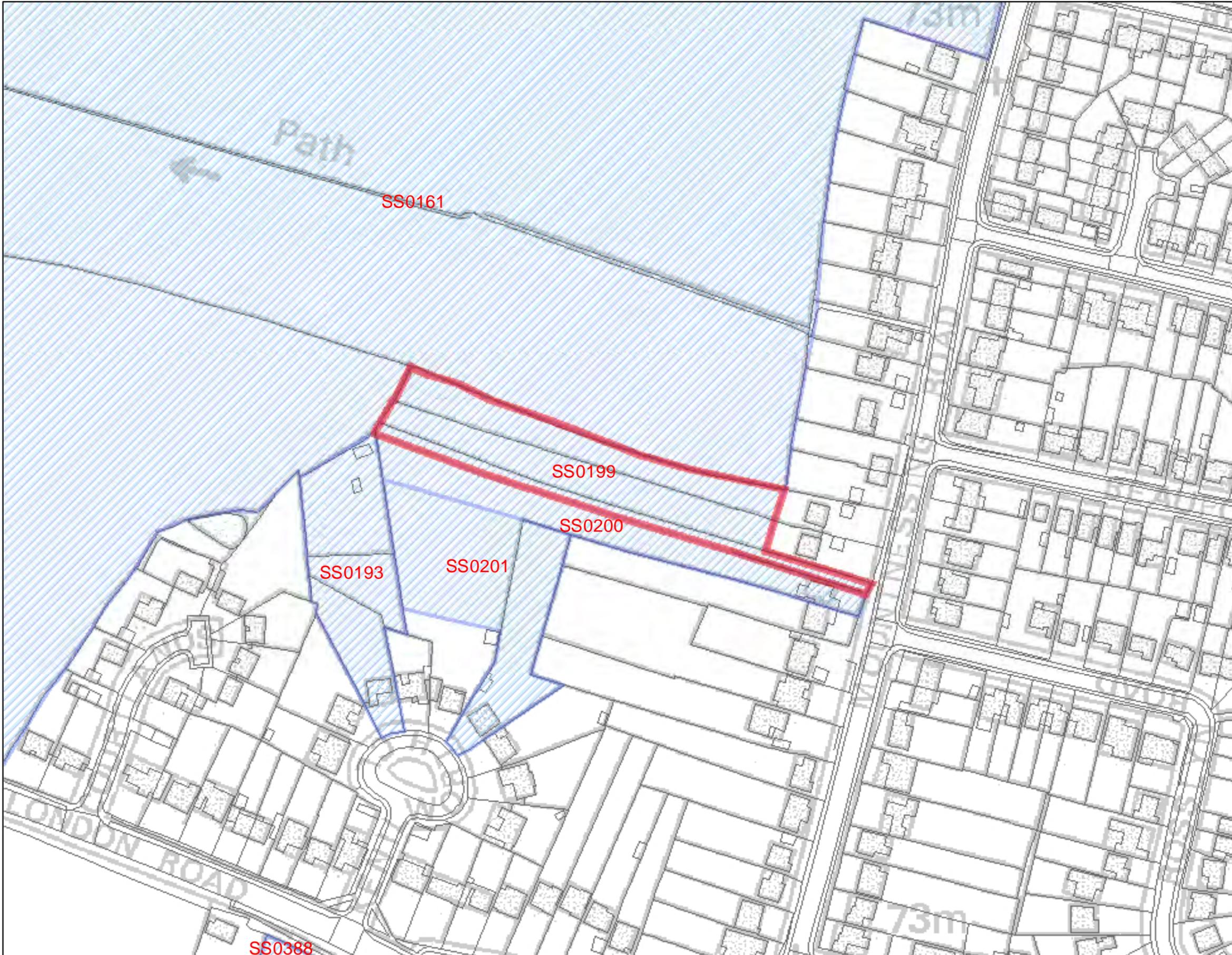
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land rear of 31 and 33 Mountnessing Road, Billericay		<b>Site Area:</b> 0.52ha	<b>Current Use:</b> Residential gardens	<b>Site Ref:</b> SS0199	
<b>Description of Site (including planning status)</b> Two narrow linear plots of land forming the extended rear gardens to properties 31 and 33 Mountnessing Road, Billericay. The land projects beyond the urban limits of Billericay into the adjoining rural Green Belt. The site comprises mostly grassland with intervening hedges and trees, comprising oak, field maple and lombardy poplar amongst others. Several small domestic sheds/summerhouses also exist in both gardens.  Development Plan: Allocated as Green Belt in the Basildon Local Plan  Planning History: Site of a former nursery and property known as 43 Mountnessing Road. Other than the extension or alteration of the dwellings, the following applications have been submitted: <ul style="list-style-type: none"> <li>• BAS/0369/63 – Outline 2 semi-detached houses – Refused 1963</li> <li>• BAS/0702/66 – Change of use to storage of building plant and materials, excluding machinery – Refused 1966 on grounds of harm to residential amenity and highway safety from the additional traffic movements.</li> <li>• BAS/1362-70 – 2 detached dwellings and garages – Granted 1971</li> </ul>			<b>Site Access:</b> Mountnessing Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Quilters 700m to 900m, Brightside 1300m) Secondary School: <1.5km (Billericay School and St. Johns) GPs / Health Centre: >800m (Western Road 800m to 950m) Neighbourhood Centre: <800m (Western Road) Town Centre: Billericay <800m Public Open Space: Amenity Green space <400m, children and young people space <400m, churchyard >800m, Educational Space <800m, Natural and semi-natural space <800m, outdoor sports <800m, Urban Park <2km Bus Stop: 250m (London Road) Railway Station: <1.6km (Billericay 1.45km to 1.6km)		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	Yes	Area: 0.02ha			
<b>Green Belt Site</b>	Yes	Area: 0.50ha			
<b>Greenfield Site</b>	Yes	Area: 0.47ha			
<b>Previously Developed Land</b>	Yes	Area: 0.05ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		Yes
Washland		No			Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas (within Radford Way Industrial Estate buffer)	Within	No	Village Green & Common Land Ground Water Vulnerability Area		No
	Part of	No			Yes
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

<b>Address:</b> Land rear of 31 and 33 Mountnessing Road, Billericay		<b>Site Area:</b> 0.52ha	<b>Current Use:</b> Residential gardens	<b>Site Ref:</b> SS0199	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Records – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access from Mountnessing Road relatively narrow. Alternative access may be better unless suitable upgrades can be made. YELLOW category					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Within the buffer of a SSSI</li> <li>• Protected species alert area</li> <li>• Ground water vulnerability area</li> <li>• Potential contaminated land in the vicinity (arising from former Nursery use) – no intrusive investigations undertaken</li> </ul>			<ul style="list-style-type: none"> <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 Site of Special Scientific Interest (Norsey Wood) will not be affected, and the industrial estate buffer is of little consequence, due to intervening residential areas. The land should also be investigated for potential contamination arising from its former Nursery use and any remediation undertaken where necessary.					
<b>What is the most suitable type of development for this site?</b> Farmland, country park, current use, residential					
<b>Site is not suitable for housing development (in isolation)</b> x					
<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 may however be needed to provide the necessary access to the site where the current access proves unsuitable, unless access can be obtained from adjoining sites. In isolation this site would not be suitable for development due to its narrow linear nature					
<b>Is site available for development? If yes, when?</b>			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		

# Land at r and south of 31 Mountnessing Rd

SHLAA 2011/2012



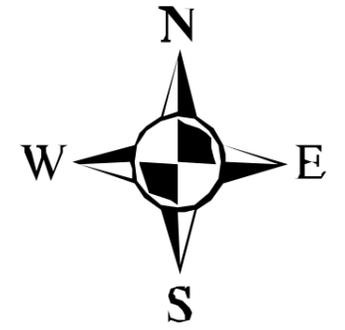
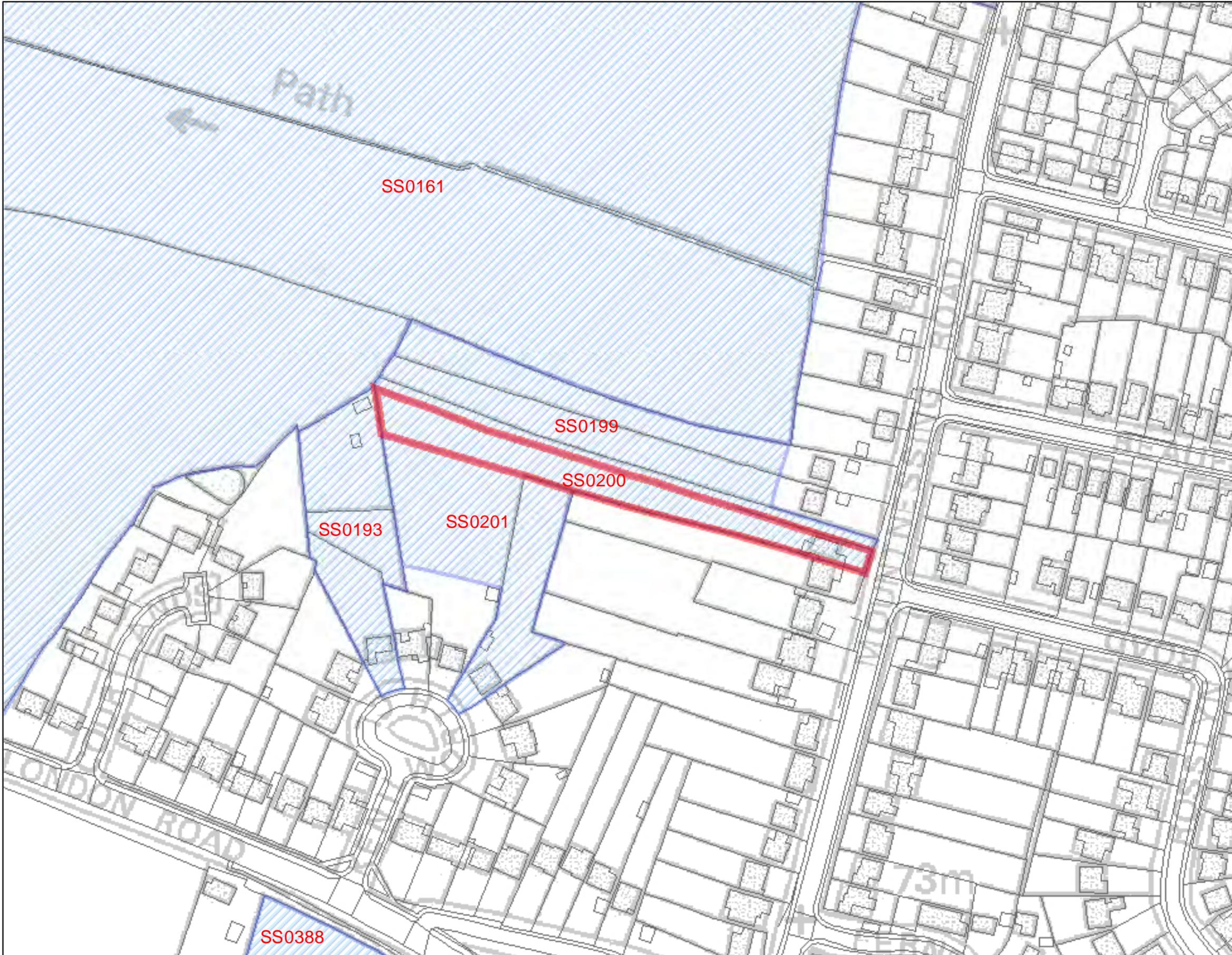
# SS0199

## SHLAA Site Survey Form Part 1

<b>Address:</b> 27 Mountnessing Road, Billericay, inclusive of land at rear	<b>Site Area:</b> 0.27ha	<b>Current Use:</b> Dwelling and residential garden	<b>Site Ref:</b> SS200			
<b>Description of Site (including planning status)</b> Narrow linear site located on the west side of Mountnessing Road, Billericay. The site comprises a chalet fronting the road within in residential street, but backing onto rural land and fields. The rear garden projects beyond the urban limits of Billericay into the adjoining rural Green Belt, and is largely composed of grassland and several trees.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998  Planning History: <ul style="list-style-type: none"> <li>Site of a former garden nursery</li> <li>BAS/0658/98 – Raise roof slope and flank walls, front and rear single storey extensions – Granted 04.08.1998</li> </ul>			<b>Site Access:</b> Mountnessing Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Quilters 700m to 900m) Secondary School: <1.5km (Billericay School and St. Johns) GPs / Health Centre: >800m (Western Road 800m to 950m) Neighbourhood Centre: <800m (Western Road) Town Centre: Billericay <800m Public Open Space: Amenity Green space <400m, children and young people space <400m, churchyard >800m, Educational Space <800m, Natural and semi-natural space <800m, outdoor sports <800m, Urban Park <2km Bus Stop: 250m (London Road) Railway Station: <1.6km (Billericay 1.45km to 1.6km)			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	Yes	Area: 0.04ha				
<b>Green Belt Site</b>	Yes	Area: 0.23ha				
<b>Greenfield Site</b>	Yes	Area: 0.22ha				
<b>Previously Developed Land</b>	Yes	Area: 0.01ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area - 10m Buffer		Yes	
Washland		No			Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas (within Radford Way Industrial Estate buffer)	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
Historic Environment Record – No records			TPO		No	
			Archaeological Finds Area		No	

<b>Address:</b> 27 Mountnessing Road, Billericay, inclusive of land at rear	<b>Site Area:</b> 0.27ha	<b>Current Use:</b> Dwelling and residential garden	<b>Site Ref:</b> SS200	
<b>Highway issues:</b> Access from Mountnessing Road only available from adjoining site or if dwelling house is demolished. An alternative access may be better unless suitable upgrades to the highway can be made. YELLOW				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Within the buffer of a SSSI</li> <li>• Protected species alert area</li> <li>• Ground water vulnerability area</li> </ul>		<ul style="list-style-type: none"> <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> <li>• Potential contamination in vicinity</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. Potential contamination of land arising from previous nursery use in vicinity should be investigated and any remediation undertaken if necessary				
<b>What is the most suitable type of development for this site?</b> Farmland, country park, residential or a combination of these as part of a wider area scheme				
<b>Site is not suitable for housing development x (in isolation)</b>				
<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				
<b>Is site available for development? If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.		

SHLAA 2011/2012



# SS0200

## SHLAA Site Survey Form Part 1

<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	<b>Site Ref:</b> SS201		
<b>Description of Site (including planning status)</b> The site comprises two irregular shaped plots of land in residential garden usage. Both plots are significantly larger than is typical in Billericay and both comprise predominantly grassland and several trees, mostly fruiting or other semi-mature type. A large pond exists on the land to the rear of no. 5, whilst no. 6 also comprises the dwelling house and garage fronting onto Kenilworth Close cul-de-sac. The rear gardens mainly project beyond the urban limits of Billericay into the adjoining rural Green Belt.  Development Plan: Allocated as Green Belt in the Basildon Local Plan, except for the dwelling at no. 6 and its immediate curtilage which lies in an area of no notation.  Planning History: Other than the construction of the dwelling at no. 6, there is no other planning history.			<b>Site Access:</b> Kenilworth Close <b>Access to Services</b> (distance in m) Primary School: >600m (Quilters 800m to 900m) Secondary School: <1.5km (Billericay School and St. Johns) GPs / Health Centre: >800m (Western Road 800m to 950m) Neighbourhood Centre: <800m (Western Road) Town Centre: Billericay <>800m Public Open Space: Amenity Green space <400m, children and young people space <400m, churchyard >800m, Educational Space <800m, Natural and semi-natural space <800m, outdoor sports <800m, Urban Park <2km Bus Stop: 150m (London Road) Railway Station: >1.6km (Billericay 1.6km to 1.7km)		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 0.08ha			
<b>Green Belt Site</b>	Yes	Area: 0.38ha			
<b>Greenfield Site</b>	Yes	Area: 0.42ha			
<b>Previously Developed Land</b>	Yes	Area: 0.04ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas (within Radford Way Industrial Estate buffer)	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No

<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	<b>Site Ref:</b> SS201	
		Archaeological Finds Area		No
<b>Highway issues:</b> Access from Kenilworth Close. Depending on the scale of any development such an access may prove inadequate for any significant vehicular traffic volumes. YELLOW category				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <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>		
<ul style="list-style-type: none"> <li>• Within the buffer of a SSSI</li> <li>• Protected species alert area</li> <li>• Ground water vulnerability area</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.				
<b>What is the most suitable type of development for this site?</b> Farmland, country park, residential or a combination of these as part of a wider area scheme				
<b>Site is NOT suitable for housing development</b> 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.				
<b>Is site available for development?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.		
<b>If yes, when?</b>				