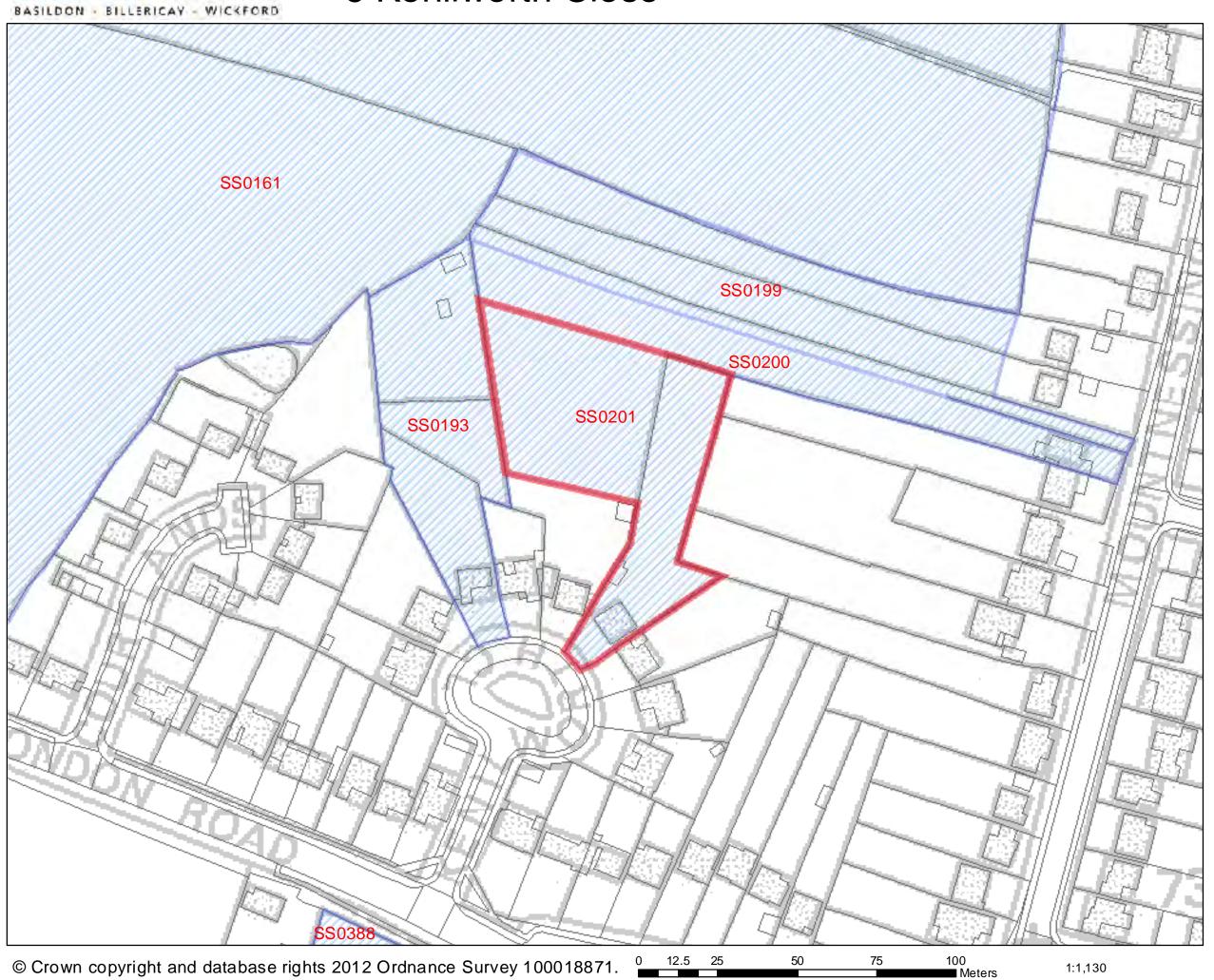
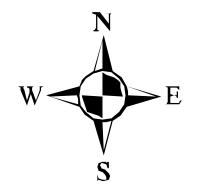


6 Kenilworth Close



SHLAA 2011/2012



SS0201

75

Address: No 53 Castledon Road and Land	Site Area:	Current Use:	Site Ref:	
from rear of No 53 to rear of No 81,	2.31ha	Residential, grass	SS0202	
Castledon Road, Wickford		fields		

Description of Site (including planning status)

Large irregular shaped site located on the west side of Castledon Road, Wickford, bordered by the River Crouch to the north and west, further grazing land to the south and a ribbon development of residential properties to the east. A small light industrial yard lies on land to the south.

The site comprises predominantly grassland, several trees and hedgerows, a stable block and hay store, along with a chalet fronting Castledon Road. The land falls gradually down to the river by 2 to 4 metres.

Development Plan: Allocated Green Belt in the Basildon Local Plan 1998, except for the dwelling and immediate curtilage at no. 53 which lies in an area of no notation.

Planning History: Other than applications for the detached chalet and garage in the 1970's, there have been no other planning applications submitted in relation to this site

Site /	Access:	Castledon	Road

Access to Services (distance in m)
Primary School: >600m Wickford
County(800m to 1.1km)

Secondary School: <1500m Bromfords GPs / Health Centre: >800m (Market

Avenue)

Local Centre: >800m London Road Town Centre: >800m Wickford (1km to

1.2km)

Public Open Space: <800m

Bus Stop: 450m

Railway Station: <1.6km Wickford (1km

to 1.2km)

Ownership:	- Public Body?		No
	- Private Individual?		Yes
	- Company?		No
	- Unknown?		No
Urban Area Site	Yes Area: 0.09ha		na
Green Belt Site	Yes	Area: 2.22ha	
Greenfield Site	Yes Area: 0.09ha		na
Previously Developed Land	Yes Area: 2.22ha		na

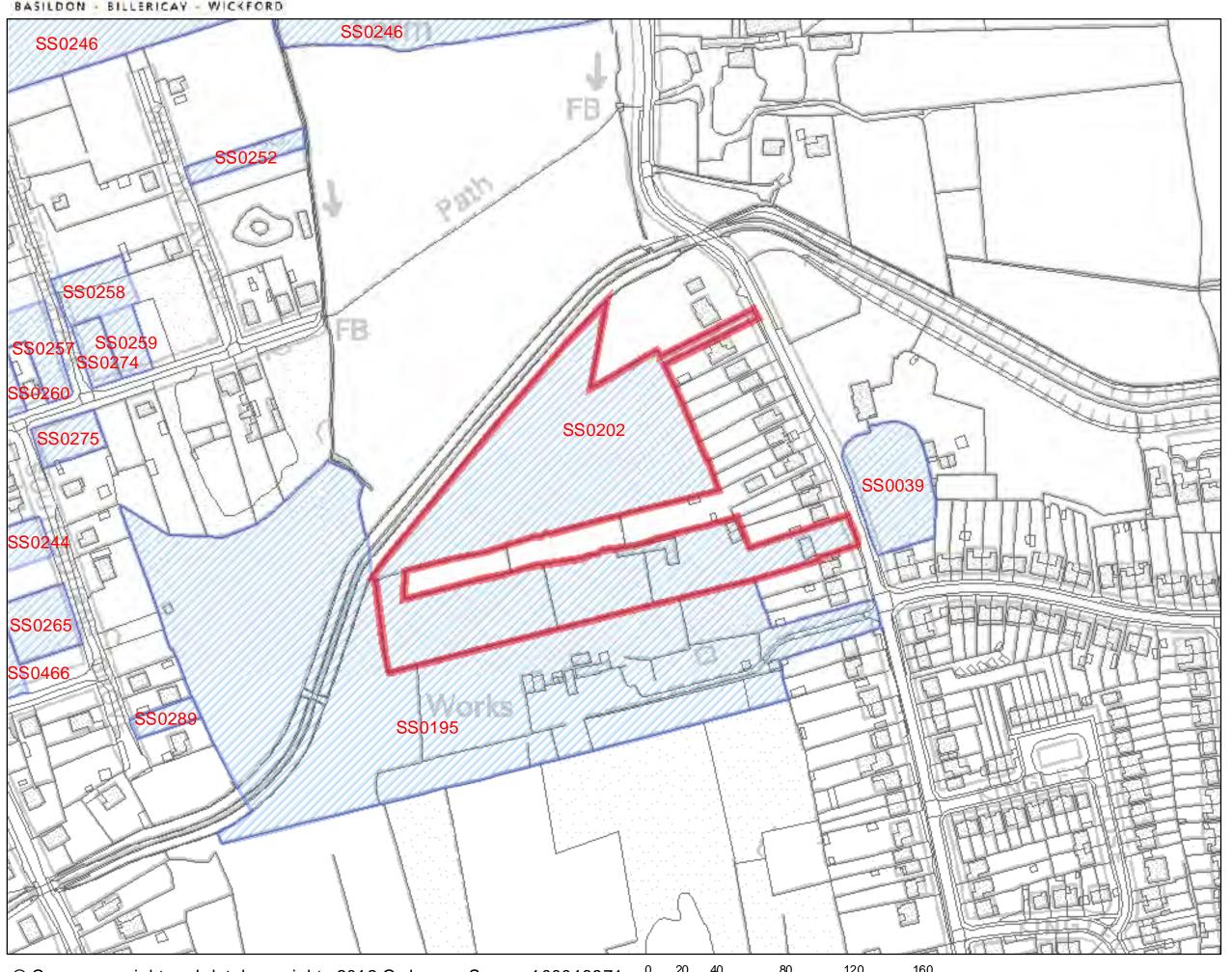
Site Constraints

Areas excluded from the SHLAA			Constraints that may affect a site's viability			
Within	No	Ancient Woodland	Within	No		
Part of	No		Part of Site	No		
Adj. To	No		Within Buffer	No		
Within	No	Local Wildlife Sites	Within	No		
Part of Site	No		Part of Site	No		
Within Buffer	No		Within Buffer	No		
Within	No	Biodiversity Action Plan (BAP)	Within	No		
Part of Site	No	Priority Habitat	Part of Site	No		
Within Buffer	No		Within Buffer	No		
part of Zones	Yes	Protected Species Alert Area		Yes		
2 & 3						
	No	Protected Species Alert Area -		Yes		
	No	10m Buffer				
Within	No					
Part of	No	Village Green & Common Land		No		
Adj. To	No	Ground Water Vulnerability		Yes		
		Area				
	No	Conservation Area	Within	No		
			Adj. To	No		
	No	Listed Buildings	Within	No		
		j	Adj. To	No		
	Within Part of Adj. To Within Part of Site Within Buffer Within Part of Site Within Buffer part of Zones 2 & 3 Within Within Within	Within No Part of No Adj. To No Within No Part of Site No Within Buffer No Within No Part of Site No Within Buffer No Within Buffer No Within Buffer No part of Zones Yes 2 & 3 No No Within No Part of No No Within No Part of No N	Within No Part of No Adj. To No Within No Part of Site No Within Buffer No Within Buffer No Part of Site No Part of Site No Within Buffer No Part of Site No Part of Site No Part of Site No Priority Habitat Within Buffer No Protected Species Alert Area	Within No		

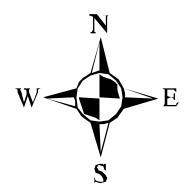
Address: No 53 Castledon Refrom rear of No 53 to rear of No Castledon Road, Wickford		Site Area: 2.31ha	Current Use: Residential, grass fields	Site Ref: SS0202		
Immovable communications links		No	Potential Contamina	ted Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
H.E.R – No records			TPO - Oaks T8 and	T9	TPO/2/87	Yes
			Archaeological Finds			No
Highway issues: Access from Castledon Road at no. 53 and via a field gate access between no. 77 and 81. Upgrades may be required to this narrow land or alternative access provided for any significant increase in traffic levels.						
 Constraints (description): Green Belt allocation in development plan Flood zones 2 and 3 cover part of the site Oak trees protected by TPO 			 Potential contaminated land – no intrusive investigation undertaken Protected species alert area Ground water vulnerability area Sewer pipeline runs through site 			
Could the constraints be of By removing Green Belt allocal incorporating SUDS as approproaction, ground in place as necessary. The posterior of the contamination is placed by the contamination of th	tion from deveriate, respecting water vulner sition of the se	ng the position ability and pro werage pipeli	ns of the protected troptected species, with ne should also be res	ees and inve appropriate pected.	estigating the lar mitigation meas	nd for
What is the most suitable	type of deve	lopment for	this site? Natural o	oen space, r	iverside walk.	
Site is NOT suitable for ho	using develo	pment X				
Reason(s) why site is not suitable for housing : The site falls within the Green Belt and due to the presence of the flood zone could only be partially developed, however access to the site would fall within the flooding area thus constraining any possible area for development. This in collaboration with the obscure shape of the site which could hinder comprehensive development has determined the site unsuitable.						
Is site available for development? If yes, when? No			No. Whilst the site was submitted by or on behalf of the landowner, due to the constraints of the site there is no access.			



No 53 Castledon Road and r/o from 53-81



SHLAA 2011/2012



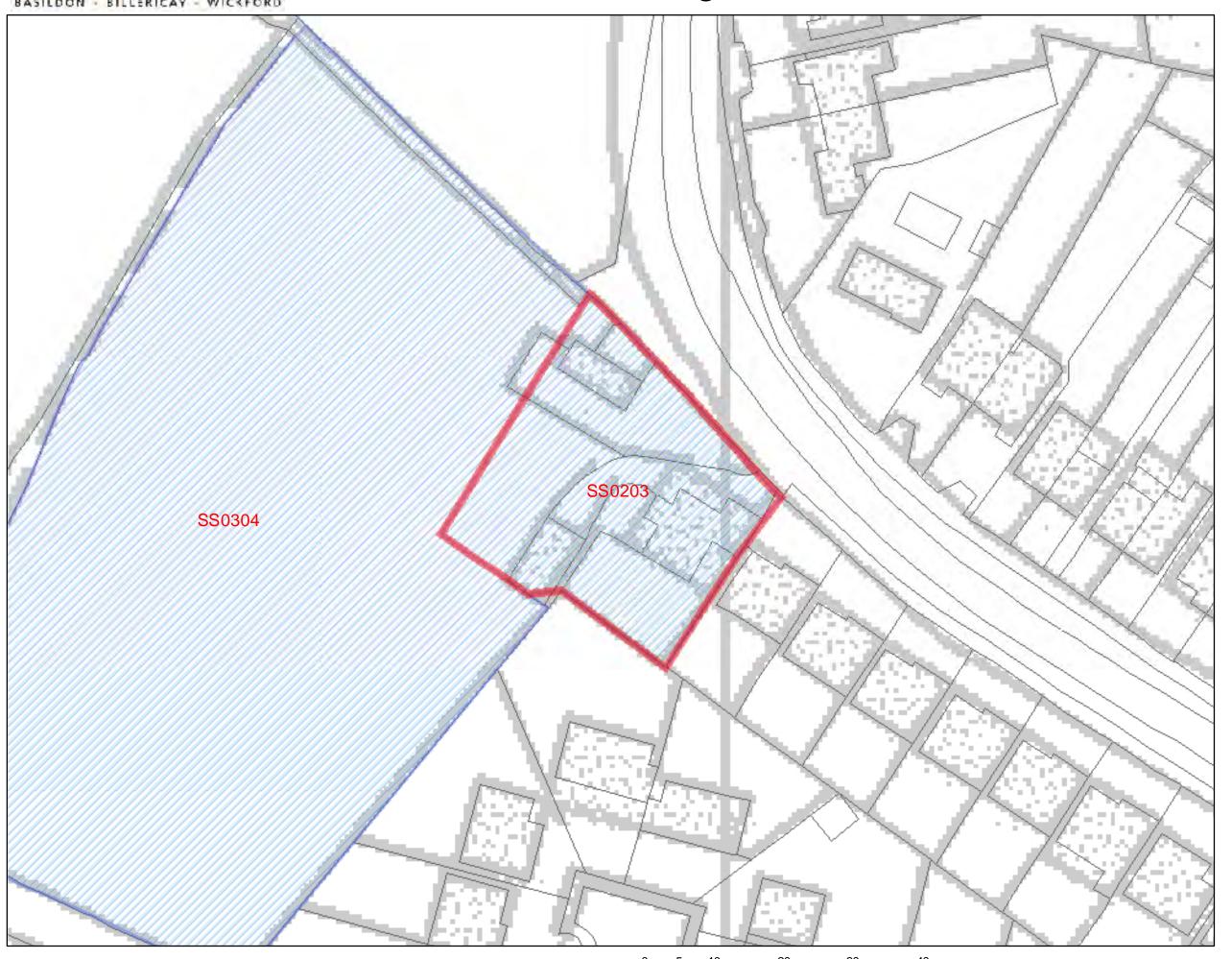
SHLAA Site Survey Fo	orm Part 1						
Address: Bluebell Lodge, Mor Road, Billericay	untnessing	Site Area: 0.13ha	Current Use: Site Ref: SS0203				
Description of Site (includ Largely square shaped site loo	the settlement	Site Access:	Mountnessing Ro	oad			
of Billericay, adjoining farmlar detached dwelling house, gara	nd to the west	. The site com		Primary Schoo	rvices (distance I: <600m Brights	side	
Development Plan: part alloca in the Basildon Local Plan 199	of no notation	Secondary School: >1500m St. Johns (1800m) GPs / Health Centre: >800m The Pantiles (1.1km)					
Planning History:	Granted 1980 981 d 19.10.1990	Local Centre: (1.1km) Town Centre: Public Open Sp Bus Stop: 1km	>800m The Pant >800m Billericay pace: <800m	(1.8km)			
Ownership:	- Public		No	(1.7km)	. > 1000111 billericay		
Ownership.		Individual?	3				
	- Compa		No	=			
	- Unkno		No	=			
Urban Area Site	Yes	Area: 0.08		-			
Green Belt Site	Yes	Area: 0.05		-			
Greenfield Site	Yes	Area: 0.06		-			
Previously Developed Land		Area: 0.07					
Site Constraints	103	711001.0.07	nu				
Areas excluded from the S	HLAA		Constraints th	nat may affect	a site's viabili	tv	
Scheduled Monument	Within	No	Ancient Woodla		Within	No	
	Part of	No	1		Part of Site	No	
	Adj. To	No	1		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife S	ites	Within	No	
	Part of Site	No	1		Part of Site	No	
	Within Buffer	- No			Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Act	ion Plan (BAP)	Within	No	
ĺ	Part of Site	No	Priority Habitat	. ,	Part of Site	No	
	Within Buffer	- No			Within Buffer	No	
Flood Zone		No	Protected Speci			No	

SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area -		No
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
5 5				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records	•		TPO – Lombardy poplars* have been felled	TPO/1/75	Yes*

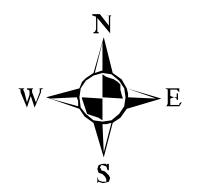
Address: Bluebell Lodge, Mountnessing Road, Billericay	Site Area: 0.13ha	Current Use: Residential	Site Ref: SS0203			
		Archaeological Find	s Area		No	
Highway issues: Access via Mountnessing	Road. No par	ticular issues				
Constraints (description):						
 Partial Green Belt allocation in devel 	opment plan					
 Potential contamination – no intrusiv 	ve investigatio	n undertaken				
 Could the constraints be overcome? Yes If yes, How? By removing Green Belt allocation from development plan Investigating potential contamination and undertaking any remediation as appropriate What is the most suitable type of development for this site? Residential/ancillary uses 						
Reason(s) why site is / is not suitable for housing: Already in residential use, adjacent residential area, though part of site falls within the Green Belt, such that further development would extend the urban envelope of the Billericay settlement. Even though the site is within the Green Belt, removal of this designation could be possible. The timeframe would have to reflect the removal of the Green Belt policy.						
Is site available for development? If yes, when? No. Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.					e site was received	



Land at Bluebell Lodge, Blue Bell Wood



SHLAA 2011/2012



SHLAA Site Survey F	SHLAA Site Survey Form Part 1						
Address: Pine Cottage, Church Road			Site Area : 0.18ha	Current Use: Residential dwelling	Site Ref.: SS0205		
Description of Site (included Small rectangular parcel of late of dwellings along the west site.)	Site Access: Church Road, F Access to Ser	Ramsden Bellhou vices	ıse				
Majority of site is allocated as	Greer	n Belt in th	ne BDLP 199	8			
Planning history:							
(10/00915/EXTBAS) - an exist chalet dwelling with garage, cand re-issued in 1995 (95/00) (05/00813/FULL).							
This has been interspersed w dwelling (90/00524/FULL), deand a withdrawn outline appli (90/00437/OUT).	etached ication	d chalet w for anoth	rith pool (90/ er detached	01427/FULL) dwelling			
Ownership:	_	Public Bo	ody?	No			
	-	Private I	ndividual?	Yes			
	-	- Company?		No			
		Unknowr		No			
Urban Area Site	١	/es	0.056	1	1		
Green Belt Site		/es	0.124		1		
Greenfield Site		/es	0.152		- -		
Previously Developed Lan		es	0.028		=		
Site Constraints	<u> </u>	. • •	10.020				
Areas excluded from the S	SHI AA			Constraints th	at may affect	a site's viabili	tv
Scheduled Monument	Withi			Ancient Woodland		Within	. <u>, </u>
Scheduled Worldment	Part			7 TICICITE WOOdid	i i u	Part of Site	
	Adj. 7			1		Within Buffer	
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Si	tos	Within	
33313/ SACS / SI AS / Italiisai		of Site		Local Wilding Si	163	Part of Site	
		n Buffer		1		Within Buffer	
Legal Natura Dagarus (LND)			+	Diadicaraite Aati	on Dian (DAD)		
Local Nature Reserve (LNR)	Withi			Biodiversity Acti Priority Habitat	on Plan (BAP)	Within	
		of Site		Friority Habitat		Part of Site	
F	withi	n Buffer	1	D		Within Buffer	
Flood Zone				Protected Specie	es Alert Area		
If yes, Zone 3? □			+	D			
Washland			1	Protected Specie	es Alert Area -		
Marshes Protection Area				10m Buffer			
Existing, developed	Withi						
business/ industrial areas	Part o			Village Green &		1	
	Adj.∃	Го		Ground Water V Area	/ulnerability		
Oil / Gas Pipelines				Conservation Ar	ea	Within	
·						Adj. To	
Electricity Pylons				Listed Buildings		Within	
						Adj. To	

Potential Contaminated Land

Immovable communications

Address: Pine Cottage, Church Road		Site Area: 0.18ha	Current Use: Residential dwelling	Site Ref.: SS0205				
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)				
			TPO					
			Archaeological Finds	s Area				
Highway issues:								
Constraints (description):								
Could the constraints be o	vercome?							
What is the most suitable type of development for this site?								
Site is not suitable for hou	using develop	ment X						
5 () 1 11 1			·					

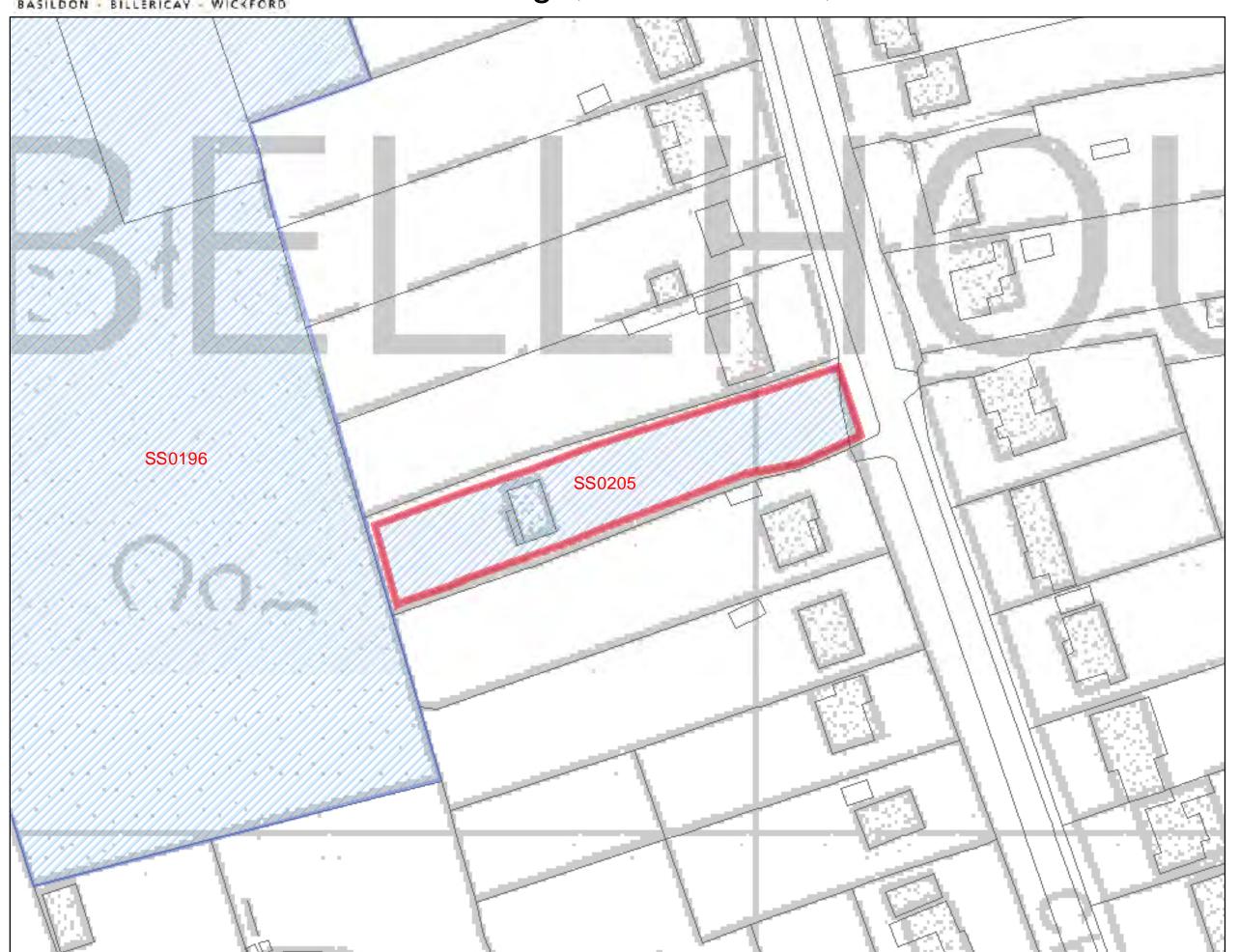
Reason(s) why site is not suitable for housing:

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:

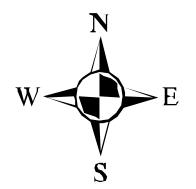
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Pine Cottage, Church Road,



SHLAA 2011/2012



Address:	Site Area:	Current Use:	Site Ref.:	
Wickford Memorial Park Community Hall	0.26 ha	Community centre,	SS0206	
and Car Park, Rettendon View		car parks, garaging		
		and open space		

Description of Site (including planning status)

Part of Wickford Memorial Park. Site is currently a community hall, with associated car park, and a garage court. In addition, part of the open space to the west, allocated Green Belt, was initially included in the site.

Mature trees on south & north boundaries of site. Definitive footpath runs along southern boundary of site, across the vehicular access point and in front of southern row of garages, and then along eastern boundary

Development Plan: Area of no notation in BDLP 1998. Green Belt to west

Note: Site boundaries amended to exclude former garage site to east as this has planning permission for 6 dwellings for which site clearance has commenced (10/00462/FULL). Site area now is 0.26 Ha (was 0.4Ha).

Ownership:	- Public Boo	dy?	Yes
-	- Private In		
	- Company		
	- Unknown		
Urban Area Site	Yes	Area: 0.18	ha
Green Belt Site	Yes	Area: 0.08 ha	
Greenfield Site	Yes Area: 0.08		ha
Previously Developed Land	Yes	Area: 0.18	ha

Site Access: Via Rettendon View
Access to Services (distance in m)

Primary School: Hilltop < 600m Secondary School: Beauchamps <1500m GPs / Health Centre: Franklins Way <

800m

Neighbourhood Centre: Southend Road/Hill Avenue <800m Town Centre: Wickford < 800m Public Open Space: memorial Park – adjacent; Children and young people < 400m, church yards < 800m; Civic Spaces <2km, educational <800m, outdoor sports < 800m, within Urban Parks

Bus Stop: <200m

Railway Station: Wickford < 1600m

Site Constraints

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

Highway issues: None

Constraints (description):

Green Belt designation on the west of the site in BLDP 1998

Address: Wickford Memorial Park Community Hall and Car Park, Rettendon View	Site Area: 0.26 ha	Current Use: Community centre, car parks, garaging and open space				
 Definitive footpath runs along southern boundary of site, across the vehicular access point and in front of southern row of garages, and then along eastern boundary of site. 						

- Community Hall not be surplus to requirements.
- Within 5km of Ramsar/SAC/ SPA.
- Likely existence of contamination no detailed assessment made.

Could the constraints be overcome? If yes, how?

- Re-provision of community centre (as required)
- Site layout will need to accommodate the existing mature trees.
- Footpath will need to be accommodated within site layout.
- May not have direct effect on Ramsar/SAC/SPA however, will increase flow through Wickford sewage works.
- Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures

What is the most suitable type of development for this site? Community, open space, residential Site is suitable for housing development X

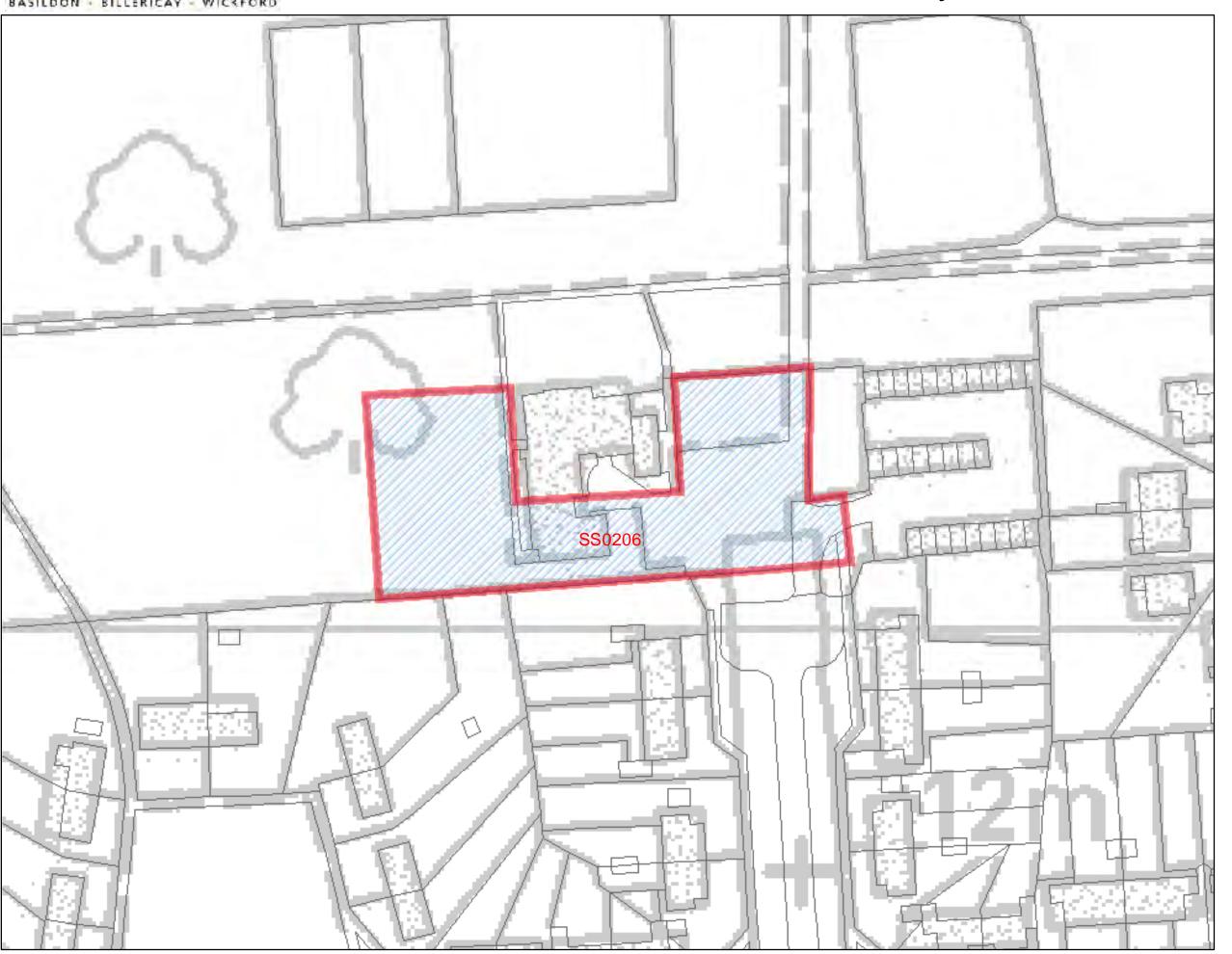
Reason(s) why site is not suitable for housing: The site is close to services and the existing settlement and forms part of the wider memorial park which lies within floodplain 3b. However, the site is located close to amenities and primarily within the settlement boundary. PPG17 assessment does not restrict development on this site however it does state that any development would be conditional upon a contribution towards new open space provision offsite.

There would also need to be a change/review in green belt policy for the area of the site which is affected to be released and any timetable for delivery should reflect this.

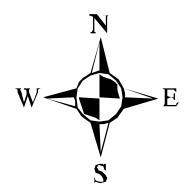
released and any timetable for delivery should relied time	•
Is site available for development?	Yes. The site was put forward as part of the Call for
If yes, when?	Sites process by the landowner. The timescale has been
	amended to reflect the need to alter policy if necessary.



Wickford Memorial Park Community Hall, retc



SHLAA 2011/2012



118ha	Farmland and	Site Ref.: SS0207	
	related uses		

Description of Site (including planning status)

Large fairly flat area of farmland located on the east side of Pound Lane, North Benfleet. The land is composed of several hedge enclosed arable fields and several farm buildings, barns etc around a central farmhouse and associated cottages set on slightly raised ground. The farm is very open in character, within a countryside comprising setting, surrounded by sporadic residential related uses and other farmland. An NHS institution also lies on land to the north and the old parish church of North Benfleet is located within the farmstead.

Some 35.7ha of the land along the west side of the farm fronting Pound Lane had originally been submitted for housing in the SHLAA process. The site boundaries have been amended to incorporate the remainder of the farm, including an 'L' shaped field to the north, and to exclude the area purchased by Essex County Council in the east to widen the A130/Sadlers Farm junction bypass.

Development Plan: Allocated as Green Belt on the BDLP 1998

Planning History:

In addition to applications for farm related barns, extensions, alterations and infrastructure, the following applications have been submitted to the LPA:

- BAS/0358/55 Residential development of 3 acres on North Benfleet Hall Road – Refused 1955 on green belt and loss of agricultural land grounds
- BAS/0359/55 Residential development of 4 acres on Pound Lane
 Refused 1955 on green belt, loss of agricultural land and undesirable ribbon development grounds
- BAS/0369/55 Residential development on North Benfleet Hall Road – Refused 1955 on green belt grounds
- BAS/1405/60 Erection of dwelling on site of old North Benfleet
 Hall Refused 1961 on green belt grounds
- BAS/0488/98 Change of use of redundant telephone exchange to dwelling house, fronting Pound Lane – Granted 1998
- BAS/1463/80(A) Farm Workers Bungalow, North Benfleet Hall Granted 1980
- 03/00916/FULL Installation of below ground Proprietary Domestic Sewage Treatment Plant – granted

Site Access: North Benfleet Hall Road, Pound Lane and Hall Road

Access to Services (distance in m)
Primary School: >600m (1.3km to 2km)
Secondary School: Chalvedon >1500m
(2.15km to 3km)

GPs / Health Centre: >800m (1.6km to 2.2km)

Neighbourhood Centre: >800m (1.6km to 2.3km)

Town Centre: Pitsea >800m (2.2km to 3.4km)

Public Open Space: Amenity Green Space >800m; Children/young people space <800m; Churchyard <800m; Civic Space >2km; Country Park <2km; Allotments <>400m; Educational Field >400m; Natural and semi-natural open space >800m; Outdoor Sport facility <2km; Urban Park <2km

Bus Stop: 150m (Pound Lane) Railway Station: Pitsea > 1.6km (2.65km

to 3.7km)

Ownership:	- Public Body?		No
	- Private In	Yes	
	- Company?		No
	- Unknown?		No
Urban Area Site	No		
Green Belt Site	Yes	Area: 118h	а
Greenfield Site	Yes Area: 117h		а
Previously Developed Land	Yes Area: 1ha		

Site Constraints Areas excluded from the SHLAA Constraints that may affect a site's viability **Scheduled Monument** Within No **Ancient Woodland** Within No Part of No Part of Site No Adj. To No Within Buffer No SSSIs/ SACs / SPAs / Ramsar Within No Local Wildlife Sites Within No

Address: Farm land east of F North Benfleet (North Benflee	•	Site Area: 118ha		Site Ref.: SS0207		
	Part of Site	No			Part of Site	No
	Within Buffer	Yes	1		Within Buffer	No
ocal Nature Reserve (LNR)	Within	No	Biodiversity Action Pl	an (BAP)	Within	No
Local Hataro Hossi Vo (Livit)	Part of Site	No	Priority Habitat	an (B/ ii)	Part of Site	No
	Within Buffer	No	1		Within Buffer	No
Flood Zone	Zones 2 & 3	Yes	Protected Species Ale	ert Area	Within Bullot	Yes
If yes, Zone 3? □						
Washland		No	Protected Species Ale	ert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
ousiness/ industrial areas	Part of	No	Village Green & Common Land			No
	Adj. To	No	Ground Water Vulner Area			Yes
Oil / Gas Pipelines		No	Conservation Area		Within	No
·					Adj. To	No
To atriaity Dylana		Yes	Listed Buildings		Within	No
Electricity Pylons		162	Listed Buildings		Adj. To	Yes
						162
Immovable communications inks		No	Potential Contaminat	ed Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
H.E.R – Site of North Benfleet - Moated site at North I - Former GHQ line – se former pillboxes. Two pillboxe	Benfleet Hall veral sites of	SMR7531 SMR7530	TPO			No
			Archaeological Finds	Area	Find areas 16 and 58	Yes
Highway issues: Pound Lansignificant increase in traffic vacants (description): Green Belt allocation Archaeological Finds a moated hall, (part of Adjacent to listed build Church) Traffic noise from A1:	vith footways ac in development Area and site of moat remains) Iding (North Ber	dded. YELLO plan former	 Ground wate Protected Sp Flood Zones SAC/SPA/Rai Definitive for Electricity po 	er vulnerabi pecies Alert 2 and 3 msar buffer otpath ower lines	ility Areas	
Could the constraints be of If yes, how? By removing green belt allocates respecting the setting of the Improtected species and flood riscustainable Urban Drainage Stationary and the most suitable What is the most suitable	ition from devel isted building, i sk and undertal system. Suitable reen settlement	nvestigating king appropri e buffer to be s.	, respecting the position ground water vulnerab ate remedial action/ing e maintained from the	ons of the collity, archa vestigations A130 and	eology, contami s, and also incor electririty pylons	hs, nation, porating
Site is suitable for housin	g developmer	nt X				
Reason(s) why site is not considered suitable for housing However, it should be noted residential development. This	ng development that the site is o	t due to the f of a vast and	act that it is adjacent irregular shape, not a	to the settl Il of which	ement boundary is likely to be su	r. itable fo

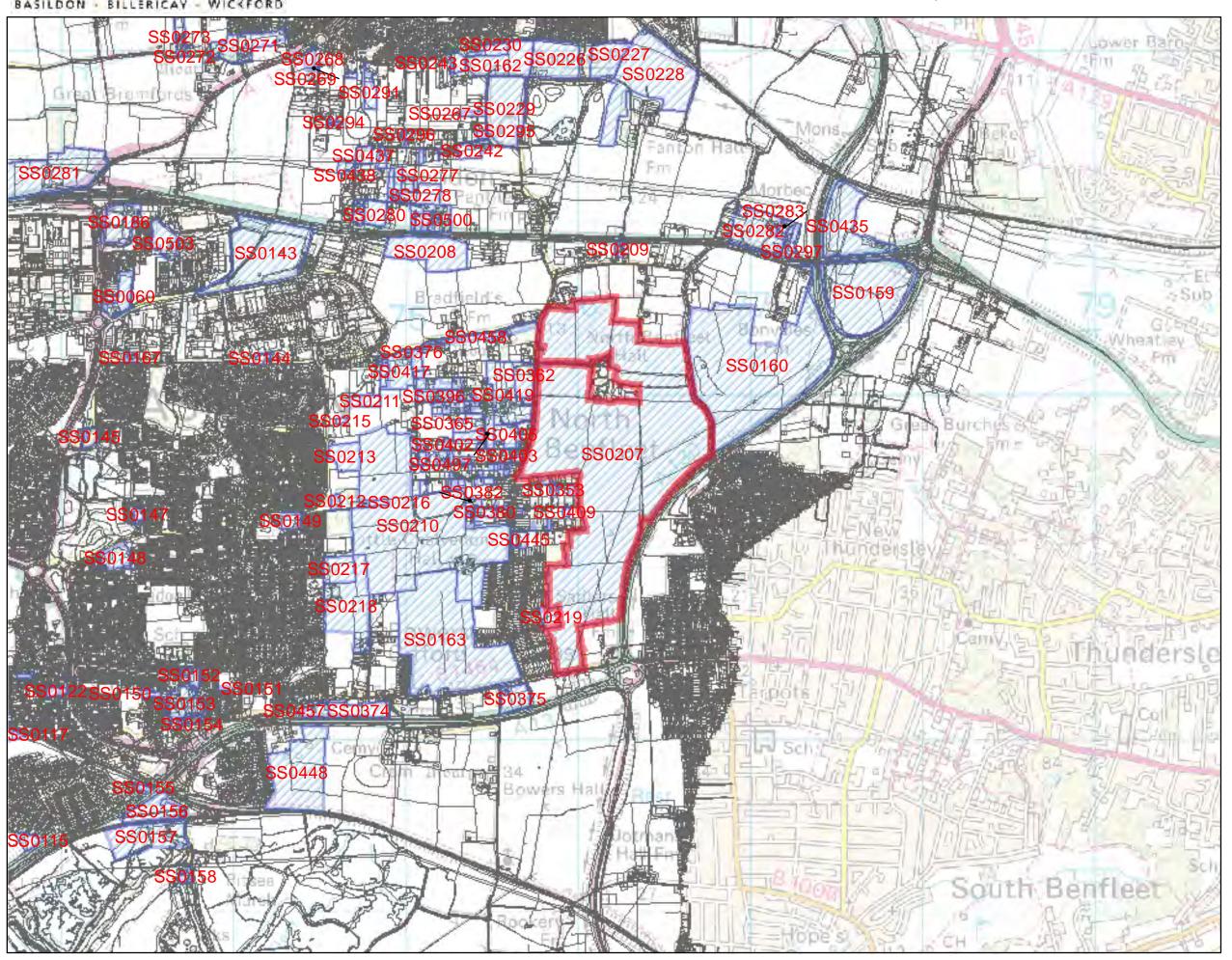
Address: Farm land east of Pound Lane, North Benfleet (North Benfleet Hall Farm)	Site Area: 118ha		Site Ref.: SS0207	
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further should its allocation be an option. Additionally some of the site to the east will be required to be maintained as open land to provide a suitable buffer between North Benfleet and South Benfleet. It must also be noted that whilst the predominant reasoning for the suitability of this site is its connection to the existing urban area of North Benfleet, the site would not all be suitable for development due to the flood risk areas to the north of the site, the electricity pylons that run to the east of the site and the listed building which lies enclosed within the north part of the site. Noise from traffic using the upgraded A130 running alongside the site would also be a limiting factor, which would require a suitable buffer. The timeframe for development if this is considered the most suitable site (after assessment on all appropriate sites giving consideration to their level of constraints and those that do not narrow the Green Belt boundary between two settlements) will need to be established with regard to the removal of the site from the Green Belt and the number of constraints to be overcome.

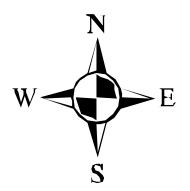
of the site from the Green Belt and the namber of constraints to be evercome.					
Is site available for development?	Yes. This site was submitted through the Call For Sites				
If yes, when?	process by the landowner. The timescale has been				
	amended to reflect the need to alter policy if necessary				
	and overcome the other constraints on site.				



Land at North East of Pound Lane, etc



SHLAA 2011/2012



SS0207

1,380

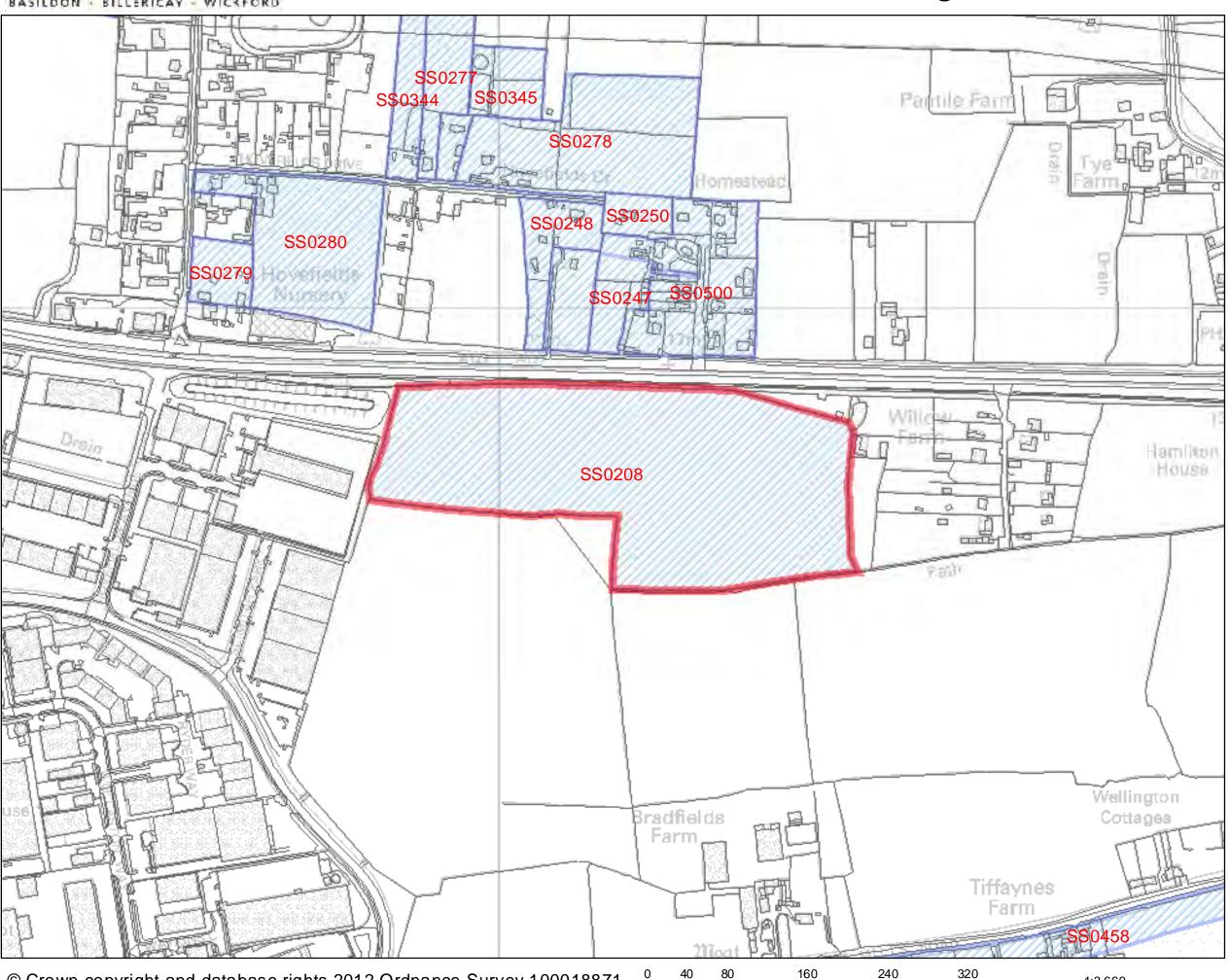
1,840

Address: Hovefields on South Road, North Benfleet	hern A		Site Area: 7.2ha	Current Use: Farmland	Site Ref.: SS0208				
Description of Site (includ	ing p	lanning s	status)		Site Access: A127.				
	The site is predominantly given over to dairy and arable farming and is a green field with hedgerows at the boundaries.					Access to Services (distance in m) Primary School: >600m Secondary School: Bromfords School			
The A127 Southend Arterial R gypsy site comprising a numb immediately to the east; subs (part of the A127 corridor); in fields. The land is flat. Development Plan – Allocated	er of tantia nmedi	permanen Il business iately to th	t and tempor developmen ne south are	ary structures is t to the west a few open	Island Way/Fel Town Centre: F Space: Amenity children/young	Centre: >800r	ublic Open and 800m;		
Development Flan – Allocated	i as O	reen beit i	II the DDLi I	770		800m; Education			
No Planning History					>800m; Natura	al and semi-nati Outdoor Sport	ıral open		
Ownership:		- Public Bo	ody?	No	<800m; Urban	•			
•		- Private I	ndividual?	Yes	Bus Stop: >500				
		- Company?		No	Railway Statior	Railway Station: Pitsea > 1.6km			
		- Unknowi	n?	No					
Urban Area Site		No							
				Area: 7.2ha					
Greenfield Site		Yes	Area: 7.2h	a	_				
Previously Developed Land	d	No							
Site Constraints	· 1 11 A /	Λ		Canatrainta th	at many official	a aita/a viabili	L.		
Areas excluded from the S	HLA	4		I Constraints tr					
	۱۸/:+h		No			<mark>a site's viabili</mark>			
Scheduled Monument	With	in	No No	Ancient Woodla		Within	No		
Scheduled Monument	Part	in of	No			Within Part of Site	No No		
	Part Adj.	in of To	No No	Ancient Woodla	nd	Within Part of Site Within Buffer	No No No		
	Part Adj. With	in of To in	No No No		nd	Within Part of Site Within Buffer Within	No No No		
	Part Adj. With Part	in of To in of Site	No No No No	Ancient Woodla	nd	Within Part of Site Within Buffer Within Part of Site	No No No No		
SSSIs/ SACs / SPAs / Ramsar	Part Adj. With Part With	in of To in of Site in Buffer	No No No No	Ancient Woodla Local Wildlife Si	nd tes	Within Part of Site Within Buffer Within Part of Site Within Buffer	No No No No No		
	Part Adj. With Part With With	in of To in of Site in Buffer in	No No No No No No	Ancient Woodla Local Wildlife Si Biodiversity Acti	nd tes	Within Part of Site Within Buffer Within Part of Site Within Buffer Within	No No No No No No No No No		
SSSIs/ SACs / SPAs / Ramsar	Part Adj. With Part With With Part	in of To in of Site in Buffer in of Site	No No No No No No	Ancient Woodla Local Wildlife Si	nd tes	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Part of Site	No		
SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone	Part Adj. With Part With With Part	in of To in of Site in Buffer in	No No No No No No	Ancient Woodla Local Wildlife Si Biodiversity Acti	nd tes on Plan (BAP)	Within Part of Site Within Buffer Within Part of Site Within Buffer Within	No No No No No No No No No		
SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? □	Part Adj. With Part With With Part	in of To in of Site in Buffer in of Site	No	Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat Protected Specience	tes on Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Part of Site	No N		
SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland	Part Adj. With Part With With Part	in of To in of Site in Buffer in of Site	No N	Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat Protected Speci	tes on Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Part of Site	No		
SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area	Part Adj. With Part With With Part With	in of To in of Site in Buffer in of Site in Buffer	No N	Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat Protected Specience	tes on Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Part of Site	No N		
SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland	Part Adj. With Part With With Part With With	in of To in of Site in Buffer in of Site in Buffer	No N	Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat Protected Speci Protected Speci 10m Buffer	tes on Plan (BAP) es Alert Area es Alert Area -	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Part of Site	No Yes		
SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	Part Adj. With Part With With Part With	in of To in of Site in Buffer in of Site in Buffer	No N	Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V	tes on Plan (BAP) es Alert Area es Alert Area - Common Land	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Part of Site	No N		
SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas	Part Adj. With Part With With Part With With Part	in of To in of Site in Buffer in of Site in Buffer	No N	Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat Protected Speci 10m Buffer Village Green & Ground Water V Area	tes on Plan (BAP) es Alert Area es Alert Area - Common Land //ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer Within Part of Site	No N		
SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed	Part Adj. With Part With With Part With With Part	in of To in of Site in Buffer in of Site in Buffer	No N	Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat Protected Speci Protected Speci 10m Buffer Village Green & Ground Water V	tes on Plan (BAP) es Alert Area es Alert Area - Common Land //ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site Within Part of Site Within Buffer	No Ves		
SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas	Part Adj. With Part With With Part With With Part	in of To in of Site in Buffer in of Site in Buffer	No N	Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat Protected Speci 10m Buffer Village Green & Ground Water V Area	tes on Plan (BAP) es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site Within Part of Site Within Buffer Within Buffer	No N		
SSSIs/ SACs / SPAs / Ramsar Local Nature Reserve (LNR) Flood Zone If yes, Zone 3? Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	Part Adj. With Part With With Part With With Part	in of To in of Site in Buffer in of Site in Buffer	No N	Ancient Woodla Local Wildlife Si Biodiversity Acti Priority Habitat Protected Speci 10m Buffer Village Green & Ground Water V Area Conservation Ar	tes on Plan (BAP) es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Part of Site Within Part of Site Within Buffer Within Buffer	No N		

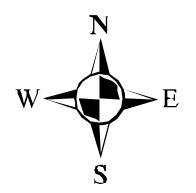
Address: Hovefields on Southern Arterial Road, North Benfleet		Site Area : 7.2ha	Current Use: Farmland	Site Ref.: SS0208	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes (along the south of the site)
			TPO		No
H.E.R – • Pill box (destroyed) bend in Burnt Mills Rd • Pill box (destroyed) Field - Bradfields Farm • Bradfields Farm house, Burnt Mills Road • Moat, Bradfields Farm, Burnt Mills Road • Lavender Cottage, Burnt Mills Road		SMR20111 SMR20114 SMR26736 SMR7529 SMR26784	Archaeological Find	is Aled	No
Highway issues: The only d site was given a RED rating b sites. Constraints (description): Green Belt allocation if Within Employment A Definitive Footpath	y Highways. Id in the developm	eally, alternat	ive access would be Protected s	e achieved in combi	nation with other
 Ground water vulnera 	hility		Potential contaminated land		
Could the constraints be o If yes, how? What is the most suitable	vercome?	No opment for	this site? Farmland	d, washland or indu	strial
Site is suitable for housing	g developmer	nt x			
Reason(s) why site is suit mitigation measures could be consideration of the traffic iss be an option.	employed to re	emediate any	negative effects of	the adjacent indust	rial area. Further
Is site available for develo	opment?		process by the lan	submitted through downer. The timeson t the need to alter p	cale has been



Land North of Land Benfleet Cottage



SHLAA 2011/2012



SS0208

1:3,660

Address: Arterial Rd North, North Benfleet 0.34ha Current Use: Kennels, residential Site Ref.: SS0209

Description of Site (including planning status)

Small rectangular shaped site located in a semi-rural setting to the south of the A127 Arterial Road in North Benfleet. The wider area is bisected by Harrow Road which runs parallel to the A127 and comprises several sporadic residential properties, a large garden centre, a modern mental health unit accessed from Pound Lane to the west, a small gypsy site and some small scale commercial businesses. There are also two small copses and drainage ditches

Development Plan - Allocated as Green Belt in the BDLP 1998

Planning History: The Novem Kennels and cattery were granted permission on this site:

- BAS/0256/49 Repairs to war damaged property and additions Refused 1950 on grounds the land is to be reserved as a public open space in the form of parkway treatement to Arterial Rd
- BAS/1330/66 Cattery, Novem Kennels Granted 1967
- BAS/0369/79 40 dog kennels at Novem Kennels Refused 1979 on harm to residential amenity grounds
- BAS/0328/80 Kennels at Novem Kennels Granted 1980
- BAS/0113/81 39 Kennels at Novem Kennels Granted 1981

Other planning applications on site or surrounding the site consist of:

- 03/00734/FULL Demolition of existing sales building and other redundant buildings, erect replacement garden centre building incorporating restaurant/coffee shop, relocation of existing covered area, new paved areas and alterations to car park – granted
- 02/01025/FULL Demolish existing sales building and greenhouses and erect replacement garden centre sales building incorporating restaurant/coffee shop. New warehouse, relocation of covered display area, new paved area and alterations to existing car park – refused
- 02/00417/FULL Change of use of land to a Gypsy Caravan Site consisting of a mobile home, touring caravan, utility room and hardstanding – refused
- 02/00418/FULL Change of use of land to a gypsy caravan site consisting of a mobile home, touring caravan, utility room and hardstanding – refused
- 06/00812/FULL Alterations to previously approved entrance canopy, repositioning of mezzanine office area, alterations to external elevations and removal of existing external office buildings from site – granted
- 06/00322/FULL Two storey side extension- granted
- 06/00056/FULL Two storey side and single storey front and rear extensions – refused
- 05/01177/FULL Repositioning of main entrance from that previously approved, form office mezzanine within atrium area, and remove existing external office buildings from site – refused
- 04/01042 Construction of pond, to be used for collection of surface water from existing and proposed buildings on site – granted

- Public Body? No
- Private Individual? Yes

Site Access: Arterial Road

Access to Services (distance in m)

Primary School: >600m

Secondary School: Chalvedon >1500m

GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: Pitsea >800m Public Open

Space: Amenity Green Space >800m; Children/young people space >400m; Churchyard <800m; Civic Space >2km; Country Park <800m; Allotments <>400m; Educational Field >800m; Natural and semi-natural open space >800m; Outdoor Sport facility >2km; Urban Park <2km

Bus Stop: > 500m (Pound Lane) Railway Station: Pitsea > 1.6km

Ownership:

Address: Arterial Rd North, N	lorth Benfleet	Site Area: 0.34ha	Current Use: Kennels, residential Site Ref. SS0209	:	
	- Compan	y?	No		
	- Unknow		No		
Urban Area Site	No				
Green Belt Site	Yes	Area: 0.34	ha		
Greenfield Site	Yes	Area: 0.06	oha		
Previously Developed Land	y Yes	Area: 0.28	sha		
Site Constraints					
Areas excluded from the S	HLAA		Constraints that may affec	<mark>t a site's viabili</mark>	ty
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes	1	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	1	Within Buffer	No
Flood Zone If yes, Zone 3? □		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No	1		
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	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 - Horseshoe cottage, Harrow - Pillbox (destroyed), east side - Road Barrier (destroyed), Ha - Pillbox, junction Southend R	e of Pound Land arrow Road	SMR26759 SMR20112 SMR20113 SMR20115			No No

Highway issues: Harrow Road is a narrow single carriageway country lane which would need to be upgraded along with nearby local road. Site also adjoins the A127 Arterial Road where its junction with Pound Lane may need to be upgraded. RED on broad locations

Constraints (description):

- Green Belt allocation in the development plan
- H.E.R. assets, plus former school house and rectory
- Potential contaminated land

- Close proximity to the A127 and impact on residential amenity
- SAC/SPA/Ramsar buffer
- Protected species alert areas

Could the constraints be overcome? Partially

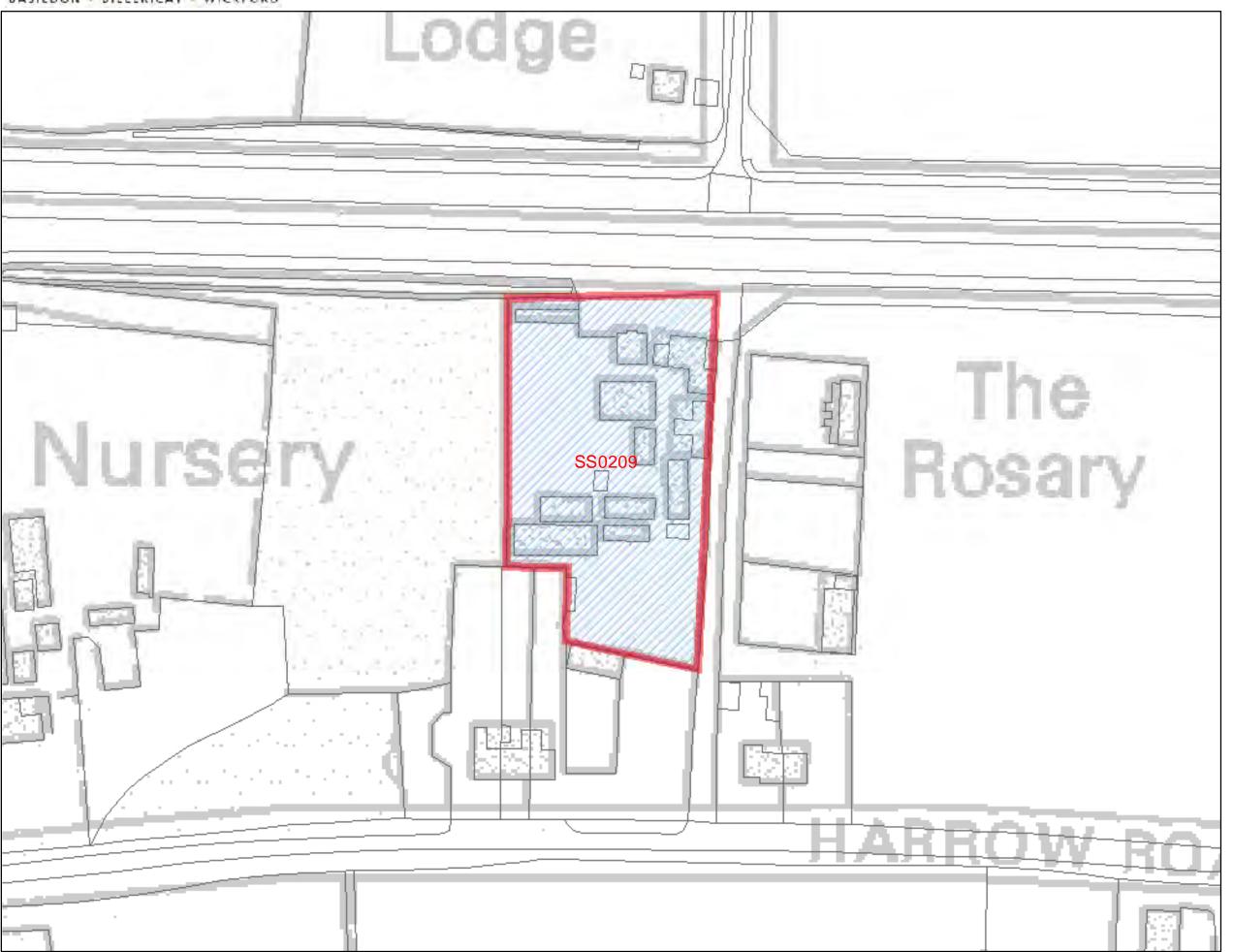
If yes, how? By removing green belt allocation from development plan, respecting heritage assets and SAC / SPA / Ramsar designations, consideration for protected species and noise from A127. Investigation into contaminated land.

What is the most suitable type of development for this site? Current use / woodland

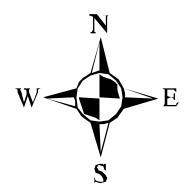
Address: Arterial Rd North, North Benfleet		Current Use: Kennels, residential	Site Ref.: SS0209			
Site is NOT suitable for housing develo	pment x		•			
Reason(s) why site is not suitable for housing: The site is not adjacent to the settlement boundary and is located away from established services and facilities, thus making it unsustainable for residential development.						
Is site available for development? If yes, when?	Yes. The site was p Sites process by the	•	rt of the Call for			



Land North of Benfleet Cottage, opp Blossom



SHLAA 2011/2012



Address: Land east of Tyefields, south of Burnt Mills Road, Basildon	 Current Use: Farmland,	Site Ref.: SS0210	
	recreation land,		

Description of Site (including planning status)

Large irregular area of agricultural land located immediately to the east of the Basildon settlement, south west of the plotlands. The land consists of arable fields, with a number of ponds dotting the landscape. There are five properties included within the site, including Little Chalvedon Hall.

Little Chalvedon Hall is part of the farm facilities in the east of the site, which is surrounded by a number of large farm facilities / structures clustered around the hall. The land is reasonably flat. There are a number of boundary ditches and trees within the site.

Development plan - Allocated as Green Belt in the BDLP 1998

Planning History:

Site Constraints

Areas excluded from the SHLAA

- BAS/0758/64 Bathroom additions to 2 and 4 Homestead Road Granted 30.06.1964
- BAS/0586/59 Residential development in Trenham Avenue Refused 11.08.1959 on Green Belt grounds
- BAS/0572/55 Residential development, approximately 13 acres
 Pound Lane and Homestead Road Refused 18.11.1955
- ES BIL/534/53 Residential development at Bowers Gifford Refused 28.01.1954

Site Access: Pound Lane/ Windsor Road / Osborne Road / Homestead Road

Access to Services (distance in m) Primary School: Eversley, Briscoe,

Felmores <600m

Secondary School: Chalvedon <1500m GPs / Health Centre: <800m Neighbourhood Centre: <800m Town Centre: Pitsea >800m Public Open Space: Amenity Green Space and children/young people space <800m; Churchyard >800m; Civic Space <2km; Country Park <2km; Educational Field <800m; Natural and semi-natural open space <800m; Outdoor Sport facility <400m; Urban Park <400m

Bus Stop: 30m (Tyefields) Railway Station: Pitsea > 1.6km

Constraints that may affect a site's viability

Ownership:	- Public Boo	dy?	Yes	
	- Private In	dividual?	No	
	- Company	?	No	
	- Unknown	?	No	
Urban Area Site	No			
Green Belt Site	Yes	Area: 51.39 ha		
Greenfield Site	Yes	Yes Area: 49.59ha		
Previously Developed Land	Yes	Area: 1.8ha		

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	*Potential for	No,	Protected Species Alert Area		Yes
If yes, Zone 3? □	surface water	although*	·		

Local Nature Reserve (LIVIN)	VVICIIIII	INO	blodiversity Action Flair (bAL)	VVICIIIII	INO
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? □	*Potential for surface water flooding	No, although*	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	Yes	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		No	Conservation Area	Within	No

Address: Land east of Tyefiel Burnt Mills Road, Basildon	ds, south of	Site Area: 51.39ha	Current Use: Farmland, recreation land,	Site Ref.: SS0210			
			T		Adj.	То	No
Electricity Pylons	 I	No	Listed Buildings		With	in	No
	l				Adj.	То	No
mmovable communications inks		No	Potential Contamin	ated Land			С
00m buffer zone around vastewater/sewage reatment plants		No	Definitive Footpath	(PRoW)			Yes
			TPO				No
Highway issues: Existing roa			Archaeological Find				No
 Constraints (description): Allocated as Green Bel Employment area buff Ground water vulneral Adjacent to open space 	fer bility area ce allocations		SSSI, SPA,Definitive f	species alert , RAMSAR bu footpath sk of surface	ıffer	r floodin	g
Could the constraints be of fyes, how? By removing the Green Belt all and ground water vulnerability he potential effects upon the proximity to an industrial estatement of the site would need to respect existing residents and any future or relocated to an alternative seconds/corridors would also need to be predocated to an alternative seconds/corridors would also need to be the refrective type of the site of th	llocation from to y, respecting the nearby SSSI, so te should not perioded need to be soon ted or provided ure residents. If the taken into account to be suitable locations	he line of the SPA and RAM pose a signific bught to avoid d (and expand Noise, flood liccount in any on elsewhere ected whereve	definitive footpath. ISAR sites as the site cant bar to developm I surface water floodided) elsewhere in the ighting and telecoms development on adjoint the locality. Exist	Consideration falls within the total falls within the total falls within the fall within the fal	on shouthe but nterver open s cater fo at Bow unless tedgerood	uld also offer of some of some of some of the diverse unit the group owns and compens	be given to uch areas. sting djacent to emands of ted football and were to wildlife sate. All

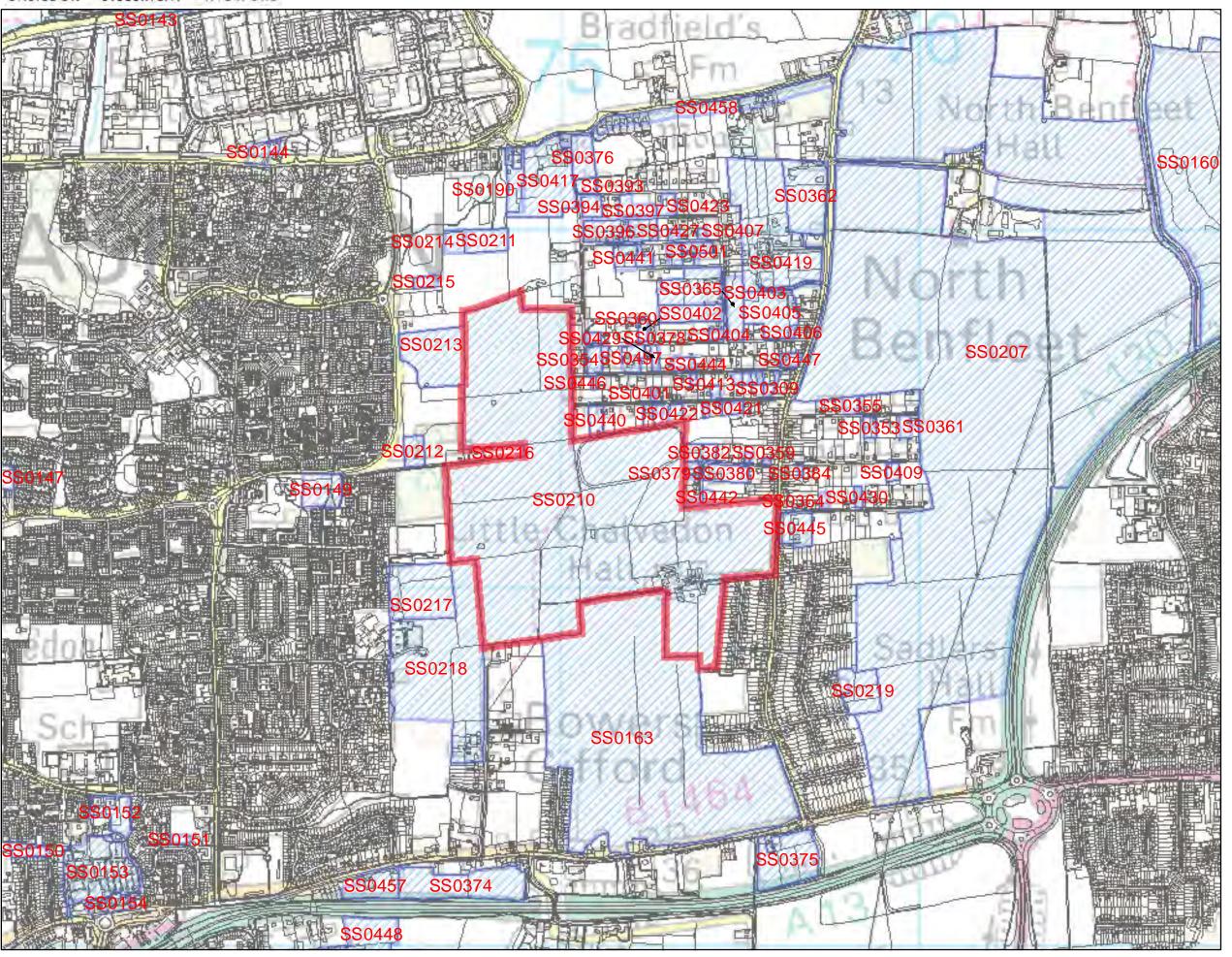
Reason(s) why site is not suitable for housing: With a change in Green Belt policy, this site is considered suitable for housing development due to the fact that the site is adjacent to the settlement area. However, it should be noted that the site is of a vast and irregular shape which may not all be suitable for residential development as it would lead to uncontrolled urban sprawl and should be considered further should its allocation

be an option. Timetable will need to be reflected to show this.

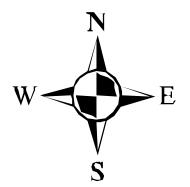
Is site available for development?	Yes. This site was submitted by or on behalf of the
If yes, when?	landowner through the Call For Sites process.
	Timeframe reflects the need to change Green Belt policy
	and potential scale of the development which would
	demand a strategic phased approach.



Land East of Tyefield, South of Burnt Mills



SHLAA 2011/2012



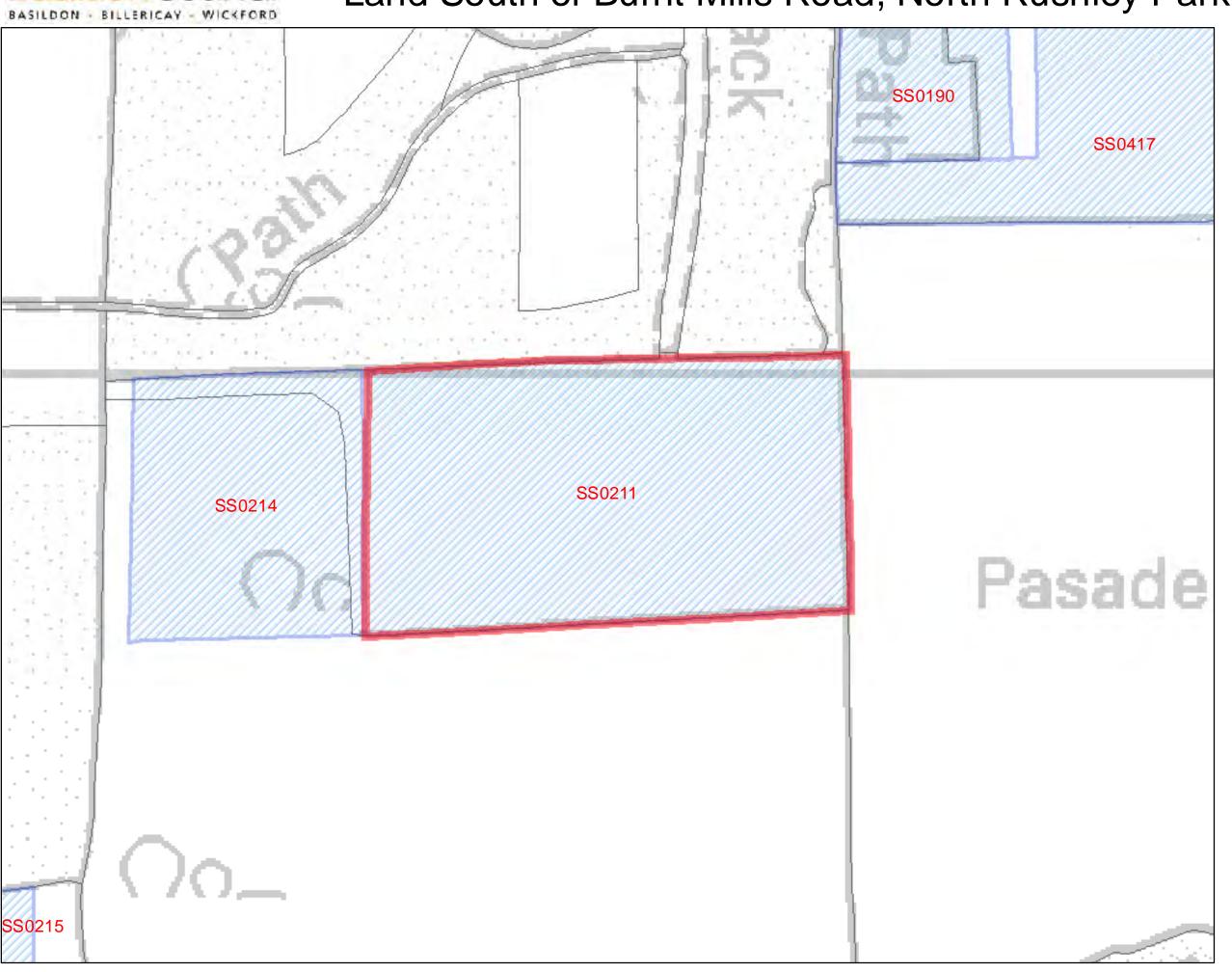
SHLAA Site Survey F	orm Part 1					
Address: Land south of Burn and southeast of Rushley Parl		Site Area: 0.75ha	Current Use: Grassland	Site Ref.: SS0211		
Description of Site (includ Small rectangular site souther that can be accessed through to the east. The site is grasse	ast of Rushley Rushley Park	Park. The site and from a ne	ighbouring field	through adjace Access to Ser Primary School	vices (distance : Eversley, Brisc	irk in m)
To the east of the site are fiel the immediate west is a small Rushley Park, then the urban There is no easy access to the	parcel of woo area of Basild	dland and bey		GPs / Health Co Neighbourhood Town Centre: F Public Open Sp	ool: Chalvedon entre: >800m I Centre: >800r	n reen
Development plan – Allocated the BDLP 1998 Planning History: None	l as Green Bel	t and Proposed	d Open Space in	<400m; Churcl <2km; Country Field >800m; Nopen space <8	nyard >800m; (Park <2km; Edutation of the second of the	Civic Space ducational ii-natural Sport
Ownership:	- Public	Body?	No	Bus Stop: 30m		00111
Currererii.p.		Individual?	Yes	Railway Station: Pitsea > 1.6km		
	- Compa		No			
	- Unkno		No	1		
Urban Area Site	No	7711.	140			
Green Belt Site	Yes	Area: 0.75	ha			
Greenfield Site	Yes					
		Alea. 0.75	ila .	-		
Previously Developed Land Site Constraints	u jivo					
	111 0 0		Camatuainta th	at was a seferat	a aita/a wiahili	
Areas excluded from the S	1	I N I -		nat may affect	<u> </u>	
Scheduled Monument	Within	No	Ancient Woodla	na	Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer				Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	· No			Within Buffer	No
Flood Zone If yes, Zone 3? □		No	Protected Speci-	es Alert Area		Yes
Washland		No	Protected Speci	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	Yes	Ground Water V Area			No
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No
•					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
3 3					Adj. To	No
Immovable communications		No	Potential Contai	minated Land	C	1
links						1
400m buffer zone around		No	Definitive Footp	ath (PRoW)		No
wastewater/sewage	1				1	1

wastewater/sewage treatment plants

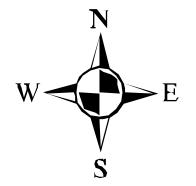
Address: Land south of Burnt Mills Road and southeast of Rushley Park, Basildon	Site Area: 0.75ha	Current Use: Grassland	Site Ref.: SS0211			
		TPO		No		
		Archaeological Finds	s Area	No		
Highway issues: Apart from a small track to the site.	through Rushl	ey Park and a gate to	o an adjacen	t field, there is no access		
 Constraints (description): Allocated as Green Belt and Propose Space in the Dev't Plan No access, separated from existing separated the constraints be overcome? 	·	Protected species alert areaExisting employment area buffer				
If yes, how? What is the most suitable type of deve	lopment for	this site? Farmland	, grassland,	recreation land		
Site is not suitable for housing develop	ment X					
Reason(s) why site is not suitable for housing : The site is clearly separated from the built environment and even with a suitable access road, this would still be the case. Furthermore, development on this site would have a negative impact on the natural landscape and is also designated as Proposed Open Space. The site is also in the Green Belt and even with removal of this designation, the site is located away from services and facilities and therefore is not suitable for housing.						
Is site available for development? If yes, when?	The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. Timeframe reflects the need to change Green Belt policy.					



Land South of Burnt Mills Road, North Rushley Park



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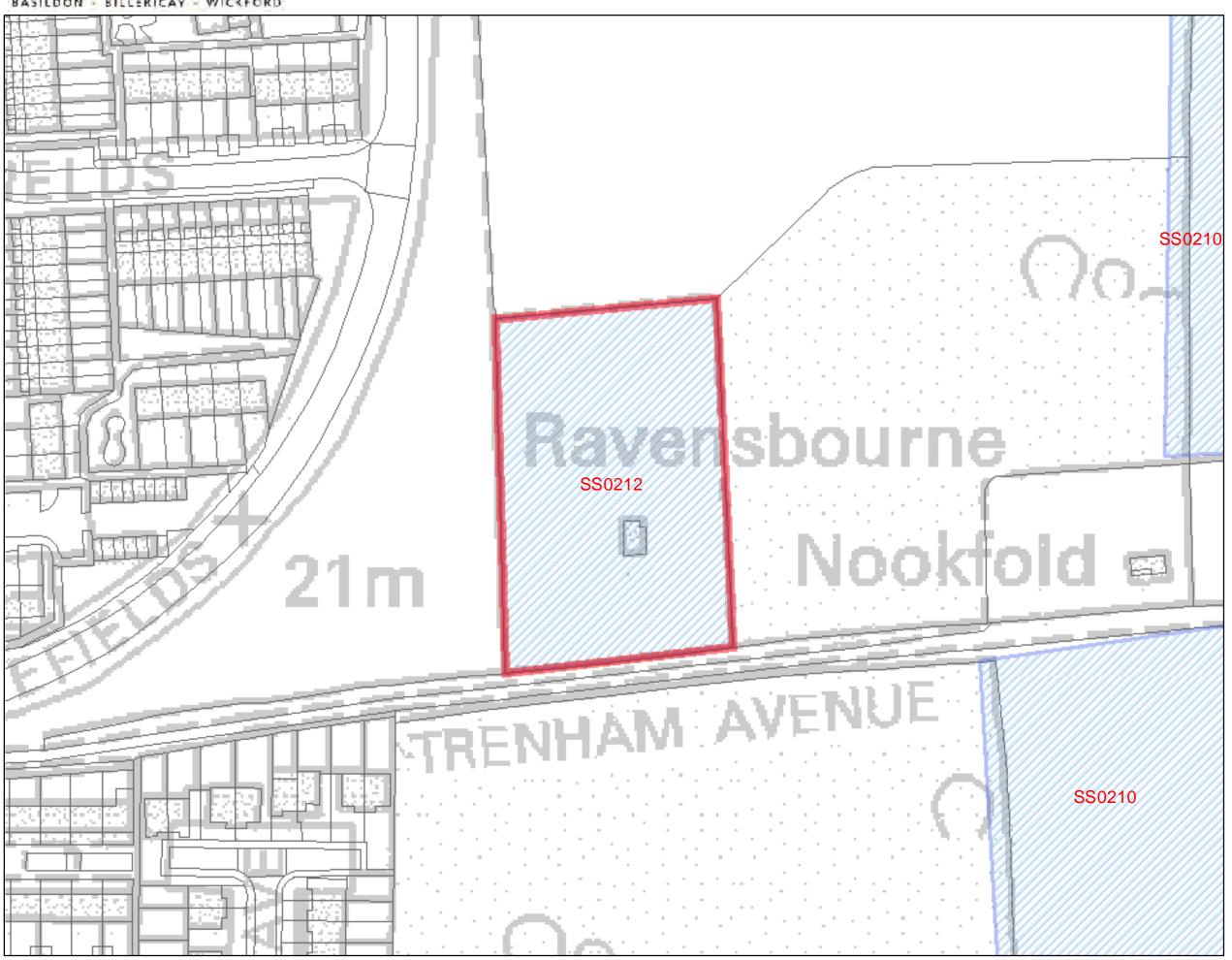


Address : Ravensbourne, Lar Tyefields, south of Burnt Mills of Trenham Avenue, Basildon	south of Burnt Mills Road, north 0.45ha Grassland, SS0212						
Description of Site (included Small square of grassland, we south is a parcel of land filled (and two rural dwellings) and number of mature trees within Development plan – Allocated	nd and one woodland urban area site.	e residential p , with farmlan n to the east.	There are a Primary School: Eversley, Briscoe, Felmores <600m Secondary School: Chalvedon <150 GPs / Health Centre: <800m			in m) coe, <1500m	
Planning History: • None						Pitsea >800m pace: Amenity G dren/young peo	
Ownership:		Public BPrivate CompanUnknow	Individual? y?	No Yes No	<400m (adjaceCivic Space <2Educational Fie	ent); Churchyard km; Country Pa eld <800m; Natu pen space <400	d >800m; rk >2km; ural and
Urban Area Site Green Belt Site		No Yes	Area: 0.45	-	Outdoor Sport Park <400m	facility <800m;	
Greenfield Site Previously Developed Lan	d	Yes Yes	Area: 0.44 Area: 0.01		Bus Stop: 30m Railway Statior	(Tyefields) n: Pitsea > 1.6k	m
Site Constraints							
Areas excluded from the S			T		nat may affect		
Scheduled Monument	With	of	No No	Ancient Woodla	and	Within Part of Site Within Buffer	No No
SSSIs/ SACs / SPAs / Ramsar			No No	Local Wildlife S	Local Wildlife Sites		No No
Local Nature Reserve (LNR)	With		Yes No	Biodiversity Action Plan (BAP)		Within Buffer Within	No No
Flood 7age		of Site nin Buffer	No No	Priority Habitat	in Alank Anna	Part of Site Within Buffer	No No
Flood Zone If yes, Zone 3? □ Washland			No No	Protected Speci			No Yes
Marshes Protection Area Existing, developed	With	nin	No No	10m Buffer	les Aleit Alea -		163
business/ industrial areas	Part		No	Village Green &	Common Land		No
	Adj.		Yes	Ground Water V Area			No
Oil / Gas Pipelines			No	Conservation A	rea	Within Adj. To	No No
Electricity Pylons			No	Listed Buildings	3	Within Adj. To	No No
Immovable communications links			No	Potential Contaminated Land		C C	1
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footpath (PRoW)			No
				TPO			No
Highway issues: Existing ro				Archaeological		1	No

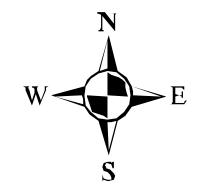
	Site Area : 0.45ha	Current Use: Grassland, woodland, residential	Site Ref.: SS0212				
Constraints (description): Allocated as Green Belt in the Dev't F Within SSSI buffer Potential contaminated land	Plan	 Protected species alert area buffer Existing employment area buffer Mature trees 					
Could the constraints be overcome? No If yes, how? What is the most suitable type of development for this site? Grassland, woodland, recreation land							
Site is NOT suitable for housing develop	pment X						
Reason(s) why site is not suitable for housing: The site is in the Green Belt and even with removal of this designation, it is surrounded by open space, it is within the SSSI buffer and segregated from the existing settlement. Consequently, the landscape and area would be compromised through development of this land.							
Is site available for development? If yes, when?		The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.					



Land at Revensbourne, Trenham Av



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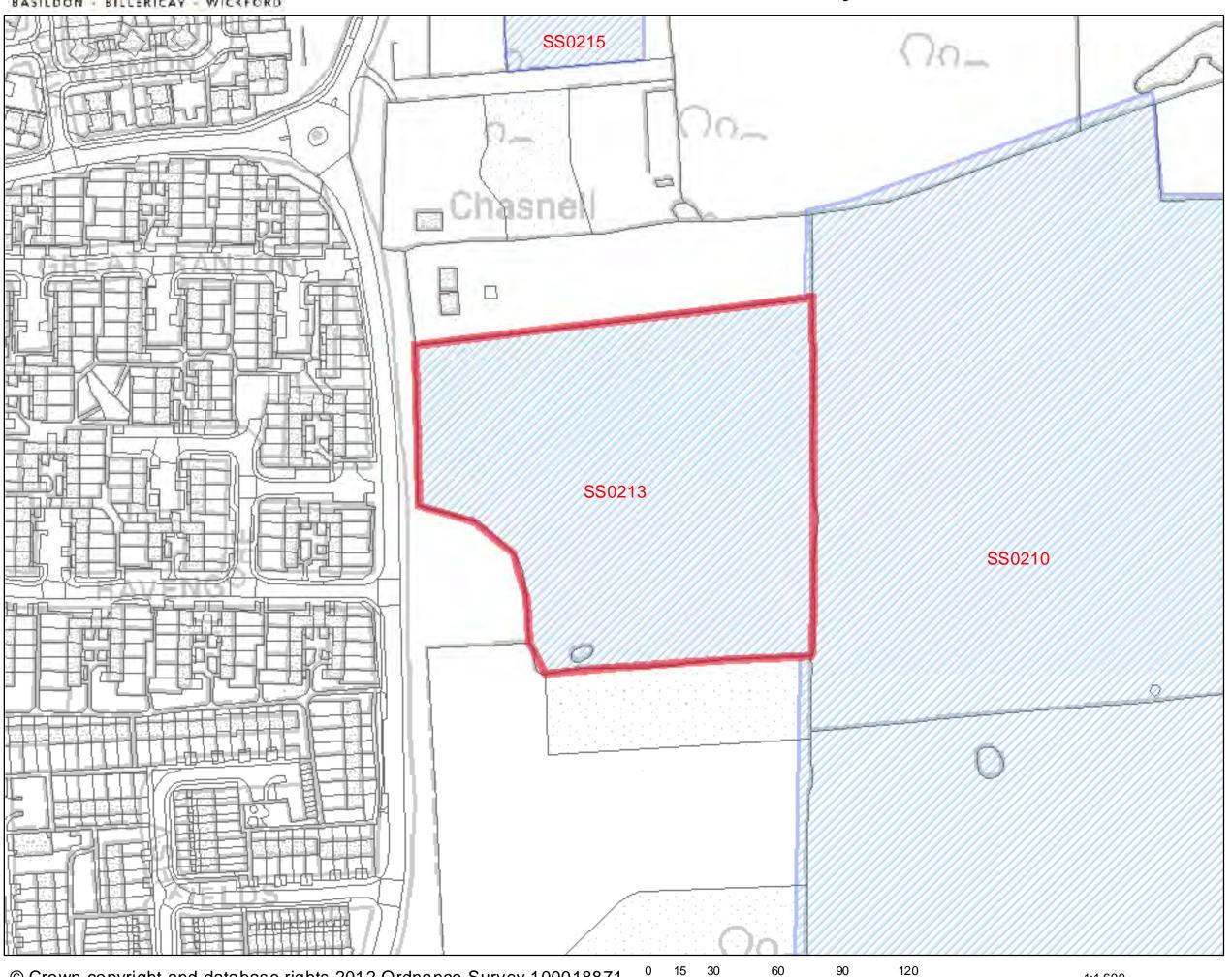


Address: Land east of Tyefie Burnt Mills Road, Basildon	ss: Land east of Tyefields, south of Mills Road, Basildon Site Area: 2.57ha		Current Use: grassland	Site Ref.: SS0213		
Description of Site (includ	ing planning	status)		Site Access:	Γyefields, but or	ıly by
Medium sized, approximately	square shaped	area of grass	sland, which	crossing verge	/ council land.	
curves around an amenity gre				Access to Ser	vices (distance	in m)
which it is separated from by	a ditch. There	are mature tr	ees along the		: Eversley, Briso	coe,
boundaries.				Felmores < 600		
of arocalond ourrounded by	امرام الموميا	ما معما محممامی	ad Tuofioldo		ool: Chalvedon	<1500m
of grassland, surrounded by f Road separates the site from				GPs / Health C	entre: <800m 1 Centre: <800n	2
immediately to the west.	residentiai proj	perties, writer	i are located	Town Centre: I		1
ininiediately to the west.					ace: Amenity G	reen
Development plan – Allocated	l as Green Belt	in the BDLP	1998	Space and child	dren/young peo hyard >800m; (ple space
Planning History:					/ Park >2km; Ed	
• None					Natural and sem	
Ownership:	- Public E	Body?	No		00m; Outdoor S	
-		Individual?	No	facility <800m;	: Urban Park <4	
	- Compar	ny?	Yes	Bus Stop: 30m		
	- Unknow		No	Railway Station	ı: Pitsea > 1.6kı	m
Urban Area Site	No					
Green Belt Site	Yes	Area: 2.57	'ha			
Greenfield Site	Yes	Area: 2.57	'ha			
Previously Developed Lan	d No					
Site Constraints						
Areas excluded from the S	HLAA		Constraints t	hat may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodla	cient Woodland		No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife S	Sites	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer	No				No
Local Nature Reserve (LNR)	Within	No	Biodiversity Act	tion Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No			Within Buffer	No
Flood Zone		No	Protected Spec	ies Alert Area		Yes
If yes, Zone 3? □						
Washland		No		ies Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No		& Common Land		No
	Adj. To	Yes	Ground Water Area	Vulnerability		No
Oil / Gas Pipelines		No	Conservation A	irea	Within	No
					Adj. To	No
Floatricity Dylons		No	Listed Building	<u> </u>	Within	No
Electricity Pylons		INO	Listed Buildings	5		No
					Adj. To	INU
Immovable communications links		No	Potential Conta	nminated Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Foot	path (PRoW)		No
			TPO			No
			Archaeological	E: 1 A	1	No

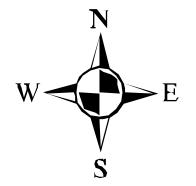
Address: Land east of Tyefields, south of Burnt Mills Road, Basildon	Site Area: 2.57ha	Current Use: grassland	Site Ref.: SS0213	
Highway issues: Tyefields, provided acces	s across verge	e were acceptable. (GREEN category	
Constraints (description):	Plan	 Protected species alert area Existing employment area buffer Mature trees 		
Could the constraints be overcome? If yes, how? By removing the Green Belt allocation from contaminated land and protected species. Experies be respected wherever possible or alternative need to be upgraded as appropriate. Although of any investigation, there may therefore be medieval sites of Great and Little Chalvedon Mesolithic finds were unearthed. Sensitive described with the most suitable type of developments.	kisting trees, I res provided to gh no archaed a good degre Hall's and to evelopment fo	hedgerows and wildle o compensate. All of ological evidence has bee of significance ye the south of the Ne- or the existing emplo	life ponds/corridors would also need to ther infrastructure/public utilities would a been found, this is largely due to lack to be identified. Site lies between the wendon Washlands where recent byment area buffer. Tree survey.	
Site is not suitable for housing develop	•	THIS SICE TAITHIAN	a, recreation land of residential	
Reason(s) why site is not suitable for I by a large expanse of green belt to the east isolation would be unsuitable. Whilst it is co allocated and developed SS0213 would rem to be continually reviewed through the LDF timeframe. Access could only be sufficient gaccess from Tyefields across the verge. The this time.	t and a grass innected to sit ain unsuitable process and the granted to the	verge and road netward site is SS0210 that site is in its isolated locat timescales amended site by the developer	work to the west and therefore in s significant and unless it were fully ion in the green belt. This would need to reflect a much longer delivery ment of SS0210 or by creating an	
Is site available for development? If yes, when?		process. However	forward as part of the Call for Sites , there are uncertainties surrounding site and therefore considered stime.	



Bowers Field, Land East of Tyefields



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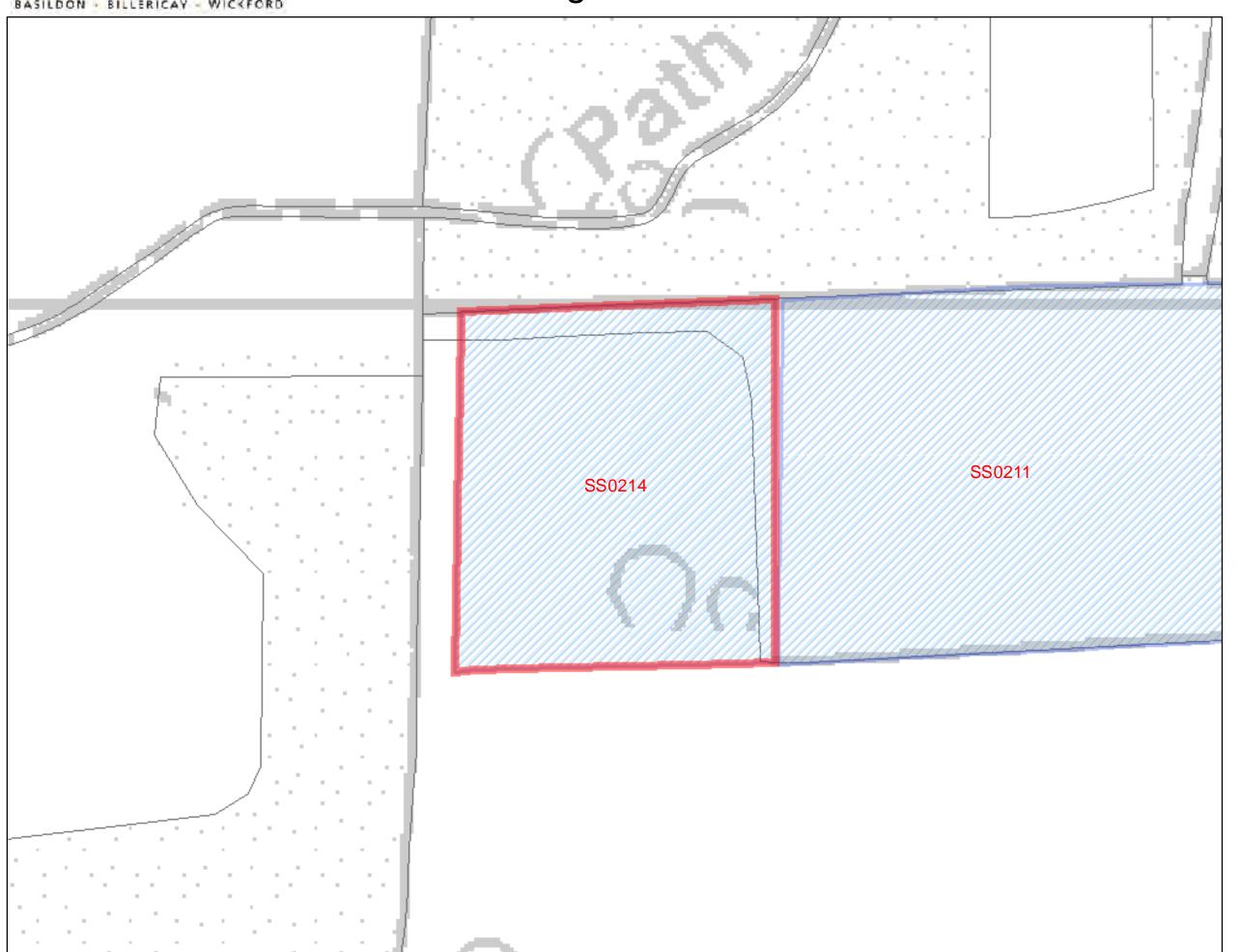


Address: Land south of Burn southeast of Rushley Park, Ba		Site Area: 0.36ha	Current Use: woodland	Site Ref.: SS0214		
Description of Site (includ The site is a small square pa the north and west (Rushle woodland and heavily overgro	rcel of woodla ey Park is 'L'	nd, bordering	,	reached via Ru neighbouring f	ields.	
woodiand and neavily overgro	OWII.				r vices (distance I: Eversley, Brisc	
The site is land-locked and through the adjacent fields to			Rushley Park or	Felmores >600	Om lool: Chalvedon	. 1500m
through the adjacent helds to	the east and	soutii.		GPs / Health C		> 1300111
Development plan – Allocated the BDLP 1998	l as Green Belt	and Proposed	d Open Space in	Town Centre: I	d Centre: >800n Pitsea >800m pace: Amenity G	
Planning History: • None				Space and child	dren/young peo hyard >800m; (ple space
Ownership:	- Public I	Body?	No		y Park <2km; Ed	•
	- Private	Individual?	No		Natural and sem	
	- Compa	ny?	Yes		300m; Outdoor S	•
	- Unknov	vn?	No		; Urban Park <4	.00m
Urban Area Site	No			Bus Stop: 30m		
Green Belt Site	Yes	Area: 0.36		Railway Station	n: Pitsea > 1.6k	m
Greenfield Site	Yes	Area: 0.36	oha	 -		
Previously Developed Land	d No					
Site Constraints Areas excluded from the S	111 A A		Constraints th	at may offer	o cito/o viobili	4. .
Scheduled Monument	Within	No	Constraints the Ancient Woodla		Within	No
Scheduled Monament	Part of	No	Ancient Woodia	i i u	Part of Site	No
	Adj. To	No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No
l sector creedy cryssy marrisar	Part of Site	No	Toodi Wilding Or		Part of Site	No
	Within Buffer				Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
, ,	Part of Site	No	Priority Habitat	` ,	Part of Site	No
	Within Buffer	No			Within Buffer	No
Flood Zone If yes, Zone 3? □		No	Protected Special	es Alert Area		Yes
Washland		No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	Yes	Ground Water V Area	/ulnerability		No
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within Adj. To	No No
Immovable communications links		No	Potential Contar	minated Land	C C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ath (PRoW)		No
	•		TPO			No
			Archaeological F	inds Area		No

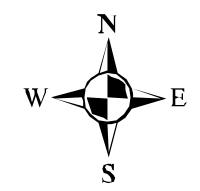
Address: Land south of Burnt Mills Road, southeast of Rushley Park, Basildon	Site Area: 0.36ha	Current Use: woodland	Site Ref.: SS0214	
Highway issues:. There is no access to the	e site. GREEN			
 Constraints (description): Allocated as Green Belt in the Dev't Allocated as proposed public open s Development Plan There is no access to this site 	-		pecies alert area ployment area buffe	er
Could the constraints be overcome? If yes, how? What is the most suitable type of deve	No Plopment for	this site? Farmland	, recreation land	
X Site is not suitable for housing	development	t		
Reason(s) why site is not suitable for leven with a suitable access road, this would negative impact on the natural landscape a Green Belt and even with removal of this detherefore is not suitable for housing.	d still be the ca nd is also desig	se. Furthermore, de gnated as Proposed (velopment on this si Open Space. The sit	te would have a e is also in the
Is site available for development? If yes, when?		through the Call Found unsustainable local could be gained through	was submitted by the resident process, it is is ion with no access. ough the adjacent sole and therefore under	in an Although access ite at SS0211,



Land Fronting ext of Cecil Drive



SHLAA 2011/2012



Address: Land east of Rushle Burnt Mills Road, Basildon	orm Part 1 ey, south of	Site Area: 0.19ha	Current Use: woodland	Site Ref.: SS0215		
Description of Site (includ	ing plannir	ng status)		Site Access: N	No direct access	, through
Small square site, part of a w			e site itself has		shley could prov	
been cleared of substantial tr				access.	,	
north and east, a single property to the south and the urban a				Access to Ser	vices (distance	in m)
Basildon to the west. Beyond			: Eversley, Briso	•		
grassland. There is no existing				Felmores >600		,
				Secondary Sch	ool: Chalvedon	>1500m
Development plan – Allocated	l as Green B	elt in the BDLP 1	1998	GPs / Health Co	entre: <800m	
D				•	Centre: <800n	า
Planning History:				Town Centre: F		
None	D. dell	- Dady O	TNI-		ace: Amenity G	
Ownership:		Body?	No		dren/young peo	
		te Individual?	No		nyard >800m; (
	- Com		Yes		<pre>Park <2km; Ect Interval and sem</pre>	
	- Unkn	own'?	No		vaturai and sem 00m; Outdoor S	
Urban Area Site	No		,		Urban Park <4	
Green Belt Site	Yes	Area: 0.19		Bus Stop: 30m		OUIII
Greenfield Site	Yes	Area: 0.19)ha	•	ı: Pitsea > 1.6kı	m
Previously Developed Lan	d No			Railway Station	1. 1 1130u > 1.0ki	
Site Constraints	- -	· · · · · · ·				
Areas excluded from the S	HLAA		Constraints the	hat may affect	a site's viabili	tv
Scheduled Monument	Within	No	Ancient Woodla		Within	No
	Part of	No	1		Part of Site	No
	Adj. To	No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife S	ites	Within	No
33313/ 3AC3 / 31 A3 / Ramsar	Part of Site		Local Wilding 3	1103	Part of Site	No
	Within Buff		1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Act	tion Dlan (RAD)	Within	No
Local Nature Reserve (LINK)	Part of Site		Priority Habitat	, ,	Part of Site	No
						No
Flood Zone	Within Buff	No	Dratastad Casa	ina Alart Araa	Within Buffer	+
If yes, Zone 3? □		INO	Protected Spec	ies Alert Area		Yes
		No	Drotootod Cnoo	ios Alart Araa		Voc
Washland Marshes Protection Area		No	Protected Spec 10m Buffer	ies Aiel (Afea -		Yes
	\\/;+\= : \	No	- Tom Burrer			
Existing, developed business/ industrial areas	Within	No	Villagia Comma	Compression		Ne
DUSINESS/ INUUSUIdi dieds	Part of	No	- V	Common Land		No
	Adj. To	Yes	Ground Water ' Area	vuirierability		No
Oil / Gas Pipelines		No	Conservation A	rea	Within	No
				-	Adj. To	No
			I		-	
Electricity Pylons		No	Listed Buildings	S	Within	No
					Adj. To	No
Immovable communications links		No	Potential Conta	minated Land	С	
400m buffer zone around wastewater/sewage		No	Definitive Footp	oath (PRoW)		No
treatment plants						
	•		TPO			No
			Archaeological	Finds Area		No
Highway issues:. There is r	n access to	the site			1	<u> </u>

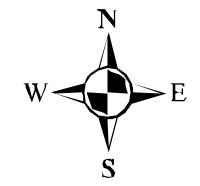
Address: Land east of Rushley, south of Burnt Mills Road, Basildon	Site Area: 0.19ha	Current Use: woodland	Site Ref.: SS0215	
Constraints (description):			pecies alert area ntaminated land	
Could the constraints be overcome? If yes, how? What is the most suitable type of deve	No lopment for	this site? Farmland,	, recreation land	
Site is not suitable for housing develop	ment X			
Reason(s) why site is not suitable for heven with a suitable access road, this would removal of this designation, the site is locate for housing.	still be the ca	ise. The site is also in	the Green Belt	and even with
Is site available for development? If yes, when?		No. Whilst this site through the Call Fo unsustainable locat	r Sites process,	it is in an



Land North of Cecil Drive



SHLAA 2011/2012



Address : Land adjacent Ashk Trenham Avenue, Basildon	ourton, east of	Site Area: 0.38ha	Current Use: Grassland	Site Ref.: SS0216		
Description of Site (includ	ing planning	status)		Site Access:	Trenham Avenue	9
Small rectangular parcel of lar Basildon settlement, west of t field left to grass, surrounded The immediate neighbouring the storage of building materi applied for. The site is located Development plan – Allocated Planning History: • 04/01508/FULL - Dem chalet style bungalow granted	he plotlands. by farmland a property to the al, although class at the end of as Green Belt nolish existing	The land compand adjacent to west appear nange of use harman Ave in the BDLP for the bungalow and	orises an arable to two dwellings. It is to be used for the two the two the two the two	Primary Schoo Secondary Sch GPs / Health C Neighbourhood Road Town Centre: Space: Amenit children/young Churchyard >8 Country Park > <800m; Natur	d Centre: >800n Pitsea >800m Pi y Green Space a y people space < 800m; Civic Space >2km; Education al and semi-natu Outdoor Sport for Park <400m	m /shape
Ownership:	- Public I	Body?	No		n: Pitsea > 1.6kı	m
		Individual?	Yes	1 1		
	- Compa		No	_		
	- Unknov		No	_		
Urban Area Site	No		110			
Green Belt Site	Yes	Area: 0.38	Sha			
Greenfield Site	Yes	Area: 0.38				
Previously Developed Land		7.1.00. 0.00	714			
Site Constraints	<u>. </u>					
Areas excluded from the S	HLAA		Constraints th	nat may affect	a site's viabili	tv
Scheduled Monument	Within	No	Ancient Woodla		Within	No
	Part of	No	1		Part of Site	No
	Adj. To	No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife S	ites	Within	No
	Part of Site	No	1		Part of Site	No
	Within Buffer		1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Act	ion Plan (BAP)	Within	No
(2.11)	Part of Site	No	Priority Habitat	(2)	Part of Site	No
	Within Buffer		1		Within Buffer	No
Flood Zone If yes, Zone 3? □	20.701	No	Protected Speci	es Alert Area		No
Washland		No	Protected Speci	as Alart Arna		No
vvasillatiu		INU	10000000 Speci	C3 AICI (AI Ca -		INO

			Adj. To	No
Immovable communications	No	Potential Contaminated Land	С	
links				
400m buffer zone around	No	Definitive Footpath (PRoW)		No
wastewater/sewage				
treatment plants				

10m Buffer

Area

Village Green & Common Land

Ground Water Vulnerability

Conservation Area

Listed Buildings

No

No

No

No

No

Within

Adj. To

Within

No

No

No

No

No

No

Within

Part of

Adj. To

Marshes Protection Area

business/ industrial areas

Existing, developed

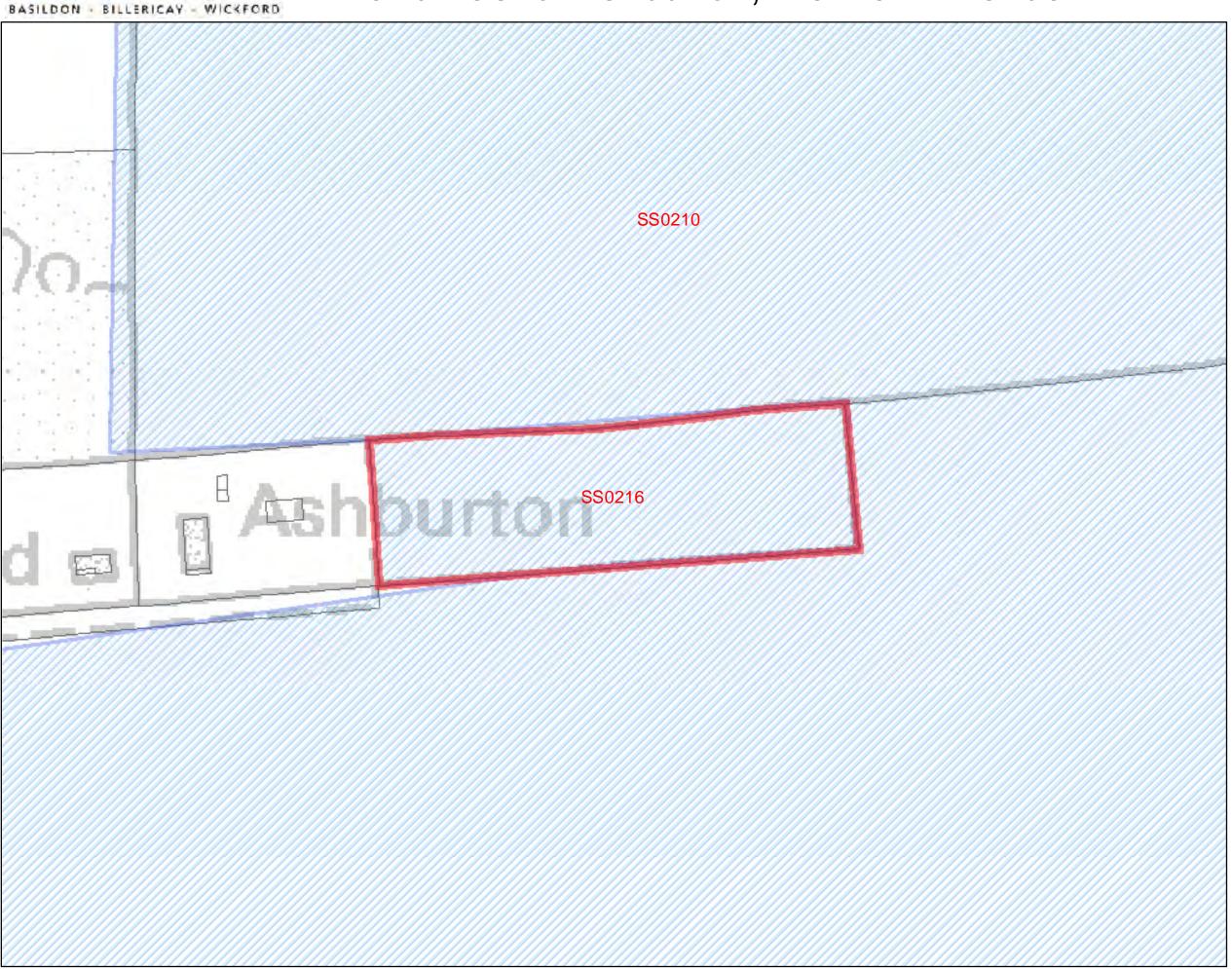
Oil / Gas Pipelines

Electricity Pylons

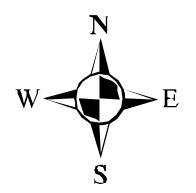
Address : Land adjacent Ashburton, east of Trenham Avenue, Basildon	Site Area: 0.38ha	Current Use: Grassland	Site Ref.: SS0216	
		TPO		No
		Archaeological Finds	s Area	No
Highway issues: Trenham Avenue, which v	would need u	ograding for any deve	elopment.	
 Constraints (description): Allocated as Green Belt in the Dev't SSSI buffer Potential Contaminated land No access 	Archaeological Finds Area No Trenham Avenue, which would need upgrading for any development. Tiption): Green Belt in the Dev't Plan Intaminated land Intaminated land Intaminated land Interpretation land Interpre			
Could the constraints be overcome?	No			
What is the most suitable type of deve	lopment for	this site? Farmland	, recreation land	d
Site is NOTsuitable for housing develop	oment X			
environment and therefore in isolation would significant and unless it were fully allocated in the green belt. This would need to be cor	d be unsuitab and develope ntinually revie	le. Whilst it is connected SS0216 would removed through the LDF	ted to site SS02 ain unsuitable in process and tir	210 that site is n its isolated location mescales amended to
Is site available for development? If yes, when?		No. Whilst the site of Sites process the accupgraded from its cresult of the suitabit the adjacent site, it development at this	ccess road woul current state. Fu lity of this site the is considered t	ld need to be urthermore, as a peing dependent on



Land East of Ashburton, Trenham Avenue



SHLAA 2011/2012



			Site Ref:	
Terrace and south of Basildon Football Club	2.7ha	farmland	SS0217	

Description of Site (including planning status)

Medium square shaped site located to the east of Pitsea, providing a good quality outdoor sports space. The site is marked out for football and includes a play space in the southwest corner. The site links to the leisure centre immediately to the south. The boundaries are lined by trees and shallow ditches. To the western and northern sections of the site are a large number of mature trees which make a significant contribution to the setting. The land is flat.

The Eversley Leisure Centre lies directly to the south with Basildon Football Ground to the north, farmland to the east and the urban area to the west.

Development plan: Allocated as Green Belt and Existing Open Space in the BDLP 1998.

Planning History: The following planning applications have been submitted in relation to the land:

- 07/00763/FULL Extension of existing porch to provide improved disabled access and a smoking shelter – granted
- 06/00600/CCBAS To construct a new single storey detached building to accommodate four new classrooms, resource room and ancillary facilities to replace three temporary classrooms. Ref: DC/JS/CC/BAS/73/06 - no objection
- 05/01092/OUT Proposed relocation of Basildon United Football Club, incorporating formation of new access road, laying out of football pitches, grass banking, erection of new clubhouse, stand, covered terrace, terracing, turnstile, dugouts, store and score hut; associated car parking; floodlighting and boundary fencing –Refused 16.03.2006 on grounds of contrary to green belt, loss of playing pitches and harm to residential amenity
- 03/01330/FULL Extension and alterations to hard play area granted

Site Access: Cadogan Terrace

Access to Services (distance in m) Primary School: Eversley and St.

Margarets < 600m

Secondary School: Chalvedon <1500m

GPs / Health Centre: <800m

Neighbourhood Centre: <800m (Rectory

Road up to 1.1km)

Town Centre: Pitsea <800m
Public Open Space: Amenity Green
Space and children/young people space
on site; Churchyard >800m; Civic Space
<2km; Country Park <2km; Educational
Field <800m; Natural and semi-natural
open space <800m; Outdoor Sport
facility on site <400m; Urban Park
<800m

Bus Stop: 30m (London Road) Railway Station: Pitsea <1.6km

Ownership:	- Public	Body?	Yes
	- Private	e Individual?	No
	- Compa	any?	No
	- Unkno	wn?	Yes
Urban Area Site	No		
Green Belt Site	Yes	Area: 2.7	ha
Greenfield Site	Yes	Area: 2.7	ha
Previously Developed Land	No		

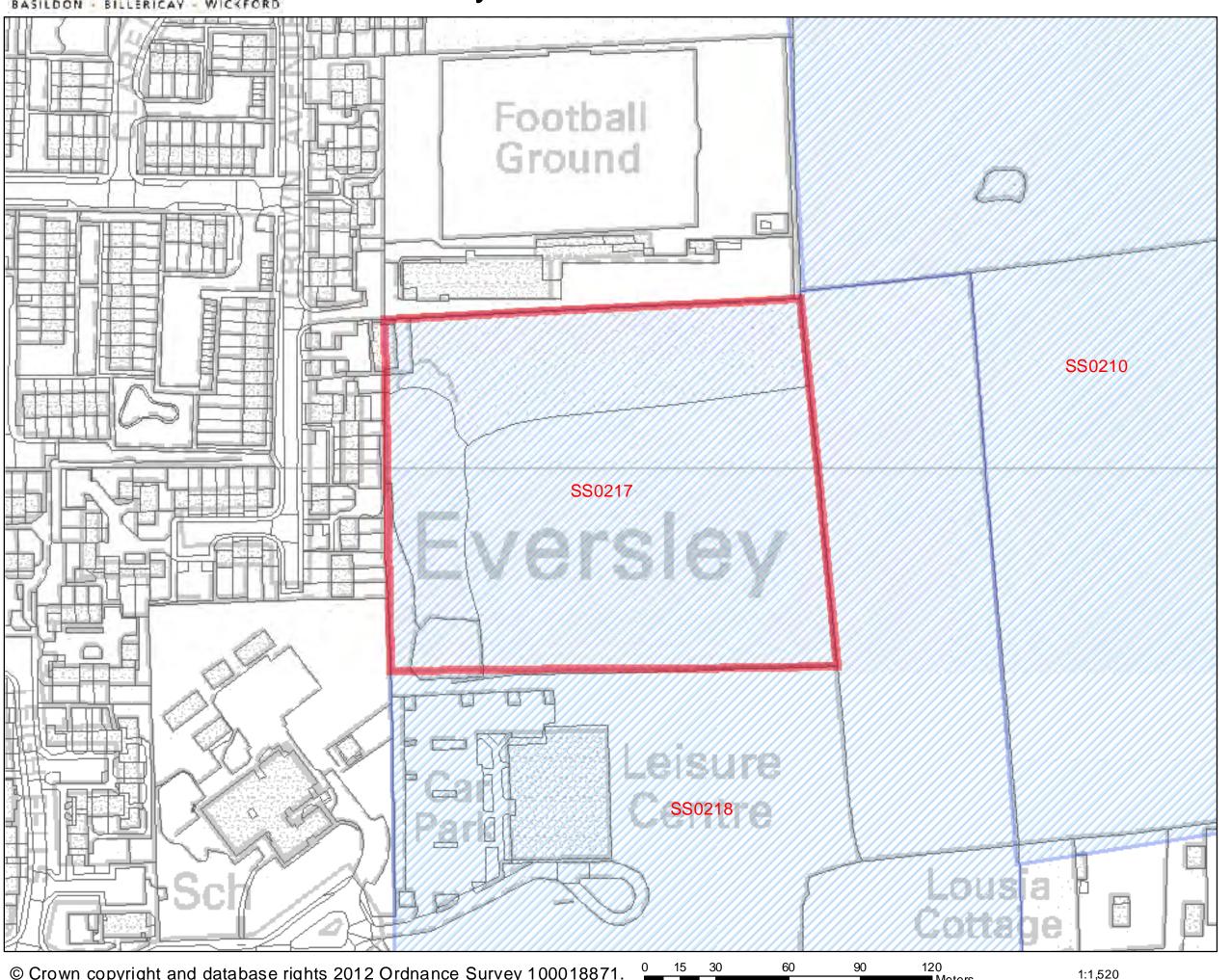
Site Constraints					
Areas excluded from the S	HLAA		Constraints that may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No	7	Part of Site	No
	Within Buffer	Yes	1	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	1	Within Buffer	No
Flood Zone If yes, Zone 3? □	Small area susceptible to surface water	No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No	7		

Sita Constrainte

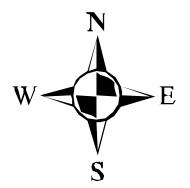
Address: Land to the east o Terrace and south of Basildon		Site Area: 2.7ha	Current Use: farmland	Site Ref: SS0217		
business/ industrial areas	Part of	No	Village Green & Cor	mmon Land		No
	Adj. To	No	Ground Water Vuln Area			No
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
, ,			J		Adj. To	No
Immovable communications links		No	Potential Contamina	ated Land		С
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
			TPO			No
			Archaeological Find	s Area		No
 Green Belt and open development plan Protected species ale 	space allocation	n in			ility and surfa	ice water
Could the constraints be of If yes, how? By removing the Green Belt a open space allocation; invest flooding. Consideration should be of the constraints because by the constraints	allocation from t igating and miti Ild also be giver	gating protect	cted species, ground	water vulner	ability and su	ırface water
within the buffer of such area		1	. H. i it . O Famulan		11	
What is the most suitable			tnis site? Farmiand	i, recreation	iand or reside	entiai
Site is suitable for housing	ng developme	nt X				
Reason(s) why site is not services and facilities and ha considered however through for development should be a	is an access roa a PPG17 asses	d. Further co sment, shoul	nsideration of its stat	us as a gree	n space will r	need to be
Is site available for devel If yes, when?	lopment?		Identified through No formal submiss landowner, thus ur	ion of the sit	e was receive	



Eversley Leisure Centre



SHLAA 2011/2012



Ro	ddress: Land to the west of Eversley oad, Pitsea, inclusive of Eversley Leisure entre	9.5ha		Site Ref: SS0218	
			rarmiand, pavillon, residential		ı

Description of Site (including planning status)

Large T-shaped site located to the east of Pitsea, comprising predominantly open land used for recreation, a leisure centre, pavilion and a few residential properties to the south off Eversley Road. The majority of the site is marked out for football pitches. Besides the leisure complex, the submission site includes some of the farm land to the east. The site undulates slightly but is relatively flat.

Development plan: Allocated as Green Belt and Existing Open Space in the BDLP 1998.

Planning History: The following planning applications have been submitted in relation to the land:

- 10/00828/FULL Creation of 2 No. football pitches refused
- 10/00094/FULL Rear extension, together with first floor addition with front and rear dormers to convert bungalow to chalet – granted
- 07/01310/OUT Demolish existing building and construct detached bungalow – refused
- 07/00763/FULL Extension of existing porch to provide improved disabled access and a smoking shelter – granted
- 07/00616/FULL Demolish and rebuild front porch granted
- 06/00727/FULL Single storey rear extension granted
- 06/00600/CCBAS To construct a new single storey detached building to accommodate four new classrooms, resource room and ancillary facilities to replace three temporary classrooms. Ref: DC/JS/CC/BAS/73/06 - no objection
- 05/01092/OUT Proposed relocation of Basildon United Football Club, incorporating formation of new access road, laying out of football pitches, grass banking, erection of new clubhouse, stand, covered terrace, terracing, turnstile, dugouts, store and score hut; associated car parking; floodlighting and boundary fencing –Refused 16.03.2006 on grounds of contrary to green belt, loss of playing pitches and harm to residential amenity
- 04/00031/FULL Detached double garage/workshop granted
- 03/01480/FULL Demolition of existing bungalow and erect new bungalow (revised position) – refused
- 03/01330/FULL Extension and alterations to hard play area granted
- 03/00847/FULL Demolish existing bungalow and rebuild new bungalow – granted
- DC/BAS/0002/78 Pavillion for changing/toilets/showers at Eversley Road recreation ground – Granted 13.03.1978
- DC/BAS/0007/86 Youth centre and multi-purpose sports hall at Eversley Recreation ground, Crest Avenue – Granted 10.05.1986
- DC/BAS/0009/86 Change of use of agricultural land to public open space, east of Eversely Rd recreation ground

 – Granted 1986
- BAS/801/63 Residential at Eversely Rd Refused 26.08.1963

Ownership:	- Public Body?		Yes
	- Private In	dividual?	Yes
	- Company?		No
	- Unknown?	?	Yes
Urban Area Site	No		
Green Belt Site	Yes	Area: 9.5ha	a
Greenfield Site	Yes Area: 7.6ha		a
Previously Developed Land	Yes	Area: 1.9ha	a

Site Constraints

Areas excluded from the SHLAA

Constraints that may affect a site's viability

Site Access: Eversely Road, Crest Avenue

Access to Services (distance in m) Primary School: Eversley and St.

Margarets < 600m

Secondary School: Chalvedon <1500m

GPs / Health Centre: <800m

Neighbourhood Centre: <800m (Rectory

Road up to 1.1km)

Town Centre: Pitsea <800m
Public Open Space: Amenity Green
Space and children/young people space
<400m; Churchyard <>800m; Civic
Space <2km; Country Park <2km;
Educational Field <800m; Natural and
semi-natural open space <>800m;
Outdoor Sport facility on site; Urban
Park <800m

Bus Stop: 30m (London Road) Railway Station: Pitsea > 1.6km

Address: Land to the west of Eversley Road, Pitsea, inclusive of Eversley Leisure Centre		Site Area: 9.5ha	Leisure centre, recreation land, farmland, pavilion, residential	Site Ref: SS0218		
Scheduled Monument	Within	No	Ancient Woodland		Within	No
	Part of	No			Part of Site	No
	Adj. To	No	1 <u> </u>		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites		Within	No
	Part of Site	No	1		Part of Site	No
	Within Buffer	Yes	<u></u>		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? □	Small area susceptible to surface water	No	Protected Species Alert Area			No
Washland		No	Protected Species Ale	ert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green & Common Land			No
	Adj. To	No	Ground Water Vulnerability Area			Yes
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
, ,					Adj. To	No
Immovable communications links		No	Potential Contaminat	ed Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (I	PRoW)		No
			TPO			No
			Archaeological Finds	Area		No

Highway issues: Access would be via London Road onto Eversley Road, the junction of which would need to be upgraded to accommodate any development of the site. It could also be from Crest Avenue but would need significant improvement. GREEN

Constraints (description):

- Green Belt allocation in development plan
- Protected species alert areas

- SSSI, RAMSAR, SPA buffer
- Ground water vulnerability and surface water flooding across parts of site

Could the constraints be overcome? Yes If yes, how?

By removing the Green Belt allocation from the development plan; investigating and mitigating protected species, ground water vulnerability and surface water flooding. Consideration should also be given to the potential effects upon the nearby SSSI, SPA and RAMSAR sites as the site falls within the buffer of such areas.

What is the most suitable type of development for this site? Farmland, recreation land or residential

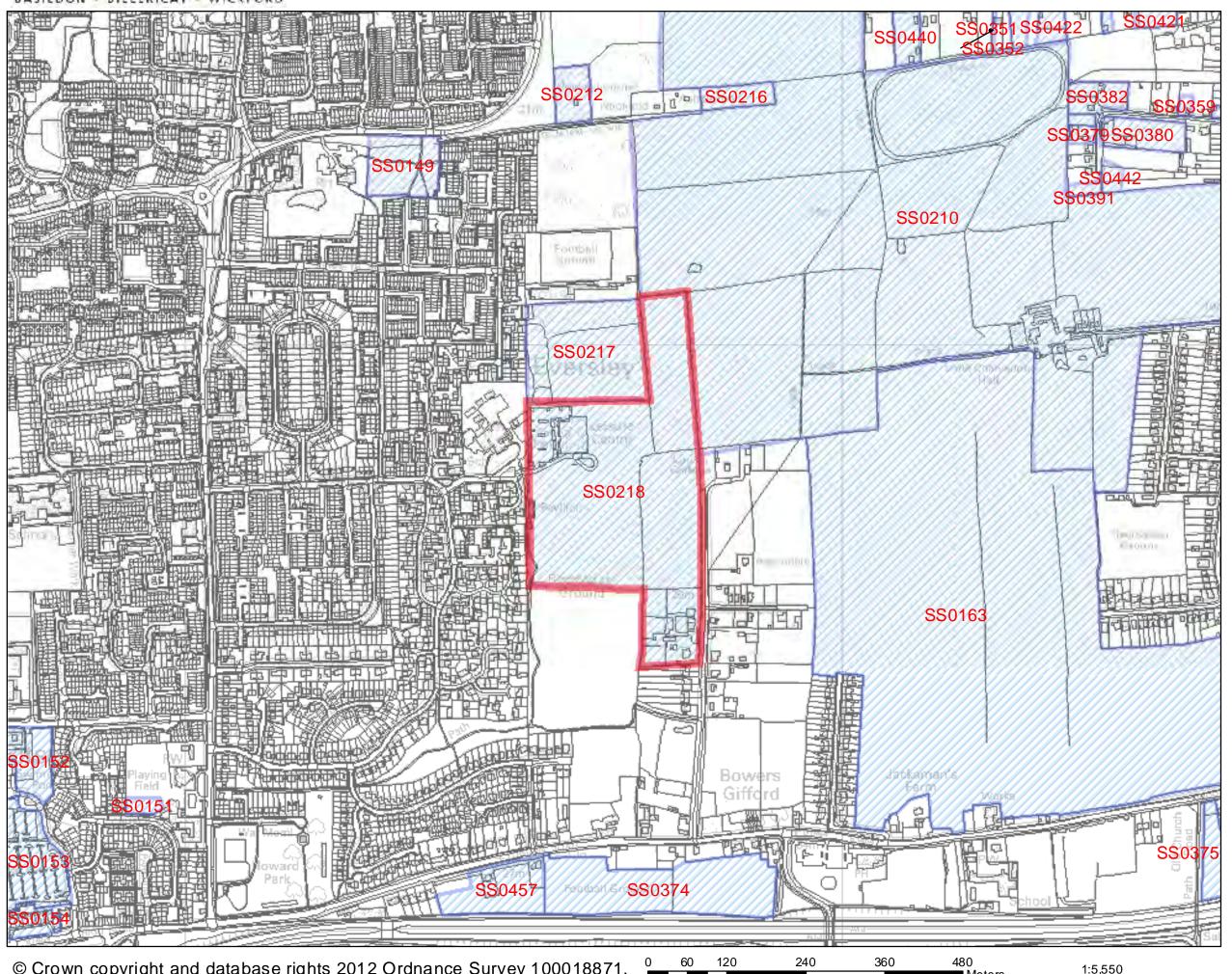
Site is suitable for housing development X

Reason(s) why site is not suitable for housing: The site is located adjacent to an established settlement and close to services and is therefore considered suitable for development. However, it is located within the Green Belt and further study should be undertaken to establish whether this site will be an acceptable loss. The delivery of the site should reflect the timescales which would be affected by this further consideration. A PPG17 assessment needs also to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

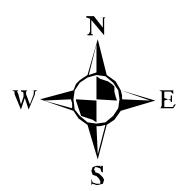
Address: Land to the west of Eversley Road, Pitsea, inclusive of Eversley Leisure Centre	Site Area: 9.5ha	Current Use: Leisure centre, recreation land, farmland, pavilion, residential	Site Ref: SS0218	
Is site available for development? If yes, when?		No. Whilst part of si for Sites by or on be nearest the settlem forward as part of the submissions. There whole area is not estimate this time.	ehalf of the lando ent boundary wa he Replacement efore, the premise	owner, the area as not and came Local Plan e to develop the



Eversley House, Eversley Road



SHLAA 2011/2012

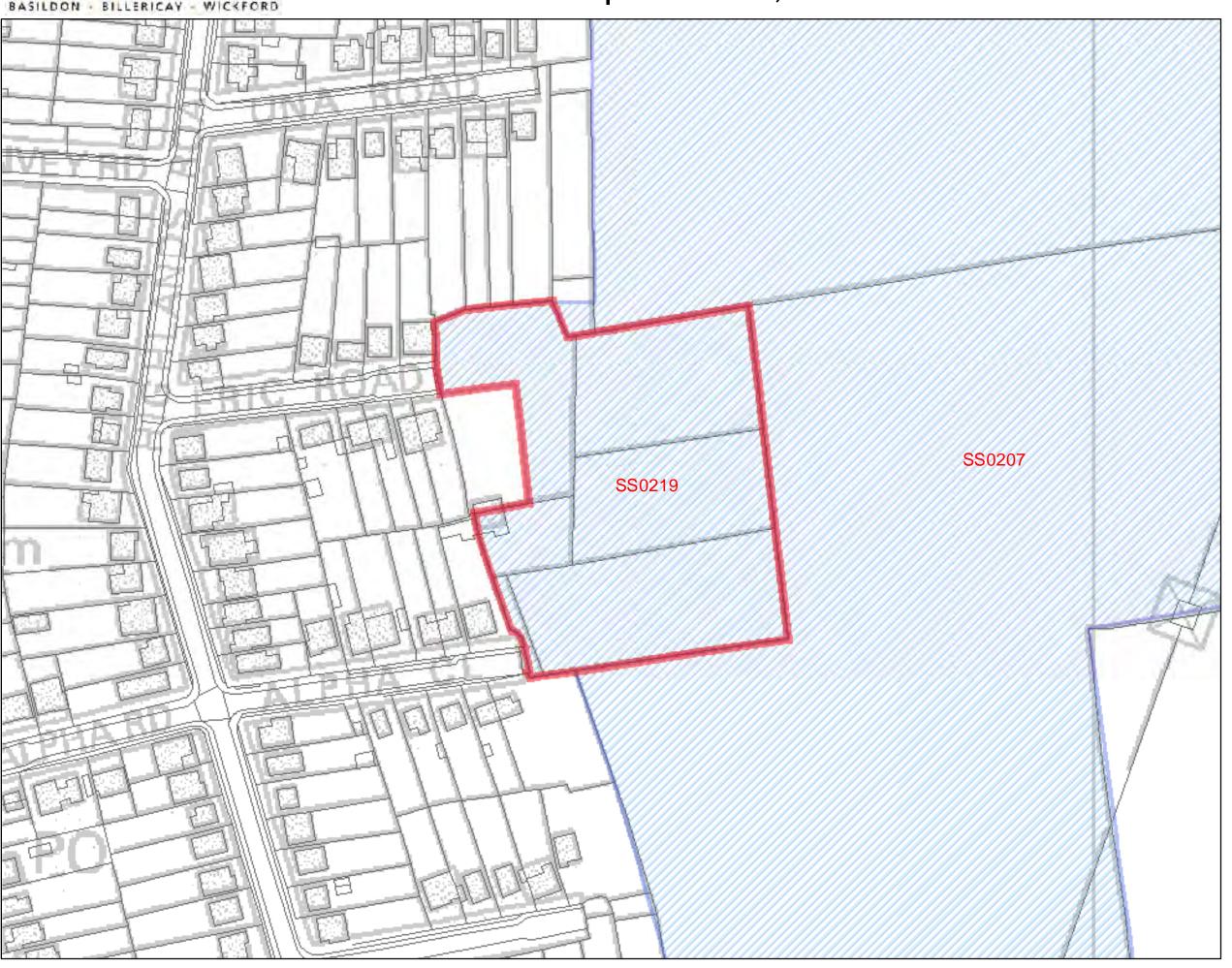


Address: Land east of Eric R of Alpha Close, Bowers Gifford		Site Area: 1.1ha	Current Use: Grassland			
Description of Site (include Small area of grassland, located Gifford/North Benfleet. The site to the south and east and rest London Road is to the south, and Alpha Close. A couple of garden boundary with 10 Alpha Development Plan: Allocated	ed on the sout ite is adjoins ar idential proper The site has t structures exis ha Close	th east edge of rable farmland ties to the nor two entrances t on the site a	I and grassland rth and west. via Eric Road djacent to the	Access to Ser Primary School Secondary Sch GPs / Health C Neighbourhood Town Centre: Public Open Sp Space >400m;	ool: >1500m entre: >800m d Centre: >800n	n reen people
Planning History: None Ownership:	- Public E - Private - Compa - Unknov	Individual? ny?	No Yes No No	Civic Space <2km; Country Park < Allotments >400m; Educational Fi >800m; Natural and semi-natural space >800m; Outdoor Sport facil >2km; Urban Park >2km		
Urban Area Site Green Belt Site Greenfield Site Previously Developed Lan	No Yes Yes d No	Area: 1.1h Area: 1.05 Area: 0.05	iha	Bus Stop: 100m Railway Station: > 1.6km		
Site Constraints			.			
Areas excluded from the S Scheduled Monument	Within Part of Adj. To	No No No	Ancient Woodla	<mark>hat may affect</mark> and	Within Part of Site Within Buffer	No No No
SSSIs/ SACs / SPAs / Ramsar		No No	Local Wildlife S	ites	Within Burier Within Part of Site Within Buffer	No No No
Local Nature Reserve (LNR)	Within Part of Site Within Buffer	No No	Biodiversity Act Priority Habitat		Within Part of Site Within Buffer	No No No
Flood Zone If yes, Zone 3? □ Washland		No No	Protected Spec Protected Spec			No No
Marshes Protection Area Existing, developed	Within	No No	10m Buffer			
business/ industrial areas	Part of Adj. To	No No	Ground Water \ Area			No Yes
Oil / Gas Pipelines		No	Conservation A	rea	Within Adj. To	No No
Electricity Pylons		No	Listed Buildings	3	Within Adj. To	No No
Immovable communications links		No	Potential Conta		С	1
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	oath (PRoW)		No
treatment plants						
Bonvilles Farm also appear	<u> </u>		TPO Archaeological			No No

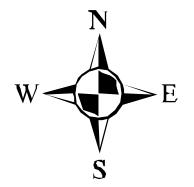
Address: Land east of Eric Road and east of Alpha Close, Bowers Gifford	Site Area: 1.1ha	Current Use: Grassland	Site Ref: SS0219							
Highway issues: Land accessible from both Eric Road and Alpha Close. On the edge of an existing development with adequate infrastructure.										
 Constraints (description): Green Belt allocation in development plan SSSI / SPA / RAMSAR designation Ground water vulnerability 										
Could the constraints be overcome? Yes If yes, how? By removing green belt allocation from the development plan and investigating ground water vulnerability. SSSI / SPA and RAMSAR unlikely to be affected given intervening developments and land uses What is the most suitable type of development for this site? Grassland, residential, open space										
Site is suitable for housing developmen			·							
Reason(s) why site is suitable for housing: Site is adjacent to an existing settlement area and services, thus this site would be considered suitable for housing development. However, the site currently lies within the green belt and further investigation must be undertaken to establish whether it is an acceptable loss should allocation be considered. Timeframe will need to be reflected to show this.										
Is site available for development? If yes, when?		process by the land	lowner. The time	th the Call For Sites escale has been policy if necessary.						



Land East of Alpha Road,



SHLAA 2011/2012



SHLAA Site Survey F	orm Part 1					
Address: Police Houses and adjacent, Church Road, Rams		Site Area: 1.6 ha	Current Use: woodland residential,	Site Ref: SS0220		
Description of Site (includ	ing planning	status)		Site Access:	Church Road	
Small site to the west of Wick existing residential properties woodland on it. To the north south is a small plot of land colland to the east is a large are residential.	ford within Rai and associated is an area of o ontaining some	msden Bellhou d gardens, and pen grassland e agricultural b	d an area of and to the ouildings. The	Access to Se		
Allocated as Green Belt in BLD	OP 1998.					
Planning History –						
 11/00560/FULL - Roo loft conversion incorp 11/00194/LDC - To esconversion and replace 10/01281/LDC - To escintegral garage for us 10/01102/FULL - Convextension, for residen 10/01138/LDC - To escland opposite Roseba granted 10/00375/LDC - To esconversion of an integer formation of a basem 10/00003/FULL - Sing garage to living accorvexternal access to react op/00556/FULL - Detact of formation for farm worker 	orating a rear stablish the law cement/new wistablish whether as a granny version of intential accommod stablish that the nk is now lawfulled gral garage to ent – refused gle storey rear modation and ar – refused ached double gatablish to the law gral garage to ent – refused gle storey rear modation and ar – refused ached double gatablish the law gral garage to ent – refused gle storey rear modation and ar – refused ached double gatablish the law gral garage to ent – refused gatables	dormer – refur vfulness of a p indows and do er the convers annexe is lawf gral garage an lation – withdr e siting of a m ul, following a vfulness of the living space in extension, cor d formation of	sed proposed garage proposed garage proposed garage proposed propo			
Ownership:	- Public E		No	1		
Citrior Simp.		Individual?	Yes			
	- Compai		No			
	- Unknov		No			
Urban Area Site	No	VIII.	110			
Green Belt Site	Yes	Area: 1.6h	a	1		
Greenfield Site	Yes	Area: 1.5h		1		
Previously Developed Land		Area: 0.1h		1		
Site Constraints	u 103	/ Ca. O. III	u			
Areas excluded from the S	HI AA		Constraints th	at may affect	a site's viability	
Scheduled Monument	Within		Ancient Woodla		Within	<u> </u>
Scheduled Worldment	Part of		Andicht Woodid	i i d	Part of Site	
	Adj. To		•		Within Buffer	
CCCIa/CACa/CDAa/Damaar	1 1		Local Wildlife Ci	too		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Si	ies	Within	
	Part of Site		-		Part of Site	
	Within Buffer				Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (BAP)	Within	
	Part of Site		Priority Habitat		Part of Site	
	Within Buffer				Within Buffer	
Flood Zone			Protected Specie	es Alert Area		
If yes, Zone 3?						
Washland			Protected Specie	es Alert Area -		

10m Buffer

Marshes Protection Area

Address : Police Houses and adjacent, Church Road, Rams		Site Area: 1.6 ha	Current Use: woodland residential,	Site Ref: SS0220			
Existing, developed	Within						
business/ industrial areas	Part of		Village Green & Con	nmon Land			
	Adj. To		Ground Water Vulnerability Area				
Oil / Gas Pipelines			Conservation Area		With	in	
					Adj.	То	
Electricity Pylons			Listed Buildings		With	in	
					Adj.	То	
Immovable communications links			Potential Contamina	ted Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)			
	•		TPO				
			Archaeological Finds	S Area			
Highway issues: Constraints (description):							
Could the constraints be of If yes, how?							
What is the most suitable	type of deve	lopment for	this site?				
Site is not suitable for hou	using develop	oment X					

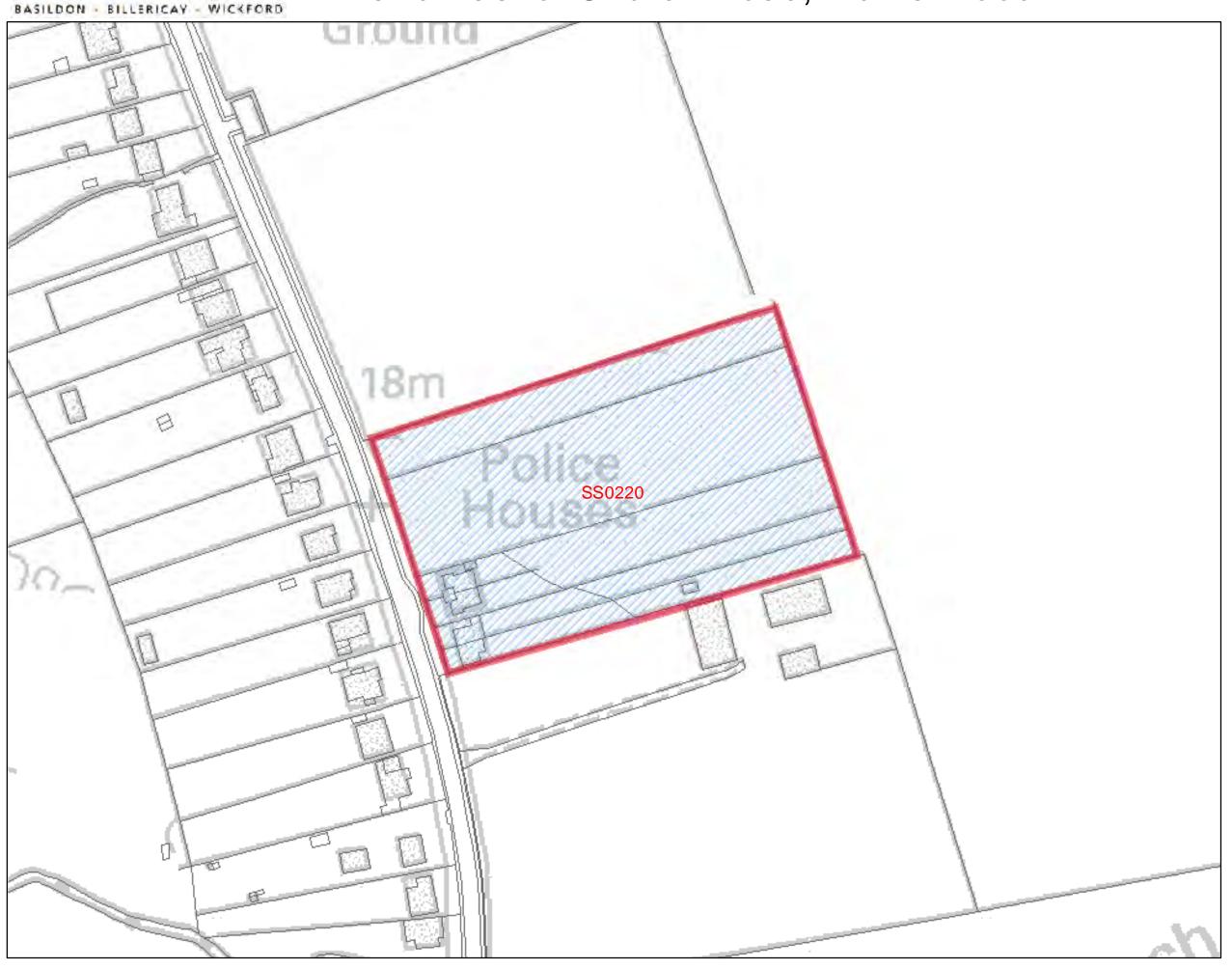
Reason(s) why site is not suitable for housing:

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

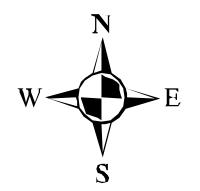
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land East of Church Road, inc Barwood



SHLAA 2011/2012



SHLAA Site Survey Fo	orm Part 1					
Address : Land adjacent to Co Beeches, Orchard Avenue, Ra BellHouse	• •	Site Area: 0.54 ha	Current Use: recreation	Site Ref: SS0221		
Description of Site (includ	ing planning	status)		Site Access	From Orchard A	venue
Small plot of recreational land lining the south and east of the Ramsden Bellhouse and in a shorth.	l with a few ter ne site. The site	mporary buildi e is to the nort	th east of	Access to Sei		venuc
Development Plan allocated as	s Green Belt.					
Planning History –						
 11/00230/FULL - Sing 07/01477/FULL - Two refused 07/00324/FULL - Sing 	storey and sin	ngle storey rea	ar extension –			
Ownership:	- Public B	ody?	No	1		
•		Individual?	Yes]		
	- Compar	ıy?	No			
	- Unknow	/n?	No			
Urban Area Site	No					
Green Belt Site	Yes	Area: 0.54	ha			
Greenfield Site	Yes	Area: 0.53				
Previously Developed Land	d Yes	Area 0.1 ha	<u>a </u>			
Site Constraints						
Areas excluded from the S				<u> </u>	a site's viabili	ty
	Within		Ancient Woodla	nd	Within	
	Part of				Part of Site	
	Adj. To				Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Si	tes	Within	
	Part of Site				Part of Site	
	Within Buffer				Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (BAP)	Within	
	Part of Site		Priority Habitat		Part of Site	
	Within Buffer				Within Buffer	
Flood Zone If yes, Zone 3? □	No		Protected Specie	es Alert Area		
Washland			Protected Specie	es Alert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within					
business/ industrial areas	Part of		Village Green &	Common Land		
	Adj. To		Ground Water V Area	ulnerability		
Oil / Gas Pipelines			Conservation Ar	ea	Within	
•					Adj. To	
Electricity Pylons			Listed Buildings		Within	
					Adj. To	
Immovable communications links			Potential Contar	ninated Land		
400m buffer zone around wastewater/sewage		No	Definitive Footp	ath (PRoW)		

Address : Land adjacent to Copper Beeches, Orchard Avenue, Ramsden BellHouse	Site Area: 0.54 ha	Current Use: recreation	Site Ref: SS0221		
	·	TPO			
		Archaeological Find	s Area		
Highway issues:					
Constraints (description):					
Could the constraints be overcome?					
What is the most suitable type of de	velopment for	this site?			
Site is not suitable for housing devel	lopment X				
D (-)	I !				

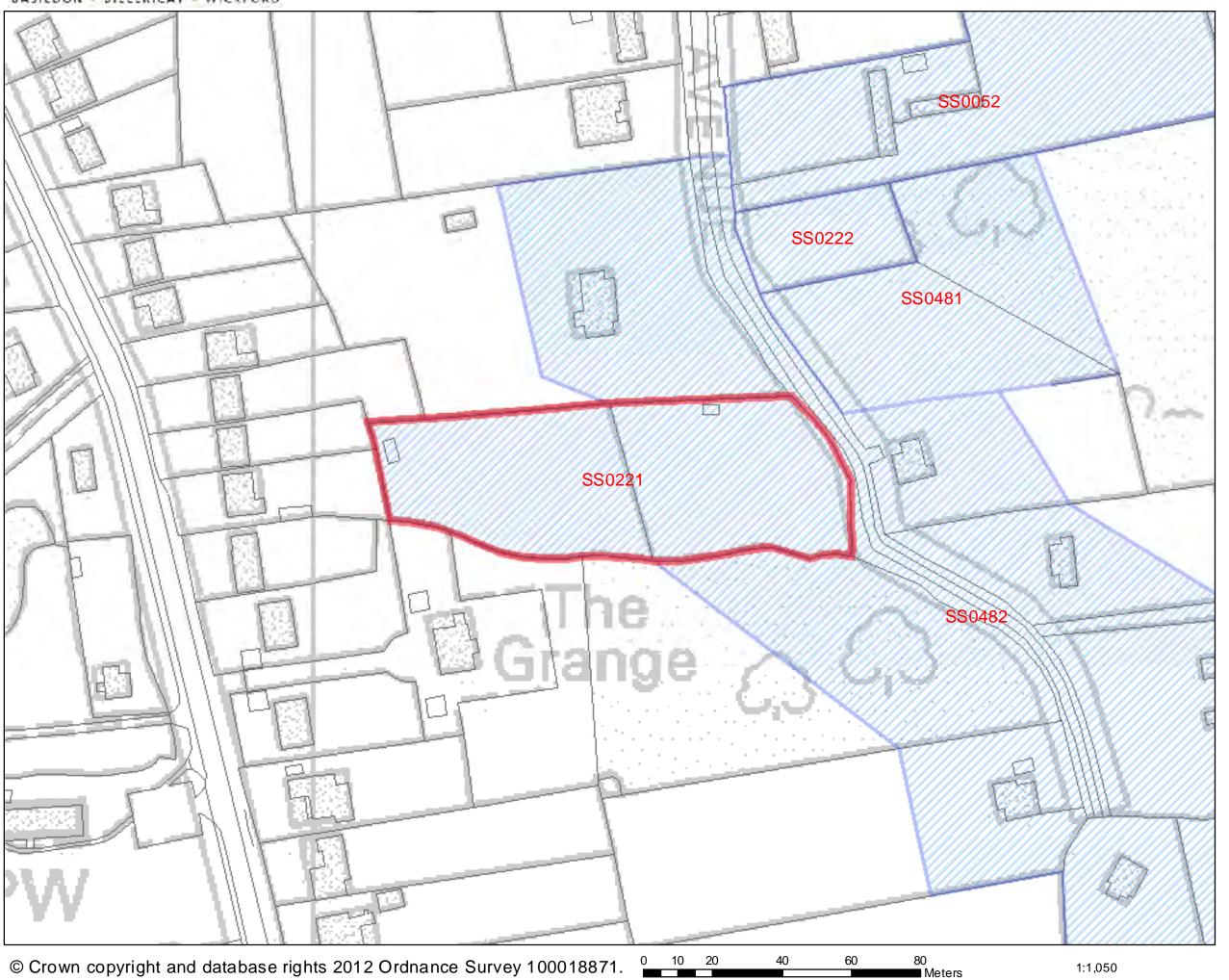
Reason(s) why site is not suitable for housing:

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:

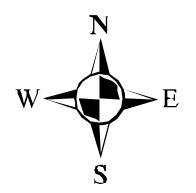
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Drakes Croft, Land at rear of Vallejo



SHLAA 2011/2012



SS0221

1:1,050

SHLAA Site Survey F	orm Part 1							
Address: Land adjacent to SI Lodge, Orchard Avenue, Ram BellHouse		Site Area: 0.11 ha	Current Use: recreation	Site Ref: SS0222				
Description of Site (includ			-		Site Access: From Orchard Avenue			
A small area of recreation land adjacent to Sliverwood Lodge proximity. The larger surround the north.	and other resi	idential propet	ies are in close	Access to Ser	vices (distance	in m)		
Development Plan allocated a	s Green Belt.							
Planning History - In addition for one replacement of existin outbuildings, the following ap these are adjacent to the site; 11/00494/FULL - Refurbish ar as builders yard – Pending 03/01334/LDC - Use of land a – granted 10/01110/FULL – Proposed O 09/00900/FULL - Change of u garden – granted 08/00999/FULL - Front and reand alterations to facade to for								
Ownership:	- Public E	Body?	No					
	- Private	Individual?	Yes					
	- Compa	ny?	Yes					
	- Unknov	vn?	Yes					
Urban Area Site	No		1	1				
Green Belt Site	Yes	Area: 48.7	ha					
Greenfield Site	Yes	Area: 47.7						
Previously Developed Land		Area: 1ha	iu .					
Site Constraints	u 103	Aica. ma						
Areas excluded from the S	:LIL A A		Constraints th	at may affect	a site's viabili	tv		
Scheduled Monument	Within		Ancient Woodla		Within	.y		
Scheduled Worldment	Part of		Ancient Woodia	i i u	Part of Site			
	Adj. To				Within Buffer			
SSSIs/ SACs / SPAs / Ramsar			Local Wildlife Ci	too	Within			
55515/ SACS / SPAS / Railisal			Local Wildlife Si	ies		+		
	Part of Site		4		Part of Site			
	Within Buffer				Within Buffer	+		
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (BAP)	Within			
	Part of Site		Priority Habitat		Part of Site			
	Within Buffer				Within Buffer			
Flood Zone If yes, Zone 3? □	No		Protected Speci	es Alert Area				
Washland			Protected Speci	os Alort Aroa				
			10m Buffer	es AIDIT AIBA -				
Marshes Protection Area	\\\/:+b:		TOTH DUTIES					
Existing, developed	Within		V/III 0 -	0	<u> </u>			
business/ industrial areas	Part of		Village Green &		-			
	Adj. To		Ground Water V Area	/ulnerability				
Oil / Gas Pipelines			Conservation Ar	ea	Within			
o / odo i ipolinos			Joneson Valion Al	Ju				
FL					Adj. To			
Electricity Pylons			Listed Buildings		Within			

Address: Land adjacent to SI Lodge, Orchard Avenue, Rams BellHouse		Site Area: 0.11 ha	Current Use: recreation	Site Ref: SS0222			
					Adj.	То	
Immovable communications links			Potential Contamina	ted Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)			
			TPO				
			Archaeological Finds	s Area			
Highway issues:							
Constraints (description):							
Could the constraints be of If yes, how?	vercome?						
What is the most suitable	type of deve	opment for	this site?				
Site is not suitable for hou	ısing develop	ment X					

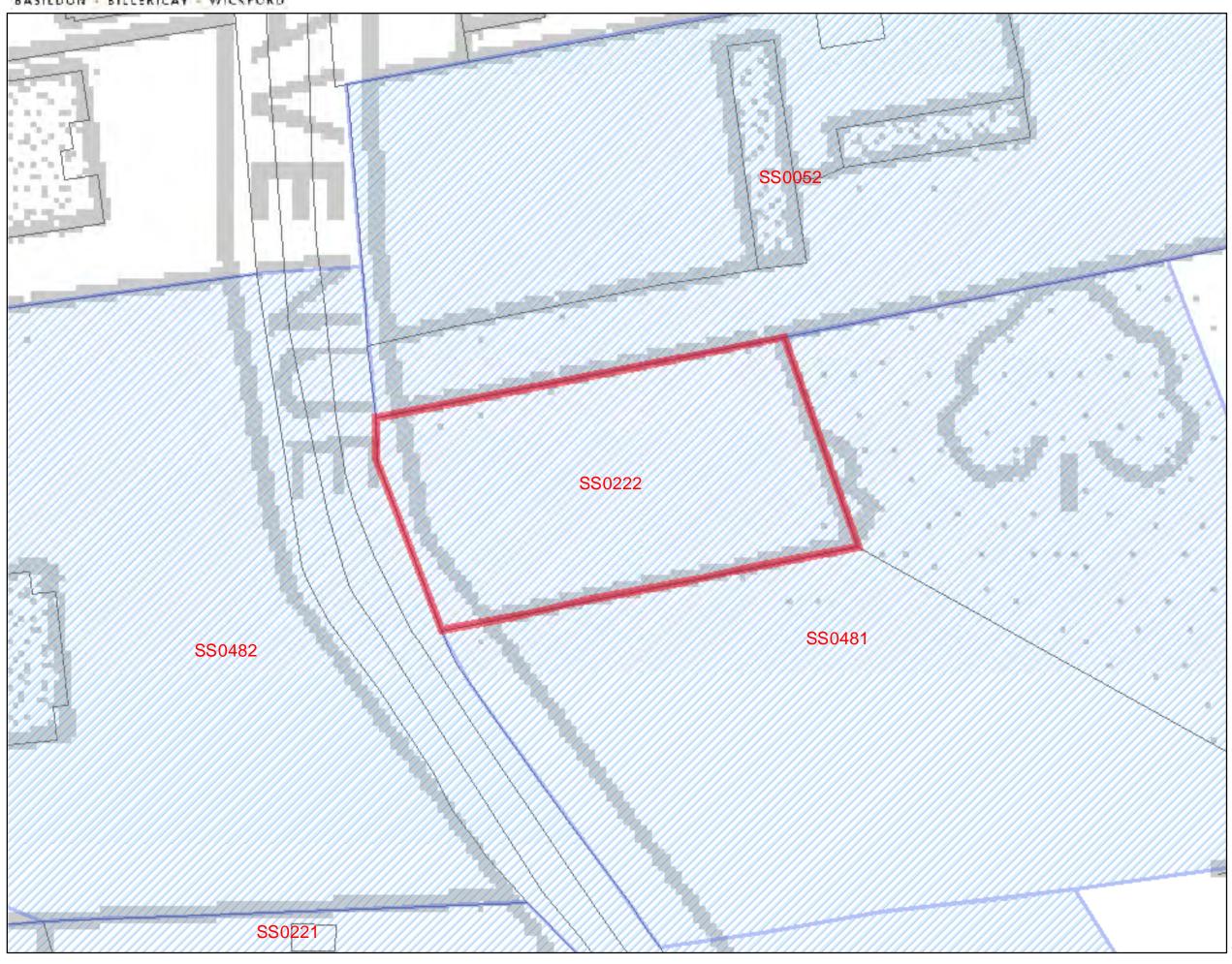
Reason(s) why site is not suitable for housing:

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:

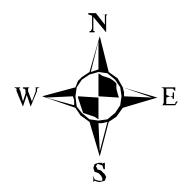
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Wheatleys and Land North of Ivanhoe



SHLAA 2011/2012



Address: Land south of Ramsden Park I Ramsden Bellhouse	Road,		Site Are 3.1ha	ea:	Current Use: Agricultural		Site Ref.: SS0223			
Description of Site (includ i Agricultural field to the south				Ram	sden Bellhouse.		e Access : nsden Park l	Road		
There are large residential dw continuation of the field to the although there are a number of	e sout	th. The ar	ea is rura			Acc	cess to Ser	vice	s	
The site is allocated as green	Belt i	n the BDL	P 1998							
Ownership:		- Public B	ody?		No					
		- Private	Individua	l?	Yes					
		- Compan			No					
		- Unknow	<u>n?</u>		No					
Urban Area Site		No	0.41							
Green Belt Site Greenfield Site		Yes Yes	3.1ha 3.1ha							
Previously Developed Land		No	3. Ina							
Site Constraints	u	NO								
Areas excluded from the S	НΙΔΑ	Δ			Constraints th	at r	nav affect	a cit	e's viahilit	v
Scheduled Monument	With				Ancient Woodlar		nay arrect	With		<u> </u>
osnodaled mendinem	Part							of Site		
	Adj.								nin Buffer	
SSSIs/ SACs / SPAs / Ramsar					Local Wildlife Sit	tes		With		
	Part	of Site						Part	of Site	
		/ithin Buffer						With	nin Buffer	
Local Nature Reserve (LNR)	With	in			Biodiversity Acti	on P	Plan (BAP)	With	nin	
		of Site			Priority Habitat			Part	of Site	
	With	in Buffer						With	nin Buffer	
Flood Zone If yes, Zone 3? □					Protected Specie	es A	lert Area			
Washland					Protected Species Alert Area		lert Area -			
Marshes Protection Area					10m Buffer					
Existing, developed	With									
business/ industrial areas	Part				Village Green & Common La					
	Adj.	10			Ground Water V Area		erability			
Oil / Gas Pipelines					Conservation Ar	ea		With	nin	
								Adj.	То	
Electricity Pylons					Listed Buildings			With	nin	
								Adj.		
Immovable communications links					Potential Contar	nina	ted Land			
400m buffer zone around wastewater/sewage treatment plants					Definitive Footpa	ath	(PRoW)			
	•				TPO					
					Archaeological F	inds	s Area			
Highway issues:			•	u u	J					
Constraints (description):										

	Site Area:	Current Use:	Site Ref.:
	3.1ha	Agricultural	SS0223
Could the constraints be overcome?			'

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

Site is not suitable for housing development X

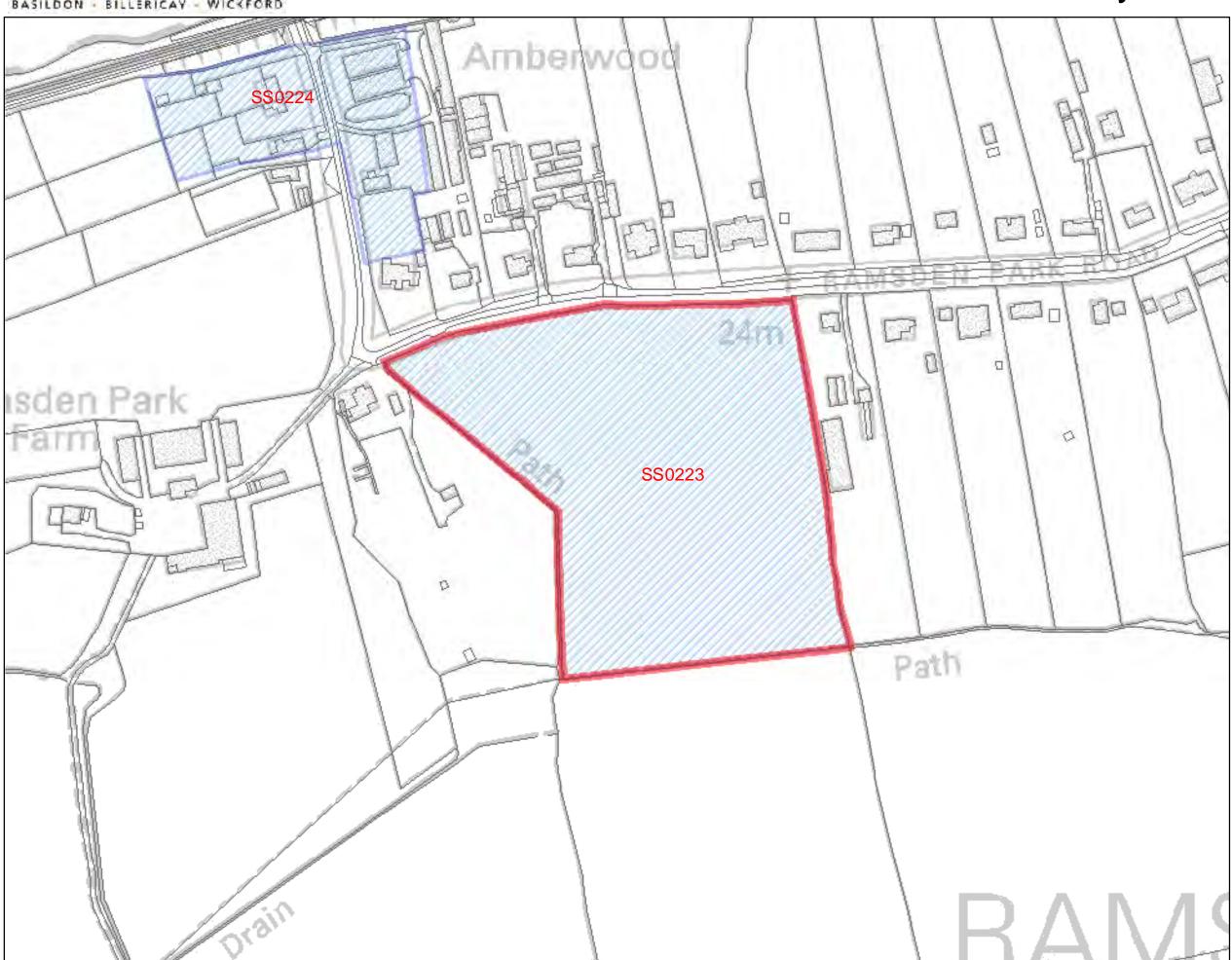
Reason(s) why site is not suitable for housing:

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:

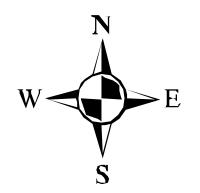
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land between Ramsden Park and St Anthony



SHLAA 2011/2012



SHLAA Site Survey Fo	orm Part 1						
Address: Park Farm Cottages and Ambe Lane, Ramsden Bellhouse.	erwood, Park	Site Area: Current Use: Site Re		Site Ref.: SS0224			
Description of Site (including planning status)				Site Access:			
The site is an oddly shaped parcel of land the boundaries of the parcels that make up the pof this site includes the buildings at the front Cottages, Park Lane; the entirety of Amberw of the rear garden of Elm Lodge, Ramsden P Bellhouse.		at does not fit with the parts of its areas. The extent to find the following of the following the following of the following		Park Lane, Ran Access to Ser	nsden Bellhouse vices		
Planning History: 05/01384/FULL – Rear garder Detached dwelling. Refused. 06/01497/FULL – 1 Park Farm ménage. Granted.	_						
Ownership:	- Public E	ody?	No				
		Individual?	No				
	- Compar	ıy?	No				
	- Unknow	/n?	Yes				
Urban Area Site	No						
Green Belt Site	Yes	0.96ha					
Greenfield Site	Yes	0.6ha					
Previously Developed Land	d Yes	0.36ha					
Site Constraints							
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabilit	У	
Scheduled Monument	Within		Ancient Woodla	<u> </u>	Within		
	Part of	1					
	Adj. To		1		Part of Site Within Buffer		
SSSIs/ SACs / SPAs / Ramsar			Local Wildlife Si	tes	Within		
000.5, 0.102. 2.11.	Part of Site	+			Part of Site		
	Within Buffer	+			Within Buffer		
Local Nature Reserve (LNR)			on Plan (BAP)	Within			
Local Nature Reserve (LIVI)	Part of Site	+	Priority Habitat		Part of Site		
	Within Buffer	+	11101119 11221121		Within Buffer		
Flood Zone	Willin Danci	+	Protected Specie	os Alort Arpa	Within Dunci		
If yes, Zone 3? □			Frotected Specia	es Mici (Ai ea			
Washland		+	Protected Specie	os Δlert Δrea -			
Marshes Protection Area		10m Buffer		53 MICI (AI Ga -			
Existing, developed	Within	+	Tom Banci				
business/ industrial areas		+	Villaga Croop 9	Common Land			
DUSIHESS/ IHAUSHIAI AICAS	Part of	+	Village Green &				
	Adj. To		Ground Water V Area	ulrierability			
Oil / Gas Pipelines			Conservation Area		Within		
Oii / Oas i ipeliiles			Conscivation Ai	ca	VVILIIIII		

Listed Buildings

Potential Contaminated Land

Definitive Footpath (PRoW)

Adj. To

Within

Adj. To

Immovable communications

400m buffer zone around wastewater/sewage treatment plants

Electricity Pylons

links

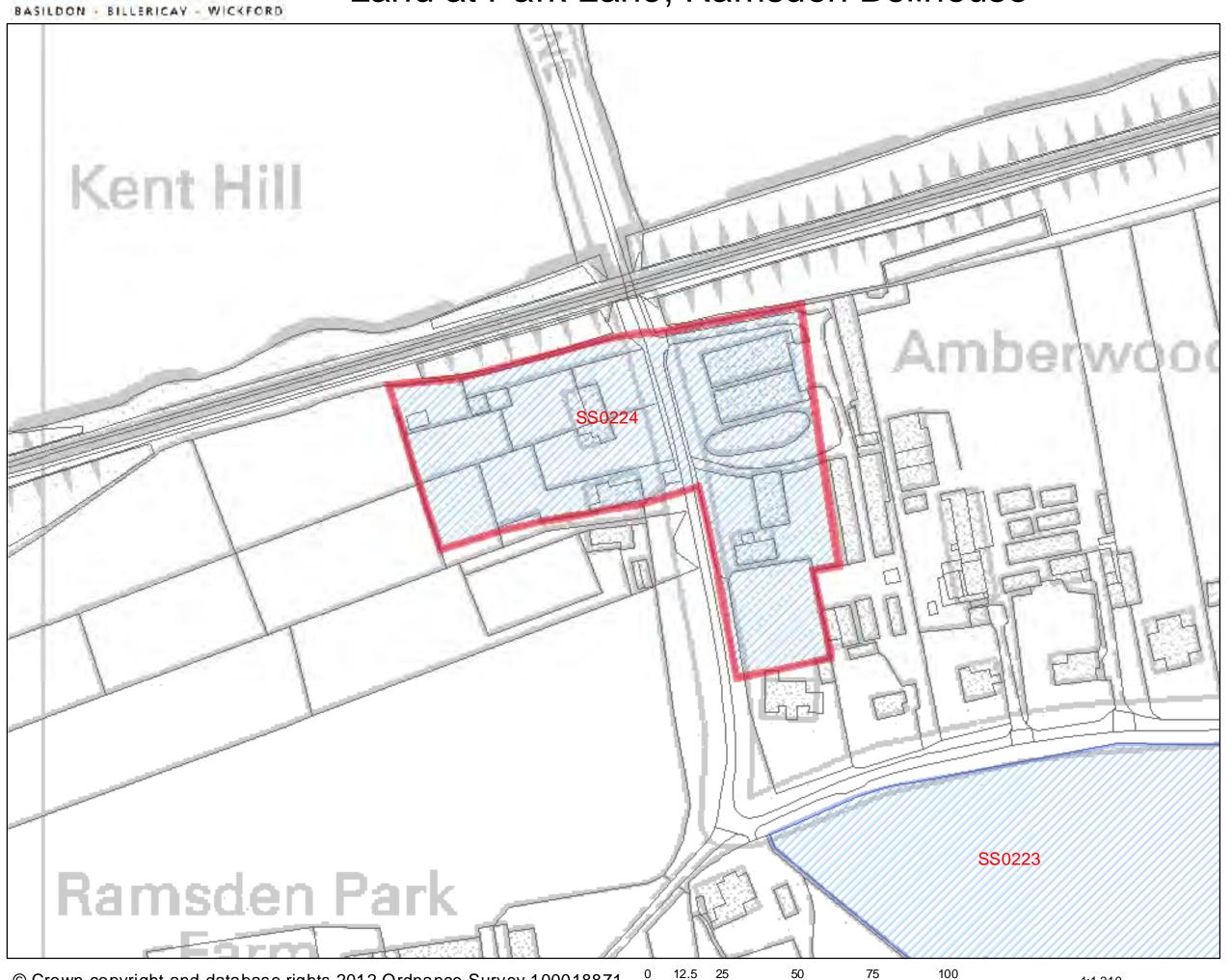
Address: Park Farm Cottages and Amberwood, Park Lane, Ramsden Bellhouse.	Site Area : 0.96Ha	Current Use: Uncertain.	Site Ref.: SS0224	
		TPO		
		Archaeological Finds	S Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of deve	lopment for	this site?		
Site is not suitable for housing develop	oment X			
Reason(s) why site is not suitable for I	housing:			

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

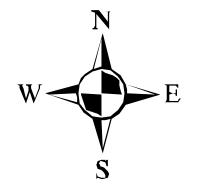
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land at Park Lane, Ramsden Bellhouse



SHLAA 2011/2012



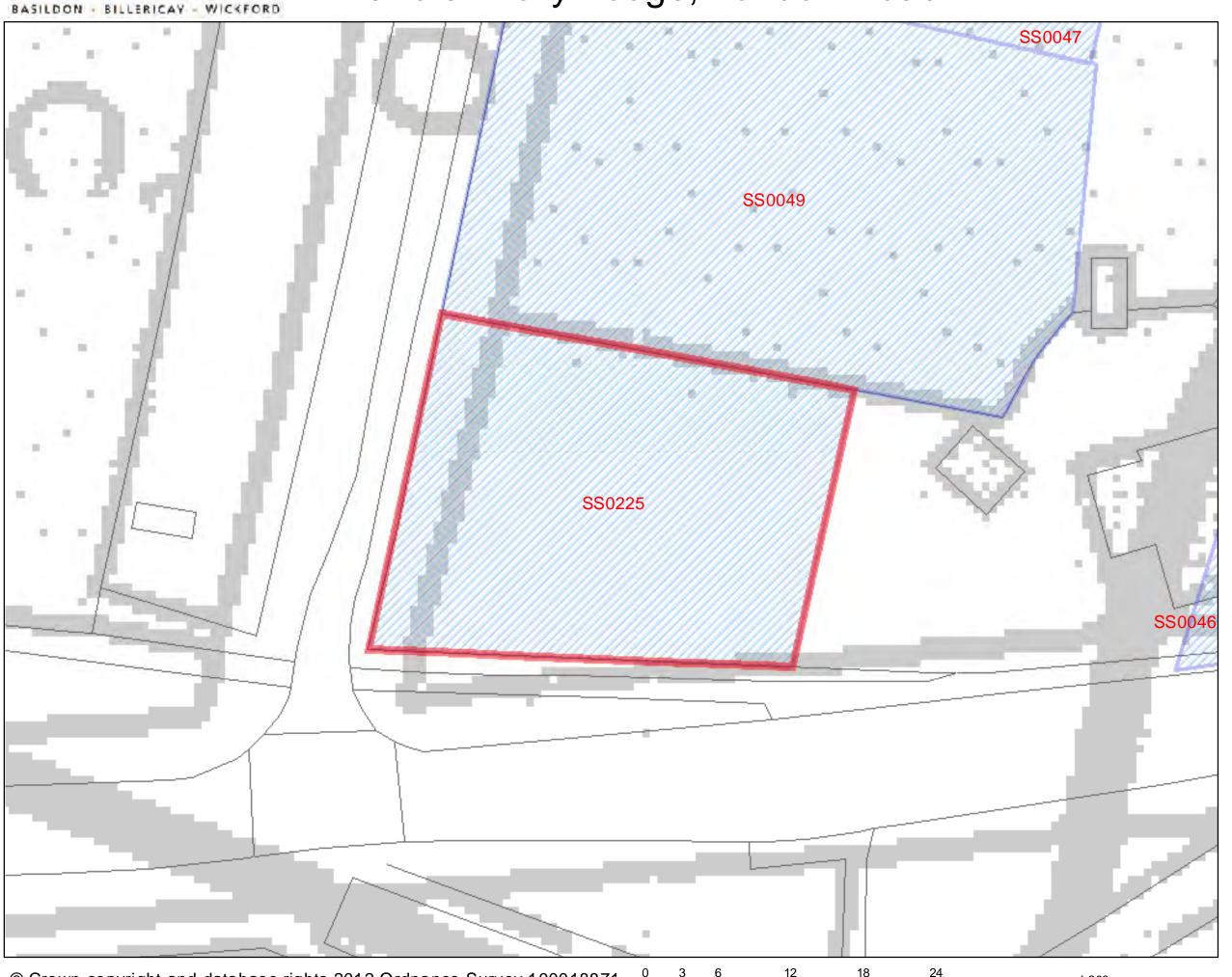
Address: Land at Holly Lodge Avenue, Wickford		S	Site Area: 0.08ha	Current Use: Grassland,	Site Ref: SS0225				
Description of Site (including planning status) Small plot of land located in the plotlands to the north east			t of the	Site Access: Southend Road / Oak Avenue					
settlement of Wickford, west of the A130 dual carriageway and adjato the borough boundary with Chelmsford Borough Council and Roc District Council. The site comprises of grassland with a few trees do throughout.					jacent ochford ochford lotted Access to Services (distance in m) Primary School: Hilltop >600m Secondary School: Beuchamps <1.5km GPs / Health Centre: 340 Southend road				
Development Plan: Allocated as Green Belt in the BDLP 1998.					<800m Neighbourhood Centre: Southend Road <800m				
Planning History: None					Town Centre: \	Wickford >800m ark south side o			
Ownership:		- Public Body?			Southend road <400m				
•		- Private Individua		Yes Bus Stop: <20		0m			
	- Con	npany	?		Railway Station	n: Wickford >1.6	km		
		nown							
Urban Area Site	No								
Green Belt Site	Yes		Area: 0.08	ha					
Greenfield Site	Yes		Area: 0.08						
Previously Developed Land									
Site Constraints									
Areas excluded from the S	HLAA			Constraints th	nat may affect	a site's viabili	ty		
Scheduled Monument	Within		No	Ancient Woodland		Within	No		
	Part of		No			Part of Site	No		
	Adj. To		No	1			No		
SSSIs/ SACs / SPAs / Ramsar	Within	thin No		Local Wildlife Sites		Within	No		
	Part of Sit	е	No	1		Part of Site	No		
	Within Bu	ffer	Yes			Within Buffer	No		
Local Nature Reserve (LNR)	Within	ithin No		Biodiversity Act	ion Plan (BAP)	Within	No		
,	Part of Sit	е	No	Priority Habitat	, ,	Part of Site	No		
	Within But	hin Buffer No		1		Within Buffer	No		
Flood Zone If yes, Zone 3? □		No		Protected Speci	otected Species Alert Area		No		
Washland	No		No	Protected Species Alert Area -			Yes		
Marshes Protection Area			No	10m Buffer					
Existing, developed	Within		No						
business/ industrial areas	Part of		No	Village Green & Common Land			No		
	Adj. To		No	Ground Water \ Area			No		
Oil / Gas Pipelines			No	Conservation Ar	rea	Within	No		
· 						Adj. To	No		
Electricity Pylons			No	 Listed Buildings 		Within	No		
					Adj. To		No		
Immovable communications links			No	Potential Conta	minated Land	С			
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	eath (PRoW)		No		
	-			TPO			No		
				Archaeological I	Finds Area		No		
Highway issues: No particu	lar issues, o	due to	recent upg			nity. The small:			

this site will not have any significant effect on the highway. YELLOW

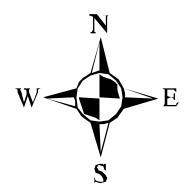
Address: Land at Holly Lodge, Oak Avenue, Wickford	Site Area: 0.08ha	Current Use: Grassland,	Site Ref: SS0225				
Constraints (description): Green Belt allocation in development plan Protected species alert area The site is segregated from the settlement boundary. Potential contaminated land in vicinity SAC, SPA, RAMSAR Buffer SAC, SPA, RAMSAR Buffer							
Could the constraints be overcome? Yes, where the Green Belt allocation is removed from the development plan and where investigations are undertaken into any potential contamination and protected species.							
What is the most suitable type of development for this site? Grassland, retained use Site is NOT suitable for housing development x							
Reason(s) why site is suitable for housing: The site is restrained primarily by the green belt, however, it is not considered to be in a sustainable location as it is significantly removed from the settlement boundary, which would remain an issue unless the adjacent Shot Farm were also to be developed. As such this site is not considered to be suitable for development at this time. Consideration could be given to the creation of an Area of Special Development Control as an alterntaive to removal of the whole area from the Green Belt.							
Is site available for development? If yes, when?		The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.					



Land at Holly Lodge, London Road



SHLAA 2011/2012



Address : Land south of Tresco Wa North of Wick Country Park, Wickfo		Site Area : 5.6ha	Current Use: Arable land and woodland		Site Ref: SS0226		
Description of Site (including planning status) Large square shaped area of open land with three isolated residential properties to the south west of the site. The site is located to the south of the settlement of Wickford and north of the A127 Arterial Road, in a semi-rural setting. The site is mainly arable land lined with a few hedgerows. The modern Wick housing estate adjoins the site to the north beyond Tresco Way, whilst the remaining three sides are open to adjoining arable land and a country park. A farm access track runs along the permiter of the site on adjoining land. Development Plan: Allocated as Green Belt in the BDLP 1998				Park Acc Prin Seco Broi GPs >80 Neig >80 Tow	k Road cess to Service nary School: Aba ondary School: I mfords >1500m c / Health Centre 00m ghbourhood Cen 00m vn Centre: Wickf	Beuchamps and E: Silva Island Way htre: Silva Island Way	
Planning History:DCBAS/9/87- Public Open	Space eas	st of Cranfield	d Park Road		550m Stop: <100m		
	- Public Bo		No	1	way Station: Wi	ckford <1600m	
·	- Private II	ndividual?	No	 			
	- Company? Yes - Unknown? No						
Urban Area Site	No						
Green Belt Site	Yes	es Area: 5.4ha					
	(<u>-</u> -						

Area: 5ha

Area: 0.4ha

Yes Yes

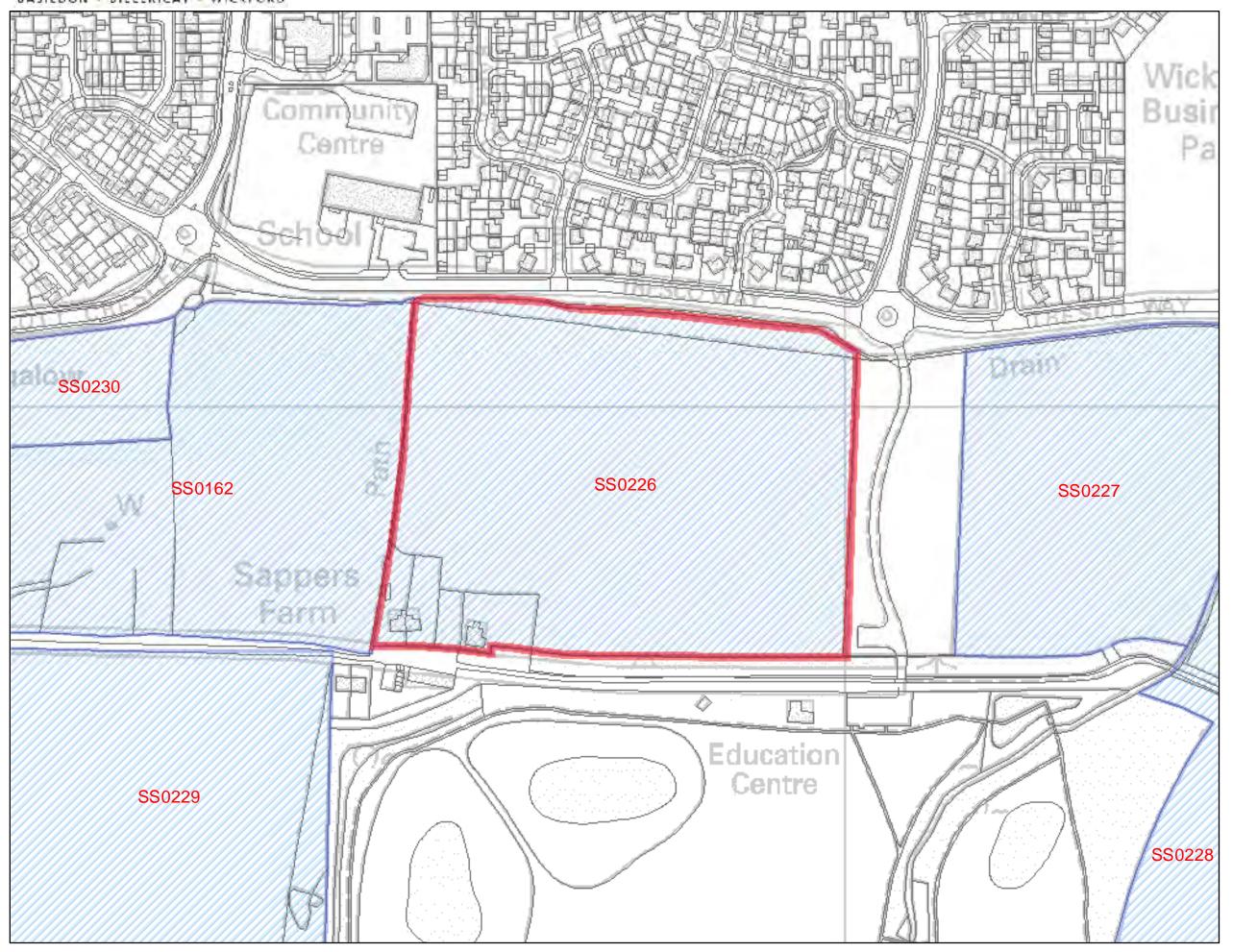
Greenfield Site
Previously Developed Land
Site Constraints

Areas excluded from the SHLAA			Constraints that may affect a site's viability			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat	Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? □		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area -		Yes	
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	1			
business/ industrial areas	Part of	No	Village Green & Common Land		No	
	Adj. To	Yes	Ground Water Vulnerability Area		No	
Oil / Gas Pipelines		No	Conservation Area	Within	No	
·				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	С	•	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes	

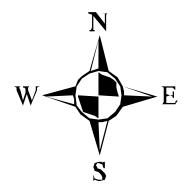
Address: Land south of Tresco Way and North of Wick Country Park, Wickford	Site Area: 5.6ha	Current Use: Arable land and woodland	Site Ref: SS0226		
Historic Environment Record: in the vicinity		TPO		No	
Sappers Farm may have heritage value as It is identified on 1777 map		Archaeological Finds	s Area	No	
Highway issues: No particular issues. Mo Constraints (description):	 Electricity lii Protected spontage Definitive Food Potential composes yes, how? respecting the emploas necessary and sa 	ne identified to becies alert are botpath ntaminated lan oyment and SA feguarding pro	the east of the site as d AC/SPA/RAMSAR areas, tected species areas as		
What is the most suitable type of deve	lopment for	this site? Farmland	I, country park,	,	
Site is NOT suitable for housing develo					
Reason(s) why site is not suitable for housing : 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.					
Is site available for development? If yes, when?			lowner who has	ugh the Call For Sites s shown a continued	



Land East of Sappers Farm and Linden Farm



SHLAA 2011/2012

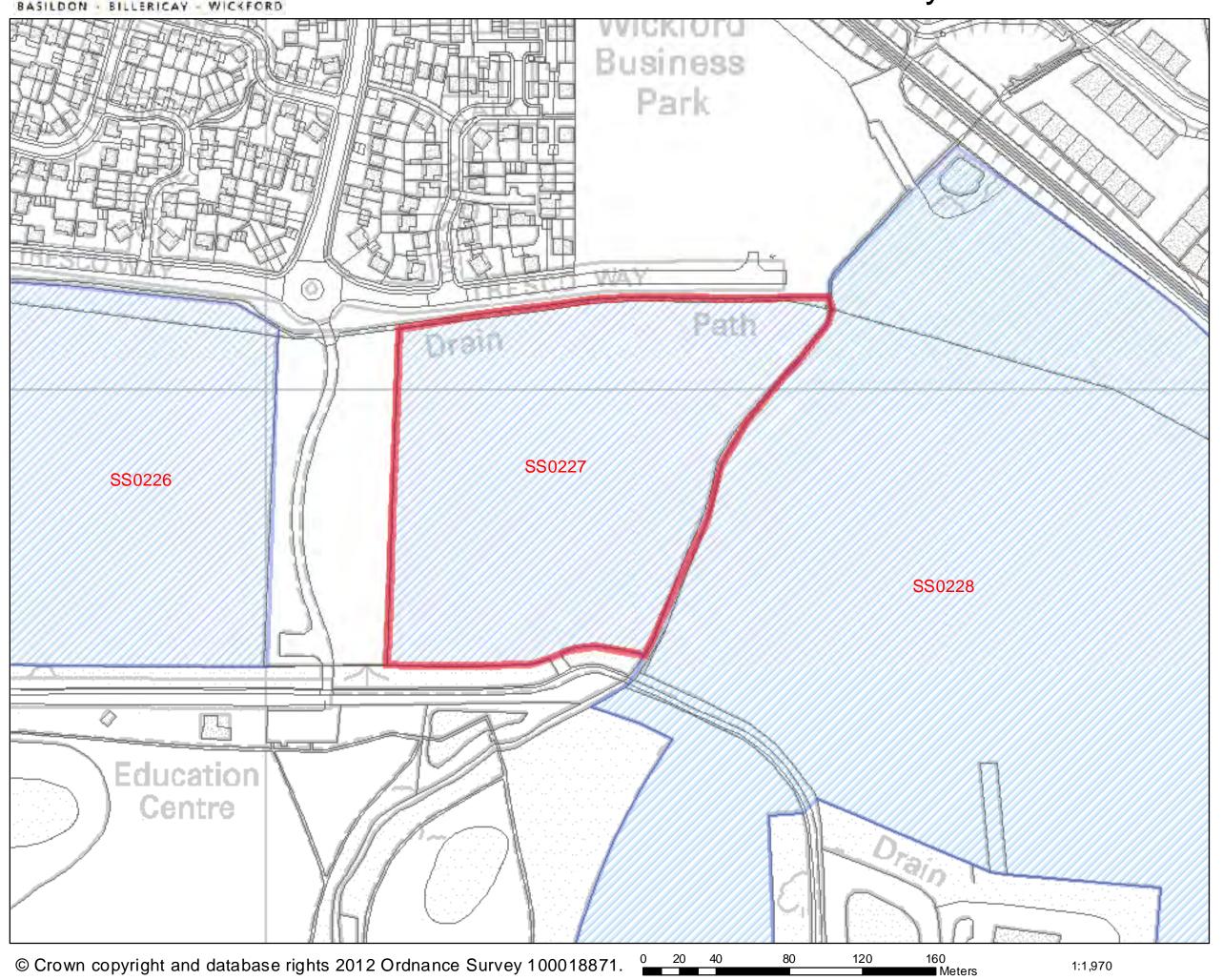


Address: Land south of Tresco Way and North of Wick Country Park, Wickford			Site Area: 3.5ha	Current Use: Arable land and woodland	Site Ref: SS0227			
Description of Site (includi	ing p	lanning	status)		Site Access: Tresco Way / Cranfield			
Medium sized square shaped a	area	of arable I	and lined witl	h hedgerows, Park Road				
adjacent to an area designate						rvices (distance		
south of the settlement of Wid						l: Abacus <600n		
childrens play area adjoins the	dern housing		ool: Beuchamps	and				
and reserved housing land adj	joins	the site to	tne north.		Bromfords < 15		1 10/	
Davidenment Blan: Allegated	00 C	roon Polt i	n tha DDI D 1	000	<800m	entre: Silva Islaı	na way	
Development Plan: Allocated	as G	ieen beit i	II (IIE BDLF I	990		d Centre: Silva Is	sland Way	
Planning History: None					<800m	d centre. Silva 1.	siaria way	
Ownership:		- Public Bo	ody?	No		Wickford >800m	1	
•	•		ndividual?	No	Public Open Sp	ace: Within site	, and up	
	ŀ	- Compan	y?	Yes	to 550m		·	
		- Unknow		No	Bus Stop: <10			
Urban Area Site		No			Railway Station	n: Wickford >16	00m	
Green Belt Site		Yes	Area: 3.5h	а				
Greenfield Site		Yes	Area: 3.5h	a]			
Previously Developed Land	d	No						
Site Constraints								
Areas excluded from the S						a site's viabili		
Scheduled Monument	With		No	Ancient Woodland		Within	No	
	Part		No			Part of Site	No	
	Adj.		No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	With		No	Local Wildlife Si	tes	Within	No	
		of Site	No			Part of Site Within Buffer	No	
		nin Buffer	Yes				Yes	
Local Nature Reserve (LNR)	With		No	Biodiversity Acti	ion Plan (BAP)	Within	No	
		of Site	No	Priority Habitat		Part of Site	No	
		nin Buffer	No			Within Buffer	No	
Flood Zone		d Zone 2	Yes	Protected Species Alert Area			No	
If yes, Zone 3? □		3, surface						
	wate	er	-	5				
Washland	-		No	Protected Special	es Alert Area -		Yes	
Marshes Protection Area	/ A //: 11	·lo	No	10m Buffer				
Existing, developed business/ industrial areas	With		No	Villaga Carra	Commercial		No	
business/ industrial areas	Part		No	Village Green &			No	
	Adj.	10	Yes	Ground Water V Area			Yes	
Oil / Gas Pipelines			No	Conservation Ar	rea	Within	No	
						Adj. To	No	
Electricity Pylons			No	Listed Buildings		Within	No	
						Adj. To	No	
Immovable communications links			No	Potential Contaminated Land		С		
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	ath (PRoW)		Yes	

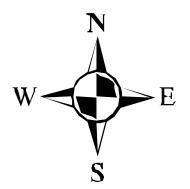
Address: Land south of Tresco Way and North of Wick Country Park, Wickford	Site Area: 3.5ha	Current Use: Arable land and woodland	Site Ref: SS0227		
Historic Environment Record: None on site, though in vicinity: Pillbox – Wick Country Park Pillbox – Wick Country Park Pillbox(destroyed) N of Sappers Farm GHQ anti-tank ditch)	n	TPO		No	
Sappers Farm and Fanton Hall Farm may also have heritage value as on 1777 map		Archaeological Finds	s Area	No	
Highway issues: Upgrades would likely b development were proposed. YELLOW cated		resco Way and Crant	field Park Road	if significant	
Constraints (description):	 Protected species alert areas Definitive Footpath Within Flood Zones 2 and 3 and surface water Local Wildlife Sites 				
Could the constraints be overcome? Partially If yes, how? By removing Green Belt allocation from development plan, respecting the employment and SAC/SPA/RAMSAR areas, investigating and remediating potential contaminated land and protected species areas. Sensitive development or relocation of definitive footpath. Incorporate an appropriate SUDS as much of the site is at risk of surface water flooding with a small proportion in the NE of the site at risk of river flooding (Zones 2 and 3)					
What is the most suitable type of deve Site is NOT suitable for housing develo	•	tins site. Tarman	a, country park		
Reason(s) why site is not suitable for housing: 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.					
Is site available for development? If yes, when?			downer who has	igh the Call For Sites s shown a continued	



Land to the NE of Wick Country Park



SHLAA 2011/2012



Address: Land at Fanton Hall Farm, east of Tresco Way and Cranfield Park Road	Site Area: 16.9ha	Current Use: Arable land /	Site Ref: SS0228	
Wickford		Grazing land/ field pond		

Description of Site (including planning status)

Large irregular shaped area of open farmland. The site is located to the south of the settlement of Wickford, north of the A127 Arterial Road and lies adajacent to a railway line and employment zone. The main portion of the site is arable land bordered by hedgerows. The land projecting from the main part of the site to the south is used to graze horses. Further farmland lies to the east, west and south and a country park to the south west. A new foot bridge over the stream on the west side of the site connects the definitive footpath. A field pond exists in the north corner of the site.

Development Plan: Allocated as Green Belt in the BDLP 1998

Planning History:

None in relation to the site submitted, though several applications in relation to the agricultural buildings around Fanton Hall Farm on the

adjoining land.

Ownership:	- Public Body?		No
	- Private Individual?		No
	- Company?		Yes
	- Unknown?		No
Urban Area Site	No		
Green Belt Site	Yes	Area: 16.9h	na
Greenfield Site	Yes Area: 16.9h		na
Previously Developed Land	No		

Site Access: Tresco Way / Cranfield Park Road

Access to Services (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

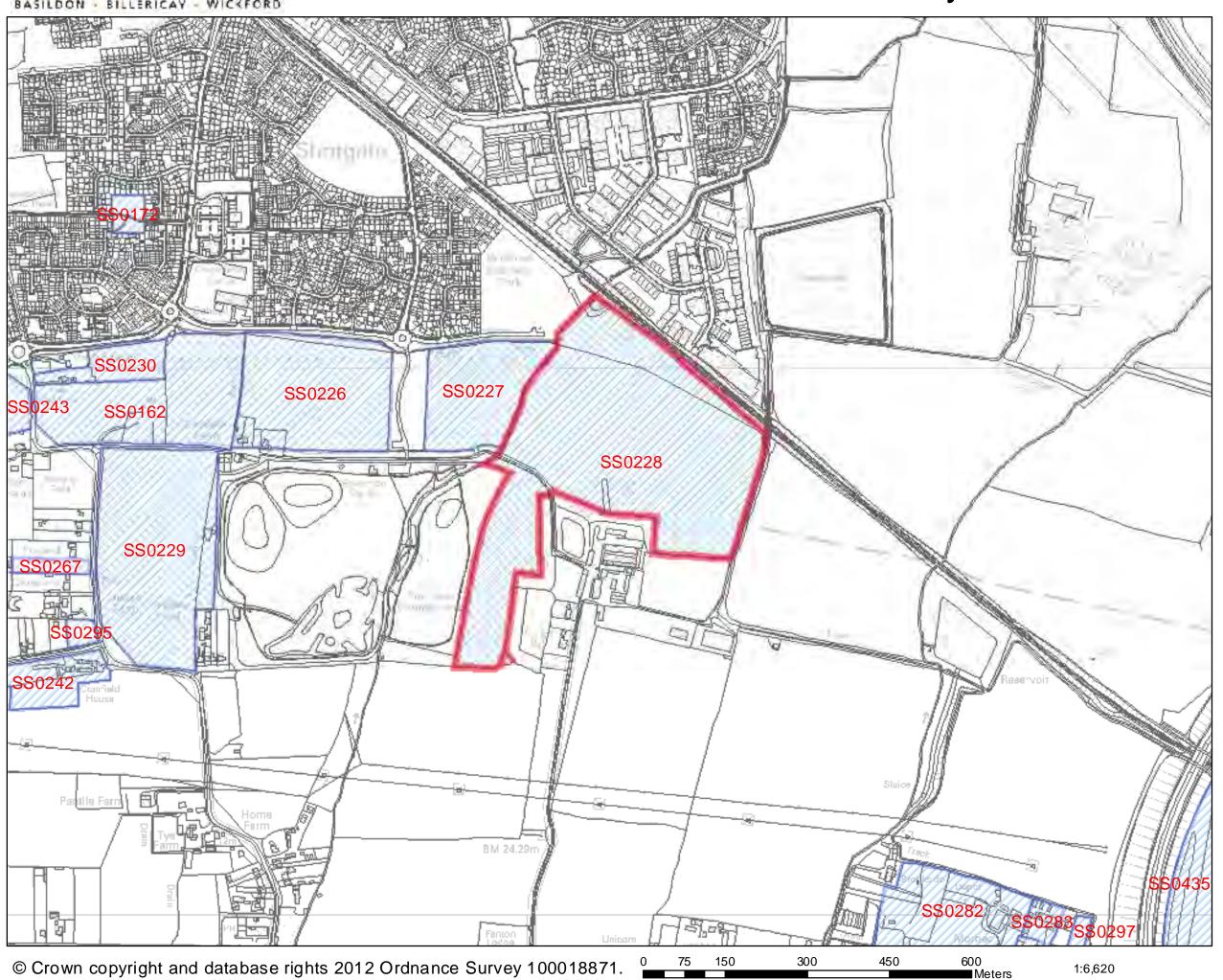
Railway Station: Wickford >1600m

Site Constraints						
Areas excluded from the S	HLAA		Constraints that may affect a site's viability			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat	Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? □	Flood Zone 2 and 3, surface water	Yes	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area -		Yes	
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green & Common Land		No	
	Adj. To	Yes	Ground Water Vulnerability Area		Yes	
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	С		

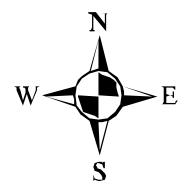
Address: Land at Fanton Hall of Tresco Way and Cranfield F		Site Area : 16.9ha	Current Use: Arable land /	Site Ref: SS0228		
Wickford	an noud	10.7114	Grazing land/ field	000220		
		1	pond			
400m buffer zone around		No	Definitive Footpath	(PRoW)	Yes	
wastewater/sewage						
treatment plants						
Historic Environment Record:	In vicinity:		TPO		No	
 Pillbox – Wick Country 						
 Pillbox – Wick Country 						
 Pillbox(destroyed) N o 						
 Pillbox(destroyed) NE 	Sappers Farm					
 (GHQ anti-tank ditch) 						
Sappers Farm and Fanton Hal	,		Archaeological Finds	s Area	No	
have heritage value as exist o						
Highway issues:. Tresco W	ay would need	to be extende				
Constraints (description):				pecies alert areas		
Green Belt			Definitive Footpath			
Within SAC, SPA, RAM			 Within Flood Zones 2 and 3, surface water 			
Within Employment be			 Local Wildlif 	e Sites		
Ground Water vulnera						
 Potential contaminate 	d land					
Could the constraints be o	vercome?	Partially If	yes, how?			
By removing Green Belt alloca				oyment and SAC/SPA/RA	MSAR areas,	
investigating and remediating	potential contai	minated land	as necessary and sa	feguarding protected spe	cies areas as	
appropriate. Also repsect the	position of, or re	elocate, the c	lefinitive footpath.			
What is the most suitable	type of develo	opment for	this site? Farmland	I, country park,		
Site is NOT suitable for ho	ousina develor	ment x				
Reason(s) why site is not						
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						
	iven the sensiti	vity and fund	tion of the green bel	t this site is considered u	nsuitable at	
this time.				1 10 10 10 5	" F C"	
Is site available for develo	opment?			submitted through the Ca		
If yes, when?			commitment to deve	lowner who has shown a elopment.	continued	



Land East and North of Wick County Park



SHLAA 2011/2012



Address: Land west of The Wick Country Park, Cranfield Park Road, Wickford	Site Area : 7.9ha	Current Use: Arable land	Site Ref: SS0229	
	_			

Description of Site (including planning status)

Large irregular shaped area of open land on the east side of Cranfield Park Road . The site is located to the south of the settlement of Wickford, north of the A127 Arterial Road. The site is mainly arable land lined with hedgerows and recent tree planting. The site is adjoined on the north, west and south sides by Cranfield Park Road and is west of The Wick Country Park and Education Centre. The area comprises a mix of open farmland and some residential plots

Development Plan: Allocated as Green Belt in the BDLP 1998

Planning History:

In addition to various agricultural related applications, the following proposals have been submitted:

- BAS/0605/57 Residential Dev't- Cranfield Park Rd Refused
- BAS/0387/57 Residential Dev't- Cranfield Park Rd Refused
- BAS/0219/58 Residential Dev't, Arterial Road Refused
- BAS/0105/62 Farmhouse, Cranfield Park Road Refused
- BAS/0686/95 Change of use to public open space Refused
- BAS/1258/97 Change of use to public open space Granted
- BAS/1026/00 Create Lake for nature conservation Granted
- BAS/0768/01 Erect pavilion and WC block Granted
- BAS/1088/97 Replacement dwelling, Cotswold Farm Refused
- BAS/0584/98 Replacement dwelling, Cotswold Farm Granted
- DCBAS/9/87- Public Open Space east of Cranfield Park Road

Site Access: Cranfield Park Road

Access to Services (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

Ownership:	- Public Body?		No
	- Private Individual?		No
	- Company?		Yes
	- Unknown?		No
Urban Area Site	No		
Green Belt Site	Yes Area: 7.9h		а
Greenfield Site	Yes Area: 7.9h		a
Previously Developed Land	No		

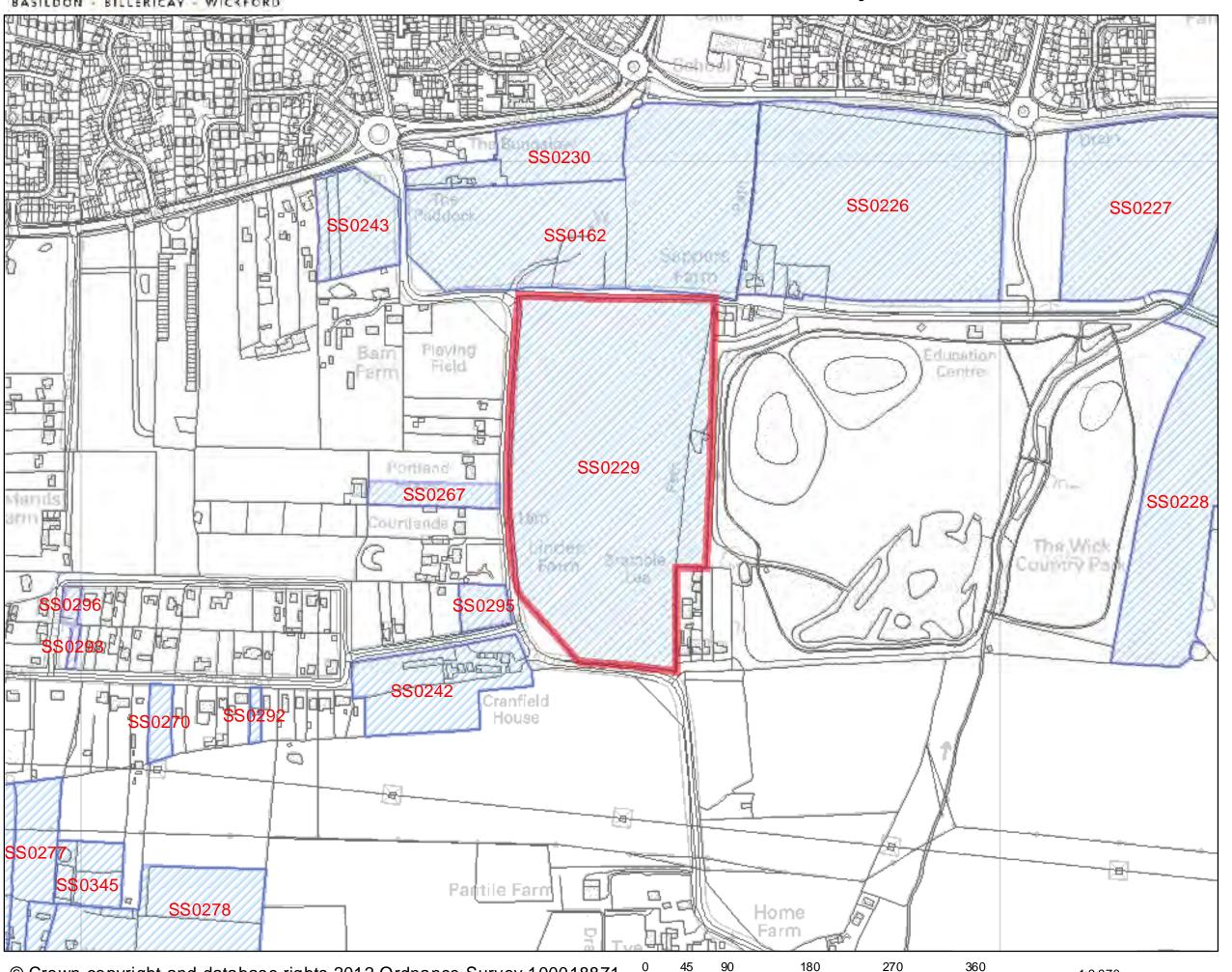
Site Constraints

Areas excluded from the S	HLAA		Constraints that may affect a site's viability			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat	Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		No	
If yes, Zone 3? □						
Washland		No	Protected Species Alert Area -		Yes	
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green & Common Land		No	
	Adj. To	Yes	Ground Water Vulnerability Area		No	
Oil / Gas Pipelines		No	Conservation Area	Within	No	

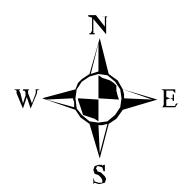
Address: Land west of The Wick Co Park, Cranfield Park Road, Wickford	.,	Site Area: 7.9ha	Current Use: Arable land	Site Ref: SS0229		
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contami	nated Land		С
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)			Yes
Historic Environment Record: No rec though pill boxes and old farm house vicinity			TPO			No
			Archaeological Fin	ds Area		No
Highway issues:. Upgrades would proposed. YELLOW category	likely be	e needed to (Cranfield Park Road	if significant	development	were
Constraints (description): Green Belt Within SAC, SPA, RAMSAR b Within Employment buffer Potential contaminated land	uffer		ProtectedDefinitiveLocal Wild		areas buffer	
Could the constraints be overcon If yes, how? By removing Green Belt allocation from investigating and remediating potent take into consideration Local Wildlife	om devel ial conta Sites an	minated land d definitive f	d and protected spe cootpath.	cies areas. Se	ensitive devel	opment to
What is the most suitable type of Site is NOT suitable for housing			tnis site? Curren	use, Farmiai	na, country p	ark,
Reason(s) why site is suitable for development could set a precedent considered unsuitable at this time.						
Is site available for development If yes, when?	nt?		The site was put process by the la		art of the Call	for Sites



Land West of the Wick Country Park



SHLAA 2011/2012



Crescent, East of Cranfield Park Road	1.1ha	Paddock and	Site Ref: SS0230	
Wickford		residential property		

Description of Site (including planning status)

Small irregular shaped area of predominantly open land located to the south of the settlement of Wickford, north of the A127 Arterial Road. The site comprises a small residential property to the west side close to Cranfield Park Road, with open grazing land on the east side, surrounded by established hedgerows and adjoining open land to the east, south and west and residential properties to the north.

Development Plan: Allocated as Green Belt in the BDLP 1998

Planning History:

Site Constraints

- BAS/0423/49 Erection of W.C. Granted 02.09.1949
- DCBAS/9/87- Public Open Space east of Cranfield Park Road -Resolved Council to carry out this development 30.09.1987

Ownership: - Public Body? No - Private Individual? Yes - Company? No - Unknown? No **Urban Area Site** No **Green Belt Site** Yes Area: 1.1ha **Greenfield Site** Yes Area: 0.9ha **Previously Developed Land** Yes Area: 0.2ha

Site Access: Salcott Crescent / Cranfield Park Road

Access to Services (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

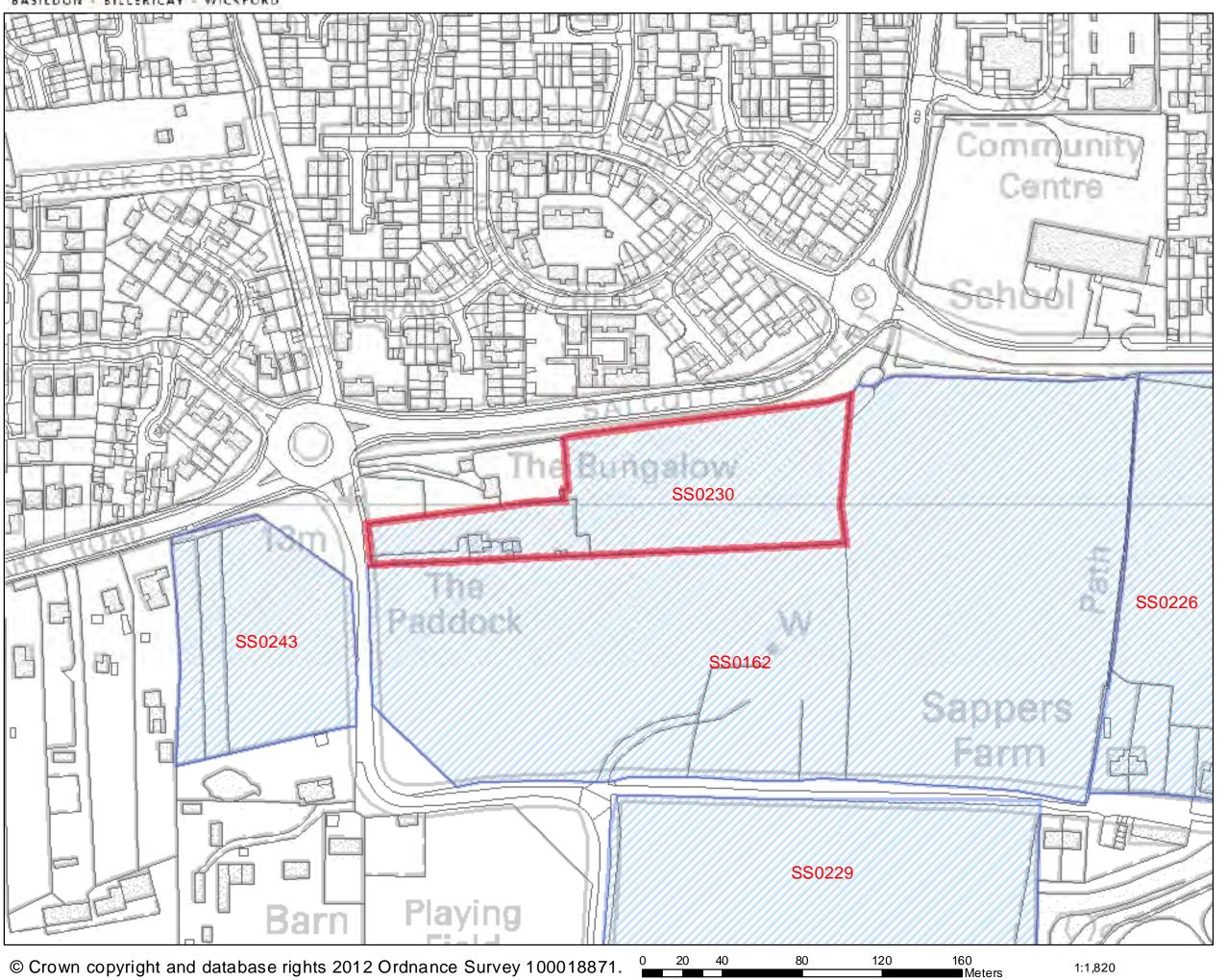
Railway Station: Wickford >1600m

Site Constraints					
Areas excluded from the S	HLAA		Constraints that may affect	a site's viabilit	y
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? □		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No	1		
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	Yes	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

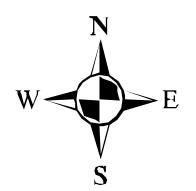
Address: The Paddock, South of Salcott Crescent, East of Cranfield Park Road Wickford	Site Area: 1.1ha	Current Use: Paddock and residential property	Site Ref: SS0230			
Historic Environment Record: No records at site, though pillboxes and old farm houses in vicinity	1	TPO		No		
		Archaeological Finds	s Area	No		
Highway issues: . Upgrades would likely be A127 if significant development were propos		category		•		
 Constraints (description): Green Belt allocation in development Within SAC, SPA, RAMSAR buffer Within Employment buffer 	t plan	 Protected species alert areas Potential contaminated land 				
Could the constraints be overcome? By removing the Green Belt allocation from t SAC/SPA/RAMSAR areas, investigating poten investigating the presence of protected speci	tial contamina	ent plan, respecting that at the land and remediated land and remediate.	ating where			
What is the most suitable type of deve	lopment for	this site? Current us	se, Farmland	d, country park,		
Site is NOT suitable for housing develo	pment x					
Reason(s) why site is suitable for housing: 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 precedent for urban sprawl and given the sensitivity and function of the green belt, this site is considered unsuitable at this time.						
Is site available for development? If yes, when?		Yes. This site was	submitted th lowner who	rough the Call For Sites has since continued to		



Land at The Paddock



SHLAA 2011/2012



SS0230

1:1,820

SHLAA Site Survey Fo	orm Part 1					
Address: Land west of Wiggins Lane an Tye Common, Billericay	d south of	Site Area: 30.7ha	Current Use: Agriculture	Site Ref: SS0231		
Description of Site (including Large irregular shaped area of adjoining a small collection of	Site Access: Tye Common Road/ Wiggins Lane					
Road. This parcal of land lies Billericay and is bounded by fa Burstead Golf Course to the e- far northeast. The land is fairl comprising mature trees.	Access to Ser	rvices				
Development Plan: Allocated a	as Green Belt i	n the BDLP 19	98.			
Planning History: BAS/0317/92 – Change of use Refused 1992. BAS/0123/93 – Golf Driving R BAS/0182/94 – Golf Driving R BAS/054/88 – Residential dev	ange – Refuse ange – Refuse	ed and appeal ed 1994.	dismissed 1994			
 Refused on Green Belt group BAS/0923/89 – Outline Residence Withdrawn 1989. 03/00047/FULL – Erection of with associated parking area 	inds 1988. ential developr single storey b at Richdan Far	nent fronting \ uilding for use m– Refused 2	Viggins Lane – as farm shop			
03/0488/FULL – Erection of si with associated parking area a Appeal 2005.						
Ownership:	- Public B	_	No			
		Individual?	Yes			
	- Compar	•	No			
Link on Anna Cita	- Unknow	/n'?	No			
Urban Area Site Green Belt Site	No	Araa, 20.7	.			
Green Beit Site	Yes Yes	Area: 30.7 Area: 30.5				
Previously Developed Land		Area: 0.16				
Site Constraints	1 103	Alca. 0.10	iia			
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viability	V
Scheduled Monument	Within		Ancient Woodla		Within	
	Part of				Part of Site	
	Adj. To				Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Si	tes	Within	
	Part of Site				Part of Site	
	Within Buffer				Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (BAP)	Within	
	Part of Site		Priority Habitat		Part of Site	
51 17	Within Buffer		D 1		Within Buffer	
Flood Zone			Protected Specie	es Alert Area		
If yes, Zone 3? ☐ Washland			Protected Specia	as Alart Araa		
Marshes Protection Area			Protected Special 10m Buffer	S AICH AICA -		
Existing, developed	Within		TOTTI DUTTET			
business/ industrial areas	Part of		Village Green &	Common Land		
pasificas, fridustrial areas	ι αι τ Οι		village Green a	CONTINUIT LANG		

Address: Land west of Wiggins Lane an Tye Common, Billericay	d south of	Site Area: 30.7ha	Current Use: Agriculture	Site Ref: SS0231	
	Adj. To		Ground Water Vulna Area	erability	
Oil / Gas Pipelines			Conservation Area		Within
					Adj. To
Electricity Pylons			Listed Buildings		Within
					Adj. To
Immovable communications links			Potential Contamina	ated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)	
			TPO		
			Archaeological Find	s Area	
Highway issues:					
Constraints (description):					
Could the constraints be o	vercome?				
What is the most suitable	type of deve	lopment for	this site?		
Site is not suitable for hou	using develor	oment x			

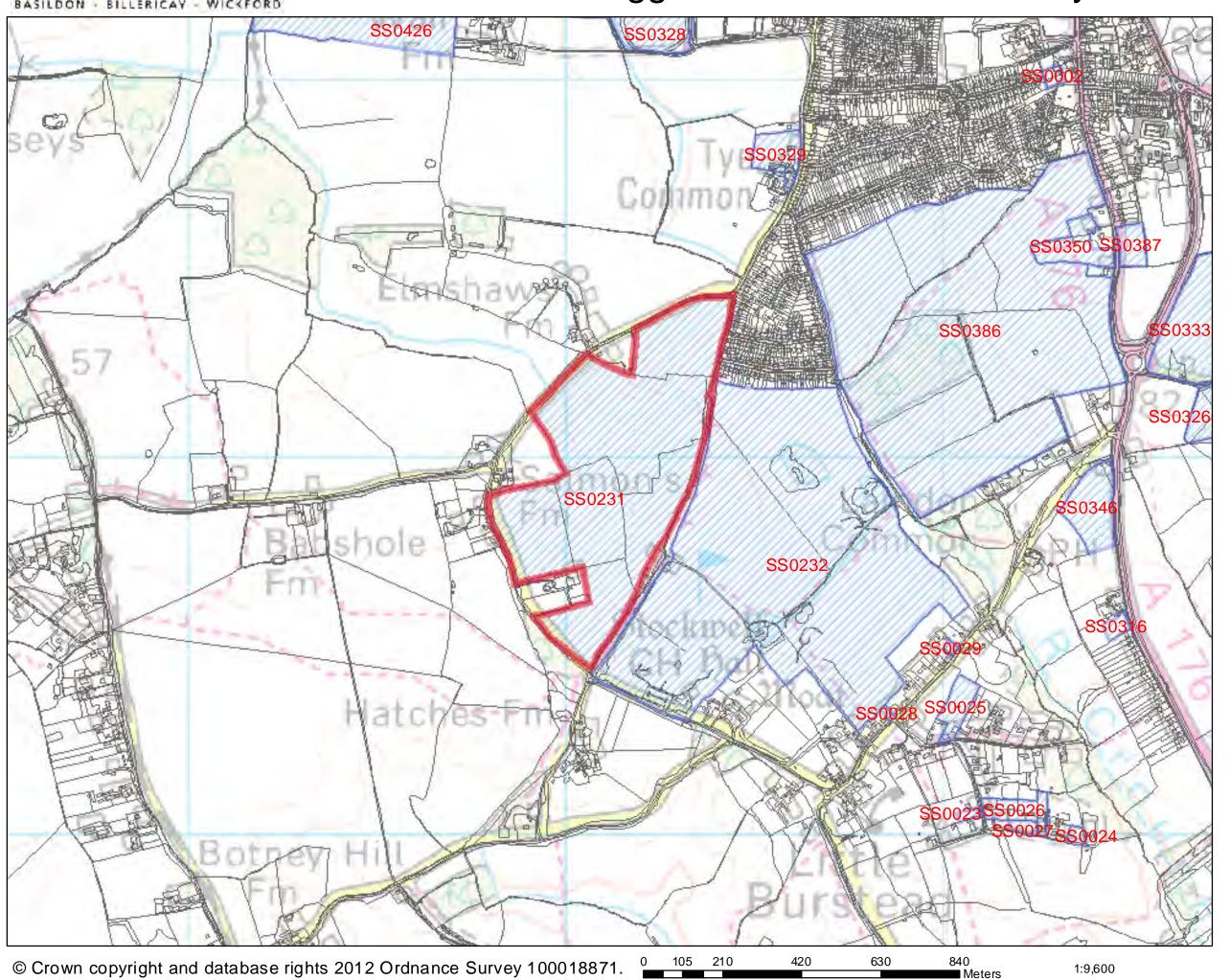
Reason(s) why site is not suitable for housing:

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

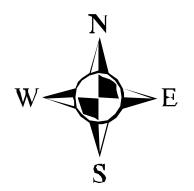
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land West of Wiggins Land and South of Tye Common



SHLAA 2011/2012



SHLAA Site Survey F	omi Part i					
	ss: Land north of Clockhouse Tye Common Road, east of Wiggins West of Little Burstead Common Site Area: 49.4ha Current Use: Golf Course, an ancillary uses		Site Ref: SS0232			
Description of Site (included Predominantly open land commercial properties, which is Burstead Village. Ancient wood west, and the southern urban	Site Access: Via Tye Common Road, Clockhouse Road, Frithwood Lane and Wiggins Lane Access to Services					
Development Plan: Allocated	as Green Belt		•			
Planning History: Various previous applications alteration of properties Little I Jacksons Farm barn into a dw golf course.	Burstead villag	je, the convers	sion/extension of			
Ownership:	- Public	Body?	No	1		
Ownership.		Individual?	Yes	1		
			Yes	-		
	- Compa - Unknov	•	Yes	1		
Urban Aras Sita	No	VV11:	162	1		
Urban Area Site		A	I	-		
Green Belt Site	Yes	Area: 49.4		-		
Greenfield Site	Yes	Area: 49.1				
Previously Developed Land	d Yes	Area: 0.3h	ia			
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabilit	y
Scheduled Monument	Within		Ancient Woodland		Within	
	Part of					
	Adj. To				Within Buffer	
SSSIs/ SACs / SPAs / Ramsar			Local Wildlife Si	tes	Within	
	Part of Site		1	-	Part of Site	
	Within Buffer		1		Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Dlan (PAD)	Within	
Local Nature Reserve (LINK)			Priority Habitat	UII PIAII (DAP)		
	Part of Site		רווטוונץ המטונמנ		Part of Site	
<u></u>	Within Buffer	-			Within Buffer	
Flood Zone			Protected Specie	es Alert Area		
If yes, Zone 3? □						
Washland			Protected Specie	es Alert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within					
business/ industrial areas	Part of		Village Green &	Common Land		
	Adj. To		Ground Water V Area	'ulnerability		
Oil / Gas Pipelines			Conservation Ar	ea	Within	
on / eas / ipointes				ou	Adj. To	
Electricity Pylons	1		Listed Buildings		Within	
Liberiolty i yions			Listed ballalings		Adj. To	
					, wj. 10	
Immovable communications links			Potential Contar	minated Land		
400m buffer zone around wastewater/sewage			Definitive Footp	ath (PRoW)		
treatment plants	1					
	•		TPO			
1		l	1		1	L

Address: Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common	Site Area: 49.4ha	Current Use: Golf Course, and ancillary uses	Site Ref: SS0232				
		Archaeological Finds	s Area				
Highway issues:			·	·			
Constraints (description):							
Could the constraints be overcome? If yes, how?							
What is the most suitable type of development for this site?							

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

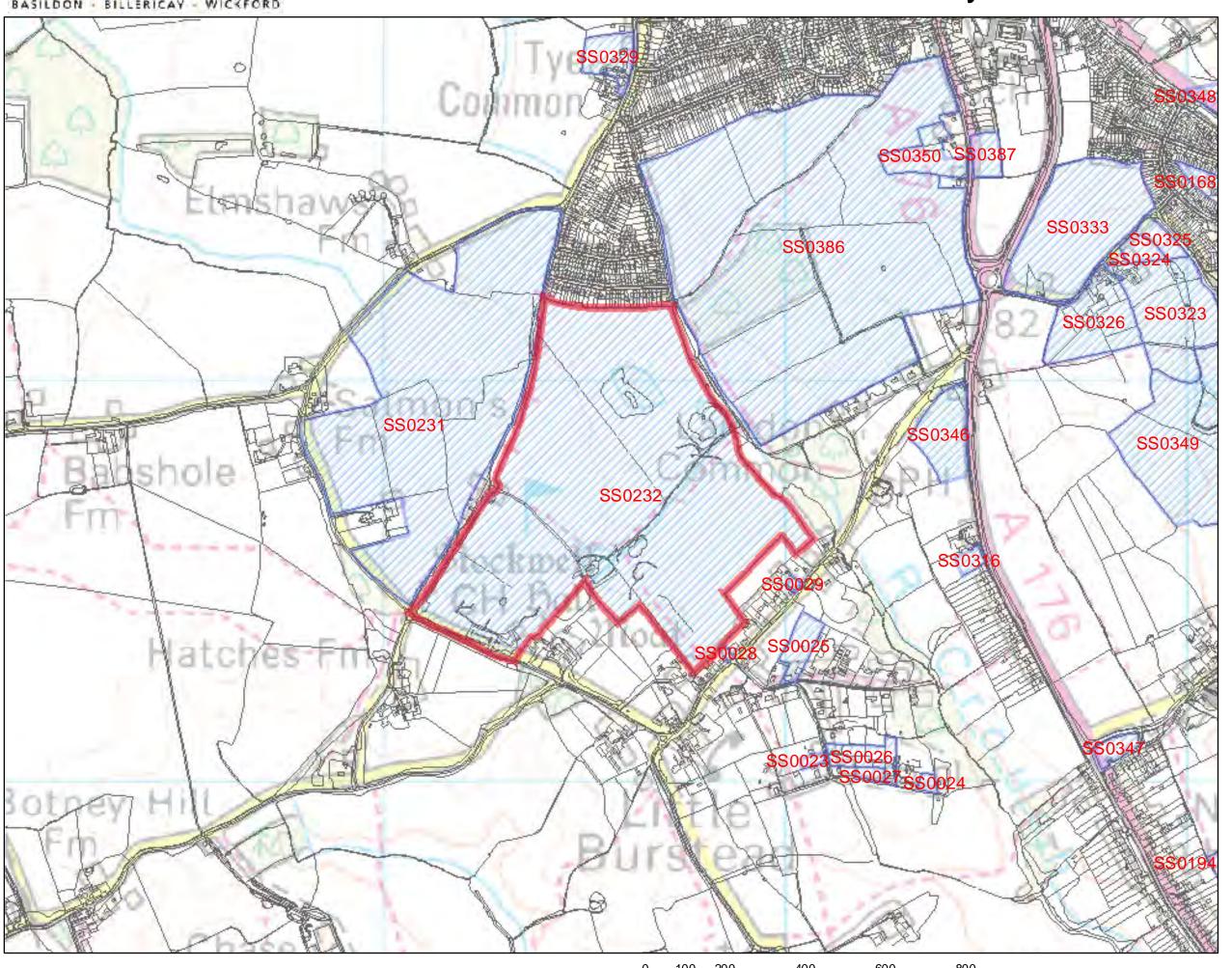
This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value 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:

Site is NOT suitable for housing development X

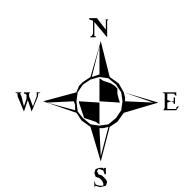
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land south of Second Avenue and Tye Common Road



SHLAA 2011/2012



Site Area:	Current Use:	Site Ref.:	
3.74ha	Stables and	SS0233	
	scrubland.		
	3.74ha		3.74ha Stables and SS0233

Description of Site (including planning status)

The site is split by the A176, with a larger square field to the west (2.25ha) and a long narrow strip to the east (1.22ha). The site(s) are close to the borough boundary and within the green belt. A large road junction for the A13 (part of the strategic road network) is directly to the south of the sites, and the A176 is a major route into Basildon, connecting with the town centre.

The western parcel is surrounded by residential dwellings (with the Five Bells PH to the south) and the eastern site sits between the A176 and an out-of-town retail park anchored by Homebase, with fields to the north.

The western parcel contains stables while the narrow strip is unused.

07/00253/FULL – Erection of stables, hay barn, tack room and storage building. Granted 24-04-07.

Ownership:	- Public Boo	dy?	No
	- Private In	Yes	
	- Company?		No
	- Unknown	?	No
Urban Area Site	No		
Green Belt Site	Yes	3.74	
Greenfield Site	Yes	3.61	
Previously Developed Land	Yes	0.13	

Site Access:

Bells Hill Road; London Road; Nether

Mayne (A176)

Access to Services (distance in m) Primary School: Vange Primary School

(<600m)

Secondary School: Woodlands Secondary School <1500m GPs / Health Centre: 0 Neighbourhood Centre: 0

Town Centre: Basildon (approx.1.8km)

Public Open Space:

Amenity Green Space <800m; Children & Young Peoples Spaces

<400m

Churchyard <800m
Civic Space <2km
Country Park <2km
Educational Field <800m
Natural & Semi-natural <400m
Outdoor Sports Facilities <800m

Bus Stop: 100m

Railway Station: Basildon > 1.6km

Site Constraints

Areas excluded from the SHLAA		Constraints that may affect a site's viability			
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	Yes
	Within Buffer	Yes		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	Yes
Flood Zone If yes, Zone 3? □		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	Yes
Immovable communications links		No	Potential Contaminated Land	С	•

Address: Land either side of Nether May north of Five Bells PH and wes Homebase	yne (A176),	Site Area: 3.74ha	Current Use: Stables and scrubland.	Site Ref.: SS0233		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
			TPO		TPO/01/52	Yes
			Archaeological Finds	s Area		No

Highway issues:

Access onto Nether Mayne may conflict with ECC DM Policies and alternatives may require upgrades to other roads. Distances to some services, facilities and transport connections are greater than buffers.

Constraints (description):

- o Adjacent to the Five Bells PH, a listed building (03/00081/II), for being an 18th Century timbre-framed building.
- o TPO/01/52 Preservation order on trees within Homebase site although they appear to overhang the eastern parcel, in the southeast section fronting London Road.
- o Protected Species Alert Area for both sites and alert buffer.
- o Local Wildlife site on significant proportion of eastern parcel and within buffer for majority of western parcel.
- o Green Belt.
- o Biodiversity Action Plan buffer (100m).
- o Article 4 Order on strips of land either side of the A176 (partially covering the site(s)).
- o Likely existence of contamination no detailed assessment made

Could the constraints be overcome? Yes (partially).

- o (Listed building) Design solution to avoid detracting from the setting of a listed building.
- o (TPO) Design solution to ensure consideration of TPO trees.
- o (Protected Species Alert) Site survey of species present and appropriate action taken.
- o (Local Wildlife Site) Site survey to establish any species present on the site and/or design solution, e.g. avoid development on the eastern parcel of land.
- (Green Belt) GB designation could be adjusted through the LDF process.
- o (Biodiversity Action Plan buffer (100m)) sections of the site are within a 100m buffer of a BAP area. Site survey of species present on the site and appropriate action taken.
- o (Article 4) the article appears to have been made by County Council and may be to do with the A176. An article 4 would require an application for planning permission for works that may otherwise not require consent. As this assessment is to establish land available for housing, which will require planning permission, there is no consequence to the Article 4.
- o Detailed assessment of potential site contaminants.

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

Open space; leisure & recreation

Site is NOT suitable for housing development X

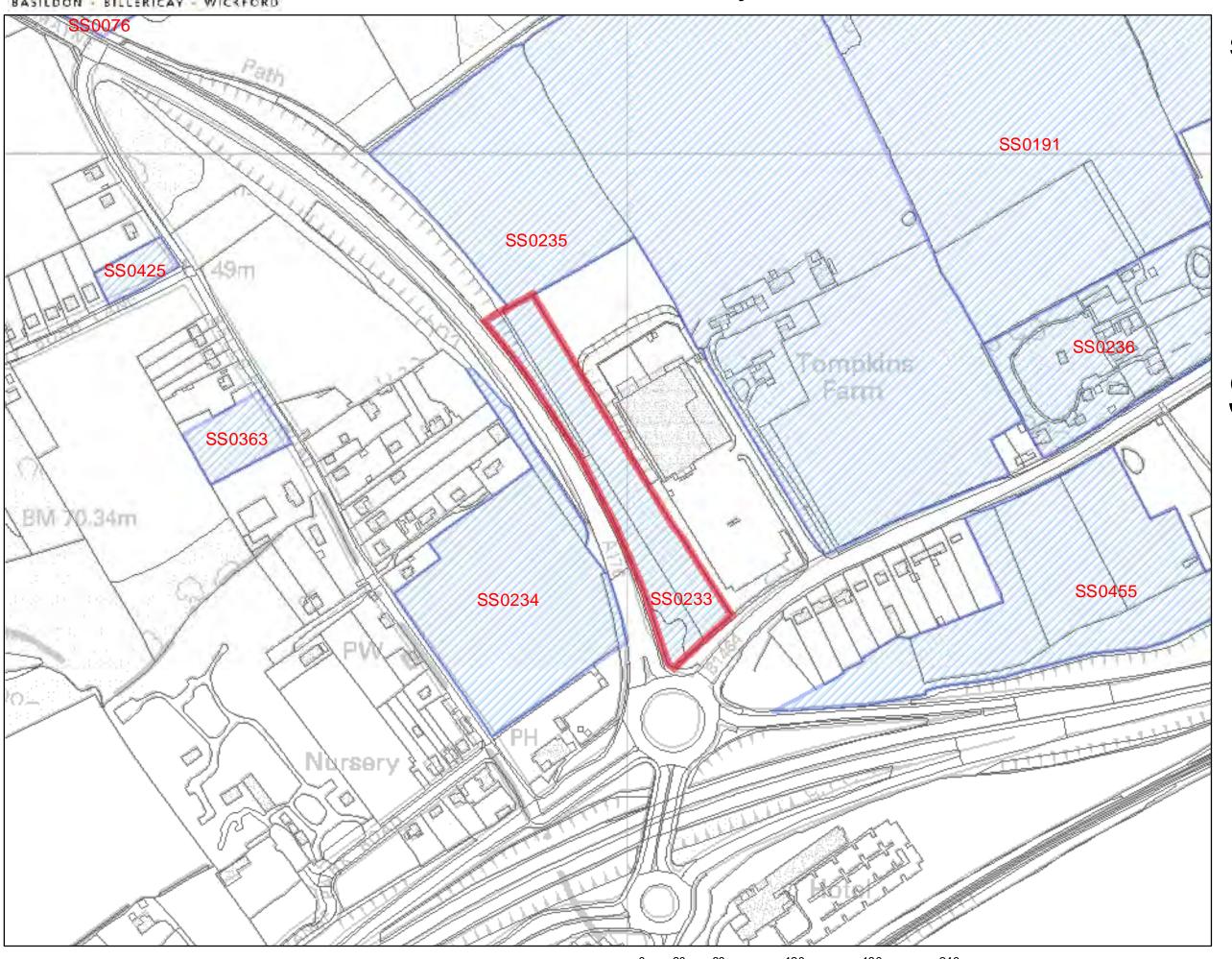
Reason(s) why site is suitable for housing:

The site is close to the boundary of the Basildon Borough and is not adjacent to the settlement area. Whilst there are residential properties and a pub close by, these are sporadic developments and are not considered a settlement. The site is also separated from these properties by a major physical constraint, the A176. For these reasons the site is deemed unsuitable for housing.

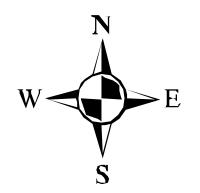
Is site available for development?	Whilst the site was submitted as part of the Call for
If yes, when?	Sites, the original landowner has now changed. The
	new landownership details are unknown, thus the site is
	unavailable.



Land East of Nethermayne, near Five Bells



SHLAA 2011/2012

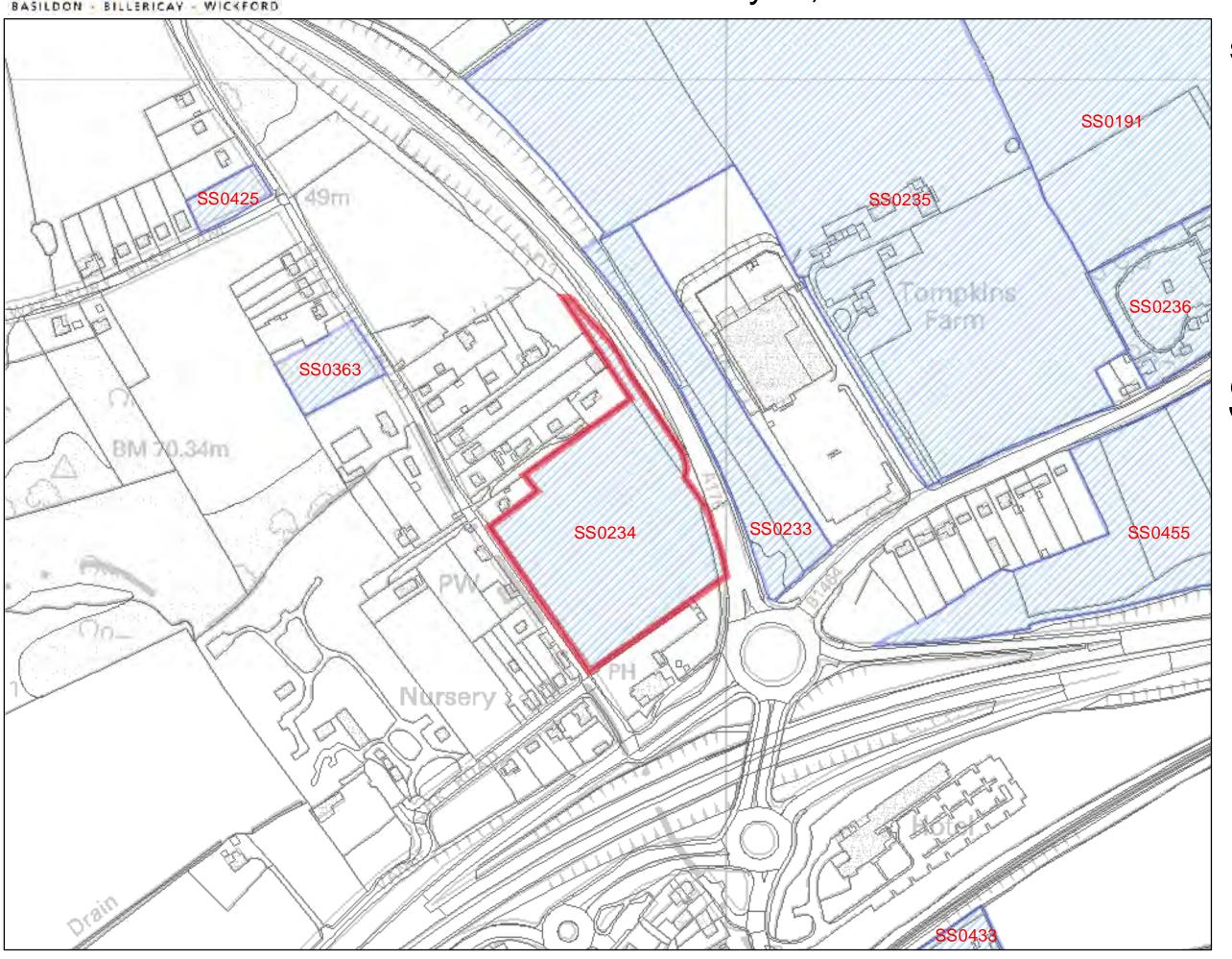


SHLAA Site Survey Form Part 1						
Address: Land west of Nether Five Bells, Basildon	ermayne, nea	r Site Area: 2.25ha	Current Use: Field			
Description of Site (includ	ina plannin	a status)		Site Access: E	Polls Hill Dood	
Largely square shaped field su	• .	•	ated on the west	Site Access.	Delis Hill Ruau	
side of Nethermayne, east of				Access to Ser	vices (distance	in m)
northwest of the Five Bells rou					: Vange primary	
Road. The Five Bells pub occ	upies land to	the south, while	st sporadic		ool: Woodlands	
residential properties occupy l	n this semi-rural	GPs / Health C	entre: >800m			
area.				•	d Centre: >800m	
					>800m (Basildor	•
The site is used to keep horse			stables (Bells		ace: Amenity sp	
Hill Stables), but the site is lar	gery arr oper	i neia.			ows Herne), Nat (Brickfields Rd),	
Development Plan – Allocated	as Green Re	olt in the Rasildo	n Local Plan		Cemetery <800	
1998.	as Green be	it in the basildo	ii Locai i iaii		, Country Park <	
					, Country Park <	
Planning History: none				` '	Primary), Outd	
Ownership:	- Public	Body?	No	, ,	on Golf Course).	
	- Privat	e Individual?	Yes	Bus Stop: <150		
	- Comp	any?	No	Railway Station	n: Basildon <>1	.6km
	- Unkno	own?	No			
Urban Area Site	No					
Green Belt Site	Yes	Area: 2.25				
Greenfield Site	Yes	Area: 2.25	ha			
Previously Developed Land	d No					
Site Constraints						
Areas excluded from the S		la.	Constraints th			
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No			Part of Site	No
2001 / 200 / 200 / 5	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No
	Part of Site	No			Part of Site	Yes
Land Matrice December (LND)	Within Buffe		Biodiversity Action Plan (BAP)		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No		on Plan (BAP)	Within	No
	Part of Site	No No	Priority Habitat		Part of Site	No
Flood Zone	Within Buffe		Drotootod Cnool	oc Alort Aron	Within Buffer	Yes Yes
Flood Zone		No	Protected Specie	es Alert Area		res
Washland		No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer	55 7 HOI C 7 H OU		1.55
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	No	Ground Water V			No
	', ', '		Area			-
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No
					Adj. To	No
Electricity D. I			12.4.25 00			
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	Yes
Immovable communications links		No	Potential Contar	minated Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ath (PRoW)		No
H.E.R – No matches	1		TPO			No
		- 			1	

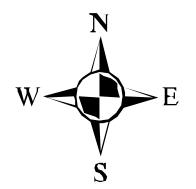
Address: Land west of Nethermayne, near Five Bells, Basildon	Site Area: 2.25ha	Current Use: Field	Site Ref: SS0234				
		Archaeological Finds	s Area	No			
Highway issues: No particular access problems, though development would increase traffic on this narrow country lane.							
 Constraints (description): Green Belt allocation in development SSSI Buffer Protected Species Alert area, 	: plan	 LoWS and BAP buffer setting of a listed building (Five Bells PH) Potential contaminated land – no intrusive investigation undertaken 					
Could the constraints be overcome? Yes, where green belt allocation is removed from development plan, where investigations into contaminated land and protected species are carried out and where BAP/LoWS/SSSI habitats respected. Setting of listed building also to be respected. Where significant access/higways issues could be overcome.							
What is the most suitable type of development for this site? Wildlife/recreational site, or agriculture. Submission also seeks consideration for use of site as a hotel or restaurant/pub use Site is NOT suitable for housing development X							
Reason(s) why site is / is not suitable for housing: The site is within the Green Belt and segregated from urban settlements. Development in a non strategic manner could undermine the principles of the Green Belt and encourage similar ad hoc development away from the established urban areas. Relatively isolated position, difficult to access without a car unless pedestrian linkages improved across Nethermayne.							
Is site available for development? If yes, when?	The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.						



Land West of Nethermayne, near five bells



SHLAA 2011/2012



SHLAA Site Survey F	omin all I		-				
Address: Land at Tompkins Farm, Lond	lon Road,	Site Area: 11.6ha	Current Use: Site Ref.: SS0235				
Vange							
Description of Site (includ				Site Access:			
Large farm site with farm buil		entre, split into	approximately				
three fields, divided by hedge	rows.				vices (distance	•	
The site is along to the 012/N	l		Ale 6		: Vange Primary	y School	
The site is close to the A13/N London Road. To the north is			<600m	aal. Waadlanda	Cohool		
sparse row of residential prop				<1500m	ool: Woodlands	301001	
Basildon Zoo site (which contains					entre: 0 within I	ouffer	
permission for residential dev					(Clay Hill Road		
retail park currently containing				<800m>1200n			
,	9				Basildon (>1600)m)	
The site contains a number of				Public Open Sp		,	
otherwise agricultural. The lar	nd is inclined s	teadily northw	ards.	Amenity Green			
					ng People Spac	e <400m	
Various applications relating t				Churchyard <4			
not determined); telecomm m	•		•	Civic Space <2			
development (BAS/892/90 – p				County Park 2k			
Ownership:	- Public E	ndividual?	No Yes	Education Field	s <400m -natural <800m	1	
	- Private		No	Outdoor sports		ı	
	- Unknov		No	Urban Park <2			
Urban Area Site	No	VIII	NO	Bus Stop: <400			
Green Belt Site	Yes	11.6ha			ı: Approx.1.4km	1	
Greenfield Site	Yes	10.77ha					
Previously Developed Land		0.83ha					
Site Constraints	<u> </u>	10.00					
Areas excluded from the S	HLAA		Constraints th	nat may affect	a site's viabili	ty	
Scheduled Monument	Within	No	Ancient Woodla		Within	No	
	Part of	No			Part of Site	No	
	Adj. To	No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	ites	Within	No	
	Part of Site	No	_		Part of Site	Yes	
	Within Buffer	Yes (SSSI)			Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Act	ion Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat		Part of Site	Yes	
	Within Buffer	No			Within Buffer	Yes	
Flood Zone		No	Protected Speci	es Alert Area		Yes	
Washland		No	Protected Speci	es Alert Area -		Yes	
Marshes Protection Area		No	10m Buffer				
Existing, developed	Within	No					
business/ industrial areas	Part of	No	Village Green &	Common Land		No	
	Adj. To	No	Ground Water Vulnerability Area			No	
Oil / Gas Pipelines		Yes (Oil)	Conservation A	rea	Within	No	
·					Adj. To	No	
Electricity Pylons		No	Listed Buildings		Within	No	
					Adj. To	No	
	ĺ	i			1 -	ı	
Immovable communications links		No	Potential Conta	minated Land	С		

Address: Land at Tompkins Farm, Lond Vange	Site Area: 11.6ha	Current Use: Agricultural	Site Ref.: SS0235		
400m buffer zone around wastewater/sewage treatment plants	No	Definitive Footpath (PRoW)			No
		TPO		TPO/01/52	Yes
		Archaeological Finds	s Area		No

Highway issues:

Constraints (description):

- o SSSI Buffer Site is close to three SSSI sites.
- o Oil pipeline through southeast field.
- Local Wildlife Site designation for a central field and 100m buffer for Wildlife Site designation for: Basildon Golf Course (northern part of the site); around land at All Saints Church (southeast area); and buffer along the western edge due to site between A176 and Homebase.
- o BAP designation for a central field and 100m buffer for BAP designation for: Basildon Golf Course (northern part of the site); around land at All Saints Church (southeast area); and buffer along the western edge due to site between A176 and Homebase.
- o Protected species alert area (entire site)
- o Green Belt
- o TPO 01/52 On boundary of northeast corner.
- o Likely existence of contamination no detailed assessment made

Could the constraints be overcome? Yes

- o SSSI Buffer Site survey to establish presence of protected species and action required.
- o Oil pipeline Design solution to avoid easements.
- o Local Wildlife Site and buffers Site surveys to establish presence of species and any action required.
- BAP designation design solution to avoid interfering with BAP area or survey to establish presence of any protected species.
- o Protected species alert area site survey to establish presence of any protected species and action required.
- o Green belt designation can be changed through LDF process.
- o TPO Design solution. TPOs are on northeast boundary, predominantly in neighbouring site.
- o Detailed assessment of potential site contaminants.

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

Agricultural; light industrial; residential.

Site is suitable for housing development X

Reason(s) why site is suitable for housing:

The site is not adjacent to the settlement boundary, but in combination with site (SS00191), it would be adjacent to the settlement boundary. Furthermore, the old Basildon zoo site has been granted planning permission for residential development and this would be adjacent to the site.

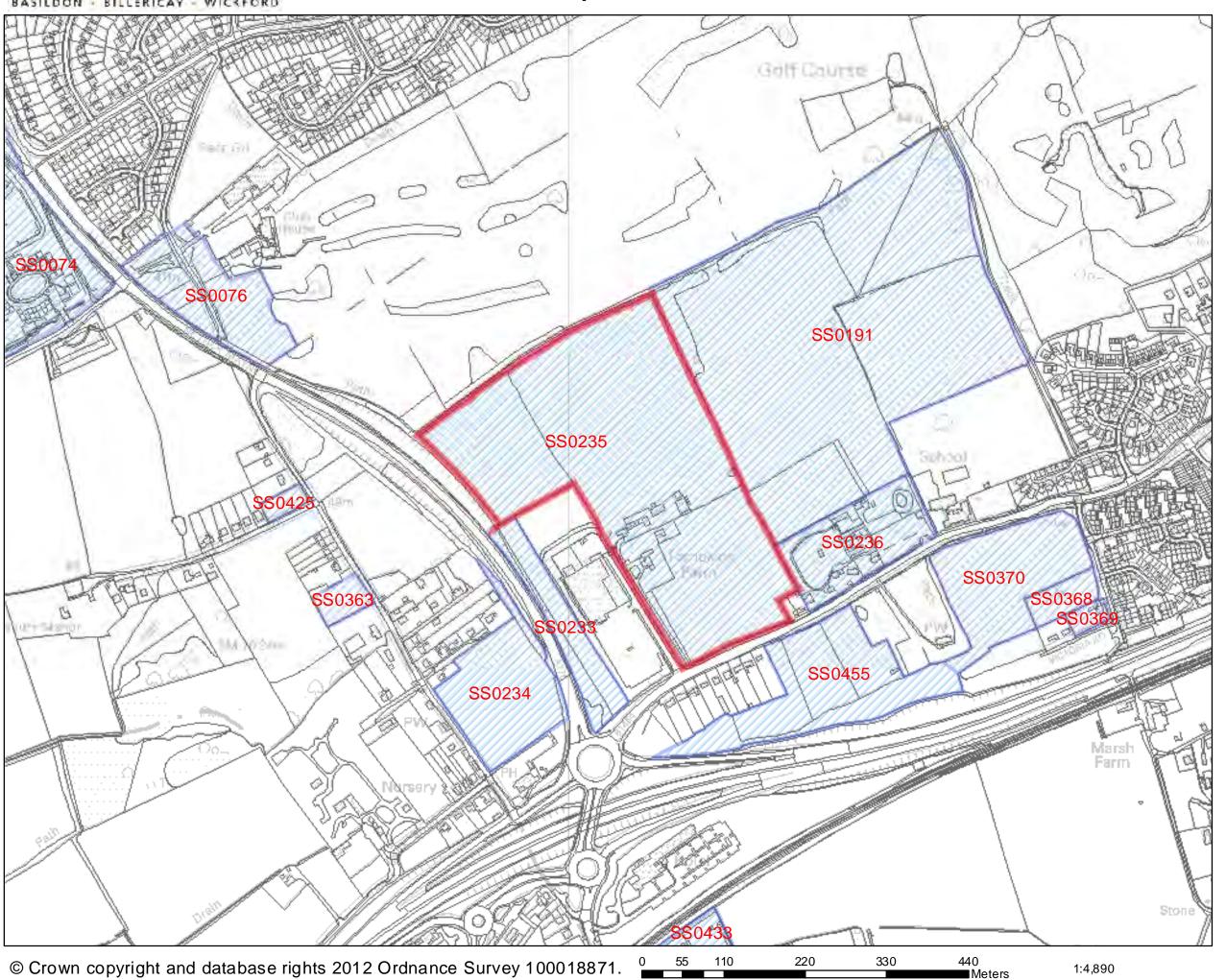
The site provides appropriate accessibility to a number of facilities, services and amenities, including bus connections and access to the highway network. A number of constraints require further investigation in regards to wildlife protection and contamination, and this assessment cannot determine these here. However, none necessarily make the site unsuitable prior to further site investigation.

Design solutions can be made to accommodate the oil pipeline and presence of the TPO.

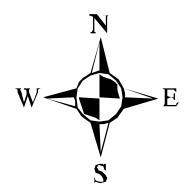
	V T 1 11 11 C 1 1 1
Is site available for development?	Yes. Timescale will need to allow for constraints,
If yes, when?	including the need to change Green Belt policy and
	development on the adjacent site (SS0191) which would
	be dependent on the development of the adjacent site
	at the old Basildon Zoo.



Land at Thompkins Farm,



SHLAA 2011/2012



SS0235

1:4,890

SHLAA Site Survey Form Part 1				
Address: Basildon zoo site, London road, Vange.	Site Area: 1.94ha	Current Use: Former Zoo (vacant)	Site Ref.: SS0236	
Description of Site (including planning status) The site is a rectangular parcel of land fronting London Road. The site has			Site Access: London Road, Vang	e
previously been used as a zoo. The site is within the green belt and surrounded by agricultural uses to the north and west, a school to the east and a Church to the south, on the opposite side of London Road.			Access to Service Primary School: Var Secondary School:	nge Primary <600m

Planning history:

Various applications between 1972-2002 related to the bungalow and zoo activities.

06/00434/OUT Residential development, revised access onto London Road and inclusion of car

parking spaces for adjacent primary school. Withdrawn 8 June 2006

08/01293/FULL Redevelopment of site in the form of 5 No. detached houses with associated roadway, garages, landscaping, and new access onto London Road, Withdrawn 22 December 2008

09/00313/FULL Redevelopment of site in the form of 5 No. detached houses with associated roadway, garages, landscaping, and new access onto London Road, Refused 11-06-09

09/00948/FULL Redevelopment of site in the form of 7 detached dwellings, garages, paddocks and access. Refused 16-12-09. Allowed on appeal. Not commenced as of January 2012.

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 < 400m; Children & Young People <400m

Churchyards < 400m Civic Space < 2km Country Park < 2km Education Fields < 400m Natural Open Space < 400m Outdoor Sports Facilities < 400m

Bus Stop: >500m

Railway Station: Basildon Approx.1.7km

Ownership:	- Public Body?		No
	- Private Individual?		No
	- Company?		No
	- Unknown?		Yes
Urban Area Site	No		
Green Belt Site	Yes	1.94ha	
Greenfield Site	Yes Approx.1.27ha		7ha
Previously Developed Land	No Approx. 0.67ha		67ha

Site Constraints

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

Address: Basildon zoo site, London road	Site Area : 1.94ha	Current Use: Former Zoo (vacant)	Site Ref.: SS0236			
				Adj.	То	No
Electricity Pylons	No	Listed Buildings		With	nin	No
				Adj.	То	Yes
Immovable communications links	No	Potential Contaminated Land C				
400m buffer zone around wastewater/sewage treatment plants	No	Definitive Footpath (PRoW)				Yes
		TPO			/01/52 & /08/10	Yes
		Archaeological Finds	S Area			No

Highway issues:

Direct access from London Road. No issues.

Constraints (description):

- o Gas pipeline buffer eastern side of the site.
- o Listed Building opposite All Saints Church.
- o Definitive footpath eastern boundary of the site.
- o Protective species alert area majority of the site.
- TPO/01/52 line of trees along western boundary
- o TPO/08/10 13 trees within the site.
- o UK BAP 100m buffer western boundary of the site.
- o SSSI 2km buffer
- o Green belt
- o Local Wildlife Site 100m buffer around Golf Course and with adjacent site to the west.
- o Likely existence of contamination no detailed assessment made (within 250m of infill)

Could the constraints be overcome? Yes (partially)

- o Gas pipeline Design solution to ensure easements remain clear.
- o Listed Building design solution to avoid detrimental impact on the setting of a listed building.
- o Definitive footpath Design solution to respect footpath.
- o Protective species alert area Site survey to test for presence of protected species
- o TPO/1/52 & TPO/08/10 Tree survey to establish trees worthy of protection; design solution; protection during construction; replanting.
- o UK BAP 100m buffer site survey to test for presence of protected species on site.
- o SSSI 2km buffer site survey to test for presence of protected species on site and appropriate action taken.
- o Green Belt Designation can be altered through the LDF process.
- o Local Wildlife Site Buffer site investigation for presence of protected or important species.
- Detailed assessment of potential site contaminants.

What is the most suitable type of development for this site? Open space; leisure / recreation; residential

Site is suitable for housing development X

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

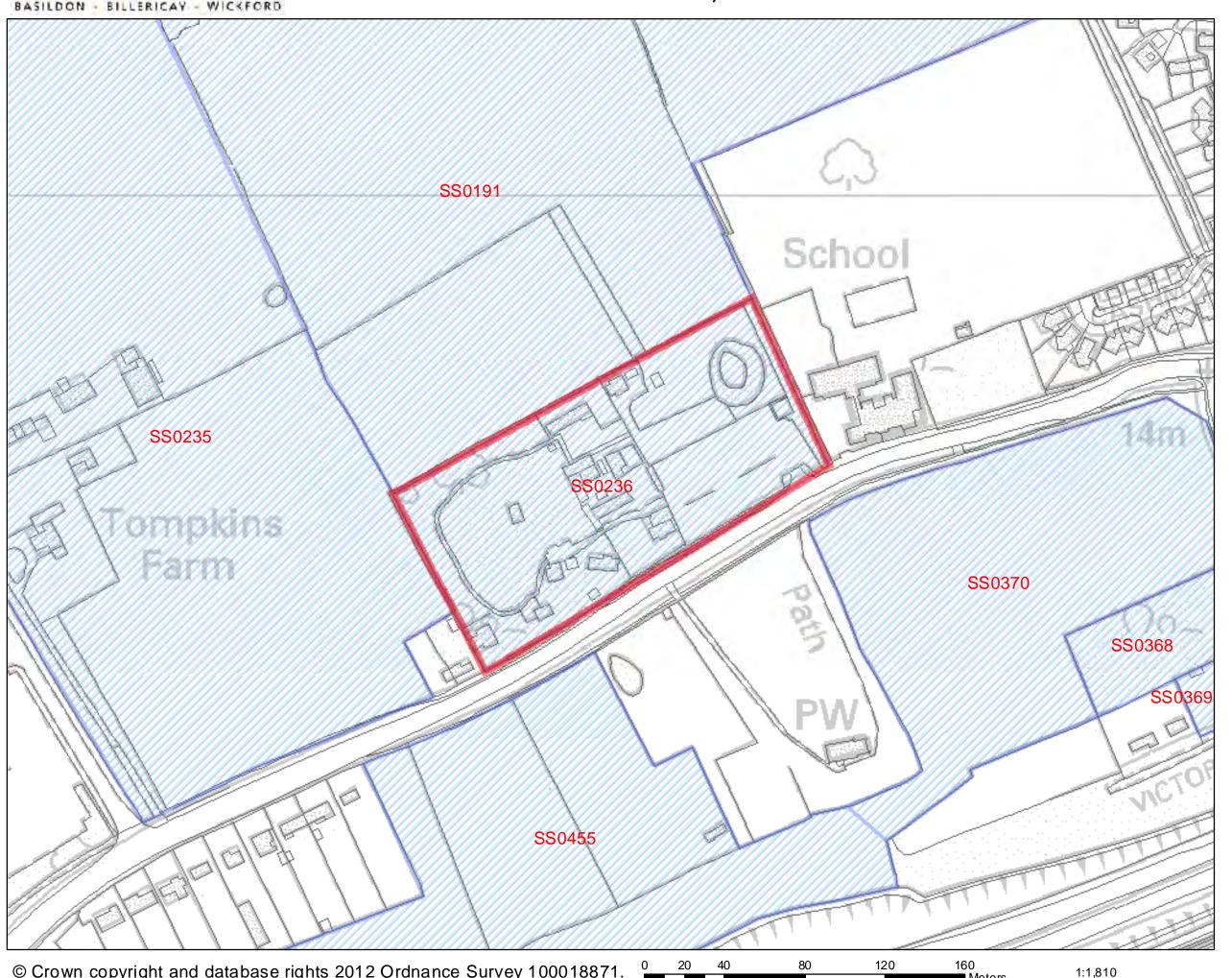
The site has obtained planning permission on appeal for 7 detached executive homes. The development of this site could provide road access to adjacent sites.

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.

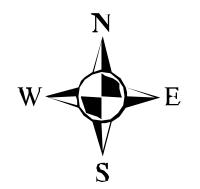
Is site available for development?	Yes. This is a permitted site and there is no indication
If yes, when?	that the site won't be delivered before its expiry.



Land at Basildon Zoo, London Road



SHLAA 2011/2012



Address: Brooklands, West of Hardings Elms Road, Crays Hill		Site Ref.: SS0237	
	grassland		

Description of Site (including planning status)

An irregular shaped piece of land occupied by one residential chalet to the south side, with detached outbuilding alongside. Farmland exists to the rear (west) beyond a strea,. There are kennels located to the south side and there is a public house/function building to the south east. Sporadic residential properties and a garden nursey exist to the east, beyond a further draingage ditch/stream. Land adjacent to the streams has been raised by earth bund levee's to reduce the risk of flooding from the adjoining streams. A large pond was being dug to th rear of the house at the time of the site visit.

Designated Green Belt in the Development Plan.

Planning History:

On site:

- 01/00657/FULL Granted New pitched roof to side room
- 97/00993/BAS Granted Close boarded fence to front boundary
- 96/01138/BAS Refused Office / Study Extension To Replace Existing Conservatory.
- 96/00520/BAS Grant Installation Of Roller Shutter And Doors
 On Out Building And Change Of Use From Tropical Fish Wholesale
 To Storage Of Vintage Cars For Hire
- 93/00541/FULL Granted Change of use from Games Room to Fish House for the storage of tropical fish and aquatic plants
- 91/00166/FULL Granted Proposed outbuilding

Ownership: - Public Body? No - Private Individual? Yes - Company? No - Unknown? No **Urban Area Site** No **Green Belt Site** Yes Area: 0.99ha Area: 0.90ha **Greenfield Site** Yes **Previously Developed Land** Area: 0.09ha Yes

Site Access: Hardings Elms Road

Access to Services (distance in m)

Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m

Town Centre: >800m

Public Open Space: within 400m and

800m

Bus Stop: 600m

Railway Station:>1600m

Site Constraints						
Areas excluded from the SHLAA			Constraints that may affect a site's viability			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat	Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		Yes	Protected Species Alert Area		Yes	
If yes, Zone 3?						
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green & Common Land		No	

Address: Brooklands, West of Elms Road, Crays Hill	of Hardings	Site Area: 0.99 ha	Current Use: Residential and grassland	Site Ref.: SS0237		
	Adj. To	No	Ground Water Vuli Area	nerability		Yes
Oil / Gas Pipelines		No	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		С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
Historic Environment Record – No records			TPO			No
			Archaeological Fin	ds Area		No
Highway issues: Access roa Transport Assessment realise objections). As the site consid Constraints (description): Whole of the site is sits within	d by ECC on E dered is of a d	Broad Location ifferent shape,				
Potential existence of contam			ment made:			
Protected species (including 1						
One are health development has						

Green belt designation.

Could the constraints be overcome? Only in part. **If yes, how?**

Application of PPS25 Sequential Test (using Level 1 SFRA report).

Intrusive investigation of the site to check on potential contamination and undertake remediation measures where necessary;

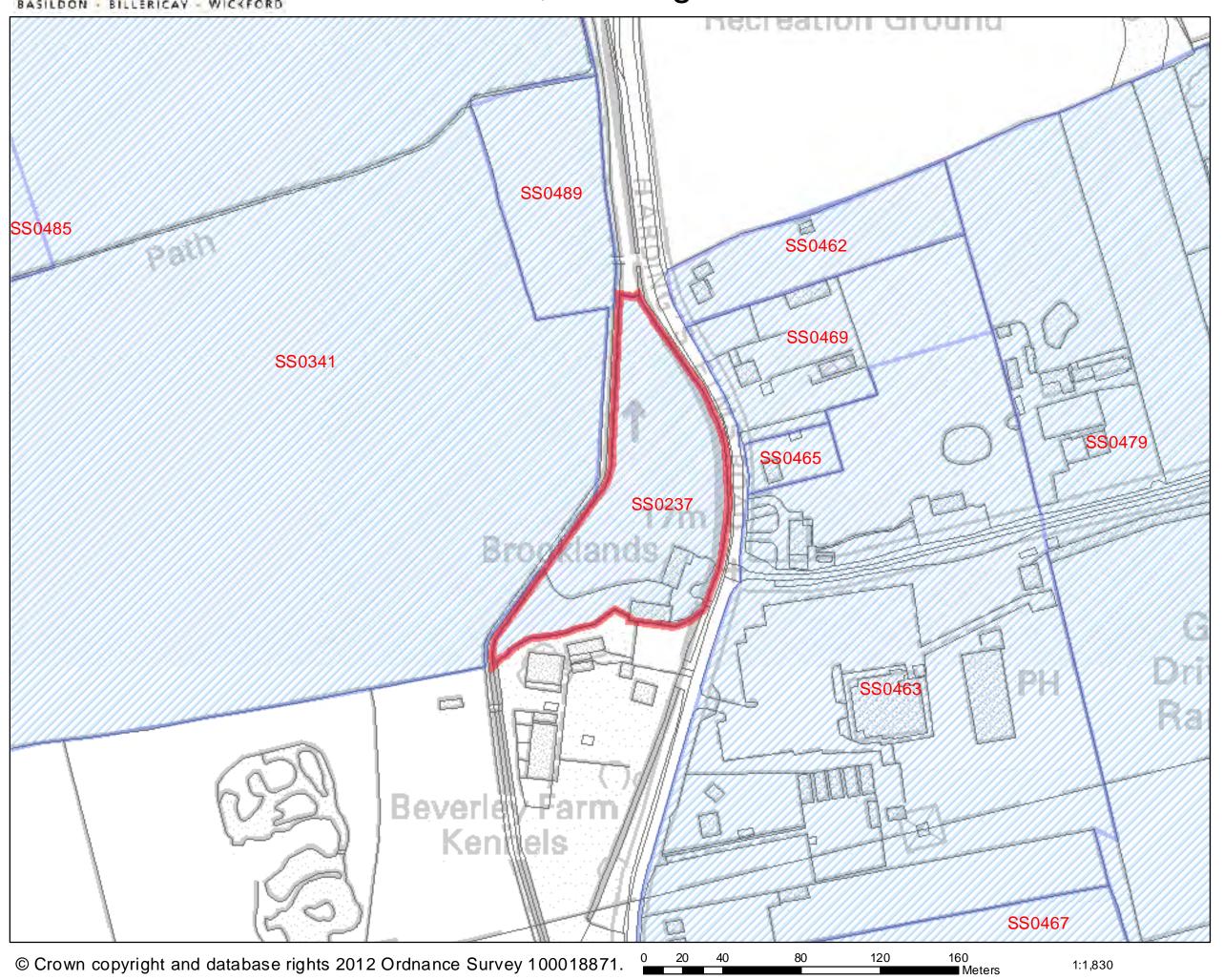
Mitigation measures to protect any species on site;

Review of Green Belt designation and review of the function of the green belt acting as a separation between Billericay and Basildon.

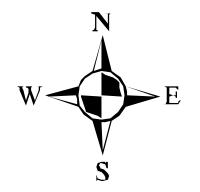
What is the most suitable type of development for this site? As existing, grassland, woodland, smallholding				
Site is not suitable for housing development X				
Reason(s) why site is / is not suitable for housing : Site is within Flood Zone 3. The site is not located within or adjacent to an established settlement which has adequate service provision and is therefore considered an unsustainable location.				
Is site available for development? If yes, when?	Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.			



Brooklands, Hardings Elms Road



SHLAA 2011/2012



Address:	Site Area:	Current Use:	Site Ref.:	
Land between Outwood Farm Road and Sunnymede, Billericay	20.6ha	Farmland, woodland, residential	SS0238	

Description of Site (including planning status)

A large, irregular shaped site located on the west and north sides of Outwood Farm Road, Billericay. The site is bounded by housing to the northwest, but is open to the countryside on all other sides. The land essentially comprises three arable fields separated by a stream and hedgerows, a small copse, the extended rear gardens of three properties in Outwood Common Road and two residential properties in Outwood Farm Road. The land falls gently to the south and east, with the stream running through the centre of the site from NW to SE. Hedgerows, trees, including large standards are likely to be worth retaining.

Development Plan – Allocated as Green Belt in the BDLP 1998 Planning History:

- BAS/0015/57 Residential development Refused 08.03.1957 on green belt grounds/ land is reserved for rural/agricultural purposes.
- BAS/0303/58 Residential Refused 06.06.1958 on GB grounds.
- BAS/414/60 Outline residential development Refused 07.06.1960 on green belt grounds.
- BAS/0675/61 Residential on land at Ivy Bungalow Refused 16.06.1961 on GB grounds/ land reserved for agricultural purposes.
- BAS/0132/62 Remove top soil to a depth of 4 inches from fields 252/257 – Granted, subj to contour/plough condition 1.07.1962
- BAS/1590/62 Residential Refused 05.02.1963 on GB grounds.
- BAS/0002/65 Removal of top soil land in Outwood Farm Road -Granted subject to contouring/ploughing condition 07.05.1965
- BAS/0696/65 Demolition of bungalow and replacement with road access to serve two new dwellings serving a proposed nursery and a smallholding at Ivy Bungalow, Outwood Common Road

 – Refused 16.09.1965 on GB grounds and harm to residential amenity.
- BAS/0161/70 Outline residential development Refused 01.06.1970 on green belt grounds, overloading of Outwood Common sewerage works and insufficient highway infrastructure to cope with the additional traffic.
- BAS/0265/73 Outline residential (48.7acreas) refused 20.03.1973 on green belt grounds, overloading of Outwood Common sewerage works and insufficient highway infrastructure to cope with the additional traffic.
- RD BAS/0538/77 Residential development (48.7acreas) refused 11.08.1977 on green belt grounds, overloading of Outwood Common sewerage works, surface water drainage and insufficient highway infrastructure to cope with the additional traffic.
- RD BAS/0539/77 Residential development (48.7acreas) refused 11.08.1977 on green belt grounds, overloading of Outwood Common sewerage works, surface water drainage and insufficient highway infrastructure to cope with the additional traffic.
- BAS/1680/87 Residential Development Refused 28.01.1988 on green belt grounds, overloading of Outwood Common sewerage works, surface water drainage and insufficient highway infrastructure to cope with the additional traffic. Appeal dismissed
- BAS/1681/87 Residential Development Refused on green belt grounds, overloading of Outwood Common sewerage works, surface water drainage and insufficient highway infrastructure to cope with the additional traffic. Appeal dismissed
- BAS/0790/90 Golf driving range with driving shed, pro shop/office and car park – Refused 26.10.1990 on GB grounds, loss of attractive open countryside and harm to residential amenity. Appeal dismissed 25.04.1991

Ownership: - Public Body? No

Site Access:

Outwood Common Road and Outwood Farm Road

Access to Services (distance in m)

Primary School: 600m (Sunnymede 300m to 700m)

Secondary School: Mayflower, St. John's and Billericay School <>1500m (1.4km to 1.85km)

GPs / Health Centre: 0 (Grange Parade

>800m (0.9km to 1.8km)) Neighbourhood Centre: 1 (Morris Avenue) <800m

Town Centre: Billericay >800m (1.5km

to 12km)

Public Open Space: Amenity Space <>400m;

Children and young people space

< > 400m

Country Park >2km;

Educational field <800m

Natural and Semi-Natural open space <>800m;

Outdoor sports facilities >2km Urban Park <>2km.

Bus Stop: 100m- 200m

Railway Station: Billericay >1.6km

(1.7km to 2.1km)

Address: Land between Outwood Farm Road and Sunnymede, Billericay		Site Area: 20.6ha	Current Use: Farmland, woodland residential	Site Ref.: SS0238	
	- Private	Individual?	Yes	•	
	- Compan	ıy?	No		
	- Unknow	n?	No		
Urban Area Site	No				
Green Belt Site	Yes	Area: 20.6	ha		
Greenfield Site	Yes	Area: 20.4	5ha		
Previously Developed Land	Yes	Area: 0.15ha			
Site Constraints					
Areas excluded from the SHLAA			Constraints that	may affect a site	's viability

Site Constraints								
Areas excluded from the S	HLAA		Constraints that may affect a site's viability					
Scheduled Monument	Within	No	Ancient Woodland	Within	No			
	Part of	No	1	Part of Site	No			
	Adj. To	No	l	Within Buffer	No			
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No			
	Part of Site	No	1	Part of Site	No			
	Within Buffer	Yes	1	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	1	Within Buffer	No			
Flood Zone If yes, Zone 3? □	*Though may be affected by Surface Water	No*	Protected Species Alert Area		Yes			
Washland		No	Protected Species Alert Area –		Yes			
Marshes Protection Area		No	10m Buffer					
Existing, developed	Within	No	1					
business/ industrial areas	Part of	No	Village Green & Common Land		No			
	Adj. To	No	Ground Water Vulnerability Area		Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No			
				Adj. To	No			
Electricity Pylons	*though a line	No*	Listed Buildings	Within	No			
	of telegraph poles pass through site			Adj. To	No			
Immovable communications links		No	Potential Contaminated Land	С				
400m buffer zone around wastewater/sewage treatment plants		Yes	Definitive Footpath (ProW)		Yes			
			TPO – Woodland W1 (Mixed Ash, Oak and Hazel)	TPO/16/93	Yes			

Highway issues: Narrow country lane of Outwood Farm Road would need to be widened and upgraded, as well as other local roads to cope with the additional vehicle usage that would arise from strategic development of the site GREEN

Constraints (description):

- Green Belt allocation in development plan
- TPO trees and woodland
- Electricity lines runs through the site
- Protected species alert area
- Significant ground water vulnerability area
- Eastern part of site within 400m Sewerage Works buffer

TPO/7/82

No

- Area along central ditch susceptible to surface water flooding
- Definitive footpath alongside central stream/ditch
- Sewerage pipeline runs through the site
- SSSI 2km buffer

T1 to T59 (Oak and Ash)

Archaeological Finds Area

Could the constraints be overcome? Yes, in part

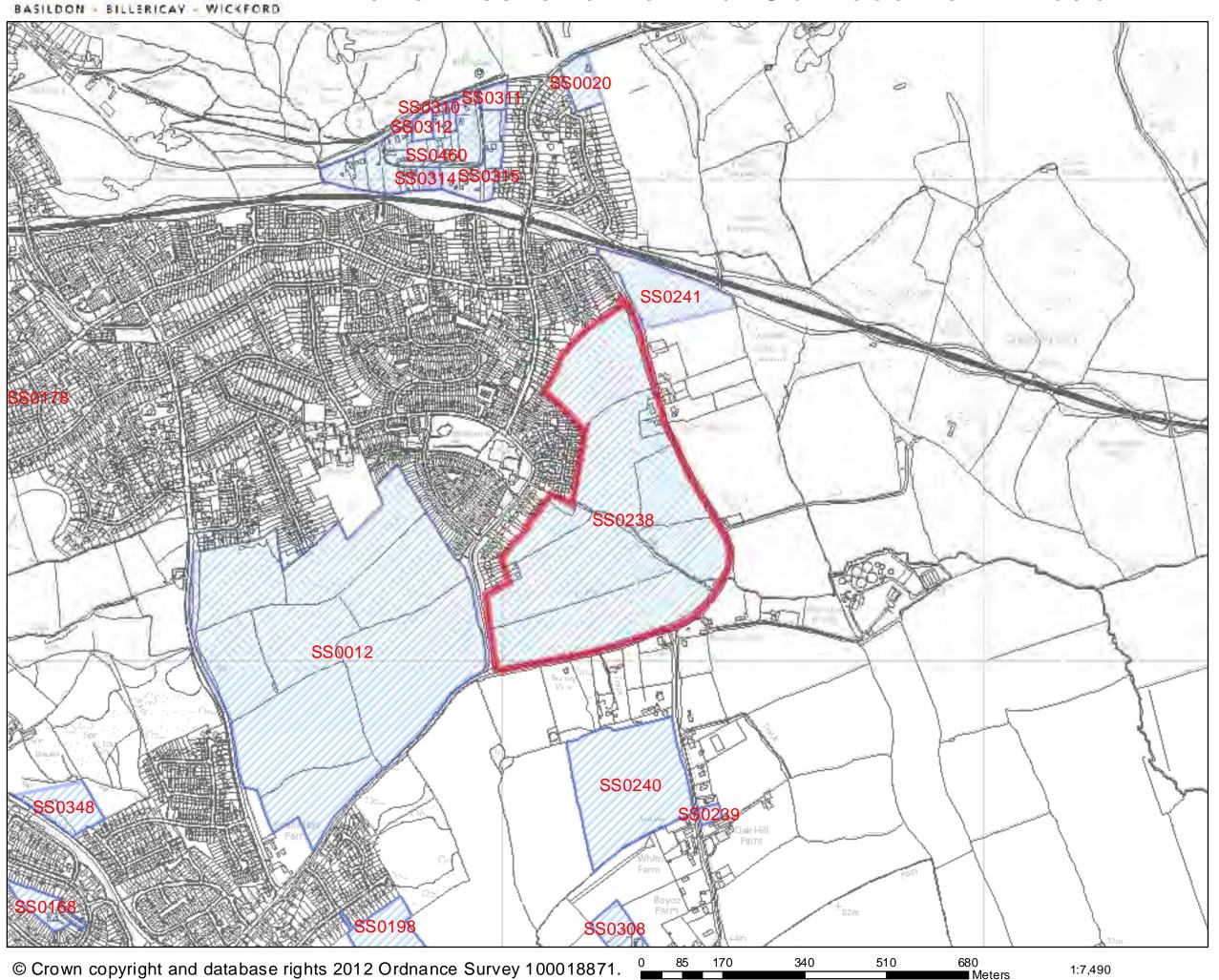
• (Sewerage works buffer, sewer pipe, definitive footpath and TPOs) - Positions respected through a design solution

Address: Land between Outwood Farm Road and Sunnymede, Billericay	Site Area: 20.6ha	Current Use: Farmland, woodland, residential	Site Ref.: SS0238					
 (Ground water vulnerability) – Suitable management or engineering solution (eg. SUDS, sewerage works upgrade, highway network upgraded) (Green Belt) – Designation of green belt can be reviewed through LDF process. (SSSI and Protected Species Alert Area) – Investigate species throughout the site. (Electricity Line) – Can be considered or rerouted. 								
What is the most suitable type of dever Farmland, open space or residential	lopment for	this site?						
Site is suitable for housing developme	nt x							
Reason(s) why site is suitable for housing: The site is adjacent to the edge of the settlement boundary, with reasonable access to a few amenities, facilities and services including transport connections. There are no planning constraints that wholly reduce the suitability of the site for development.								
However, there are a number of constraints detailed studies in order to determine whet			0	hrough more				

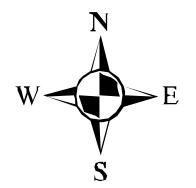
dotailed stadies in craci to determine whether the site is	miportant for local Wilding.
Is site available for development?	Yes. The site was put forward as part of the Call for Sites
If yes, when?	process by the landowner. Timeframe reflects the need
	for change in Green Belt policy.



Land West and North of Outwood Farm Road



SHLAA 2011/2012

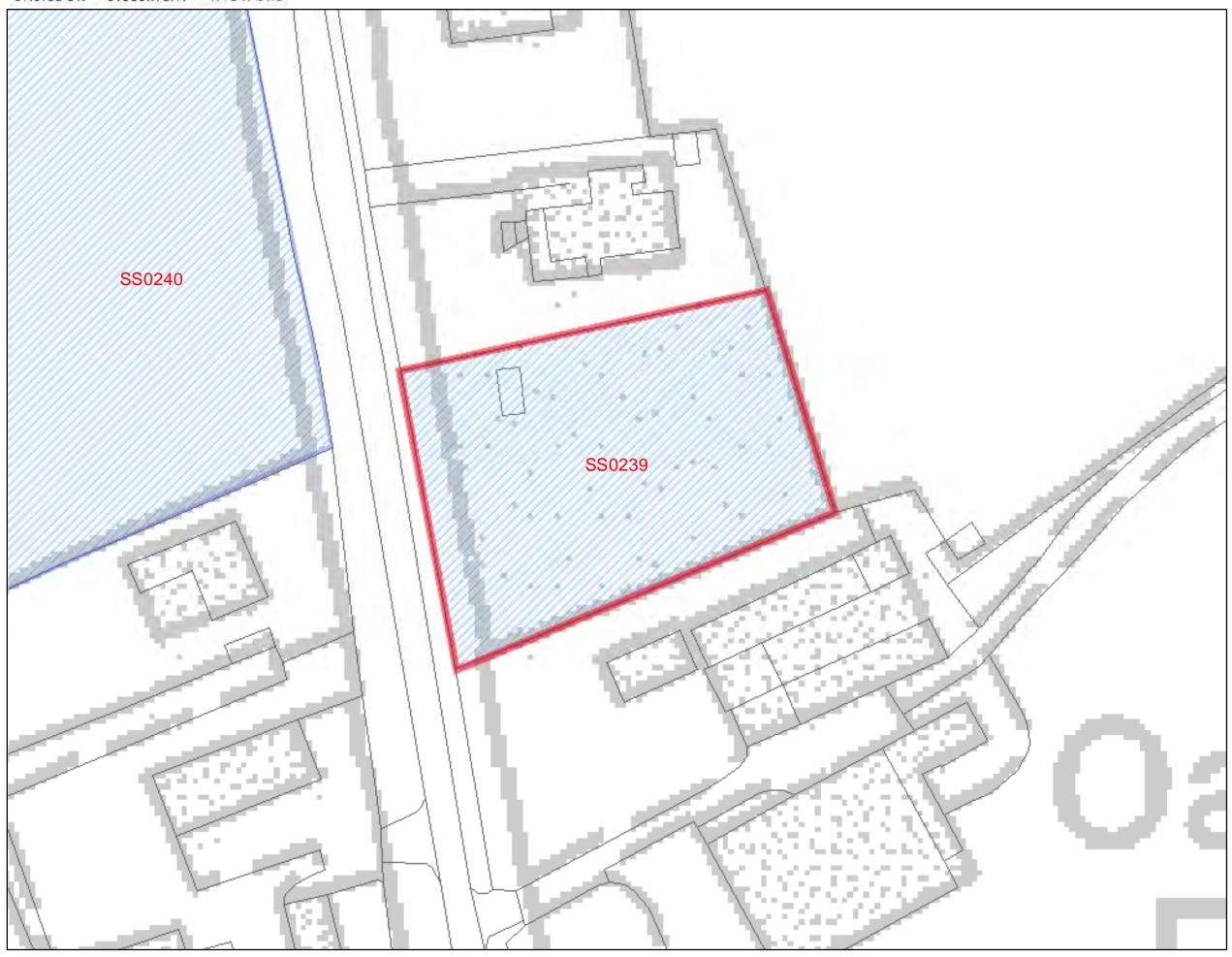


Address: Land at The lodge, Road, Great Burstead, Billerica		es Farm	Site Area: 0.14ha	Current Use: Residential garden Site Ref.: SS0239					
Description of Site (including planning status)						Site Access:			
Site is a small parcel of land t Lodge. It is roughly rectangul comprises several sporadic re is semi-rural in character and several shed structures along No planning history.	ar an siden withi	d fronts of tial proper n the Gree	nto Coxes Far ties on large en Belt. The s	m Road, which plots. The area ite contains	Prin Sun 900 Sec >15 GPs	cess Farm Rocess to Ser nary School anymede Jui m) ondary School 500m (appros 4 Health Coghbourhood	vices : St. nior > ool: E ox. 18 entre	Peter's RC a >600m (app Billericay Sc B00m) : 0	and rox. 700-
Ownership:		- Public B	odv?	No		vn Centre: E)
,			Individual?	Yes		lic Open Sp		ouj (* =)	
		- Compan	y?	No	Edu	icational Fie	ld <8	300m;	
		- Unknow		No					
Urban Area Site		No				Stop: >500			Coxes Fm
Green Belt Site		Yes	Area: 0.14	ha	Rd.	& Southend	d Roa	ıd)	
Greenfield Site		No	Area: 0.14	ha	D-"	o., C1-1!		lema	
Previously Developed Land	d	Yes			Rail	way Station	1: >2	km	
Site Constraints									
Areas excluded from the S	HLA	A		Constraints th	nat n	nay affect	a sit	e's viabilit	y
Scheduled Monument	With	nin	No	Ancient Woodla	nd		With	nin	No
	Part	of	No			Part	of Site	No	
	Adj.	То	No				With	nin Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With	nin	No	Local Wildlife Si	tes		With	nin	No
	Part	of Site	No				Part	of Site	No
	With	nin Buffer Yes (SSSI)					With	nin Buffer	No
Local Nature Reserve (LNR)	With	nin	No	Biodiversity Action Plan (BAP) Priority Habitat		With	nin	No	
	Part	of Site	No			Part	of Site	No	
	With	nin Buffer	No				With	nin Buffer	No
Flood Zone If yes, Zone 3? □			No	Protected Speci	es Al	ert Area			No
Washland			No	Protected Speci	es Al	ert Area -			No
Marshes Protection Area			No	10m Buffer					
Existing, developed	With	nin	No						
business/ industrial areas	Part	of	No	Village Green &	Com	mon Land			No
	Adj.	То	No	Ground Water \ Area	/ulne	rability			No
Oil / Gas Pipelines			No	Conservation Ar	rea		With	nin	No
							Adj.		No
Electricity Pylons			No	Listed Buildings			With		No
							Adj.	To	No
Immovable communications links			No	Potential Contai	mina	ted Land		В	
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footpath (PRoW)		(PRoW)			No
H.E.R – No records				TPO		·			No
				Archaeological I					No
Highway issues: No footway site, however unsustainable disconstraints (description):					r hig	hway conce	erns ç	given the so	ale of the

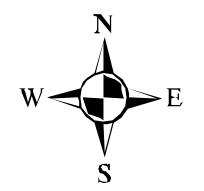
	Site Area: 0.14ha	Current Use: Residential garden	Site Ref.: SS0239						
 SSSI buffer (<2km from Norsey Wood). Green Belt allocation in development plan 									
 Could the constraints be overcome? Yes SSSI buffer is of little consequence due to intervening roads and the use of the site as a residential garden. Green Belt designation can be altered through policy assessments. 									
What is the most suitable type of develo			mallholding/woo	odland					
		Site is NOT suitable for housing development X							
Reason(s) why site is not suitable for housing: The site is not within the settlement boundary; notwithstanding there are a number of properties along Coxes Farm Road. Although there are no physical constraints that make the site unsuitable for development, the location is sufficient to make the site unsuitable. Equally, the site is not within suitable distances of most services, amenities or facilities, including for access to convenience goods and transport connections.									
Is site available for development? If yes, when?		Yes. The site was p Sites process by the	•	irt of the Call for					



Land at the Lodge, Coxes Farm Road



SHLAA 2011/2012



Address:			Site Area: 5.37ha	Current Use:	Site Ref.: SS0240		
Land north of Jostan, Coxes F Great Burstead, Billericay.	arm K	oau,	5.37Na	Agricultural	330240		
Description of Site (includ	ing pl	anning s	tatus)		Site Access:	Coxes Farm Roa	ıd
Large square parcel of agricul			vices (distance				
Billericay, within the Green Be			: St. Peter's RC				
residential properties, including						ool: Billericay Sc	hool
facing the site and to the nort The land falls gently to the so			wnat is a ser	mi-rurai area.	>1500m	entre: 0 within 8	100m
The land rails gently to the so	utnwe	31.				d Centre: 1 (Mor	
Development Plan: Allocated	as Gre	en Belt in	the Basildon	Local Plan	Avenue) 800m	•	113
1998	us 010	on Bolt in	the Bashach	Local Flair		Billericay (~1.8kı	m)
					Public Open Sp		,
Planning history: None					·	Space = $800m$;	
Ownership:	-	Public Bo	odv?	No		i-natural = 800m	ì
	_		ndividual?	Yes		facilities = 2km	
	-	Company		No]		
	_	Unknowr		No	Bus Stop: > 50		
Urban Area Site		No			Railway Station	n: >2km	
Green Belt Site		'es	Area: 5.37I	ha			
Greenfield Site	Υ	'es	Area: 5.37l	ha			
Previously Developed Land	d N	No.					
Site Constraints							
Areas excluded from the S	HLAA			Constraints th	at may affect	a site's viabili	ty
Scheduled Monument	Withir	n	No	Ancient Woodland		Within	No
	Part c	of	No				No
	Adj. T		No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	tes	Within Part of Site	No
	Part c		No				No
		n Buffer	Yes (SSSI)			Within Buffer	No
Local Nature Reserve (LNR)	Withir		No	Biodiversity Action Plan (BAP)		Within Part of Site	No
		of Site	No	Priority Habitat	riority Habitat		No
	Withir	n Buffer	No			Within Buffer	No
Flood Zone			No	Protected Specie	es Alert Area		Yes
If yes, Zone 3? □			1	5			
Washland			No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area	\ \ / ! + lo ! .	_	No	10m Buffer			
Existing, developed business/ industrial areas	Within		No	Villaga Craam 0	Common Land		No
business/ industrial areas	Part c		No	Village Green &			No Yes
	Adj. T	10	No	Ground Water V Area	umerability		res
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
						Adj. To	Yes
Immovable communications links			No	Potential Contar	ninated Land	В	
400m buffer zone around			No	Definitive Footp	ath (PRoW)		No
wastewater/sewage				·			
treatment plants							
H.E.R – Oak Hill Farm Barn (o	pposit	e)		TPO			No
				Archaeological F	inds Area		No
Highway issues:							

Address:	Site Area:	Current Use:	Site Ref.:	
Land north of Jostan, Coxes Farm Road,	5.37ha	Agricultural	SS0240	
Great Burstead, Billericay.				

Easy access onto Coxes Farm Road, although this road may not be suitable for large volumes of traffic. No footway and difficult to reach public transport.

Constraints (description):

- Adjacent to Listed Building (Oak Hill Farm, Coxes Farm Road, Billericay)
- Ground water vulnerability for the southern part of the site
- SSSI 2km buffer
- Hedgerows on each boundary
- Protected species area and protected species buffer on southern boundary and northwest corner of site
- Drainage ditch / stream on southern boundary.
- Green Belt

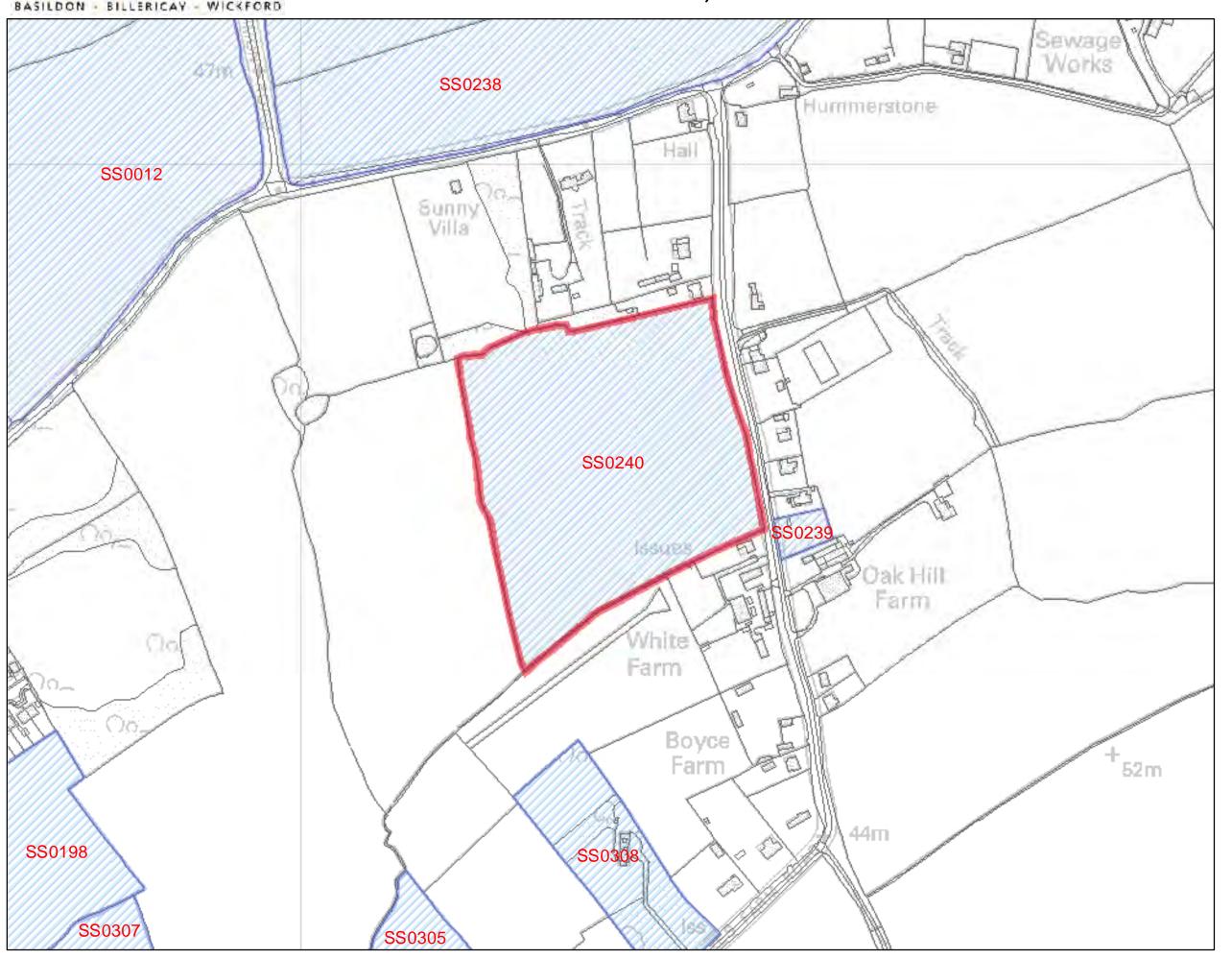
Could the constraints be overcome? Yes

- (Listed building) Listed building is on the opposite side of the road, although a design solution could reduce impact or compliment the setting of the building.
- (Ground water vulnerability and drainage ditch) Design solution to avoid construction along the southern boundary; SUDS; engineering solution.
- (SSSI, protected species and hedgerows) Species study to check flora and fauna on the site, with protection or relocation as appropriate.

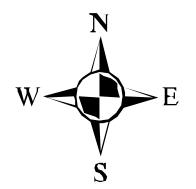
 Green belt designation can be altered through LDF policy decisions. 							
What is the most suitable type of development for this site? None.							
Site is NOT suitable for housing development X							
Reason(s) why site is not suitable for housing: Site is not within or adjacent to the settlement boundary; the site is not within suitable distances of many amenities, facilities and services, including transport connections.							
Is site available for development? If yes, when? Yes. The site was put forward as part of the Call for Sites process by the landowner.							



Land North of Jostan, Coxes Farm Road



SHLAA 2011/2012



SHLAA Site Survey F	orm Part 1					
Address: Land North of Tuscarona, Out Road, Billericay	twood Farm	Site Area: 2.14ha	Current Use: Farmland	Site Ref.: SS0241		
Description of Site (includ Triangular shaped parcel of an Outwood Farm Road, Billerica settlement. The site adjoins the the north, Moses Spring Wood field to the south. A short run further open farmland to the	rable farmland by, at the easter the London Live d to the east and of residential p	located on the rn extent of the erpool Street rnd the remain properties lie to	ne Billericay railway line to der of an arable	Site Access: Outwood Farm I Access to Serv		
Development Plan – Allocated Plan 1998	l as Green Belt	in the Basildo	n District Local			
Planning History: BAS/608/56 – Resider grounds that the area purposes and forms personal purposes are also and personal purposes. Plant purpose are also and personal	a is reserved for part of the Green application for an grounds of hand detriment and the railway and the railway and the railway bus of harm to be Development of Development of Development of District Plansidential units of the paragraph of Farm Road, Belt grounds, in paragraph of diside a firm and illericay and managraph of the paragraph of th	r rural and agen Belt. or a detached narm to the opto the Green ows at land bey, Billericay – Ithe Green Belt Control Policy reparation of and insufficie tached houses Billericay – Re Appeal dismis of his report to the Green Belt Control Policy reparation of and insufficie tached houses Billericay – Re Appeal dismis of his report to the control Policy reparation of the control Policy report to the c	dwelling – ben rural Belt. etween Refused t, contrary to Statement for the Essex I Outwood Farm of harm to the nt parking. s and garage at fused ssed 16.10.1985. that: 'In my ed boundary to ant contribution			
Ownership:	- Public B - Private - Compar	Individual?	No Yes No			
	- Unknow		No			
Urban Area Site	No					
Green Belt Site	Yes	Area: 2.14				
Greenfield Site	Yes	Area: 2.14	ha			
Previously Developed Land	d No					
Site Constraints						
Areas excluded from the S				at may affect a		<u> </u>
Scheduled Monument	Within Part of Adj. To		Ancient Woodlai		Within Part of Site Within Buffer	
SSSIs/ SACs / SPAs / Ramsar			Local Wildlife Sit		Within	
Joons, Jinos / Ji ris / Italiisal	Part of Site		Local Whalle Sh	-	Part of Site	
	Within Buffer		1	H	Within Buffer	

Biodiversity Action Plan (BAP)

Within

Local Nature Reserve (LNR)

Within

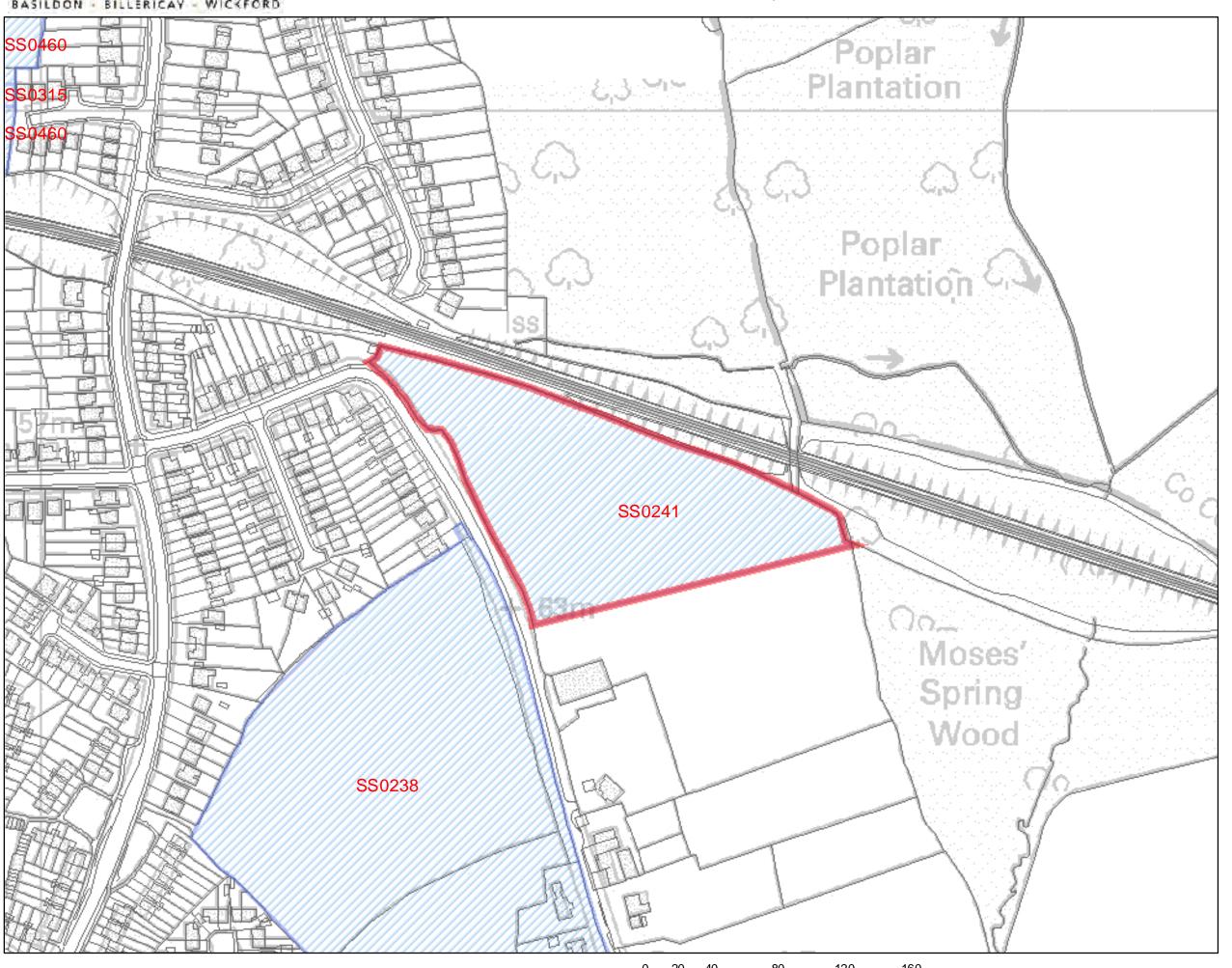
Address: Land North of Tuscarona, Outwood Farm Road, Billericay		Site Area: 2.14ha	Current Use: Farmland	Site Ref.: SS0241		
	Part of Site		Priority Habitat		Part of Site	
	Within Buffer				Within Buffer	
Flood Zone			Protected Species A	lert Area		
If yes, Zone 3? □			Doods at all Consider A	1 t A		
Washland			Protected Species A 10m Buffer	ilert Area -		
Marshes Protection Area Existing, developed	Within					
business/ industrial areas	Part of		Village Green & Cor	nmon Land		
The state of the s	Adj. To		Ground Water Vulne Area			
Oil / Gas Pipelines			Conservation Area		Within	
·						
Electricity Pylons			Listed Buildings		Within	
3 3					Adj. To	
Immovable communications links			Potential Contamina	ated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)		
-	1		TPO			
			Archaeological Find	s Area		
Highway issues:	-				-	
Constraints (description):						
Could the constraints be o	overcome?		.1			
What is the most suitable	type of deve	lopment for	r this site?			
Site is NOT suitable for he	ousing develo	pment X				
Reason(s) why site is not	suitable for	housing:	l			

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

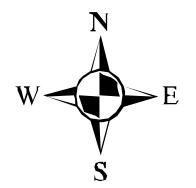
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land North of Tuscarona, Outwood Farm Rooad



SHLAA 2011/2012



Address: Cranfield House, Cranfield Park Road, Wickford	Current Use: Dwelling, kennels,	Site Ref: SS0242	
	field/wood		

Description of Site (including planning status):

Large irregular shaped site located on the west side of Cranfield Park Road, Wickford, south of the Fairway. The site lies within a plotlands area Primary School: >600m close to sporadic residential development in a semi-rural setting to the south of the settlement of Wickford. The site comprises a detached house and several outbuildings used for boarding kennels. A long bardn towards the rear of the site is also used for storage.

Development Plan – allocated as Green Belt in the Basildon Local Plan 1998.

Planning History:

- Various planning applications for kennels/cattery associated uses, outbuildings and extensions from the 1970's onwards.
- Detached chalet r/o Cranfield House Refusd 1981
- BAS/1482/85 Outline residential development refused, appeal dismissed 1986.

Site Access: Cranfield Park Road
Access to Services (distance in m

Secondary School: >1500m GPs / Health Centre: <>800m

Local Centre: >800m Town Centre: >800m Public Open Space: <800m

Bus Stop: 700m

Railway Station: >1.6km Wickford

(2.4km)

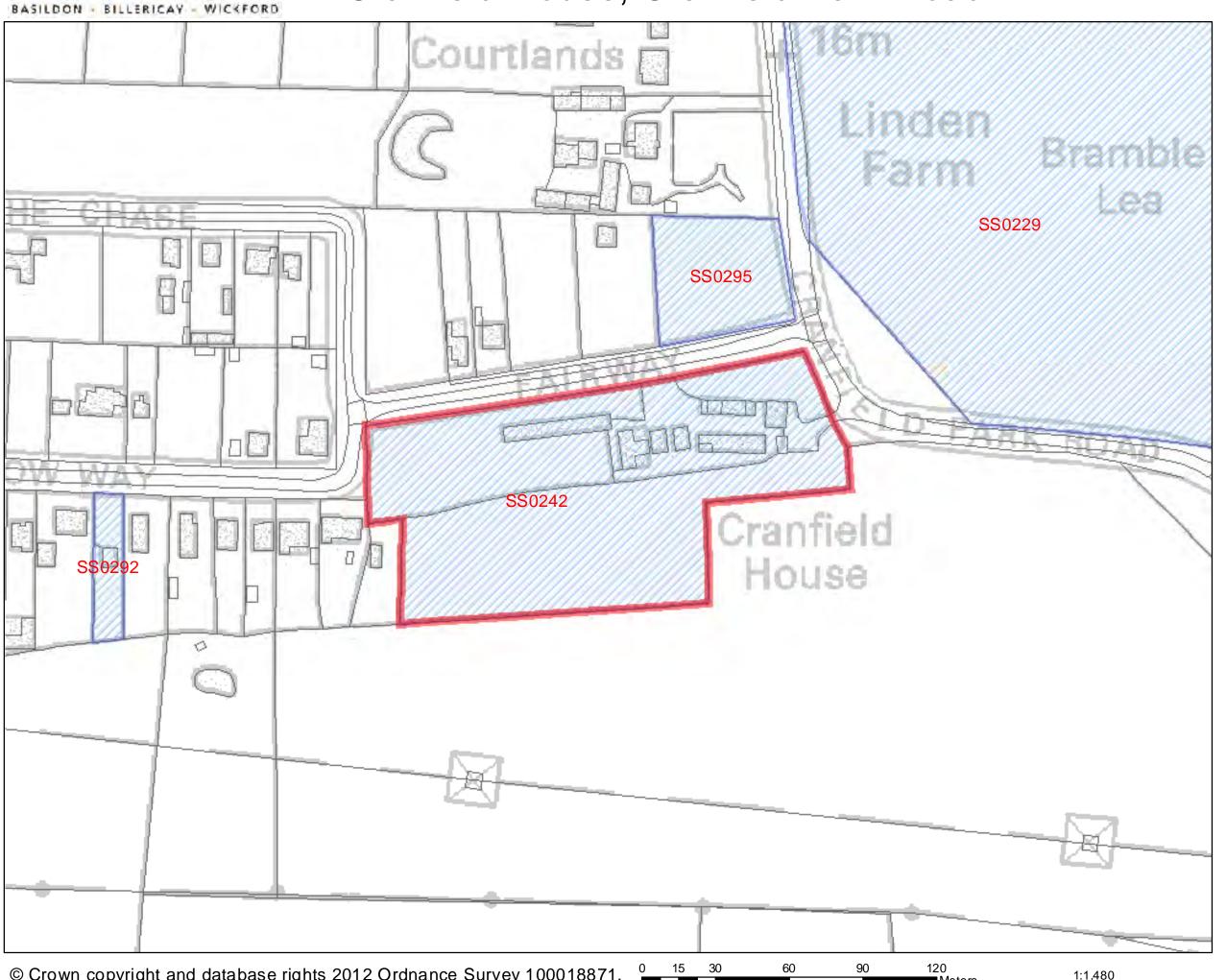
Ownership:	- Public Body?		No	
	- Private Individual?		Yes	
	- Company?		No	
	- Unknown?	?	No	
Urban Area Site	No			
Green Belt Site	Yes	Area: 1.45ha		
Greenfield Site	Yes	Area: 1.2ha		
Previously Developed Land	Yes	Area: 0.25l	ha	

Site Constraints					
Areas excluded from the S	HLAA		Constraints that may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	Yes	Ground Water Vulnerability		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	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

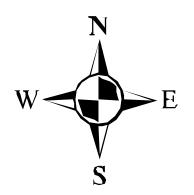
Address: Cranfield House, Cranfield Park Road, Wickford	Site Area: 1.45ha	Current Use: Dwelling, kennels, field/wood	Site Ref: SS0242					
H.E.R – No records		TPO			No			
		Archaeological Finds	s Area		No			
	Highway issues: Access from Cranfield Park Road. Road is fairly narrow and may need upgrading to support any significant increase in traffic arising from further development and footways being added							
 Constraints (description): Green Belt allocation in developmen Protected species alert areas 	 Employment area buffer SPA/SAC/RAMSAR buffer Potential contaminated land – no intrusive investigation undertaken 							
Could the constraints be overcome? Yes Where the green belt allocation is removed from the development plan, where the site is investigated for protected species and appropriate protection measures are put in place and where the land is investigated for potential contamination and any necessary remediation measures are implemented. Employment area of little consequence. What is the most suitable type of development for this site? Kennels, farmland, woodland								
	<u></u>				development X			
Reason(s) why site is / is not suitable for housing : Site lies adjacent an area of sporadic residential development. However the site and adjoining land also serve a strategic green belt function of preventing the neighbouring towns of Basildon and Wickford from merging. For these reasons the site is not considered suitable at this time								
Is site available for development? If yes, when? Yes. This site was submitted through the Caprocess by the landowner.				n the Call For Sites				



Cranfield House, Cranfield Park Road



SHLAA 2011/2012



			Site Ref:	
Barstable House, Cranfield Park Road,	0.92ha	Field/scrubland	SS0243	
Wickford				

Description of Site (including planning status)

Irregular shaped hedge enclosed field located on the southwest side of Cranfield Park Road at its junction with Salcott Crescent. The site is located immediately to the south of the residential Wick Estate, with sporadic residential development to the south and west and fields to the east. The area has a semi-rural character.

Development Plan – Allocated as Green Belt in the Basildon Local Plan 1998.

Planning History:

- ESBAS/547/55 Business and residential development Refused 07.10.1955 on grounds that i) The site zoned for rural and agricultural purposes; ii) Adequate land has been allocated for business and residential purposes to meet the needs of the district within the period of the plan, and iii) The land forms part of an open stretch of country separating Wickford from Basildon
- BAS/0616/98 Change of use of land to a nursery Refused 01.10.1998 on Green Belt grounds.

Site Access: Cranfield Park Road

Access to Services (distance in m)

Primary School: <600m (Abacus)

Secondary School: >1500m (Bromfords)

GPs / Health Centre: <800m (Silva

Island Way)

Local Centre: <800m (Silva Island Way) Town Centre: >800m (Wickford 1.4km)

Public Open Space: <400m

Bus Stop: 100m

Railway Station: >1.6km (Wickford

2kim)

Ownership:	- Public Body?		No	
	- Private In	dividual?	Yes	
	- Company?		No	
	- Unknown	?	No	
Urban Area Site	No			
Green Belt Site	Yes	Area: 0.92ha		
Greenfield Site	Yes	Area: 0.92ha		
Previously Developed Land	No			

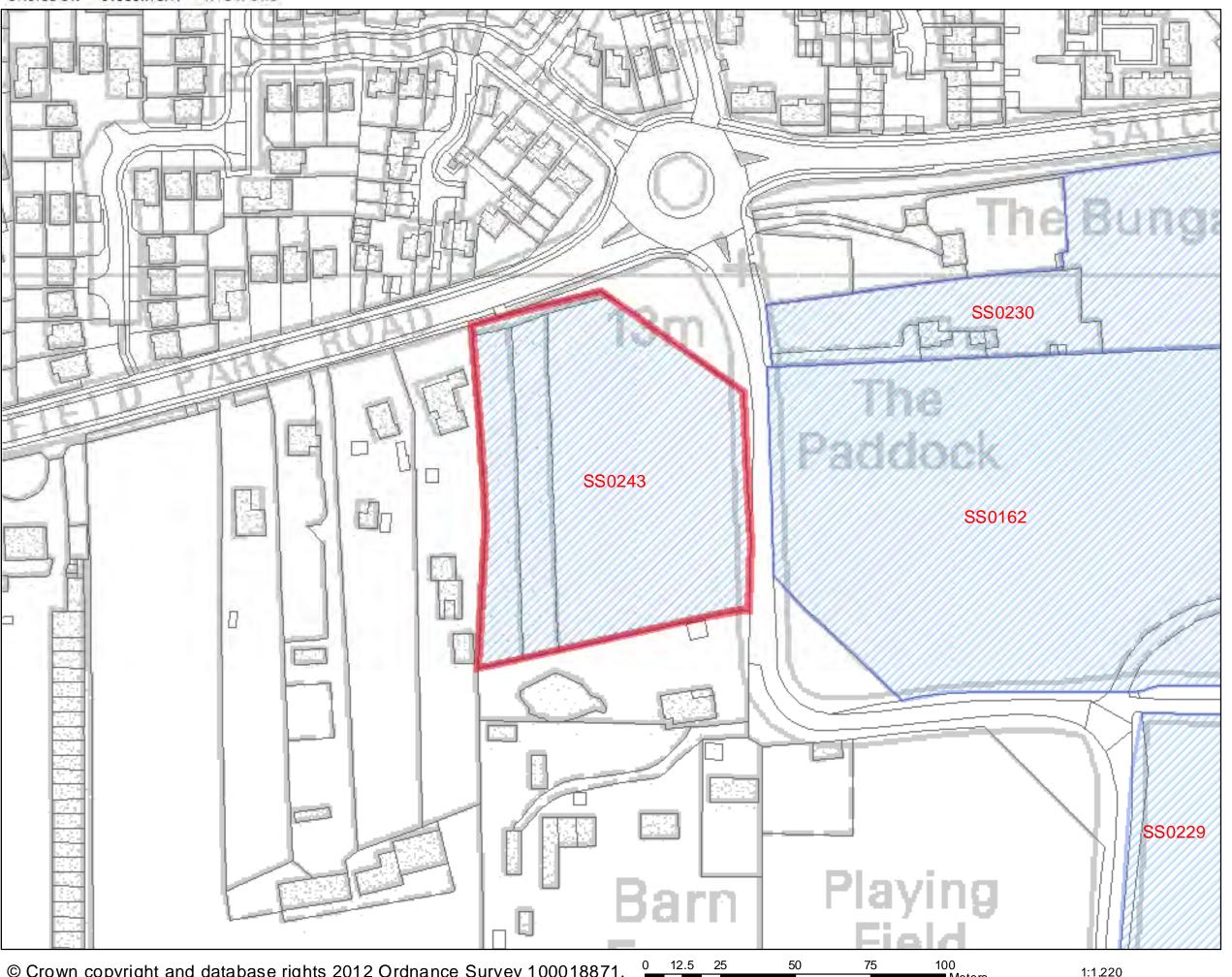
Site Constraints

Areas excluded from the S	HLAA		Constraints that may affect	a site's viabili	t y
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		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	С	

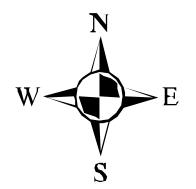
Address: Land between St Go Barstable House, Cranfield Par Wickford		Site Area: 0.92ha	Current Use: Field/scrubland	Site Ref: SS0243		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO		No	
			Archaeological Find	ds Area	No	
Highway issues: No particul	ar issues					
 Potential contaminate Protected species aler SAC/SPA/RAMSAR But Could the constraints be of By removing the Green Belt all remediation where necessary measures. 	t area ffer vercome? llocation from t	Partially the developm	ent plan, investigatir			
What is the most suitable	type of deve	lopment for	this site? Current	use, Farmland		
Site is suitable NOT for ho	using develo	pment x				
Reason(s) why site is not suitable for housing : 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 and given the sensitivity of the green belt this site is considered unsuitable at this time.						
Is site available for development? If yes, when? Yes. This site was submitted through the Call For Sit process by the landowner.					gh the Call For Sites	



Land between St Germain and Barstable House



SHLAA 2011/2012



Address: Land at Alberta south of Buer Southbourne Grove, Wickford		ta,	Site Area: 0.16ha	Current Use: Woodland		Site Ref: SS0244			
Description of Site (including planning 'L' shaped parcel of woodland located on the Grove, Wickford in an area of plotlands. The appearance comprising chalets and bungalogical transfer or the street of the str			west side of area has a s	emi-rural	Site Access: Southbourne Grove Access to Services			ve	
and wooded plots. Development Plan: Allocated a		Ü	·						
Planning History: • ESBAS/1371/62 – Out Refused 1962 •	tline a	pplication	for one deta	ched dwelling –					
Ownership:		- Public B	ody?	No					
•	Γ.		ndividual?	Yes					
		- Compan	v?	No					
		- Unknow		No					
Urban Area Site		No		1					
Green Belt Site		Yes	Area: 0.16	ha					
Greenfield Site		Yes	Area: 0.16						
Previously Developed Land	d I	No							
Site Constraints		_							
Areas excluded from the S	HLAA			Constraints th	at n	nav affect	a site	's viabilit	V
Scheduled Monument	Withi			Ancient Woodla			Withi		
	Part					Part (of Site		
	Adj.						in Buffer		
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Si	tes		Withi		
	-	of Site		1				of Site	
		in Buffer		1				in Buffer	
Local Nature Reserve (LNR)	Withi			Biodiversity Acti	on P	lan (BAP)	Withi		
` ,	-	of Site		Priority Habitat		` ,		of Site	
		in Buffer		1 1				in Buffer	
Flood Zone If yes, Zone 3? □				Protected Specie	es Al	ert Area			
Washland				Protected Specie	es Al	ert Area -			
Marshes Protection Area				10m Buffer					
Existing, developed	Withi	in							
business/ industrial areas	Part	of		Village Green &	Com	mon Land			
	Adj.	То		Ground Water V Area		rability			
Oil / Gas Pipelines				Conservation Ar	ea		Withi	in	
							Adj.		
Electricity Pylons				Listed Buildings			Withi		
							Adj.	To	
Immovable communications links				Potential Contar	nina	ted Land			
400m buffer zone around wastewater/sewage treatment plants				Definitive Footp	ath ((PRoW)			
				TPO					

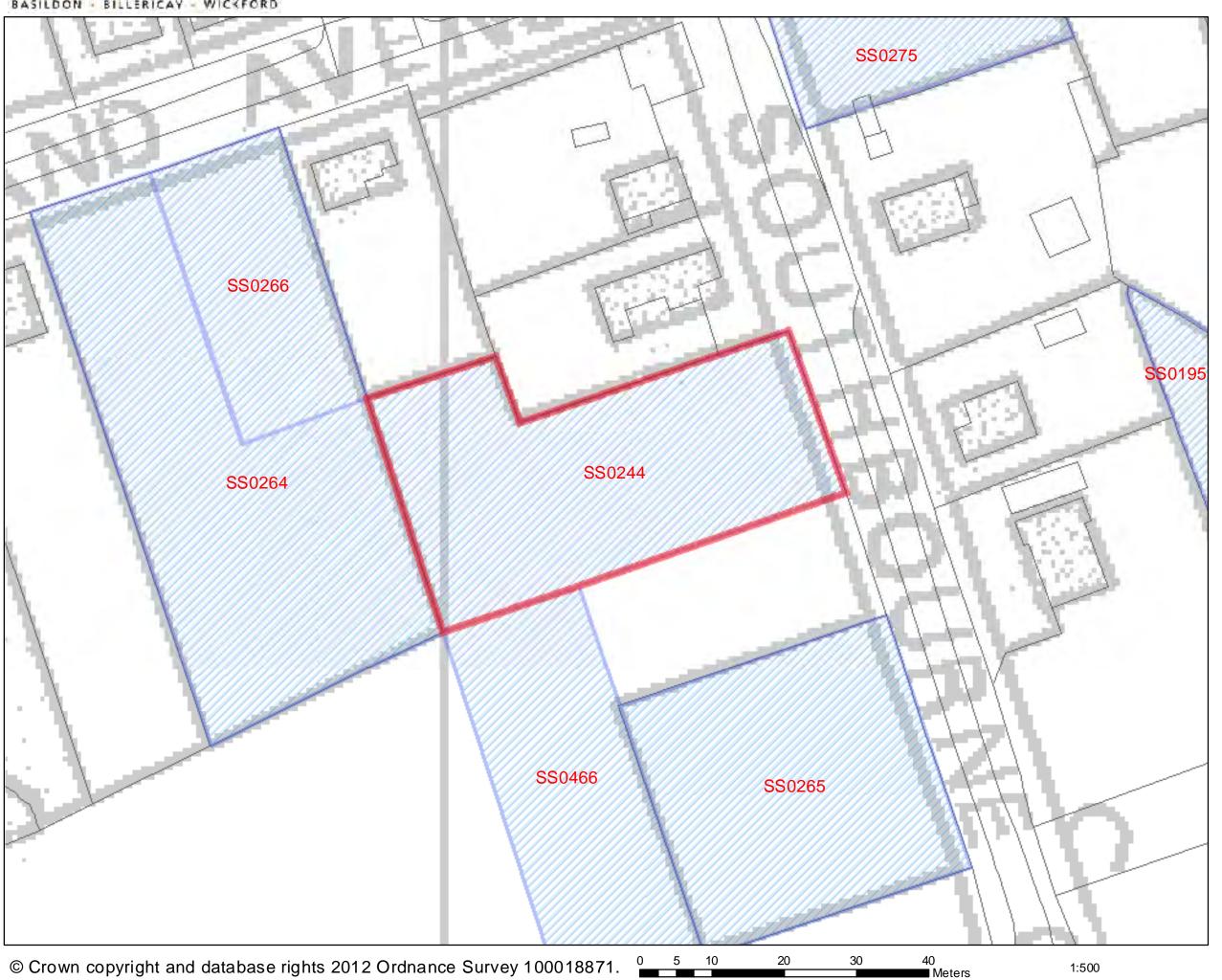
Address: Land at Alberta south of Buena Vista, Southbourne Grove, Wickford	Site Area: 0.16ha	Current Use: Woodland	Site Ref: SS0244	
		Archaeological Finds	Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of deve	lopment for	this site?		
Site is not suitable for housing develop	ment x			
Reason(s) why site is not suitable for h This site is located within a valued area of the	•	and will not be consid	ered through th	ne SHLAA at this time.

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

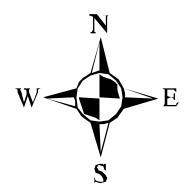
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land at Alberta south of Buena Vista



SHLAA 2011/2012



Address:	Site Area:	Current Use:	Site Ref.:	
Land north of 144 Castledon Road,	0.09ha	Scrubland	SS0245	
Wickford (Plot of 146)				

Description of Site (including planning status)

Triangular shaped site located on the east side of Castledon Road, Wickford. Site is mainly scrubland and lies immediately adjacent to the London Liverpool Street railway line.

Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.

Planning History: BAS/1139/91 – Erection of house with attached garage – Refused 15.11.1991, Appeal dismissed 09.04.1992. The Inspector stated in his report that "the proposed house would be inappropriate development harmful to the function and purpose of the Green Belt, reducing its openness and undermining the established planning policies for its protection".

Ownership:	- Public Body?		No
	- Private Individual?		Yes
	- Company?		No
	- Unknown?		No
Urban Area Site	No		
Green Belt Site	Yes	Area: 0.09ha	
Greenfield Site	Yes	Area: 0.09ha	
Previously Developed Land	No		

Site Access: Castledon Road

Access to Services (distance in m)

Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m

Local Centre: >800m Town Centre: >800m Public Open Space: >800m

Bus Stop: >1km

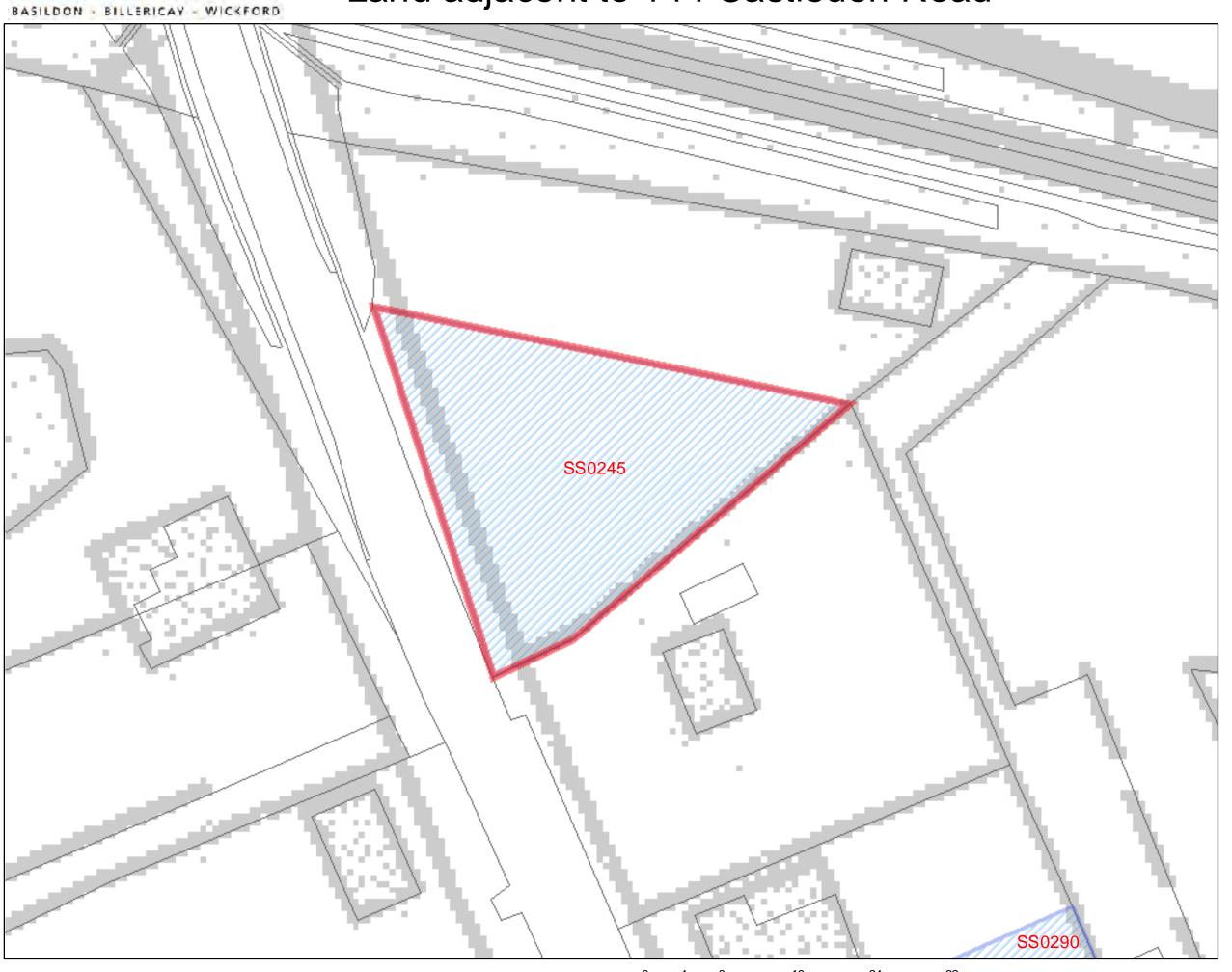
Railway Station: <1.6km Wickford

Site Constraints					
Areas excluded from the S	HLAA		Constraints that may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		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	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R - Castledon Road Bridg	e (SMR40920)		TPO		No
			Archaeological Finds Area		No

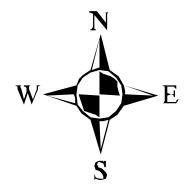
Address: Land north of 144 Castledon Road, Wickford (Plot of 146)	Site Area: 0.09ha	Current Use: Scrubland	Site Ref.: SS0245				
Wickford (Plot of 146) Highway issues: Access from Castledon Road, adjacent railway bridge where visibility may be partially obscured. Constraints (description): Green Belt allocation in development plan Potential contaminated land – no intrusive investigation undertaken Protected species alert area Noise from adjacent railway line Could the constraints be overcome? Yes If yes, how?							
contamination and protected species and wheel what is the most suitable type of deve	Where the green belt allocation is removed from the development plan, where investigations are undertaken into contamination and protected species and where a suitable noise buffer can be maintained adjacent the railway What is the most suitable type of development for this site? Woodland, agricultural smallholding						
Reason(s) why site is / is not suitable for housing: The site is not adjacent to the settlement boundary and is located too far away from services and facilities, this will increase the use of cars which makes the location of this site not sustainable. Furthermore the Transport Assessment classified the site as contrary to the accessibility and sustainability policies. For these reasons the site is considered not suitable.							
Is site available for development? If yes, when?		Yes. This site was s process by the land	•	h the Call For Sites			



Land adjacent to 144 Castledon Road



SHLAA 2011/2012



SHLAA Site Survey F	orm Part 1	_	_		
Address: Land at Greenacres Farm, Cas Wickford	stledon Road,	Site Area: 16.2ha	Current Use: Farmland and fa buildings	Site Ref: SS0246	
Description of Site (includ	ing planning	status)		Site Access:	Castledon Road
The site comprises two large			rm house and	One Mocess.	odotiodori Rodd
ancilliary farm storage barns, The surrounding area comprisinterspersed with woodland a borders the London Liverpool whilst the River Crouch lies to	, located on th ses dwelling ho nd fields. The Street to Sout	e west side of ouses on large northern of the	Castledon Road. plots e two fields	Access to Sei	rvices
Development Plan: Allocated	as Green Belt i	in the BDLP 19	98.		
Planning History: • BAS/0070/57 – Resident 1957	ential developr	ment of 26 acr	es – Refused		
Ownership:	- Public I	Body?	No	-	
Ownership.		Individual?	Yes	1	
	- Compa		No	1	
	- Unknov		No		
Urban Area Site	No		110		
Green Belt Site	Yes	Area: 16.2	ha	1	
Greenfield Site	Yes	Area: 15.8		1	
Previously Developed Land		Area: 0.38		1	
Site Constraints	<u>. </u>	74.00.0.00	110		
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viability
Scheduled Monument	Within		Ancient Woodla		Within
	Part of				Part of Site
	Adj. To				Within Buffer
SSSIs/ SACs / SPAs / Ramsar			Local Wildlife Si	tes	Within
	Part of Site		1		Part of Site
	Within Buffer		1		Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (BAP)	Within
,	Part of Site		Priority Habitat	,	Part of Site
	Within Buffer		<u>l</u>		Within Buffer
Flood Zone If yes, Zone 3? □			Protected Specie	es Alert Area	
Washland			Protected Specie	es Alert Area -	
Marshes Protection Area	1		10m Buffer	00 / 1101 t / 11 0u -	
Existing, developed	Within		1		
business/ industrial areas	Part of		Village Green &	Common Land	
	Adj. To		Village Green & Common Land Ground Water Vulnerability		
Oil / Gas Pipelines			Area Conservation Ar		Within
Oii / Gas ripelliles			Consei vation Al	⊂d	
					Adj. To
Electricity Pylons			Listed Buildings		Within
· -					Adj. To
Immovable communications links			Potential Contar	minated Land	

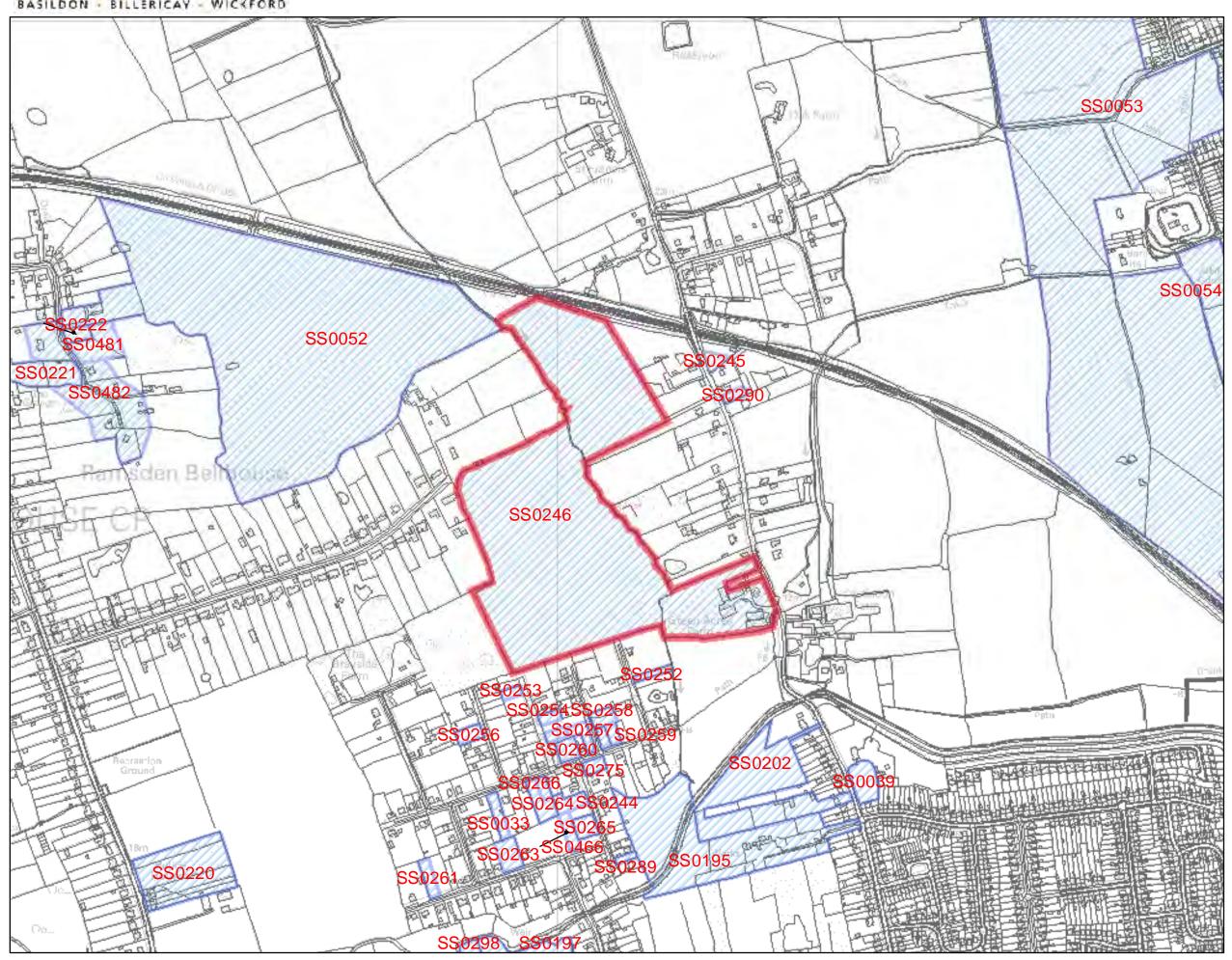
Address: Land at Greenacres Farm, Castledon Road, Wickford		Site Area: 16.2ha	Current Use: Farmland and farm buildings	Site Ref: SS0246	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds	s Area	
Highway issues:					
Constraints (description):					
Could the constraints be o	vercome?				
What is the most suitable	type of deve	lopment for	this site?		
Site is not suitable for hou	ısing develop	ment x			
Reason(s) why site is not	suitable for h	nousina.	•		

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

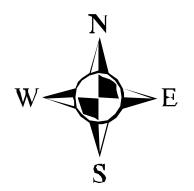
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land at Greenacres Farm



SHLAA 2011/2012



Current Use: Address: Land adjacent to Honiley, Site Area: Site Ref: Honiley Avenue, Wickford 0.44ha Field/vacant/sheds SS0247

Description of Site (including planning status)

Irregular shaped site located on the west side of Honiley Avenue, north side of the A127 Arterial Road, in a semi-rural plotlands setting. The site Access to Services (distance in m) has a complex history including industrial units but is currently vacant and is being returned to a grassed, unused field following an enforcement appeal. The land is flat. Surrounding the site are a few residential properties to the north and east, haulage yard and café to the east, Local Centre: >800m countryside and fields to the south and west.

The submitted site area is not under the ownership of one individual, as suggested by the CFS submission.

Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.

Planning History (for site of Honiley, including dwelling):

- BAS/1499/63 Motel, restaurant and Petrol Filling Station -Refused 11.02.64
- BAS/0748/65 Bungalow Refused 08.09.1965
- BAS/0676/66 Extension and games room Refused 13.07.66
- BAS/676/66A Acceleration/deceleration lanes- Refused 06.09.67
- BAS/0863/70 Bungalow and 2 Hen houses Refused 07.10.70
- BAS/1848/71 Motel and restaurant Refused 08.03.72
- BAS/0061/74 Houses Refused 10.04.74
- BAS/1471/75 Garden centre Refused 25.11.75
- EUBAS/1/77 Garden Centre Refused 02.02.77
- BAS/0356/76 Alterations and extensions Refused, Allowed
- BAS/0220/78 Alterations and extensions Refused, Allowed
- BAS/0645/78 Use of land for display and sale of 2 motor vehicles - Refused 25.06.78
- BAS/1026/80 Bungalow Granted 17.06.80
- BAS/1194/82 Machine/Hay store, calving pens– Granted 1.02.83
- BAS/1458/87 Carport/workshop extension Granted 16.10.87
- 96/00068OUT Children's day care nursery Refused 18.03.96
- 05/00055/NOTICE Enforcement Notice Appeal Dismissed 20.09.05 (unauthorised change of use of the land to a transport yard involving the parking, loading and unloading of goods vehicles and the storage and distribution of goods)

Ownership:	- Public Body?		No
	- Private Ir	ndividual(s)?	Yes
	- Company?		No
	- Unknown	1?	No
Urban Area Site	No		
Green Belt Site	Yes	0.44ha	
Greenfield Site	No		
Previously Developed Land	Yes	0.44ha (unlawfully)	

Site Constraints

Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within	No	Ancient Woodland		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

Site Access: Honiley Avenue/A127

Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m

Town Centre: >800m Public Open Space: <800m

Bus Stop: 1km

Railway Station: >1600m

riam coo. Lana adjacent to rienney,		Site Area: 0.44ha	Current Use: Field/vacant/sheds	Site Ref: SS0247		
Local Nature Reserve (LNR)	Within	No	Biodiversity Action F	Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No	Ī. <u> </u>		Within Buffer	No
Flood Zone		No	Protected Species A	lert Area		Yes
Washland		No	Protected Species A	lert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	1 <u> </u>			
business/ industrial areas	Part of	No	Village Green & Common Land			No
	Adj. To	Yes	Ground Water Vulnerability Area			No
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contamina	ted Land	С	_+
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
H.E.R – No records			TPO			No
			Archaeological Finds	Area .		No

Highway issues: Poor access onto the A127. Development would increase vehicular movements via this poor access, to the detriment of highway safety. Alternative access or new deceleration/acceleration lanes onto the A127 would be required to enable development of the land

Constraints (description):

- Green Belt allocation in development plan
- Potential contaminated land no intrusive investigations undertaken
- Protected species alert area
- Employment area buffer
- Inadequate highway access
- Noise from A127 Arterial Road
- Multiple ownership

Could the constraints be overcome? Yes

- Where Green Belt allocation is removed from the development plan
- Where the land is investigated for contamination, especially given brief haulage yard use and hardcore deposited, with appropriate remediation as necessary
- Where protected species are investigated on the site and appropriate protection measures put in place
- Where highway access and infrastructure is upgraded
- Where an appropriate noise buffer can be provided to the A127/Employment zone

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

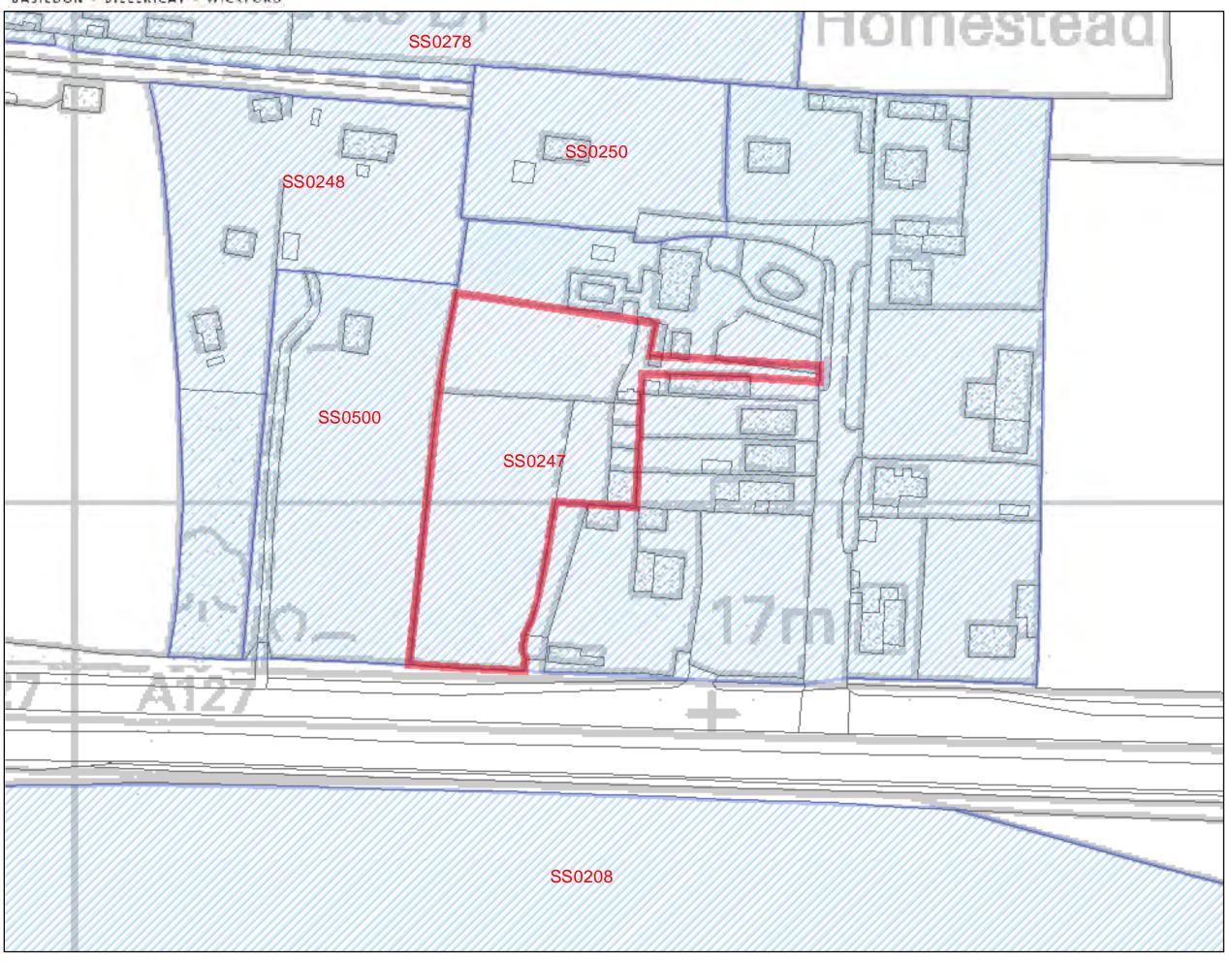
Site is NOT suitable for housing development x

Reason(s) why site is / is not suitable for housing: Site lies within a residential plotland enclave. The site also lies within the Green Belt which serves a strategic function of separating Basildon and Wickford and has poor highway access beyond the established Basildon settlement boundary formed by the A127 and industrial areas. The site is remote from local services, public transport in the adjacent settlement due to the A127 which acts as a physical barrier and any other significant residential development. To develop here would undermine the green belt and the primarily undeveloped location.

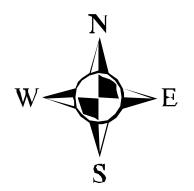
Is site available for development?		elopment?	Yes. The site was submitted by the landowner through			
If yes, v	when?			the call for sites process.		



Land adjacent to Honiley



SHLAA 2011/2012



Address: Land at Faircroft, Hovefields Drive, Wickford	Site Area: 0.60ha	Current Use: Residential/	Site Ref: SS0248	
		grassland		

Description of Site (including planning status)

Irregular shaped site located on the south side of Hovefields Drive, in a semi-rural plotlands setting. The site comprises a detached chalet bungalow, several outbuildings, trees and hedgerows. The land backs onto the A127 Arterial Road, to the south.

Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.

Planning History:

Site Constraints

- ESBIL/0031/52 Caravan in garden Refused 27.02.1952
- BAS/1505/86 Vehicle access via A127 Refused 1987
- BAS/783/89 Single storey extension
- BAS/0218/95 Change of use for dog breeding Refused 1995

Ownership:	- Public Body?		No
	- Private Individual?		Yes
	- Company?		YNo
	• •		No
Urban Area Site	No		
Green Belt Site	Yes	Area: 0.60ha	
Greenfield Site	Yes	Area: 0.52ha	
Previously Developed Land	Yes Area: 0.08ha		na

Site Access: Hovefields Drive

Access to Services (distance in m)

No

Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m

Local Centre: >800m Town Centre: >800m Public Open Space: <800m

Bus Stop: 1km

Railway Station: >1600m

Areas excluded from the S	HLAA		Constraints that may affect	a site's viabilit	y
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

	i di t di dito	140		i di t di dito	110
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	Yes	Ground Water Vulnerability		No
Oil / Gas Pipelines		No	Io Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No Listed Buildings		Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	В	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

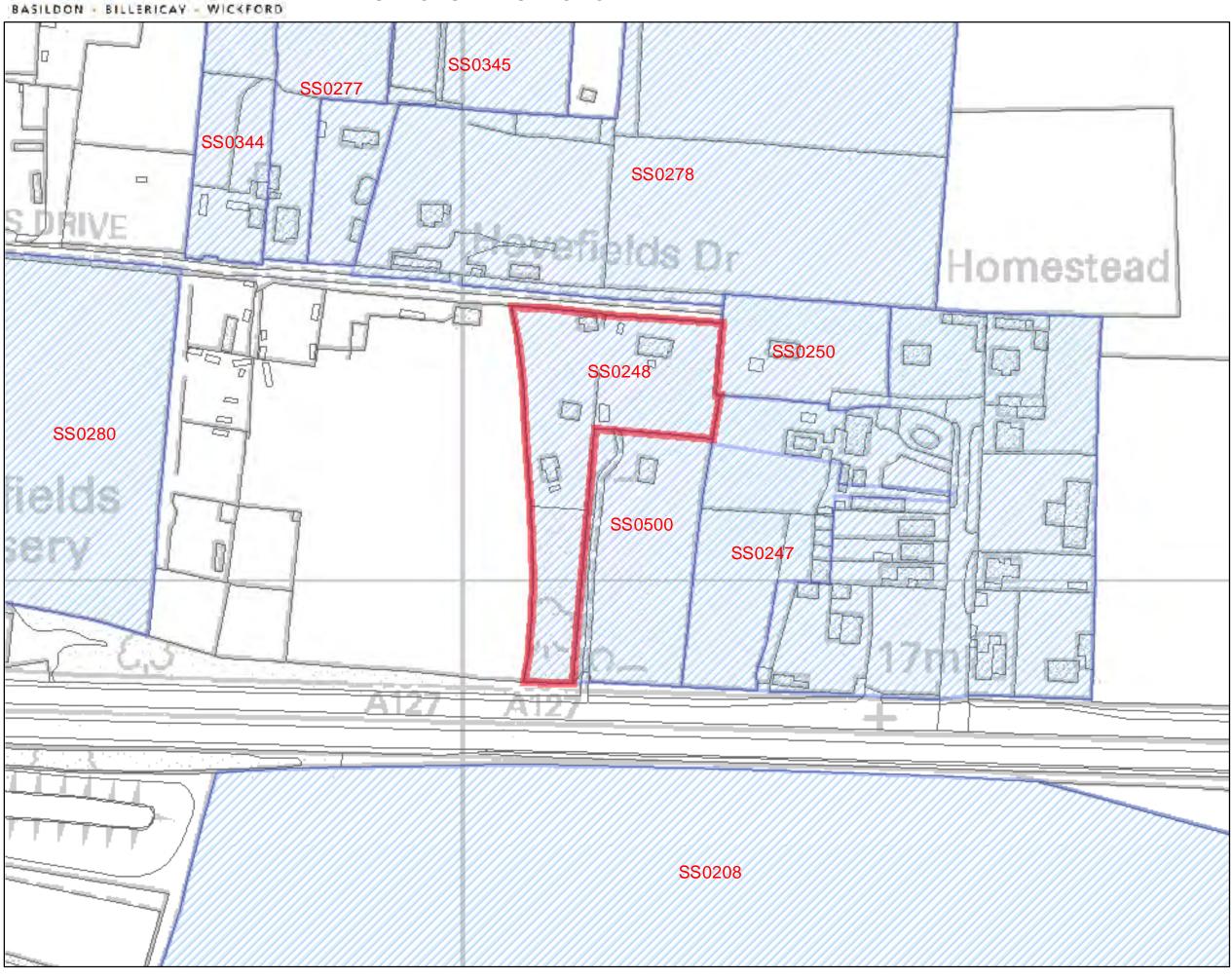
Archaeological Finds Area

H.E.R - No records

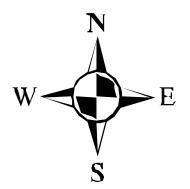
Address: Land at Faircroft, Hovefields Drive, Wickford	Site Area: 0.60ha	Current Use: Residential/ grassland	Site Ref: SS0248				
Highway issues: Access via an unmade track. Highway improvements would be required							
Constraints (description):	Employment area buffer						
 Green Belt allocation in developmen 	Inadequate highway infrastructure						
 Protected species alert area 	Noise from A127 Arterial Road						
Could the constraints be overcome?							
Where Green Belt allocation is removed from the development plan							
Where protected species are investigated on the site and appropriate protection measures put in place							
Where highway access and infrastructure is upgraded							
 Where an appropriate noise buffer can be provided to A127 and employment zone 							
What is the most suitable type of development for this site? Current use							
	•	Site is NOT suitable for housing development x					
Reason(s) why site is / is not suitable for housing: Site lies within a residential plotland enclave. The site							
also lies within the Green Belt which serves a strategic function of separating Basildon and Wickford and has poor							
highway access beyond the established Basildon settlement boundary formed by the A127 and industrial areas.							
The site is remote from local services, public transport in the adjacent settlement due to the A127 which acts as a							
physical barrier and any other significant residential development. To develop here would undermine the green belt							
and the primarily undeveloped location.							
Is site available for development? No. Although the site was submitted by the lando							
If yes, when?	through the call for sites process the only access is via						
	an unmade track.						



Land at Faircroft



SHLAA 2011/2012

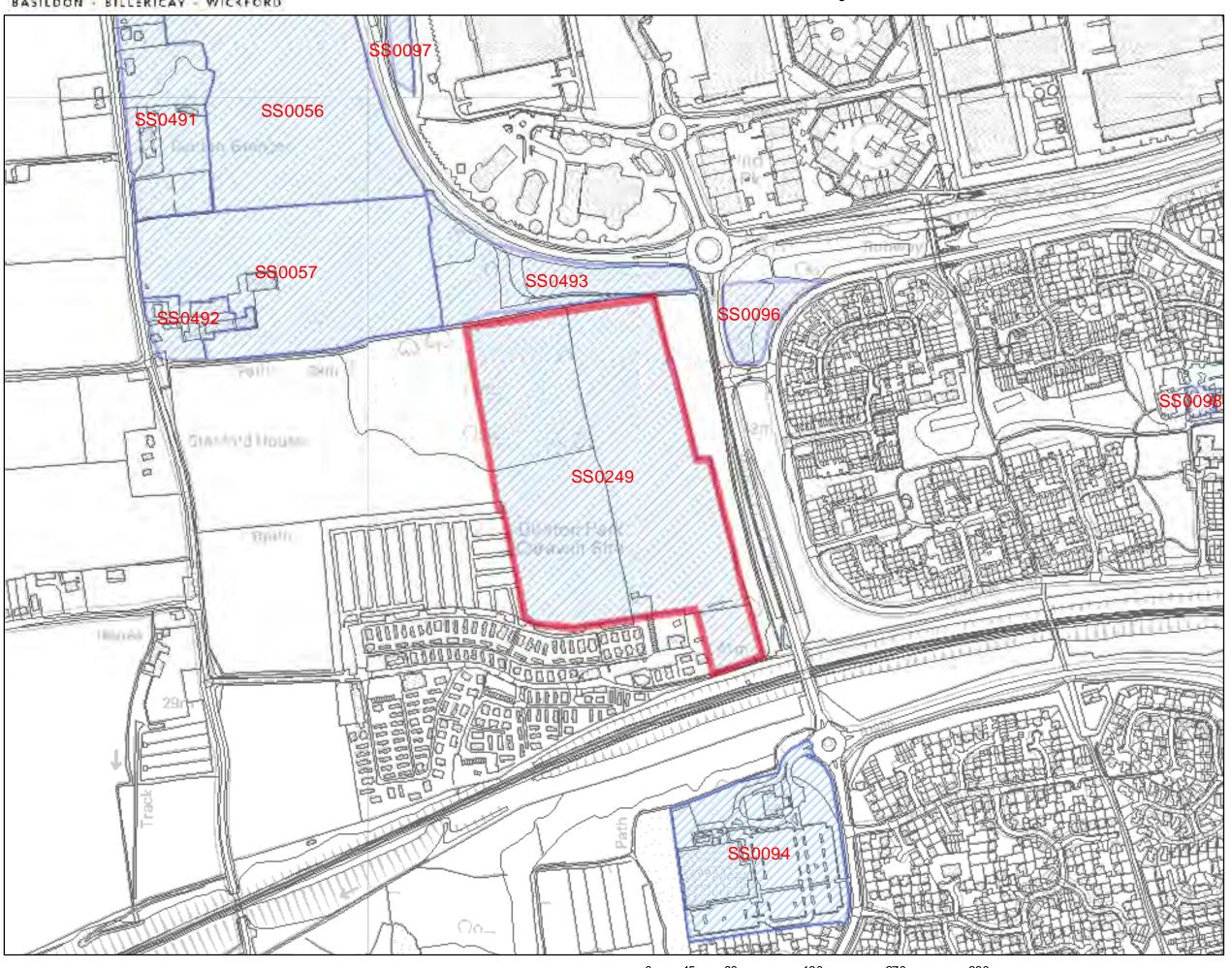


<i>3</i> ·		Site Area: 8.05ha	Current Use: Farmland/ woodland	Site Ref: SS0249			
Description of Site (includ	ing planning	status)		Site Access: Via Dunton Road or			
Rectangular shaped site locate							
Laindon, Baildon, north of the		Access to Services (distance in m)					
Industrial Estate. The land lie		Primary School: >600m (Merrylands					
settlement of Laindon, east of	n a semi-rural	900m to 1.1km)					
setting.		Secondary School: >1500m (James					
The site contains a few building	ond io nort		من امسما ما نسم	Hornsby 2.1km			
The site contains a few building				entre: <>800m			
the south, with the majority of hedgerows.	with boundary	•	urt 500m to 700 I Centre: <>800	•			
neugerows.				•	urt 500m to 700		
Development Plan: Allocated	as Green Belt	in the BDI P 1	•		>800m (Laindon 1.5km to		
Development Flam. Allegated	us Green Ben	III (IIO DDEI 1	770.	1.7km)	>000III (Laillaoi	i i.okiii to	
Planning History: None				,	ace: Amenity G	reen	
					n, children and young		
Ownership:	- Public E	blic Body? No		people space <800m, Natural/semi-			
-		Individual?	Yes		<400m, Urban P		
	- Compa	ny?	No	Bus Stop: mini			
	- Unknov	vn?	No	,	n: >1.6km (Lain	don 1.6km	
Urban Area Site	No			to 2km).			
Green Belt Site	Yes	8.05ha					
Greenfield Site	Yes	8.05ha					
Previously Developed Land	d No						
Site Constraints							
Areas excluded from the S	HLAA			nat may affect			
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				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 Speci	es Alert Area -		Yes	
Marshes Protection Area		No	10m Buffer				
Existing, developed	Within	No					
business/ industrial areas	Part of	No	Village Green & Common Land Ground Water Vulnerability Area			No	
	Adj. To	Yes				No	
Oil / Gas Pipelines		No	Conservation Area		Within	No	
,					Adj. To	No	
Electricity Pylons		No	Listed Buildings		Within	No	
Lieuniuty Pylons		No Listed Building			Adj. To	No	
						INU	
Immovable communications links		No	Potential Contaminated Land		С		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ath (PRoW)		Yes	
H.E.R – No records	I.		TPO			No	
TILLIK - INU TECUTUS			1110		L	INO	

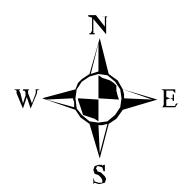
Address: Land west of Mandeville Way, Laindon, Basildon	Site Area: 8.05ha	Current Use: Farmland/ woodland	Site Ref: SS0249					
		Archaeological Finds	s Area	No				
Way. Were comprehensive residential to be improved by extending bus connections from Constraints (description):	permitted on t n Durham Roa	inking to West Mayne and A127 or possibly via Mandeville the land public transport opportunities would need to be add, otherwise likely to be a heavy reliance on the car. • Adjacent employment zone,						
 Green Belt allocation in development plan, Definitive footpaths, Protected species alert area. 								
Could the constraints be overcome? Yes If yes, how? Where Green Belt allocation is removed from the development plan, where the positions of the definitive footpaths are respected and where investigations are carried out into protected species on the site. Although within the buffer of nearby employment areas, intervening roads and established tree belts should minimise noise transmissions What is the most suitable type of development for this site? Farmland/woodland								
Site is NOT suitable for housing develo	pment x							
Reason(s) why site is / is not suitable for housing: Whilst the site arguably lies adjacent to existing residential areas and an established caravan park, there is a strong physical boundary of Mandeville Way which segregates it from the rest of the established settlement. Furthermore the site lies within green belt and without a wider strategic approach to development here, development could create unsustainable sprawl.								
Is site available for development? If yes, when?		No. Whilst the site was submitted through the Call for Sites process. This was not by or on behalf of the landowner and is therefore unavailable as the prospect for development is not apparent.						



Land West of Mandeville Way



SHLAA 2011/2012



SS0249

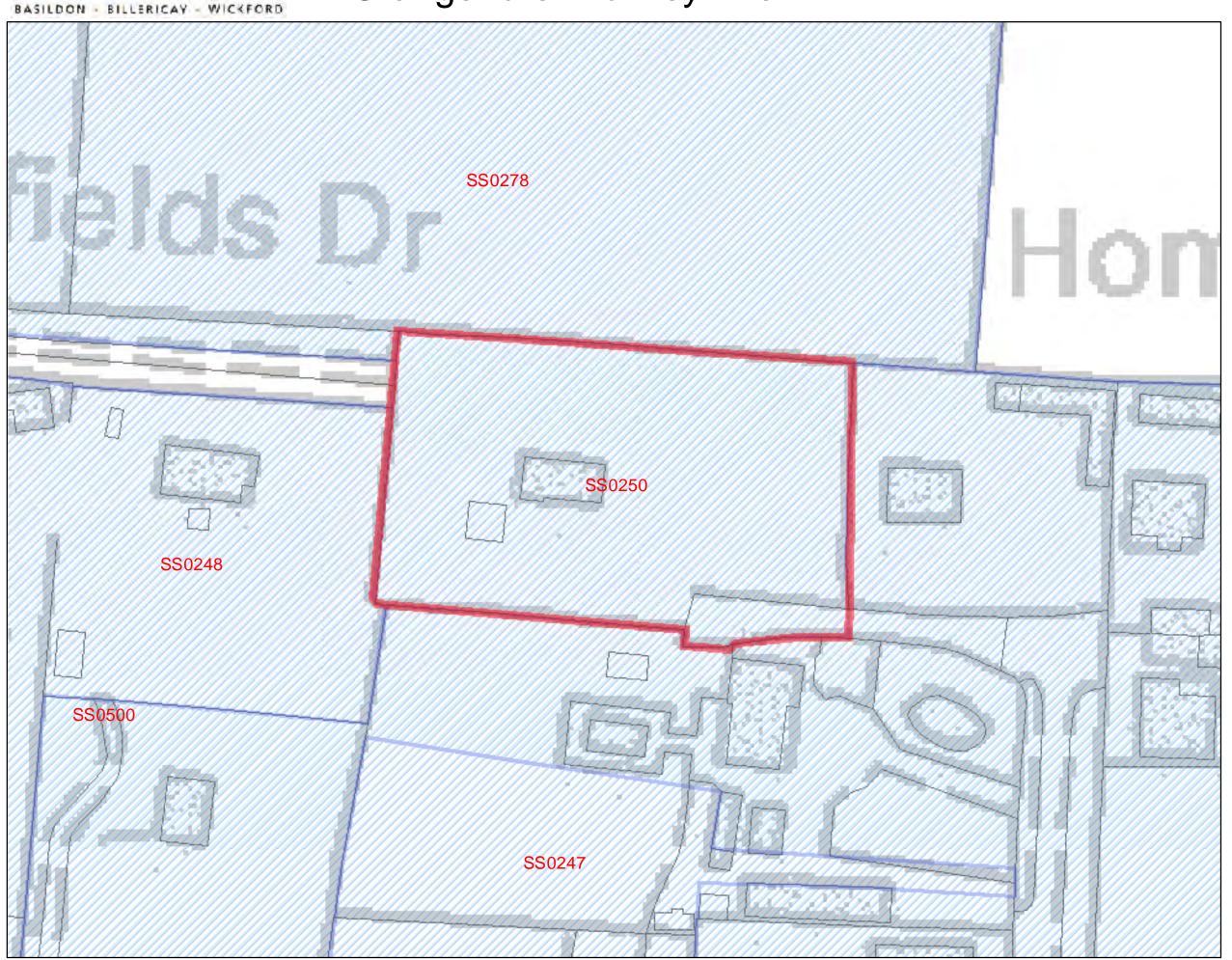
1:3,990

SHLAA Site Survey F	orm Part 1					
Address: Grangehurst, Honil	ey Avenue	Site Area: 0.28ha	Current Use: Residential	Site Ref: SS0250		
Description of Site (included Rectangular shaped site to the A127), accessed by a track. Toutbuildings, gardens and a seplot on the northwest boundar appear to have severed the life. Avenue. The area has a semi-rural plotesidential properties, a haulate the north are fields. Development Plan: Allocated 1998. Planning History • BAS/1292/73 – Exten	e west of Ho he site conta wimming poo iry, where bo nk between h tland setting ge yard and as Green Bel	niley Avenue (ju nins an extended of the description of the oth Grangehurst Hovefields Drive with a small nu café in the imm	d dwelling, venue meets the and Inglenook and Honiley umber of nediate area. To		ool: >1500m entre: >800m >800m >800m pace: <800m	
 BAS/0458/94 – Repla BAS/0260/96 - Repla 04/00006/FULL-2 sto 	cement hous cement hous	se and garage–0 e and garage–0	Granted 27.09.96			
Ownership:			No Yes No No	_		
Urban Area Site	No		1.10	1		
Green Belt Site	Yes	Area: 0.28	Bha	1		
Greenfield Site	Yes	Area: 0.19		1		
Previously Developed Lan		Area: 0.09		1		
Site Constraints	· · · · · · · · · · · · · · · · · · ·					
Areas excluded from the S	HLAA		Constraints th	nat may affect	a site's viabili	tv
Scheduled Monument	Within	No	Ancient Woodla		Within	No
	Part of	No			Part of Site	No
	Adj. To	No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
	Part of Site	No	7		Part of Site	No
	Within Buffe	er No			Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Act	ion Plan (BAP)	Within	No
Ì	Part of Site	No	Priority Habitat	. ,	Part of Site	No
	Within Buffe		1		Within Buffer	No
Flood Zone		No	Protected Speci	es Alert Area		No
Washland		No	Protected Speci	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	7			
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	Yes	Ground Water \ Area			No
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No
· 					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No

Address: Grangehurst, Honile	Address: Grangehurst, Honiley Avenue		Current Use: Site Ref: SS0250				
Immovable communications links		No	Potential Contami	С			
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpat	Definitive Footpath (PRoW)			
H.E.R – No records			TPO		No		
			Archaeological Fir	ids Area	No		
Highway issues: Poor access poor access, to the detriment A127 would be required to en	of highway s	afety. Alternat	tive access or new o	leceleration/acce			
 Constraints (description): Green Belt allocation i Potential contaminate investigations undertained 	d land – no ii		 Employment area buffer Inadequate highway access Noise from A127 Arterial road Protected species alert area buffer 				
 Could the constraints be o Where Green Belt allow Where the land is involved deposited, with approximate appropriate Where protected spe Where highway access Where an appropriate 	ocation is ren restigated for opriate remed cies are inves ss and infrast	contamination diation as nece stigated on the ructure is upgi	n, especially given b ssary site and appropriat raded	e protection mea			
What is the most suitable	type of dev	elopment for	this site? Current	use			
Site is NOT suitable for housi	ng developm	ent x					
Reason(s) why site is / is also lies within the Green Bell highway access, beyond the at The site is remote from local physical barrier and any other and the primarily undevelope	t which serve established B services, pub r significant r d location.	s a strategic fu asildon settlem lic transport in	unction of separating nent boundary formed the adjacent settle elopment. To develo	g Basildon and Wed by the A127 a ment due to the p here would un	/ickford and has poor and industrial areas. A127 which acts as a dermine the green belt		
Is site available for development? If yes, when? No. Although the site was submitted by or on behalf the landowner, access to the site is by an unmade to and is insufficient.							



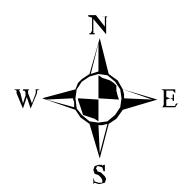
Grangehurst Honiley Ave



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1:540

SHLAA 2011/2012



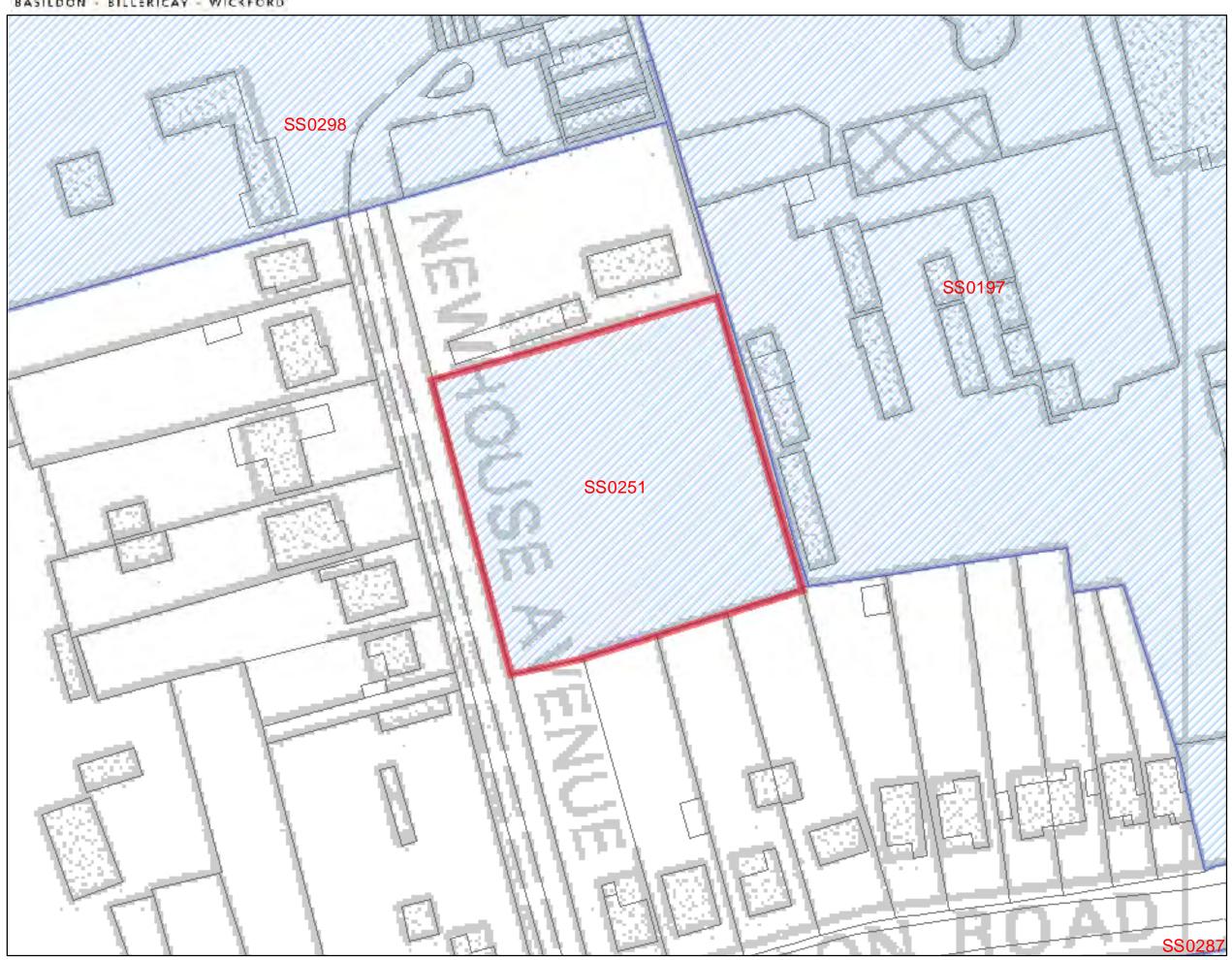
Address: Lean East of Newhouse Avenu			i te Area : 38ha	Current Use: Grassland	Site Ref: SS0251				
Description of Site (includ Square shaped piece of grazin Newhouse Avenue in a semi-r comprises detached chalets at The site backs onto a garden north, beyond which is the Riv of the adjoining nursery.	g area od sized plots. els lie to the		e Access: N		ouse Avenu	e			
Development Plan: Allocated a Planning History: • ES BIL/0675/49 – Ere Granted 1949 • BAS/1943/72 – Outlin smallholding – Refuse	ection of greenees	en ho	use and sto	re shed –					
Ownership:	- Publi			No					
			dividual?	Yes					
		Company?Unknown?		No No					
Urban Area Site	- Unkn No	IOWITE		INO					
Green Belt Site	Yes		Area: 0.38h	1 2					
Greenfield Site	Yes		Area: 0.34h						
Previously Developed Land			Area: 0.341						
Site Constraints	J 165		Alea. U.Usi	<u> </u>					
Areas excluded from the S	ШΛΔ			Constraints th	at n	any affect	a site	o's viahility	V
Scheduled Monument	Within			Ancient Woodland		lay arroot	With		y
Julication Monament	Part of							of Site	
	Adj. To							in Buffer	
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Sit	·Δς		With		
JOSIS/ JAOS / JI NO / Rainea.	Part of Site			Local vinamo on	103			of Site	
	Within Buff							in Buffer	
Local Nature Reserve (LNR)	Within	<u>.</u>		Biodiversity Action	nn P	lan (BAP)	With		
	Part of Site			Priority Habitat	· · ·	iu., (2 ,		of Site	
	Within Buff			, , ,				in Buffer	
Flood Zone	***************************************	<u>.</u>		Protected Specie	es Al	ert Area	*****		
If yes, Zone 3? □				,					
Washland				Protected Specie	es Al	ert Area -			
Marshes Protection Area				10m Buffer					
Existing, developed	Within								
business/ industrial areas	Part of			Village Green &	Com	mon Land			
	Adj. To			Ground Water V Area					
Oil / Gas Pipelines				Conservation Ar	ea		With	in	
							Adj.		
Electricity Pylons	 			Listed Buildings			With	in	
Liectricity i yions				Listed buildings			Adj.		
							Auj.	10	
Immovable communications				Potential Contar	nina	ted Land			

Address: Lean East of Newhouse Avenue, Wickford		Site Area: 0.38ha	Current Use: Grassland	Site Ref: SS0251	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)	
			TPO		
		Archaeological Finds	s Area		
Highway issues:					
Constraints (description):					
Could the constraints be o	vercome?				
What is the most suitable	type of deve	lopment for	this site?		
Site is not suitable for hou	ısing develo _l	oment x			
Reason(s) why site is not	suitable for	housing:			

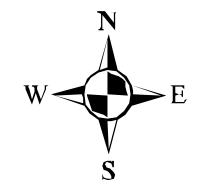
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land East of New House Avenue



SHLAA 2011/2012



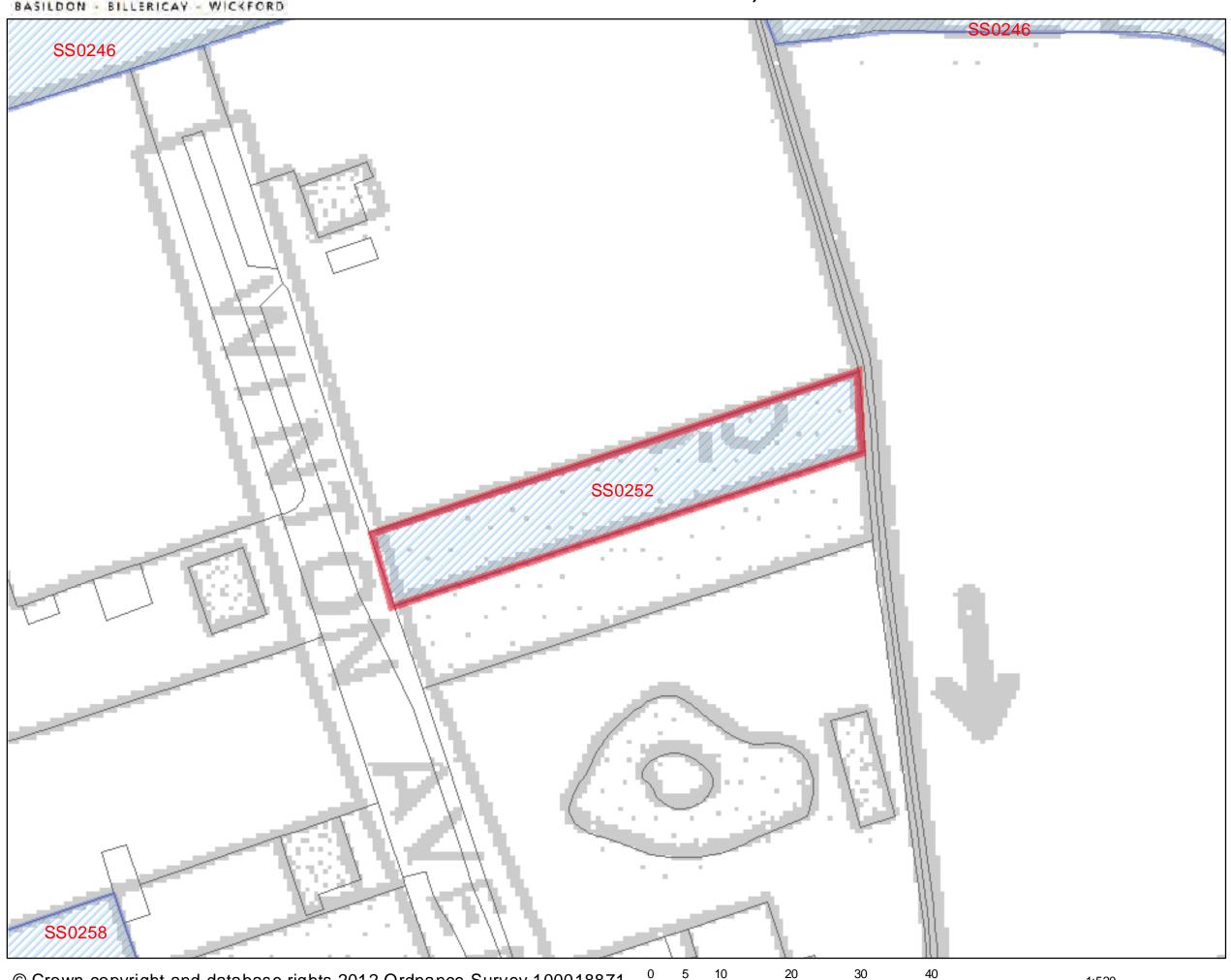
Address: Land at Winton Avenue, Wick	Address: and at Winton Avenue, Wickford Description of Site (including planning			Current Use: Woodland		Site Ref: SS0252			
Description of Site (includ Narrow parcel of woodland lo				nton Avonuo	Site Access: Winton Avenue				
Wickford in an area of plotlan comprising chalets and bunga plots. Winton Avenue is a nar Development Plan: Allocated	ral appearance nt and wooded d.	Acc	cess to Ser	vices					
Planning History: None									
Ownership:	1	- Public B	ody2	No					
Ownership:			ouy? Individual?	Yes					
		- Compar		No					
		- Unknow		No					
Urban Area Site		No	11:	INO					
Green Belt Site		Yes	Area: 0.08	ha					
Greenfield Site		Yes	Area: 0.08						
Previously Developed Land	Ч	No	Area. 0.00	ila					
Site Constraints	<u>u </u>	TVO			<u> </u>				
Areas excluded from the S	ΉΙΔ	Δ		Constraints th	nat r	nav affect	a site	's viahilit	v
Scheduled Monument	With			Ancient Woodla		nay arroot	Withi		<u> </u>
oshedalea Wohament	Part			7 molem Woodie				of Site	
<u> </u>	Adj.							n Buffer	
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife S	ites		Withi		
-		of Site		1				of Site	
		in Buffer		-				n Buffer	
Local Nature Reserve (LNR)	With			Biodiversity Act	ion F	Plan (BAP)	Withi		
Local Natare Reserve (Livit)		of Site		Priority Habitat	.011 1	idii (B/ii)		of Site	
		in Buffer		1				n Buffer	
Flood Zone	*******	iii bairei		Protected Speci	ios Mort Aroa		***************************************	III Bullot	
If yes, Zone 3? □				Trotcoted open	0371	ior c 7 ii od			
Washland				Protected Species Alert Are		lert Area -			
Marshes Protection Area				10m Buffer	0071	101171100			
Existing, developed	With	in							
business/ industrial areas	Part			Village Green &	Con	nmon Land			
	Adj.			Ground Water V					
Oil / Gas Pipelines				Conservation A	rea		Withi	n	
							Adj.		
Electricity Pylons				Listed Buildings	•		Withi		
							Adj.	То	
Immovable communications links				Potential Conta	mina	ted Land			
400m buffer zone around wastewater/sewage treatment plants				Definitive Footp	ath	(PRoW)			
				TPO					
				Archaeological	Finds	Area			

Address: Land at Winton Avenue, Wickford	Site Area: 0.08ha	Current Use: Woodland	Site Ref: SS0252	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?		•		
What is the most suitable type of de	evelopment for	this site?		
Site is not suitable for housing deve	elopment x			
Reason(s) why site is not suitable for	or housing:			

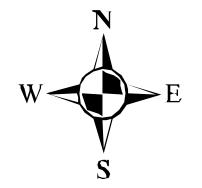
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land at Winton Avenue, New House



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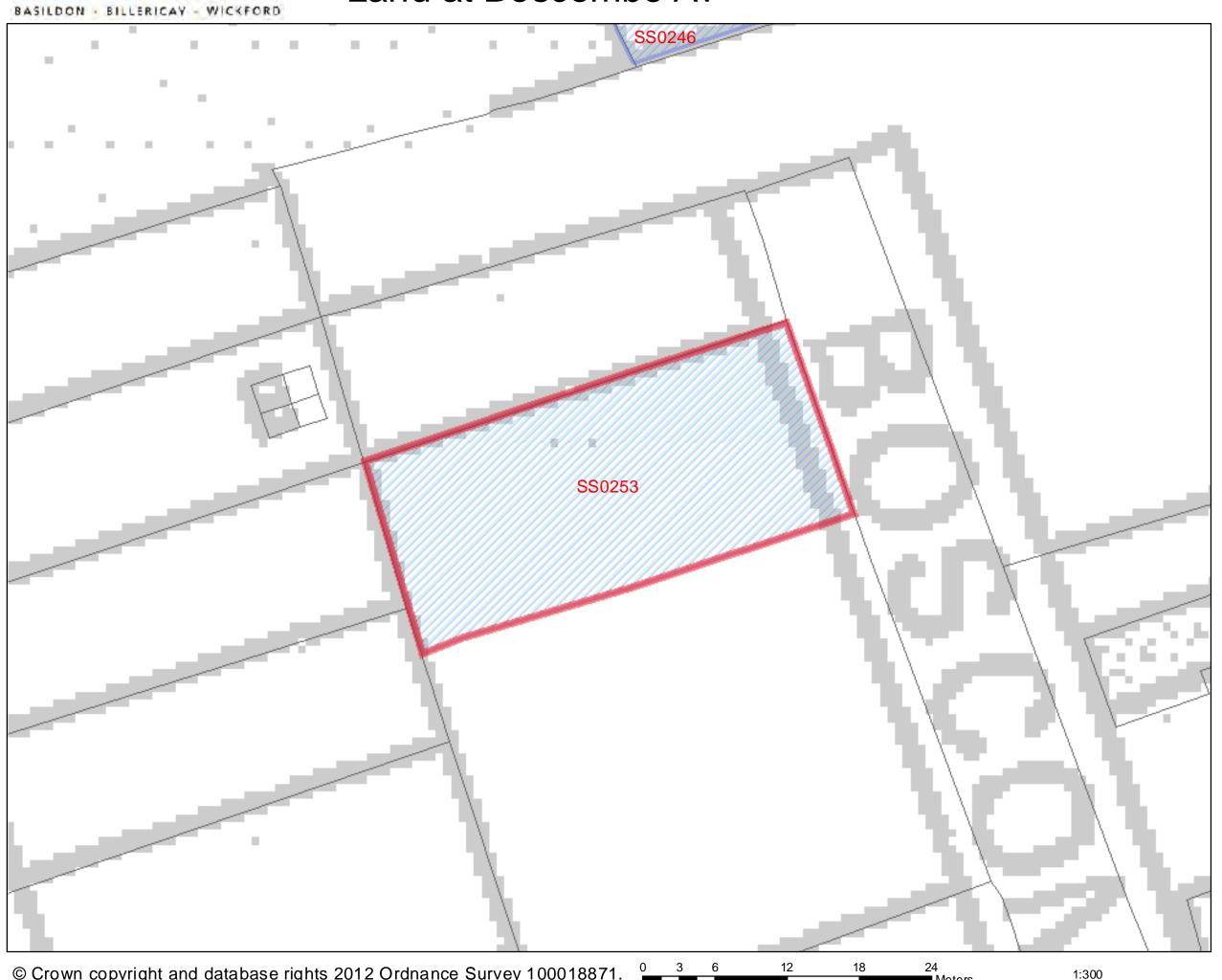
Address: Land at Boscombe Avenue, W	Land at Boscombe Avenue, Wickford			Current Use: Woodland	Site Ref: SS0253			
Description of Site (includ Narrow parcel of woodland lo				scombe Avenue	Site Access: Boscombe Avenue			
Wickford in an area of plotlan comprising chalets and bunga plots. Boscombe Avenue is a Development Plan: Allocated a Planning History: None	ds. T llows i narrov	he area h interspers v single la	al appearance nt and wooded oad.	Access to Sei	rvices			
Ownership: - Public Body? No					_			
Ownership:				No	1			
	F		Individual?	Yes No	1			
	F	- Compan - Unknow		No	1			
Urban Area Site	 	- OHKHOW No	111	LINO	1			
Green Belt Site		Yes	Area: 0.06	ha	-			
Greenfield Site		Yes	Area: 0.06		-			
Previously Developed Land		No	Area. 0.00	Πα				
Site Constraints	<u>u </u>	140						
Areas excluded from the S	ні да	1		Constraints th	at may affect	a site's viability		
Scheduled Monument	Withi			Ancient Woodla		Within		
	Part			1		Part of Site		
	Adj.					Within Buffer		
SSSIs/ SACs / SPAs / Ramsar		thin		Local Wildlife Si	tes	Within		
	-	of Site		1		Part of Site		
		in Buffer		1		Within Buffer		
Local Nature Reserve (LNR)	Withi			Biodiversity Acti	on Plan (BAP)	Within		
, ,	Part	of Site	Priority Habita		` ,	Part of Site		
		in Buffer		1		Within Buffer		
Flood Zone If yes, Zone 3? □				Protected Speci	es Alert Area			
				Drotootod Cnool	oc Alart Araa			
Washland Marches Protection Area				Protected Special 10m Buffer	es Alei i Alea -			
Marshes Protection Area Existing, developed	Withi	in						
business/ industrial areas	Part			Village Green &	Common Land			
basii iossi iridusti idi di cas	Adj.			Ground Water V				
	Auj.	10		Area				
Oil / Gas Pipelines				Conservation Ar	rea	Within		
						Adj. To		
Electricity Pylons				Listed Buildings		Within		
Licetificity 1 yions				Listed buildings		Adj. To		
Immovable communications				Potential Contar	minated Land	Auj. 10		
links								
400m buffer zone around wastewater/sewage treatment plants				Definitive Footp	ath (PRoW)			
I	<u> </u>		1	TPO				
				Archaeological F	inds Area			
<u> </u>				ALCHACOLOGICAL I	IIIUS AI CA			

Address: Land at Boscombe Avenue, Wickford	Site Area: 0.06ha	Current Use: Woodland	Site Ref: SS0253	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of de	evelopment for	this site?		
Site is not suitable for housing deve	elopment x			
Reason(s) why site is not suitable for		and will not be con	sidered through t	he SHI AA at this time

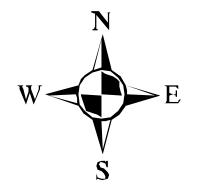
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land at Boscombe Av



SHLAA 2011/2012



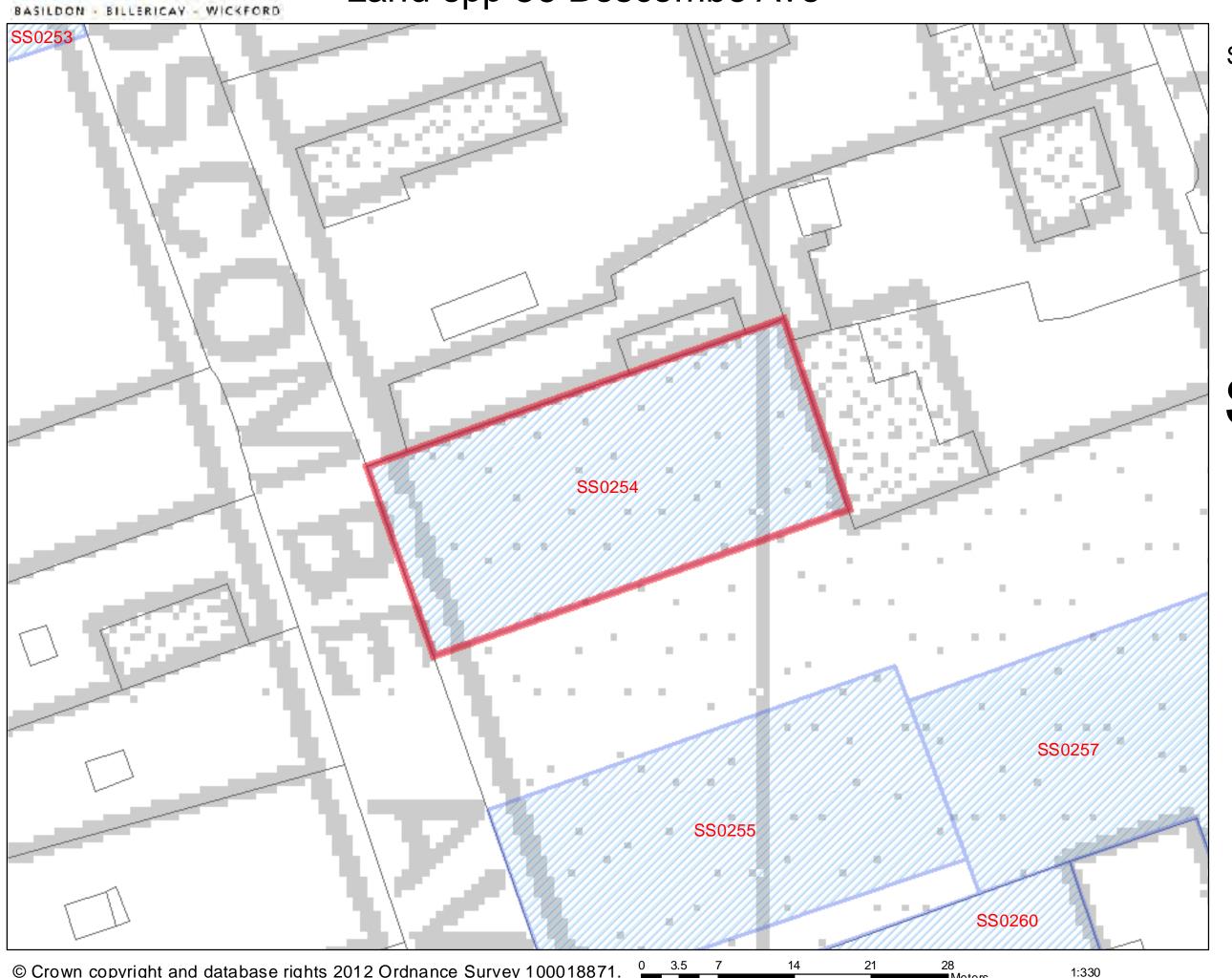
Address: Land opposite 36 Boscombe A Wickford	Avenue		Site Area: 0.07ha	Current Use: Grassland	Site Ref: SS0254				
Description of Site (include Narrow parcel of grassland continuous the east side of Boscombe Avarea has a semi-rural appearainterspersed with vacant and single lane unmade road.	plotlands. The bungalows		e Access: E		be Avenu	e			
Development Plan: Allocated Planning History: None	as Gre	en Belt in	the BDLP 19	998.					
Overmorehim		Dublia Da	d. 0	No					
Ownership:		Private I	ay <i>?</i> ndividual?	No Yes	ł				
	-	Company		No	1				
	-	Unknowr		No					
Urban Area Site		lo	1:	INO	†				
Green Belt Site		'es	Area: 0.07	 ha					
Greenfield Site		'es	Area: 0.07ha						
Previously Developed Land		lo	Area. 0.07	Πα					
Site Constraints	u ji	10			ļ				
Areas excluded from the S	ы да			Constraints th	at m	nav affect	a site	s viahilit	v
Scheduled Monument	Withir			Ancient Woodla		iaj anot	Within		,
Scheduled Worldment	Part c			7			Part of		
	Adj. T							Buffer	
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Si	tes		Within		
	Part c						Part of		
		n Buffer						Buffer	
Local Nature Reserve (LNR)	Within			Biodiversity Action Plan		lan (BAP)	Within		
	Part c			Priority Habitat	• •		Part of		
		n Buffer		1 ′				Buffer	
Flood Zone				Protected Specie	es Ale	ert Area			
If yes, Zone 3? □									
Washland				Protected Specie	es Ale	ert Area -			
Marshes Protection Area				10m Buffer					
Existing, developed	Withir	า		<u>l</u>					
business/ industrial areas	Part c	of		Village Green &	Com	mon Land			
	Adj. T	0		Ground Water V Area	'uln ei	rability			
Oil / Gas Pipelines				Conservation Ar	ea		Within		
							Adj. T		
Electricity Pylons				Listed Buildings			Within		
							Adj. T	0	
Immovable communications links				Potential Contar	ninat	ted Land			
			1	Dofinitivo Footn	ath (DDoWA	1		
400m buffer zone around wastewater/sewage treatment plants				Definitive Footp	atii (PROW)			

Address: Land opposite 36 Boscombe Avenue, Wickford	Site Area: 0.07ha	Current Use: Grassland	Site Ref: SS0254	
		Archaeological Find	s Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of dev	elopment for	this site?		
Site is not suitable for housing develo	opment x			
Reason(s) why site is not suitable for	housing:			

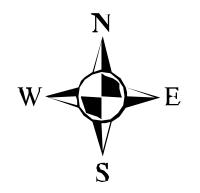
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land opp 36 Boscombe Ave



SHLAA 2011/2012



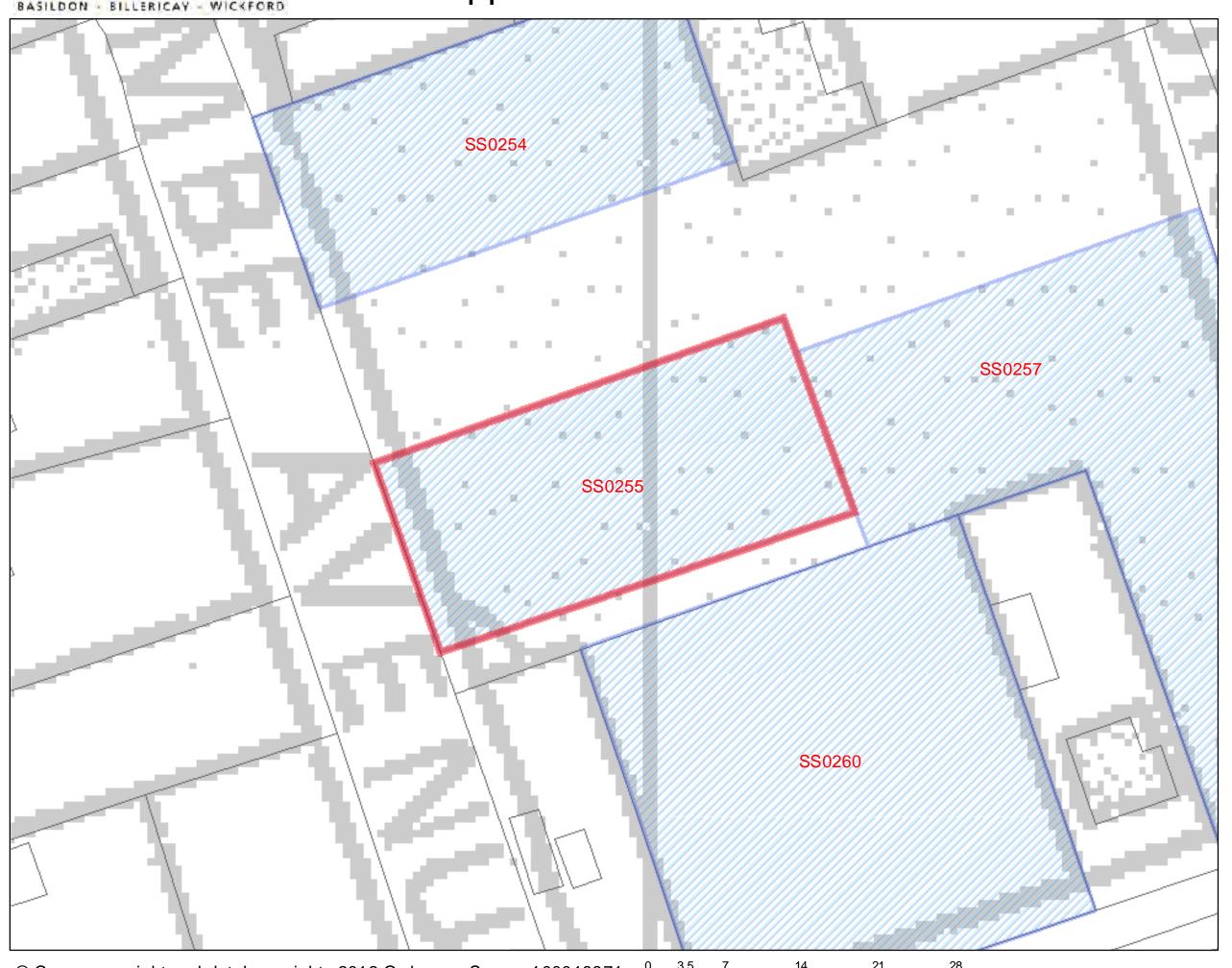
Address: Land opposite Ashford, Bosco Wickford	and opposite Ashford, Boscombe Avenue,					Site Ref: SS0255			
-		_		ubs located on	Site Access: Boscombe Avenue				
Narrow parcel of grassland co the east side of Boscombe Ave area has a semi-rural appeara interspersed with vacant and single lane unmade road.	plotlands. The bungalows	Acc	ess to Ser	vices	3				
Development Plan: Allocated a Planning History: None	as Gree	en Belt in	the BDLP 19	998.					
Ownership:	_	Public Bo	ody?	No					
	-	Private I	ndividual?	Yes					
		Compan	y?	No					
	-	Unknow	n?	No					
Urban Area Site	Ν	lo							
Green Belt Site	Yes		Area: 0.07	ha					
Greenfield Site	Υ	'es	Area: 0.07ha						
Previously Developed Land	d N	10							
Site Constraints									
Areas excluded from the S				Constraints th		nay affect			у
	Withir	n		Ancient Woodla	nd		With	in	
	Part o	of					Part	of Site	
	Adj. T	0					With	in Buffer	
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Si	tes		With	in	
	Part o	of Site					Part	of Site	
	Withir	n Buffer					With	in Buffer	
Local Nature Reserve (LNR)	Withir	n		Biodiversity Acti			With	in	
	Part o	of Site		Priority Habitat				of Site	
	Withir	n Buffer					With	in Buffer	
Flood Zone If yes, Zone 3? □				Protected Specie	es Al	ert Area			
Washland				Protected Specie	es Al	ert Area -			
Marshes Protection Area				10m Buffer		0.1700			
Existing, developed	Withir	n							
business/ industrial areas	Part o			Village Green &	Com	mon Land			
	Adj. T			Ground Water V					
	7.00,			Area					
Oil / Gas Pipelines				Conservation Ar	ea		With	in	
							Adj.		
Electricity Pylons				Listed Buildings			With		
							Adj.	To	
Immovable communications links				Potential Contar	mina	ted Land			
400m buffer zone around wastewater/sewage treatment plants				Definitive Footp	ath ((PRoW)			
				TPO					

Address: Land opposite Ashford, Boscombe Avenue, Wickford	Site Area: 0.07ha	Current Use: Grassland	Site Ref: SS0255	
		Archaeological Find	s Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?		•		
What is the most suitable type of deve	lopment for	this site?		
Site is not suitable for housing develop	oment x			
Reason(s) why site is not suitable for	housing:			

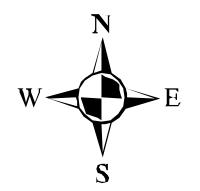
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land opp 36 Boscombe abd Ashford



SHLAA 2011/2012



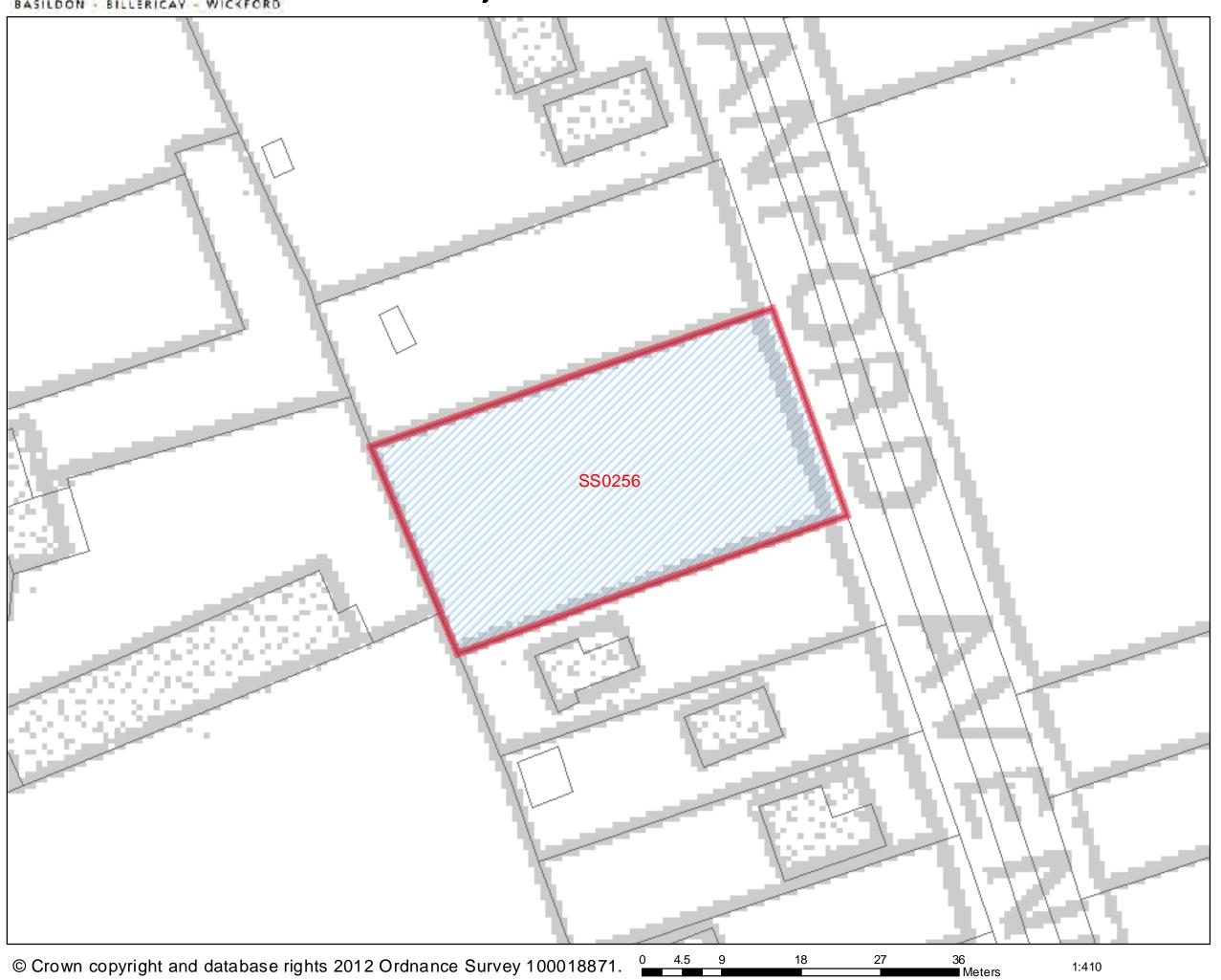
Address: Land adjacent 5 Canford Aver			Site Area: 0.12ha	Current Use: Grassland		Site Ref: SS0256			
Description of Site (includ Rectangular parcel of grasslar on the west side of Canford A The area has a semi-rural appinterspersed with vacant and single lane unmade road. Development Plan: Allocated a Planning History: None	nd cor venue bearar wood	ntaining so e, Wickfor nce compr ed plots. (ome trees and d in an area d ising chalets Canford Aven	of plotlands. and bungalows ue is a narrow		e Access: (cess to Ser			
Ownership:		- Public B		No	- -				
		Private iCompanUnknow		Yes No					
Urban Area Site Green Belt Site Grapfield Site		No Yes	Area: 0.12						
Greenfield Site Previously Developed Land Site Constraints	-	Yes No	Area: 0.12	na					
Areas excluded from the S	HLA	4		Constraints th	at n	nay affect	a site	e's viabilit	V
Scheduled Monument	With Part Adj.	of		Ancient Woodla	nd			in of Site iin Buffer	
SSSIs/ SACs / SPAs / Ramsar	With Part			Local Wildlife Si	tes		With Part		
Local Nature Reserve (LNR)	With Part			Biodiversity Acti Priority Habitat	on P	Plan (BAP)	With Part		
Flood Zone If yes, Zone 3? □	VVICI	iiii buiici		Protected Special	es Al	lert Area	VVICII	iiii buiici	
Washland Marshes Protection Area Existing, developed	With	in		Protected Special 10m Buffer	es Al	lert Area -			
business/ industrial areas	Part Adj.			Village Green & Ground Water V Area					
Oil / Gas Pipelines				Conservation Ar	ea		With		
Electricity Pylons				Listed Buildings			With Adj.		
Immovable communications links				Potential Contar					
400m buffer zone around wastewater/sewage treatment plants				Definitive Footp	ath ((PRoW)			
				TPO					

Address: Land adjacent 5 Canford Avenue, Wickford	Site Area: 0.12ha	Current Use: Grassland	Site Ref: SS0256	
		Archaeological Find	s Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of deve	lopment for	this site?		
Site is not suitable for housing develop	oment x			
Reason(s) why site is not suitable for I	housing:			

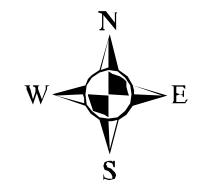
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



Land adjacent 5 Canford Avenue



SHLAA 2011/2012



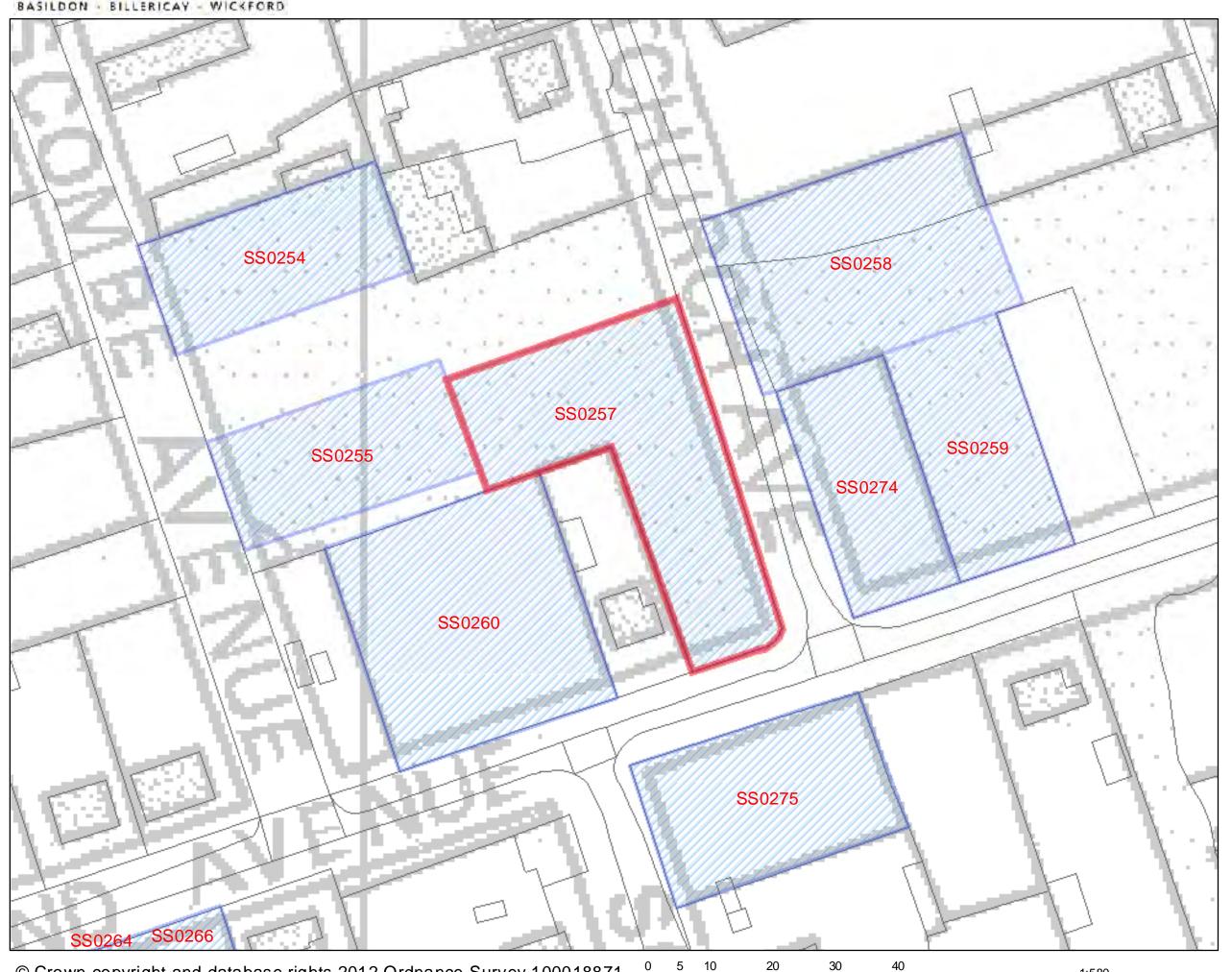
Address: Land at rear amd east of Little Studland Avenue, Wickford		Site Area: 0.14ha	Current Use: Woodland	Site Ref: SS0257		
Description of Site (including 'L' shaped parcel of woodland Avenue, Wickford at its junction plotlands. The area has a sen bungalows interspersed with the Christchurch Avenues are name	, located on the on with Christ ni-rural appea vacant and wo	ne north side church Avenu rance comproded plots. S	ue, in an area of ising chalets and Studland and	Site Access: Christchurch Access to Se		Je and
Development Plan: Allocated a	as Green Belt	in the BDLP	1998.			
Planning History: • BAS/0405/58 – Reside	ential develop	ment – Refus	sed 1958			
Ownership:	- Public	Body?	No			
•		Individual?	Yes			
	- Compa	iny?	No			
	- Unkno		No			
Urban Area Site	No					
Green Belt Site	Yes	Area: 0.1	4ha			
Greenfield Site	Yes	Area: 0.1				
Previously Developed Land	d No					
Site Constraints	<u> </u>	<u> </u>		•		
Areas excluded from the S	HLAA		Constraints th	nat may affect	t a site's viabi	lity
Scheduled Monument	Within		Ancient Woodland		Within	
	Part of					
	Adj. To				Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Si	tes	Within	
	Part of Site				Part of Site	
	Within Buffer	-			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Act	ion Plan (BAP)	Within	
	Part of Site		Priority Habitat		Part of Site	
	Within Buffer	-			Within Buffer	
Flood Zone			Protected Speci	es Alert Area		
If yes, Zone 3? □			'			
Washland			Protected Speci	es Alert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within					
business/ industrial areas	Part of		Village Green &	Common Land		
	Adj. To		Ground Water \ Area	/ulnerability		
Oil / Gas Pipelines			Conservation A	rea	Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within	
					Adj. To	
Immovable communications links			Potential Conta	minated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footp	eath (PRoW)		
-			TPO			

Address: Land at rear amd east of Littledene, Studland Avenue, Wickford	Site Area: 0.14ha	Current Use: Woodland	Site Ref: SS0257	
		Archaeological Fi	nds Area	
Highway issues:				<u>.</u>
Constraints (description):				
Could the constraints be overcome?		. L		
What is the most suitable type of de	evelopment for	this site?		
Site is not suitable for housing deve	elopment x			
Reason(s) why site is not suitable f	•	and will not be con	sidered through	the SHI AA at this time

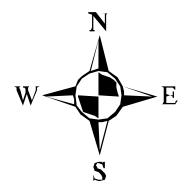
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
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- 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.



Land at rear and East of Littledene



SHLAA 2011/2012



SS0257

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Of 127 (7 t Offic Out vey 1	Jilli I alt I		•	E .		
Address: Land known as Oak Meadow, Avenue, Wickford	Christchurch	Site Area: 0.13ha	Current Use: Grassland	Site Ref: SS0258		
Description of Site (includ Rectangular parcel of grasslar	• • •		l shruhs located	Site Access: (Christchurch Ave	nue
on the east side of Christchuro The area has a semi-rural app interspersed with vacant and narrow single lane unmade ro	ch Avenue, Wi pearance comp wooded plots.	ckford in an ar orising chalets a	rea of plotlands. and bungalows	Access to Ser	vices	
Development Plan: Allocated a	as Green Belt i	in the BDLP 19	98.			
Planning History: ■ ES BAS/949/57 – Resi	dential develo	pment – Refus	sed 1957			
Ownership:	- Public Body? No					
Ownership:						
		Individual?	Yes			
	- Compai		No			
II-lan Anna Cita	- Unknov	vn'?	No			
Urban Area Site	No	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	I			
Green Belt Site	Yes	Area: 0.13				
Greenfield Site	Yes	Area: 0.13I	na			
Previously Developed Land	d No					
Site Constraints			I	· · · · · · · · · · · · · · · · · · ·	!t - / i a la i l i i	
Areas excluded from the S					a site's viabilit Within	y
	Within Part of		Ancient Woodla	ncient woodiand		
	Part of	_			Part of Site	
CCCI-/CACc / CDAc / Domeor	Adj. To		Laral Wildlife Cit	·	Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sit	ies	Within	
	Part of Site		-		Part of Site	
1 IN I I December (IND)	Within Buffer		51 - 1114 A a.t.	DI (DAD)	Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action	on Plan (BAP)	Within	
	Part of Site		Priority Habitat		Part of Site	
	Within Buffer				Within Buffer	
Flood Zone If yes, Zone 3? □			Protected Specie	es Alert Area		
Washland			Protected Specie	es Alert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within		1			
business/ industrial areas	Part of		Village Green &	Common Land		
	Adj. To		Ground Water V			
Oll / Cas Binalinas		_	Area		\4/:+b:n	
Oil / Gas Pipelines			Conservation Ar	ea	Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within	
Lioundity i gions			Liotod Lananig		Adj. To	
					Auj. 10	
Immovable communications links			Potential Contar	ninated Land		
400m buffer zone around			Definitive Footpa	ath (PRoW)		
wastewater/sewage treatment plants						

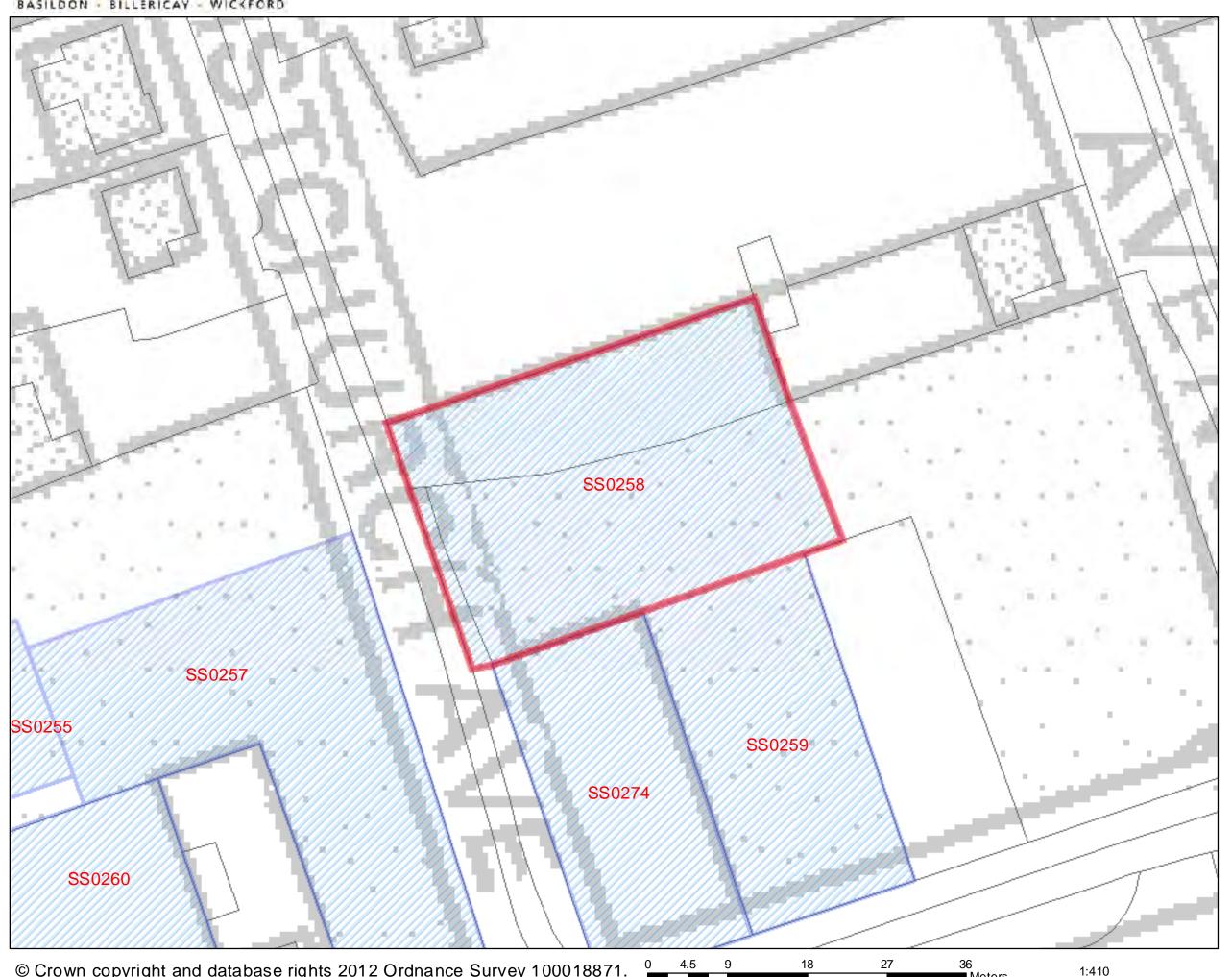
Address: Land known as Oak Meadow, Christchurch Avenue, Wickford	Site Area: 0.13ha	Current Use: Grassland	Site Ref: SS0258	
		TPO		
		Archaeological Fir	nds Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?		1		
What is the most suitable type of deve	lopment for	this site?		
Site is not suitable for housing develop	oment x			
December 1 why site is not suitable for I	e o u o in a .			

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

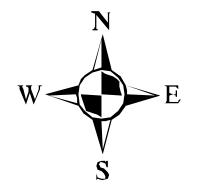
- 1. to check unrestricted sprawl of large built-up areas;
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Land known as Oak Meadow



SHLAA 2011/2012



SHLAA Site Survey F	OIIII	ı arı ı					
Address: Land known as Bramley Hedg Avenue, Wickford	je, Stu	udland	Site Area: 0.07ha	Current Use: Grassland	Site Ref: SS0259		
Description of Site (includ Rectangular parcel of grasslar		_		d shrubs, located		Studland Avenue	
on the north side of Studland The area has a semi-rural app interspersed with vacant and single lane road.	Aven bearar	ue, Wickfo nce compr	ord in an area rising chalets	a of plotlands. and bungalows	Access to Ser	rvices	
Development Plan: Allocated	as Gre	een Belt ir	the BDLP 19	998.			
Planning History: • BAS/0446/66 – Outlin no.s 353/4/5 New Ho							
Ownership:		- Public B	odv?	No	1		
			Individual?	Yes	1		
		- Compan		No	1		
		- Unknow		No	1		
Urban Area Site		No		1140	1		
Green Belt Site		Yes	Area: 0.07	7ha			
Greenfield Site		Yes		Area: 0.07ha			
Previously Developed Land		No	741 041 0107	7714			
Site Constraints	_	110					
Areas excluded from the S	HIA	4		Constraints th	at may affect	a site's viabilit	v
Scheduled Monument	With			Ancient Woodla		Within	
	Part			randidan traduita		Part of Site	
	Adj.					Within Buffer	
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Si	tes	Within	
		of Site				Part of Site	
	-	in Buffer		-		Within Buffer	
Local Nature Reserve (LNR)	With			Biodiversity Acti	on Plan (BAP)	Within	
		of Site		Priority Habitat	o,	Part of Site	
		in Buffer				Within Buffer	
Flood Zone	VVILII	Dailei		Protected Specie	es Alert Area	Within Ballor	
If yes, Zone 3? □				. rotottod opcoli	00 / 1101 (/ 11 00		
Washland				Protected Specie	es Alert Area -		
Marshes Protection Area				10m Buffer			
Existing, developed	\\/i+b	in	1	- 1		1	
	With	111					
business/ industrial areas	-			Village Green &	Common Land		
	Part Adj.	of		Village Green & Ground Water V			
business/ industrial areas	Part	of		Ground Water V Area	'ulnerability	Wish:	
	Part	of		Ground Water V	'ulnerability	Within	
business/ industrial areas	Part	of		Ground Water V Area	'ulnerability	Within Adj. To	
business/ industrial areas Oil / Gas Pipelines	Part	of		Ground Water V Area Conservation Ar	'ulnerability		
business/ industrial areas	Part	of		Ground Water V Area	'ulnerability	Adj. To Within	
business/ industrial areas Oil / Gas Pipelines Electricity Pylons	Part	of		Ground Water V Area Conservation Ar Listed Buildings	'ulnerability ea	Adj. To	
business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications	Part	of		Ground Water V Area Conservation Ar	'ulnerability ea	Adj. To Within	
business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications links	Part	of		Ground Water V Area Conservation Ar Listed Buildings Potential Contar	rulnerability ea minated Land	Adj. To Within	
business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications links 400m buffer zone around	Part	of		Ground Water V Area Conservation Ar Listed Buildings	rulnerability ea minated Land	Adj. To Within	
business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications links	Part	of		Ground Water V Area Conservation Ar Listed Buildings Potential Contar	rulnerability ea minated Land	Adj. To Within	

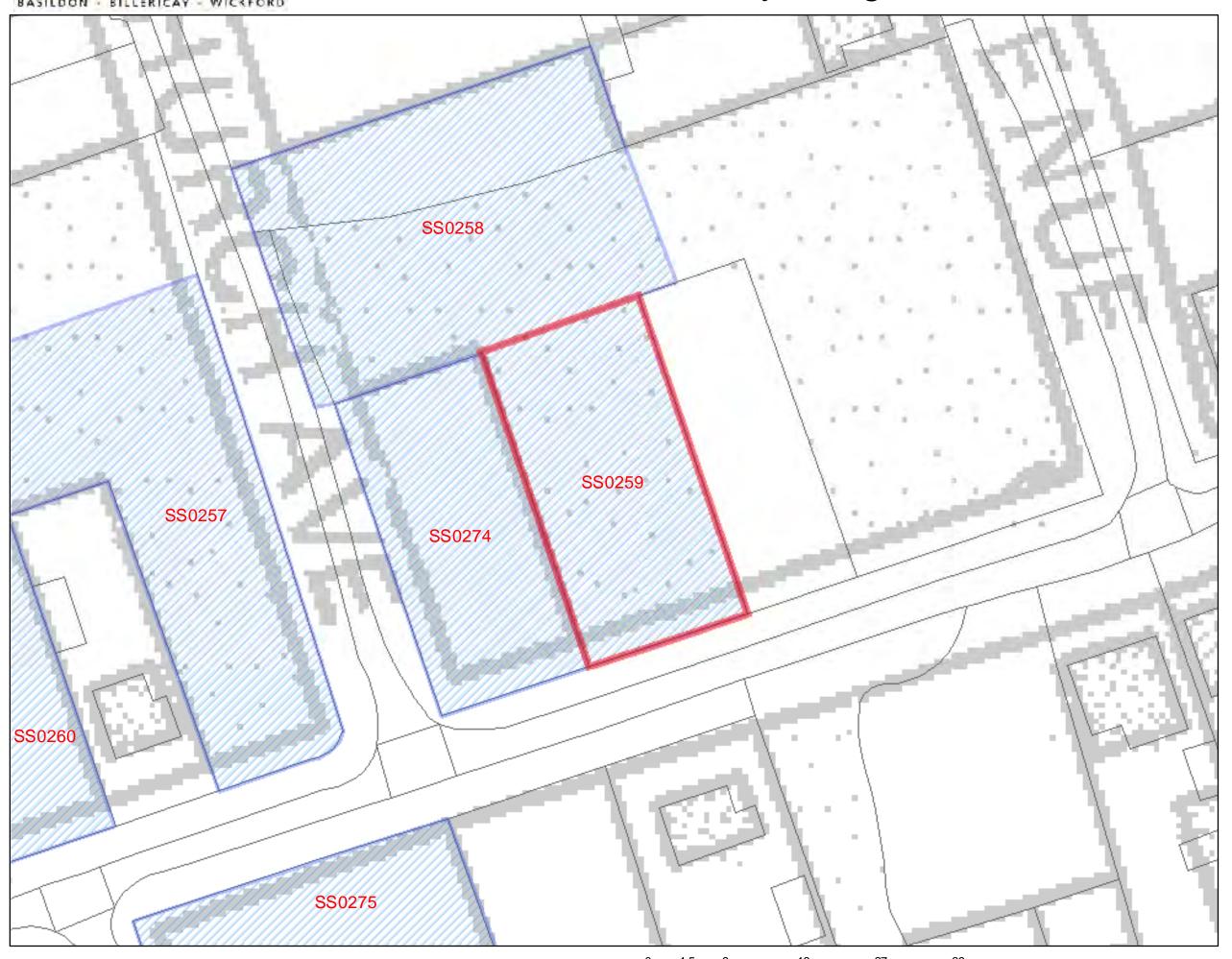
Address: Land known as Bramley Hedge, Studland Avenue, Wickford	Site Area: 0.07ha	Current Use: Grassland	Site Ref: SS0259	
		TPO		
		Archaeological Fir	nds Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?		1		
What is the most suitable type of dev	elopment for	this site?		
Site is not suitable for housing develo	pment x			
December (a) why site is not suitable for	housing.			

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

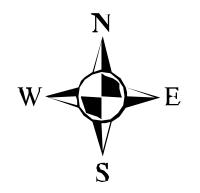
- 1. to check unrestricted sprawl of large built-up areas;
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Land known as Brambley Hedge



SHLAA 2011/2012



Address: Land between Littledene and Studland Avenue, Wickford	Fairview,	Site Area 0.14ha	Current Use: Woodland	Site Ref: SS0260		
Description of Site (includ Square parcel of woodland lo			Studland Avenue.	Site Access:	Studland Avenue	
Wickford in an area of plotlan comprising chalets and bunga plots. Studland Avenue is a na Development Plan: Allocated	ids. The are alows intersp arrow single	a has a semi-i ersed with val lane road.	rural appearance cant and wooded	Access to Ser	rvices	
Planning History: None						
Ownership:	- Publi	c Body?	No			
	- Priva	te Individual?	Yes			
	- Com		No			
	- Unkr	iown?	No			
Urban Area Site	No					
Green Belt Site	Yes	Area: 0.	14ha			
Greenfield Site	Yes	Area: 0.	14ha			
Previously Developed Lan	d No					
Site Constraints						
Areas excluded from the S	HLAA		Constraints t	hat may affect	a site's viability	1
Scheduled Monument	Within			Ancient Woodland		
	Part of				Within Part of Site	
	Adj. To				Within Buffer	
SSSIs/ SACs / SPAs / Ramsar			Local Wildlife S	Local Wildlife Sites		
	Part of Site				Within Part of Site	
	Within Buff				Within Buffer	
Local Nature Reserve (LNR)	Within		Riodivorsity Act	Biodiversity Action Plan (BAP)		
Local Nature Neserve (LINK)	Part of Site		Priority Habitat			
					Part of Site	
Flood Zons	Within Buff	CI	Drotoota - Co	ioo Alomt Arra	Within Buffer	
Flood Zone			Protected Spec	ies Aiert Area		
If yes, Zone 3? □			Duri I I C	! Al. ! A	+	
Washland				ies Alert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within					
business/ industrial areas	Part of			& Common Land		
	Adj. To		Ground Water Area	Vulnerability 		
Oil / Gas Pipelines			Conservation A	irea	Within	
					Adj. To	
Electricity Pylons			Listed Buildings	S	Within	
- •					Adj. To	
Immovable communications links			Potential Conta	minated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Foot	path (PRoW)		
			TPO			
4			A	Cindo Aros		
			Archaeological	rinus Area		

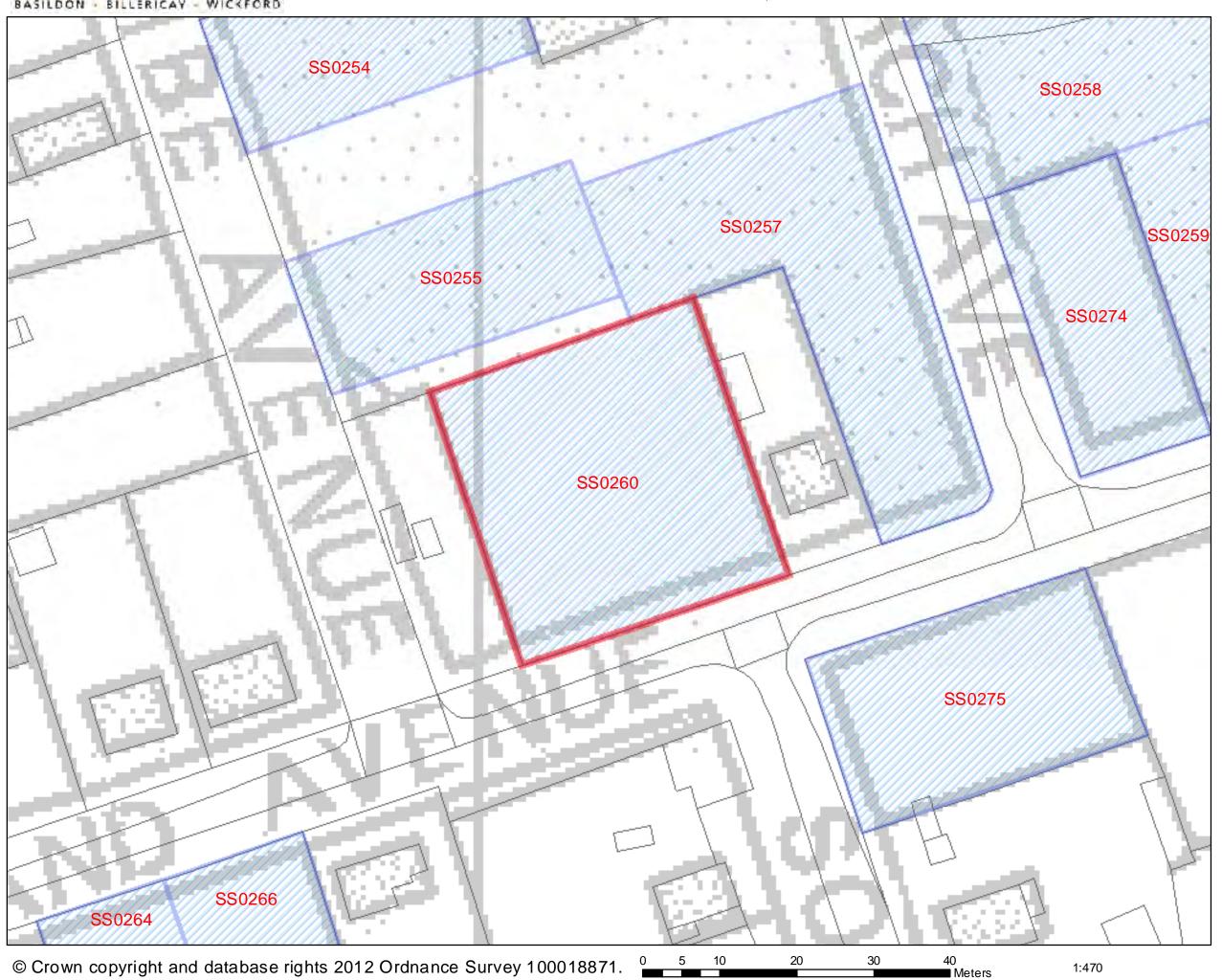
Address: Land between Littledene and Fairview, Studland Avenue, Wickford	Site Area: 0.14ha	Current Use: Woodland	Site Ref: SS0260	
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of deve	lopment for	this site?		
Site is not suitable for housing develop	ment x			

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

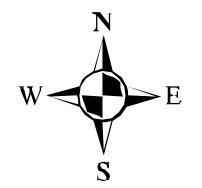
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- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration by encouraging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



Land between Littledene, and Fairview



SHLAA 2011/2012



Address: Land east of Eton Manor, Brar Avenue, Wickford		Site Area: 0.13ha	Current Use: Woodland/ scrubland	Site Ref: SS0261		
Description of Site (including Rectangular parcel of woodlar Branksome Avenue, Wickford semi-rural appearance comprise with vacant and wooded plots road.	nd/scrubland I in an area of sing chalets a	ocated on the plotlands. The nd bungalows	e area has a interspersed	Site Access: E	Branksome Aven	ue
Development Plan: Allocated a Planning History:	as Green Belt	in the BDLP 19	998.			
BAS/0969/89 – Erection	on of two deta	ached dwelling	s- Refused 1989			
Ownership:	- Public	Body?	No			
•		Individual?	Yes			
	- Compa		No			
	- Unkno		No			
Urban Area Site	No	VVIII.	110			
Green Belt Site	Yes	Area: 0.13	ha			
Greenfield Site	Yes	Area: 0.13				
Previously Developed Land		Area. 0.13	i ia			
Site Constraints	a jivo					
	111.00		Canatuainta th	at many offerst	a aita/a viahilit	
Areas excluded from the S					a site's viabilit Within	. y
Pa	Within		Ancient Woodla	Ancient Woodiand		
	Part of				Part of Site	
	Adj. To				Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Si	tes	Within	
	Part of Site				Part of Site	
	Within Buffer	•			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti		Within	
	Part of Site		Priority Habitat		Part of Site	
	Within Buffer	-			Within Buffer	
Flood Zone			Protected Specie	es Alert Area		
If yes, Zone 3? □						
Washland			Protected Specie	es Alert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within					
business/ industrial areas	Part of		Village Green &	Common Land		
	Adj. To		Ground Water V			
			Area			
Oil / Gas Pipelines			Conservation Ar	ea	Within	
- прети					Adj. To	
					Auj. 10	
Electricity Pylons			Listed Buildings		Within	
					Adj. To	
Immovable communications links			Potential Contar	minated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footp	ath (PRoW)		
 			TPO			