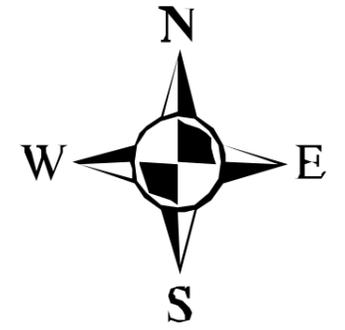
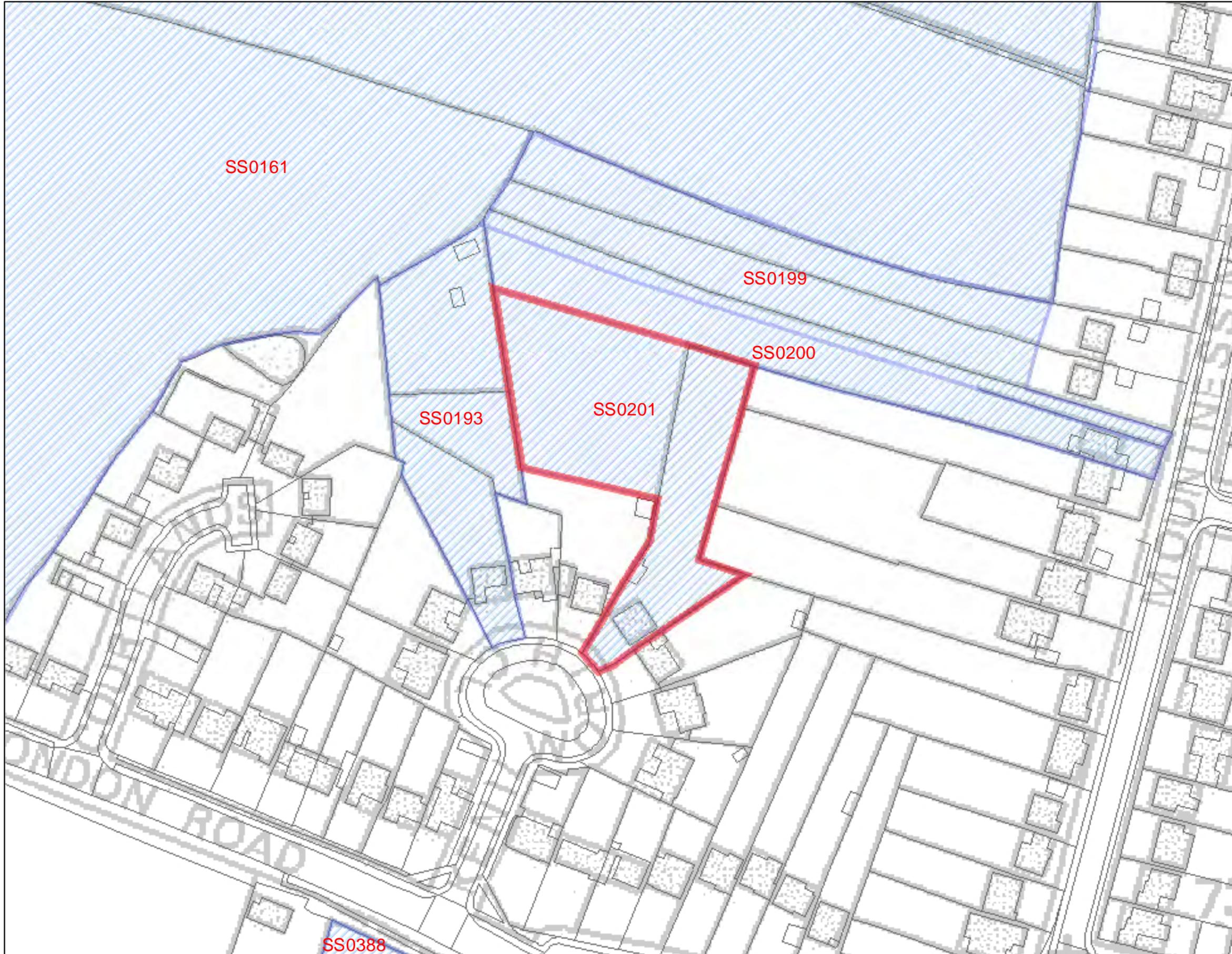


SHLAA 2011/2012



# SS0201

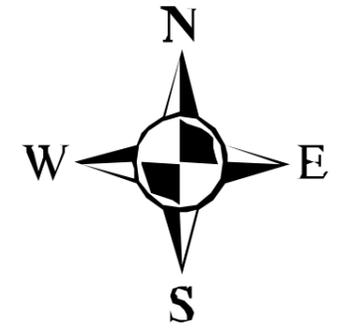
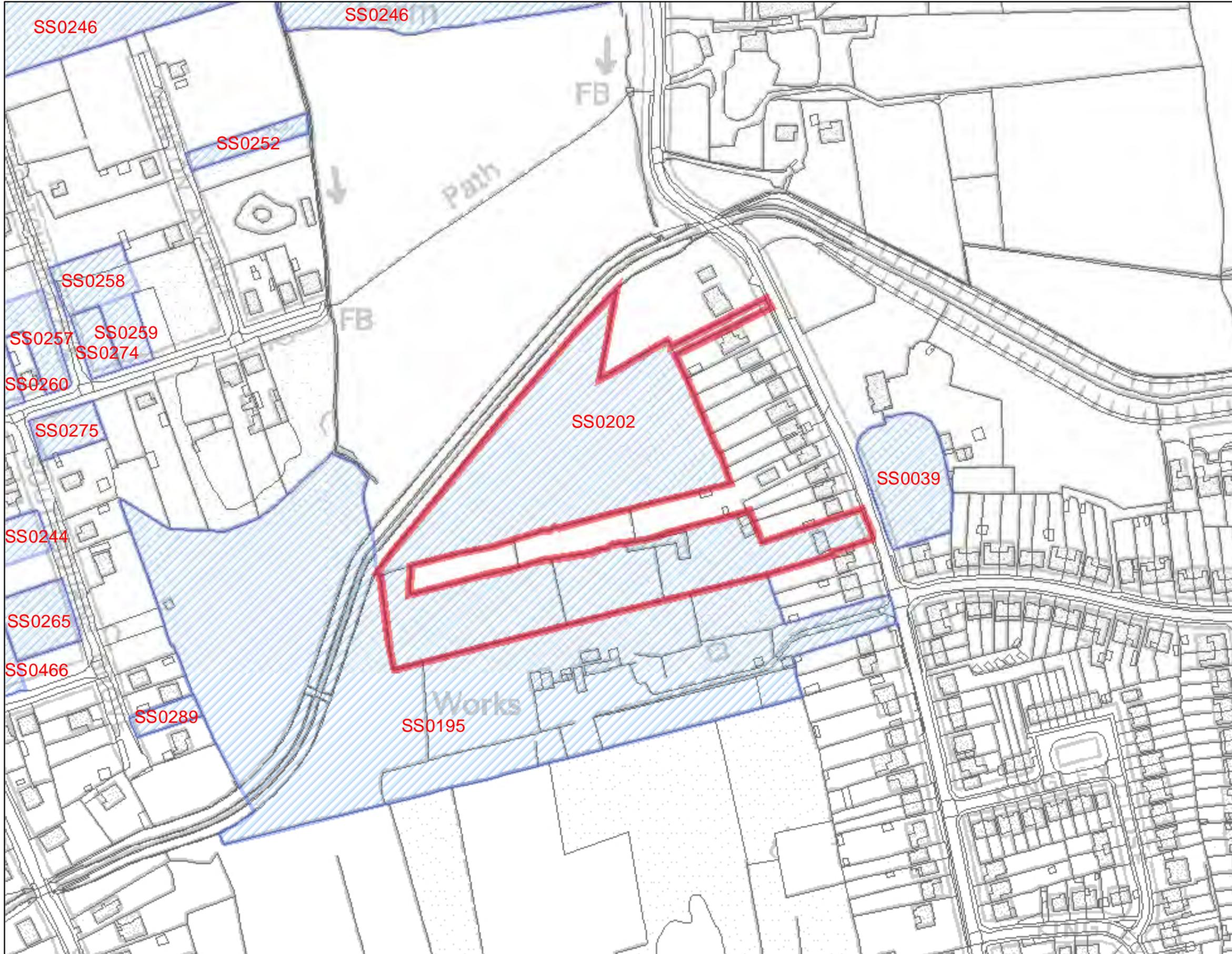


## SHLAA Site Survey Form Part 1

<b>Address:</b> No 53 Castledon Road and Land from rear of No 53 to rear of No 81, Castledon Road, Wickford	<b>Site Area:</b> 2.31ha	<b>Current Use:</b> Residential, grass fields	<b>Site Ref:</b> <b>SS0202</b>			
<b>Description of Site (including planning status)</b> 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			<b>Site Access:</b> Castledon Road  <b>Access to Services</b> (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)			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	Yes	Area: 0.09ha				
<b>Green Belt Site</b>	Yes	Area: 2.22ha				
<b>Greenfield Site</b>	Yes	Area: 0.09ha				
<b>Previously Developed Land</b>	Yes	Area: 2.22ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	part of Zones 2 & 3	Yes	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	

<b>Address:</b> No 53 Castledon Road and Land from rear of No 53 to rear of No 81, Castledon Road, Wickford		<b>Site Area:</b> 2.31ha	<b>Current Use:</b> Residential, grass fields	<b>Site Ref:</b> SS0202	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO – Oaks T8 and T9	TPO/2/87	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> 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.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Potential contaminated land – no intrusive investigation undertaken</li> <li>• Protected species alert area</li> <li>• Ground water vulnerability area</li> <li>• Sewer pipeline runs through site</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Flood zones 2 and 3 cover part of the site</li> <li>• Oak trees protected by TPO</li> </ul>					
<b>Could the constraints be overcome?</b>					
By removing Green Belt allocation from development plan, not permitting development within the flood zones, incorporating SUDS as appropriate, respecting the positions of the protected trees and investigating the land for possible contamination, ground water vulnerability and protected species, with appropriate mitigation measures put in place as necessary. The position of the sewerage pipeline should also be respected.					
<b>What is the most suitable type of development for this site?</b> Natural open space, riverside walk.					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is not suitable for housing:</b> 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>			No. Whilst the site was submitted by or on behalf of the landowner, due to the constraints of the site there is no access.		

SHLAA 2011/2012



# SS0202

## SHLAA Site Survey Form Part 1

<b>Address:</b> Bluebell Lodge, Mountnessing Road, Billericay	<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0203			
<b>Description of Site (including planning status)</b> Largely square shaped site located at the western end of the settlement of Billericay, adjoining farmland to the west. The site comprises a detached dwelling house, garage block and stables.  Development Plan: part allocated as Green Belt, part area of no notation in the Basildon Local Plan 1998  Planning History: <ul style="list-style-type: none"> <li>• BAS/0402/78 – House and garage – Granted 19.06.1978</li> <li>• BAS/0417/80 (&amp;A) – Three stables, tack room – Granted 1980</li> <li>• BAS/0886/81 – Boundary walls – Granted 26.05.1981</li> <li>• BAS/1029/90 – First floor side extension – Granted 19.10.1990</li> <li>• BAS/0014/96 – Detached garage – Granted 22.04.1995</li> </ul>			<b>Site Access:</b> Mountnessing Road  <b>Access to Services</b> (distance in m) Primary School: <600m Brightside Secondary School: >1500m St. Johns (1800m) GPs / Health Centre: >800m The Pantiles (1.1km) Local Centre: >800m The Pantiles (1.1km) Town Centre: >800m Billericay (1.8km) Public Open Space: <800m Bus Stop: 1km Railway Station: >1600m Billericay (1.7km)			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	Yes	Area: 0.08ha				
<b>Green Belt Site</b>	Yes	Area: 0.05ha				
<b>Greenfield Site</b>	Yes	Area: 0.06ha				
<b>Previously Developed Land</b>	Yes	Area: 0.07ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		No	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO – Lombardy poplars* have been felled	TPO/1/75	Yes*	

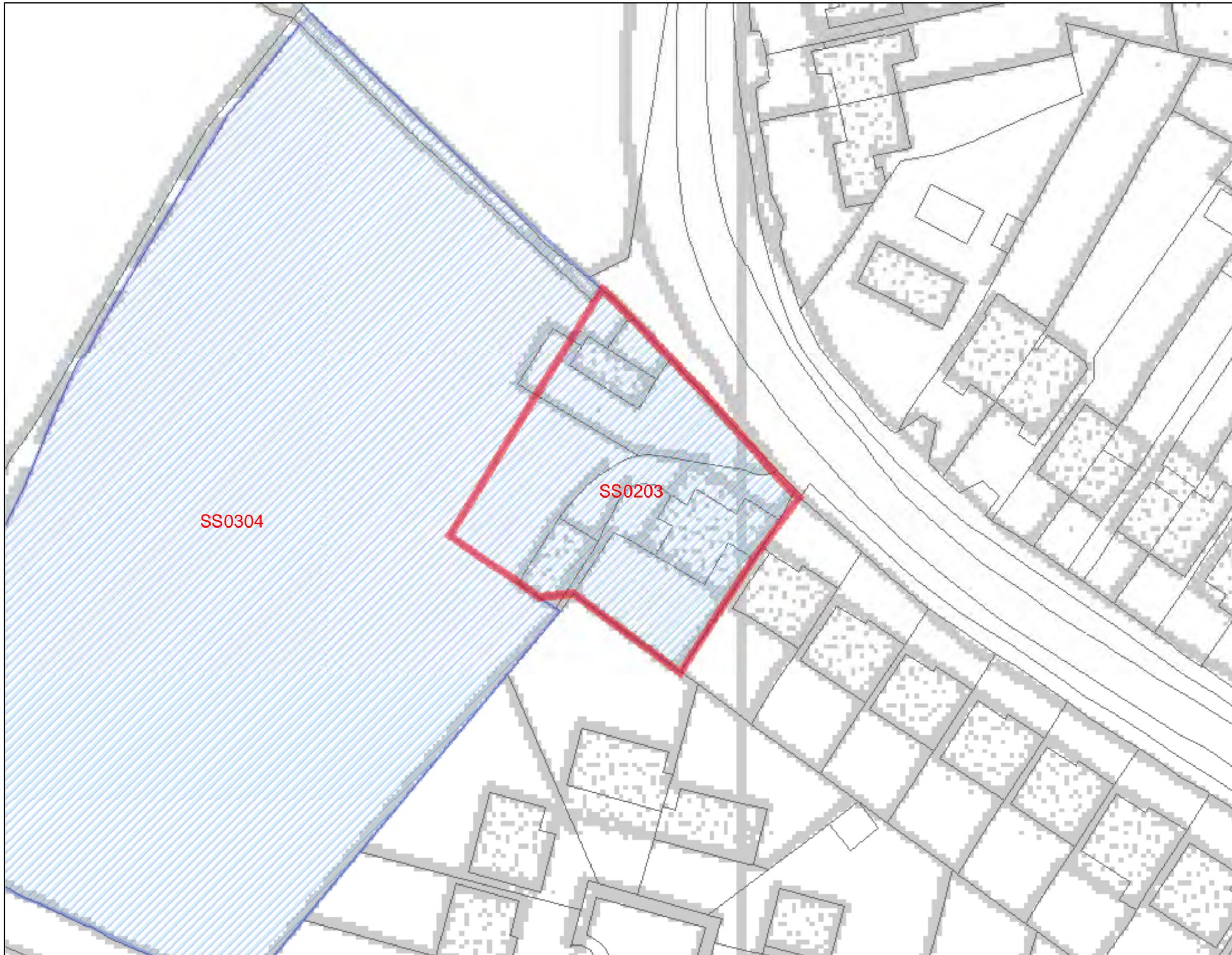
<b>Address:</b> Bluebell Lodge, Mountnessing Road, Billericay	<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0203	
		Archaeological Finds Area		No
<b>Highway issues:</b> Access via Mountnessing Road. No particular issues				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Partial Green Belt allocation in development plan</li> <li>• Potential contamination – no intrusive investigation undertaken</li> </ul>				
<b>Could the constraints be overcome? Yes If yes, How?</b>				
<ul style="list-style-type: none"> <li>• By removing Green Belt allocation from development plan</li> <li>• Investigating potential contamination and undertaking any remediation as appropriate</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Residential/ancillary uses				
<b>Site is suitable for housing development</b> x				
<b>Reason(s) why site is / is not suitable for housing:</b> 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.				
<b>Is site available for development? If yes, when?</b>				
No. Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.				

# Land at Bluebell Lodge, Blue Bell Wood

SHLAA 2011/2012



## SS0203



## SHLAA Site Survey Form Part 1

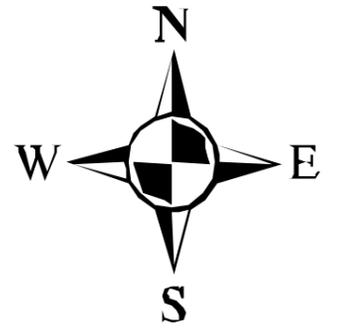
<b>Address:</b> Pine Cottage, Church Road	<b>Site Area:</b> 0.18ha	<b>Current Use:</b> Residential dwelling	<b>Site Ref.:</b> SS0205	
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<p><b>Description of Site (including planning status)</b> Small rectangular parcel of land providing a single dwelling within a row of dwellings along the west side of Church Road, Ramsden Bellhouse.</p> <p>Majority of site is allocated as Green Belt in the BDLP 1998</p> <p>Planning history:</p> <p>(10/00915/EXTBAS) - an existing permission approved for a detached chalet dwelling with garage, originally approved in 1990 (90/01308/FULL) and re-issued in 1995 (95/00395/BAS), 2000 (00/00548/BAS) and 2005 (05/00813/FULL).</p> <p>This has been interspersed with refused applications for detached chalet dwelling (90/00524/FULL), detached chalet with pool (90/01427/FULL) and a withdrawn outline application for another detached dwelling (90/00437/OUT).</p>	<p><b>Site Access:</b> Church Road, Ramsden Bellhouse</p> <p><b>Access to Services</b></p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Ownership:</b></td> <td style="width: 30%;">- Public Body?</td> <td style="width: 40%;">No</td> </tr> <tr> <td></td> <td>- Private Individual?</td> <td>Yes</td> </tr> <tr> <td></td> <td>- Company?</td> <td>No</td> </tr> <tr> <td></td> <td>- Unknown?</td> <td>No</td> </tr> </table>		<b>Ownership:</b>	- Public Body?	No		- Private Individual?	Yes		- Company?	No		- Unknown?	No
<b>Ownership:</b>	- Public Body?	No											
	- Private Individual?	Yes											
	- Company?	No											
	- Unknown?	No											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Urban Area Site</b></td> <td style="width: 30%;">Yes</td> <td style="width: 40%;">0.056</td> </tr> <tr> <td><b>Green Belt Site</b></td> <td>Yes</td> <td>0.124</td> </tr> <tr> <td><b>Greenfield Site</b></td> <td>Yes</td> <td>0.152</td> </tr> <tr> <td><b>Previously Developed Land</b></td> <td>Yes</td> <td>0.028</td> </tr> </table>		<b>Urban Area Site</b>	Yes	0.056	<b>Green Belt Site</b>	Yes	0.124	<b>Greenfield Site</b>	Yes	0.152	<b>Previously Developed Land</b>	Yes	0.028
<b>Urban Area Site</b>	Yes	0.056											
<b>Green Belt Site</b>	Yes	0.124											
<b>Greenfield Site</b>	Yes	0.152											
<b>Previously Developed Land</b>	Yes	0.028											

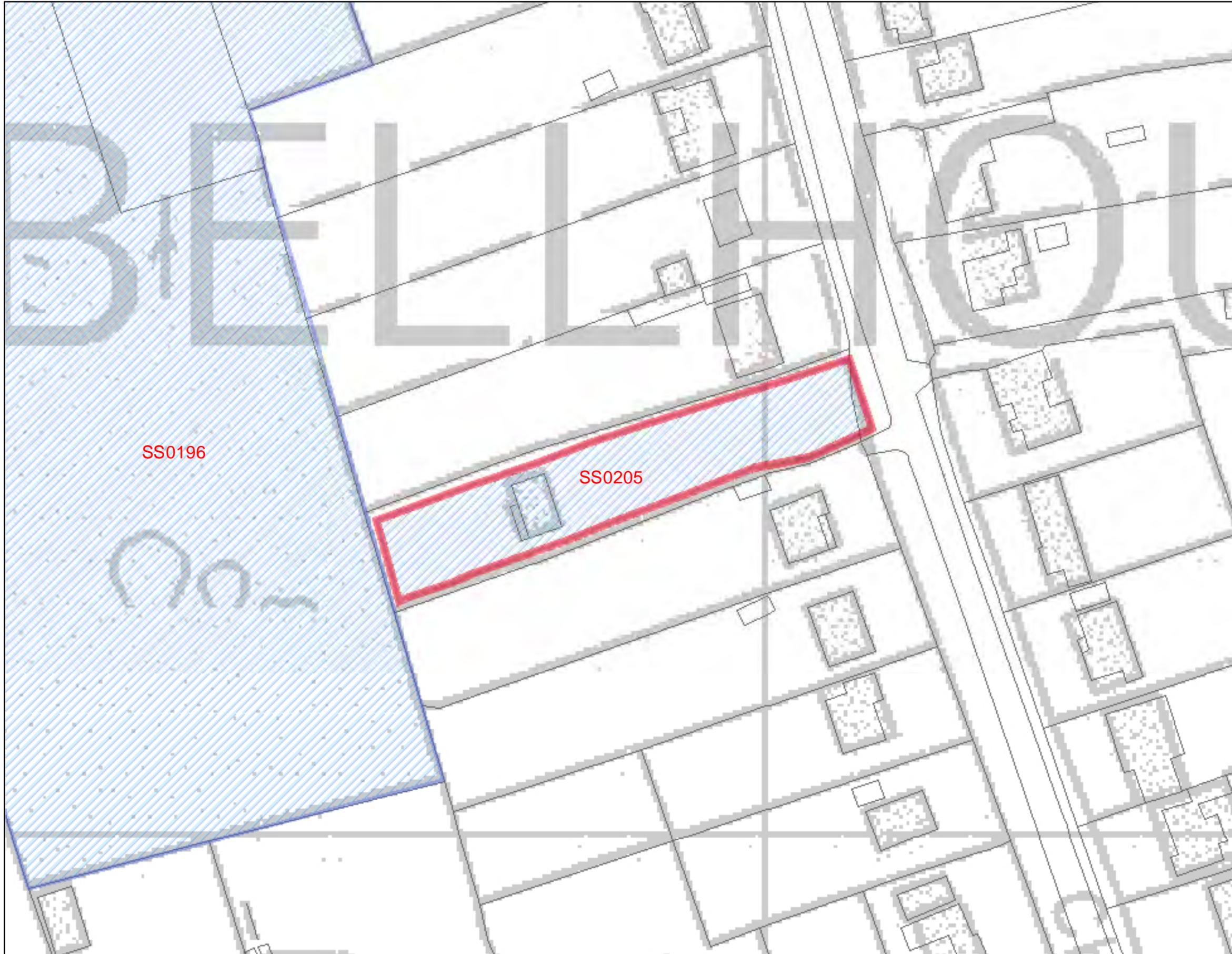
Site Constraints						
Areas excluded from the SHLAA			Constraints that may affect a site's viability			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of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

<b>Address:</b> Pine Cottage, Church Road		<b>Site Area:</b> 0.18ha	<b>Current Use:</b> Residential dwelling	<b>Site Ref.:</b> SS0205	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development</b> X					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

SHLAA 2011/2012



## SS0205



## SHLAA Site Survey Form Part 1

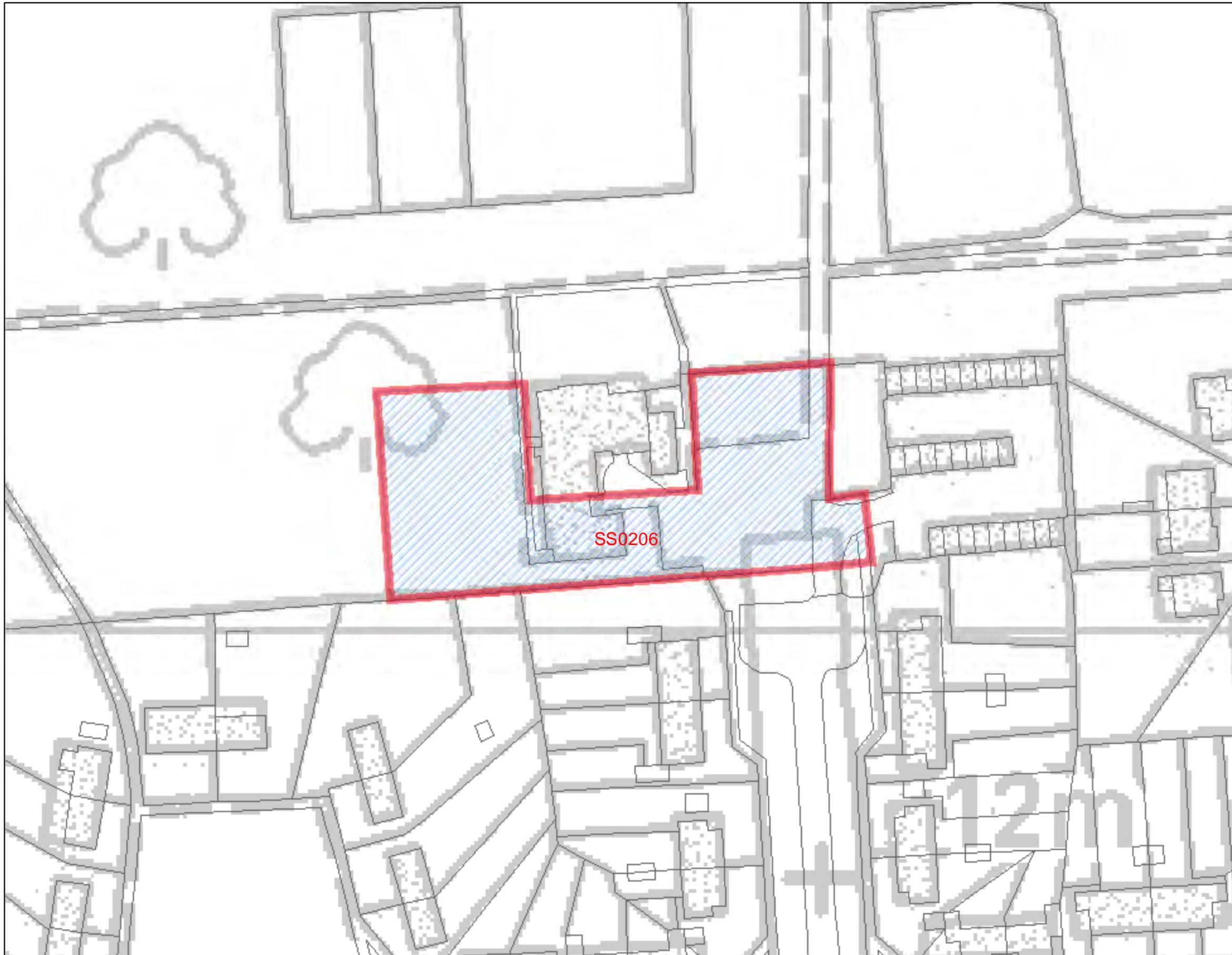
<b>Address:</b> Wickford Memorial Park Community Hall and Car Park, Rettendon View	<b>Site Area:</b> 0.26 ha	<b>Current Use:</b> Community centre, car parks, garaging and open space	<b>Site Ref.:</b> <b>SS0206</b>		
<b>Description of Site (including planning status)</b> Part of Wickford Memorial Park. 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).			<b>Site Access:</b> Via Rettendon View <b>Access to Services</b> (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		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?				
	- Company?				
	- Unknown?				
<b>Urban Area Site</b>	Yes	Area: 0.18 ha			
<b>Green Belt Site</b>	Yes	Area: 0.08 ha			
<b>Greenfield Site</b>	Yes	Area: 0.08 ha			
<b>Previously Developed Land</b>	Yes	Area: 0.18 ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability	part of site	Yes
	Adj. To	No	Conservation Area	Within/adj to	No
Oil / Gas Pipelines		No	Listed Buildings	Within	No
Electricity Pylons		No		Adj. To	No
Immovable communications		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> None					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Green Belt designation on the west of the site in BLDP 1998</li> </ul>					

<b>Address:</b> Wickford Memorial Park Community Hall and Car Park, Rettendon View	<b>Site Area:</b> 0.26 ha	<b>Current Use:</b> Community centre, car parks, garaging and open space	<b>Site Ref.:</b> <b>SS0206</b>	
<ul style="list-style-type: none"> <li>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.</li> <li>Community Hall - not be surplus to requirements.</li> <li>Within 5km of Ramsar/SAC/ SPA.</li> <li>Likely existence of contamination – no detailed assessment made.</li> </ul>				
<b>Could the constraints be overcome? If yes, how?</b> <ul style="list-style-type: none"> <li>Re-provision of community centre (as required)</li> <li>Site layout will need to accommodate the existing mature trees.</li> <li>Footpath will need to be accommodated within site layout.</li> <li>May not have direct effect on Ramsar/SAC/SPA – however, will increase flow through Wickford sewage works.</li> <li>Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Community, open space, residential				
<b>Site is suitable for housing development</b> X				
<b>Reason(s) why site is not suitable for housing:</b> 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.				
<b>Is site available for development? If yes, when?</b> Yes. The site was put forward as part of the Call for Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.				

SHLAA 2011/2012



## SS0206



## SHLAA Site Survey Form Part 1

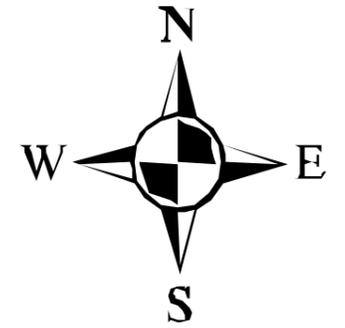
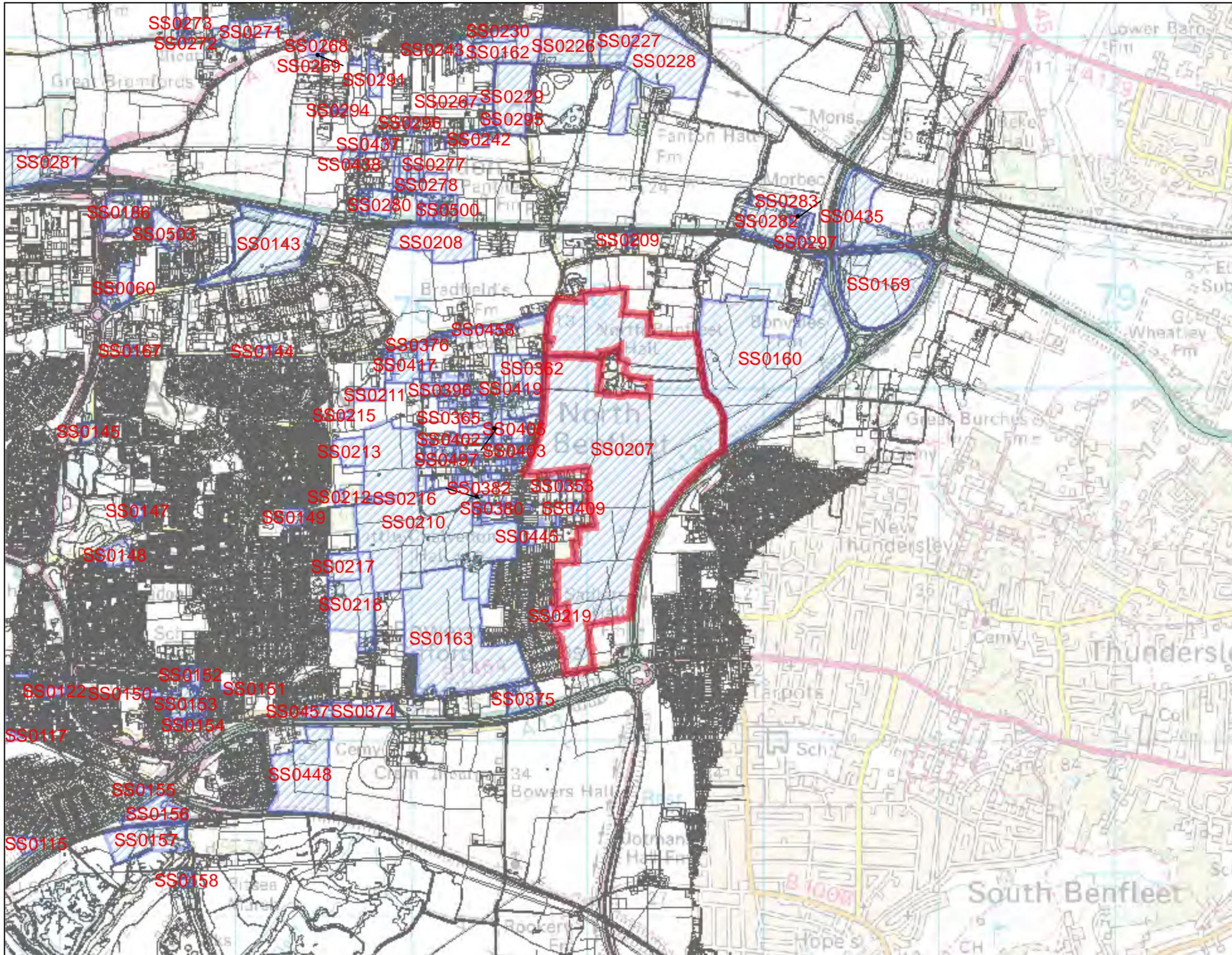
<b>Address:</b> Farm land east of Pound Lane, North Benfleet (North Benfleet Hall Farm)	<b>Site Area:</b> 118ha	<b>Current Use:</b> Farmland and related uses	<b>Site Ref.:</b> SS0207		
<b>Description of Site (including planning status)</b> Large fairly flat area of farmland located on the east side of 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: <ul style="list-style-type: none"> <li>• BAS/0358/55 – Residential development of 3 acres on North Benfleet Hall Road – Refused 1955 on green belt and loss of agricultural land grounds</li> <li>• 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</li> <li>• BAS/0369/55 - Residential development on North Benfleet Hall Road – Refused 1955 on green belt grounds</li> <li>• BAS/1405/60 – Erection of dwelling on site of old North Benfleet Hall – Refused 1961 on green belt grounds</li> <li>• BAS/0488/98 – Change of use of redundant telephone exchange to dwelling house, fronting Pound Lane – Granted 1998</li> <li>• BAS/1463/80(A) – Farm Workers Bungalow, North Benfleet Hall – Granted 1980</li> <li>• 03/00916/FULL - Installation of below ground Proprietary Domestic Sewage Treatment Plant – granted</li> </ul>			<b>Site Access:</b> North Benfleet Hall Road, Pound Lane and Hall Road  <b>Access to Services</b> (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)		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individuals?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 118ha			
<b>Greenfield Site</b>	Yes	Area: 117ha			
<b>Previously Developed Land</b>	Yes	Area: 1ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No

<b>Address:</b> Farm land east of Pound Lane, North Benfleet (North Benfleet Hall Farm)		<b>Site Area:</b> 118ha	<b>Current Use:</b> Farmland and related uses	<b>Site Ref.:</b> SS0207	
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Zones 2 & 3	Yes	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area	Yes	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		Yes	Listed Buildings	Within	No
				Adj. To	Yes
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
H.E.R – Site of North Benfleet Hall - Moated site at North Benfleet Hall - Former GHQ line – several sites of former pillboxes. Two pillboxes remaining		SMR7531 SMR7530	TPO		No
			Archaeological Finds Area	Find areas 16 and 58	Yes
<b>Highway issues:</b> Pound Lane and North Benfleet Hall are likely to require upgrading to accommodate any significant increase in traffic with footways added. YELLOW category					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Green Belt allocation in development plan</li> <li>Archaeological Finds Area and site of former moated hall, (part of moat remains)</li> <li>Adjacent to listed building (North Benfleet Church)</li> <li>Traffic noise from A130</li> </ul>			<ul style="list-style-type: none"> <li>Ground water vulnerability</li> <li>Protected Species Alert Areas</li> <li>Flood Zones 2 and 3</li> <li>SAC/SPA/Ramsar buffer</li> <li>Definitive footpath</li> <li>Electricity power lines</li> <li>Potential contamination (Arms of former moat and filled in field ponds – unknown infill)</li> </ul>		
<b>Could the constraints be overcome?</b> Yes					
<b>If yes, how?</b>					
By removing green belt allocation from development plan, respecting the positions of the definitive footpaths, respecting the setting of the listed building, investigating ground water vulnerability, archaeology, contamination, protected species and flood risk and undertaking appropriate remedial action/investigations, and also incorporating a Sustainable Urban Drainage System. Suitable buffer to be maintained from the A130 and electricity pylons, and to maintain a strategic gap between settlements.					
<b>What is the most suitable type of development for this site?</b> Farmland, residential, country park					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is not suitable for housing:</b> With a change in Green Belt policy, this site could be considered suitable for housing development due to the fact that it is adjacent to the settlement boundary. However, it should be noted that the site is of a vast and irregular shape, not all of which is likely to be suitable for residential development. This is because it could lead to uncontrolled urban sprawl and should be considered					

<b>Address:</b> Farm land east of Pound Lane, North Benfleet (North Benfleet Hall Farm)	<b>Site Area:</b> 118ha	<b>Current Use:</b> Farmland and related uses	<b>Site Ref.:</b> <b>SS0207</b>	
<p>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.</p>				
<p><b>Is site available for development?</b> <b>If yes, when?</b></p>		<p>Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary and overcome the other constraints on site.</p>		

# Land at North East of Pound Lane, etc

SHLAA 2011/2012



# SS0207

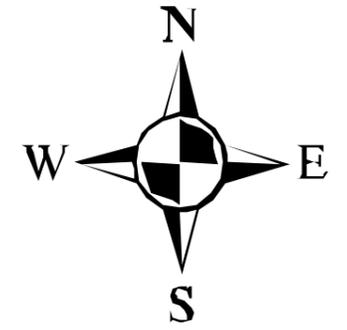
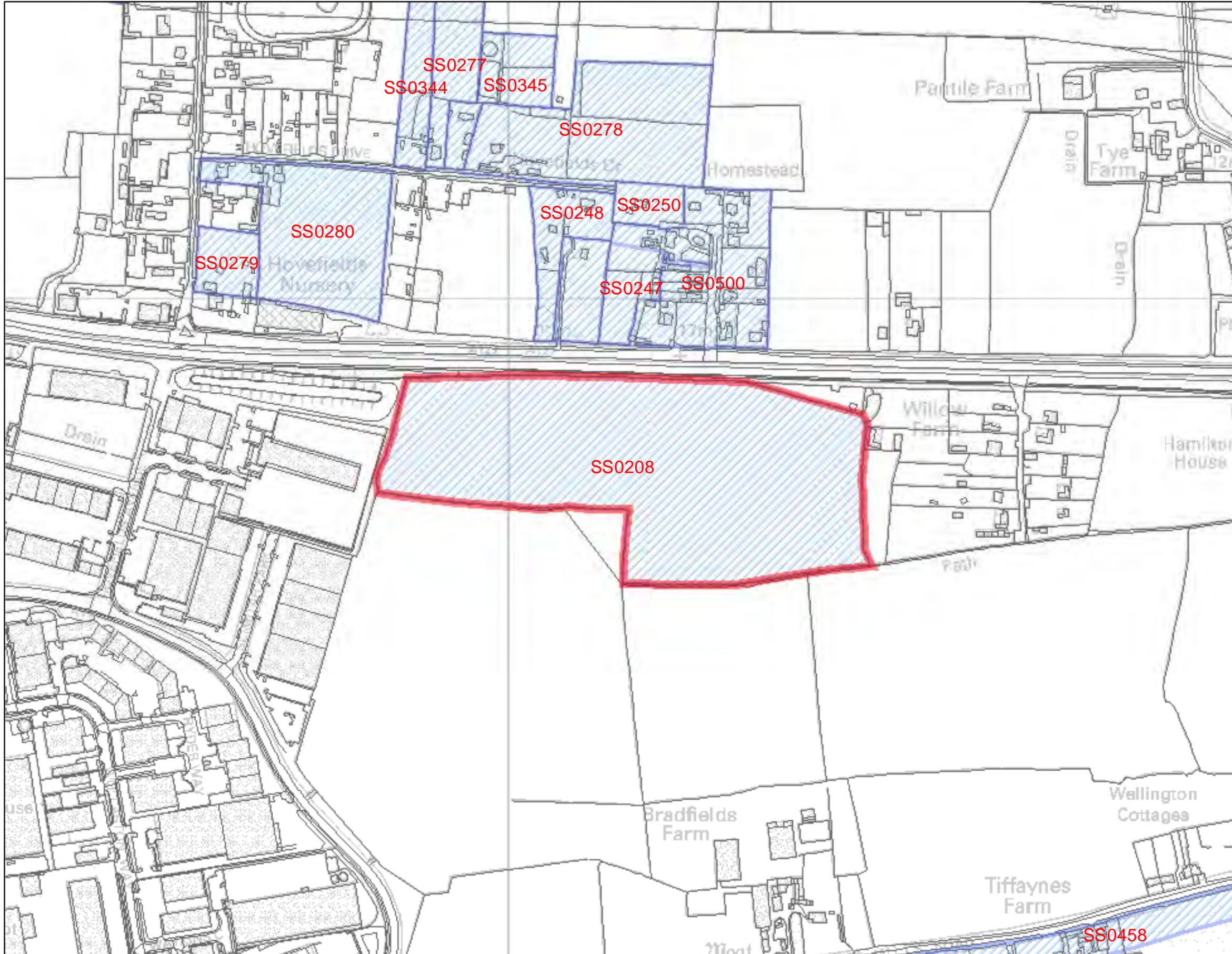
## SHLAA Site Survey Form Part 1

<b>Address:</b> Hovefields on Southern Arterial Road, North Benfleet	<b>Site Area:</b> 7.2ha	<b>Current Use:</b> Farmland	<b>Site Ref.:</b> SS0208			
<b>Description of Site (including planning status)</b>  The site is predominantly given over to dairy and arable farming and is a green field with hedgerows at the boundaries.  The A127 Southend Arterial Road is adjacent (to the north); a 16 plot gypsy site comprising a number of permanent and temporary structures is immediately to the east; substantial business development to the west (part of the A127 corridor); immediately to the south are a few open fields. The land is flat.  Development Plan – Allocated as Green Belt in the BDLP 1998  No Planning History			<b>Site Access:</b> A127.  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: Bromfords School >1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m (Silva Island Way/Felmores End) Town Centre: Pitsea >800m Public Open Space: Amenity Green Space and children/young people space <800m; Churchyard >800m; Civic Space >2km; Country Park <800m; Educational Field >800m; Natural and semi-natural open space >800m; Outdoor Sport facility <800m; Urban Park <800m Bus Stop: >500m Railway Station: Pitsea > 1.6km			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 7.2ha				
<b>Greenfield Site</b>	Yes	Area: 7.2ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		

<b>Address:</b> Hovefields on Southern Arterial Road, North Benfleet		<b>Site Area:</b> 7.2ha	<b>Current Use:</b> Farmland	<b>Site Ref.:</b> 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 Finds Area		No
<b>Highway issues:</b> The only direct access would be a junction off the A127, which is not generally suitable and the site was given a <b>RED</b> rating by Highways. Ideally, alternative access would be achieved in combination with other sites.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Green Belt allocation in the development plan</li> <li>• Within Employment Area buffer</li> <li>• Definitive Footpath</li> <li>• Ground water vulnerability</li> </ul>			<ul style="list-style-type: none"> <li>• Protected species alert areas</li> <li>• Proximity and access issues off the A127 dual carriageway</li> <li>• Potential contaminated land</li> </ul>		
<b>Could the constraints be overcome? No</b> <b>If yes, how?</b>					
<b>What is the most suitable type of development for this site?</b> Farmland, washland or industrial					
<b>Site is suitable for housing development x</b>					
<b>Reason(s) why site is suitable for housing:</b> The site is adjacent to the existing boundary of Basildon and mitigation measures could be employed to remediate any negative effects of the adjacent industrial area. Further consideration of the traffic issues and proximity to significant industrial area should be considered should allocation be an option.					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.		

# Land North of Land Benfleet Cottage

SHLAA 2011/2012



# SS0208

## SHLAA Site Survey Form Part 1

<b>Address:</b> Arterial Rd North, North Benfleet	<b>Site Area:</b> 0.34ha	<b>Current Use:</b> Kennels, residential	<b>Site Ref.:</b> SS0209	
<b>Description of Site (including planning status)</b> 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: <ul style="list-style-type: none"> <li>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 treatment to Arterial Rd</li> <li>BAS/1330/66 – Cattery, Novem Kennels – Granted 1967</li> <li>BAS/0369/79 – 40 dog kennels at Novem Kennels – Refused 1979 on harm to residential amenity grounds</li> <li>BAS/0328/80 – Kennels at Novem Kennels – Granted 1980</li> <li>BAS/0113/81 – 39 Kennels at Novem Kennels – Granted 1981</li> </ul> Other planning applications on site or surrounding the site consist of: <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>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</li> <li>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</li> <li>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</li> <li>06/00322/FULL - Two storey side extension- granted</li> <li>06/00056/FULL - Two storey side and single storey front and rear extensions – refused</li> <li>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</li> <li>04/01042 - Construction of pond, to be used for collection of surface water from existing and proposed buildings on site – granted</li> </ul>			<b>Site Access:</b> Arterial Road  <b>Access to Services</b> (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	
<b>Ownership:</b>			- Public Body?	No
			- Private Individual?	Yes

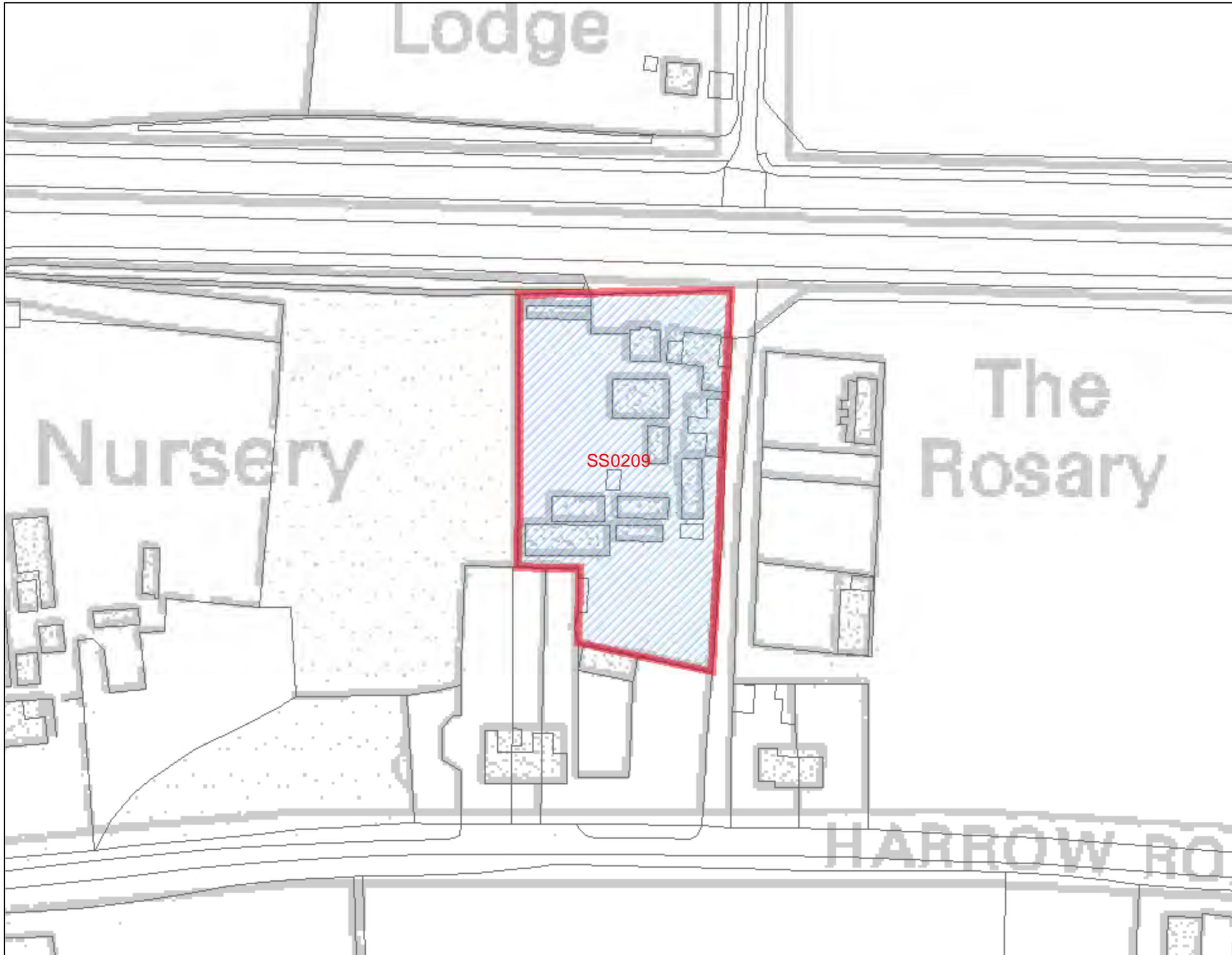
<b>Address:</b> Arterial Rd North, North Benfleet		<b>Site Area:</b> 0.34ha	<b>Current Use:</b> Kennels, residential	<b>Site Ref.:</b> SS0209	
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.34ha			
<b>Greenfield Site</b>	Yes	Area: 0.06ha			
<b>Previously Developed Land</b>	Yes	Area: 0.28ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings –	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R - Horseshoe cottage, Harrow Road - Pillbox (destroyed), east side of Pound Lane - Road Barrier (destroyed), Harrow Road - Pillbox, junction Southend Rd/Pound Lane		SMR26759 SMR20112 SMR20113 SMR20115	TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> 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					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Green Belt allocation in the development plan</li> <li>H.E.R. assets, plus former school house and rectory</li> <li>Potential contaminated land</li> </ul>			<ul style="list-style-type: none"> <li>Close proximity to the A127 and impact on residential amenity</li> <li>SAC/SPA/Ramsar buffer</li> <li>Protected species alert areas</li> </ul>		
<b>Could the constraints be overcome?</b> Partially					
<b>If yes, how?</b> 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.					
<b>What is the most suitable type of development for this site?</b> Current use / woodland					

<b>Address:</b> Arterial Rd North, North Benfleet	<b>Site Area:</b> 0.34ha	<b>Current Use:</b> Kennels, residential	<b>Site Ref.:</b> <b>SS0209</b>	
<b>Site is NOT suitable for housing development</b> <input checked="" type="checkbox"/>				
<b>Reason(s) why site is not suitable for housing:</b> 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.				
<b>Is site available for development?</b>		Yes. The site was put forward as part of the Call for Sites process by the landowner.		
<b>If yes, when?</b>				

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## SS0209

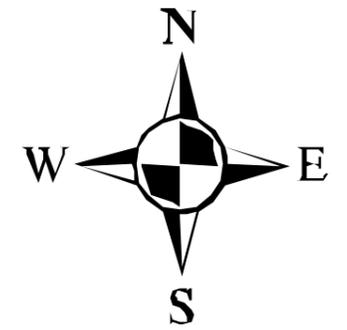
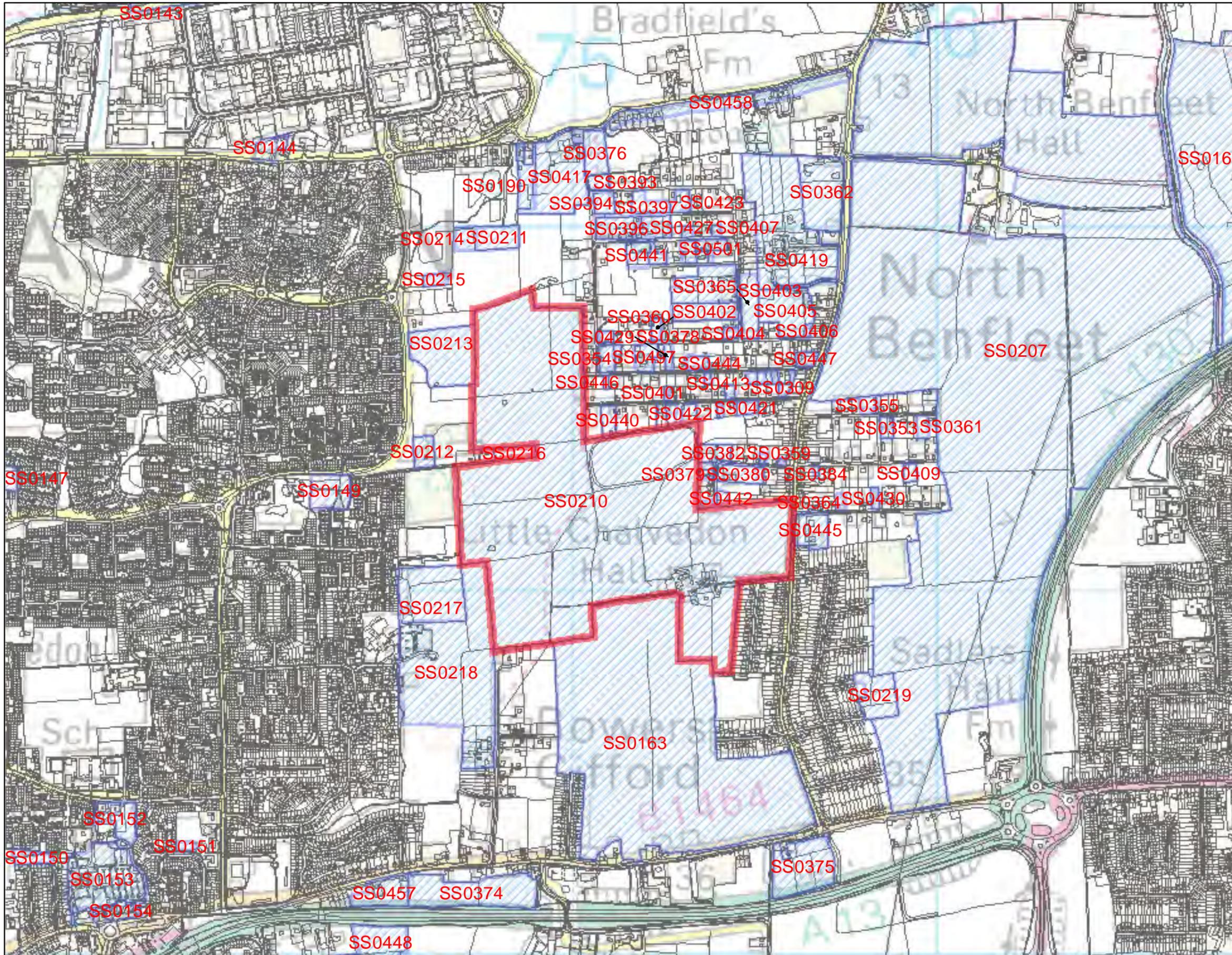


## SHLAA Site Survey Form Part 1

<b>Address:</b> Land east of Tyefields, south of Burnt Mills Road, Basildon	<b>Site Area:</b> 51.39ha	<b>Current Use:</b> Farmland, recreation land,	<b>Site Ref.:</b> <b>SS0210</b>		
<b>Description of Site (including planning status)</b> 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: <ul style="list-style-type: none"> <li>• BAS/0758/64 – Bathroom additions to 2 and 4 Homestead Road – Granted 30.06.1964</li> <li>• BAS/0586/59 – Residential development in Trenham Avenue – Refused 11.08.1959 on Green Belt grounds</li> <li>• BAS/0572/55 – Residential development, approximately 13 acres Pound Lane and Homestead Road – Refused 18.11.1955</li> <li>• ES BIL/534/53 – Residential development at Bowers Gifford – Refused 28.01.1954</li> </ul>			<b>Site Access:</b> Pound Lane/ Windsor Road / Osborne Road / Homestead Road <b>Access to Services</b> (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		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 51.39 ha			
<b>Greenfield Site</b>	Yes	Area: 49.59ha			
<b>Previously Developed Land</b>	Yes	Area: 1.8ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	*Potential for surface water flooding	No, although*	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No

<b>Address:</b> Land east of Tyefields, south of Burnt Mills Road, Basildon		<b>Site Area:</b> 51.39ha	<b>Current Use:</b> Farmland, recreation land,	<b>Site Ref.:</b> <b>SS0210</b>		
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Existing road network would likely require upgrading to support any development of the site GREEN category						
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>Protected species alert area</li> <li>SSSI, SPA, RAMSAR buffer</li> <li>Definitive footpath</li> <li>Areas at risk of surface water flooding</li> </ul>			
<ul style="list-style-type: none"> <li>Allocated as Green Belt in the Dev't Plan</li> <li>Employment area buffer</li> <li>Ground water vulnerability area</li> <li>Adjacent to open space allocations</li> </ul>						
<b>Could the constraints be overcome?</b> Yes						
<b>If yes, how?</b>						
By removing the Green Belt allocation from the development plan; investigating and mitigating protected species and ground water vulnerability, respecting the line of the definitive footpath. 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. Proximity to an industrial estate should not pose a significant bar to development due to intervening existing housing areas. A SUDS would need to be sought to avoid surface water flooding. Existing open space adjacent to the site would need to be respected or provided (and expanded) elsewhere in the locality to cater for the demands of existing residents and any future residents. Noise, flood lighting and telecoms equipment at Bowers United football grounds would also need to be taken into account in any development on adjoining land unless the ground were to be relocated to an alternative suitable location elsewhere in the locality. Existing trees, hedgerows and wildlife ponds/corridors would also need to be respected wherever possible or alternatives provided to compensate. All other infrastructure/public utilities would need to be upgraded as appropriate. Although no archaeological evidence has been found, this is largely due to lack of any investigation, there may therefore be a good degree of significance yet to be identified. Site lies between the medieval sites of Great and Little Chalvedon Hall's and to the south of the Nevendon Washlands where recent Mesolithic finds has been unearthed.						
<b>What is the most suitable type of development for this site?</b> Farmland, recreation land or residential						
<b>Site is suitable for housing development x</b>						
<b>Reason(s) why site is not suitable for housing:</b> 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.						
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted by or on behalf of the 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.			

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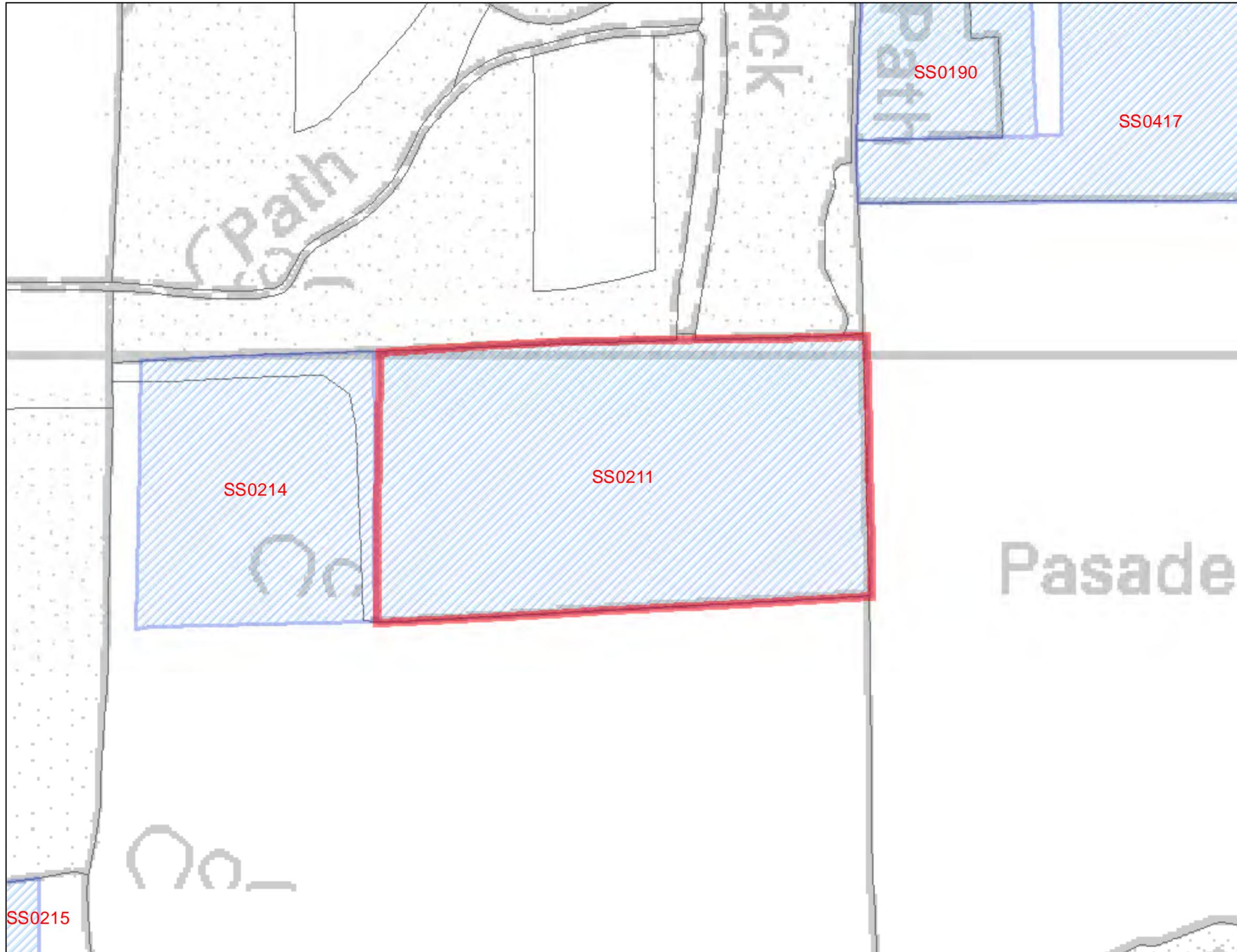
# SS0210

## SHLAA Site Survey Form Part 1

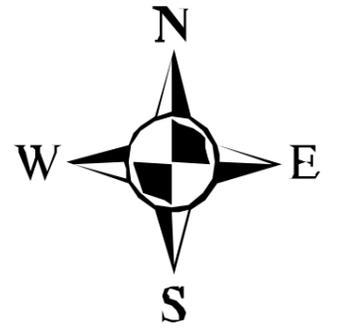
<b>Address:</b> Land south of Burnt Mills Road and southeast of Rushley Park, Basildon	<b>Site Area:</b> 0.75ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> SS0211		
<b>Description of Site (including planning status)</b> Small rectangular site southeast of Rushley Park. The site is an open field that can be accessed through Rushley Park and from a neighbouring field to the east. The site is grassed, with dense boundary hedges.  To the east of the site are fields. To the south is an area of scrubland. To the immediate west is a small parcel of woodland and beyond is a part of Rushley Park, then the urban area of Basildon.  There is no easy access to the site.  Development plan – Allocated as Green Belt and Proposed Open Space in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>• None</li> </ul>			<b>Site Access:</b> No easy access, gained through adjacent fields and park <b>Access to Services</b> (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 <400m; 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		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.75ha			
<b>Greenfield Site</b>	Yes	Area: 0.75ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

<b>Address:</b> Land south of Burnt Mills Road and southeast of Rushley Park, Basildon	<b>Site Area:</b> 0.75ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> SS0211	
		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Apart from a small track through Rushley Park and a gate to an adjacent field, there is no access to the site.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>Allocated as Green Belt and Proposed Open Space in the Dev't Plan</li> <li>No access, separated from existing settlement</li> </ul>		<ul style="list-style-type: none"> <li>Protected species alert area</li> <li>Existing employment area buffer</li> </ul>		
<b>Could the constraints be overcome?</b> No				
<b>If yes, how?</b>				
<b>What is the most suitable type of development for this site?</b> Farmland, grassland, recreation land				
<b>Site is not suitable for housing development</b> X				
<b>Reason(s) why site is not suitable for housing:</b> 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.				
<b>Is site available for development?</b>		The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. Timeframe reflects the need to change Green Belt policy.		
<b>If yes, when?</b>				

# Land South of Burnt Mills Road, North Rushley Park



SHLAA 2011/2012



## SS0211

## SHLAA Site Survey Form Part 1

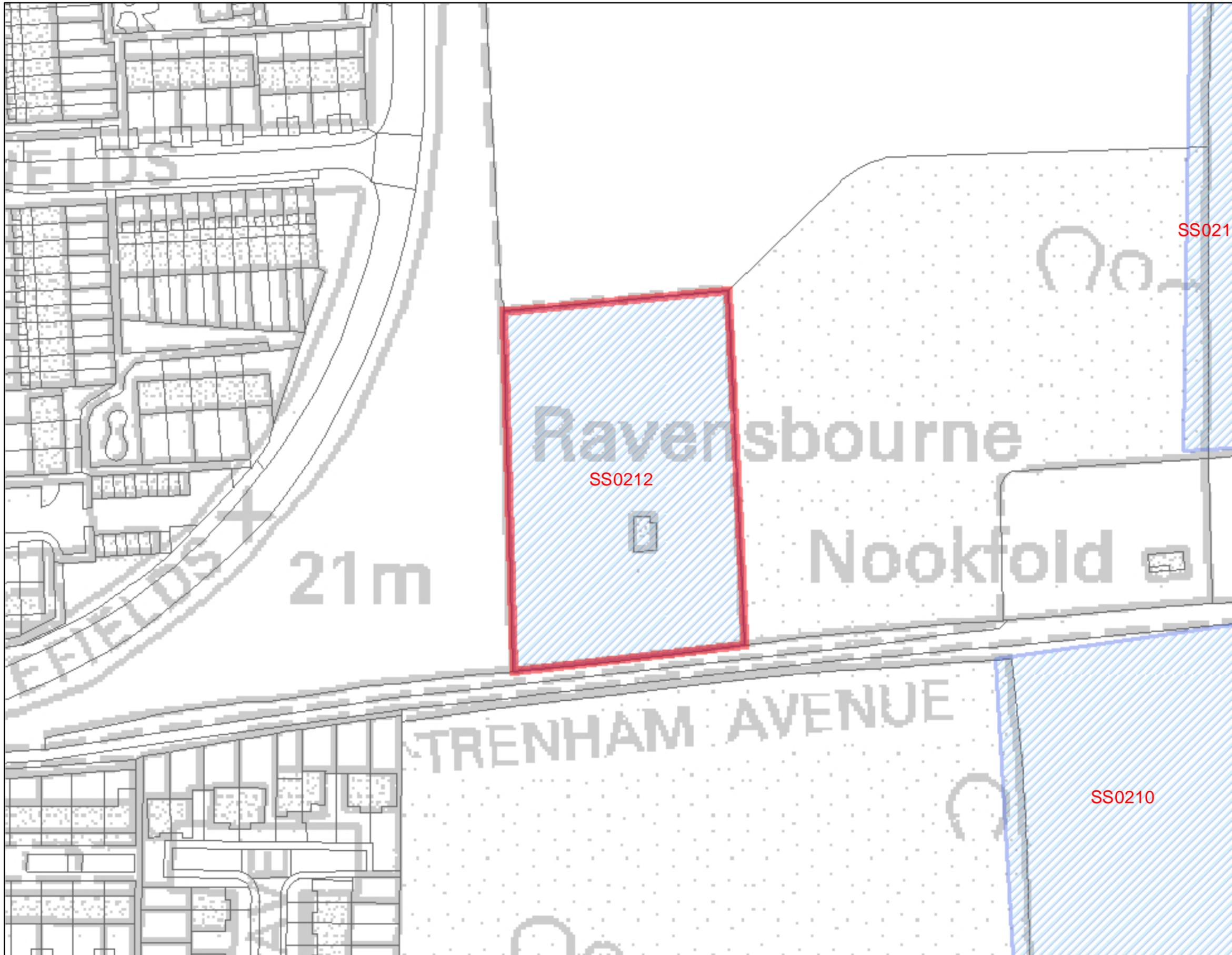
<b>Address:</b> Ravensbourne, Land east of Tyefields, south of Burnt Mills Road, north of Trenham Avenue, Basildon	<b>Site Area:</b> 0.45ha	<b>Current Use:</b> Grassland, woodland, residential	<b>Site Ref.:</b> <b>SS0212</b>		
<b>Description of Site (including planning status)</b> Small square of grassland, woodland and one residential property. To the south is a parcel of land filled with woodland, with farmland to the east (and two rural dwellings) and the urban area to the east. There are a number of mature trees within the site.  Development plan – Allocated as Green Belt in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>• None</li> </ul>			<b>Site Access:</b> Trenham Avenue  <b>Access to Services</b> (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 <400m (adjacent); Churchyard >800m; Civic Space <2km; Country Park >2km; Educational Field <800m; Natural and semi-natural open space <400m; Outdoor Sport facility <800m; Urban Park <400m Bus Stop: 30m (Tyefields) Railway Station: Pitsea > 1.6km		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 0.45ha		
<b>Greenfield Site</b>		Yes	Area: 0.44ha		
<b>Previously Developed Land</b>		Yes	Area: 0.01ha		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Existing road network would likely require upgrading to support any development of the site. Access through Trenham Avenue. GREEN					

<b>Address:</b> Ravensbourne, Land east of Tyefields, south of Burnt Mills Road, north of Trenham Avenue, Basildon	<b>Site Area:</b> 0.45ha	<b>Current Use:</b> Grassland, woodland, residential	<b>Site Ref.:</b> <b>SS0212</b>	
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>Allocated as Green Belt in the Dev't Plan</li> <li>Within SSSI buffer</li> <li>Potential contaminated land</li> </ul>		<ul style="list-style-type: none"> <li>Protected species alert area buffer</li> <li>Existing employment area buffer</li> <li>Mature trees</li> </ul>		
<b>Could the constraints be overcome?</b> No <b>If yes, how?</b>				
<b>What is the most suitable type of development for this site?</b> Grassland, woodland, recreation land Landowner requested mixed use scheme				
<b>Site is NOT suitable for housing development</b> X				
<b>Reason(s) why site is not suitable for housing:</b> 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>		The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		

SHLAA 2011/2012



## SS0212



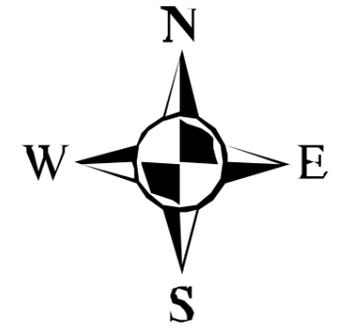
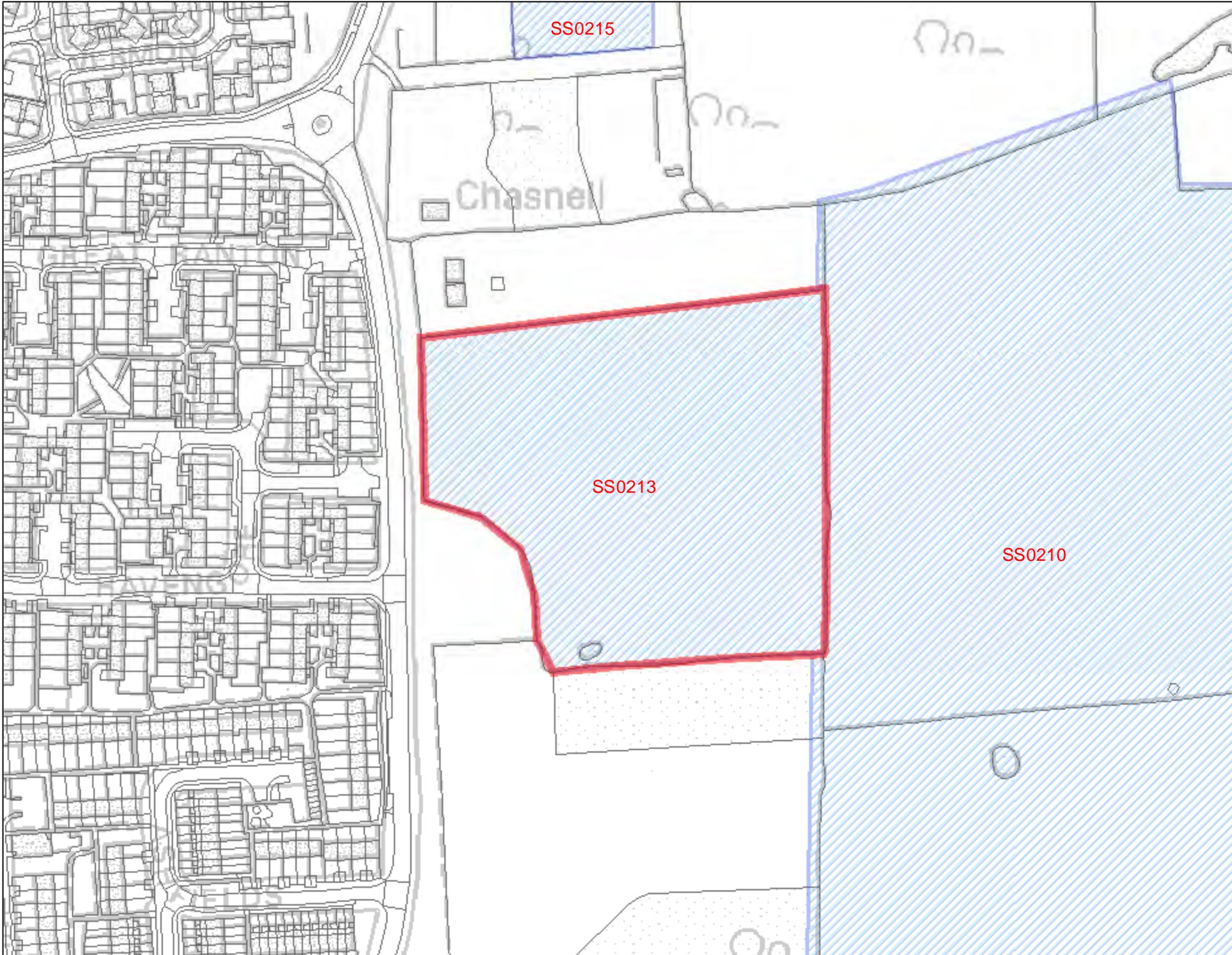
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land east of Tyefields, south of Burnt Mills Road, Basildon	<b>Site Area:</b> 2.57ha	<b>Current Use:</b> grassland	<b>Site Ref.:</b> SS0213			
<b>Description of Site (including planning status)</b> Medium sized, approximately square shaped area of grassland, which curves around an amenity green space that includes play equipment, which it is separated from by a ditch. There are mature trees along the boundaries.  of grassland, surrounded by fields, woodland and grassland. Tyefields Road separates the site from residential properties, which are located immediately to the west.  Development plan – Allocated as Green Belt in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>• None</li> </ul>			<b>Site Access:</b> Tyefields, but only by crossing verge / council land. <b>Access to Services</b> (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 <400m; Churchyard >800m; Civic Space <2km; Country Park >2km; Educational Field <400m; Natural and semi-natural open space <400m; Outdoor Sport facility <800m; Urban Park <400m Bus Stop: 30m (Tyefields) Railway Station: Pitsea > 1.6km			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	No				
	- Company?	Yes				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 2.57ha				
<b>Greenfield Site</b>	Yes	Area: 2.57ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	

<b>Address:</b> Land east of Tyefields, south of Burnt Mills Road, Basildon	<b>Site Area:</b> 2.57ha	<b>Current Use:</b> grassland	<b>Site Ref.:</b> SS0213	
<b>Highway issues:</b> Tyefields, provided access across verge were acceptable. GREEN category				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>Allocated as Green Belt in the Dev't Plan</li> <li>No access</li> <li>Potential contaminated land</li> </ul>		<ul style="list-style-type: none"> <li>Protected species alert area</li> <li>Existing employment area buffer</li> <li>Mature trees</li> </ul>		
<b>Could the constraints be overcome?</b> Yes				
<b>If yes, how?</b>				
By removing the Green Belt allocation from the development plan; investigating and mitigating potential contaminated land and protected species. Existing trees, hedgerows and wildlife ponds/corridors would also need to be respected wherever possible or alternatives provided to compensate. All other infrastructure/public utilities would need to be upgraded as appropriate. Although no archaeological evidence has been found, this is largely due to lack of any investigation, there may therefore be a good degree of significance yet to be identified. Site lies between the medieval sites of Great and Little Chalvedon Hall's and to the south of the Nevendon Washlands where recent Mesolithic finds were unearthed. Sensitive development for the existing employment area buffer. Tree survey.				
<b>What is the most suitable type of development for this site?</b> Farmland, recreation land or residential				
<b>Site is not suitable for housing development</b> X				
<b>Reason(s) why site is not suitable for housing:</b> The site individually is separated from the built environment by a large expanse of green belt to the east and a grass verge and road network to the west and therefore in isolation would be unsuitable. Whilst it is connected to site SS0210 that site is significant and unless it were fully allocated and developed SS0213 would remain unsuitable in its isolated location in the green belt. This would need to be continually reviewed through the LDF process and timescales amended to reflect a much longer delivery timeframe. Access could only be sufficient granted to the site by the development of SS0210 or by creating an access from Tyefields across the verge. Therefore, due to these uncertainties the site is considered unsuitable at this time.				
<b>Is site available for development?</b>		The site was put forward as part of the Call for Sites process. However, there are uncertainties surrounding the access to the site and therefore considered unavailable at this time.		
<b>If yes, when?</b>				

# Bowers Field, Land East of Tyefields

SHLAA 2011/2012



# SS0213

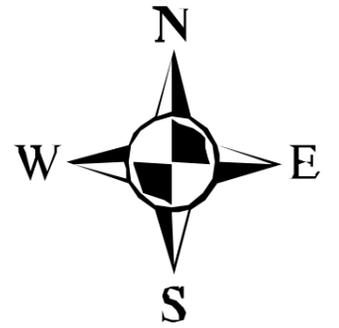
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land south of Burnt Mills Road, southeast of Rushley Park, Basildon	<b>Site Area:</b> 0.36ha	<b>Current Use:</b> woodland	<b>Site Ref.:</b> SS0214			
<b>Description of Site (including planning status)</b> The site is a small square parcel of woodland, bordering Rushley Park to the north and west (Rushley Park is 'L' shaped). The site is dense woodland and heavily overgrown.  The site is land-locked and only accessible through Rushley Park or through the adjacent fields to the east and south.  Development plan – Allocated as Green Belt and Proposed Open Space in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>• None</li> </ul>			<b>Site Access:</b> No easy access but can be reached via Rushley Park or neighbouring fields.  <b>Access to Services</b> (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 <400m; 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			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	No				
	- Company?	Yes				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.36ha				
<b>Greenfield Site</b>	Yes	Area: 0.36ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	

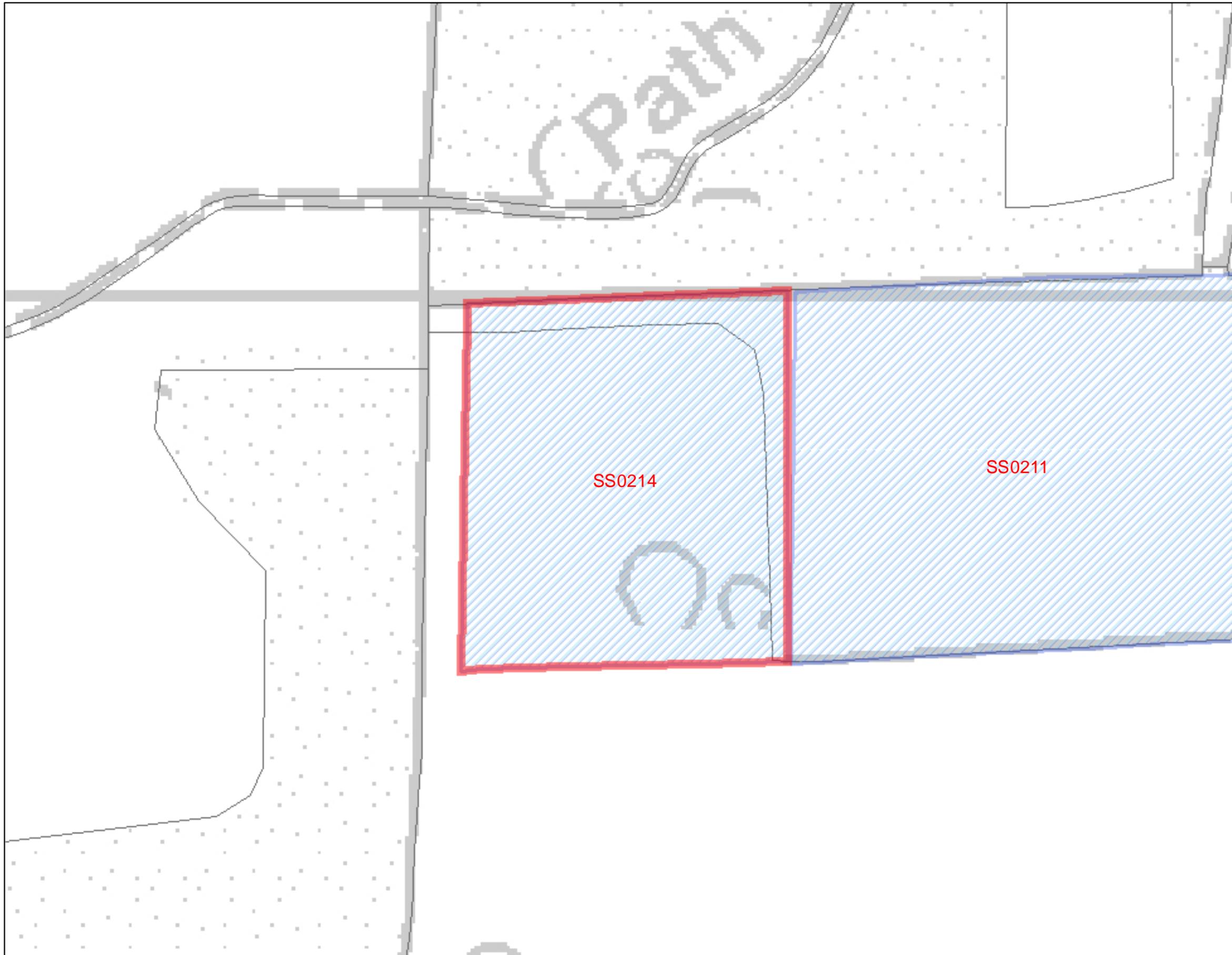
<b>Address:</b> Land south of Burnt Mills Road, southeast of Rushley Park, Basildon	<b>Site Area:</b> 0.36ha	<b>Current Use:</b> woodland	<b>Site Ref.:</b> SS0214	
<b>Highway issues:</b> . There is no access to the site. GREEN				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>Allocated as Green Belt in the Dev't Plan</li> <li>Allocated as proposed public open space in the Development Plan</li> <li>There is no access to this site</li> </ul>		<ul style="list-style-type: none"> <li>Protected species alert area</li> <li>Existing employment area buffer</li> </ul>		
<b>Could the constraints be overcome? No</b>				
<b>If yes, how?</b>				
<b>What is the most suitable type of development for this site?</b> Farmland, recreation land				
<b>X Site is not suitable for housing development</b>				
<b>Reason(s) why site is not suitable for housing:</b> 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.				
<b>Is site available for development? If yes, when?</b>		No. Whilst this site was submitted by the landowner through the Call For Sites process, it is in an unsustainable location with no access. Although access could be gained through the adjacent site at SS0211, that site is unsuitable and therefore undevelopable.		

# Land Fronting ext of Cecil Drive

SHLAA 2011/2012



# SS0214

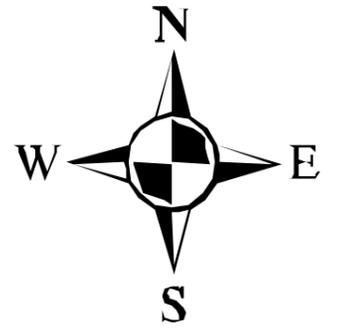


## SHLAA Site Survey Form Part 1

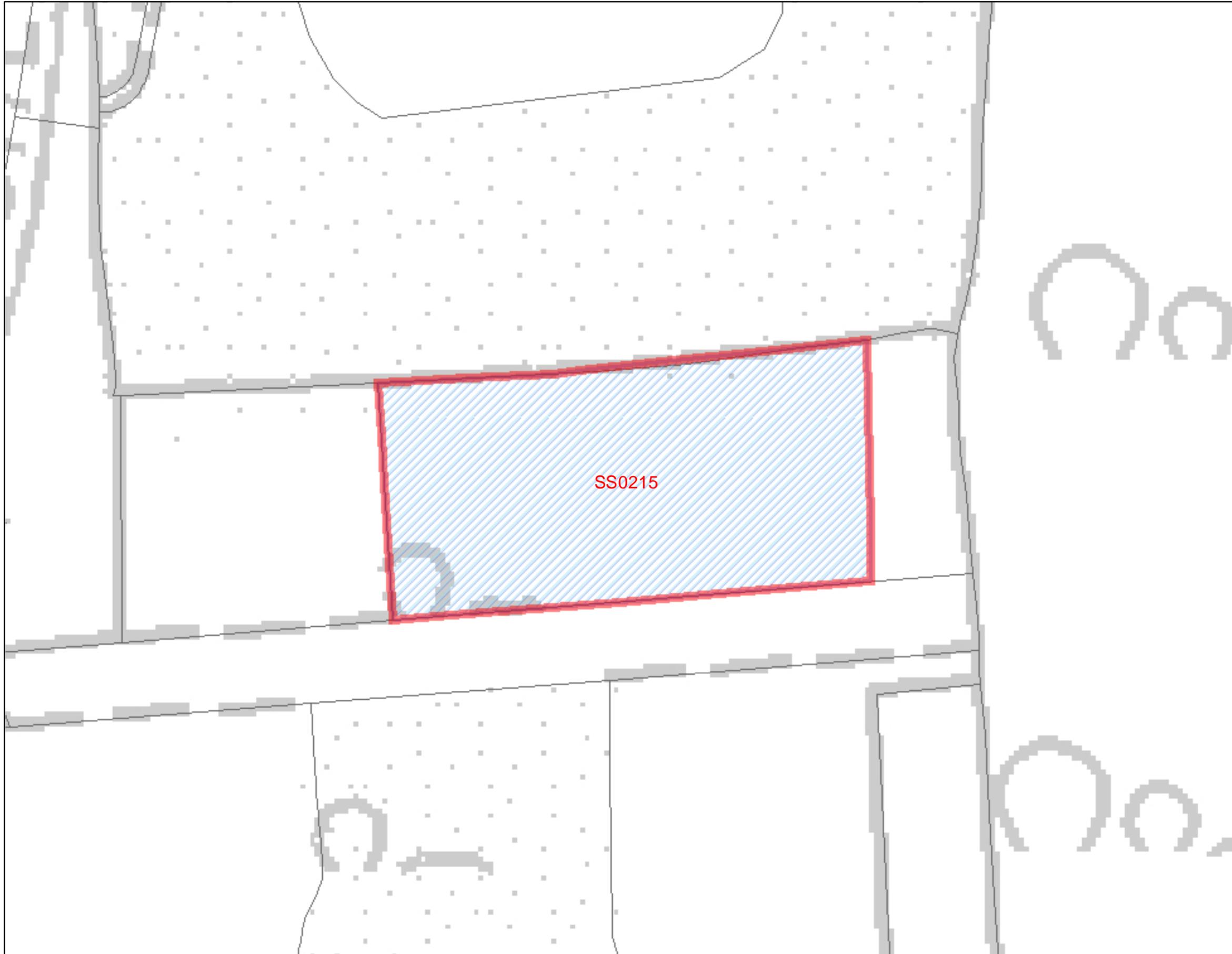
<b>Address:</b> Land east of Rushley, south of Burnt Mills Road, Basildon	<b>Site Area:</b> 0.19ha	<b>Current Use:</b> woodland	<b>Site Ref.:</b> SS0215		
<b>Description of Site (including planning status)</b> Small square site, part of a wider woodland setting but the site itself has been cleared of substantial trees. Surrounded by dense woodland to the north and east, a single property to the south and the urban area of Basildon to the west. Beyond the immediate setting is woodland and grassland. There is no existing vehicular access to the site.  Development plan – Allocated as Green Belt in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>• None</li> </ul>			<b>Site Access:</b> No direct access, through junction off Rushley could provide access.  <b>Access to Services</b> (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 <400m; 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		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	No			
	- Company?	Yes			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.19ha			
<b>Greenfield Site</b>	Yes	Area: 0.19ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> . There is no access to the site.					

<b>Address:</b> Land east of Rushley, south of Burnt Mills Road, Basildon	<b>Site Area:</b> 0.19ha	<b>Current Use:</b> woodland	<b>Site Ref.:</b> <b>SS0215</b>	
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>Allocated as Green Belt in the Dev't Plan</li> <li>Within existing employment use buffer</li> <li>No access to the site</li> </ul>		<ul style="list-style-type: none"> <li>Protected species alert area</li> <li>Potential contaminated land</li> </ul>		
<b>Could the constraints be overcome? No</b>				
<b>If yes, how?</b>				
<b>What is the most suitable type of development for this site?</b> Farmland, recreation land				
<b>Site is not suitable for housing development</b> X				
<b>Reason(s) why site is not suitable for housing:</b> The site is clearly separated from the built environment and even with a suitable access road, this would still be the case. The site is also in the Green Belt and even with removal of this designation, the site is located away from most services and facilities and therefore is not suitable for housing.				
<b>Is site available for development?</b>		No. Whilst this site was submitted by the landowner through the Call For Sites process, it is in an unsustainable location with no access.		
<b>If yes, when?</b>				

SHLAA 2011/2012



## SS0215

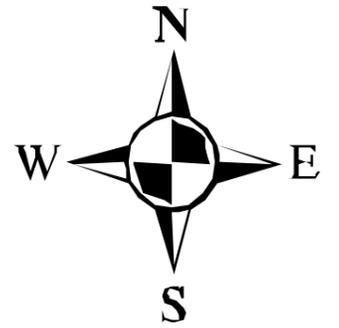


## SHLAA Site Survey Form Part 1

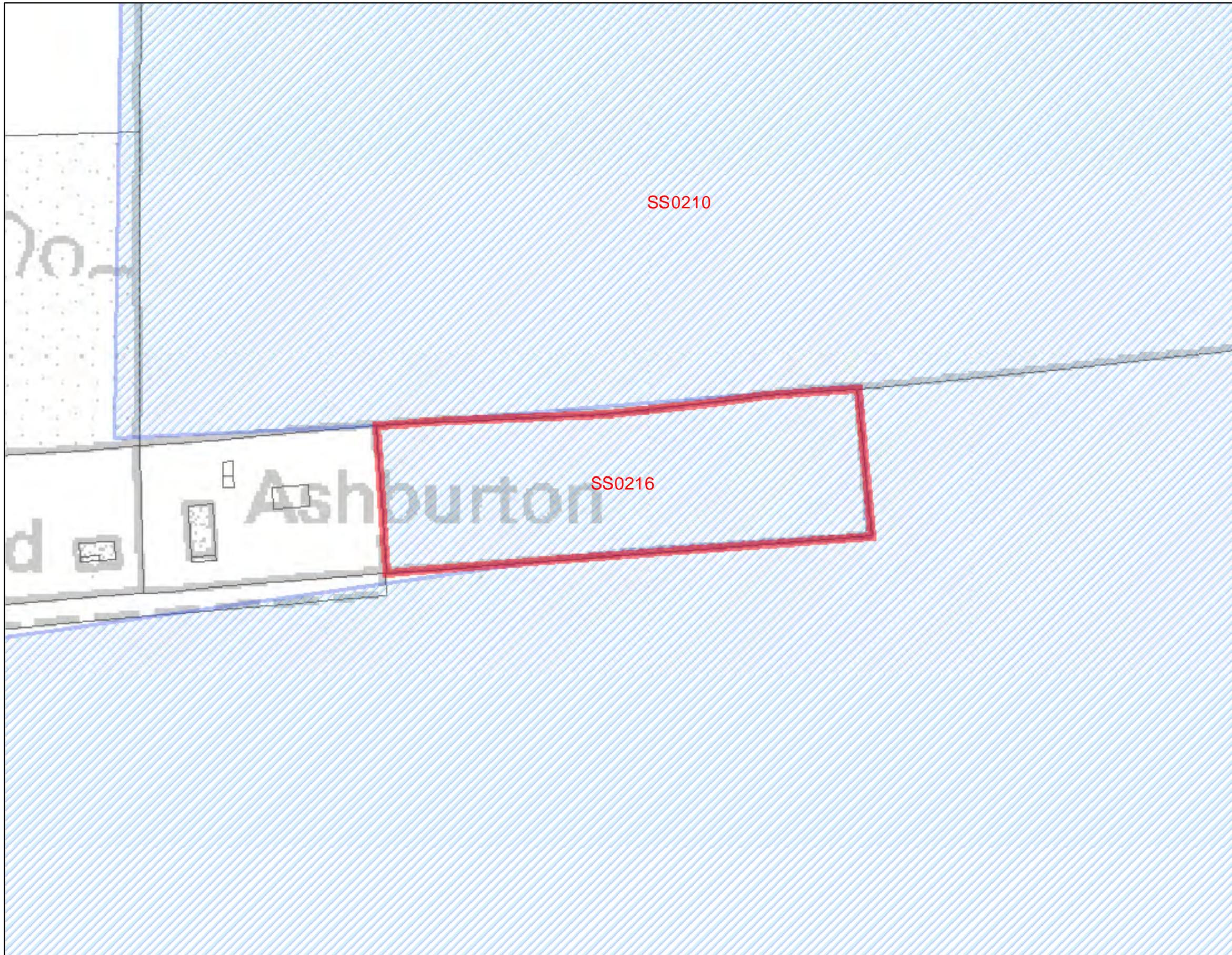
<b>Address:</b> Land adjacent Ashburton, east of Trenham Avenue, Basildon	<b>Site Area:</b> 0.38ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> SS0216		
<b>Description of Site (including planning status)</b> Small rectangular parcel of land located immediately to the east of the Basildon settlement, west of the plotlands. The land comprises an arable field left to grass, surrounded by farmland and adjacent to two dwellings. The immediate neighbouring property to the west appears to be used for the storage of building material, although change of use has not been applied for. The site is located at the end of Trenham Avenue.  Development plan – Allocated as Green Belt in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>04/01508/FULL - Demolish existing bungalow and erect detached chalet style bungalow and detached double garage/car port - granted</li> </ul>			<b>Site Access:</b> Trenham Avenue  <b>Access to Services</b> (distance in m) Primary School: Eversley >600m Secondary School: Chalvedon >1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Rectory Road 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		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.38ha			
<b>Greenfield Site</b>	Yes	Area: 0.38ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

<b>Address:</b> Land adjacent Ashburton, east of Trenham Avenue, Basildon	<b>Site Area:</b> 0.38ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> SS0216	
		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Trenham Avenue, which would need upgrading for any development.				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Located away from existing settlement</li> </ul>		
<ul style="list-style-type: none"> <li>• Allocated as Green Belt in the Dev't Plan</li> <li>• SSSI buffer</li> <li>• Potential Contaminated land</li> <li>• No access</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Farmland, recreation land				
<b>Site is NOT suitable for housing development</b> X				
<b>Reason(s) why site is not suitable for housing:</b> The site individually is clearly separated from the built environment and therefore in isolation would be unsuitable. Whilst it is connected to site SS0210 that site is significant and unless it were fully allocated and developed SS0216 would remain unsuitable in its isolated location in the green belt. This would need to be continually reviewed through the LDF process and timescales amended to reflect a much longer delivery timeframe. It should be noted that should the adjacent site not be pursued this site will remain unsuitable indefinitely.				
<b>Is site available for development? If yes, when?</b>		No. Whilst the site was submitted through the Call for Sites process the access road would need to be upgraded from its current state. Furthermore, as a result of the suitability of this site being dependent on the adjacent site, it is considered to be unavailable to development at this time.		

SHLAA 2011/2012



# SS0216



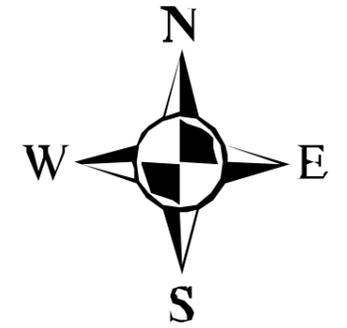
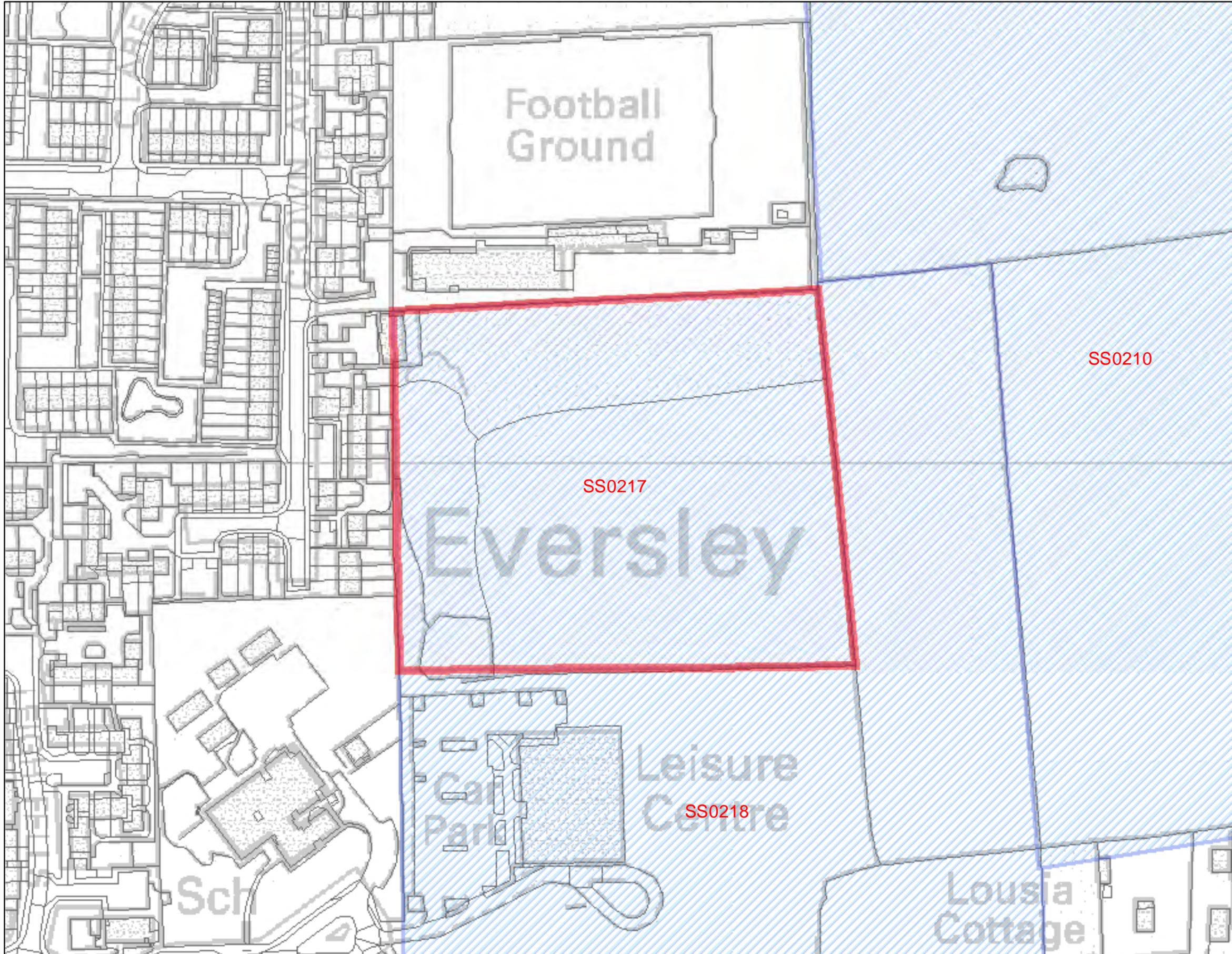
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land to the east of Cadogan Terrace and south of Basildon Football Club	<b>Site Area:</b> 2.7ha	<b>Current Use:</b> farmland	<b>Site Ref:</b> SS0217		
<b>Description of Site (including planning status)</b> 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: <ul style="list-style-type: none"> <li>07/00763/FULL - Extension of existing porch to provide improved disabled access and a smoking shelter – granted</li> <li>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</li> <li>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</li> <li>03/01330/FULL - Extension and alterations to hard play area – granted</li> </ul>			<b>Site Access:</b> Cadogan Terrace  <b>Access to Services</b> (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		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	Yes			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 2.7ha			
<b>Greenfield Site</b>	Yes	Area: 2.7ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Small area susceptible to surface water	No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed	Within	No			

<b>Address:</b> Land to the east of Cadogan Terrace and south of Basildon Football Club		<b>Site Area:</b> 2.7ha	<b>Current Use:</b> farmland	<b>Site Ref:</b> SS0217	
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
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access would be via Cadogan Terrace, and likely to use a similar entrance as Basildon Football Club. For these reasons, significant improvement would be required. GREEN					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• SSSI buffer</li> <li>• Ground water vulnerability and surface water flooding across parts of site</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt and open space allocation in development plan</li> <li>• Protected species alert areas</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
<b>If yes, how?</b>					
By removing the Green Belt allocation from the development plan and by carrying out PPG17 assessment for the open space allocation; 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 sites as the site falls within the buffer of such areas.					
<b>What is the most suitable type of development for this site?</b> Farmland, recreation land or residential					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is not suitable for housing:</b> The site is adjacent to the existing urban area which has services and facilities and has an access road. Further consideration of its status as a green space will need to be considered however through a PPG17 assessment, should the prospect of allocation be favoured. The timeframe for development should be amended to reflect this.					
<b>Is site available for development?</b>			Identified through the Replacement Local Plan process.		
<b>If yes, when?</b>			No formal submission of the site was received by the landowner, thus unavailable at this time.		

# Eversley Leisure Centre

SHLAA 2011/2012

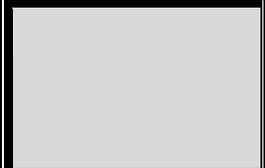


# SS0217

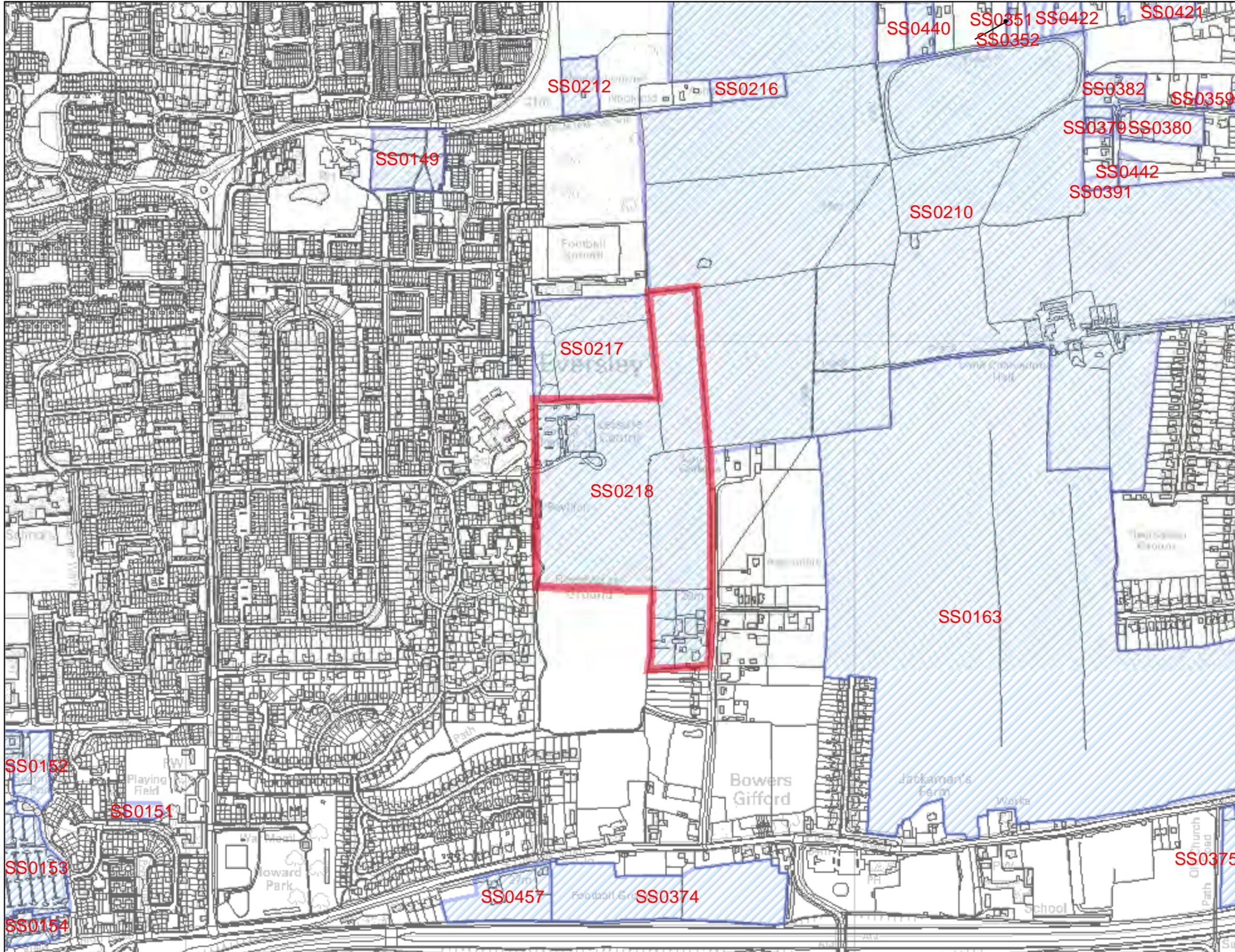
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land to the west of Eversley Road, Pitsea, inclusive of Eversley Leisure Centre	<b>Site Area:</b> 9.5ha	<b>Current Use:</b> Leisure centre, recreation land, farmland, pavilion, residential	<b>Site Ref:</b> <b>SS0218</b>	
<b>Description of Site (including planning status)</b> 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: <ul style="list-style-type: none"> <li>10/00828/FULL - Creation of 2 No. football pitches – refused</li> <li>10/00094/FULL - Rear extension, together with first floor addition with front and rear dormers to convert bungalow to chalet – granted</li> <li>07/01310/OUT - Demolish existing building and construct detached bungalow – refused</li> <li>07/00763/FULL - Extension of existing porch to provide improved disabled access and a smoking shelter – granted</li> <li>07/00616/FULL - Demolish and rebuild front porch – granted</li> <li>06/00727/FULL - Single storey rear extension – granted</li> <li>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</li> <li>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</li> <li>04/00031/FULL - Detached double garage/workshop – granted</li> <li>03/01480/FULL - Demolition of existing bungalow and erect new bungalow (revised position) – refused</li> <li>03/01330/FULL - Extension and alterations to hard play area – granted</li> <li>03/00847/FULL - Demolish existing bungalow and rebuild new bungalow – granted</li> <li>DC/BAS/0002/78 - Pavillion for changing/toilets/showers at Eversley Road recreation ground – Granted 13.03.1978</li> <li>DC/BAS/0007/86 – Youth centre and multi-purpose sports hall at Eversley Recreation ground, Crest Avenue – Granted 10.05.1986</li> <li>DC/BAS/0009/86 – Change of use of agricultural land to public open space, east of Eversley Rd recreation ground– Granted 1986</li> <li>BAS/801/63 – Residential at Eversely Rd – Refused 26.08.1963</li> </ul>			<b>Site Access:</b> Eversely Road, Crest Avenue  <b>Access to Services</b> (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	
<b>Ownership:</b>	- Public Body?	Yes		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	Yes		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 9.5ha		
<b>Greenfield Site</b>	Yes	Area: 7.6ha		
<b>Previously Developed Land</b>	Yes	Area: 1.9ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	

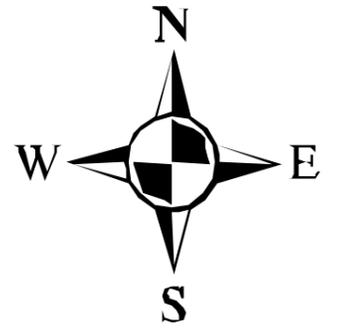
<b>Address:</b> Land to the west of Eversley Road, Pitsea, inclusive of Eversley Leisure Centre		<b>Site Area:</b> 9.5ha	<b>Current Use:</b> Leisure centre, recreation land, farmland, pavilion, residential	<b>Site Ref:</b> <b>SS0218</b>	
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Small area susceptible to surface water	No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> 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					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• SSSI, RAMSAR, SPA buffer</li> <li>• Ground water vulnerability and surface water flooding across parts of site</li> </ul>		
<b>Could the constraints be overcome?</b> Yes <b>If yes, how?</b> 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.					
<b>What is the most suitable type of development for this site?</b> Farmland, recreation land or residential					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is not suitable for housing:</b> 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.					

<b>Address:</b> Land to the west of Eversley Road, Pitsea, inclusive of Eversley Leisure Centre	<b>Site Area:</b> 9.5ha	<b>Current Use:</b> Leisure centre, recreation land, farmland, pavilion, residential	<b>Site Ref:</b> <b>SS0218</b>	
<b>Is site available for development?</b> <b>If yes, when?</b>		No. Whilst part of site was submitted through the Call for Sites by or on behalf of the landowner, the area nearest the settlement boundary was not and came forward as part of the Replacement Local Plan submissions. Therefore, the premise to develop the whole area is not established and thus unavailable at this time.		

# Eversley House, Eversley Road



SHLAA 2011/2012



# SS0218

## SHLAA Site Survey Form Part 1

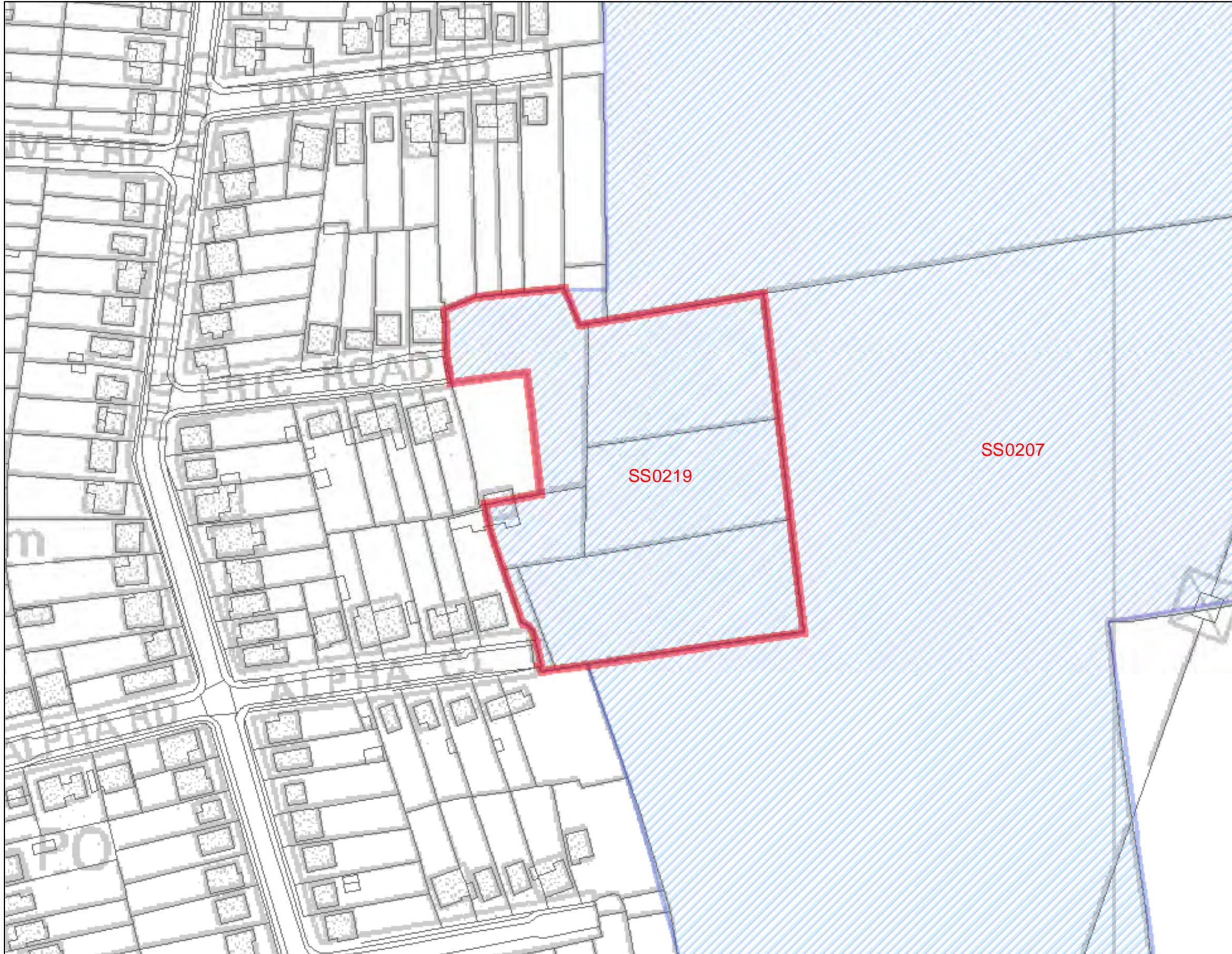
<b>Address:</b> Land east of Eric Road and east of Alpha Close, Bowers Gifford	<b>Site Area:</b> 1.1ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0219		
<b>Description of Site (including planning status)</b> Small area of grassland, located on the south east edge of Bowers Gifford/North Benfleet. The site adjoins arable farmland and grassland to the south and east and residential properties to the north and west. London Road is to the south. The site has two entrances via Eric Road and Alpha Close. A couple of structures exist on the site adjacent to the garden boundary with 10 Alpha Close  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Eric Road / Alpha Close <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: Amenity Green Space >400m; Children/young people space >400m; Churchyard <>800m; Civic Space <2km; Country Park <2km; Allotments >400m; Educational Field >800m; Natural and semi-natural open space >800m; Outdoor Sport facility >2km; Urban Park >2km Bus Stop: 100m Railway Station: > 1.6km		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 1.1ha			
<b>Greenfield Site</b>	Yes	Area: 1.05ha			
<b>Previously Developed Land</b>	No	Area: 0.05ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
Bonvilles Farm also appears 200+ yrs old			Archaeological Finds Area		No

<b>Address:</b> Land east of Eric Road and east of Alpha Close, Bowers Gifford	<b>Site Area:</b> 1.1ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0219	
<b>Highway issues:</b> Land accessible from both Eric Road and Alpha Close. On the edge of an existing development with adequate infrastructure.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• SSSI / SPA / RAMSAR designation</li> <li>• Ground water vulnerability</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
<b>If yes, how?</b> 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				
<b>What is the most suitable type of development for this site?</b> Grassland, residential, open space				
<b>Site is suitable for housing development</b> x				
<b>Reason(s) why site is suitable for housing:</b> 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.				
<b>Is site available for development?</b>		Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.		
<b>If yes, when?</b>				

SHLAA 2011/2012



# SS0219

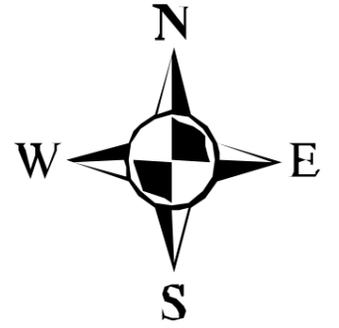


## SHLAA Site Survey Form Part 1

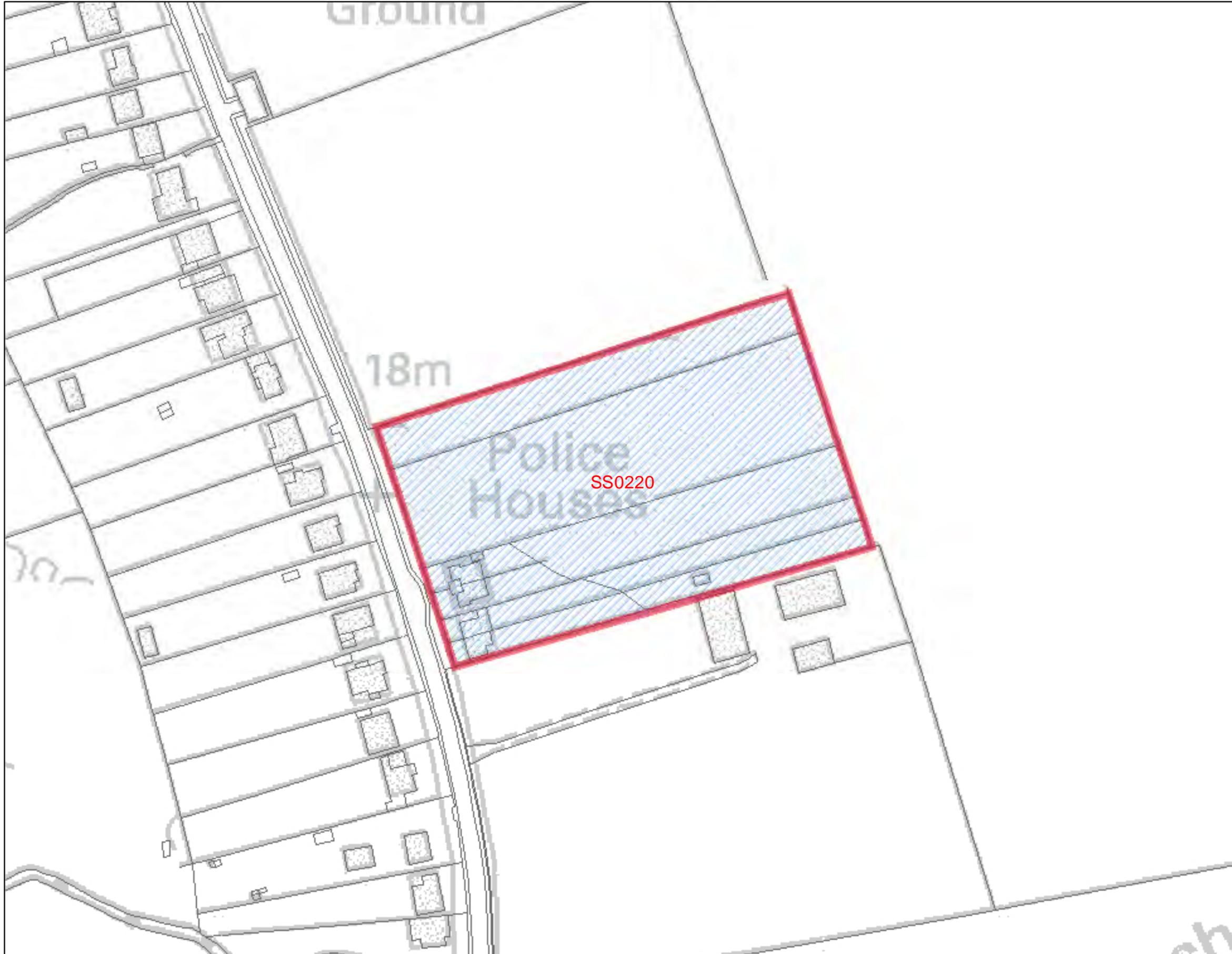
<b>Address:</b> Police Houses and Land adjacent, Church Road, Ramsden Bellhouse	<b>Site Area:</b> 1.6 ha	<b>Current Use:</b> woodland residential,	<b>Site Ref:</b> SS0220		
<b>Description of Site (including planning status)</b> Small site to the west of Wickford within Ramsden Bellhouse that has four existing residential properties and associated gardens, and an area of woodland on it. To the north is an area of open grassland and to the south is a small plot of land containing some agricultural buildings. The land to the east is a large area of open space and the land to the west is residential.  Allocated as Green Belt in BLDP 1998.  Planning History – <ul style="list-style-type: none"> <li>11/00560/FULL - Roof alterations including a hip to gable end and loft conversion incorporating a rear dormer – refused</li> <li>11/00194/LDC - To establish the lawfulness of a proposed garage conversion and replacement/new windows and door – granted</li> <li>10/01281/LDC - To establish whether the conversion of an integral garage for use as a granny annexe is lawful – refused</li> <li>10/01102/FULL - Conversion of integral garage and basement extension, for residential accommodation – withdrawn</li> <li>10/01138/LDC - To establish that the siting of a mobile home on land opposite Rosebank is now lawful, following a ten year use – granted</li> <li>10/00375/LDC - To establish the lawfulness of the proposed conversion of an integral garage to living space including the formation of a basement – refused</li> <li>10/00003/FULL - Single storey rear extension, conversion of garage to living accommodation and formation of basement with external access to rear – refused</li> <li>09/00556/FULL - Detached double garage incorporating a utility room for farm workers &amp; visitors – granted</li> </ul>			<b>Site Access:</b> Church Road  <b>Access to Services</b>		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 1.6ha			
<b>Greenfield Site</b>	Yes	Area: 1.5ha			
<b>Previously Developed Land</b>	Yes	Area: 0.1ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3?			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					

<b>Address:</b> Police Houses and Land adjacent, Church Road, Ramsden Bellhouse		<b>Site Area:</b> 1.6 ha	<b>Current Use:</b> woodland residential,	<b>Site Ref:</b> SS0220	
Existing, developed business/ industrial areas	Within				
	Part of		Village Green & Common Land		
	Adj. To		Ground Water Vulnerability Area		
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome? If yes, how?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development</b> X					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

SHLAA 2011/2012



## SS0220



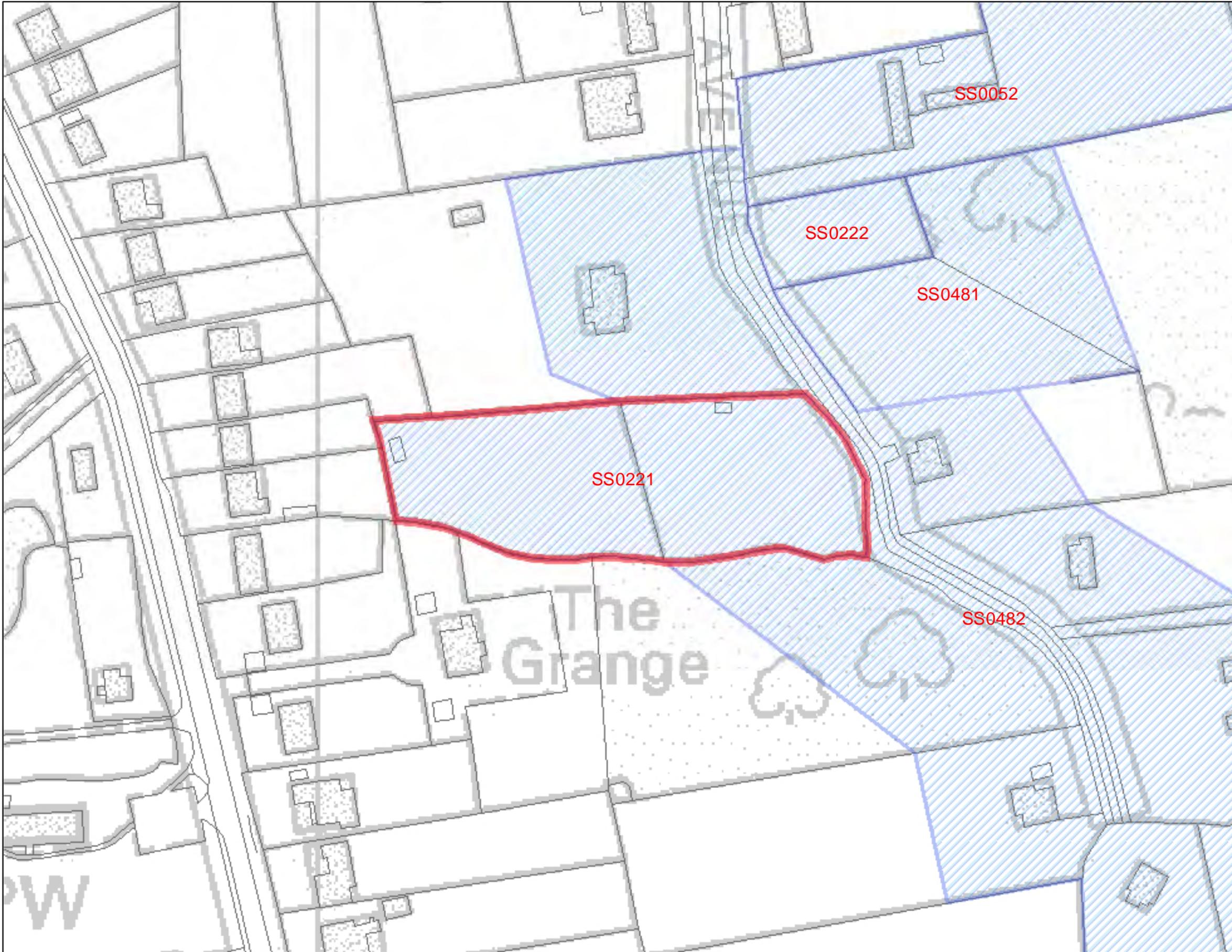
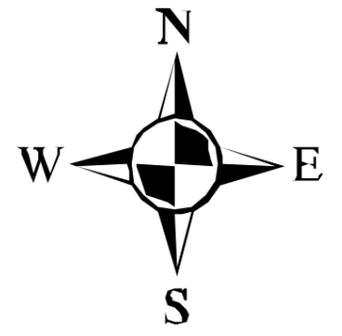
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent to Copper Beeches, Orchard Avenue, Ramsden BellHouse		<b>Site Area:</b> 0.54 ha	<b>Current Use:</b> recreation	<b>Site Ref:</b> SS0221		
<b>Description of Site (including planning status)</b> Small plot of recreational land with a few temporary buildings and trees lining the south and east of the site. The site is to the north east of Ramsden Bellhouse and in a semi rural setting with the railway line to the north.  Development Plan allocated as Green Belt.  Planning History – <ul style="list-style-type: none"> <li>11/00230/FULL - Single storey rear extension – granted</li> <li>07/01477/FULL - Two storey and single storey rear extension – refused</li> <li>07/00324/FULL - Single storey side extension - refused</li> </ul>				<b>Site Access:</b> From Orchard Avenue		
				<b>Access to Services</b>		
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.54 ha				
<b>Greenfield Site</b>	Yes	Area: 0.53 ha				
<b>Previously Developed Land</b>	Yes	Area 0.1 ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)			

<b>Address:</b> Land adjacent to Copper Beeches, Orchard Avenue, Ramsden BellHouse	<b>Site Area:</b> 0.54 ha	<b>Current Use:</b> recreation	<b>Site Ref:</b> SS0221	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development</b> <input checked="" type="checkbox"/>				
<b>Reason(s) why site is not suitable for housing:</b>				
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

# Drakes Croft, Land at rear of Vallejo

SHLAA 2011/2012



# SS0221

## SHLAA Site Survey Form Part 1

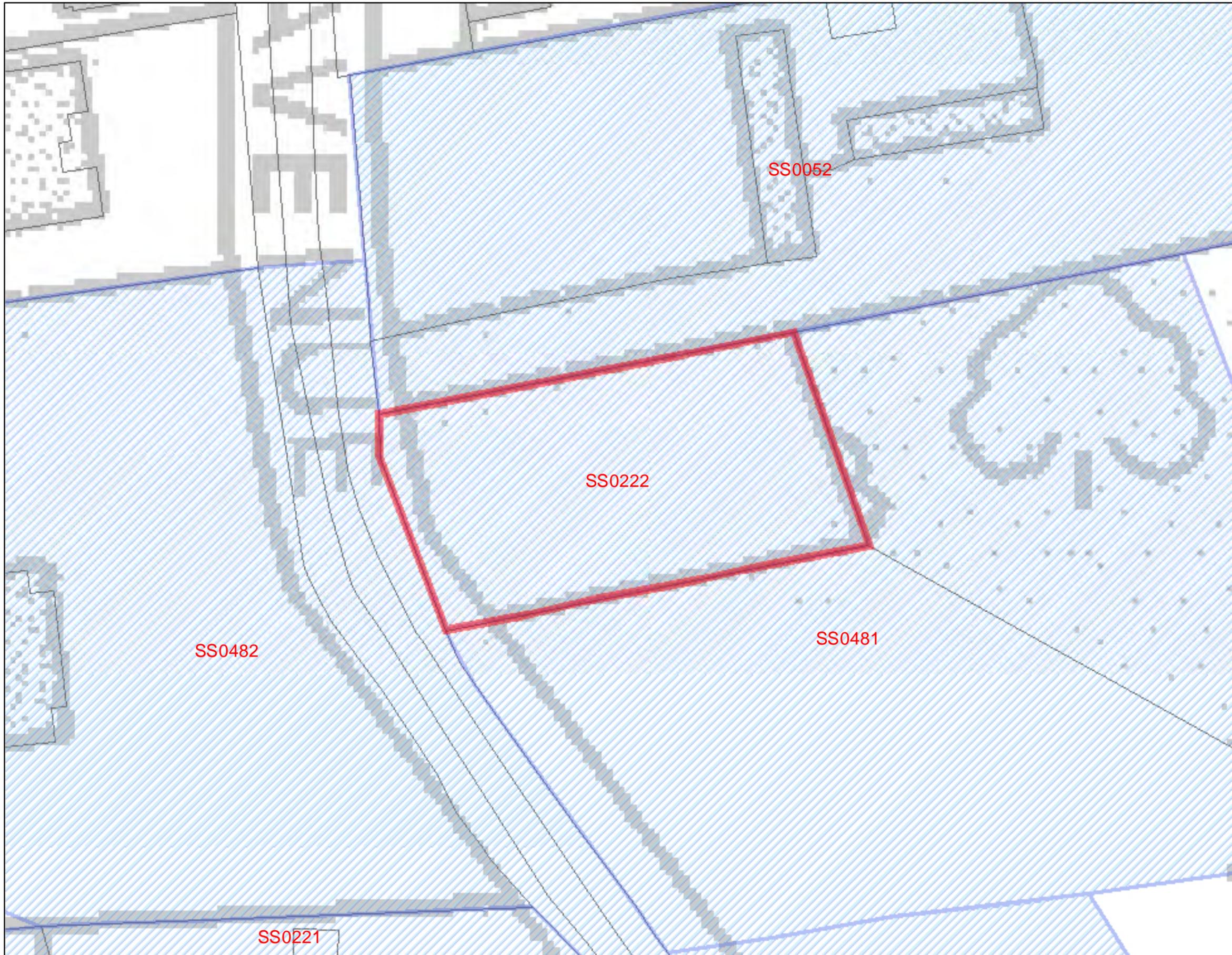
<b>Address:</b> Land adjacent to Sliverwood Lodge, Orchard Avenue, Ramsden BellHouse	<b>Site Area:</b> 0.11 ha	<b>Current Use:</b> recreation	<b>Site Ref:</b> SS0222	
<b>Description of Site (including planning status)</b> A small area of recreation land to the east of Orchard Avenue. The site is adjacent to Sliverwood Lodge and other residential properties are in close proximity. The larger surrounding area is semi rural with the railway to the north.  Development Plan allocated as Green Belt.  Planning History - In addition to the simple extension, alteration or one for one replacement of existing dwellings and smallscale commercial outbuildings, the following applications have been submitted (most of these are adjacent to the site): 11/00494/FULL - Refurbish and relocate existing outbuildings to reinstate as builders yard – Pending 03/01334/LDC - Use of land as domestic garden associated with dwelling – granted 10/01110/FULL – Proposed Orangery to rear – granted 09/00900/FULL - Change of use of former agricultural land to residential garden – granted 08/00999/FULL - Front and rear extensions to chalet, raised ridge height and alterations to facade to form house – refused			<b>Site Access:</b> From Orchard Avenue <b>Access to Services</b> (distance in m)	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	Yes		
	- Unknown?	Yes		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 48.7ha		
<b>Greenfield Site</b>	Yes	Area: 47.7ha		
<b>Previously Developed Land</b>	Yes	Area: 1ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP)	Within
	Part of Site		Priority Habitat	Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within

<b>Address:</b> Land adjacent to Sliverwood Lodge, Orchard Avenue, Ramsden BellHouse		<b>Site Area:</b> 0.11 ha	<b>Current Use:</b> recreation	<b>Site Ref:</b> SS0222	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome? If yes, how?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development</b> <input checked="" type="checkbox"/>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

SHLAA 2011/2012



# SS0222



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land south of Ramsden Park Road, Ramsden Bellhouse		<b>Site Area:</b> 3.1ha	<b>Current Use:</b> Agricultural	<b>Site Ref.:</b> SS0223	
<b>Description of Site (including planning status)</b> Agricultural field to the south of Ramsden Park Road, Ramsden Bellhouse.  There are large residential dwellings to the north, east and west with a continuation of the field to the south. The area is rural in character although there are a number of commercial uses.  The site is allocated as green Belt in the BDLP 1998			<b>Site Access:</b> Ramsden Park Road  <b>Access to Services</b>		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	3.1ha			
<b>Greenfield Site</b>	Yes	3.1ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land Ground Water Vulnerability Area	
	Part of				
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					

<b>Address:</b> Land south of Ramsden Park Road, Ramsden Bellhouse	<b>Site Area:</b> 3.1ha	<b>Current Use:</b> Agricultural	<b>Site Ref.:</b> SS0223	
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**Could the constraints be overcome?**

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

**Site is not suitable for housing development**

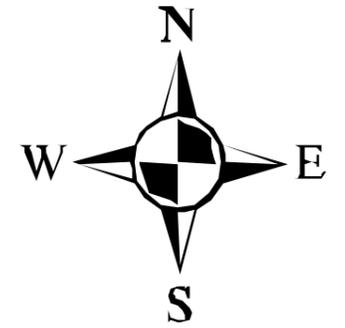
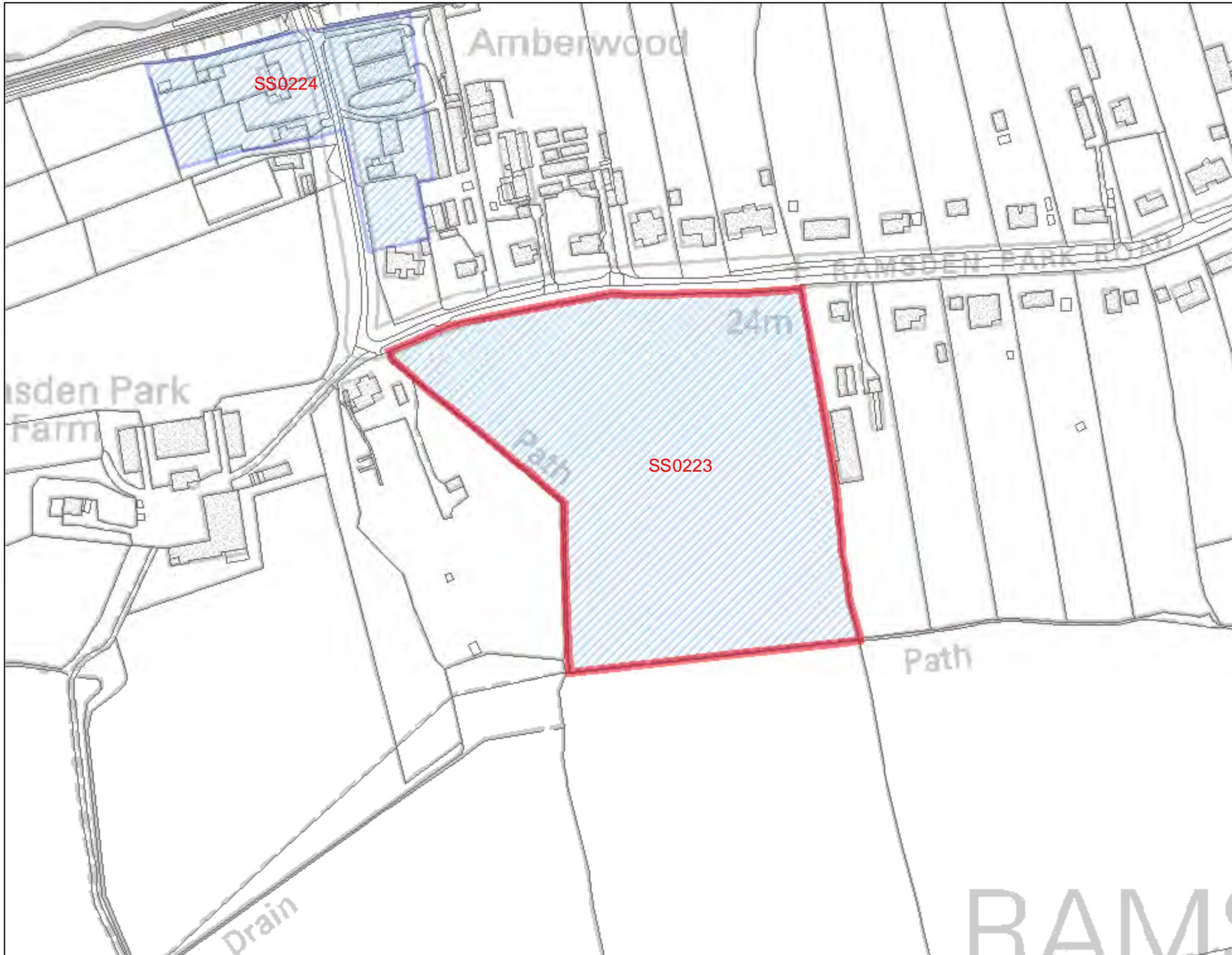
**Reason(s) why site is not suitable for housing:**

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



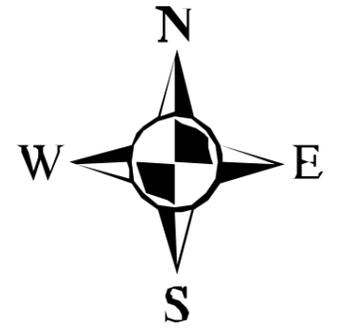
# SS0223

## SHLAA Site Survey Form Part 1

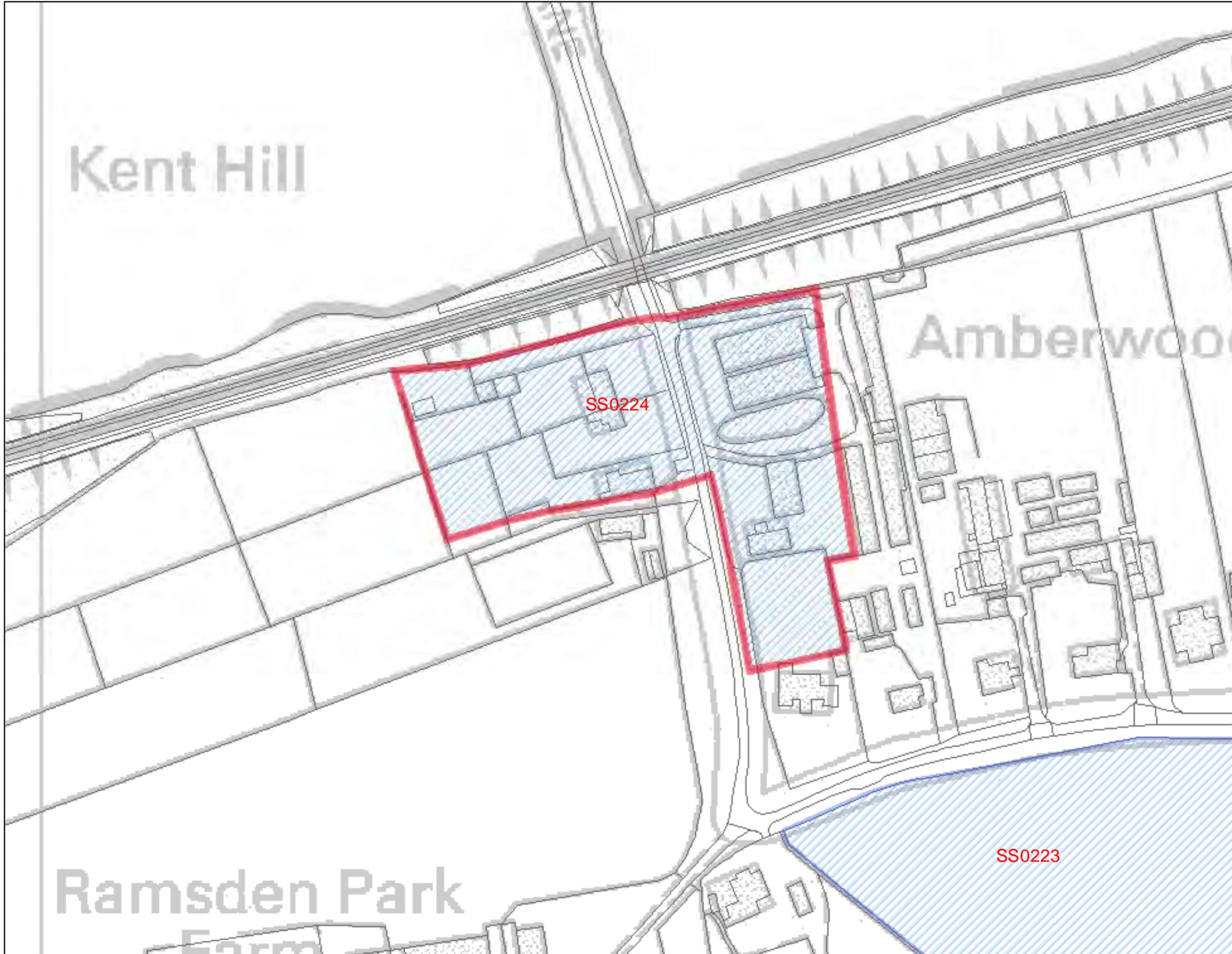
<b>Address:</b> Park Farm Cottages and Amberwood, Park Lane, Ramsden Bellhouse.	<b>Site Area:</b> 0.96Ha	<b>Current Use:</b> Uncertain.	<b>Site Ref.:</b> SS0224		
<b>Description of Site (including planning status)</b>  The site is an oddly shaped parcel of land that does not fit with the boundaries of the parcels that make up the parts of its areas. The extent of this site includes the buildings at the front of No.1 & 2 Park Farm Cottages, Park Lane; the entirety of Amberwood, Park Lane; and a section of the rear garden of Elm Lodge, Ramsden Park Road, Ramsden Bellhouse.  Planning History: 05/01384/FULL – Rear garden of Elm Lodge, Ramsden Park Road – Detached dwelling. Refused.  06/01497/FULL – 1 Park Farm Cottages, Park Lane – Construction of ménage. Granted.			<b>Site Access:</b> Park Lane, Ramsden Bellhouse		
			<b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	Yes			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.96ha			
<b>Greenfield Site</b>	Yes	0.6ha			
<b>Previously Developed Land</b>	Yes	0.36ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within		Village Green & Common Land Ground Water Vulnerability Area		
	Part of				
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		

<b>Address:</b> Park Farm Cottages and Amberwood, Park Lane, Ramsden Bellhouse.	<b>Site Area:</b> 0.96Ha	<b>Current Use:</b> Uncertain.	<b>Site Ref.:</b> SS0224	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development X</b>				
<b>Reason(s) why site is not suitable for housing:</b>				
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

SHLAA 2011/2012



## SS0224

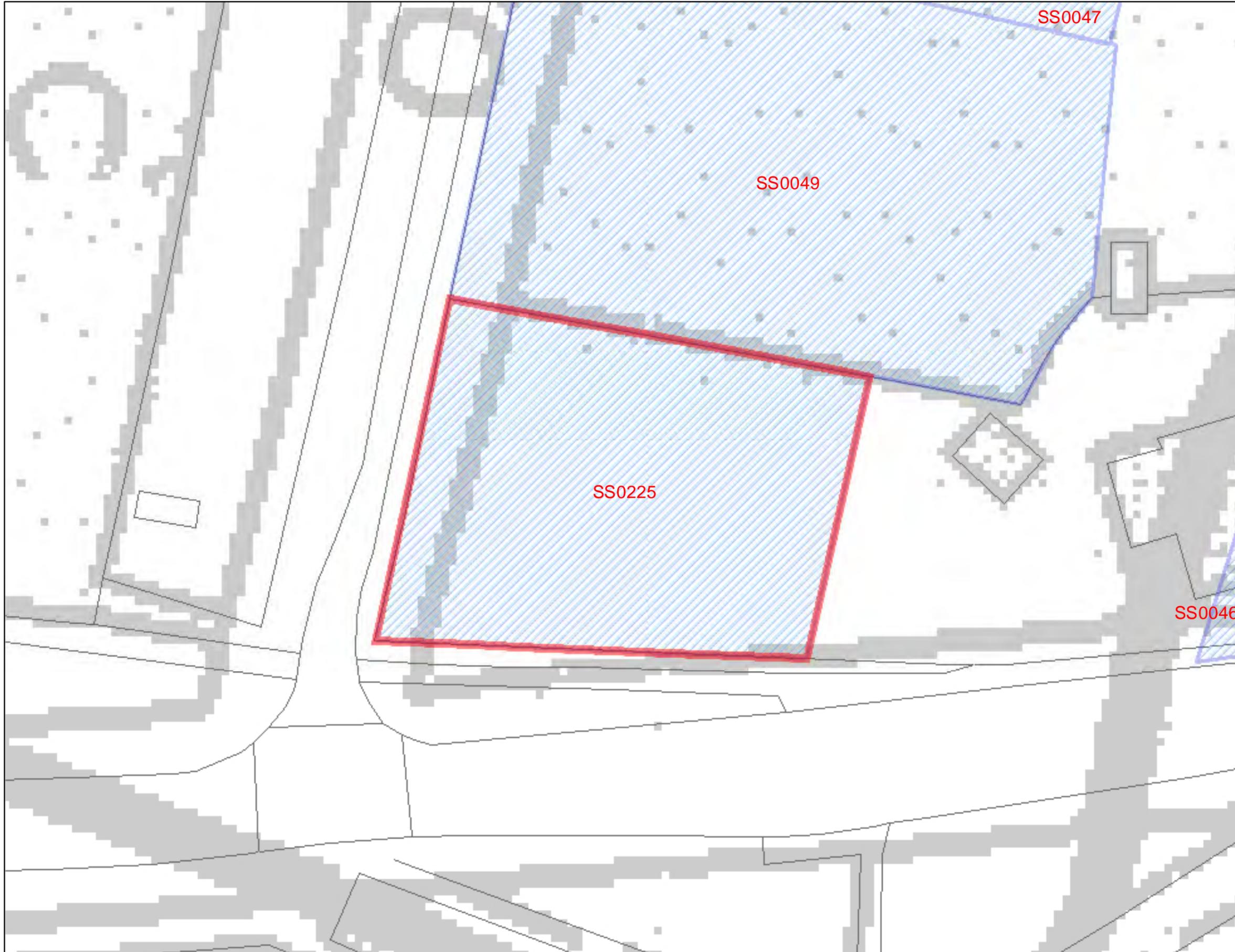


## SHLAA Site Survey Form Part 1

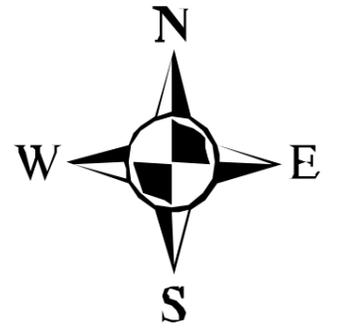
<b>Address:</b> Land at Holly Lodge, Oak Avenue, Wickford		<b>Site Area:</b> 0.08ha	<b>Current Use:</b> Grassland,	<b>Site Ref:</b> SS0225							
<b>Description of Site (including planning status)</b> Small plot of land located in the plotlands to the north east of the settlement of Wickford, west of the A130 dual carriageway and adjacent to the borough boundary with Chelmsford Borough Council and Rochford District Council. The site comprises of grassland with a few trees dotted throughout.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Southend Road / Oak Avenue <b>Access to Services</b> (distance in m) Primary School: Hilltop >600m Secondary School: Beuchamps <1.5km GPs / Health Centre: 340 Southend road <800m Neighbourhood Centre: Southend Road <800m Town Centre: Wickford >800m Public Open Space: Park south side of Southend road <400m Bus Stop: <200m Railway Station: Wickford >1.6km								
			<b>Ownership:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td></td></tr> <tr><td>- Private Individual?</td><td>Yes</td></tr> <tr><td>- Company?</td><td></td></tr> <tr><td>- Unknown?</td><td></td></tr> </table>		- Public Body?		- Private Individual?	Yes	- Company?		- Unknown?
- Public Body?											
- Private Individual?	Yes										
- Company?											
- Unknown?											
<b>Urban Area Site</b>		No									
<b>Green Belt Site</b>		Yes	Area: 0.08ha								
<b>Greenfield Site</b>		Yes	Area: 0.08ha								
<b>Previously Developed Land</b>		No									
<b>Site Constraints</b>											
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>								
Scheduled Monument	Within	No	Ancient Woodland	Within	No						
	Part of	No		Part of Site	No						
	Adj. To	No		Within Buffer	No						
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No						
	Part of Site	No		Part of Site	No						
	Within Buffer	Yes		Within Buffer	No						
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No						
	Part of Site	No		Part of Site	No						
	Within Buffer	No		Within Buffer	No						
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No						
Washland		No	Protected Species Alert Area - 10m Buffer		Yes						
Marshes Protection Area		No									
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No						
	Part of	No		Ground Water Vulnerability Area		No					
	Adj. To	No									
Oil / Gas Pipelines		No	Conservation Area	Within	No						
				Adj. To	No						
Electricity Pylons		No	- Listed Buildings	Within	No						
				Adj. To	No						
Immovable communications links		No	Potential Contaminated Land	C							
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No						
			TPO		No						
			Archaeological Finds Area		No						
<b>Highway issues:</b> No particular issues, due to recent upgrades of road network in the vicinity. The small size of this site will not have any significant effect on the highway. <b>YELLOW</b>											

<b>Address:</b> Land at Holly Lodge, Oak Avenue, Wickford	<b>Site Area:</b> 0.08ha	<b>Current Use:</b> Grassland,	<b>Site Ref:</b> SS0225	
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Potential contaminated land in vicinity</li> <li>• SAC, SPA, RAMSAR Buffer</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> <li>• The site is segregated from the settlement boundary.</li> </ul>				
<b>Could the constraints be overcome?</b> Yes, where the Green Belt allocation is removed from the development plan and where investigations are undertaken into any potential contamination and protected species.				
<b>What is the most suitable type of development for this site?</b> Grassland, retained use				
		<b>Site is NOT suitable for housing development x</b>		
<b>Reason(s) why site is suitable for housing:</b> The site is restrained primarily by the green belt, however, it is not considered to be in a sustainable location as it is significantly removed from the settlement boundary, which would remain an issue unless the adjacent Shot Farm were also to be developed. As such this site is not considered to be suitable for development at this time. Consideration could be given to the creation of an Area of Special Development Control as an alternative to removal of the whole area from the Green Belt.				
<b>Is site available for development?</b> <b>If yes, when?</b>		The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		

# Land at Holly Lodge, London Road



SHLAA 2011/2012



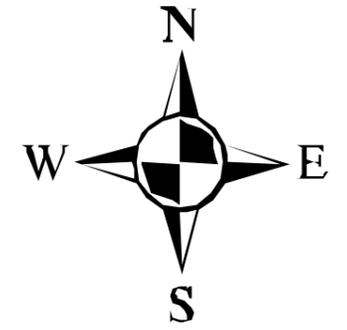
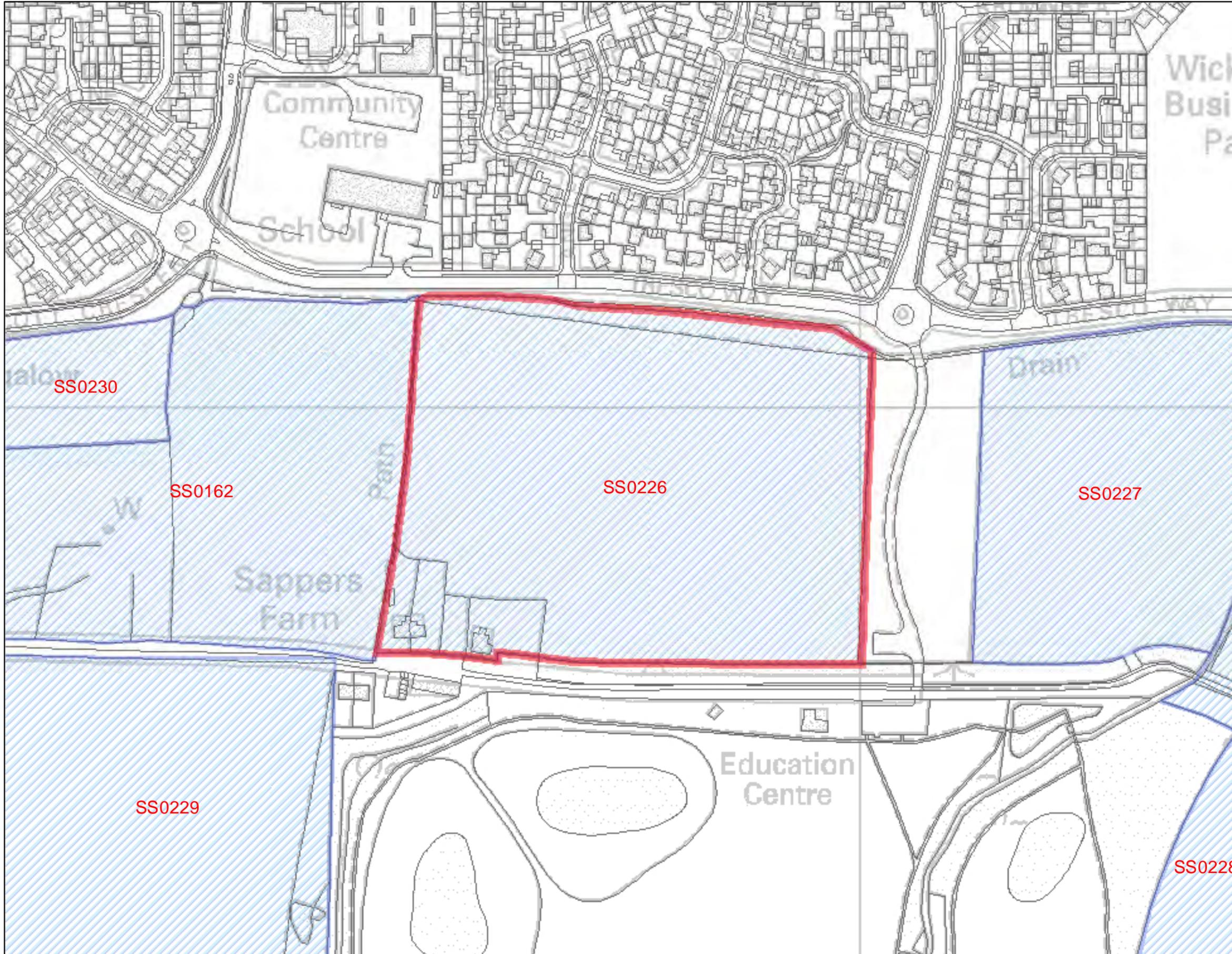
# SS0225

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land south of Tresco Way and North of Wick Country Park, Wickford	<b>Site Area:</b> 5.6ha	<b>Current Use:</b> Arable land and woodland	<b>Site Ref:</b> <b>SS0226</b>			
<b>Description of Site (including planning status)</b> 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 perimeter of the site on adjoining land.			<b>Site Access:</b> Tresco Way / Cranfield Park Road			
Development Plan: Allocated as Green Belt in the BDLP 1998			<b>Access to Services</b> (distance in m) Primary School: Abacus >600m Secondary School: Beuchamps and Bromfords >1500m GPs / Health Centre: Silva Island Way >800m Neighbourhood Centre: Silva Island Way >800m Town Centre: Wickford <800m Public Open Space: Within site, and up to 550m Bus Stop: <100m Railway Station: Wickford <1600m			
Planning History: <ul style="list-style-type: none"> <li>• DCBAS/9/87- Public Open Space east of Cranfield Park Road</li> </ul>						
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	No				
	- Company?	Yes				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 5.4ha				
<b>Greenfield Site</b>	Yes	Area: 5ha				
<b>Previously Developed Land</b>	Yes	Area: 0.4ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes	

<b>Address:</b> Land south of Tresco Way and North of Wick Country Park, Wickford	<b>Site Area:</b> 5.6ha	<b>Current Use:</b> Arable land and woodland	<b>Site Ref:</b> SS0226	
Historic Environment Record: in the vicinity <ul style="list-style-type: none"> <li>• Pillbox – Wick Country Park</li> <li>• Pillbox – Wick Country Park</li> <li>• Pillbox(destroyed) N of Sappers Farm</li> <li>• Pillbox(destroyed) NE Sappers Farm</li> <li>• (GHQ anti-tank ditch)</li> </ul>		TPO		No
Sappers Farm may have heritage value as It is identified on 1777 map		Archaeological Finds Area		No
<b>Highway issues:</b> . No particular issues. Modern road network adjoins the site to the north. YELLOW category				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Within SAC, SPA, RAMSAR buffer</li> <li>• Within Employment buffer</li> </ul>		<ul style="list-style-type: none"> <li>• Electricity line identified to the east of the site</li> <li>• Protected species alert areas</li> <li>• Definitive Footpath</li> <li>• Potential contaminated land</li> </ul>		
<b>Could the constraints be overcome? Partially If yes, how?</b> By removing Green Belt allocation from development plan, respecting the employment and SAC/SPA/RAMSAR areas, investigating and remediating potential contaminated land as necessary and safeguarding protected species areas as appropriate. Respect or relocate the definitive footpath. Respect the position of any identified electricity lines as necessary				
<b>What is the most suitable type of development for this site?</b> Farmland, country park,				
<b>Site is NOT suitable for housing development</b> x				
<b>Reason(s) why site is not suitable for housing:</b> Whilst the site is adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set a precedent for urban sprawl. Given the sensitivity and function of the green belt this site is considered unsuitable at this time.				
<b>Is site available for development? If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner who has shown a continued commitment to development.		

SHLAA 2011/2012



# SS0226

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land south of Tresco Way and North of Wick Country Park, Wickford		<b>Site Area:</b> 3.5ha	<b>Current Use:</b> Arable land and woodland	<b>Site Ref:</b> <b>SS0227</b>							
<b>Description of Site (including planning status)</b> Medium sized square shaped area of arable land lined with hedgerows, adjacent to an area designated as open space. The site is located to the south of the settlement of Wickford, north of the A127 Arterial Road. A childrens play area adjoins the site to the west, whilst modern housing and reserved housing land adjoins the site to the north.  Development Plan: Allocated as Green Belt in the BDLP 1998  Planning History: None			<b>Site Access:</b> Tresco Way / Cranfield Park Road  <b>Access to Services</b> (distance in m) Primary School: Abacus <600m Secondary School: Beuchamps and Bromfords <1500m GPs / Health Centre: Silva Island Way <800m Neighbourhood Centre: Silva Island Way <800m Town Centre: Wickford >800m Public Open Space: Within site, and up to 550m Bus Stop: <100m Railway Station: Wickford >1600m								
			<b>Ownership:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td>No</td></tr> <tr><td>- Private Individual?</td><td>No</td></tr> <tr><td>- Company?</td><td>Yes</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>		- Public Body?	No	- Private Individual?	No	- Company?	Yes	- Unknown?
- Public Body?	No										
- Private Individual?	No										
- Company?	Yes										
- Unknown?	No										
<b>Urban Area Site</b>		No									
<b>Green Belt Site</b>		Yes	Area: 3.5ha								
<b>Greenfield Site</b>		Yes	Area: 3.5ha								
<b>Previously Developed Land</b>		No									
<b>Site Constraints</b>											
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>								
Scheduled Monument	Within	No	Ancient Woodland	Within	No						
	Part of	No		Part of Site	No						
	Adj. To	No		Within Buffer	No						
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No						
	Part of Site	No		Part of Site	No						
	Within Buffer	Yes		Within Buffer	Yes						
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No						
	Part of Site	No		Part of Site	No						
	Within Buffer	No		Within Buffer	No						
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Flood Zone 2 and 3, surface water	Yes	Protected Species Alert Area		No						
Washland		No	Protected Species Alert Area - 10m Buffer		Yes						
Marshes Protection Area		No									
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No						
	Part of	No		Ground Water Vulnerability Area		Yes					
	Adj. To	Yes									
Oil / Gas Pipelines		No	Conservation Area	Within	No						
				Adj. To	No						
Electricity Pylons		No	Listed Buildings	Within	No						
				Adj. To	No						
Immovable communications links		No	Potential Contaminated Land	C							
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes						

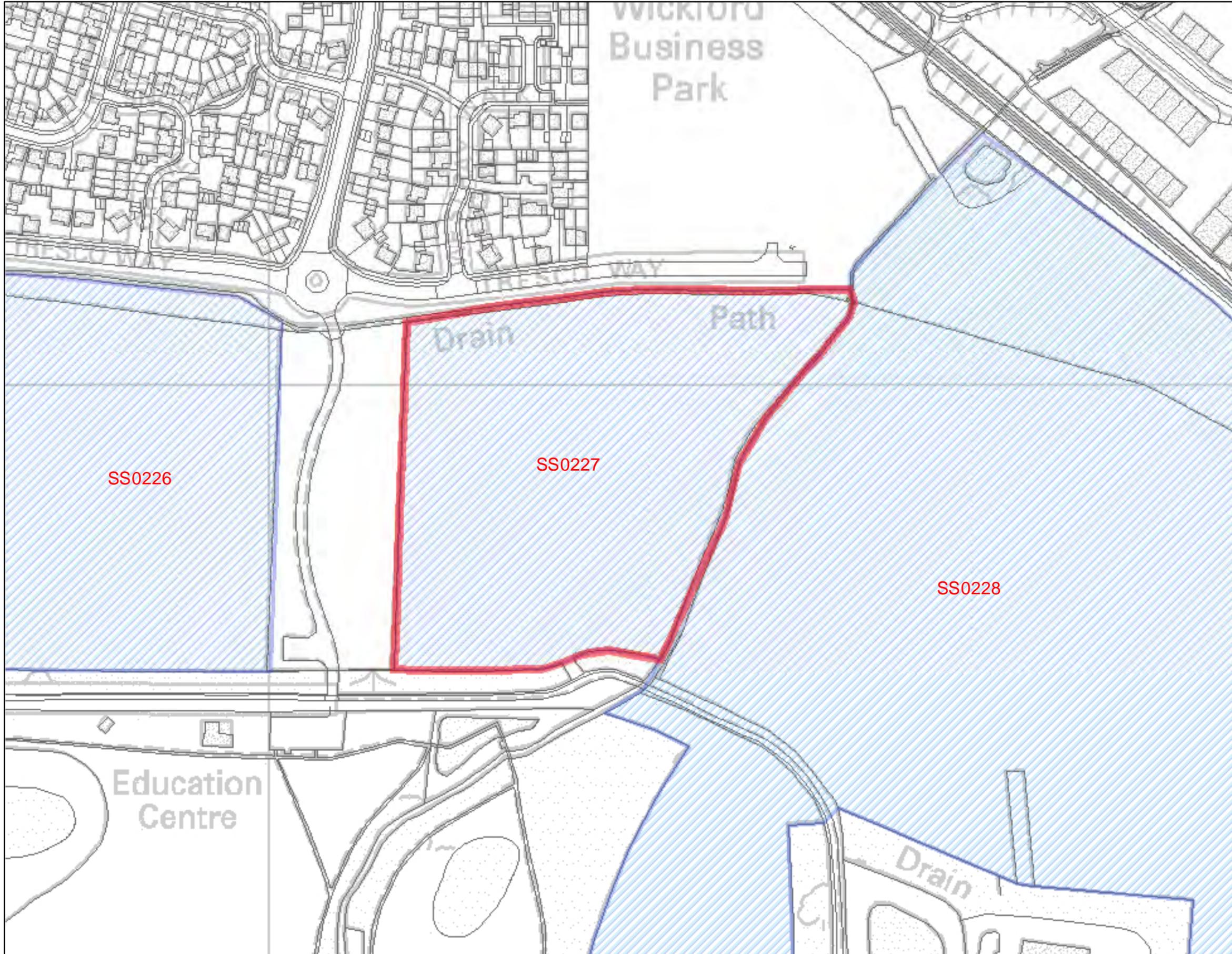
<b>Address:</b> Land south of Tresco Way and North of Wick Country Park, Wickford	<b>Site Area:</b> 3.5ha	<b>Current Use:</b> Arable land and woodland	<b>Site Ref:</b> <b>SS0227</b>	
Historic Environment Record: None on site, though in vicinity: <ul style="list-style-type: none"> <li>• Pillbox – Wick Country Park</li> <li>• Pillbox – Wick Country Park</li> <li>• Pillbox(destroyed) N of Sappers Farm</li> <li>• Pillbox(destroyed) NE Sappers Farm</li> <li>• (GHQ anti-tank ditch)</li> </ul>		TPO		No
Sappers Farm and Fanton Hall Farm may also have heritage value as on 1777 map		Archaeological Finds Area		No
<b>Highway issues:</b> . Upgrades would likely be needed to Tresco Way and Cranfield Park Road if significant development were proposed. YELLOW category				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Within SAC, SPA, RAMSAR buffer</li> <li>• Within Employment buffer</li> <li>• Ground water vulnerability</li> <li>• Potential contaminated land</li> </ul>		<ul style="list-style-type: none"> <li>• Protected species alert areas</li> <li>• Definitive Footpath</li> <li>• Within Flood Zones 2 and 3 and surface water</li> <li>• Local Wildlife Sites</li> </ul>		
<b>Could the constraints be overcome? Partially If yes, how?</b> 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)				
<b>What is the most suitable type of development for this site?</b> Farmland, country park				
<b>Site is NOT suitable for housing development</b> x				
<b>Reason(s) why site is not suitable for housing:</b> Whilst the site is adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set a precedent for urban sprawl. Given the sensitivity and function of the green belt this site is considered unsuitable at this time.				
<b>Is site available for development? If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner who has shown a continued commitment to development.		

# Land to the the NE of Wick Country Park

SHLAA 2011/2012



# SS0227



## SHLAA Site Survey Form Part 1

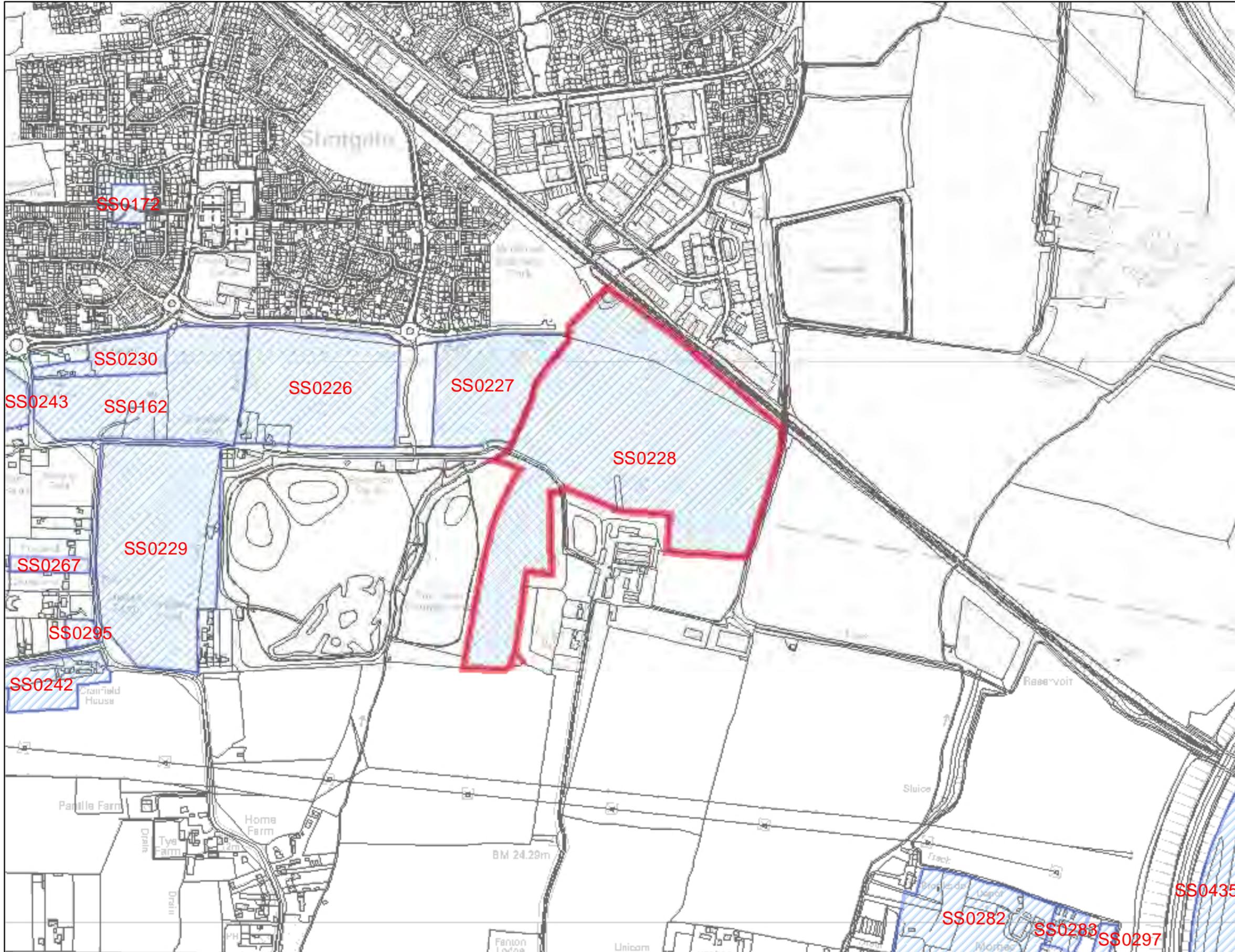
<b>Address:</b> Land at Fanton Hall Farm, east of Tresco Way and Cranfield Park Road Wickford	<b>Site Area:</b> 16.9ha	<b>Current Use:</b> Arable land / Grazing land/ field pond	<b>Site Ref:</b> <b>SS0228</b>			
<b>Description of Site (including planning status)</b> Large irregular shaped area of open farmland. The site is located to the south of the settlement of Wickford, north of the A127 Arterial Road and lies adjacent 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.			<b>Site Access:</b> Tresco Way / Cranfield Park Road  <b>Access to Services</b> (distance in m) Primary School: Abacus <600m Secondary School: Beuchamps and Bromfords <1500m GPs / Health Centre: Silva Island Way <800m Neighbourhood Centre: Silva Island Way <800m Town Centre: Wickford >800m Public Open Space: Within site, and up to 550m Bus Stop: <200m Railway Station: Wickford >1600m			
<b>Ownership:</b>		- Public Body? No - Private Individual? No - Company? Yes - Unknown? No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 16.9ha				
<b>Greenfield Site</b>	Yes	Area: 16.9ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Flood Zone 2 and 3, surface water	Yes	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		

<b>Address:</b> Land at Fanton Hall Farm, east of Tresco Way and Cranfield Park Road Wickford		<b>Site Area:</b> 16.9ha	<b>Current Use:</b> Arable land / Grazing land/ field pond	<b>Site Ref:</b> <b>SS0228</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
Historic Environment Record: In vicinity: <ul style="list-style-type: none"> <li>• Pillbox – Wick Country Park</li> <li>• Pillbox – Wick Country Park</li> <li>• Pillbox(destroyed) N of Sappers Farm</li> <li>• Pillbox(destroyed) NE Sappers Farm</li> <li>• (GHQ anti-tank ditch)</li> </ul>			TPO		No
Sappers Farm and Fanton Hall Farm may have heritage value as exist on 1777 map			Archaeological Finds Area		No
<b>Highway issues:</b> . Tresco Way would need to be extended east into the site. YELLOW category					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Within SAC, SPA, RAMSAR buffer</li> <li>• Within Employment buffer</li> <li>• Ground Water vulnerability</li> <li>• Potential contaminated land</li> </ul>			<ul style="list-style-type: none"> <li>• Protected species alert areas</li> <li>• Definitive Footpath</li> <li>• Within Flood Zones 2 and 3, surface water</li> <li>• Local Wildlife Sites</li> </ul>		
<b>Could the constraints be overcome?</b> Partially <b>If yes, how?</b> By removing Green Belt allocation from development plan, respecting the employment and SAC/SPA/RAMSAR areas, investigating and remediating potential contaminated land as necessary and safeguarding protected species areas as appropriate. Also respect the position of, or relocate, the definitive footpath.					
<b>What is the most suitable type of development for this site?</b> Farmland, country park,					
<b>Site is NOT suitable for housing development</b> x					
<b>Reason(s) why site is not suitable for housing:</b> Whilst the site is adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set a precedent for urban sprawl. Given the sensitivity and function of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner who has shown a continued commitment to development.		

SHLAA 2011/2012



# SS0228

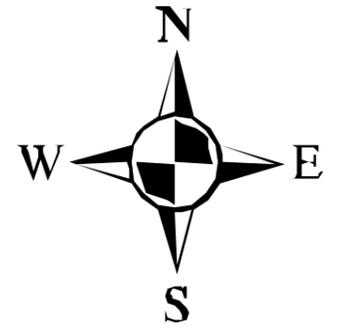
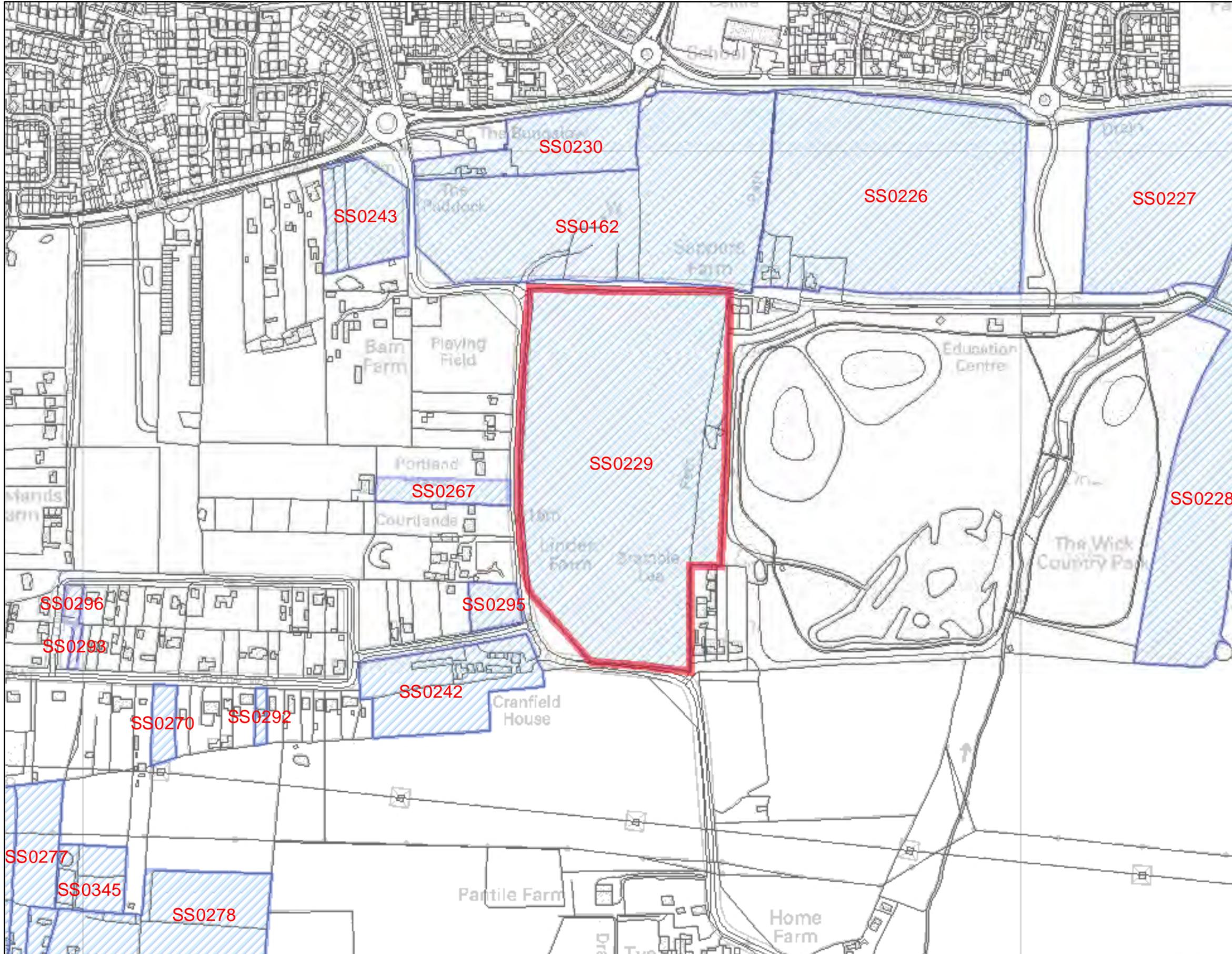


## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of The Wick Country Park, Cranfield Park Road, Wickford	<b>Site Area:</b> 7.9ha	<b>Current Use:</b> Arable land	<b>Site Ref:</b> SS0229			
<b>Description of Site (including planning status)</b> 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: <ul style="list-style-type: none"> <li>• BAS/0605/57 – Residential Dev't- Cranfield Park Rd – Refused</li> <li>• BAS/0387/57 - Residential Dev't- Cranfield Park Rd – Refused</li> <li>• BAS/0219/58 – Residential Dev't, Arterial Road - Refused</li> <li>• BAS/0105/62 – Farmhouse, Cranfield Park Road – Refused</li> <li>• BAS/0686/95 - Change of use to public open space – Refused</li> <li>• BAS/1258/97 – Change of use to public open space – Granted</li> <li>• BAS/1026/00 – Create Lake for nature conservation - Granted</li> <li>• BAS/0768/01 – Erect pavilion and WC block – Granted</li> <li>• BAS/1088/97 – Replacement dwelling, Cotswold Farm - Refused</li> <li>• BAS/0584/98 – Replacement dwelling, Cotswold Farm – Granted</li> <li>• DCBAS/9/87- Public Open Space east of Cranfield Park Road</li> </ul>			<b>Site Access:</b> Cranfield Park Road  <b>Access to Services</b> (distance in m) Primary School: Abacus <600m Secondary School: Beuchamps and Bromfords >1500m GPs / Health Centre: Silva Island Way <800m Neighbourhood Centre: Silva Island Way <800m Town Centre: Wickford >800m Public Open Space: Within site, and up to 550m Bus Stop: <200m Railway Station: Wickford >1600m			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	No				
	- Company?	Yes				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 7.9ha				
<b>Greenfield Site</b>	Yes	Area: 7.9ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	

<b>Address:</b> Land west of The Wick Country Park, Cranfield Park Road, Wickford		<b>Site Area:</b> 7.9ha	<b>Current Use:</b> Arable land	<b>Site Ref:</b> SS0229		
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)			Yes
Historic Environment Record: No records, though pill boxes and old farm houses in the vicinity			TPO			No
			Archaeological Finds Area			No
<b>Highway issues:</b> Upgrades would likely be needed to Cranfield Park Road if significant development were proposed. YELLOW category						
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>Protected species alert areas buffer</li> <li>Definitive Footpath</li> <li>Local Wildlife Sites</li> </ul>			
<ul style="list-style-type: none"> <li>Green Belt</li> <li>Within SAC, SPA, RAMSAR buffer</li> <li>Within Employment buffer</li> <li>Potential contaminated land</li> </ul>						
<b>Could the constraints be overcome?</b> Yes						
<b>If yes, how?</b>						
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 to take into consideration Local Wildlife Sites and definitive footpath.						
<b>What is the most suitable type of development for this site?</b> Current use, Farmland, country park,						
<b>Site is NOT suitable for housing development</b> x						
<b>Reason(s) why site is suitable for housing:</b> The site is not adjacent to a residential settlement and its development could set a precedent for urban sprawl. Given the sensitivity and function of the green belt this site is considered unsuitable at this time.						
<b>Is site available for development?</b>			The site was put forward as part of the Call for Sites process by the landowner.			
<b>If yes, when?</b>						

SHLAA 2011/2012



# SS0229

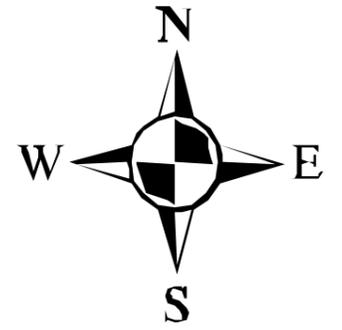
## SHLAA Site Survey Form Part 1

<b>Address:</b> The Paddock, South of Salcott Crescent, East of Cranfield Park Road Wickford	<b>Site Area:</b> 1.1ha	<b>Current Use:</b> Paddock and residential property	<b>Site Ref:</b> <b>SS0230</b>		
<b>Description of Site (including planning status)</b> 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: <ul style="list-style-type: none"> <li>BAS/0423/49 – Erection of W.C. – Granted 02.09.1949</li> <li>DCBAS/9/87- Public Open Space east of Cranfield Park Road – Resolved Council to carry out this development 30.09.1987</li> </ul>			<b>Site Access:</b> Salcott Crescent / Cranfield Park Road  <b>Access to Services</b> (distance in m) Primary School: Abacus <600m Secondary School: Beuchamps and Bromfords >1500m GPs / Health Centre: Silva Island Way <800m Neighbourhood Centre: Silva Island Way <800m Town Centre: Wickford >800m Public Open Space: Within site, and up to 550m Bus Stop: <200m Railway Station: Wickford >1600m		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 1.1ha			
<b>Greenfield Site</b>	Yes	Area: 0.9ha			
<b>Previously Developed Land</b>	Yes	Area: 0.2ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

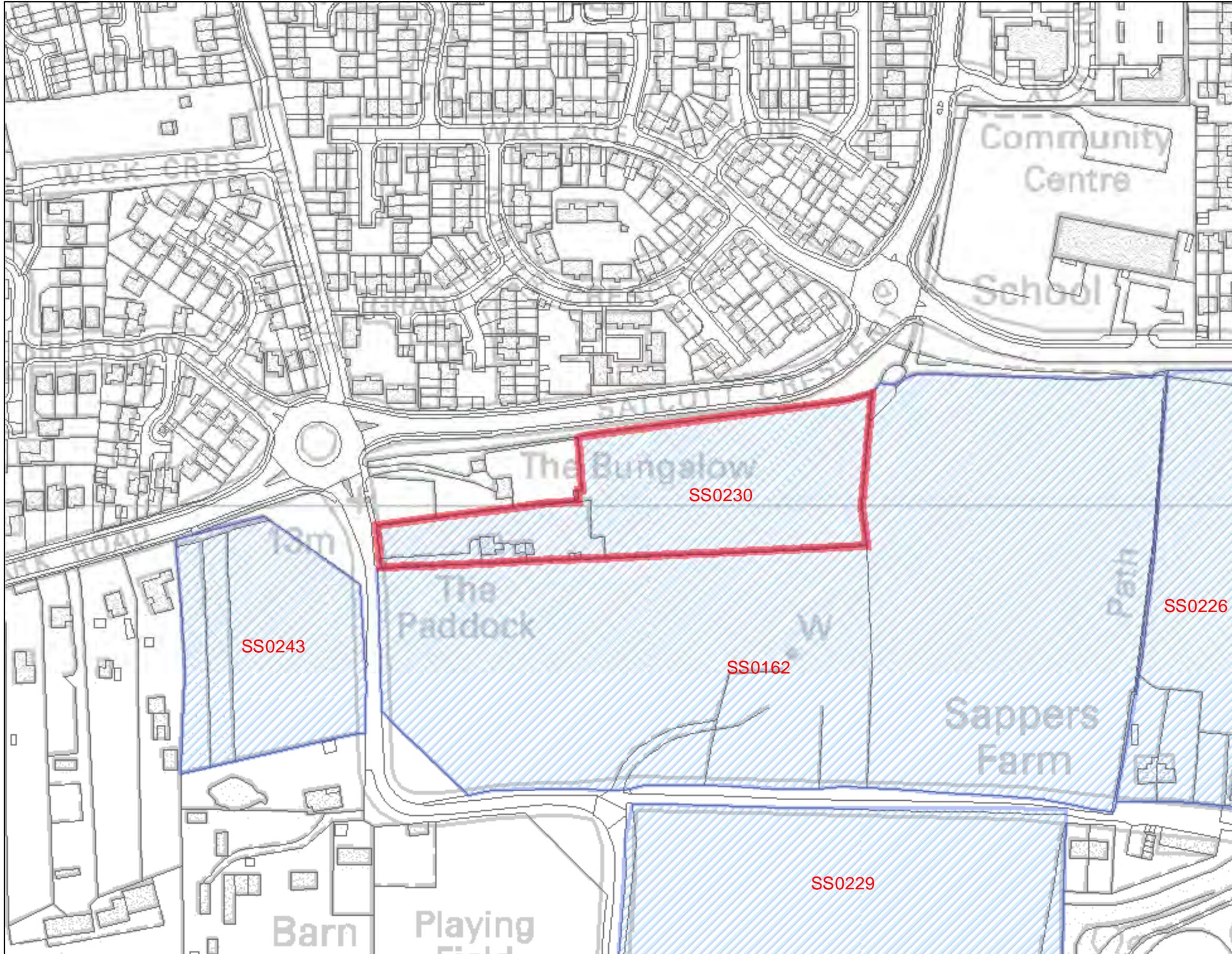
<b>Address:</b> The Paddock, South of Salcott Crescent, East of Cranfield Park Road Wickford	<b>Site Area:</b> 1.1ha	<b>Current Use:</b> Paddock and residential property	<b>Site Ref:</b> SS0230	
Historic Environment Record: No records at site, though pillboxes and old farm houses in vicinity		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Upgrades would likely be needed to Salcott Crescent, Cranfield Park Road and junction with the A127 if significant development were proposed. YELLOW category				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>Protected species alert areas</li> <li>Potential contaminated land</li> </ul>		
<ul style="list-style-type: none"> <li>Green Belt allocation in development plan</li> <li>Within SAC, SPA, RAMSAR buffer</li> <li>Within Employment buffer</li> </ul>				
<b>Could the constraints be overcome? Partially If yes, how?</b>				
By removing the Green Belt allocation from the development plan, respecting the employment and SAC/SPA/RAMSAR areas, investigating potential contaminated land and remediating where necessary and investigating the presence of protected species and safeguarding areas as appropriate.				
<b>What is the most suitable type of development for this site?</b> Current use, Farmland, country park,				
<b>Site is NOT suitable for housing development</b> x				
<b>Reason(s) why site is suitable for housing:</b> Whilst the site is adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for urban sprawl and given the sensitivity and function of the green belt, this site is considered unsuitable at this time.				
<b>Is site available for development? If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner who has since continued to show inclination to develop.		

# Land at The Paddock

SHLAA 2011/2012



# SS0230

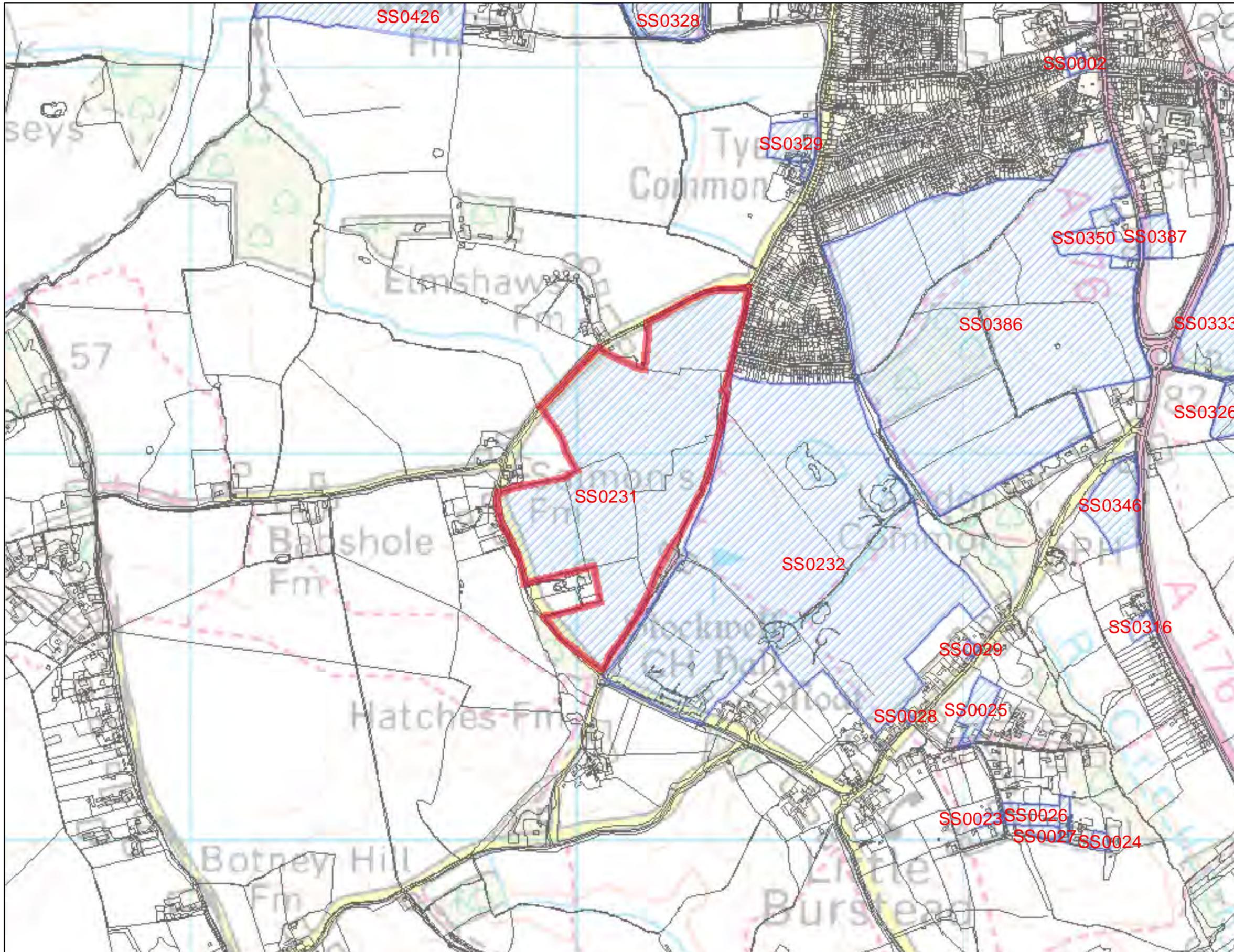


## SHLAA Site Survey Form Part 1

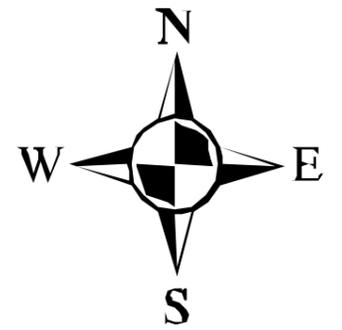
<b>Address:</b> Land west of Wiggins Lane and south of Tye Common, Billericay	<b>Site Area:</b> 30.7ha	<b>Current Use:</b> Agriculture	<b>Site Ref:</b> SS0231		
<b>Description of Site (including planning status)</b> Large irregular shaped area of arable farmland composed in six fields and adjoining a small collection of farm buildings accessed from Tye Common Road. This parcel of land lies to the far southwest of the settlement of Billericay and is bounded by farmland to the north, south and west, Burstead Golf Course to the east and some residential properties to the far northeast. The land is fairly level and bounded by hedgerows, comprising mature trees.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: BAS/0317/92 – Change of use from agriculture to golf driving range – Refused 1992. BAS/0123/93 – Golf Driving Range – Refused and appeal dismissed 1994 BAS/0182/94 – Golf Driving Range – Refused 1994. BAS/054/88 – Residential development fronting Wiggins Lane (North end) – Refused on Green Belt grounds 1988. BAS/0923/89 – Outline Residential development fronting Wiggins Lane – Withdrawn 1989. 03/00047/FULL – Erection of single storey building for use as farm shop with associated parking area at Richdan Farm– Refused 2003. 03/0488/FULL – Erection of single storey building for use as farm shop with associated parking area at Richdan Farm– Refused 2004, Allowed on Appeal 2005.			<b>Site Access:</b> Tye Common Road/ Wiggins Lane  <b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 30.7ha			
<b>Greenfield Site</b>	Yes	Area: 30.54ha			
<b>Previously Developed Land</b>	Yes	Area: 0.16ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within				
	Part of		Village Green & Common Land		

<b>Address:</b> Land west of Wiggins Lane and south of Tye Common, Billericay		<b>Site Area:</b> 30.7ha	<b>Current Use:</b> Agriculture	<b>Site Ref:</b> SS0231	
	Adj. To		Ground Water Vulnerability Area		
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b> 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



# SS0231

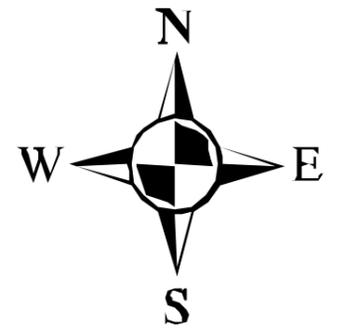
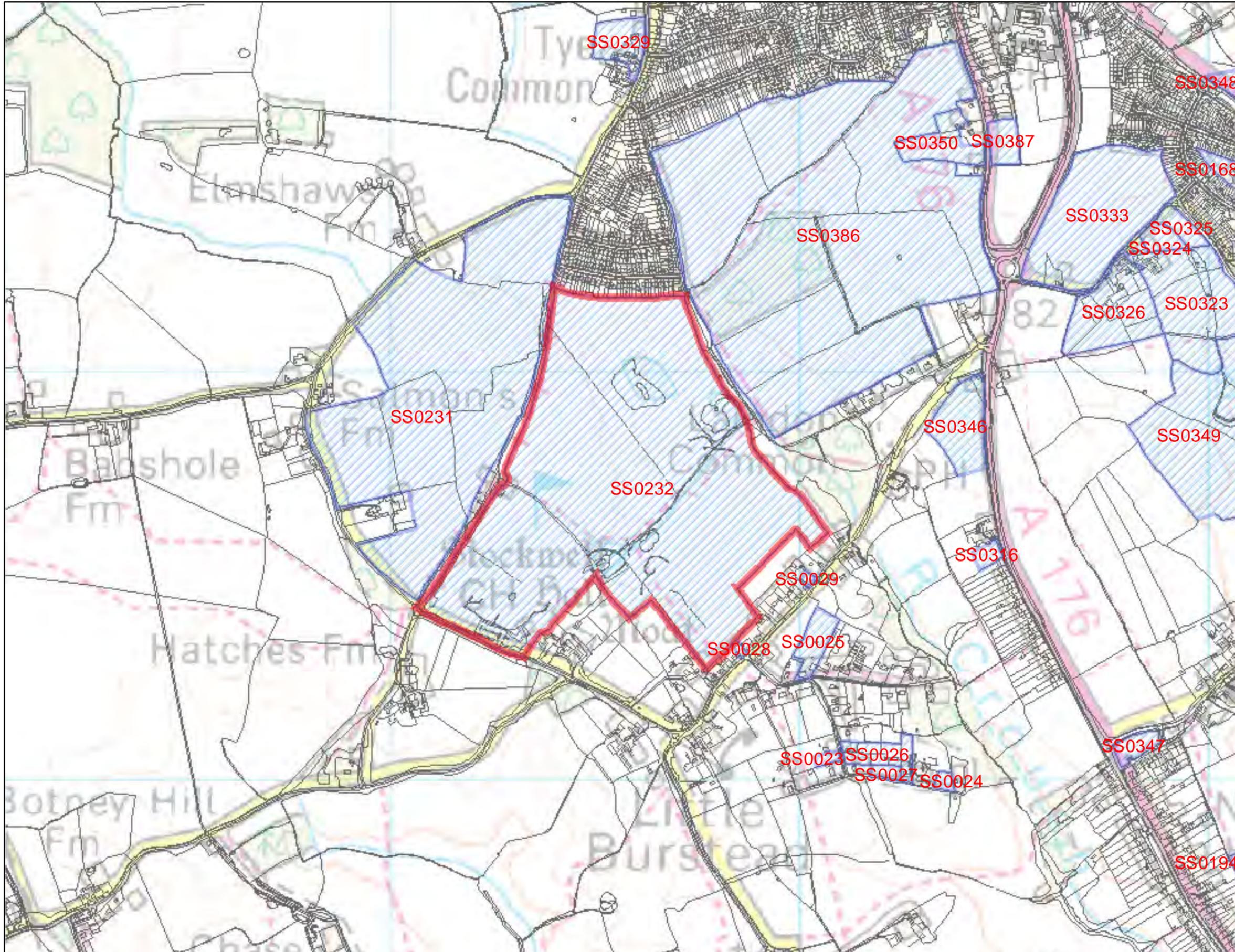
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common	<b>Site Area:</b> 49.4ha	<b>Current Use:</b> Golf Course, and ancillary uses	<b>Site Ref:</b> <b>SS0232</b>		
<b>Description of Site (including planning status)</b> Predominantly open land comprising a golf course. The site is adjacent to residential properties, which run along the southern periphery in Little Burstead Village. Ancient woodland lies to the east, arable farmland to the west, and the southern urban extent of the town of Billericay to the north.  Development Plan: Allocated as Green Belt  Planning History: Various previous applications relating to the residential extension and alteration of properties Little Burstead village, the conversion/extension of Jacksons Farm barn into a dwelling house and applications relating to the golf course.			<b>Site Access:</b> Via Tye Common Road, Clockhouse Road, Frithwood Lane and Wiggins Lane		
<b>Ownership:</b>			<b>Access to Services</b>		
- Public Body?	No				
- Private Individual?	Yes				
- Company?	Yes				
- Unknown?	Yes				
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 49.4ha			
<b>Greenfield Site</b>	Yes	Area: 49.1ha			
<b>Previously Developed Land</b>	Yes	Area: 0.3ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP)	Within	
	Part of Site		Priority Habitat	Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area			Village Green & Common Land		
Existing, developed business/ industrial areas	Within		Ground Water Vulnerability Area		
	Part of		Conservation Area	Within	
	Adj. To			Adj. To	
Oil / Gas Pipelines			Listed Buildings	Within	
				Adj. To	
Electricity Pylons			Potential Contaminated Land		
Immovable communications links			Definitive Footpath (PRoW)		
400m buffer zone around wastewater/sewage treatment plants			TPO		

<b>Address:</b> Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common	<b>Site Area:</b> 49.4ha	<b>Current Use:</b> Golf Course, and ancillary uses	<b>Site Ref:</b> <b>SS0232</b>			
		Archaeological Finds Area				
<b>Highway issues:</b>						
<b>Constraints (description):</b>						
<b>Could the constraints be overcome? If yes, how?</b>						
<b>What is the most suitable type of development for this site?</b>						
<table border="1"> <tr> <td></td> <td><b>Site is NOT suitable for housing development</b> <input checked="" type="checkbox"/></td> </tr> </table>						<b>Site is NOT suitable for housing development</b> <input checked="" type="checkbox"/>
	<b>Site is NOT suitable for housing development</b> <input checked="" type="checkbox"/>					
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>						

# Land south of Second Avenue and Tye Common Road

SHLAA 2011/2012



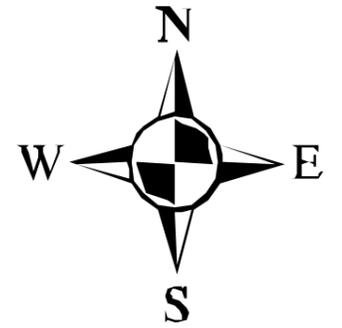
# SS0232

## SHLAA Site Survey Form Part 1

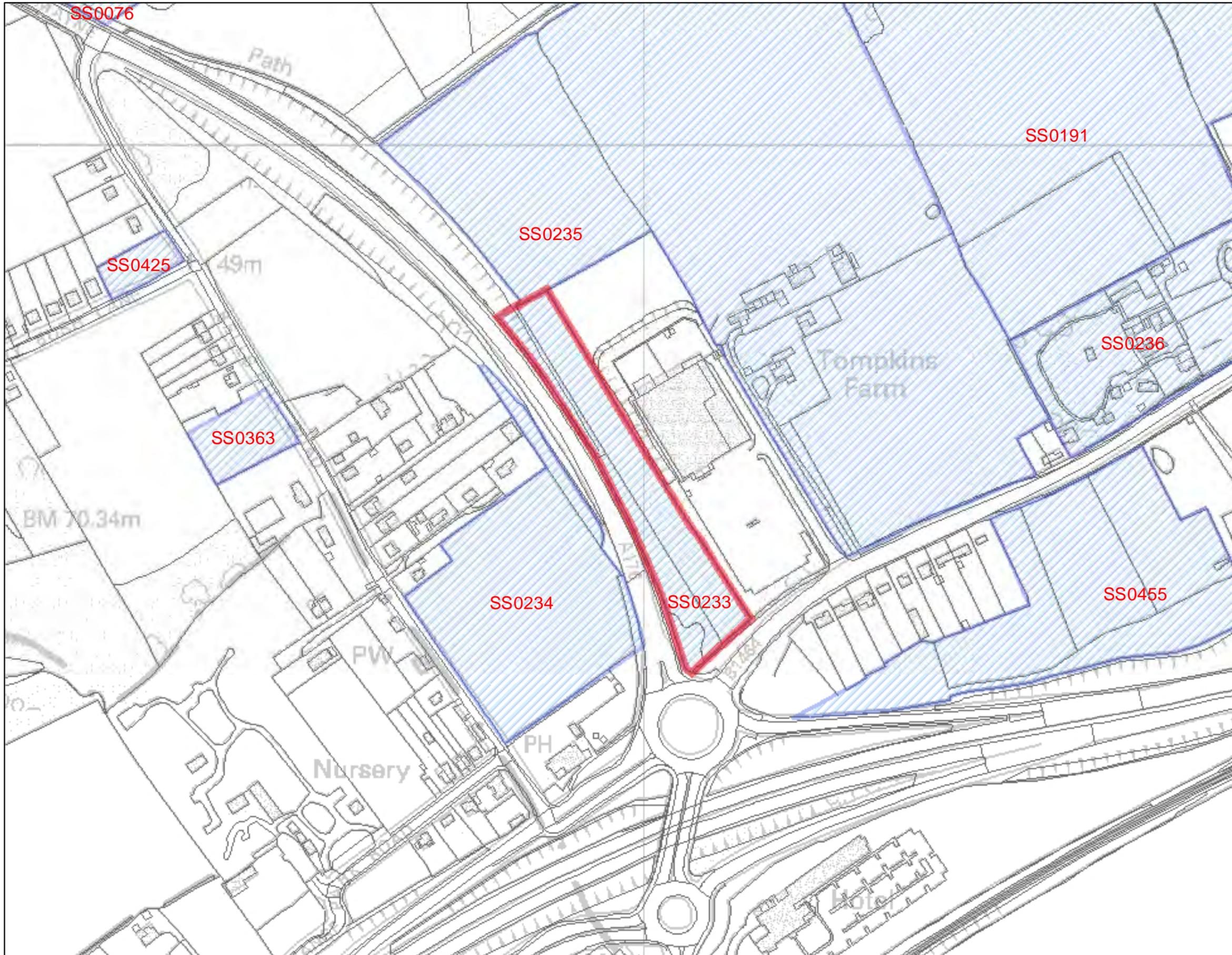
<b>Address:</b> Land either side of Nether Mayne (A176), north of Five Bells PH and west of Homebase	<b>Site Area:</b> 3.74ha	<b>Current Use:</b> Stables and scrubland.	<b>Site Ref.:</b> <b>SS0233</b>			
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Bells Hill Road; London Road; Nether Mayne (A176)			
<p>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.</p> <p>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.</p> <p>The western parcel contains stables while the narrow strip is unused.</p> <p>07/00253/FULL – Erection of stables, hay barn, tack room and storage building. Granted 24-04-07.</p>			<p><b>Access to Services</b> (distance in m)</p> <p>Primary School: Vange Primary School (&lt;600m)</p> <p>Secondary School: Woodlands Secondary School &lt;1500m</p> <p>GPs / Health Centre: 0</p> <p>Neighbourhood Centre: 0</p> <p>Town Centre: Basildon (approx.1.8km)</p> <p>Public Open Space:</p> <p>Amenity Green Space &lt;800m;</p> <p>Children &amp; Young Peoples Spaces &lt;400m</p> <p>Churchyard &lt;800m</p> <p>Civic Space &lt;2km</p> <p>Country Park &lt;2km</p> <p>Educational Field &lt;800m</p> <p>Natural &amp; Semi-natural &lt;400m</p> <p>Outdoor Sports Facilities &lt;800m</p> <p>Bus Stop: 100m</p> <p>Railway Station: Basildon &gt;1.6km</p>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	3.74				
<b>Greenfield Site</b>	Yes	3.61				
<b>Previously Developed Land</b>	Yes	0.13				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	Yes	
	Within Buffer	Yes		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	Yes	
Immovable communications links		No	Potential Contaminated Land	C		

<b>Address:</b> Land either side of Nether Mayne (A176), north of Five Bells PH and west of Homebase		<b>Site Area:</b> 3.74ha	<b>Current Use:</b> Stables and scrubland.	<b>Site Ref.:</b> <b>SS0233</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO	TPO/01/52	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> 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.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Adjacent to the Five Bells PH, a listed building (03/00081/II), for being an 18<sup>th</sup> Century timber-framed building.</li> <li>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.</li> <li>o Protected Species Alert Area for both sites and alert buffer.</li> <li>o Local Wildlife site on significant proportion of eastern parcel and within buffer for majority of western parcel.</li> <li>o Green Belt.</li> <li>o Biodiversity Action Plan buffer (100m).</li> <li>o Article 4 Order on strips of land either side of the A176 (partially covering the site(s)).</li> <li>o Likely existence of contamination – no detailed assessment made</li> </ul>					
<b>Could the constraints be overcome?</b> Yes (partially). <ul style="list-style-type: none"> <li>o (Listed building) – Design solution to avoid detracting from the setting of a listed building.</li> <li>o (TPO) – Design solution to ensure consideration of TPO trees.</li> <li>o (Protected Species Alert) – Site survey of species present and appropriate action taken.</li> <li>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.</li> <li>o (Green Belt) – GB designation could be adjusted through the LDF process.</li> <li>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.</li> <li>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.</li> <li>o Detailed assessment of potential site contaminants.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Open space; leisure & recreation					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is suitable for housing:</b> 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Whilst the site was submitted as part of the Call for Sites, the original landowner has now changed. The new landownership details are unknown, thus the site is unavailable.		

SHLAA 2011/2012



# SS0233



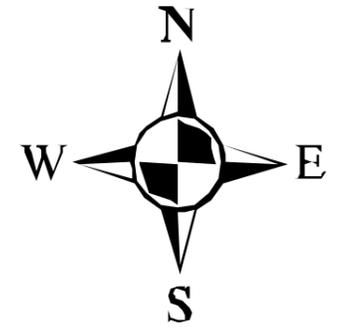
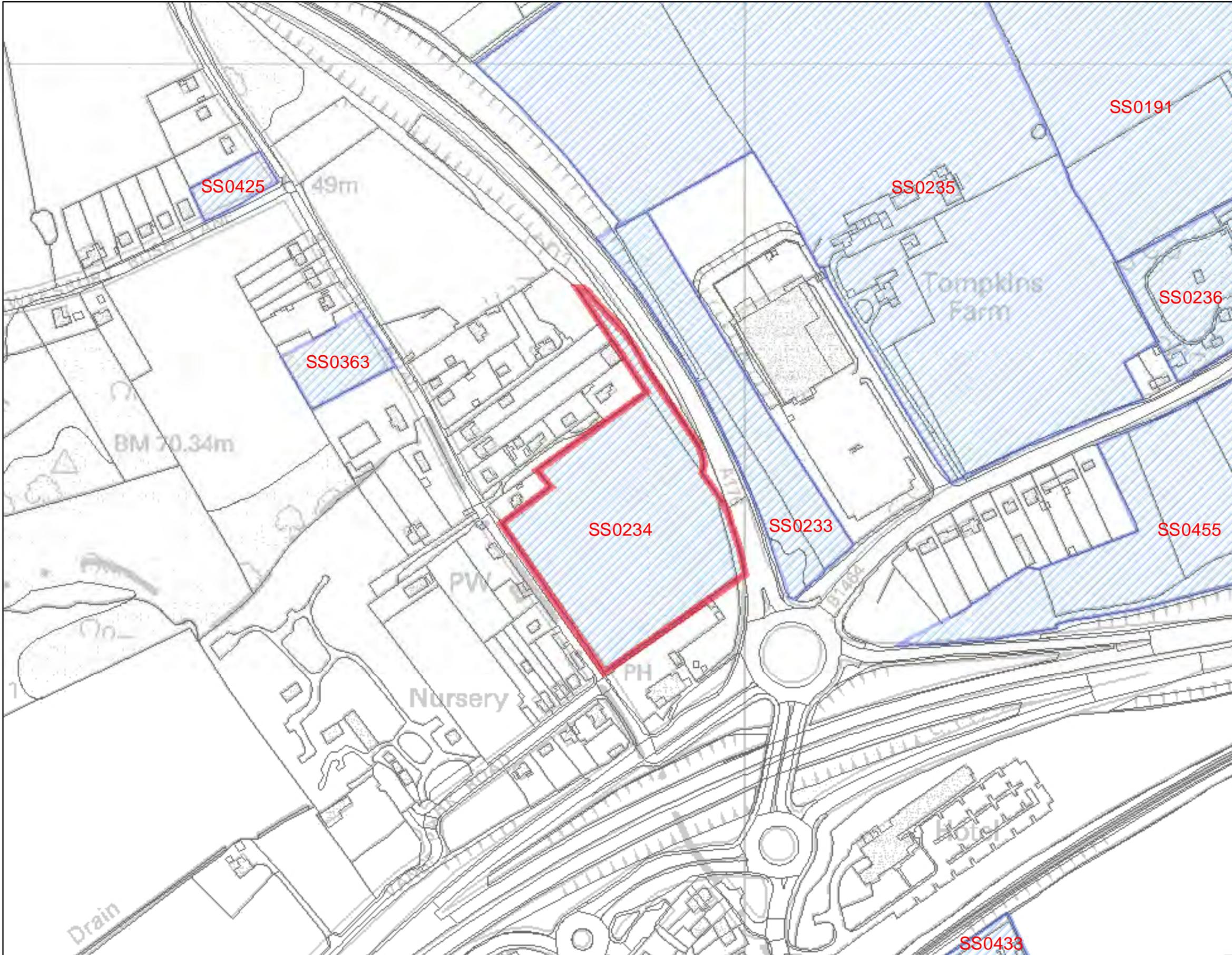
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of Nethermayne, near Five Bells, Basildon	<b>Site Area:</b> 2.25ha	<b>Current Use:</b> Field	<b>Site Ref:</b> SS0234		
<b>Description of Site (including planning status)</b> Largely square shaped field surrounded by hedgerow, located on the west side of Nethermayne, east of Bells Hill Road, Basildon. The site lies to the northwest of the Five Bells roundabout intersection with the A13 Arterial Road. The Five Bells pub occupies land to the south, whilst sporadic residential properties occupy land to the north and west, in this semi-rural area.  The site is used to keep horses and contains a number of stables (Bells Hill Stables), but the site is largely an open field.  Development Plan – Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: none			<b>Site Access:</b> Bells Hill Road  <b>Access to Services</b> (distance in m) Primary School: Vange primary >600m Secondary School: Woodlands <1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m (Basildon) Public Open Space: Amenity space <800m (Sparrows Herne), Natural Open Space <800m (Brickfields Rd), Childrens space <400m, Cemetery <800m (All Saints Church), Country Park <2km (Langdon Hills), Educational Field <800m (Vange Primary), Outdoor Sports <400m (Basildon Golf Course). Bus Stop: <150m (Five Bells) Railway Station: Basildon <>1.6km		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 2.25ha			
<b>Greenfield Site</b>	Yes	Area: 2.25ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	Yes
	Within Buffer	Yes		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	Yes
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No matches			TPO		No

<b>Address:</b> Land west of Nethermayne, near Five Bells, Basildon	<b>Site Area:</b> 2.25ha	<b>Current Use:</b> Field	<b>Site Ref:</b> SS0234	
		Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though development would increase traffic on this narrow country lane.				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>LoWS and BAP buffer</li> <li>setting of a listed building (Five Bells PH)</li> <li>Potential contaminated land – no intrusive investigation undertaken</li> </ul>		
<ul style="list-style-type: none"> <li>Green Belt allocation in development plan</li> <li>SSSI Buffer</li> <li>Protected Species Alert area,</li> </ul>				
<b>Could the constraints be overcome?</b> 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/highways issues could be overcome.				
<b>What is the most suitable type of development for this site?</b> Wildlife/recreational site, or agriculture.				
Submission also seeks consideration for use of site as a hotel or restaurant/pub use		<b>Site is NOT suitable for housing development</b> X		
<b>Reason(s) why site is / is not suitable for housing:</b> 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.				
<b>Is site available for development? If yes, when?</b>		The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		

# Land West of Nethermayne, near five bells

SHLAA 2011/2012



# SS0234

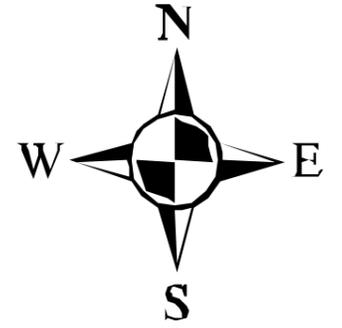
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Tompkins Farm, London Road, Vange		<b>Site Area:</b> 11.6ha	<b>Current Use:</b> Agricultural	<b>Site Ref.:</b> SS0235								
<b>Description of Site (including planning status)</b> Large farm site with farm buildings in the centre, split into approximately three fields, divided by hedgerows.  The site is close to the A13/Nether Mayne interchange, with access from London Road. To the north is the Basildon Golf course, to the south are a sparse row of residential properties. To the east is an open field and the Basildon Zoo site (which contains a number of small businesses but has permission for residential development). To the west is an out-of-centre retail park currently containing a Homebase store.  The site contains a number of trees around the boundaries but is otherwise agricultural. The land is inclined steadily northwards.  Various applications relating to light industrial buildings (00/00880/BAS – not determined); telecomm mast (02/00974/FULL – Refused); residential development (BAS/892/90 – pending); and other works pre-1990.			<b>Site Access:</b> London Road <b>Access to Services</b> (distance in m) Primary School: Vange Primary School <600m Secondary School: Woodlands School <1500m GPs / Health Centre: 0 within buffer. Local Centre: 1 (Clay Hill Road <800m>1200m Town Centre: Basildon (>1600m) Public Open Space: Amenity Green Space <800m Children & Young People Space <400m Churchyard <400m Civic Space <2km County Park 2km Education Fields <400m Natural & Semi-natural <800m Outdoor sports <400m Urban Park <2km Bus Stop: <400m Railway Station: Approx.1.4km									
			<b>Ownership:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td>No</td></tr> <tr><td>- Private Individual?</td><td>Yes</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>		- Public Body?	No	- Private Individual?	Yes	- Company?	No	- Unknown?	No
- Public Body?	No											
- Private Individual?	Yes											
- Company?	No											
- Unknown?	No											
<b>Urban Area Site</b>		No										
<b>Green Belt Site</b>		Yes	11.6ha									
<b>Greenfield Site</b>		Yes	10.77ha									
<b>Previously Developed Land</b>		Yes	0.83ha									
<b>Site Constraints</b>												
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>									
Scheduled Monument	Within	No	Ancient Woodland	Within	No							
	Part of	No		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	Yes							
	Within Buffer	Yes (SSSI)		Within Buffer	Yes							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	Yes							
	Within Buffer	No		Within Buffer	Yes							
Flood Zone		No	Protected Species Alert Area		Yes							
Washland		No	Protected Species Alert Area - 10m Buffer		Yes							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No							
	Part of	No		Ground Water Vulnerability Area		No						
	Adj. To	No										
Oil / Gas Pipelines		Yes (Oil)	Conservation Area	Within	No							
				Adj. To	No							
Electricity Pylons		No	Listed Buildings	Within	No							
				Adj. To	No							
Immovable communications links		No	Potential Contaminated Land	C								

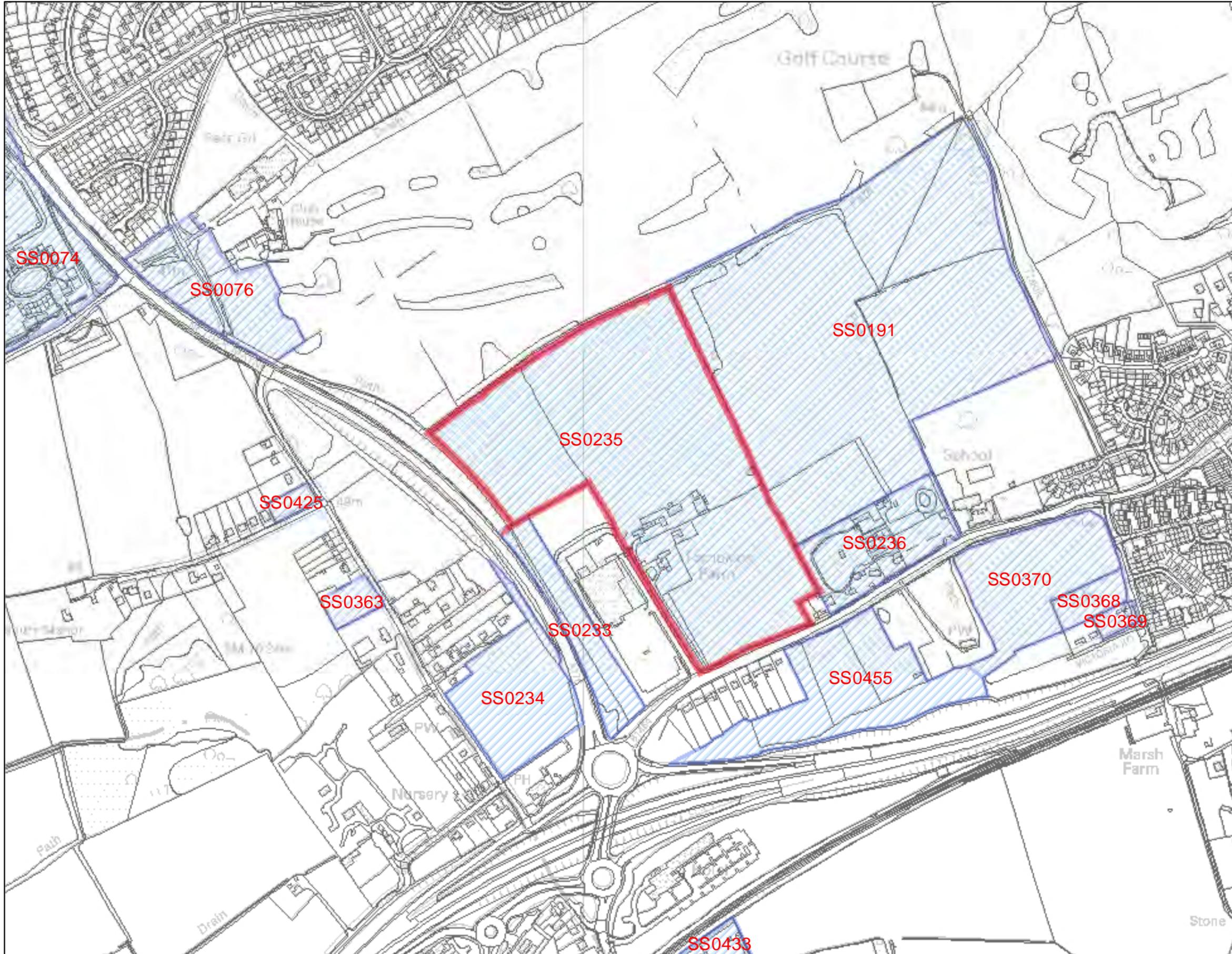
<b>Address:</b> Land at Tompkins Farm, London Road, Vange		<b>Site Area:</b> 11.6ha	<b>Current Use:</b> Agricultural	<b>Site Ref.:</b> SS0235	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO	TPO/01/52	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>o SSSI Buffer – Site is close to three SSSI sites.</li> <li>o Oil pipeline through southeast field.</li> <li>o 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.</li> <li>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.</li> <li>o Protected species alert area (entire site)</li> <li>o Green Belt</li> <li>o TPO 01/52 – On boundary of northeast corner.</li> <li>o Likely existence of contamination – no detailed assessment made</li> </ul>					
<b>Could the constraints be overcome?    Yes</b>					
<ul style="list-style-type: none"> <li>o SSSI Buffer – Site survey to establish presence of protected species and action required.</li> <li>o Oil pipeline – Design solution to avoid easements.</li> <li>o Local Wildlife Site and buffers – Site surveys to establish presence of species and any action required.</li> <li>o BAP designation – design solution to avoid interfering with BAP area or survey to establish presence of any protected species.</li> <li>o Protected species alert area – site survey to establish presence of any protected species and action required.</li> <li>o Green belt designation can be changed through LDF process.</li> <li>o TPO – Design solution. TPOs are on northeast boundary, predominantly in neighbouring site.</li> <li>o Detailed assessment of potential site contaminants.</li> </ul>					
<b>What is the most suitable type of development for this site?</b>					
Agricultural; light industrial; residential.					
<b>Site is suitable for housing development    X</b>					
<b>Reason(s) why site is suitable for housing:</b>					
<p>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.</p> <p>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.</p> <p>Design solutions can be made to accommodate the oil pipeline and presence of the TPO.</p>					
<b>Is site available for development?</b>			Yes. Timescale will need to allow for constraints, 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.		
<b>If yes, when?</b>					

# Land at Thompkins Farm,

SHLAA 2011/2012



# SS0235

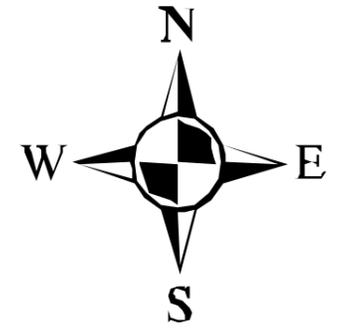


## SHLAA Site Survey Form Part 1

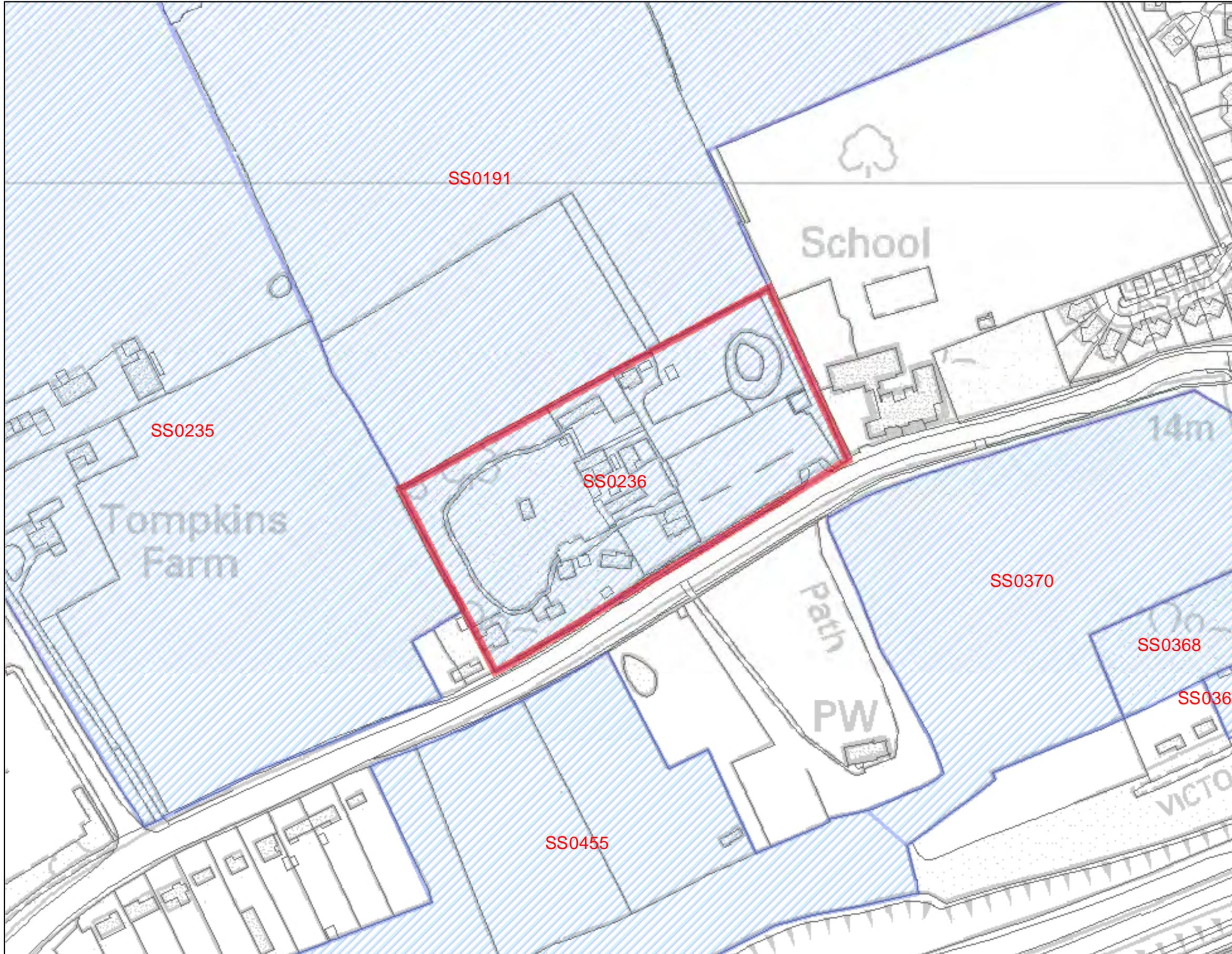
<b>Address:</b> Basildon zoo site, London road, Vange.		<b>Site Area:</b> 1.94ha	<b>Current Use:</b> Former Zoo (vacant)	<b>Site Ref.:</b> SS0236	
<b>Description of Site (including planning status)</b> The site is a rectangular parcel of land fronting London Road. The site has previously been used as 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.  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.			<b>Site Access:</b> London Road, Vange  <b>Access to Services</b> (distance in m) Primary School: Vange Primary <600m Secondary School: Woodlands School <1500m GPs / Health Centre: 1 (Southview Park) Local Centre: 1 (Marsh View Court) Town Centre: Basildon (>1500m) Public Open Space: Amenity Green Space <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		
			<b>Ownership:</b>		- Public Body? No - Private Individual? No - Company? No - Unknown? Yes
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	1.94ha		
<b>Greenfield Site</b>		Yes	Approx. 1.27ha		
<b>Previously Developed Land</b>		No	Approx. 0.67ha		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		Yes (Gas)	Conservation Area	Within	No

<b>Address:</b> Basildon zoo site, London road, Vange.		<b>Site Area:</b> 1.94ha	<b>Current Use:</b> Former Zoo (vacant)	<b>Site Ref.:</b> SS0236		
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	Yes
Immovable communications links		No	Potential Contaminated Land		C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)			Yes
			TPO		TPO/01/52 & TPO/08/10	Yes
			Archaeological Finds Area			No
<b>Highway issues:</b> Direct access from London Road. No issues.						
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Gas pipeline buffer – eastern side of the site.</li> <li>o Listed Building opposite – All Saints Church.</li> <li>o Definitive footpath – eastern boundary of the site.</li> <li>o Protective species alert area – majority of the site.</li> <li>o TPO/01/52 – line of trees along western boundary</li> <li>o TPO/08/10 - 13 trees within the site.</li> <li>o UK BAP 100m buffer – western boundary of the site.</li> <li>o SSSI 2km buffer</li> <li>o Green belt</li> <li>o Local Wildlife Site – 100m buffer around Golf Course and with adjacent site to the west.</li> <li>o Likely existence of contamination – no detailed assessment made (within 250m of infill)</li> </ul>						
<b>Could the constraints be overcome?</b> Yes (partially) <ul style="list-style-type: none"> <li>o Gas pipeline – Design solution to ensure easements remain clear.</li> <li>o Listed Building – design solution to avoid detrimental impact on the setting of a listed building.</li> <li>o Definitive footpath – Design solution to respect footpath.</li> <li>o Protective species alert area – Site survey to test for presence of protected species</li> <li>o TPO/1/52 &amp; TPO/08/10 – Tree survey to establish trees worthy of protection; design solution; protection during construction; replanting.</li> <li>o UK BAP 100m buffer – site survey to test for presence of protected species on site.</li> <li>o SSSI 2km buffer – site survey to test for presence of protected species on site and appropriate action taken.</li> <li>o Green Belt – Designation can be altered through the LDF process.</li> <li>o Local Wildlife Site Buffer – site investigation for presence of protected or important species.</li> <li>o Detailed assessment of potential site contaminants.</li> </ul>						
<b>What is the most suitable type of development for this site?</b> Open space; leisure / recreation; residential						
<b>Site is suitable for housing development</b> X						
<b>Reason(s) why site is / is not suitable for housing:</b> The site 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.						
<b>Is site available for development? If yes, when?</b>				Yes. This is a permitted site and there is no indication that the site won't be delivered before its expiry.		

SHLAA 2011/2012



# SS0236

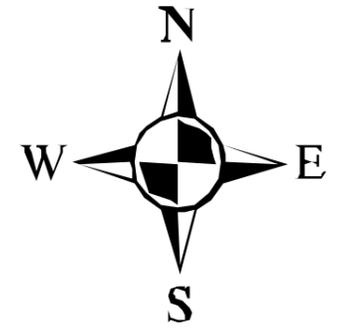
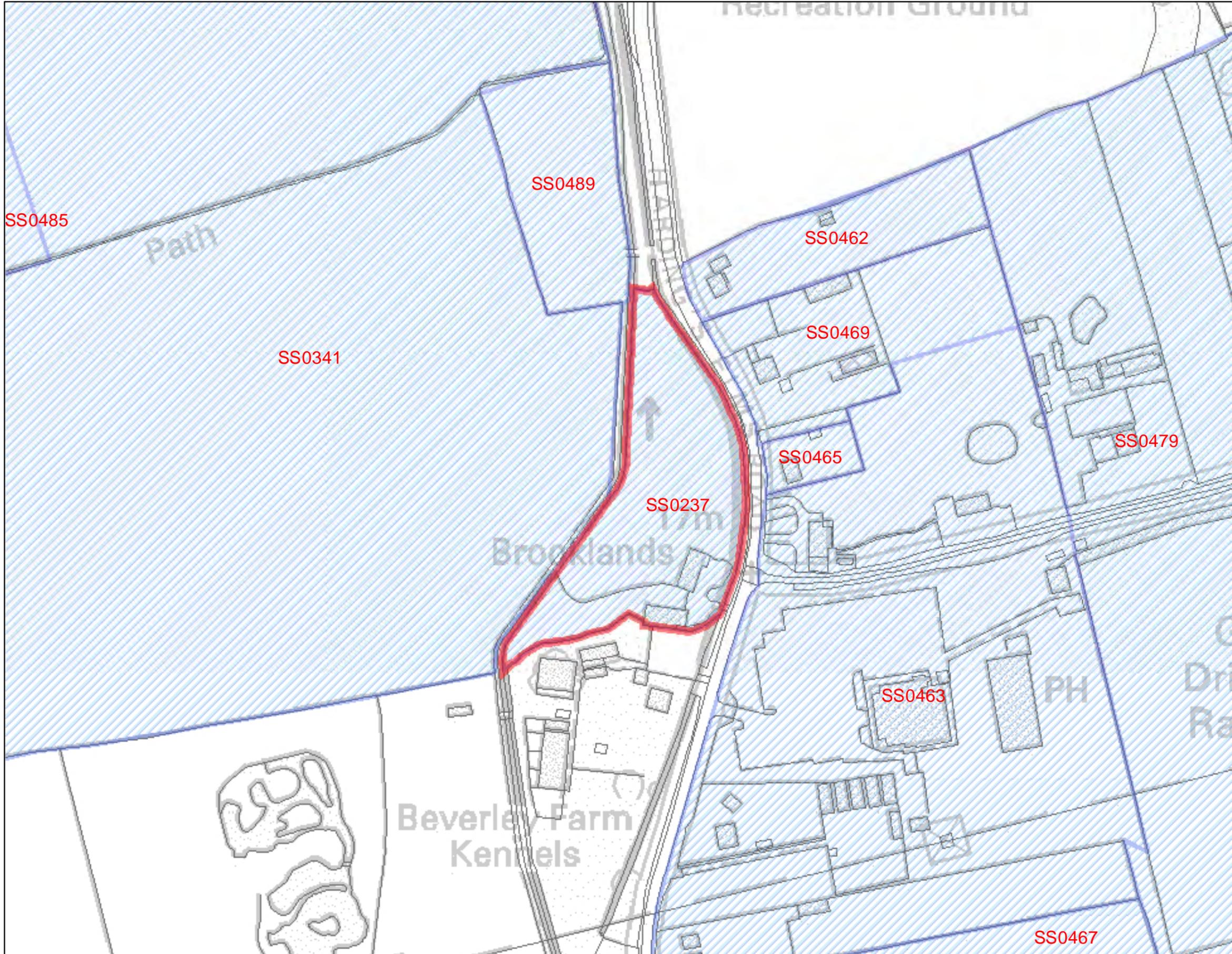


## SHLAA Site Survey Form Part 1

<b>Address:</b> Brooklands, West of Hardings Elms Road, Crays Hill	<b>Site Area:</b> 0.99 ha	<b>Current Use:</b> Residential and grassland	<b>Site Ref.:</b> <b>SS0237</b>		
<b>Description of Site (including planning status)</b> 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 stream. 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 nursery exist to the east, beyond a further drainage 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 the rear of the house at the time of the site visit.  Designated Green Belt in the Development Plan.  Planning History:  On site: <ul style="list-style-type: none"> <li>• 01/00657/FULL – Granted – New pitched roof to side room</li> <li>• 97/00993/BAS – Granted – Close boarded fence to front boundary</li> <li>• 96/01138/BAS – Refused – Office / Study Extension To Replace Existing Conservatory.</li> <li>• 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</li> <li>• 93/00541/FULL – Granted – Change of use from Games Room to Fish House for the storage of tropical fish and aquatic plants</li> <li>• 91/00166/FULL – Granted – Proposed outbuilding</li> </ul>			<b>Site Access:</b> Hardings Elms Road  <b>Access to Services</b> (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		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.99ha			
<b>Greenfield Site</b>	Yes	Area: 0.90ha			
<b>Previously Developed Land</b>	Yes	Area: 0.09ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3?		Yes	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No			

<b>Address:</b> Brooklands, West of Hardings Elms Road, Crays Hill		<b>Site Area:</b> 0.99 ha	<b>Current Use:</b> Residential and grassland	<b>Site Ref.:</b> <b>SS0237</b>	
	Adj. To	No	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<p><b>Highway issues:</b> Access road in front of the site. Transport Assessment realised by ECC on Broad Location, classified access as Amber category (DM2 general policy objections). As the site considered is of a different shape, this policy restriction shouldn't apply anymore.</p>					
<p><b>Constraints (description):</b> Whole of the site is sits within Flood Zone 2 and 3; Potential existence of contamination – no detailed assessment made; Protected species (including 10m buffer) around site; Green belt designation.</p>					
<p><b>Could the constraints be overcome?</b> Only in part. <b>If yes, how?</b> 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.</p>					
<p><b>What is the most suitable type of development for this site?</b> As existing, grassland, woodland, smallholding</p>					
<p><b>Site is not suitable for housing development</b> X</p>					
<p><b>Reason(s) why site is / is not suitable for housing:</b> 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.</p>					
<p><b>Is site available for development?</b> <b>If yes, when?</b></p>			<p>Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.</p>		

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# SS0237

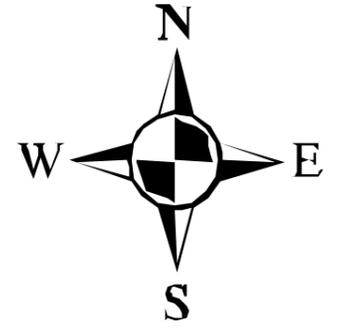
# SHLAA Site Survey Form Part 1

<b>Address:</b> Land between Outwood Farm Road and Sunnymede, Billericay	<b>Site Area:</b> 20.6ha	<b>Current Use:</b> Farmland, woodland, residential	<b>Site Ref.:</b> SS0238	
<b>Description of Site (including planning status)</b> 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: <ul style="list-style-type: none"> <li>• BAS/0015/57 – Residential development – Refused 08.03.1957 on green belt grounds/ land is reserved for rural/agricultural purposes.</li> <li>• BAS/0303/58 – Residential – Refused 06.06.1958 on GB grounds.</li> <li>• BAS/414/60 – Outline residential development – Refused 07.06.1960 on green belt grounds.</li> <li>• BAS/0675/61 – Residential on land at Ivy Bungalow - Refused 16.06.1961 on GB grounds/ land reserved for agricultural purposes.</li> <li>• 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</li> <li>• BAS/1590/62 – Residential – Refused 05.02.1963 on GB grounds.</li> <li>• BAS/0002/65 – Removal of top soil - land in Outwood Farm Road – Granted subject to contouring/ploughing condition 07.05.1965</li> <li>• 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.</li> <li>• 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.</li> <li>• BAS/0265/73 – Outline residential (48.7acres) - refused 20.03.1973 on green belt grounds, overloading of Outwood Common sewerage works and insufficient highway infrastructure to cope with the additional traffic.</li> <li>• RD BAS/0538/77 – Residential development (48.7acres) – 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.</li> <li>• RD BAS/0539/77 – Residential development (48.7acres) – 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.</li> <li>• 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</li> <li>• 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</li> <li>• 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</li> </ul>		<b>Site Access:</b> Outwood Common Road and Outwood Farm Road <b>Access to Services (distance in m)</b> 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)		
<b>Ownership:</b>	- Public Body?	No		

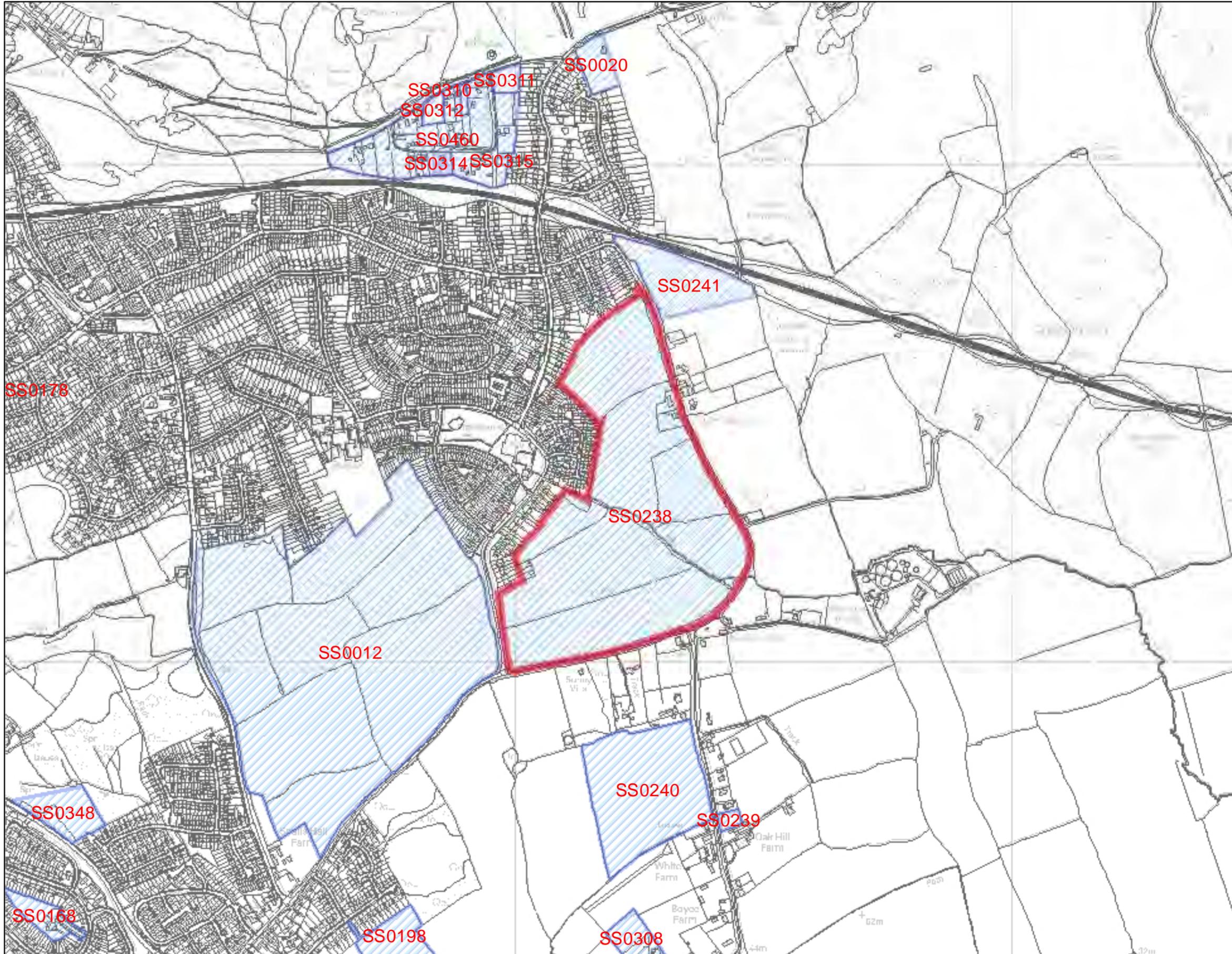
<b>Address:</b> Land between Outwood Farm Road and Sunnymede, Billericay		<b>Site Area:</b> 20.6ha	<b>Current Use:</b> Farmland, woodland, residential	<b>Site Ref.:</b> SS0238	
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 20.6ha			
<b>Greenfield Site</b>	Yes	Area: 20.45ha			
<b>Previously Developed Land</b>	Yes	Area: 0.15ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	*Though may be affected by Surface Water	No*	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area – 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons	*though a line of telegraph poles pass through site	No*	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		Yes	Definitive Footpath (ProW)		Yes
			TPO – Woodland W1 (Mixed Ash, Oak and Hazel) T1 to T59 (Oak and Ash)	TPO/16/93 TPO/7/82	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> 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					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Green Belt allocation in development plan</li> <li>TPO trees and woodland</li> <li>Electricity lines runs through the site</li> <li>Protected species alert area</li> <li>Significant ground water vulnerability area</li> </ul>			<ul style="list-style-type: none"> <li>Eastern part of site within 400m Sewerage Works buffer</li> <li>Area along central ditch susceptible to surface water flooding</li> <li>Definitive footpath alongside central stream/ditch</li> <li>Sewerage pipeline runs through the site</li> <li>SSSI 2km buffer</li> </ul>		
<b>Could the constraints be overcome?</b>			Yes, in part		
<ul style="list-style-type: none"> <li>(Sewerage works buffer, sewer pipe, definitive footpath and TPOs) - Positions respected through a design solution</li> </ul>					

<b>Address:</b> Land between Outwood Farm Road and Sunnymede, Billericay	<b>Site Area:</b> 20.6ha	<b>Current Use:</b> Farmland, woodland, residential	<b>Site Ref.:</b> SS0238	
<ul style="list-style-type: none"> <li>• (Ground water vulnerability) – Suitable management or engineering solution (eg. SUDS, sewerage works upgrade, highway network upgraded)</li> <li>• (Green Belt) – Designation of green belt can be reviewed through LDF process.</li> <li>• (SSSI and Protected Species Alert Area) – Investigate species throughout the site.</li> <li>• (Electricity Line) – Can be considered or rerouted.</li> </ul>				
<b>What is the most suitable type of development for this site?</b>				
Farmland, open space or residential				
<b>Site is suitable for housing development</b> x				
<b>Reason(s) why site is suitable for housing:</b>				
The site is 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 that need to be considered, including investigation through more detailed studies in order to determine whether the site is important for local wildlife.				
<b>Is site available for development?</b>				
<b>If yes, when?</b>				
Yes. The site was put forward as part of the Call for Sites process by the landowner. Timeframe reflects the need for change in Green Belt policy.				

SHLAA 2011/2012



# SS0238

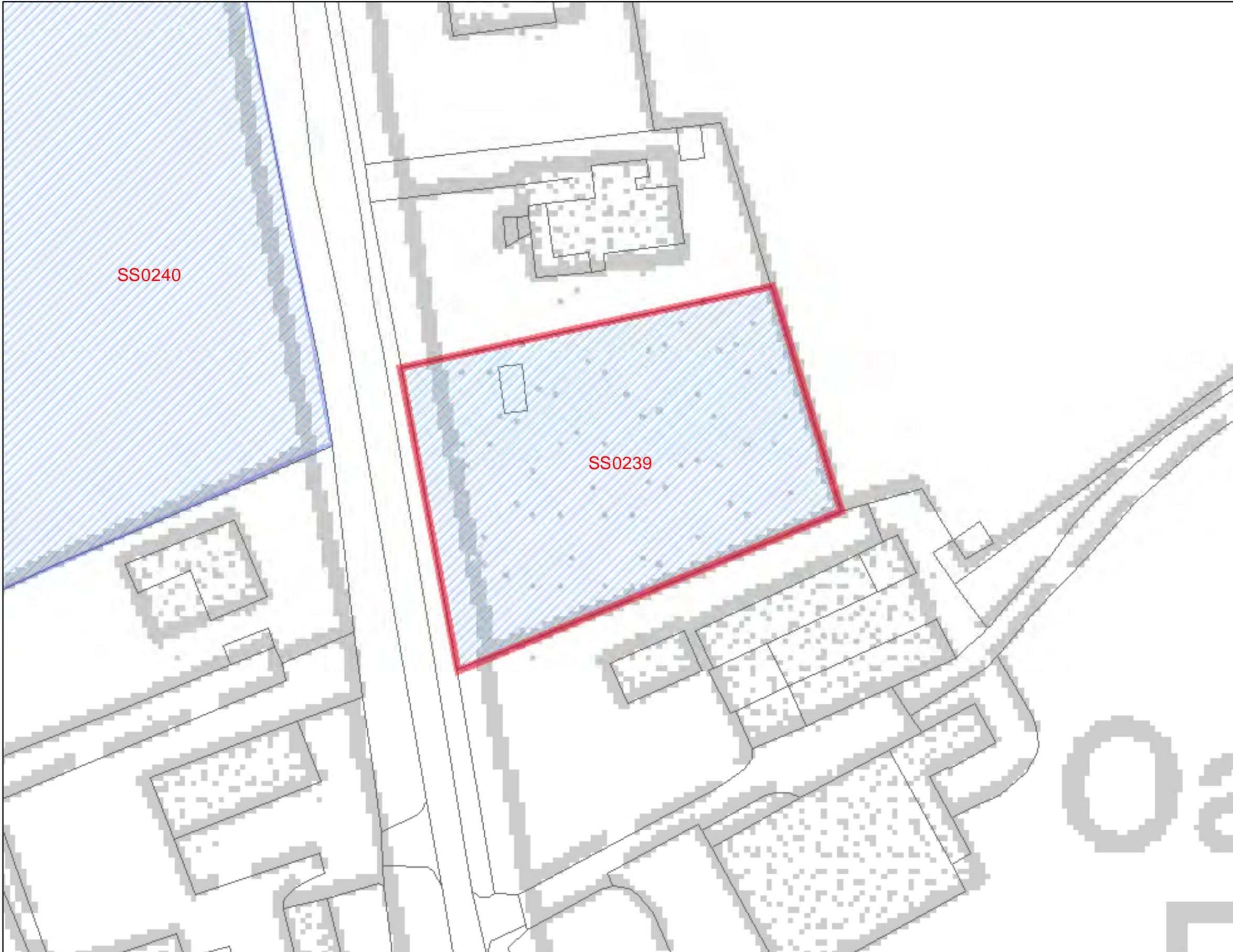
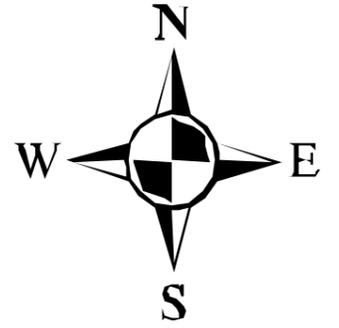


## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at The lodge, Coxes Farm Road, Great Burstead, Billericay	<b>Site Area:</b> 0.14ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> <b>SS0239</b>			
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Coxes Farm Road.			
<p>Site is a small parcel of land that forms most of the garden area to The Lodge. It is roughly rectangular and fronts onto Coxes Farm Road, which comprises several sporadic residential properties on large plots. The area is semi-rural in character and within the Green Belt. The site contains several shed structures along with a number of several and hedgerows.</p> <p>No planning history.</p>			<p><b>Access to Services</b> (distance in m)                  Primary School: St. Peter's RC and Sunnymede Junior &gt;600m (approx. 700-900m)                  Secondary School: Billericay School &gt;1500m (approx. 1800m)                  GPs / Health Centre: 0                  Neighbourhood Centre: 0                  Town Centre: Billericay (&gt;2km)                  Public Open Space:                  Educational Field &lt;800m;                  Bus Stop: &gt;500m (Junction of Coxes Fm Rd. &amp; Southend Road)                  Railway Station: &gt;2km</p>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.14ha				
<b>Greenfield Site</b>	No	Area: 0.14ha				
<b>Previously Developed Land</b>	Yes					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes (SSSI)		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		No	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	B		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> No footway, relatively narrow country lane. No particular highway concerns given the scale of the site, however unsustainable distance from rail and bus connections.						
<b>Constraints (description):</b>						

<b>Address:</b> Land at The lodge, Coxes Farm Road, Great Burstead, Billericay	<b>Site Area:</b> 0.14ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> <b>SS0239</b>	
<ul style="list-style-type: none"> <li>SSSI buffer (&lt;2km from Norsey Wood).</li> <li>Green Belt allocation in development plan</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>SSSI buffer is of little consequence due to intervening roads and the use of the site as a residential garden.</li> <li>Green Belt designation can be altered through policy assessments.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Garden/ smallholding/woodland				
				<b>Site is NOT suitable for housing development</b> <input checked="" type="checkbox"/>
<b>Reason(s) why site is not suitable for housing:</b> 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>		Yes. The site was put forward as part of the Call for Sites process by the landowner.		

SHLAA 2011/2012



# SS0239

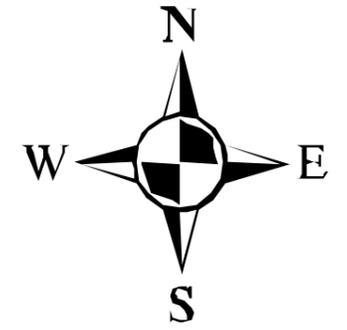
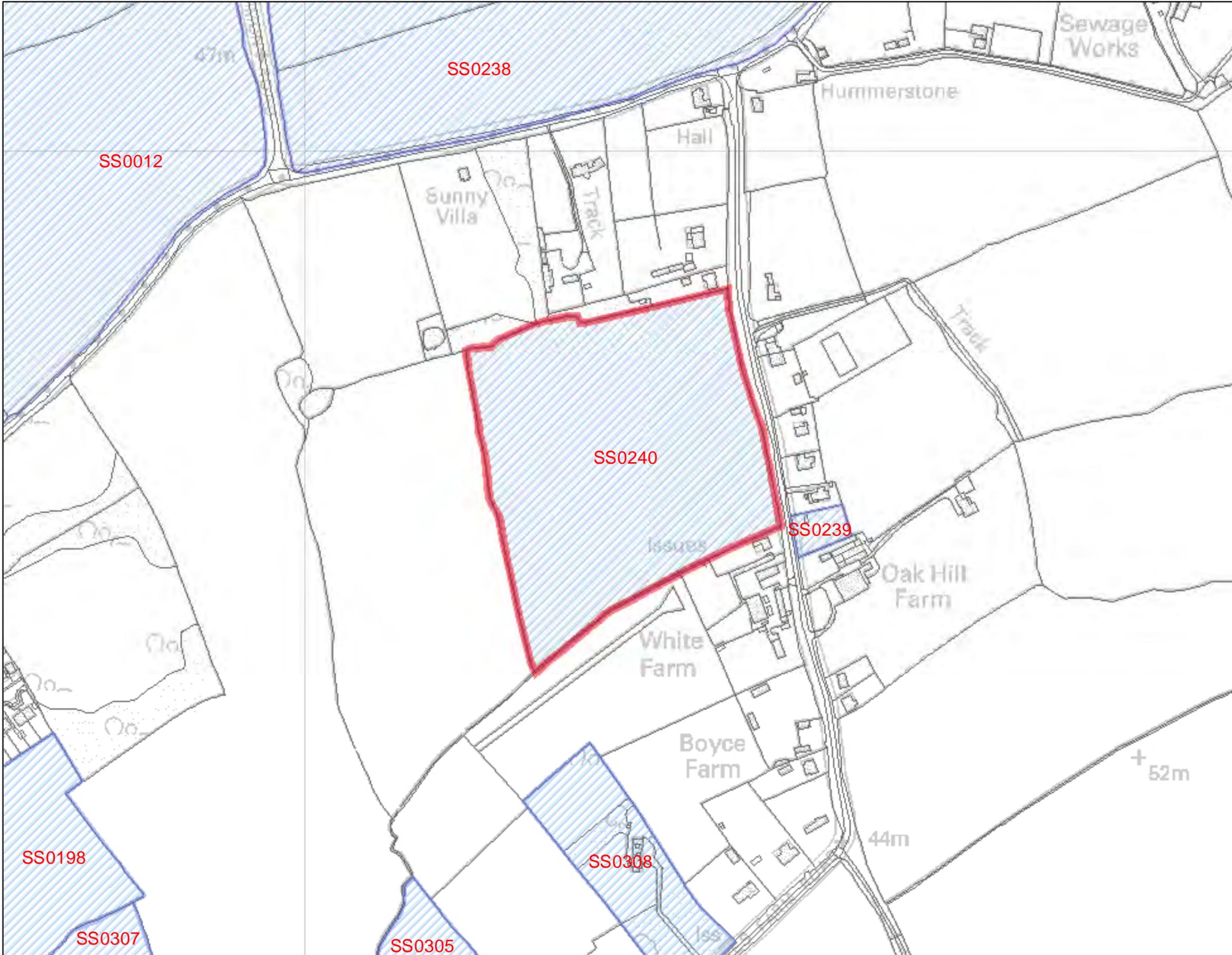
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land north of Jostan, Coxes Farm Road, Great Burstead, Billericay.		<b>Site Area:</b> 5.37ha	<b>Current Use:</b> Agricultural	<b>Site Ref.:</b> SS0240	
<b>Description of Site (including planning status)</b> Large square parcel of agricultural grassland to the south east of Billericay, within the Green Belt. Coxes Farm Road contains a number of residential properties, including a number on the opposite side of the road facing the site and to the north and south, in what is a semi-rural area. The land falls gently to the southwest.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998  Planning history: None			<b>Site Access:</b> Coxes Farm Road <b>Access to Services</b> (distance in m) Primary School: St. Peter's RC = 600m Secondary School: Billericay School >1500m GPs / Health Centre: 0 within 800m Neighbourhood Centre: 1 (Morris Avenue) 800m Town Centre: Billericay (~1.8km) Public Open Space: Amenity Green Space = 800m; Educational Fields <800m Natural & Semi-natural = 800m Outdoor sports facilities = 2km  Bus Stop: > 500m Railway Station: >2km		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 5.37ha			
<b>Greenfield Site</b>	Yes	Area: 5.37ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes (SSSI)		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	Yes
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – Oak Hill Farm Barn (opposite)			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b>					

<b>Address:</b> Land north of Jostan, Coxes Farm Road, Great Burstead, Billericay.	<b>Site Area:</b> 5.37ha	<b>Current Use:</b> Agricultural	<b>Site Ref.:</b> SS0240	
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.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Adjacent to Listed Building (Oak Hill Farm, Coxes Farm Road, Billericay)</li> <li>• Ground water vulnerability for the southern part of the site</li> <li>• SSSI 2km buffer</li> <li>• Hedgerows on each boundary</li> <li>• Protected species area and protected species buffer on southern boundary and northwest corner of site</li> <li>• Drainage ditch / stream on southern boundary.</li> <li>• Green Belt</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
<ul style="list-style-type: none"> <li>• (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.</li> <li>• (Ground water vulnerability and drainage ditch) Design solution to avoid construction along the southern boundary; SUDS; engineering solution.</li> <li>• (SSSI, protected species and hedgerows) Species study to check flora and fauna on the site, with protection or relocation as appropriate.</li> <li>• Green belt designation can be altered through LDF policy decisions.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None.				
				<b>Site is NOT suitable for housing development</b> X
<b>Reason(s) why site is not suitable for housing:</b>				
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.				
<b>Is site available for development?</b>			Yes. The site was put forward as part of the Call for Sites process by the landowner.	
<b>If yes, when?</b>				

# Land North of Jostan, Coxes Farm Road

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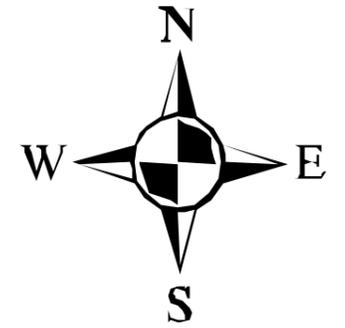
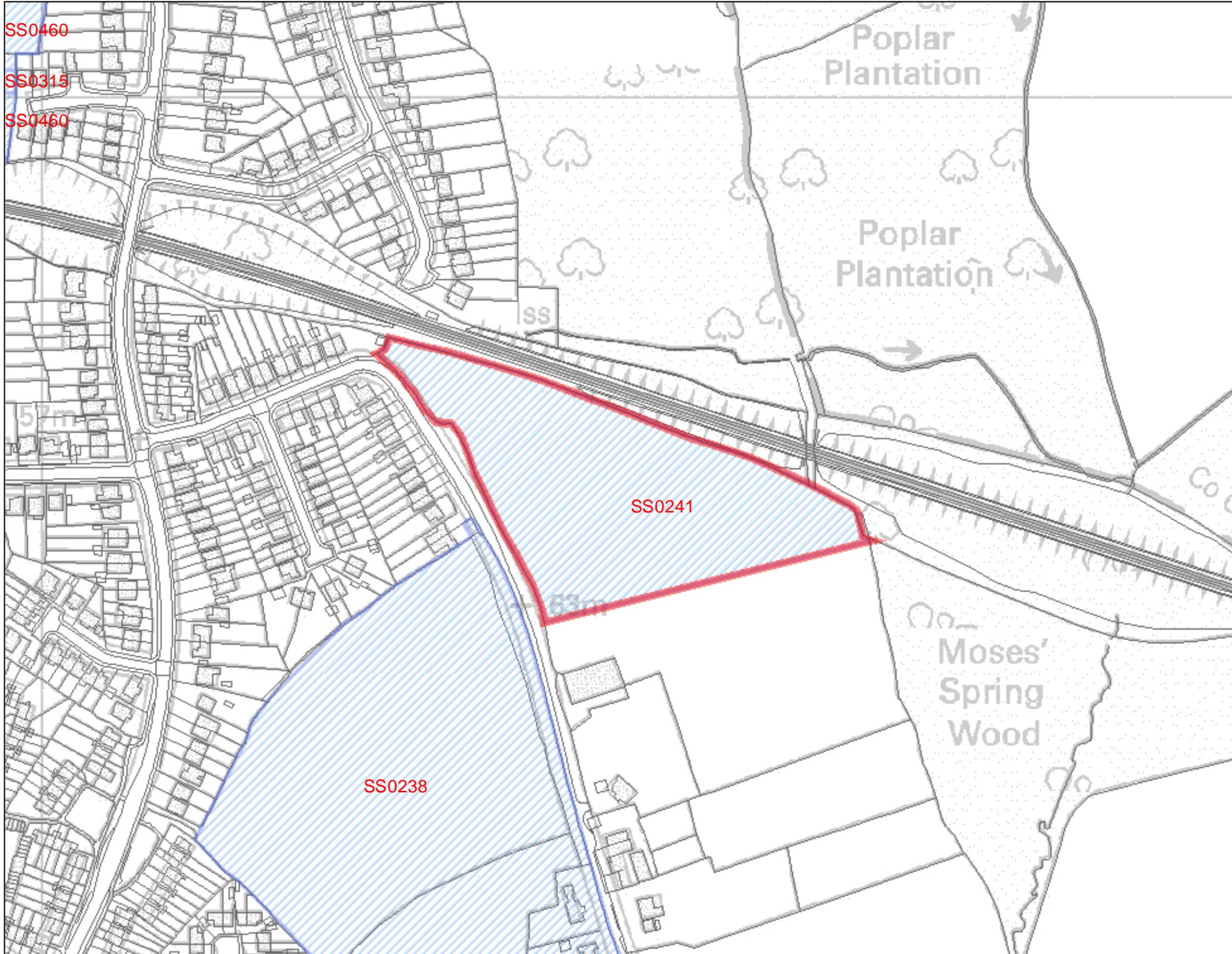
# SS0240

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land North of Tuscarona, Outwood Farm Road, Billericay	<b>Site Area:</b> 2.14ha	<b>Current Use:</b> Farmland	<b>Site Ref.:</b> SS0241		
<b>Description of Site (including planning status)</b> Triangular shaped parcel of arable farmland located on the east side of Outwood Farm Road, Billericay, at the eastern extent of the Billericay settlement. The site adjoins the London Liverpool Street railway line to the north, Moses Spring Wood to the east and the remainder of an arable field to the south. A short run of residential properties lie to the west, with further open farmland to the southwest and south.  Development Plan – Allocated as Green Belt in the Basildon District Local Plan 1998  Planning History: <ul style="list-style-type: none"> <li>• BAS/608/56 – Residential development – Refused 04.01.1957 on grounds that the area is reserved for rural and agricultural purposes and forms part of the Green Belt.</li> <li>• BAS/1786/61 – Outline application for a detached dwelling – Refused 12.01.1962 on grounds of harm to the open rural character of the area and detriment to the Green Belt.</li> <li>• RD BAS/0617/78 – 14 chalet bungalows at land between Outwood Farm Road and the railway, Billericay – Refused 19.06.1978, on grounds of harm to the Green Belt, contrary to Essex County Council Development Control Policy Statement for South Essex, and prejudicial to the preparation of the Essex Structure Plan and any District Plan.</li> <li>• BAS/0639/81 – 14 residential units opposite 18-44 Outwood Farm Road, Billericay – Refused 31.05.1981 on grounds of harm to the Green Belt, lack of a public footpath and insufficient parking.</li> <li>• BAS/1784/84 – New road and 14 detached houses and garage at land opposite Outwood Farm Road, Billericay – Refused 30.01.1985 on Green Belt grounds. Appeal dismissed 16.10.1985. The Inspector states in paragraph 6 of his report that: ‘In my opinion the site is outside a firm and clearly-defined boundary to the built-up area of Billericay and makes a significant contribution to the Green Belt objective of preventing the coalescence of neighbouring towns’.</li> </ul>			<b>Site Access:</b> Outwood Farm Road  <b>Access to Services</b>		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 2.14ha			
<b>Greenfield Site</b>	Yes	Area: 2.14ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP)	Within	

<b>Address:</b> Land North of Tuscarona, Outwood Farm Road, Billericay		<b>Site Area:</b> 2.14ha	<b>Current Use:</b> Farmland	<b>Site Ref.:</b> SS0241	
	Part of Site		Priority Habitat	Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within		Village Green & Common Land		
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is NOT suitable for housing development X</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

SHLAA 2011/2012



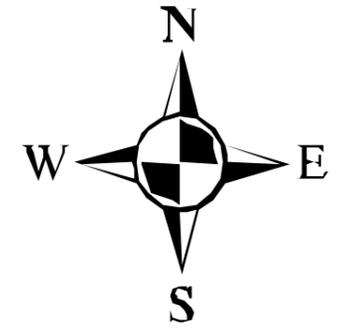
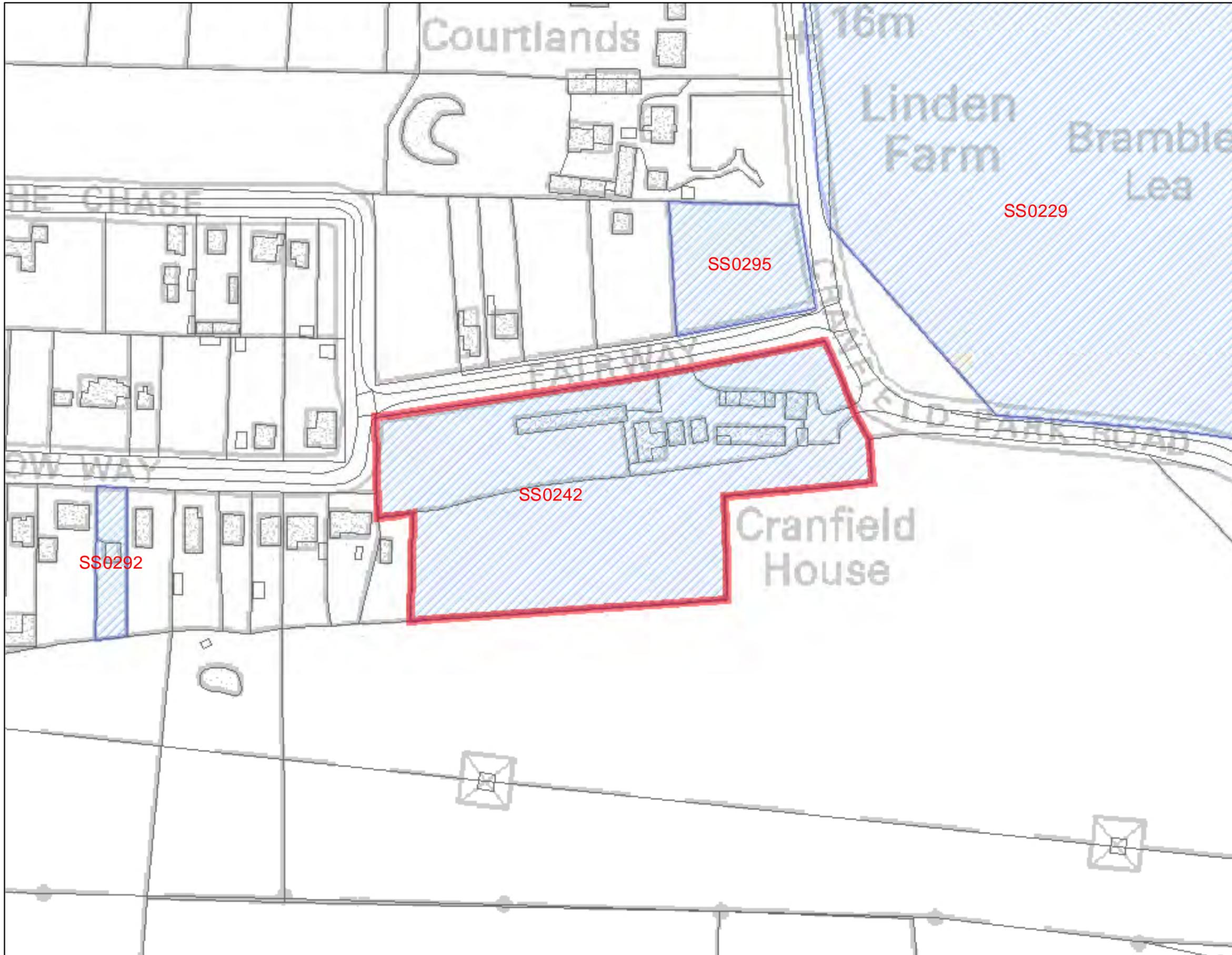
# SS0241

## SHLAA Site Survey Form Part 1

<b>Address:</b> Cranfield House, Cranfield Park Road, Wickford	<b>Site Area:</b> 1.45ha	<b>Current Use:</b> Dwelling, kennels, field/wood	<b>Site Ref:</b> <b>SS0242</b>			
<b>Description of Site (including planning status):</b> 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 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 barn 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: <ul style="list-style-type: none"> <li>Various planning applications for kennels/cattery associated uses, outbuildings and extensions from the 1970's onwards.</li> <li>Detached chalet r/o Cranfield House – Refused 1981</li> <li>BAS/1482/85 – Outline residential development – refused, appeal dismissed 1986.</li> </ul>			<b>Site Access:</b> Cranfield Park Road  <b>Access to Services</b> (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: 700m Railway Station: >1.6km Wickford (2.4km)			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 1.45ha				
<b>Greenfield Site</b>	Yes	Area: 1.2ha				
<b>Previously Developed Land</b>	Yes	Area: 0.25ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	

<b>Address:</b> Cranfield House, Cranfield Park Road, Wickford	<b>Site Area:</b> 1.45ha	<b>Current Use:</b> Dwelling, kennels, field/wood	<b>Site Ref:</b> <b>SS0242</b>	
H.E.R – No records		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> 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				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Employment area buffer</li> <li>• SPA/SAC/RAMSAR buffer</li> <li>• Potential contaminated land – no intrusive investigation undertaken</li> </ul>		
<b>Could the constraints be overcome?</b> 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.		
<b>What is the most suitable type of development for this site?</b> Kennels, farmland, woodland				
		<b>Site is NOT suitable for housing development</b> X		
<b>Reason(s) why site is / is not suitable for housing:</b> 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				
<b>Is site available for development? If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.		

SHLAA 2011/2012



# SS0242

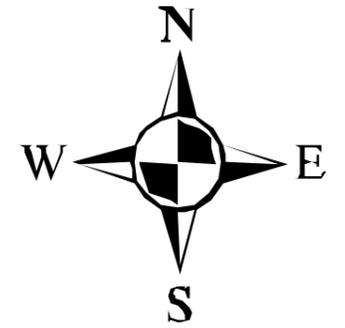
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land between St Germain and Barstable House, Cranfield Park Road, Wickford	<b>Site Area:</b> 0.92ha	<b>Current Use:</b> Field/scrubland	<b>Site Ref:</b> <b>SS0243</b>			
<b>Description of Site (including planning status)</b> 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: <ul style="list-style-type: none"> <li>• 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</li> <li>• BAS/0616/98 – Change of use of land to a nursery – Refused 01.10.1998 on Green Belt grounds.</li> </ul>			<b>Site Access:</b> Cranfield Park Road  <b>Access to Services</b> (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 2km)			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>		No				
<b>Green Belt Site</b>		Yes	Area: 0.92ha			
<b>Greenfield Site</b>		Yes	Area: 0.92ha			
<b>Previously Developed Land</b>		No				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		

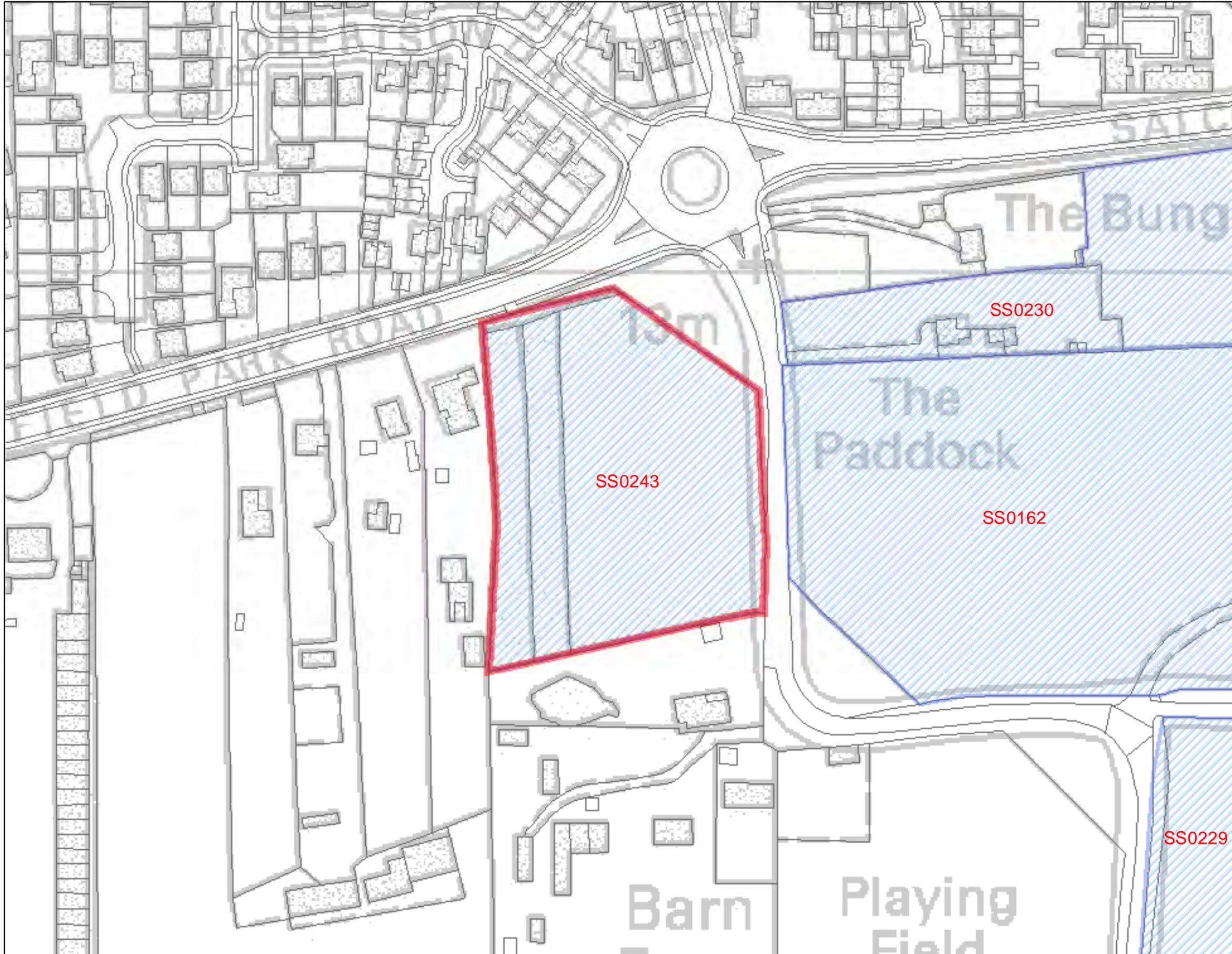
<b>Address:</b> Land between St Germain and Barstable House, Cranfield Park Road, Wickford		<b>Site Area:</b> 0.92ha	<b>Current Use:</b> Field/scrubland	<b>Site Ref:</b> <b>SS0243</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular issues					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Potential contaminated land – no intrusive investigations undertaken</li> <li>• Protected species alert area</li> <li>• SAC/SPA/RAMSAR Buffer</li> </ul>					
<b>Could the constraints be overcome?</b> Partially					
By removing the Green Belt allocation from the development plan, investigating potential contamination and remediation where necessary and investigating the site for protected species, undertaking appropriate protection measures.					
<b>What is the most suitable type of development for this site?</b> Current use, Farmland					
<b>Site is suitable NOT for housing development</b> x					
<b>Reason(s) why site is not suitable for housing:</b> Whilst the site is adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set a precedent for urban sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		
<b>If yes, when?</b>					

# Land between St Germain and Barstable House

SHLAA 2011/2012



# SS0243

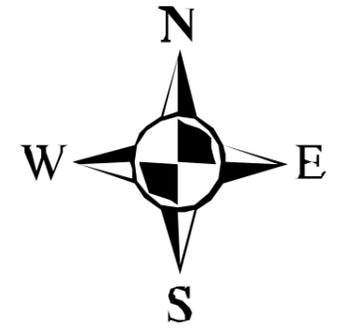


## SHLAA Site Survey Form Part 1

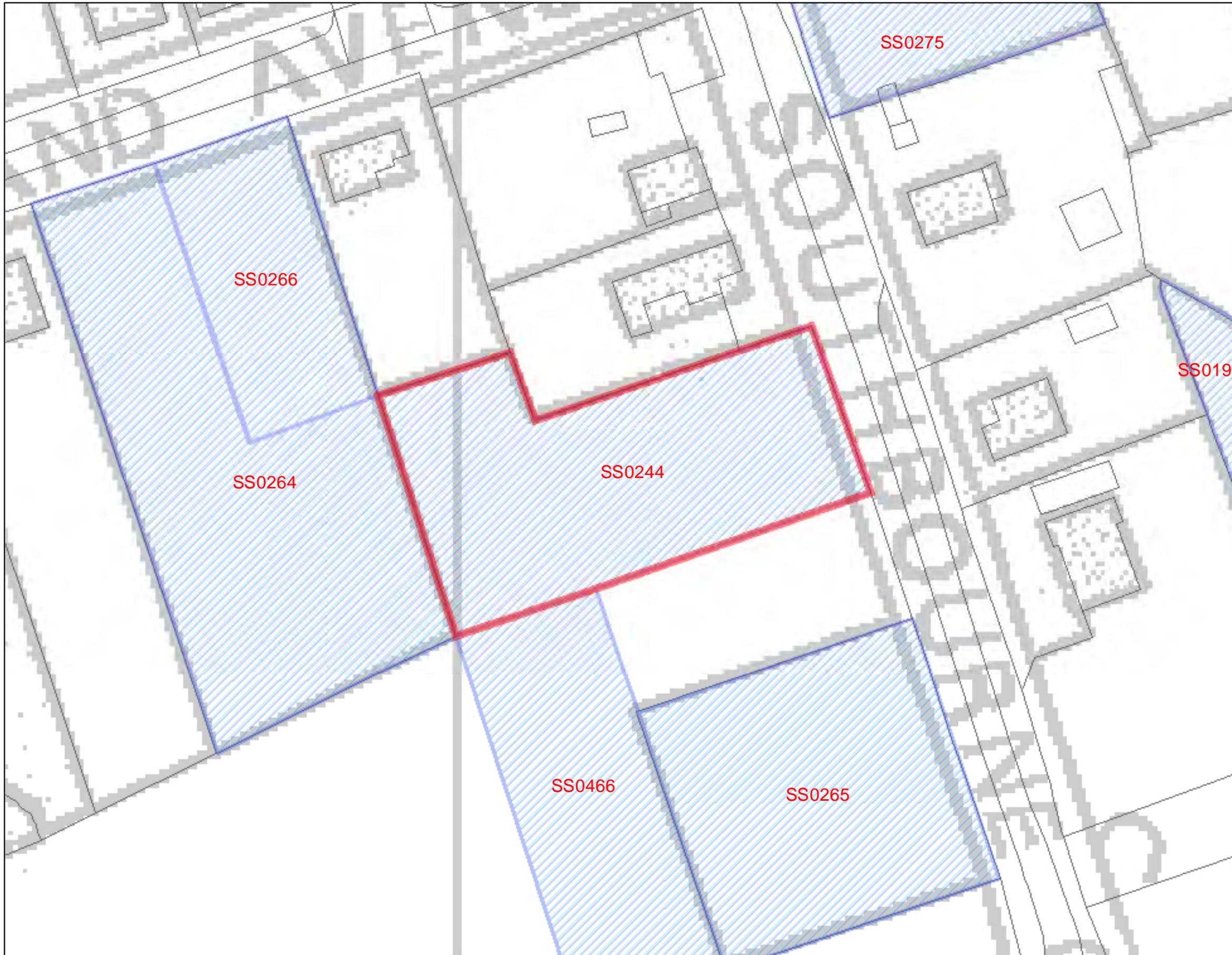
<b>Address:</b> Land at Alberta south of Buena Vista, Southbourne Grove, Wickford	<b>Site Area:</b> 0.16ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0244		
<b>Description of Site (including planning status)</b> 'L' shaped parcel of woodland located on the west side of Southbourne Grove, Wickford in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• ESBAS/1371/62 – Outline application for one detached dwelling – Refused 1962</li> <li>•</li> </ul>			<b>Site Access:</b> Southbourne Grove		
			<b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.16ha			
<b>Greenfield Site</b>	Yes	Area: 0.16ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		

<b>Address:</b> Land at Alberta south of Buena Vista, Southbourne Grove, Wickford	<b>Site Area:</b> 0.16ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0244	
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
Could the constraints be overcome?				
<b>What is the most suitable type of development for this site?</b>				
Site is not suitable for housing development x				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

SHLAA 2011/2012



# SS0244

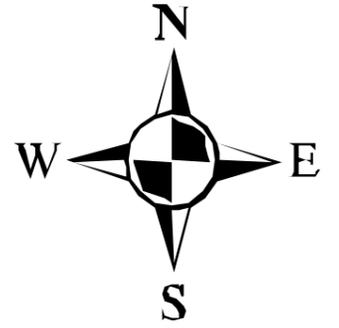


## SHLAA Site Survey Form Part 1

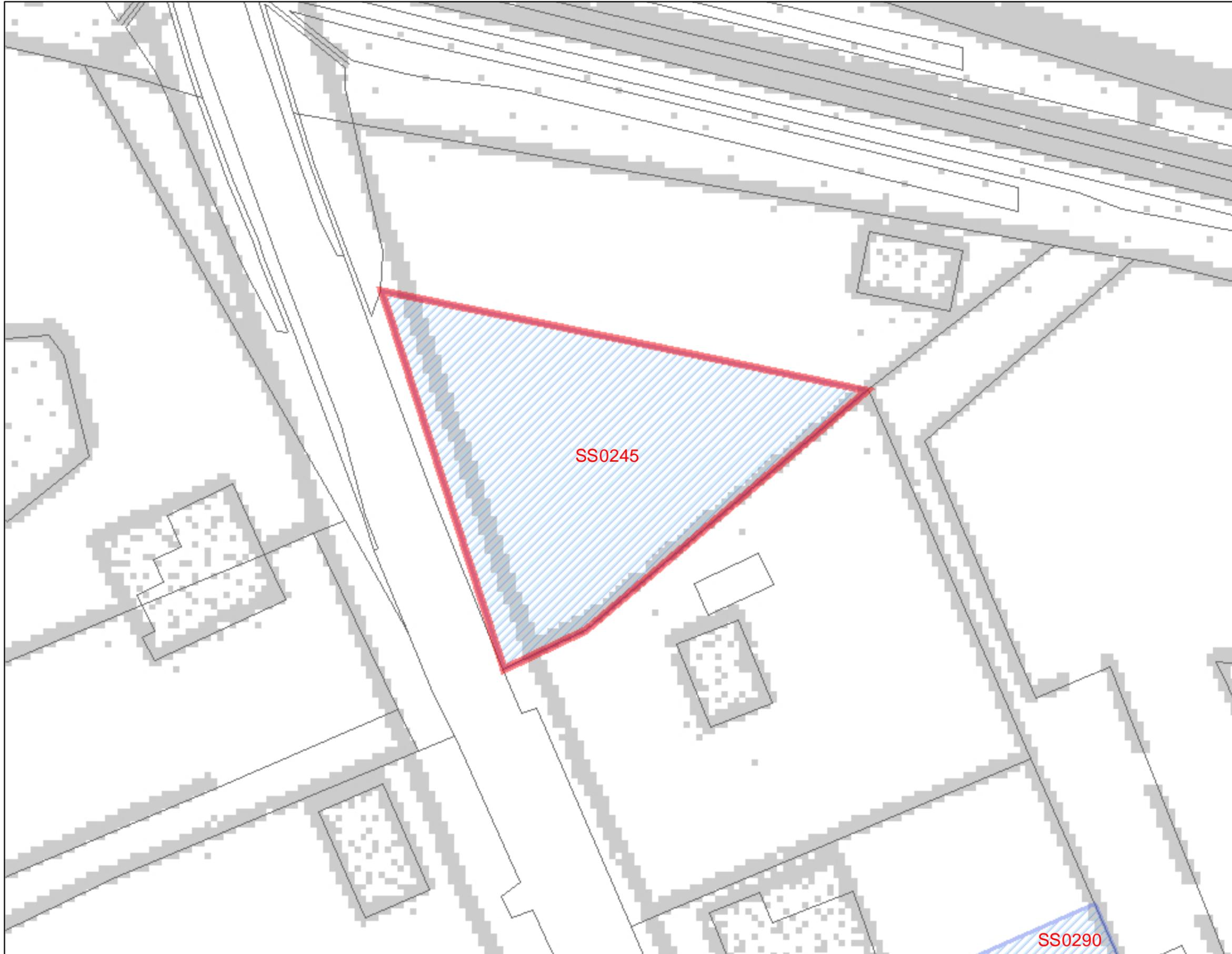
<b>Address:</b> Land north of 144 Castledon Road, Wickford (Plot of 146)		<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Scrubland	<b>Site Ref.:</b> SS0245																		
<b>Description of Site (including planning status)</b> Triangular shaped site located on the east side of Castledon Road, Wickford. 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”.				<b>Site Access:</b> Castledon Road <b>Access to Services</b> (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																		
				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td rowspan="4" style="width: 25%;"><b>Ownership:</b></td> <td style="width: 25%;">- Public Body?</td> <td style="width: 50%;">No</td> </tr> <tr> <td>- Private Individual?</td> <td>Yes</td> </tr> <tr> <td>- Company?</td> <td>No</td> </tr> <tr> <td>- Unknown?</td> <td>No</td> </tr> <tr> <td><b>Urban Area Site</b></td> <td>No</td> <td></td> </tr> <tr> <td><b>Green Belt Site</b></td> <td>Yes</td> <td>Area: 0.09ha</td> </tr> <tr> <td><b>Greenfield Site</b></td> <td>Yes</td> <td>Area: 0.09ha</td> </tr> <tr> <td><b>Previously Developed Land</b></td> <td>No</td> <td></td> </tr> </table>		<b>Ownership:</b>	- Public Body?	No	- Private Individual?	Yes	- Company?	No	- Unknown?	No	<b>Urban Area Site</b>	No		<b>Green Belt Site</b>	Yes	Area: 0.09ha	<b>Greenfield Site</b>	Yes
<b>Ownership:</b>	- Public Body?	No																				
	- Private Individual?	Yes																				
	- Company?	No																				
	- Unknown?	No																				
<b>Urban Area Site</b>	No																					
<b>Green Belt Site</b>	Yes	Area: 0.09ha																				
<b>Greenfield Site</b>	Yes	Area: 0.09ha																				
<b>Previously Developed Land</b>	No																					
<b>Site Constraints</b>																						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>																			
Scheduled Monument	Within	No	Ancient Woodland	Within	No																	
	Part of	No		Part of Site	No																	
	Adj. To	No		Within Buffer	No																	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No																	
	Part of Site	No		Part of Site	No																	
	Within Buffer	No		Within Buffer	No																	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No																	
	Part of Site	No		Part of Site	No																	
	Within Buffer	No		Within Buffer	No																	
Flood Zone		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		Yes																	
Washland		No			Yes																	
Marshes Protection Area		No																				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land Ground Water Vulnerability Area		No																	
	Part of	No			No																	
	Adj. To	No			No																	
Oil / Gas Pipelines		No	Conservation Area	Within	No																	
				Adj. To	No																	
Electricity Pylons		No	Listed Buildings	Within	No																	
				Adj. To	No																	
Immovable communications links		No	Potential Contaminated Land	C																		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No																	
H.E.R – Castledon Road Bridge (SMR40920)			TPO		No																	
			Archaeological Finds Area		No																	

<b>Address:</b> Land north of 144 Castledon Road, Wickford (Plot of 146)	<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Scrubland	<b>Site Ref.:</b> SS0245	
<b>Highway issues:</b> Access from Castledon Road, adjacent railway bridge where visibility may be partially obscured.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Potential contaminated land – no intrusive investigation undertaken</li> <li>• Protected species alert area</li> <li>• Noise from adjacent railway line</li> </ul>				
<b>Could the constraints be overcome? Yes If yes, how?</b> 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				
<b>What is the most suitable type of development for this site?</b> Woodland, agricultural smallholding				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b> 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.				
<b>Is site available for development? If yes, when?</b> Yes. This site was submitted through the Call For Sites process by the landowner.				

SHLAA 2011/2012



## SS0245



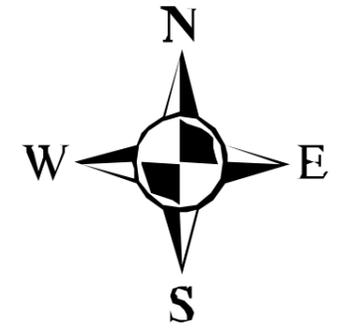
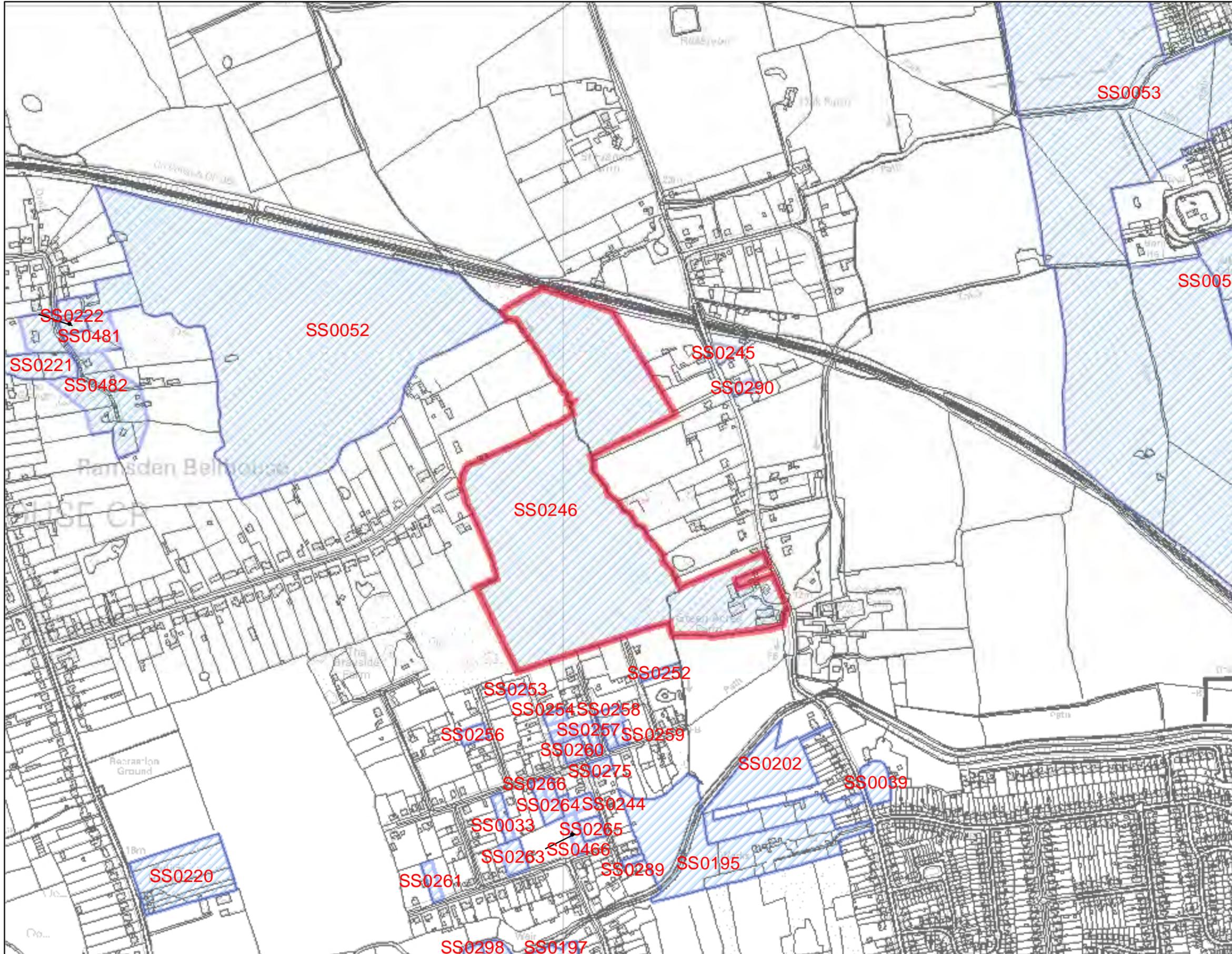
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Greenacres Farm, Castledon Road, Wickford	<b>Site Area:</b> 16.2ha	<b>Current Use:</b> Farmland and farm buildings	<b>Site Ref:</b> <b>SS0246</b>	
<b>Description of Site (including planning status)</b> The site comprises two large arable fields, along with a farm house and ancilliary farm storage barns, located on the west side of Castledon Road. The surrounding area comprises dwelling houses on large plots interspersed with woodland and fields. The northern of the two fields borders the London Liverpool Street to Southend Victoria railway line, whilst the River Crouch lies to the south.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0070/57 – Residential development of 26 acres – Refused 1957</li> </ul>			<b>Site Access:</b> Castledon Road  <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 16.2ha		
<b>Greenfield Site</b>	Yes	Area: 15.82ha		
<b>Previously Developed Land</b>	Yes	Area: 0.38ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	

<b>Address:</b> Land at Greenacres Farm, Castledon Road, Wickford		<b>Site Area:</b> 16.2ha	<b>Current Use:</b> Farmland and farm buildings	<b>Site Ref:</b> <b>SS0246</b>	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

# Land at Greenacres Farm

SHLAA 2011/2012

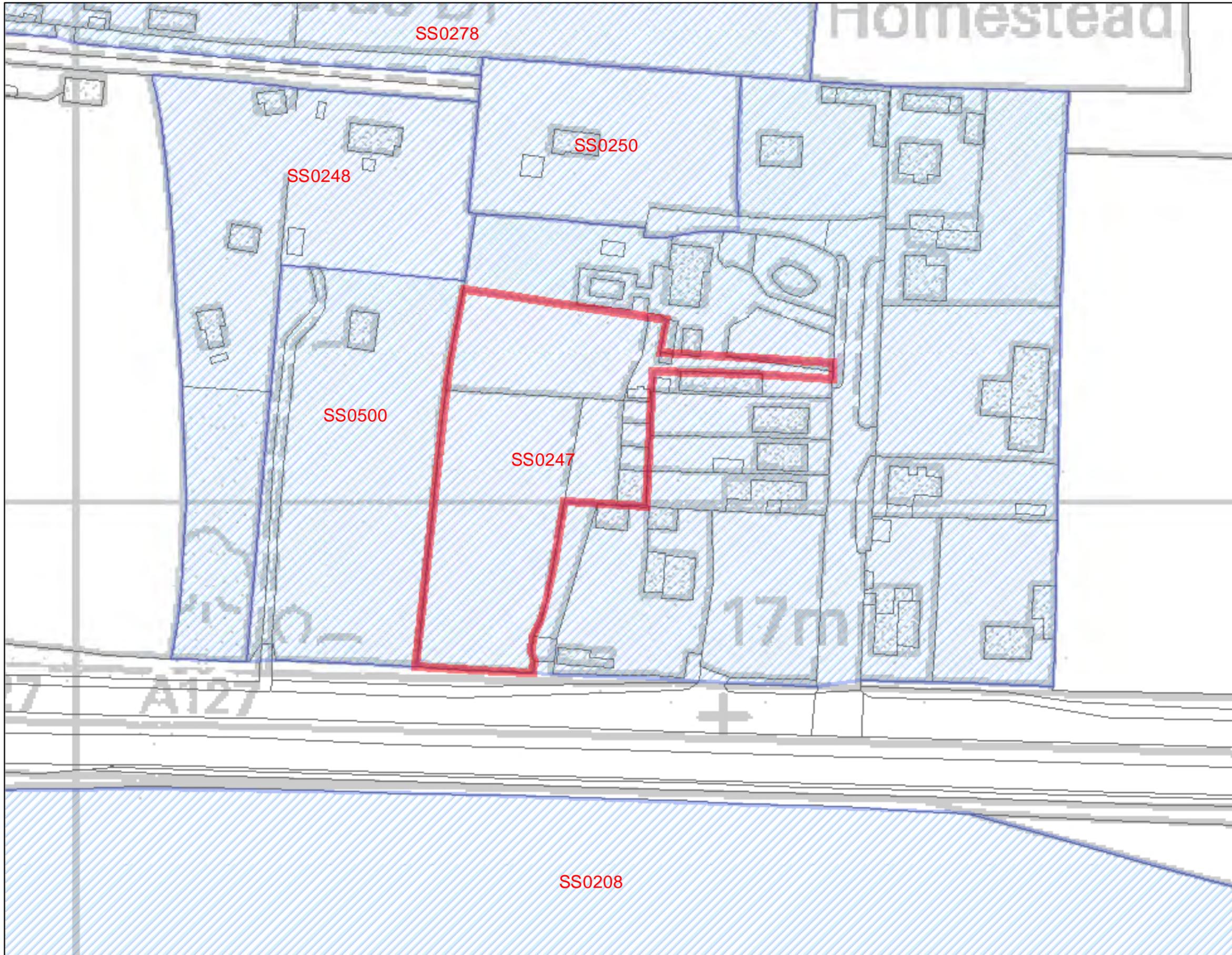


# SS0246

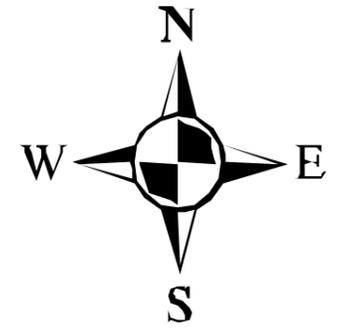
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent to Honiley, Honiley Avenue, Wickford	<b>Site Area:</b> 0.44ha	<b>Current Use:</b> Field/vacant/sheds	<b>Site Ref:</b> SS0247		
<b>Description of Site (including planning status)</b> 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 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, 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): <ul style="list-style-type: none"> <li>• BAS/1499/63 – Motel, restaurant and Petrol Filling Station – Refused 11.02.64</li> <li>• BAS/0748/65 – Bungalow – Refused 08.09.1965</li> <li>• BAS/0676/66 – Extension and games room – Refused 13.07.66</li> <li>• BAS/676/66A – Acceleration/deceleration lanes– Refused 06.09.67</li> <li>• BAS/0863/70 – Bungalow and 2 Hen houses – Refused 07.10.70</li> <li>• BAS/1848/71 – Motel and restaurant – Refused 08.03.72</li> <li>• BAS/0061/74 – Houses – Refused 10.04.74</li> <li>• BAS/1471/75 – Garden centre – Refused 25.11.75</li> <li>• EUBAS/1/77 – Garden Centre – Refused 02.02.77</li> <li>• BAS/0356/76 – Alterations and extensions – Refused, Allowed</li> <li>• BAS/0220/78 – Alterations and extensions – Refused, Allowed</li> <li>• BAS/0645/78 – Use of land for display and sale of 2 motor vehicles – Refused 25.06.78</li> <li>• BAS/1026/80 – Bungalow – Granted 17.06.80</li> <li>• BAS/1194/82 – Machine/Hay store, calving pens– Granted 1.02.83</li> <li>• BAS/1458/87 – Carport/workshop extension – Granted 16.10.87</li> <li>• 96/00068OUT – Children’s day care nursery – Refused 18.03.96</li> <li>• 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)</li> </ul>			<b>Site Access:</b> Honiley Avenue/A127  <b>Access to Services</b> (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: >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual(s)?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	0.44ha		
<b>Greenfield Site</b>		No			
<b>Previously Developed Land</b>		Yes	0.44ha (unlawfully)		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No

<b>Address:</b> Land adjacent to Honiley, Honiley Avenue, Wickford		<b>Site Area:</b> 0.44ha	<b>Current Use:</b> Field/vacant/sheds	<b>Site Ref:</b> <b>SS0247</b>	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	Yes			No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> 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					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Potential contaminated land – no intrusive investigations undertaken</li> <li>• Protected species alert area</li> <li>• Employment area buffer</li> <li>• Inadequate highway access</li> <li>• Noise from A127 Arterial Road</li> <li>• Multiple ownership</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan</li> <li>• Where the land is investigated for contamination, especially given brief haulage yard use and hardcore deposited, with appropriate remediation as necessary</li> <li>• Where protected species are investigated on the site and appropriate protection measures put in place</li> <li>• Where highway access and infrastructure is upgraded</li> <li>• Where an appropriate noise buffer can be provided to the A127/Employment zone</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Smallholding, residential					
<b>Site is NOT suitable for housing development</b> x					
<b>Reason(s) why site is / is not suitable for housing:</b> 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.					
<b>Is site available for development? If yes, when?</b>			Yes. The site was submitted by the landowner through the call for sites process.		



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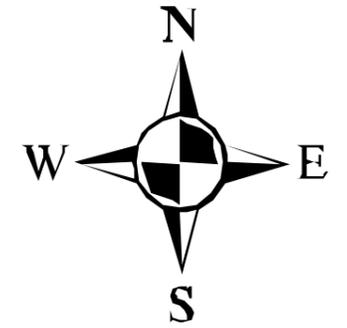
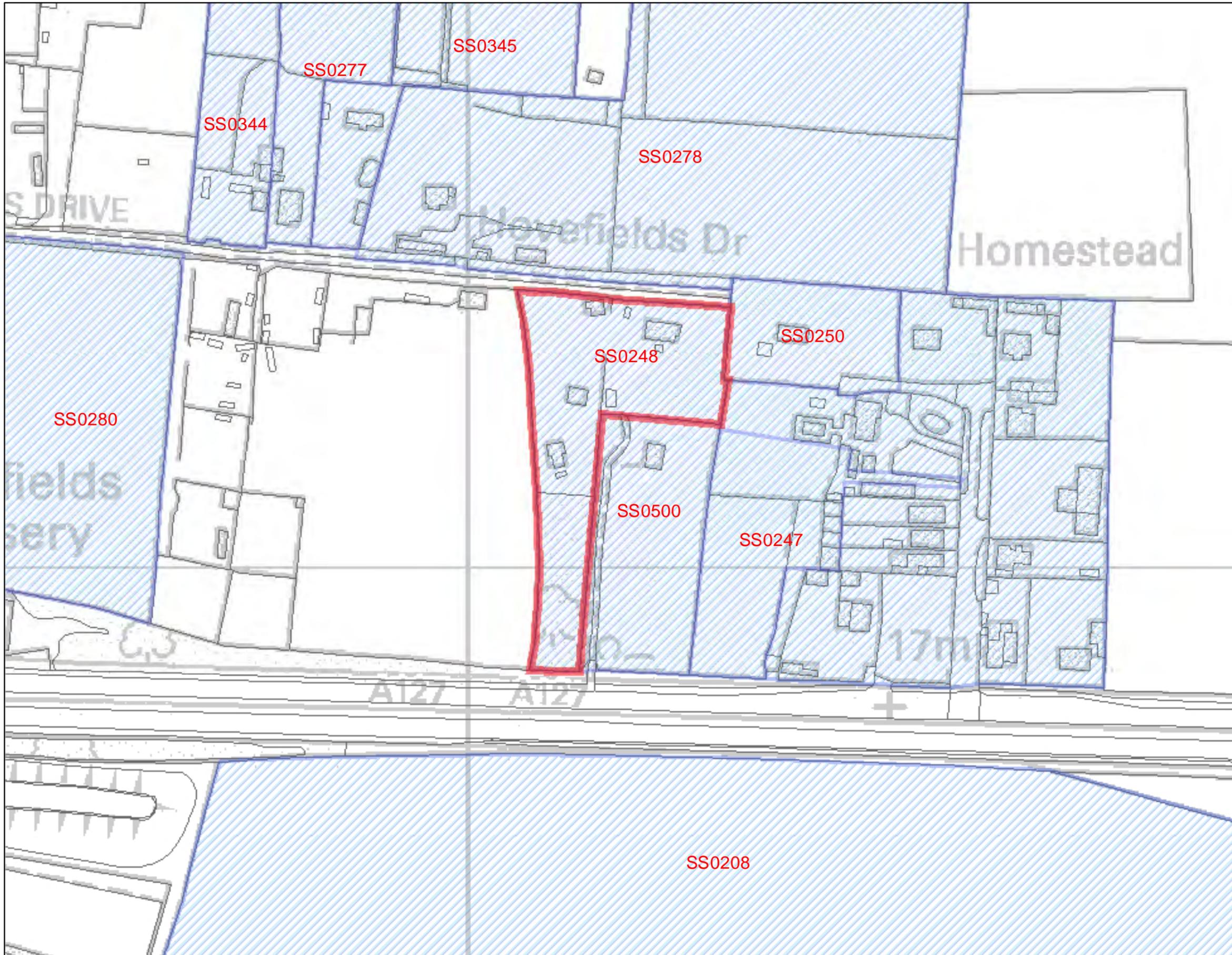
# SS0247

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Faircroft, Hovefields Drive, Wickford	<b>Site Area:</b> 0.60ha	<b>Current Use:</b> Residential/ grassland	<b>Site Ref:</b> <b>SS0248</b>			
<b>Description of Site (including planning status)</b> 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: <ul style="list-style-type: none"> <li>ESBIL/0031/52 – Caravan in garden – Refused 27.02.1952</li> <li>BAS/1505/86 – Vehicle access via A127 – Refused 1987</li> <li>BAS/783/89 – Single storey extension</li> <li>BAS/0218/95 – Change of use for dog breeding – Refused 1995</li> </ul>			<b>Site Access:</b> Hovefields Drive  <b>Access to Services</b> (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: >1600m			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	YNo				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.60ha				
<b>Greenfield Site</b>	Yes	Area: 0.52ha				
<b>Previously Developed Land</b>	Yes	Area: 0.08ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability		No
	Adj. To	Yes				No
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	B		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO		No	
			Archaeological Finds Area		No	

<b>Address:</b> Land at Faircroft, Hovefields Drive, Wickford	<b>Site Area:</b> 0.60ha	<b>Current Use:</b> Residential/ grassland	<b>Site Ref:</b> <b>SS0248</b>	
<b>Highway issues:</b> Access via an unmade track. Highway improvements would be required				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> </ul>		<ul style="list-style-type: none"> <li>• Employment area buffer</li> <li>• Inadequate highway infrastructure</li> <li>• Noise from A127 Arterial Road</li> </ul>		
<b>Could the constraints be overcome?</b> PARTIALLY				
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan</li> <li>• Where protected species are investigated on the site and appropriate protection measures put in place</li> <li>• Where highway access and infrastructure is upgraded</li> <li>• Where an appropriate noise buffer can be provided to A127 and employment zone</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Current use				
		<b>Site is NOT suitable for housing development x</b>		
<b>Reason(s) why site is / is not suitable for housing:</b> 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.				
<b>Is site available for development? If yes, when?</b>		No. Although the site was submitted by the landowner through the call for sites process the only access is via an unmade track.		

SHLAA 2011/2012



# SS0248

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of Mandeville Way, Laindon, Basildon	<b>Site Area:</b> 8.05ha	<b>Current Use:</b> Farmland/ woodland	<b>Site Ref:</b> SS0249		
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the west side of Mandeville Way, Laindon, Baidon, north of the C2C railway line, south of Southfields Industrial Estate. The land lies immediately to the west of the main settlement of Laindon, east of Dunton Park caravan site, in a semi-rural setting.  The site contains a few buildings and is partly overgrown / scrubland in the south, with the majority of the site being grass fields with boundary hedgerows.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Via Dunton Road or possibly Mandeville Way <b>Access to Services</b> (distance in m) Primary School: >600m (Merrylands 900m to 1.1km) Secondary School: >1500m (James Hornsby 2.1km to 2.3km) GPs / Health Centre: <>800m (Presidents Court 500m to 700m) Neighbourhood Centre: <>800m (Presidents Court 500m to 700m) Town Centre: >800m (Laindon 1.5km to 1.7km) Public Open Space: Amenity Green Space <>800m, children and young people space <800m, Natural/semi-natural space <400m, Urban Park <2km Bus Stop: minimum 50m Railway Station: >1.6km (Laindon 1.6km to 2km).		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	8.05ha			
<b>Greenfield Site</b>	Yes	8.05ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
H.E.R – No records			TPO		No

<b>Address:</b> Land west of Mandeville Way, Laindon, Basildon	<b>Site Area:</b> 8.05ha	<b>Current Use:</b> Farmland/ woodland	<b>Site Ref:</b> SS0249	
		Archaeological Finds Area		No
<b>Highway issues:</b> Access via Lower Dunton Road, then linking to West Mayne and A127 or possibly via Mandeville Way. Were comprehensive residential to be permitted on the land public transport opportunities would need to be improved by extending bus connections from Durham Road, otherwise likely to be a heavy reliance on the car.				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan,</li> <li>• Definitive footpaths,</li> <li>• Adjacent employment zone,</li> <li>• Protected species alert area.</li> </ul>		
<b>Could the constraints be overcome? Yes If yes, how?</b> 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				
<b>What is the most suitable type of development for this site?</b> Farmland/woodland				
<b>Site is NOT suitable for housing development</b> x				
<b>Reason(s) why site is / is not suitable for housing:</b> 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.				
<b>Is site available for development? If yes, when?</b>		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.		

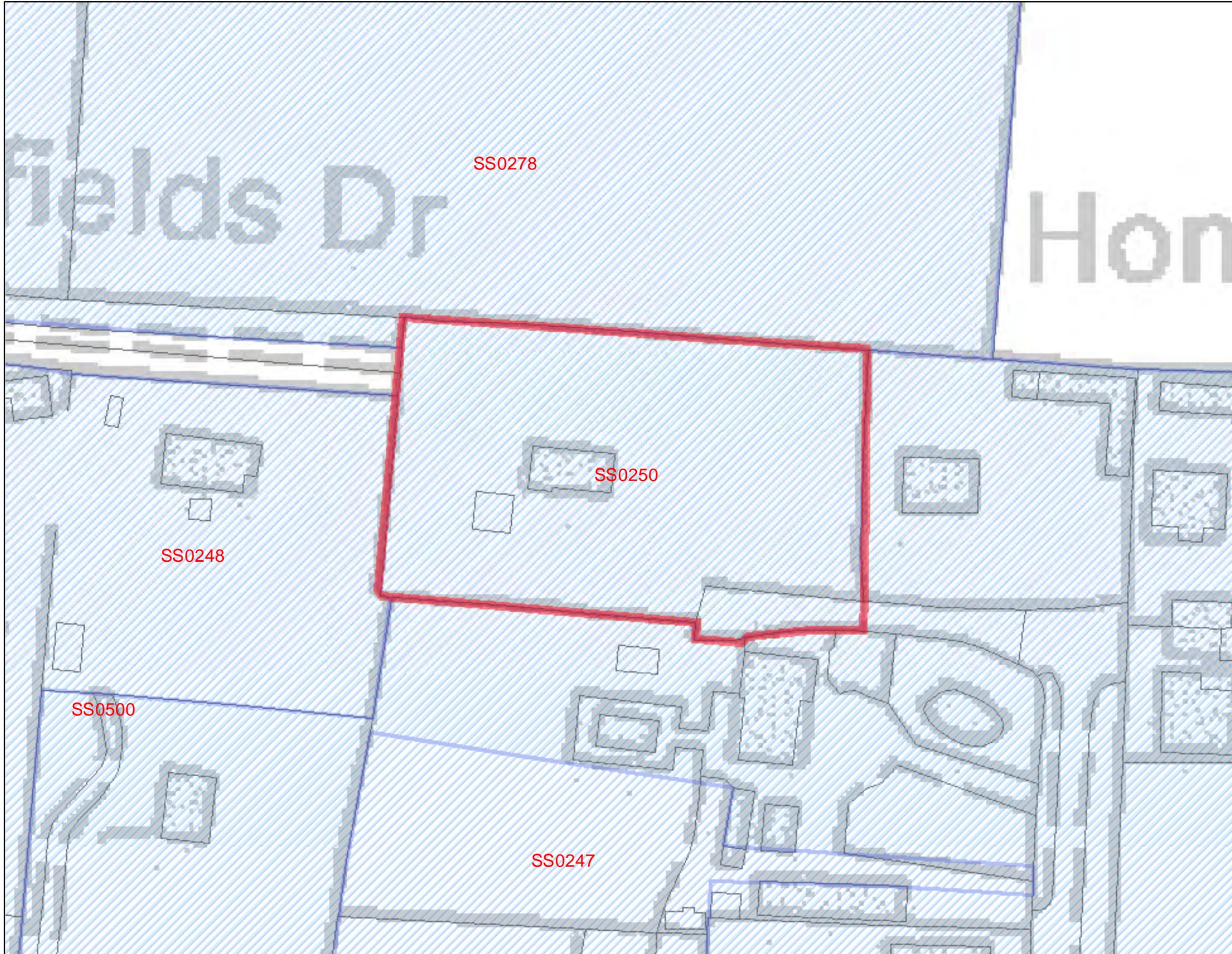


## SHLAA Site Survey Form Part 1

<b>Address:</b> Grangehurst, Honiley Avenue	<b>Site Area:</b> 0.28ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0250		
<b>Description of Site (including planning status)</b> Rectangular shaped site to the west of Honiley Avenue (just north of the A127), accessed by a track. The site contains an extended dwelling, outbuildings, gardens and a swimming pool. Hovefields Avenue meets the plot on the northwest boundary, where both Grangehurst and Inglenook appear to have severed the link between Hovefields Drive and Honiley Avenue.  The area has a semi-rural plotland setting with a small number of residential properties, a haulage yard and café in the immediate area. To the north are fields.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History <ul style="list-style-type: none"> <li>• BAS/1292/73 – Extension – Refused 08.08.1973</li> <li>• BAS/0458/94 – Replacement house and garage–Granted 11.07.94</li> <li>• BAS/0260/96 - Replacement house and garage– Granted 27.09.96</li> <li>• 04/00006/FULL–2 storey rear extension– Refused/Dismissed 2005</li> </ul>			<b>Site Access:</b> Honiley Avenue/A127  <b>Access to Services</b> (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: >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 0.28ha		
<b>Greenfield Site</b>		Yes	Area: 0.19ha		
<b>Previously Developed Land</b>		Yes	Area: 0.09ha		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No

<b>Address:</b> Grangehurst, Honiley Avenue		<b>Site Area:</b> 0.28ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0250	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Poor access onto the A127. Further 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 more intensive development of the land					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Green Belt allocation in development plan</li> <li>Potential contaminated land – no intrusive investigations undertaken</li> </ul>			<ul style="list-style-type: none"> <li>Employment area buffer</li> <li>Inadequate highway access</li> <li>Noise from A127 Arterial road</li> <li>Protected species alert area buffer</li> </ul>		
<b>Could the constraints be overcome?</b> Yes					
<ul style="list-style-type: none"> <li>Where Green Belt allocation is removed from the development plan</li> <li>Where the land is investigated for contamination, especially given brief haulage yard use and hardcore deposited, with appropriate remediation as necessary</li> <li>Where protected species are investigated on the site and appropriate protection measures put in place</li> <li>Where highway access and infrastructure is upgraded</li> <li>Where an appropriate noise buffer can be provided to the A127/Employment zone</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Current use					
Site is NOT suitable for housing development x					
<b>Reason(s) why site is / is not suitable for housing:</b> 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.					
<b>Is site available for development? If yes, when?</b>			No. Although the site was submitted by or on behalf of the landowner, access to the site is by an unmade track and is insufficient.		

SHLAA 2011/2012



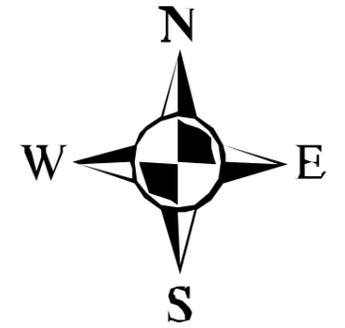
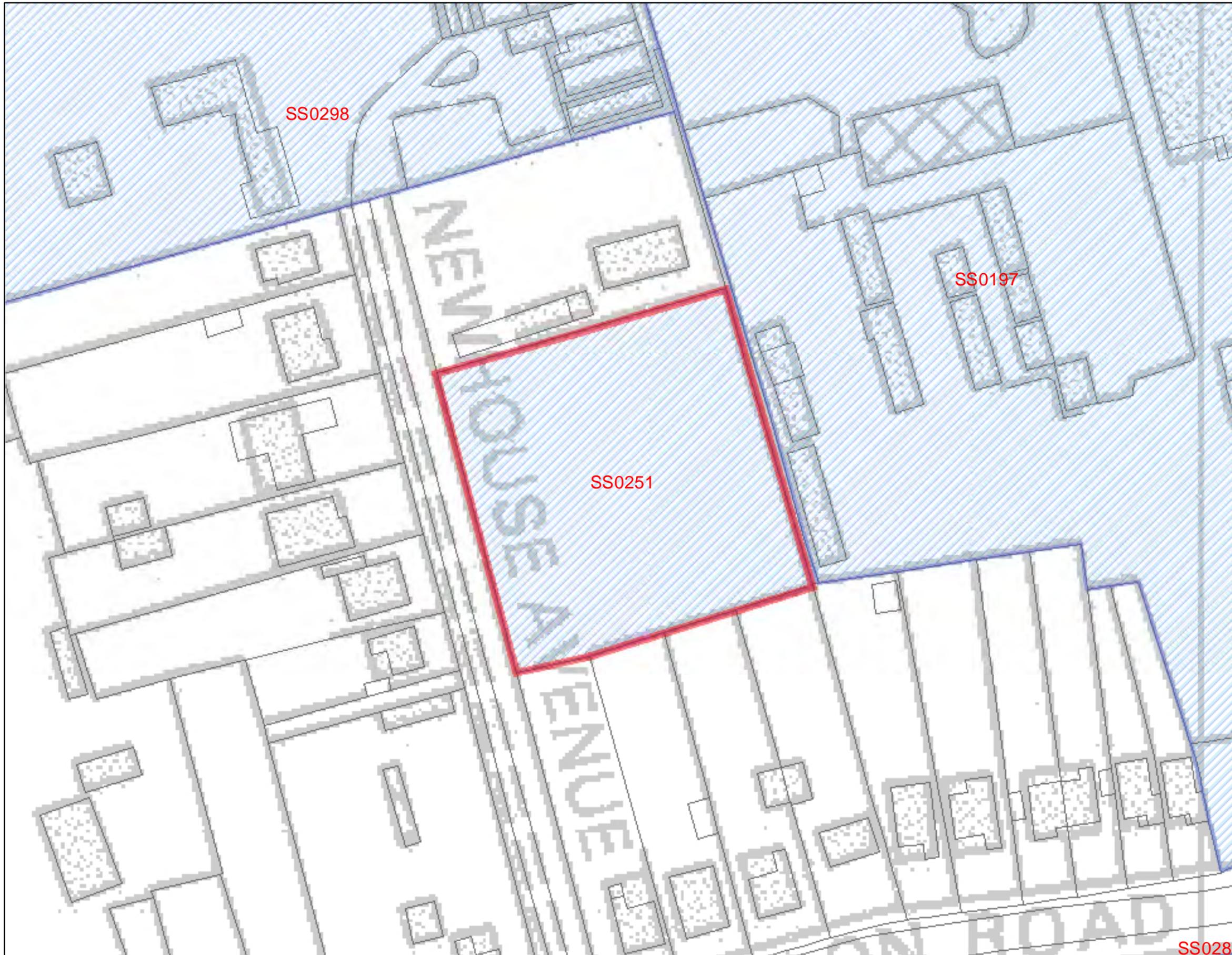
# SS0250

## SHLAA Site Survey Form Part 1

<b>Address:</b> Lean East of Newhouse Avenue, Wickford	<b>Site Area:</b> 0.38ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0251			
<b>Description of Site (including planning status)</b> Square shaped piece of grazing land located on the east side of Newhouse Avenue in a semi-rural setting. The surrounding area comprises detached chalets and bungalows situated on good sized plots. The site backs onto a garden centre to the east and kennels lie to the north, beyond which is the River Crouch. The site previously formed part of the adjoining nursery.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>ES BIL/0675/49 – Erection of green house and store shed – Granted 1949</li> <li>BAS/1943/72 – Outline application for 2/3 bedroom bungalow and smallholding – Refused 1972</li> </ul>			<b>Site Access:</b> Newhouse Avenue			
			<b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.38ha				
<b>Greenfield Site</b>	Yes	Area: 0.34ha				
<b>Previously Developed Land</b>	Yes	Area: 0.04ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			

<b>Address:</b> Lean East of Newhouse Avenue, Wickford		<b>Site Area:</b> 0.38ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0251	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

SHLAA 2011/2012

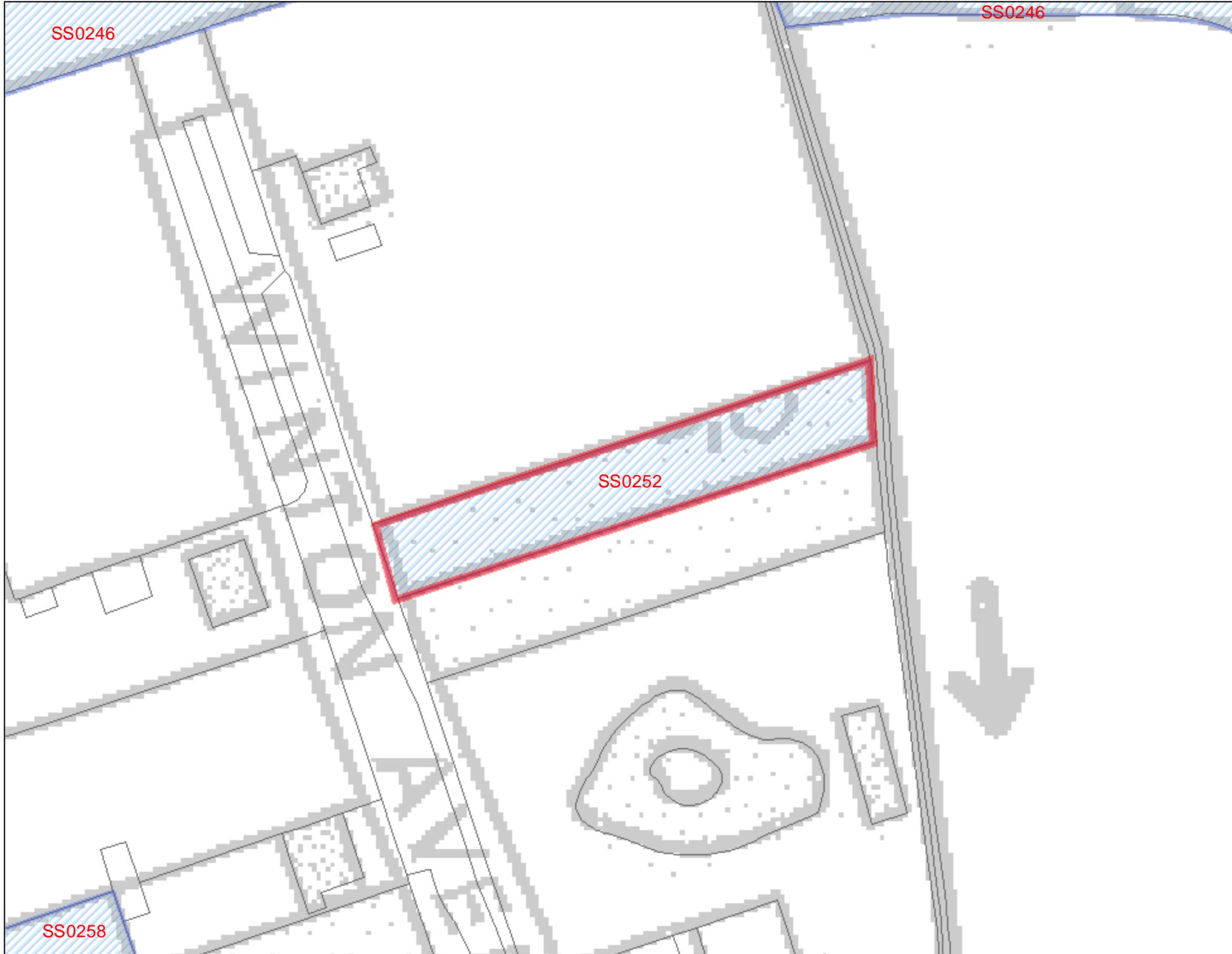


# SS0251

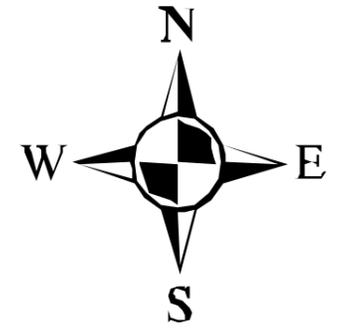
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Winton Avenue, Wickford	<b>Site Area:</b> 0.08ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0252		
<b>Description of Site (including planning status)</b> Narrow parcel of woodland located on the east side of Winton Avenue, Wickford in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Winton Avenue is a narrow single lane unmade road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Winton Avenue  <b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.08ha			
<b>Greenfield Site</b>	Yes	Area: 0.08ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To		Conservation Area	Within	
Oil / Gas Pipelines				Adj. To	
				Listed Buildings	Within
Electricity Pylons					Adj. To
	Immovable communications links				Potential Contaminated Land
400m buffer zone around wastewater/sewage treatment plants				Definitive Footpath (PRoW)	
				TPO	
			Archaeological Finds Area		

<b>Address:</b> Land at Winton Avenue, Wickford	<b>Site Area:</b> 0.08ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0252	
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				



SHLAA 2011/2012



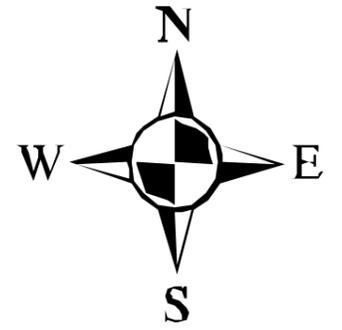
# SS0252

## SHLAA Site Survey Form Part 1

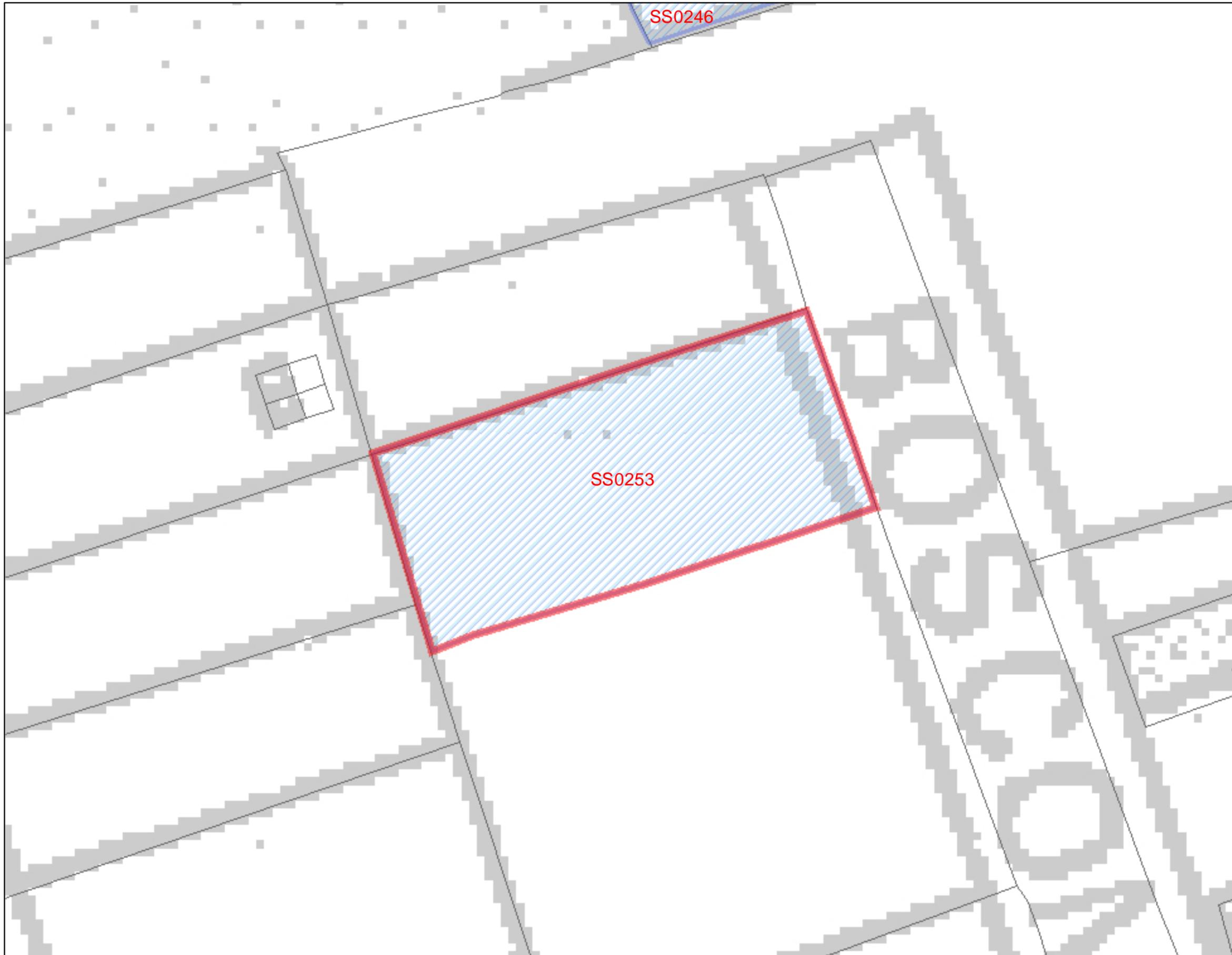
<b>Address:</b> Land at Boscombe Avenue, Wickford	<b>Site Area:</b> 0.06ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0253		
<b>Description of Site (including planning status)</b> Narrow parcel of woodland located on the west side of Boscombe Avenue, Wickford in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Boscombe Avenue is a narrow single lane unmade road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Boscombe Avenue		
			<b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.06ha			
<b>Greenfield Site</b>	Yes	Area: 0.06ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		

<b>Address:</b> Land at Boscombe Avenue, Wickford	<b>Site Area:</b> 0.06ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0253	
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

SHLAA 2011/2012



# SS0253



## SHLAA Site Survey Form Part 1

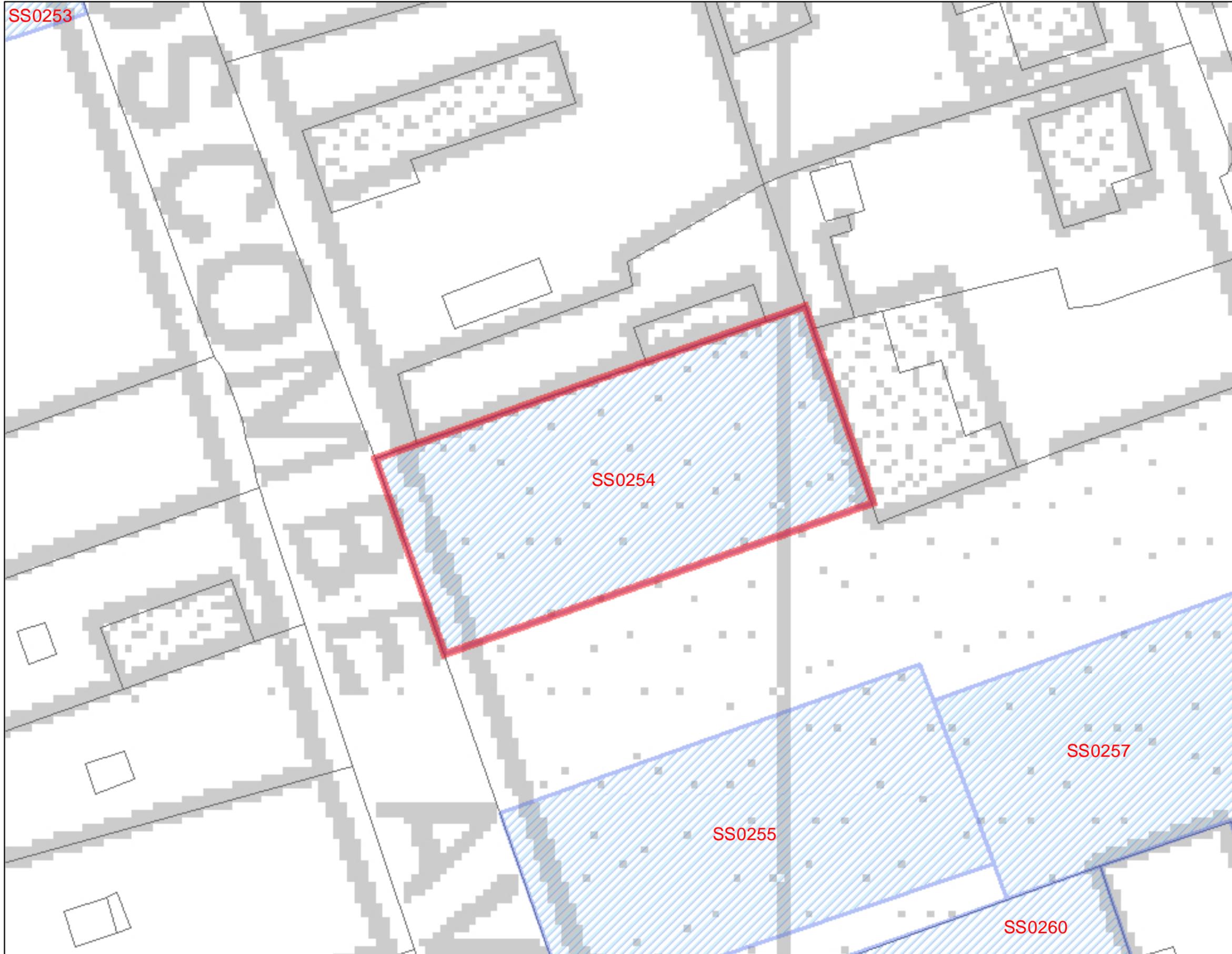
<b>Address:</b> Land opposite 36 Boscombe Avenue, Wickford	<b>Site Area:</b> 0.07ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0254		
<b>Description of Site (including planning status)</b> Narrow parcel of grassland containing some trees and shrubs, located on the east side of Boscombe Avenue, Wickford in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Boscombe Avenue is a narrow single lane unmade road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Boscombe Avenue		
			<b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.07ha			
<b>Greenfield Site</b>	Yes	Area: 0.07ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		

<b>Address:</b> Land opposite 36 Boscombe Avenue, Wickford	<b>Site Area:</b> 0.07ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0254	
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
Could the constraints be overcome?				
<b>What is the most suitable type of development for this site?</b>				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

SHLAA 2011/2012



# SS0254

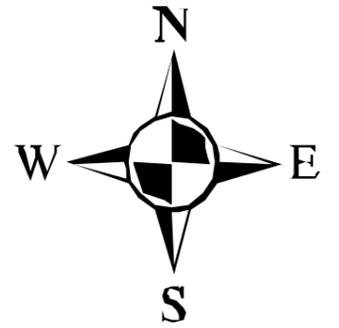


## SHLAA Site Survey Form Part 1

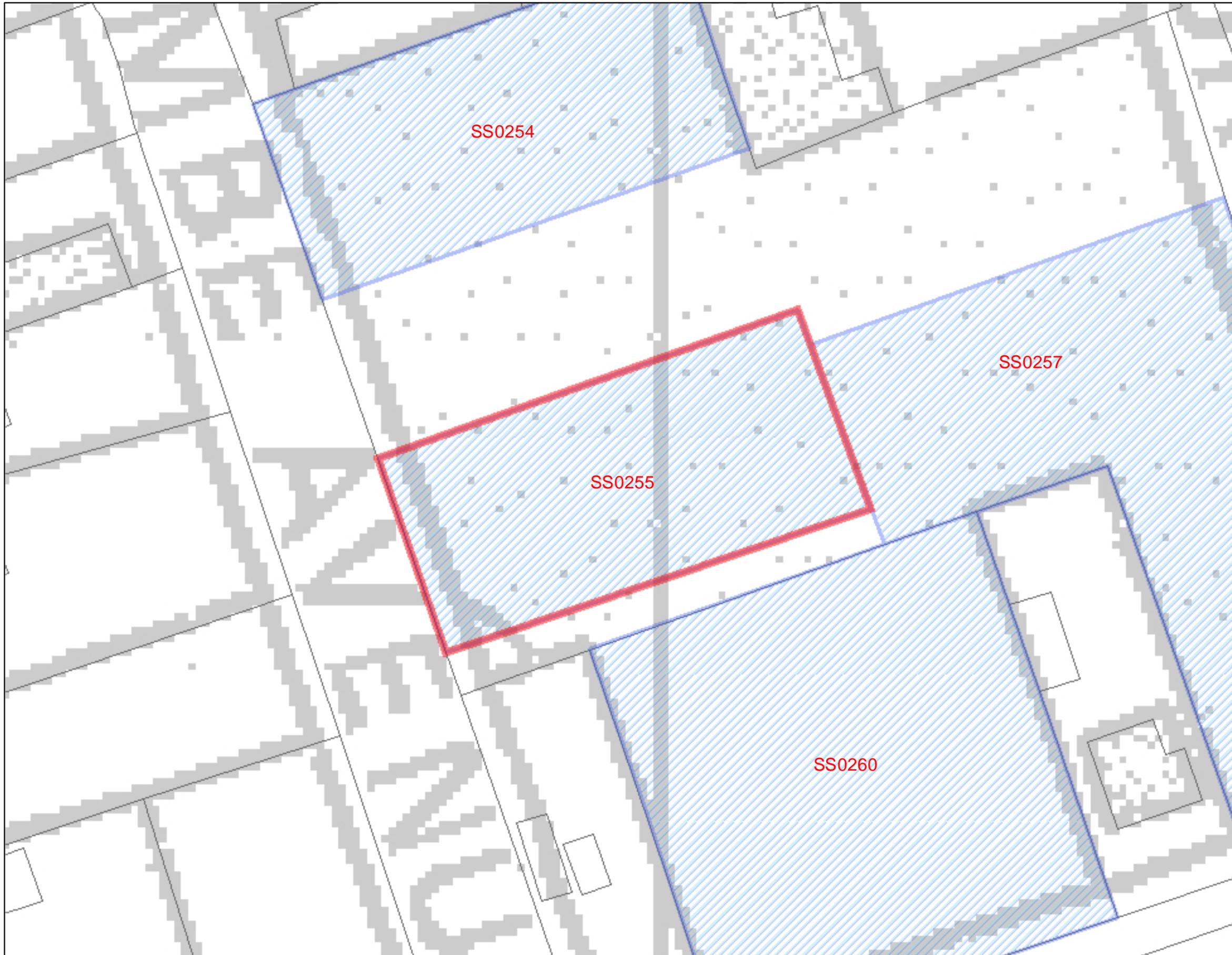
<b>Address:</b> Land opposite Ashford, Boscombe Avenue, Wickford	<b>Site Area:</b> 0.07ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0255		
<b>Description of Site (including planning status)</b> Narrow parcel of grassland containing some trees and shrubs, located on the east side of Boscombe Avenue, Wickford in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Boscombe Avenue is a narrow single lane unmade road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Boscombe Avenue		
			<b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.07ha			
<b>Greenfield Site</b>	Yes	Area: 0.07ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		

<b>Address:</b> Land opposite Ashford, Boscombe Avenue, Wickford	<b>Site Area:</b> 0.07ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0255	
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
Could the constraints be overcome?				
<b>What is the most suitable type of development for this site?</b>				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

SHLAA 2011/2012



# SS0255



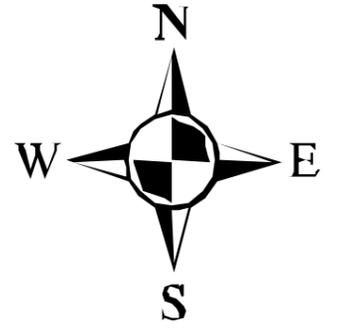
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent 5 Canford Avenue, Wickford	<b>Site Area:</b> 0.12ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0256		
<b>Description of Site (including planning status)</b> Rectangular parcel of grassland containing some trees and shrubs, located on the west side of Canford Avenue, Wickford in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Canford Avenue is a narrow single lane unmade road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Canford Avenue		
			<b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.12ha			
<b>Greenfield Site</b>	Yes	Area: 0.12ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		

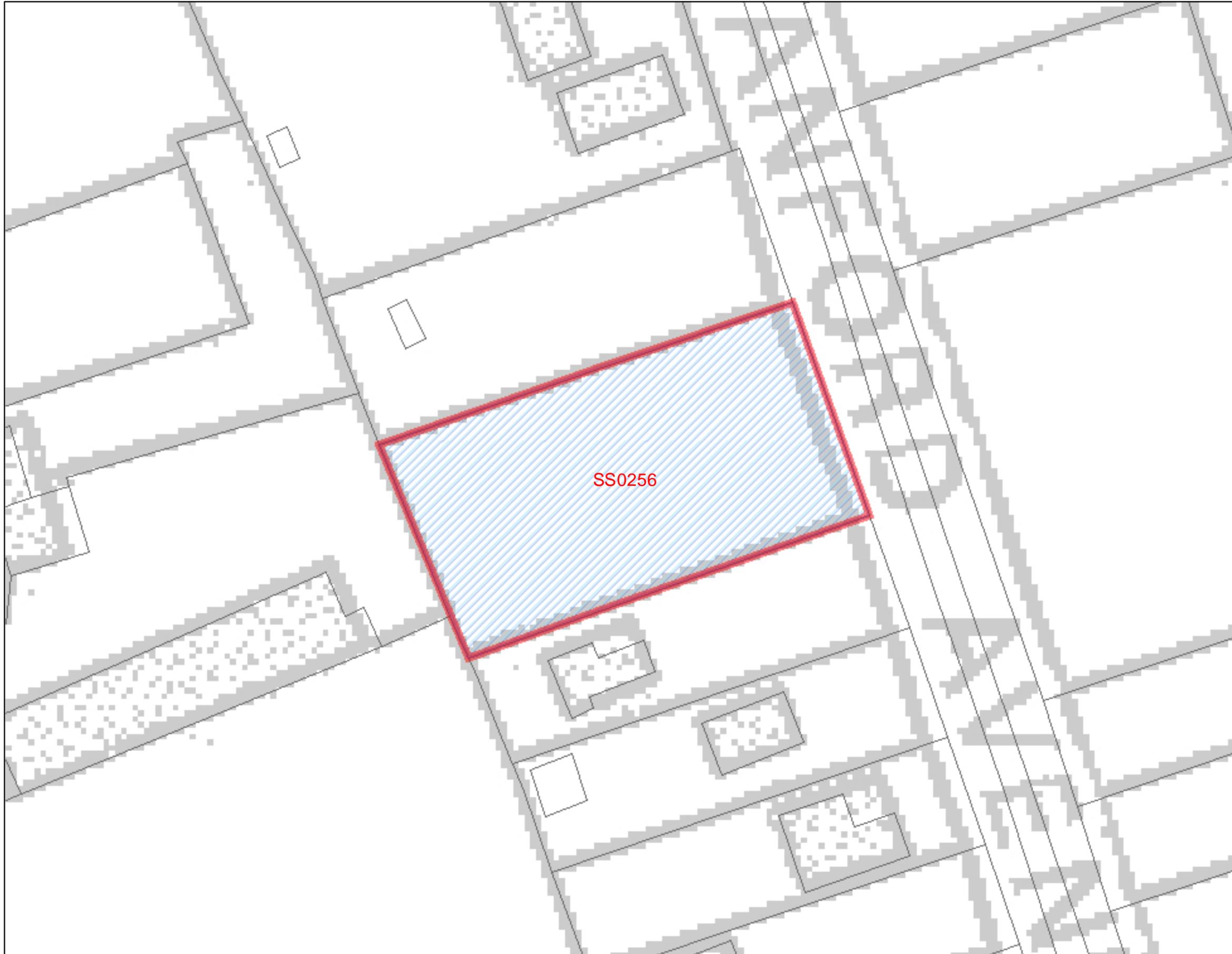
<b>Address:</b> Land adjacent 5 Canford Avenue, Wickford	<b>Site Area:</b> 0.12ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0256	
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
Could the constraints be overcome?				
<b>What is the most suitable type of development for this site?</b>				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

# Land adjacent 5 Canford Avenue

SHLAA 2011/2012



# SS0256



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at rear and east of Littledene, Studland Avenue, Wickford	<b>Site Area:</b> 0.14ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0257		
<b>Description of Site (including planning status)</b> 'L' shaped parcel of woodland, located on the north side of Studland Avenue, Wickford at its junction with Christchurch Avenue, in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Studland and Christchurch Avenues are narrow single lane unmade roads.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0405/58 – Residential development – Refused 1958</li> </ul>			<b>Site Access:</b> Studland Avenue and Christchurch Avenue		
			<b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.14ha			
<b>Greenfield Site</b>	Yes	Area: 0.14ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		

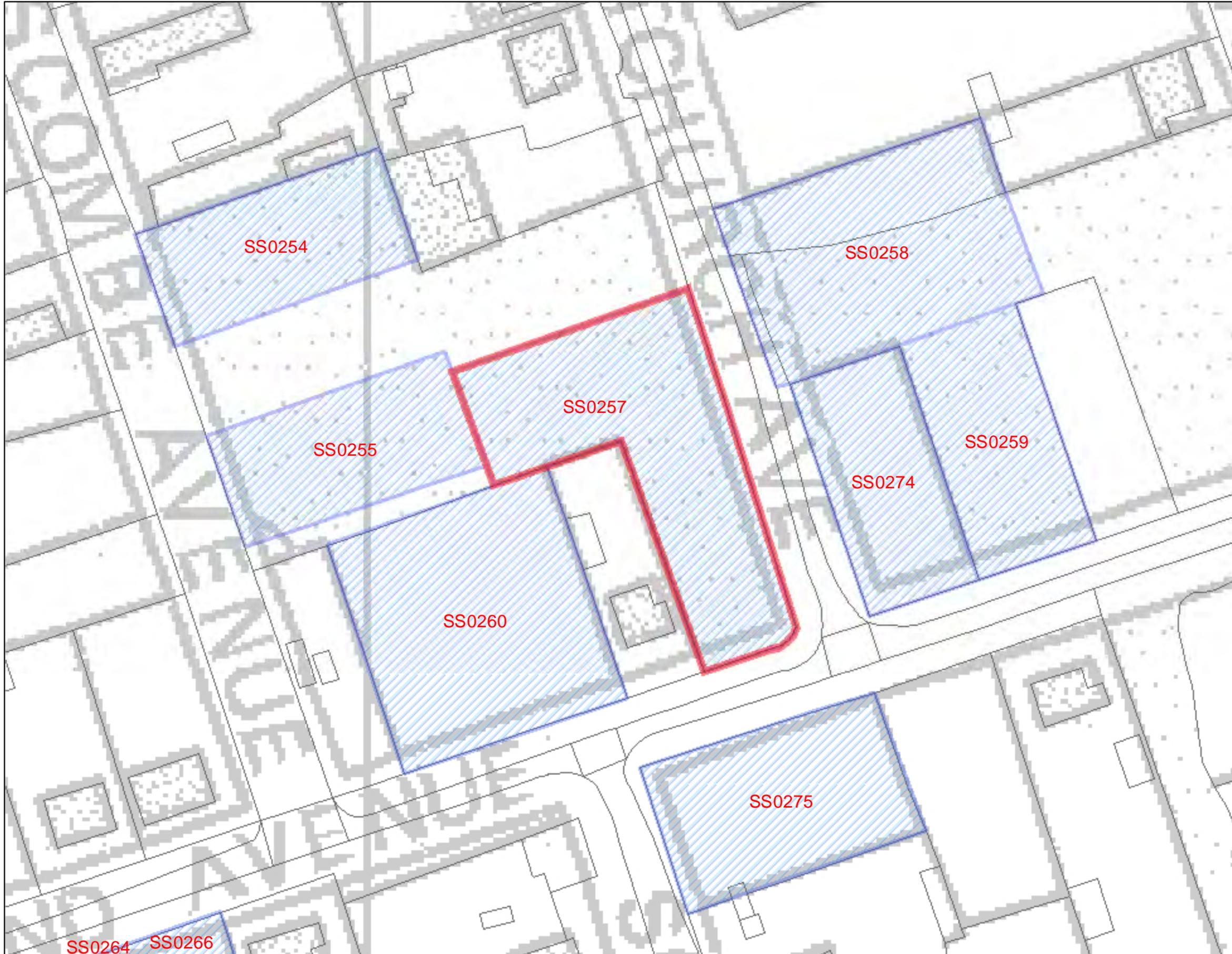
<b>Address:</b> Land at rear and east of Littledene, Studland Avenue, Wickford	<b>Site Area:</b> 0.14ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0257	
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
Could the constraints be overcome?				
<b>What is the most suitable type of development for this site?</b>				
Site is not suitable for housing development x				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

# Land at rear and East of Littledene

SHLAA 2011/2012



# SS0257



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land known as Oak Meadow, Christchurch Avenue, Wickford	<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0258			
<b>Description of Site (including planning status)</b> Rectangular parcel of grassland containing some trees and shrubs, located on the east side of Christchurch Avenue, Wickford in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Christchurch Avenue is a narrow single lane unmade road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>ES BAS/949/57 – Residential development – Refused 1957</li> </ul>			<b>Site Access:</b> Christchurch Avenue			
			<b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.13ha				
<b>Greenfield Site</b>	Yes	Area: 0.13ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			

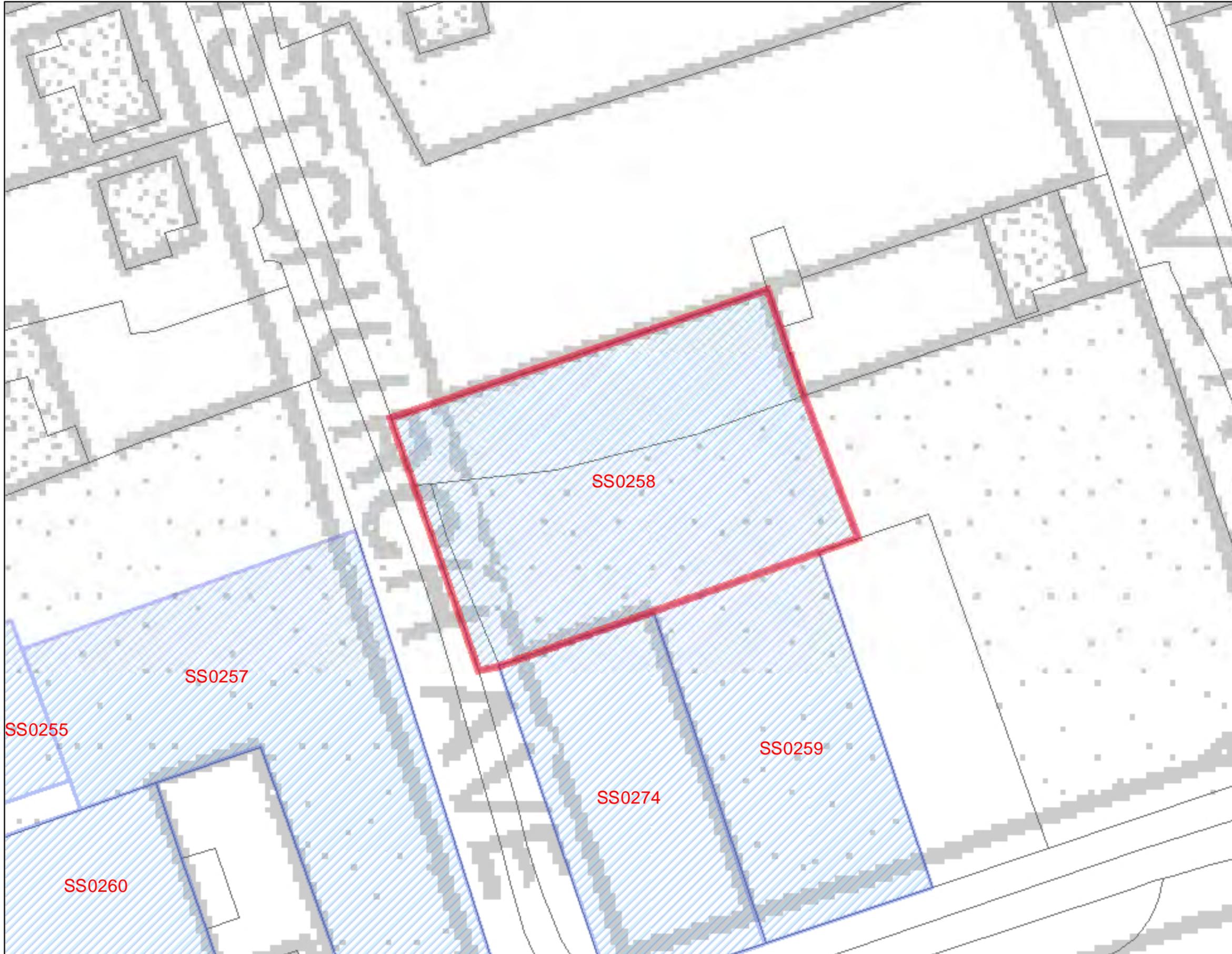
<b>Address:</b> Land known as Oak Meadow, Christchurch Avenue, Wickford	<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0258	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

# Land known as Oak Meadow

SHLAA 2011/2012



# SS0258



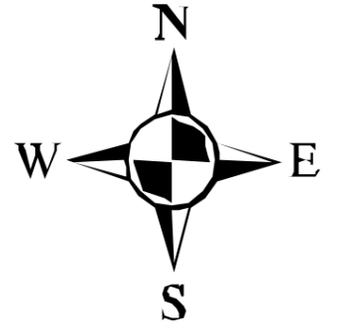
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land known as Bramley Hedge, Studland Avenue, Wickford	<b>Site Area:</b> 0.07ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0259			
<b>Description of Site (including planning status)</b> Rectangular parcel of grassland containing some trees and shrubs, located on the north side of Studland Avenue, Wickford in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Studland Avenue is a narrow single lane road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0446/66 – Outline application for one pair of dwellings at Plot no.s 353/4/5 New House Farm Estate – Refused 1966</li> </ul>			<b>Site Access:</b> Studland Avenue			
			<b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.07ha				
<b>Greenfield Site</b>	Yes	Area: 0.07ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			

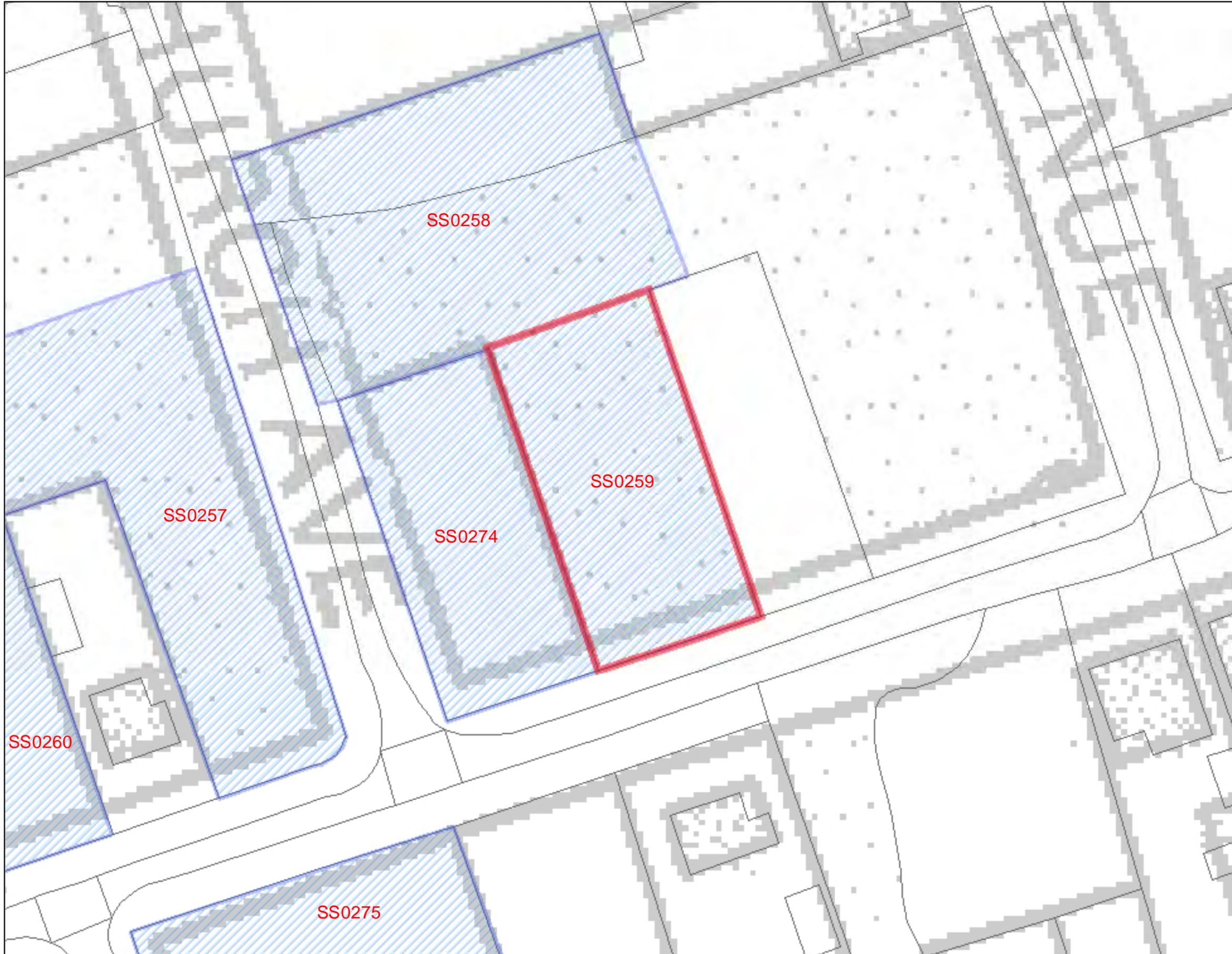
<b>Address:</b> Land known as Bramley Hedge, Studland Avenue, Wickford	<b>Site Area:</b> 0.07ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0259	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

# Land known as Brambley Hedge

SHLAA 2011/2012



# SS0259



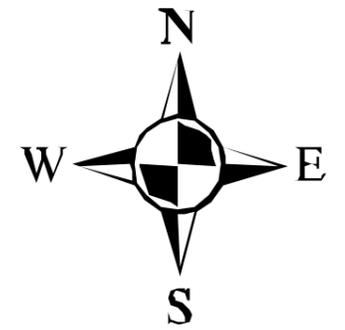
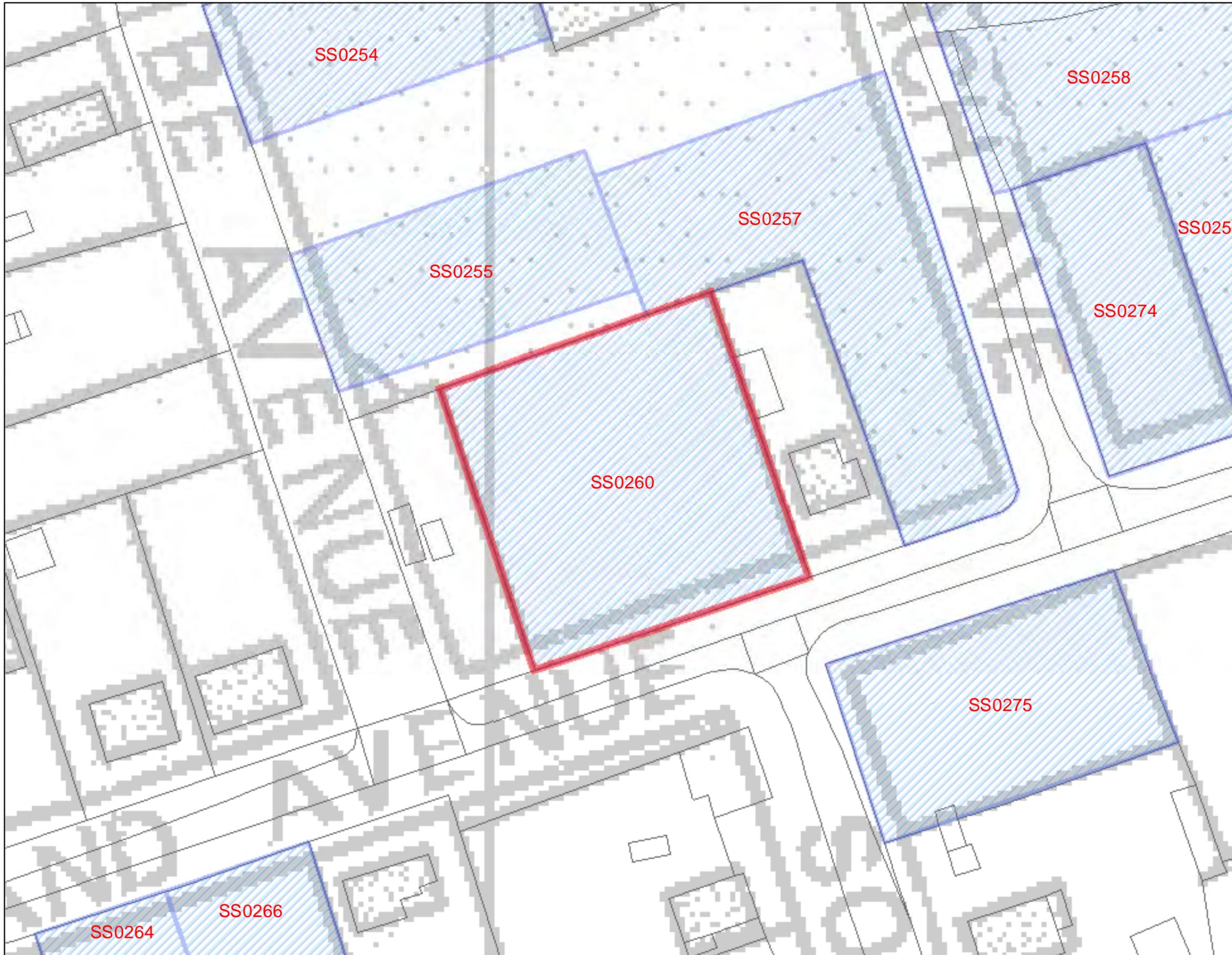
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land between Littledene and Fairview, Studland Avenue, Wickford	<b>Site Area:</b> 0.14ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0260			
<b>Description of Site (including planning status)</b> Square parcel of woodland located on the north side of Studland Avenue, Wickford in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Studland Avenue is a narrow single lane road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Studland Avenue			
			<b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.14ha				
<b>Greenfield Site</b>	Yes	Area: 0.14ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			
			TPO			
			Archaeological Finds Area			
<b>Highway issues:</b>						

<b>Address:</b> Land between Littledene and Fairview, Studland Avenue, Wickford	<b>Site Area:</b> 0.14ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0260	
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

# Land between Littledene, and Fairview

SHLAA 2011/2012



# SS0260

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land east of Eton Manor, Branksome Avenue, Wickford	<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Woodland/ scrubland	<b>Site Ref:</b> <b>SS0261</b>			
<b>Description of Site (including planning status)</b> Rectangular parcel of woodland/scrubland located on the north side of Branksome Avenue, Wickford in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Branksome Avenue is a narrow single lane road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0969/89 – Erection of two detached dwellings- Refused 1989</li> </ul>			<b>Site Access:</b> Branksome Avenue			
			<b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.13ha				
<b>Greenfield Site</b>	Yes	Area: 0.13ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			
			TPO			