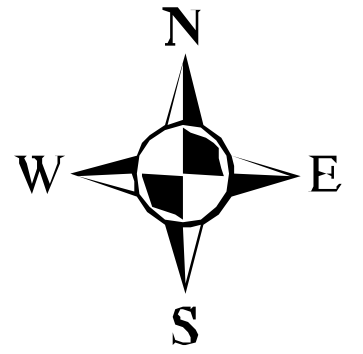


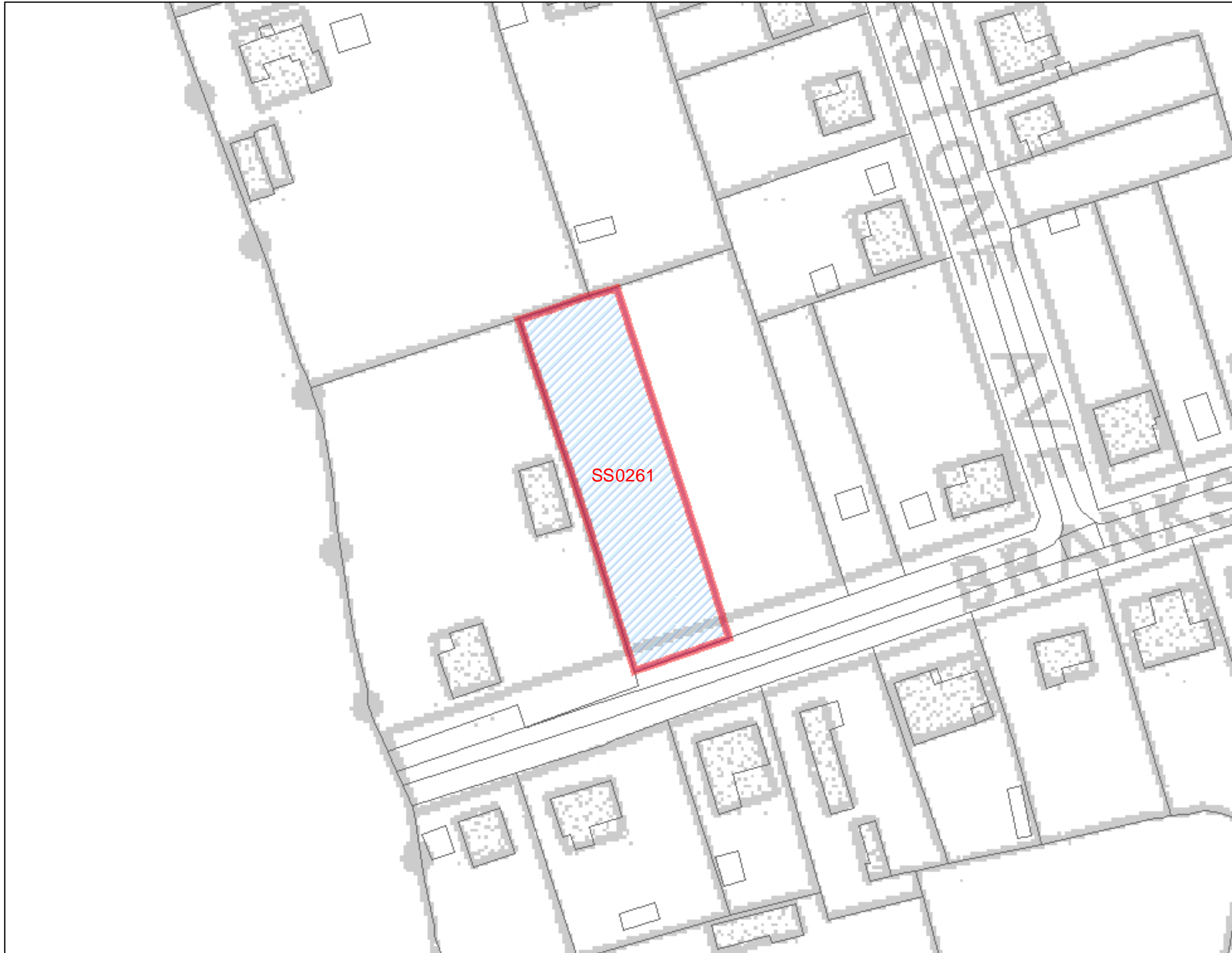
| | | | | |
|---|-----------------------------|---|-----------------------------------|--|
| Address: Land east of Eton Manor, Branksome Avenue, Wickford | Site Area: 0.13ha | Current Use: Woodland/ scrubland | Site Ref: SS0261 | |
| | | Archaeological Finds Area | | |
| Highway issues: | | | | |
| Constraints (description): | | | | |
| Could the constraints be overcome? | | | | |
| What is the most suitable type of development for this site? | | | | |
| Site is not suitable for housing development <input checked="" type="checkbox"/> | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> 1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | |

Land East of Eton Manor

SHLAA 2011/2012



SS0261

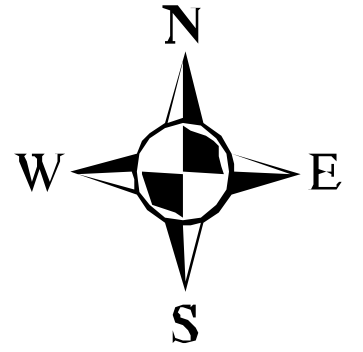


SHLAA Site Survey Form Part 1

| | | | | | | |
|---|---------------|------------------------------|--|------------------------------------|----|----|
| Address: Land West of 201 Wickhay and North of 153 Falstones | | Site Area: 0.016ha | Current Use: Grassed amenity land | Site Ref.: SS0262 | | |
| Description of Site (including planning status) Small, rectangular parcel of incidental grassed amenity land located in a garage court location to the rear of dwellings in Falstones. Allocated as an area of no notation in the BDLP. No planning history | | | Site Access: Via Falstones | | | |
| | | | Access to Services (distance in m) Primary School: Lee Chapel and Anne Line RC <600m Secondary School: Woodlands <1500m GPs / Health Centre: 3 The Knares <800m Neighbourhood Centre: 2 Kibcaps, Ballards Walk <800m Town Centre: Basildon <800m Public Open Space: Amenity Green Space and Children/young people Space <400m (Wickhay), Civic Space <2km (Basildon TC), Educational Field <400m (Anne Line RC & Lee Chapel), Country Park <2km (Langdon Hills), Natural/Semi-Natural space <400m (Langdon Hills), Outdoor Sport Facility <2km (Basildon Golf Course), Urban Park <800m (Gloucester Park and Markhams Chase). Bus Stop: 50m (Laindon Link) Railway Station: Basildon and Laindon <1600m | | | |
| Ownership: | | - Public Body? | Yes | | | |
| | | - Private Individual? | No | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | Yes | Area: 0.016ha | | | | |
| Green Belt Site | No | | | | | |
| Greenfield Site | Yes | Area: 0.016ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | Yes (SSSI) | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | No | | Protected Species Alert Area | | 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 | |

| | | | | |
|---|------------------------------|--|------------------------------------|----|
| Address: Land West of 201 Wickhay and North of 153 Falstones | Site Area: 0.016ha | Current Use: Grassed amenity land | Site Ref.: SS0262 | |
| | | TPO | | No |
| | | Archaeological Finds Area | | No |
| Highway issues: Vehicular access capable from Falstones | | | | |
| Constraints (description): | | | | |
| <ul style="list-style-type: none"> o Within SSSI buffer (2km). o Very small site with dwellings constructed very closely on adjoining sites, such that residential development would conflict with the Council's adopted DC Guidelines designed to avoid overshadowing/over-dominance to adjoining occupiers. o Research of historical map data indicates contamination unlikely – no detailed assessment made | | | | |
| Could the constraints be overcome? No. | | | | |
| <ul style="list-style-type: none"> o SSSI buffer of no consequence due to intervening development. o Even where Council DC Guidelines were revised, development of the site would likely give rise to adverse impacts upon amenity of the adjoining residents. o Site assessment for potential contamination. | | | | |
| What is the most suitable type of development for this site? Incidental amenity land or car parking. | | | | |
| Site is NOT suitable for housing development x | | | | |
| Reason(s) why site is not suitable for housing: | | | | |
| Whilst the site is within the urban area and close to services and facilities, it is too small for development and would comfortably accommodate a dwelling. | | | | |
| Is site available for development? | | The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. | | |
| If yes, when? | | | | |

SHLAA 2011/2012



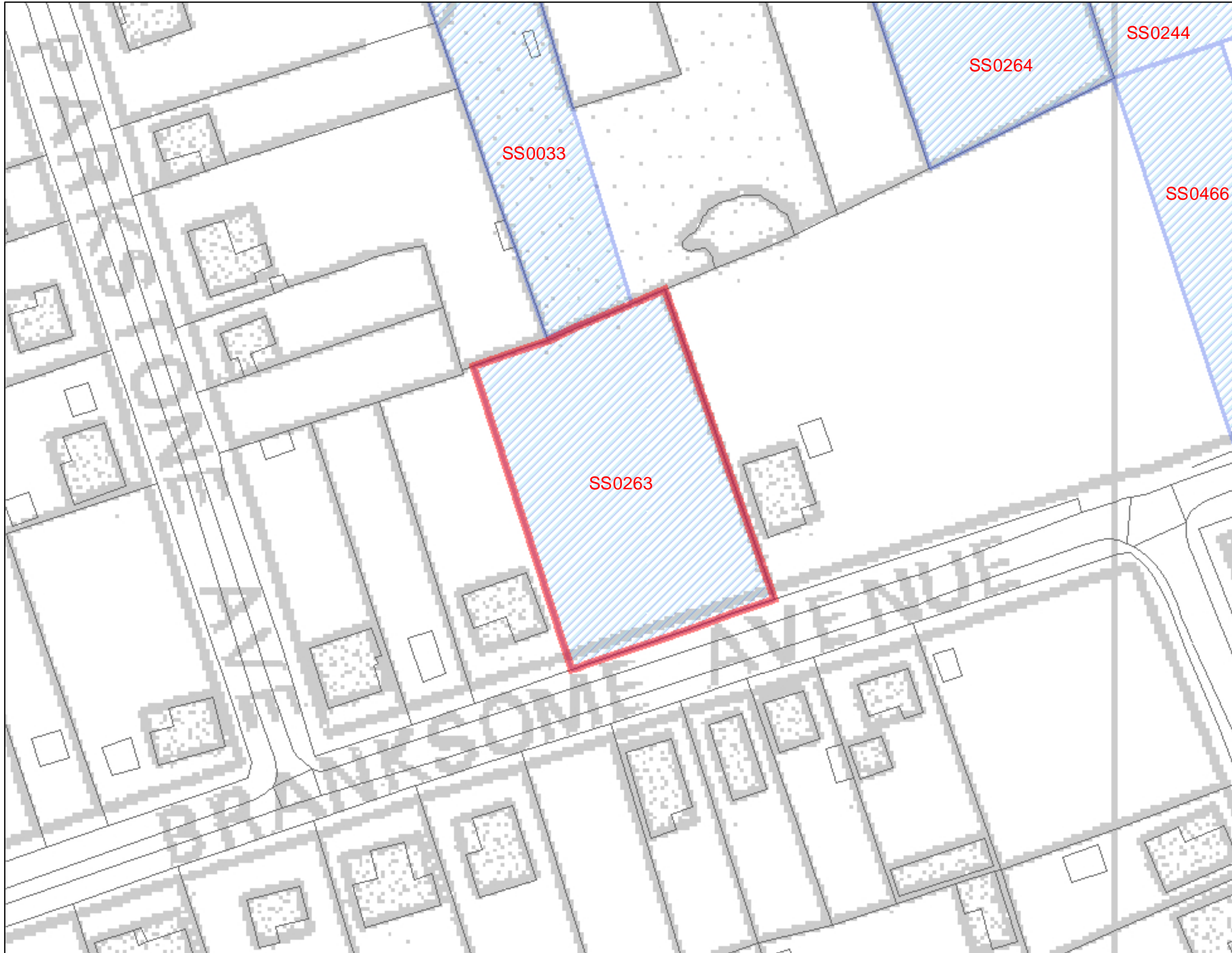
SS0262



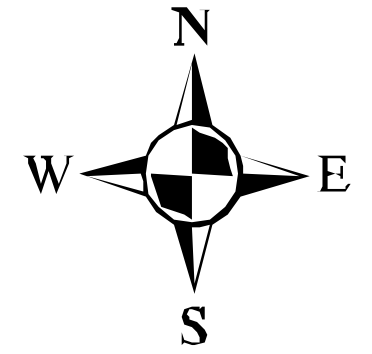
SHLAA Site Survey Form Part 1

| | | | | |
|--|-----------------------------|--|---|---------------|
| Address: Land east of Brookside, Branksome Avenue, Wickford | Site Area: 0.21ha | Current Use: Grassland/ woodland | Site Ref: SS0263 | |
| Description of Site (including planning status) Rectangular parcel of grassland/woodland 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 road without footways. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: <ul style="list-style-type: none"> BAS/1586/87 – New dwelling – Refused 1987 | | | Site Access: Branksome Avenue Access to Services | |
| Ownership: | - Public Body? | No | | |
| | - Private Individual? | Yes | | |
| | - Company? | No | | |
| | - Unknown? | No | | |
| Urban Area Site | No | | | |
| Green Belt Site | Yes | Area: 0.21ha | | |
| Greenfield Site | Yes | Area: 0.21ha | | |
| Previously Developed Land | No | | | |
| Site Constraints | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | |
| Scheduled Monument | Within | | Ancient Woodland | Within |
| | Part of | | | Part of Site |
| | Adj. To | | | Within Buffer |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Sites | Within |
| | Part of Site | | | Part of Site |
| | Within Buffer | | | Within Buffer |
| Local Nature Reserve (LNR) | Within | | Biodiversity Action Plan (BAP) Priority Habitat | Within |
| | Part of Site | | | Part of Site |
| | Within Buffer | | | Within Buffer |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | | | Protected Species Alert Area | |
| Washland | | | Protected Species Alert Area - 10m Buffer | |
| Marshes Protection Area | | | | |
| Existing, developed business/ industrial areas | Within | | Village Green & Common Land | |
| | Part of | | Ground Water Vulnerability Area | |
| | Adj. To | | | |
| Oil / Gas Pipelines | | | Conservation Area | Within |
| | | | | Adj. To |
| Electricity Pylons | | | Listed Buildings | Within |
| | | | | Adj. To |
| Immovable communications links | | | Potential Contaminated Land | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath (PRoW) | |
| | | | TPO | |

| | | | | |
|---|-----------------------------|---|-----------------------------------|--|
| Address: Land east of Brookside, Branksome Avenue, Wickford | Site Area: 0.21ha | Current Use: Grassland/ woodland | Site Ref: SS0263 | |
| | | Archaeological Finds Area | | |
| Highway issues: | | | | |
| Constraints (description): | | | | |
| Could the constraints be overcome? | | | | |
| What is the most suitable type of development for this site? | | | | |
| Site is not suitable for housing development <input checked="" type="checkbox"/> | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> 1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | |



SHLAA 2011/2012

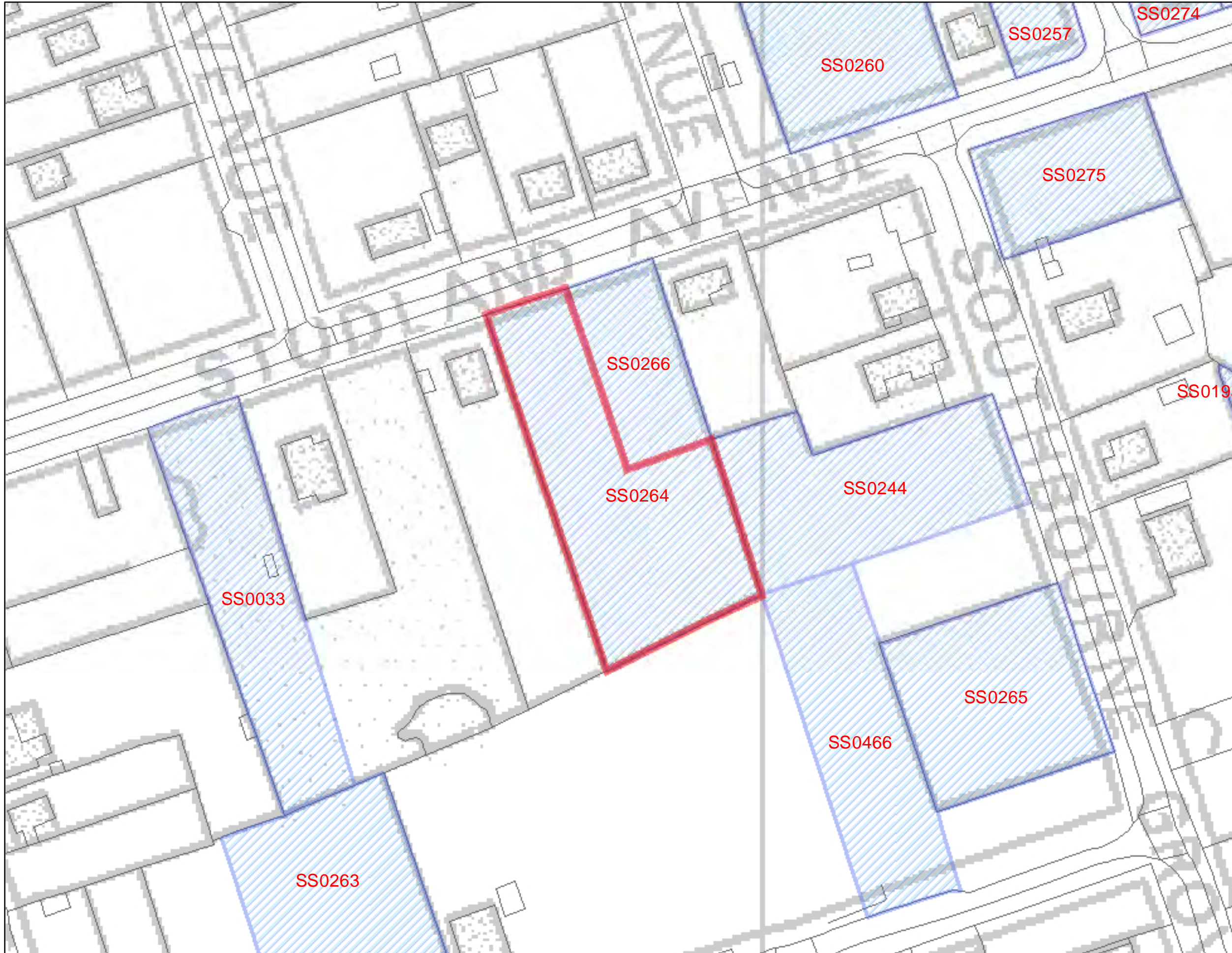


SS0263

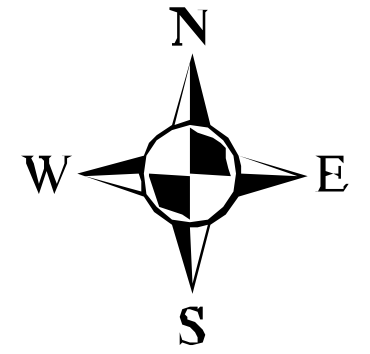
SHLAA Site Survey Form Part 1

| | | | | | |
|---|----------------------------|----------------------------------|--|-----------------------------|--|
| Address: Land opposite Malcolm, Studland Avenue, Wickford | Site Area: 0.2ha | Current Use: Grassland | Site Ref: SS0264 | | |
| Description of Site (including planning status) 'L' shaped parcel of grassland located on the south 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 road without footways. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: <ul style="list-style-type: none"> • BAS/1020/58 – Residential development – Refused 1958 | | | Site Access: Studland Avenue Access to Services | | |
| Ownership: | - Public Body? | No | | | |
| | - Private Individual? | Yes | | | |
| | - Company? | No | | | |
| | - Unknown? | No | | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | Area: 0.2ha | | | |
| Greenfield Site | Yes | Area: 0.2ha | | | |
| Previously Developed Land | No | | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | | Ancient Woodland | Within | |
| | Part of | | | Part of Site | |
| | Adj. To | | | Within Buffer | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Sites | Within | |
| | Part of Site | | | Part of Site | |
| | Within Buffer | | | Within Buffer | |
| Local Nature Reserve (LNR) | Within | | Biodiversity Action Plan (BAP) Priority Habitat | Within | |
| | Part of Site | | | Part of Site | |
| | Within Buffer | | | Within Buffer | |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | | | Protected Species Alert Area | | |
| Washland | | | Protected Species Alert Area - 10m Buffer | | |
| Marshes Protection Area | | | | | |
| Existing, developed business/ industrial areas | Within | | | Village Green & Common Land | |
| | Part of | | Ground Water Vulnerability Area | | |
| | Adj. To | | | | |
| Oil / Gas Pipelines | | | Conservation Area | Within | |
| | | | | Adj. To | |
| Electricity Pylons | | | Listed Buildings | Within | |
| | | | | Adj. To | |
| Immovable communications links | | | Potential Contaminated Land | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath (PRoW) | | |
| | | | TPO | | |

| | | | | |
|---|----------------------------|----------------------------------|-----------------------------------|--|
| Address: Land opposite Malcolm, Studland Avenue, Wickford | Site Area: 0.2ha | Current Use: Grassland | Site Ref: SS0264 | |
| | | Archaeological Finds Area | | |
| Highway issues: | | | | |
| Constraints (description): | | | | |
| Could the constraints be overcome? | | | | |
| What is the most suitable type of development for this site? | | | | |
| Site is not suitable for housing development <input checked="" type="checkbox"/> | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> 1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | |



SHLAA 2011/2012



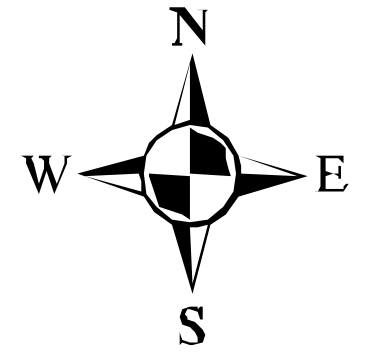
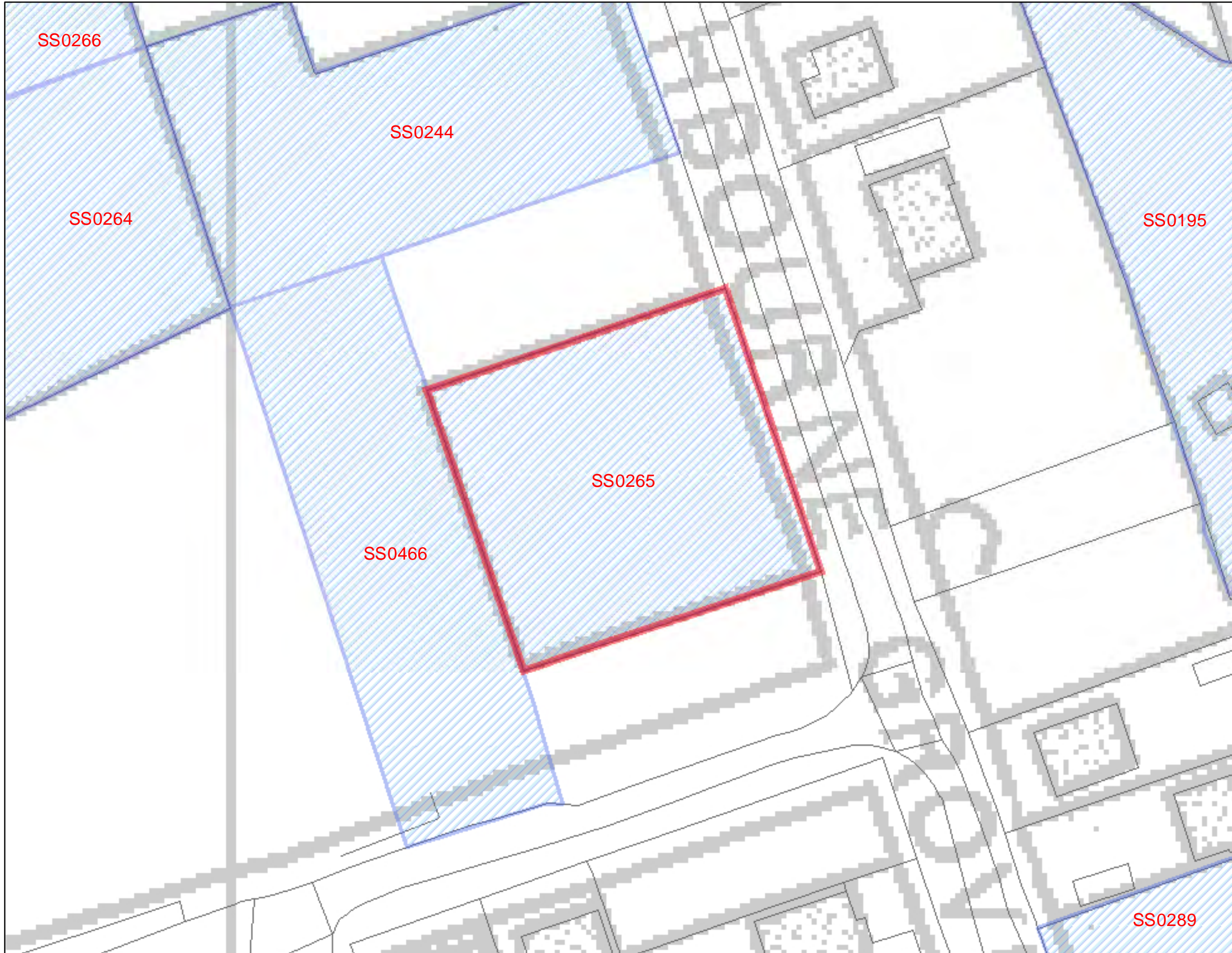
SS0264

SHLAA Site Survey Form Part 1

| | | | | | | |
|---|-----------------------------|----------------------------------|--|------------------------------------|--|--|
| Address: Land opposite St. Annes, Southbourne Grove, Wickford | Site Area: 0.14ha | Current Use: Grassland | Site Ref: SS0265 | | | |
| Description of Site (including planning status) Square shaped parcel of grassland 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. Southbourne Grove is a narrow road without footways. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: <ul style="list-style-type: none"> BAS/0461/56 – Renewal of temporary consent for recreational caravan – Granted 1958 (until 31st October 1960) BAS/1491/63 – Retention of caravan at “Wayside” – Refused 1966 BAS/0042/90 – 3 detached bungalows on plots 62 to 67 – Refused 1990 | | | Site Access: Southbourne Grove Access to Services | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.14ha | | | | |
| Greenfield Site | Yes | Area: 0.14ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | | Ancient Woodland | Within | | |
| | Part of | | | Part of Site | | |
| | Adj. To | | | Within Buffer | | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Sites | Within | | |
| | Part of Site | | | Part of Site | | |
| | Within Buffer | | | Within Buffer | | |
| Local Nature Reserve (LNR) | Within | | Biodiversity Action Plan (BAP) Priority Habitat | Within | | |
| | Part of Site | | | Part of Site | | |
| | Within Buffer | | | Within Buffer | | |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | | | Protected Species Alert Area | | | |
| Washland | | | Protected Species Alert Area - 10m Buffer | | | |
| Marshes Protection Area | | | | | | |
| Existing, developed business/ industrial areas | Within | | Village Green & Common Land | | | |
| | Part of | | | Ground Water Vulnerability Area | | |
| | Adj. To | | | | | |
| Oil / Gas Pipelines | | | Conservation Area | Within | | |
| | | | | Adj. To | | |
| Electricity Pylons | | | Listed Buildings | Within | | |
| | | | | Adj. To | | |
| Immovable communications links | | | Potential Contaminated Land | | | |

| | | | | | |
|--|--|-----------------------------|----------------------------------|----------------------------|--|
| Address: Land opposite St. Annes, Southbourne Grove, Wickford | | Site Area: 0.14ha | Current Use: Grassland | Site Ref: SS0265 | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath (PRoW) | | |
| | | | TPO | | |
| | | | Archaeological Finds Area | | |
| Highway issues: | | | | | |
| Constraints (description): | | | | | |
| Could the constraints be overcome? | | | | | |
| What is the most suitable type of development for this site? | | | | | |
| Site is not suitable for housing development x | | | | | |
| Reason(s) why site is not suitable for housing: | | | | | |
| <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"> 1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | | |

SHLAA 2011/2012



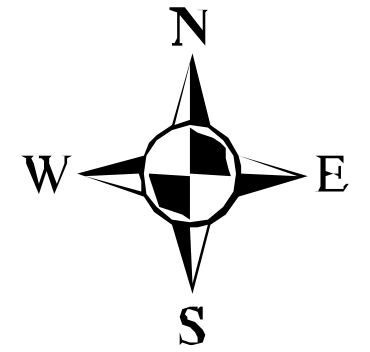
SS0265

SHLAA Site Survey Form Part 1

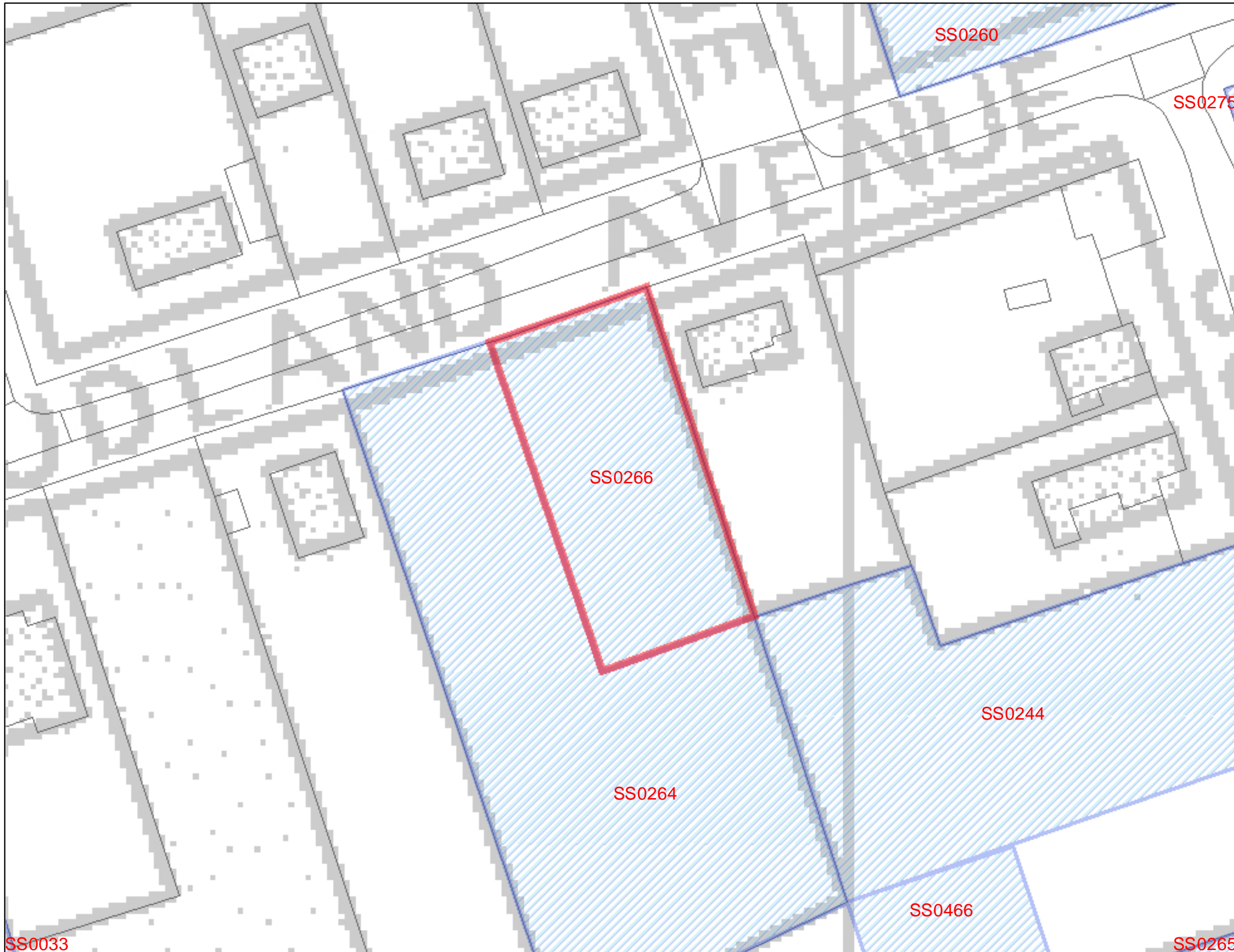
| | | | | | |
|--|-----------------------------|----------------------------------|---|-----------------------------|--|
| Address: Land west of Sunnysdene, Studland Avenue, Wickford | Site Area: 0.07ha | Current Use: Grassland | Site Ref: SS0266 | | |
| Description of Site (including planning status) Rectangular shaped parcel of grassland located on the south 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 road without footways. The site also comprises some trees and shrubs. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: None | | | Site Access: Studland Avenue | | |
| | | | Access to Services | | |
| Ownership: | - Public Body? | No | | | |
| | - Private Individual? | Yes | | | |
| | - Company? | No | | | |
| | - Unknown? | No | | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | Area: 0.07ha | | | |
| Greenfield Site | Yes | Area: 0.07ha | | | |
| Previously Developed Land | No | | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | | Ancient Woodland | Within | |
| | Part of | | | Part of Site | |
| | Adj. To | | | Within Buffer | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Sites | Within | |
| | Part of Site | | | Part of Site | |
| | Within Buffer | | | Within Buffer | |
| Local Nature Reserve (LNR) | Within | | Biodiversity Action Plan (BAP) Priority Habitat | Within | |
| | Part of Site | | | Part of Site | |
| | Within Buffer | | | Within Buffer | |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | | | Protected Species Alert Area | | |
| Washland | | | Protected Species Alert Area - 10m Buffer | | |
| Marshes Protection Area | | | | | |
| Existing, developed business/ industrial areas | Within | | | Village Green & Common Land | |
| | Part of | | Ground Water Vulnerability Area | | |
| | Adj. To | | | | |
| Oil / Gas Pipelines | | | Conservation Area | Within | |
| | | | | Adj. To | |
| Electricity Pylons | | | Listed Buildings | Within | |
| | | | | Adj. To | |
| Immovable communications links | | | Potential Contaminated Land | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath (PRoW) | | |
| | | | TPO | | |
| | | | Archaeological Finds Area | | |

| | | | | |
|---|-----------------------------|----------------------------------|----------------------------|--|
| Address: Land west of Sunnysdene, Studland Avenue, Wickford | Site Area: 0.07ha | Current Use: Grassland | Site Ref: SS0266 | |
| Highway issues: | | | | |
| Constraints (description): | | | | |
| Could the constraints be overcome? | | | | |
| What is the most suitable type of development for this site? | | | | |
| Site is not suitable for housing development x | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> 1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | |

SHLAA 2011/2012



SS0266

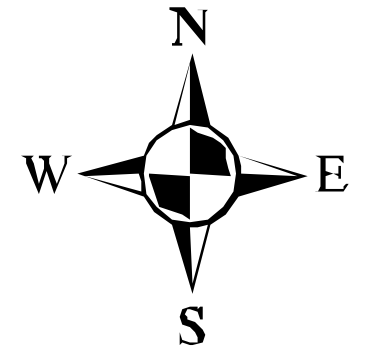


SHLAA Site Survey Form Part 1

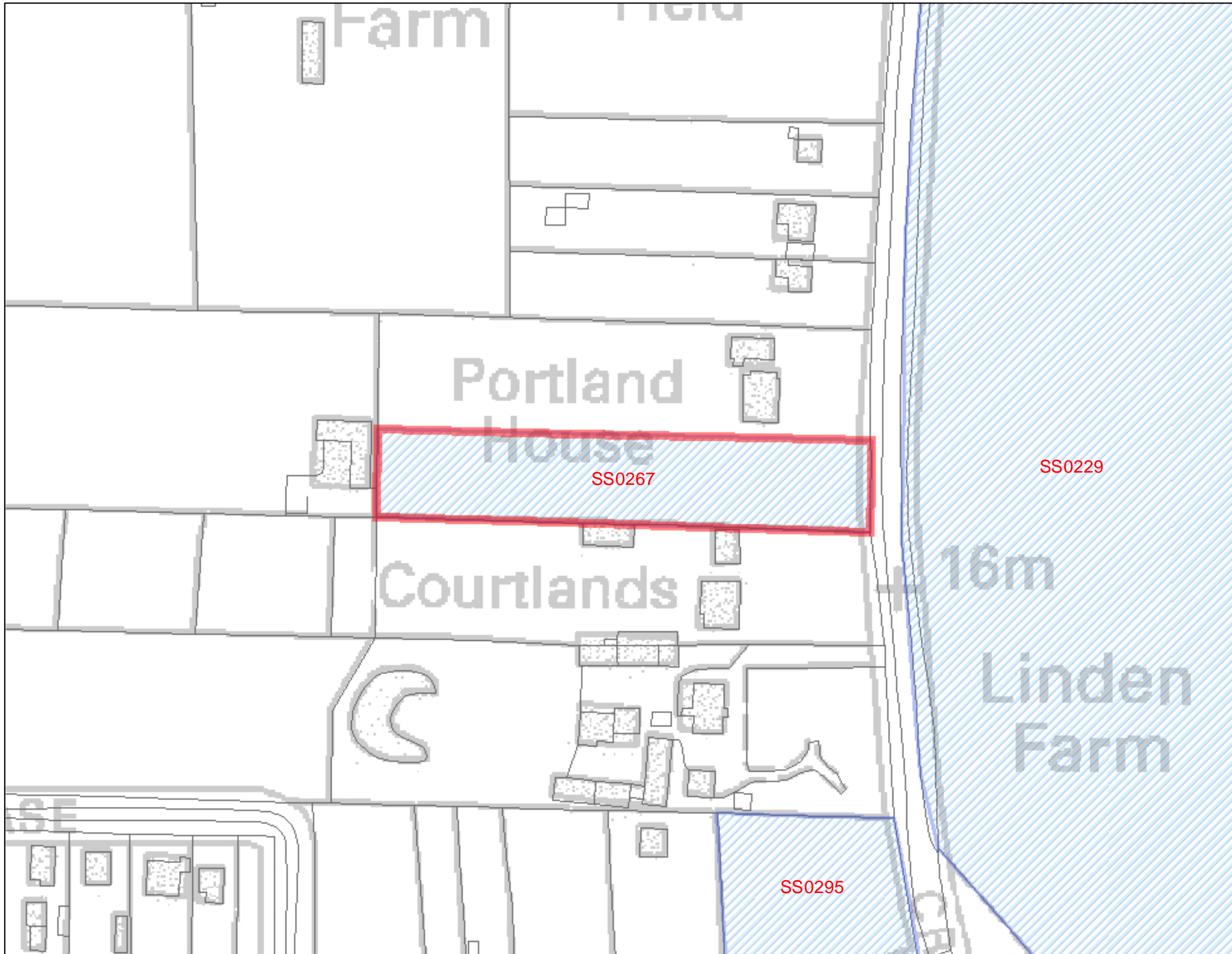
| | | | | | | |
|---|-----------------------------|---|---|------------------------------------|-----|----|
| Address: Land at Portland House, Cranfield Park Road, Wickford | Site Area: 0.37ha | Current Use: Residential garden | Site Ref: S0267 | | | |
| Description of Site (including planning status) Narrow rectangular shaped site located on the west side of Cranfield Park Road in a semi-rural setting. Fields occupy land to the east and west, whilst a small ribbon development of residential properties occupy land to the north and south. The site is mostly laid to grass, with several mature trees and a large swimming pool outbuilding that serves the adjacent Portland House. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998. Planning History: In addition to applications for the replacement of the original dwelling on the adjoining land to the north and a stable block, the following applications have been submitted: <ul style="list-style-type: none"> • LDCBAS/0654/94 –Swimming pool and enclosure – Permitted 1994 | | | Site Access: Cranfield Park Road Access to Services (distance in m) Primary School: <600m (Abacus) Secondary School: >1500m GPs / Health Centre: <800m (Silva Island Way) Local Centre: <800m (Silva Island Way) Town Centre: >800m (Wickford) Public Open Space: <800m (Wick Country Park) Bus Stop: <500m Railway Station: >1600m (Wickford) | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.37ha | | | | |
| Greenfield Site | Yes | Area: 0.29ha | | | | |
| Previously Developed Land | Yes | Area: 0.08ha | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | Yes | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone | | No | Protected Species Alert Area | | Yes | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | No | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No | |

| | | | | |
|--|-----------------------------|---|----------------------------------|----|
| Address: Land at Portland House, Cranfield Park Road, Wickford | Site Area: 0.37ha | Current Use: Residential garden | Site Ref: S0267 | |
| H.E.R – No records | | TPO | | No |
| | | Archaeological Finds Area | | No |
| Highway issues: Access is from Cranfield Park Road, a narrow country lane, which may require upgrading to accommodate strategic development off from it. | | | | |
| Constraints (description): | | | | |
| <ul style="list-style-type: none"> • Green Belt allocation in development plan • Protected species alert area buffer • SPA/SAC/RAMSAR buffer • Potential contaminated land – no intrusive investigation undertaken | | | | |
| Could the constraints be overcome? yes | | | | |
| Where the green belt allocation is removed from the development plan, where the site is investigated for protected species and appropriate protection measures are put in place and where the land is investigated for potential contamination and any necessary remediation measures are implemented. | | | | |
| What is the most suitable type of development for this site? Residential garden, smallholding | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: Site lies in an area of sporadic residential development. The site also lies within the Green Belt which serves a strategic function of separating Basildon and Wickford where the relatively narrow road network lacks pedestrian footways. The site is not within or adjacent to an established settlement and is relatively remote from local services. Accordingly it would be considered unsustainable. | | | | |
| Is site available for development? | | | | |
| If yes, when? | | Yes. This site was submitted through the Call For Sites process by the landowner. | | |

SHLAA 2011/2012



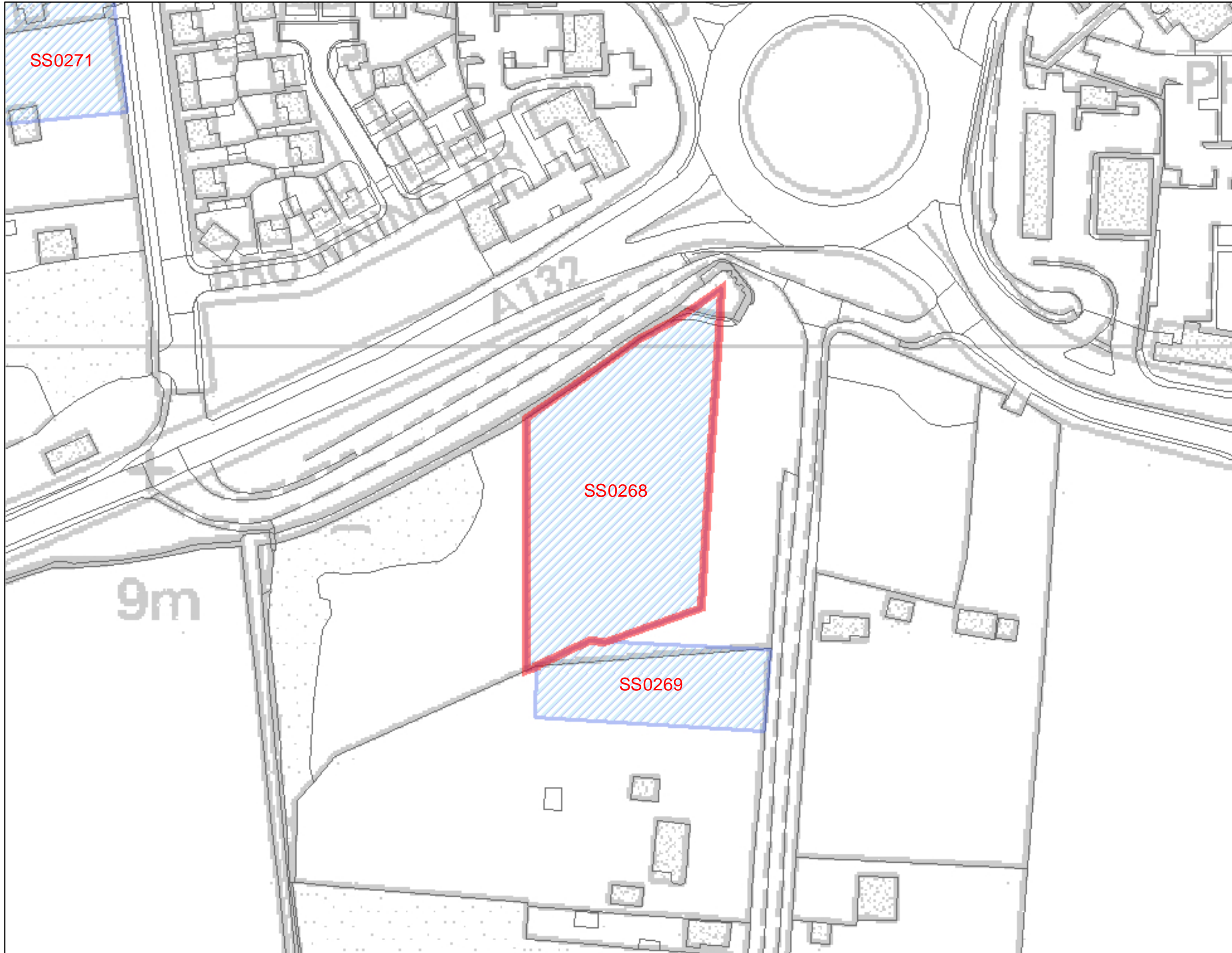
SS0267



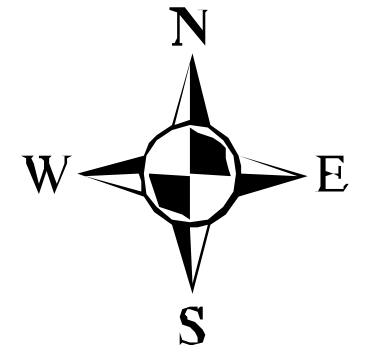
SHLAA Site Survey Form Part 1

| | | | | | | | |
|--|---|--|--|---------------------------------|-----|--|-----|
| Address: Land North of The Willows, on the corner of London Road & Lower Park Road, Wickford | Site Area: 0.48ha | Current Use: Field /grazing land | Site Ref: SS0268 | | | | |
| Description of Site (including planning status) Irregular shaped site located on the west side of Lower Park Road, south of the A132 roundabout junction with Cranfield Park Road/Nevendon Road. The site is semi-rural in character, forming part of a larger field of grassland/scrubland. Sporadic residential plotlands and open countryside occupy land to the south, whilst the settlement of Wickford proper lies on land immediately to the north. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998. Planning History: None | | | Site Access: Lower Park Road Access to Services (distance in m) Primary School: >600m Secondary School: <1500m (Bromfords) GPs / Health Centre: >800m (Silva Island Way) Local Centre: <800m (Silva Island Way) Town Centre: >800m (Wickford) Public Open Space: <400m Bus Stop: <100m Railway Station: >1600m (Wickford 1800m) | | | | |
| Ownership: | - Public Body? | No | | | | | |
| | - Private Individual? | Yes | | | | | |
| | - Company? | No | | | | | |
| | - Unknown? | No | | | | | |
| Urban Area Site | No | | | | | | |
| Green Belt Site | Yes | Area: 0.48ha | | | | | |
| Greenfield Site | Yes | Area: 0.48ha | | | | | |
| Previously Developed Land | No | | | | | | |
| Site Constraints | | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | | |
| | Part of | No | | Part of Site | No | | |
| | Adj. To | No | | Within Buffer | No | | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | | |
| | Part of Site | No | | Part of Site | No | | |
| | Within Buffer | No | | Within Buffer | No | | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | | |
| | Part of Site | No | | Part of Site | No | | |
| | Within Buffer | No | | Within Buffer | No | | |
| Flood Zone | Part of Zones 2 and 3, plus surface water | 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 | | |
| 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 | | |

| | | | | |
|---|-----------------------------|---|----------------------------|----|
| Address: Land North of The Willows, on the corner of London Road & Lower Park Road, Wickford | Site Area: 0.48ha | Current Use: Field /grazing land | Site Ref: SS0268 | |
| | | Archaeological Finds Area | | No |
| Highway issues: Access via Lower Park Road – No particular issues, minor highway improvements likely to access. | | | | |
| Constraints (description): | | | | |
| <ul style="list-style-type: none"> • Green Belt allocation in development plan • Protected species alert area • Ground water vulnerability area • Flood Zones 2 and 3 across part of the site | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Farmland, grazing land, washland, open space | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: Whilst the site is close to the edge of the Wickford settlement the site is robustly segregated from it by the strategic road network abutting the site. The site and adjoining land serve a strategic green belt function of preventing Basildon and Wickford from merging. Parts of the site are also at risk of flooding | | | | |
| Is site available for development? | | | | |
| If yes, when? | | Yes. This site was submitted through the Call For Sites process by the landowner. | | |



SHLAA 2011/2012



SS0268

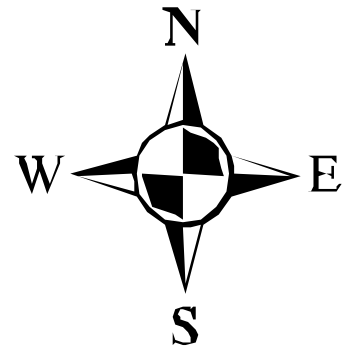
SHLAA Site Survey Form Part 1

| | | | | | | |
|--|--|--|--|---------------------------------|-----|-----|
| Address: Land North of The Willows, Lower Park Road, Wickford | Site Area: 0.21ha | Current Use: Field /grazing land | Site Ref: SS0269 | | | |
| Description of Site (including planning status) Narrow Irregular shaped site located on the west side of Lower Park Road, south of the A132 roundabout junction with Cranfield Park Road/Nevendon Road. The site is semi-rural in character, comprising a small grassland field/scrubland, bounded by an established willow hedgerow to the south. Sporadic residential plotlands and open countryside occupy land to the south, whilst the settlement of Wickford proper lies on land to the north beyond a larger grazed field. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998. Planning History: None in relation to the site. | | | Site Access: Lower Park Road Access to Services (distance in m) Primary School: >600m Secondary School: <1500m (Bromfords) GPs / Health Centre: >800m (Silva Island Way) Local Centre: <800m (Silva Island Way) Town Centre: >800m (Wickford) Public Open Space: <400m Bus Stop: <150m Railway Station: >1600m (Wickford 1800m) | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.21ha | | | | |
| Greenfield Site | Yes | Area: 0.21ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone | *Though poss. Surface water flood risk | No* | Protected Species Alert Area | | Yes | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | Yes |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No | |
| H.E.R – No records | | | TPO | | No | |

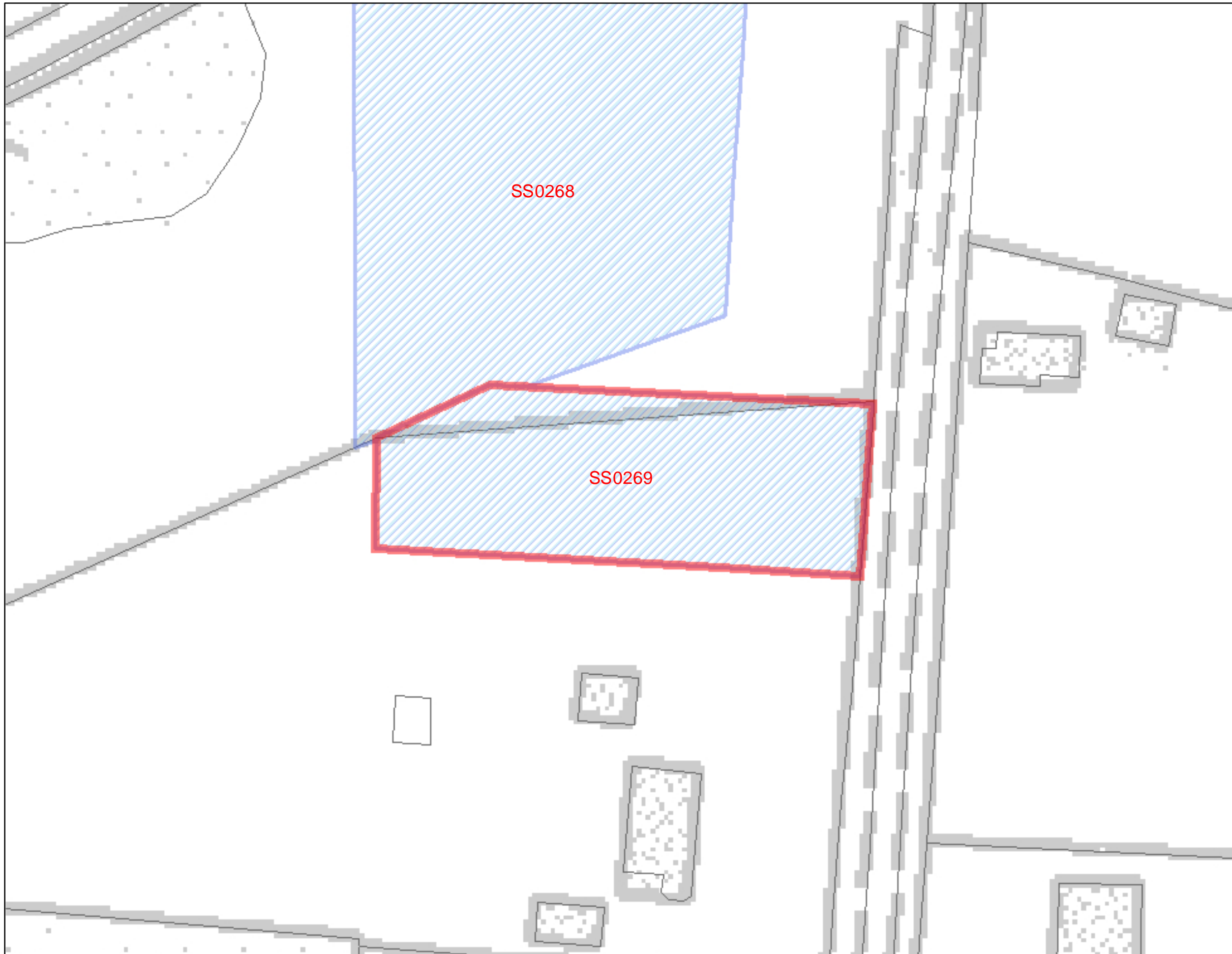
| | | | | |
|--|-----------------------------|---|-----------------------------------|----|
| Address: Land North of The Willows, Lower Park Road, Wickford | Site Area: 0.21ha | Current Use: Field /grazing land | Site Ref: SS0269 | |
| | | Archaeological Finds Area | | No |
| Highway issues: Access via Lower Park Road – No particular issues, minor highway improvements likely to access. | | | | |
| Constraints (description): | | | | |
| <ul style="list-style-type: none"> • Green Belt allocation in development plan • Protected species alert area • Ground water vulnerability area • Possible surface water flooding risk | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Smallholding, washland, grazing land, open space | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: The site is robustly segregated from the main settlement of Wickford by the road network. Furthermore, the site and adjoining land serve a strategic green belt function of preventing the neighbouring towns of Basildon and Wickford from merging. | | | | |
| Is site available for development? | | | | |
| If yes, when? | | Yes. This site was submitted through the Call For Sites process by the landowner. | | |

Land North of The Willows, Lower Park Road

SHLAA 2011/2012



SS0269



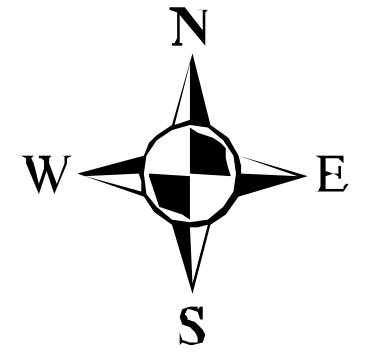
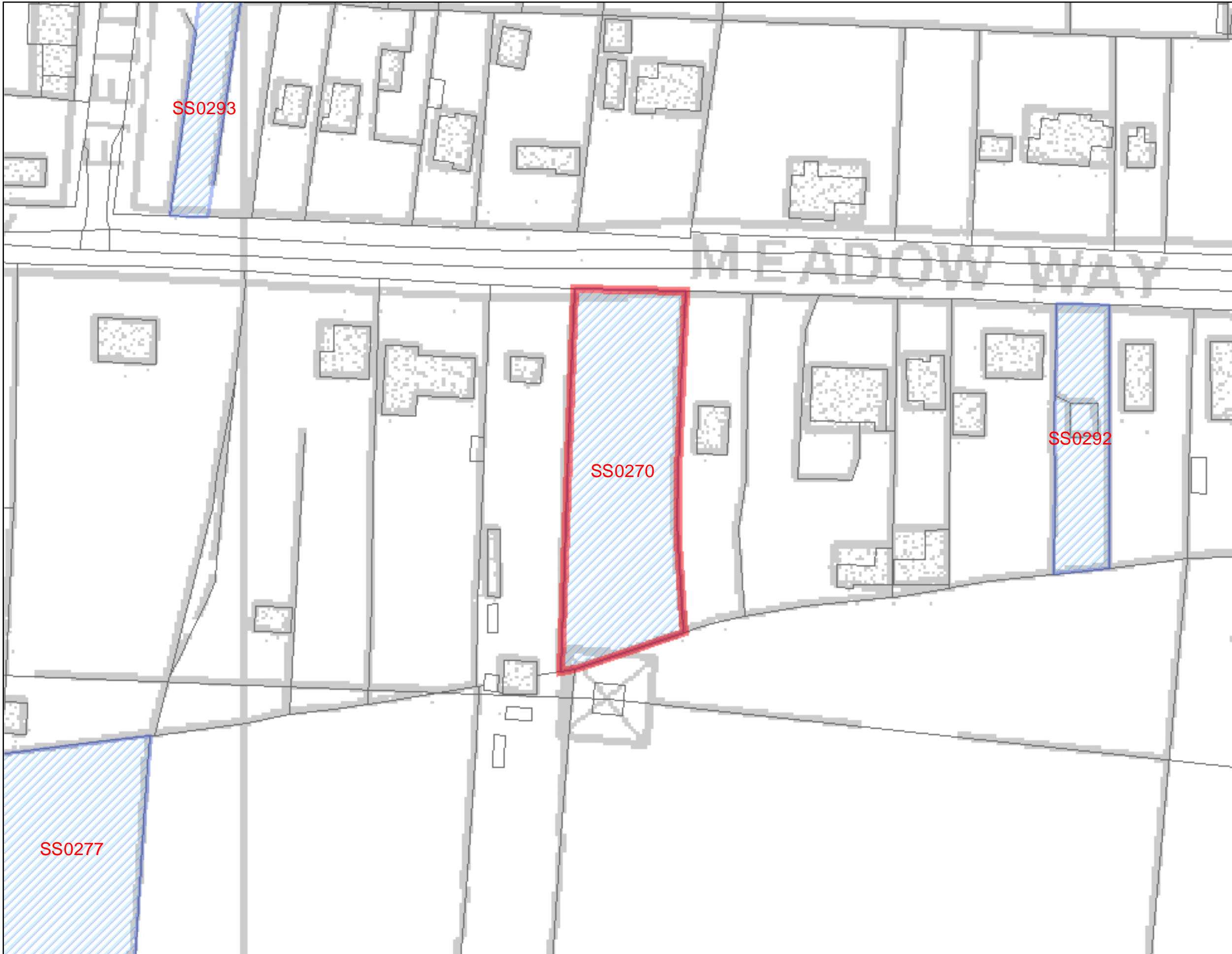
SHLAA Site Survey Form Part 1

| | | | | | |
|--|--------------------------|---|--|---------------------------------|-----|
| Address: Land East of The Laurels, Meadow Way, Wickford (Plots 113-116) | Site Area: 0.21ha | Current Use: Vacant plot / scrubland | Site Ref: SS0270 | | |
| Description of Site (including planning status) Rectangular shaped site located on the south side of Meadow Way, an area characterised by sporadic residential plotlands interspersed with vacant plots. The site is one of those vacant plots, comprising scrubland. Residential plots border the site on three sides, whilst to the south is open countryside. Development Plan – allocated as Green Belt in the Basildon Local Plan 1998. Planning History: <ul style="list-style-type: none"> BAS/0056/82 – Bungalow and garage – Refused 23.02.1982 BAS/1934/87 – Bungalow and garage – Refused 04.02.1988 Appeal dismissed 27.07.1988 BAS/0208/96 – Detached three bedroom bungalow – Refused 30.04.1996. | | | Site Access: Meadow Way, via Cranfield Park Avenue Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <400m Bus Stop: 700m Railway Station: >1.6km Wickford (2.4km) | | |
| Ownership: | - Public Body? | No | | | |
| | - Private Individual? | Yes | | | |
| | - Company? | No | | | |
| | - Unknown? | No | | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | Area: 0.21ha | | | |
| Greenfield Site | Yes | Area: 0.21ha | | | |
| Previously Developed Land | No | | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | Yes | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | No |
| Flood Zone | | 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 | | Yes | 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 |

| | | | | |
|--|-----------------------------|--|-----------------------------------|----|
| Address: Land East of The Laurels, Meadow Way, Wickford (Plots 113-116) | Site Area: 0.21ha | Current Use: Vacant plot / scrubland | Site Ref: SS0270 | |
| H.E.R – No matches | | TPO | | No |
| | | Archaeological Finds Area | | No |
| Highway issues: Access via narrow plotlands road, which would need to be upgraded for comprehensive development. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability. | | | | |
| Constraints (description): | | <ul style="list-style-type: none"> • SPA/SAC/RAMSAR buffer • Electricity pylons immediately to south • Employment area buffer | | |
| <ul style="list-style-type: none"> • Green Belt allocation in development plan • Protected species alert area • Highway infrastructure may need improving | | | | |
| Could the constraints be overcome? Yes, Where the green belt allocation is removed from the development plan, where the site is investigated for protected species and appropriate protection measures are put in place, where a suitable buffer can be maintained to avoid development in close proximity to the power lines. Employment area buffer of little consequence due to intervening land uses. | | | | |
| What is the most suitable type of development for this site? smallholding, open space | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: | | | | |
| Site lies in an area of sporadic residential development. The site and adjoining land also serve a strategic green belt function of preventing the neighbouring towns of Basildon and Wickford from merging. | | | | |
| The site is not adjacent to the settlement boundary and is located some distance from amenities and services, which will increase the reliance on private vehicle usage. Accordingly the site would not be considered a sustainable one. | | | | |
| The Transport Assessment classified the site as contrary to the accessibility and sustainability policies; Nevendon area acts as separation between Wickford and Basildon and is located within the green belt. For these reasons the suite is considered not suitable. | | | | |
| Is site available for development? | | Yes. This site was submitted through the Call For Sites process by the landowner. | | |
| If yes, when? | | | | |

Land East of The Laurels, Meadow Way

SHLAA 2011/2012



SS0270

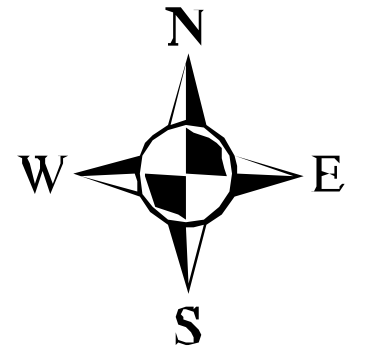
SHLAA Site Survey Form Part 1

| | | | | | |
|---|---------------------------|---|---|---------------|-----|
| Address: Land between Nevendon Road (incorporating 218 and 224) and Borwick Lane (incorporating The Gables and grazing land), Wickford | Site Area: 4 Ha | Current Use: Residential, open land, woodland and kennels | Site Ref.: SS0271 | | |
| Description of Site (including planning status) Irregular shaped site which comprises three chalets/bungalows, greyhound kennels, grazing land and woodland. Hedgerows and trees separate the site from neighbouring sites. The site is bordered by residential properties in Toppesfield Avenue to the north, and Nevendon Road in the east. The listed Nevendon Manor and moated grounds lies to the south along with further grazing land. A drainage ditch runs along the southern boundary of the site. Planning History: 218 Nevendon Road: - D/BAS/26/85 – PD – Proposed Garages; - 94/00006/BAS – Granted – Single Storey Side Extension, front Porch And Alteration To Existing Roof; - BAS/1442/84 – Granted – ALTERATIONS TO ROOF WITH ENLARGED DORMERS FRONT & REAR TO PROVIDE ADDITIONAL ROOMS IN ROOFSPACE; 224 Nevendon Road: - BAS/1221/84 – PCO – Bungalow; - T/BAS/623/65 – REFUSED – Dwellings; - 02/00604/FULL – Granted – Erection of new outbuilding; - T/BAS/944/67 – Refused – Bungalow; - 94/01195/OUT – Refused – Erection of a 2 bedrooms bungalow; - BAS/1107/87 – Refused – Bungalow; - 04/01078/FULL – Granted – Single storey side extension The Gables, Borwick Lane: - BAS/0971/74 - Erection of Kennel Block – Granted - BAS/0313/66 – Addition – Refused 21.07.1966 | | | Site Access: Borwick Lane/ Nevendon Road Access to Services (distance in m) Primary School > 600m; Secondary School: Bromfords School within 1500m; GPs / Health Centre > 800m; Local Centre: Nevendon Road within 800m; Town Centre > 800m; Public Open Space: within 400m and 800m; Bus Stop: within 400m; Railway Station: > 1600m; | | |
| Ownership: | | - Public Body? | No | | |
| | | - Private Individual? | Yes | | |
| | | - Company? | No | | |
| | | - Unknown? | No | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | 4 Ha | | | |
| Greenfield Site | Yes | 3.72 Ha | | | |
| Previously Developed Land | Yes | 0.28Ha | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | No |
| Flood Zone | Yes | If yes, Zone 3? <input checked="" type="checkbox"/> | Protected Species Alert Area | | Yes |

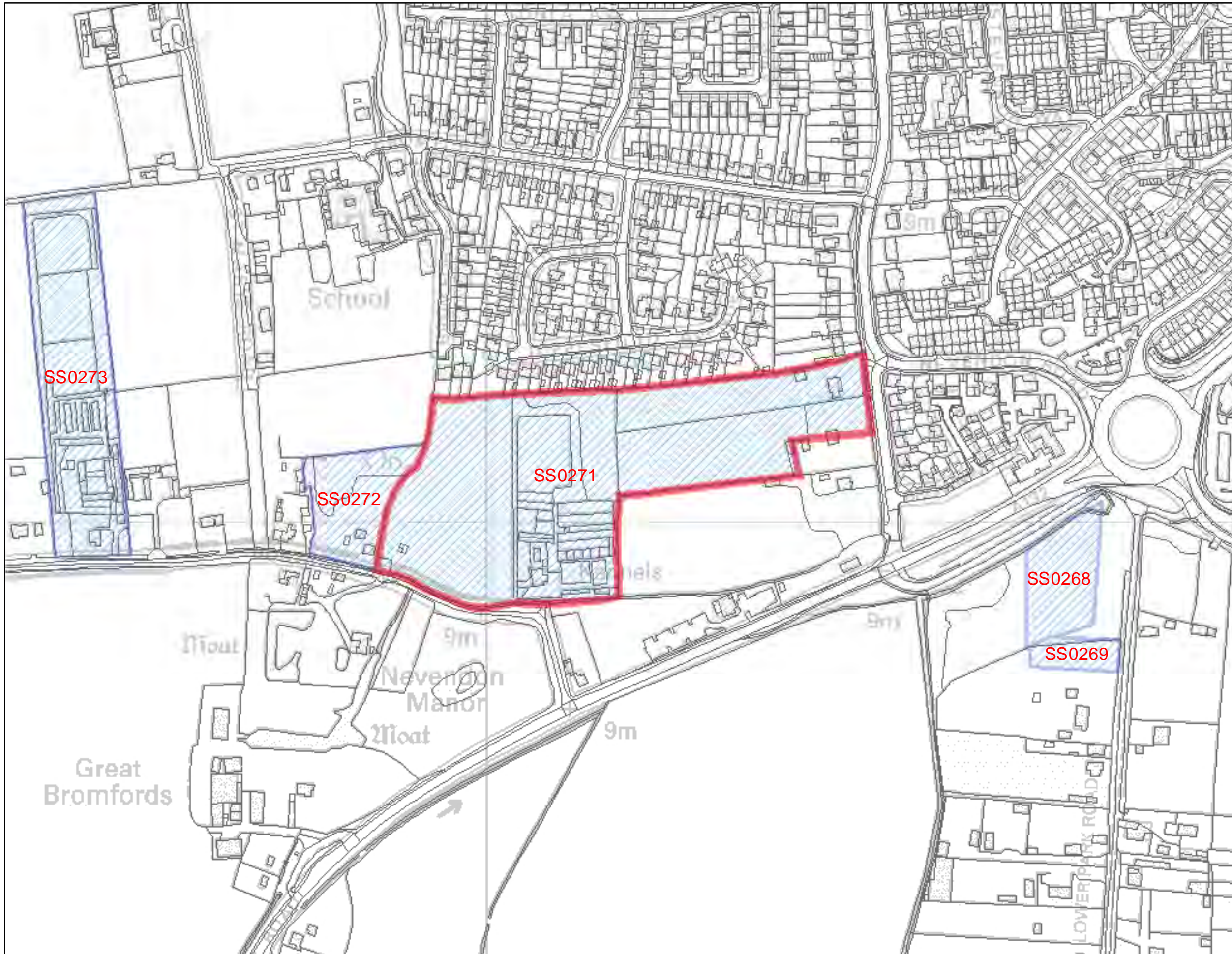
| | | | | | |
|---|---------|---------------------------|---|------------------------------------|----------|
| Address: Land between Nevendon Road (incorporating 218 and 224) and Borwick Lane (incorporating The Gables and grazing land), Wickford | | Site Area: 4 Ha | Current Use: Residential, open land, woodland and kennels | Site Ref.: SS0271 | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes |
| Marshes Protection Area | | No | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No |
| | Part of | No | | | |
| | Adj. To | 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 – Little Bromfords/Nevendon Manor/Moated sites/Black flint core findspot | | | TPO | | Yes |
| | | | Archaeological Finds Area | | Adjacent |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber – Contrary to general policy DM1, DM2, and DM9 accessibility and sustainability. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ Flood risk: 84% of the site is in Flood Zone 2; 73% of the site is in Flood Zone 3. ▪ The site is within a Ground Water Vulnerability area: minor aquifer – high vulnerability. ▪ Possible existence of contamination (nursery and unknown infills within 100m) – no detailed assessment made. ▪ The site is adjacent to an Archaeological Finds area. ▪ Two TPO trees at South East Boundary ▪ The site is within a Protected Species Alert Areas. ▪ Green Belt designation. ▪ Although the site is not adjacent nor within the 30m buffer of a Listed Building, Nevendon Manor Listed Building is within 100m of the site. | | | | | |
| Could the constraints be overcome? Partially <ul style="list-style-type: none"> ▪ Application of PPS25 Sequential Test (using Level 1 SFRA report). ▪ Mitigation and investigation over Ground Water vulnerability Area. ▪ Intrusive investigation of the site to check on potential contamination and undertake remediation if necessary ▪ Carry out archaeological investigations. ▪ Ecological impact assessment and mitigation measures to protect protected species and TPOs. ▪ Review of Green Belt designation and review of the function of the green belt | | | | | |
| What is the most suitable type of development for this site? As existing, woodland, washland or Residential | | | | | |
| Site is not suitable for housing development | | | | | |
| Reason(s) why site is/is not suitable for housing: The site is adjacent to the settlement boundary. However the majority of its lays within Flood Zone 3, making it unsuitable for housing. This and the Green Belt designation are principle constraints unless an alternative flood plain/washland/Sustainable Urban Drainage Strategy can be provided to alleviate flood risk at the site. | | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner. | | |

Land Between Nevendon Road and Borwick Lane

SHLAA 2011/2012



SS0271

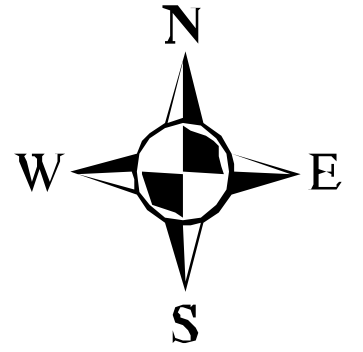


SHLAA Site Survey Form Part 1

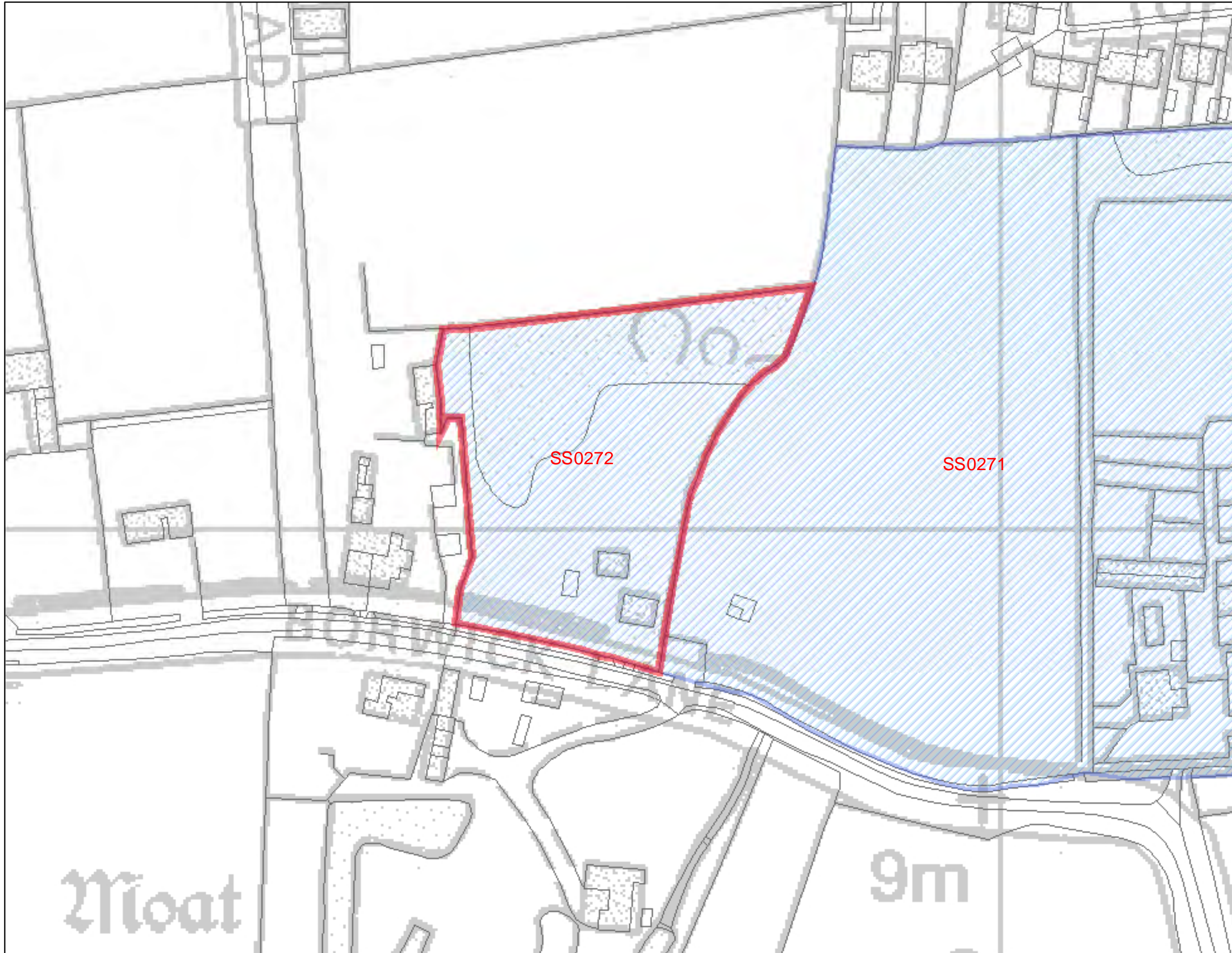
| | | | | | |
|--|------------------------------|---|---|---------------------------------|-----|
| Address: Land at Bromfords Villa, Borwick Lane, Wickford | Site Area: 0.54 Ha | Current Use: Residential + Garden | Site Ref.: SS0272 | | |
| Description of Site (including planning status) Irregular shaped site which includes a house, garden, stables and paddock. Hedgerows separate the site from neighbouring land. The site is bordered to the North by greenfield land, beyond which lies Bromfords School; sporadic houses/kennels to the West; The Gables kennels to the East and Borwick Lane/Nevendon Manor at the South. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998 Planning History: <ul style="list-style-type: none"> - 00/00639/LDCBAS – Granted - Demolition Of Existing Garages And Outbuilding And Construction Of New Garages And Amenity Building; - 95/01002/BAS – Granted – Ground floor rear extension; - BAS/1961/79 – Granted – Extension and Alterations; | | | Site Access: Borwick Lane Access to Services (distance in m) Primary School : none within 600m; Secondary School: Bromfords School within 1500m; GPs / Health Centre: none within 800m; Local Centre: Nevendon Road within 800m; Town Centre: none within 800m; Public Open Space: some within 400m and 800m; Bus Stop: within 400m Railway Station: none within 1600m; | | |
| Ownership: | - Public Body? | No | | | |
| | - Private Individual? | Yes | | | |
| | - Company? | No | | | |
| | - Unknown? | No | | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | 0.54 Ha | | | |
| Greenfield Site | Yes | 0.5 Ha | | | |
| Previously Developed Land | Yes | 0.04 Ha | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 | Yes | If yes, Zone 3? <input checked="" type="checkbox"/> | 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 | |

| | | | | | |
|--|--|------------------------------|--|-----------------------------|----------|
| Address: Land at Bromfords Villa, Borwick Lane, Wickford | | Site Area: 0.54 Ha | Current Use: Residential + Garden | Site Ref.: SS0272 | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| Historic Environment Record – Little Bromfords/Nevendon Manor/Moated sites/Black flint core findspot | | | TPO | | No |
| | | | Archaeological Finds Area | | Adjacent |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber – Contrary to general policy DM1, DM2, and DM9 accessibility and sustainability. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ Flood risk: 87% of the site is in Flood Zone 2; 72% of the site is in Flood Zone 3. ▪ The site is within a Ground Water Vulnerability area: minor aquifer – high vulnerability. ▪ The site is adjacent to an Archaeological Finds area. ▪ The site is within 10m of a Protected Species Alert Areas. ▪ Possible existence of contamination (filled in pond on adjacent site) – no detailed assessment made. ▪ Green Belt designation. ▪ Although the site is not adjacent nor within the 30m buffer of a Listed Building, Nevendon Manor Listed Building is within 100m of the site. | | | | | |
| Could the constraints be overcome? Partially <ul style="list-style-type: none"> ▪ Application of PPS25 Sequential Test (using Level 1 SFRA report). ▪ Mitigation and investigation over Ground Water Vulnerability Area. ▪ Carry out archaeological investigations. ▪ Ecological impact assessment and mitigation measures to protect protected species. ▪ Intrusive investigation of the site to check on potential contamination and undertake remediation as necessary ▪ Review of Green Belt designation and review of the function of the green belt | | | | | |
| What is the most suitable type of development for this site? As existing, smallholding, grazing land, residential | | | | | |
| Site is not suitable for housing development | | | | | |
| Reason(s) why site is/ is not suitable for housing: Although the site is adjacent to a site, which if combined, would be adjacent to the settlement boundary, the presence of Flood Zone 3 over the majority of the site would make the site unsuitable for comprehensive development. This and the Green Belt designation are the principle constraints unless an alternative flood plain/washland/Sustainable Urban Drainage Strategy can be provided to alleviate flood risk at the site, the finances for which would need to be evaluated. | | | | | |
| Is site available for development? If yes, when? | | | Yes. The site was submitted by the landowner through the Call for Sites process. | | |

SHLAA 2011/2012



SS0272



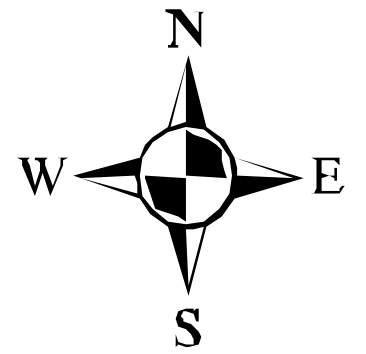
SHLAA Site Survey Form Part 1

| | | | | | |
|---|------------------------------|---|---|------------------------------------|-----|
| Address: Burton Lodge and Kennels, Borwick Lane, Wickford | Site Area: 1.57 Ha | Current Use: Kennels for racing greyhounds | Site Ref.: SS0273 | | |
| Description of Site (including planning status) Long rectangular shaped site comprising a house, kennels and land for training of greyhounds. Hedgerows separate the site from neighbouring land. The site is bordered to the North by greenfield land and isolated houses and equestrian units to the East and West, Borwick Lane runs to the South with drainage ditches either side. Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998 Planning History: <ul style="list-style-type: none"> - BAS/260/82 – Granted – First floor rear extension; - BAS/1446/78 – Granted – Kennel Block; - BAS/2175/73 – Refused – Chalet bungalow with garage; - BAS/621/71 – Granted – Extension kitchen/bath/WC & utility; | | | Site Access: Borwick Lane Access to Services (distance in m) Primary School: Grange school within 600m; Secondary School: Bromfords School within 1500m; GPs / Health Centre: none within 800m; Local Centre: Nevendon Road within 800m; Town Centre: none within 800m; Public Open Space: some within 400m and 800m; Bus Stop: within 400m Railway Station: none within 1600m; | | |
| Ownership: | | - Public Body? | No | | |
| | | - Private Individual? | Yes | | |
| | | - Company? | No | | |
| | | - Unknown? | No | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | 1.57Ha | | | |
| Greenfield Site | Yes | 1.24 Ha | | | |
| Previously Developed Land | Yes | 0.33 Ha | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | No |
| Flood Zone | Flood Zone 2 | 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 | |
| | 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 |
| Historic Environment Record – No records | | | TPO | | No |

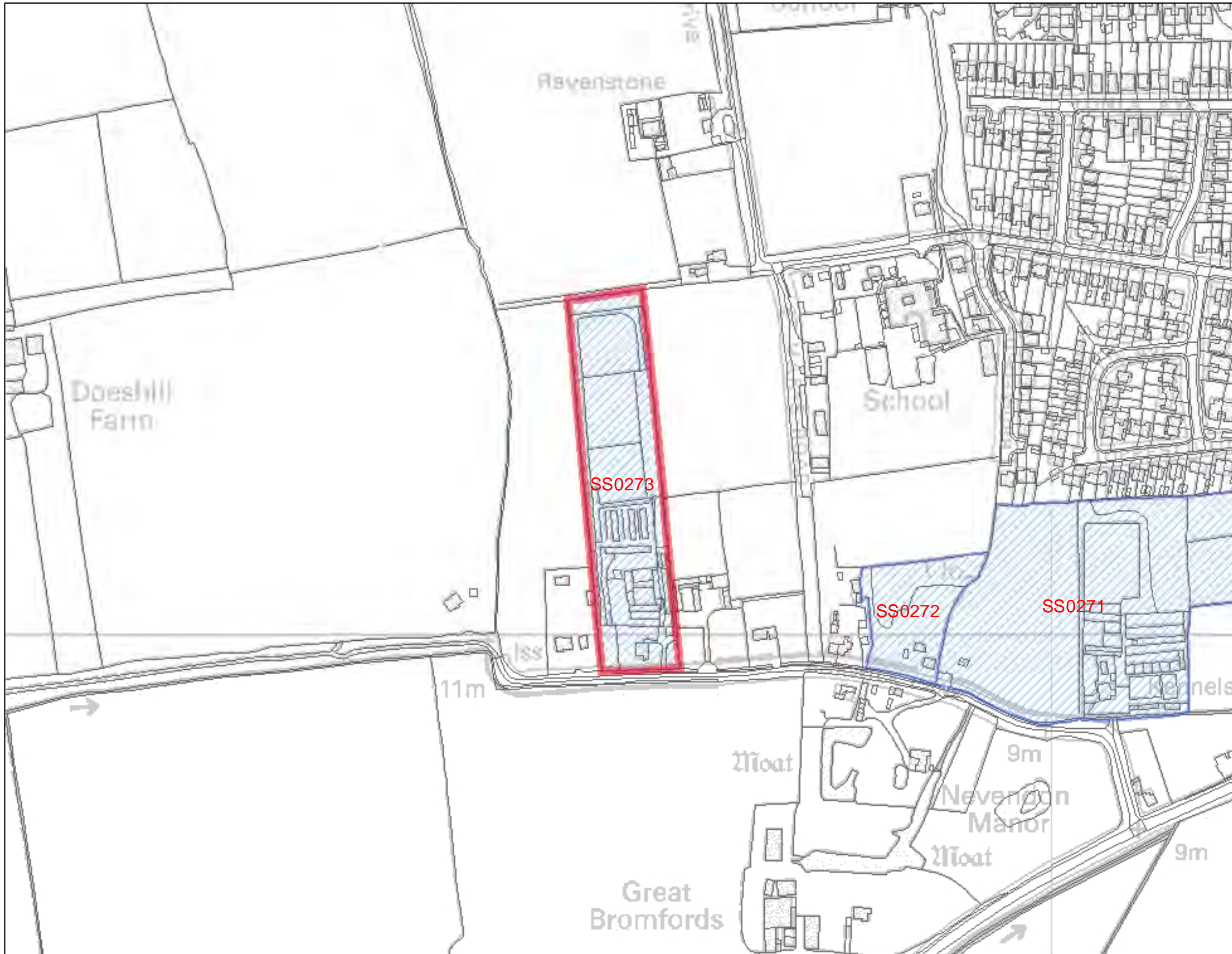
| | | | | |
|--|------------------------------|---|------------------------------------|----|
| Address: Burton Lodge and Kennels, Borwick Lane, Wickford | Site Area: 1.57 Ha | Current Use: Kennels for racing greyhounds | Site Ref.: SS0273 | |
| | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber – Contrary to general policy DM1, DM2, and DM9 accessibility and sustainability. | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ Flood risk: 31% of the site, at the South is in Flood Zone 2; the site is not in Flood Zone 3, this zone borders the site at the South. ▪ The site includes some Protected Species Alert Areas. ▪ Possible existence of contamination – no detailed assessment made. ▪ Green Belt designation. | | | | |
| Could the constraints be overcome? Partial <ul style="list-style-type: none"> ▪ Application of PPS25 Sequential Test (using Level 1 SFRA report). ▪ Ecological impact assessment and mitigation measures to protect protected species. ▪ Intrusive investigation of the site to check on potential contamination and undertake remediation if necessary ▪ Review of Green Belt designation and review of the function of the green belt | | | | |
| What is the most suitable type of development for this site? Existing use, smallholding, woodland etc | | | | |
| Site is NOT suitable for housing development | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not adjacent to the settlement boundary and is located some distance from services and facilities, increasing reliance on private vehicles making the site a non-sustainable one. Furthermore the Transport Assessment classified the site as contrary to the accessibility and sustainability policies. For these reasons the site is considered not suitable. | | | | |
| Is site available for development? If yes, when? | | | | |
| Yes. This site was submitted through the Call For Sites process by the landowner. | | | | |

Buron Lodge and Kennels

SHLAA 2011/2012



SS0273



SHLAA Site Survey Form Part 1

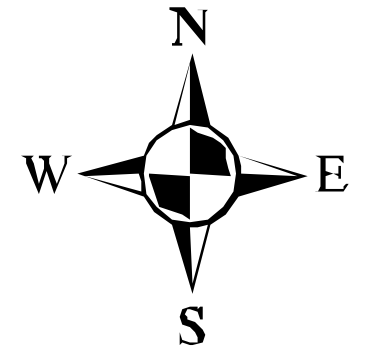
| | | | | |
|---|-----------------------------|---------------------------------|----------------------------|--|
| Address: The Retreat, Corner of Studland Avenue and Christchurch Avenue, Wickford | Site Area: 0.07ha | Current Use: Woodland | Site Ref: SS0274 | |
|---|-----------------------------|---------------------------------|----------------------------|--|

| | | | | | | | | | |
|---|---|--------------|-----------------------|-----|------------|----|------------|----|--|
| <p>Description of Site (including planning status) Rectangular 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 without footways.</p> <p>Development Plan: Allocated as Green Belt in the BDLP 1998.</p> <p>Planning History:</p> <ul style="list-style-type: none"> • BAS/1590/62 – siting of a caravan on plots 356 and 358 – refused 1962 • BAS/1242/77 – one dwelling house – Refused 1977 • BAS/0041/92 – bungalow and garage – Refused and Appeal Dismissed 1992 | <p>Site Access: Studland Avenue and Christchurch Avenue</p> <hr/> <p>Access to Services</p> | | | | | | | | |
| <p>Ownership:</p> <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 | | | | | | | | |
| Urban Area Site | No | | | | | | | | |
| Green Belt Site | Yes | Area: 0.07ha | | | | | | | |
| Greenfield Site | Yes | Area: 0.07ha | | | | | | | |
| Previously Developed Land | No | | | | | | | | |

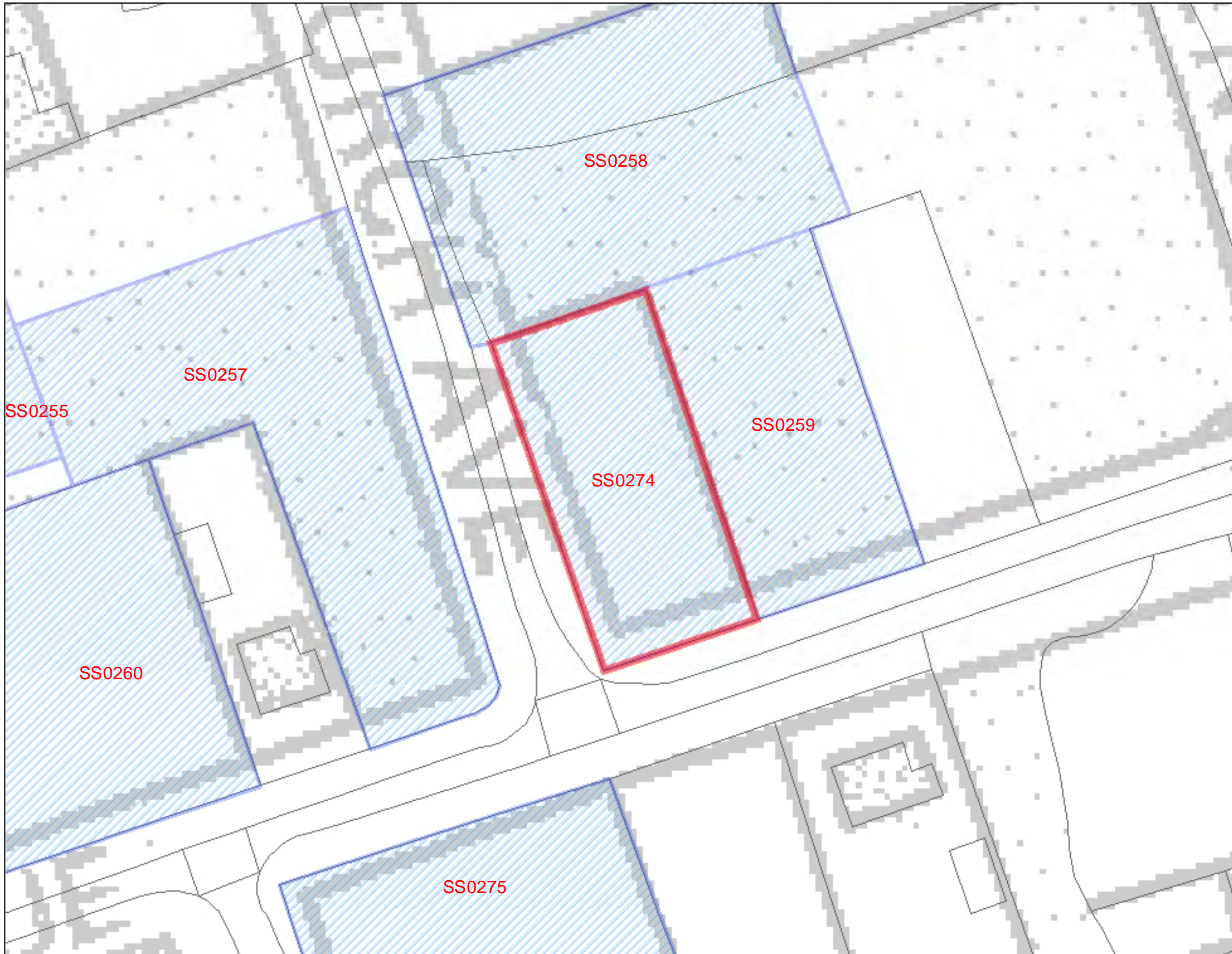
| Site Constraints | | | | | | |
|--|---------------|--|--|------------------------------------|--|--|
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | | Ancient Woodland | Within | | |
| | Part of | | | Part of Site | | |
|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

| | | | | | |
|--|--|-----------------------------|---------------------------------|----------------------------|--|
| Address: The Retreat, Corner of Studland Avenue and Christchurch Avenue, Wickford | | Site Area: 0.07ha | Current Use: Woodland | Site Ref: SS0274 | |
| Immovable communications links | | | Potential Contaminated Land | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath (PRoW) | | |
| | | | TPO | | |
| | | | Archaeological Finds Area | | |
| Highway issues: | | | | | |
| Constraints (description): | | | | | |
| Could the constraints be overcome? | | | | | |
| What is the most suitable type of development for this site? | | | | | |
| Site is not suitable for housing development x | | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: 1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | | |

SHLAA 2011/2012



SS0274

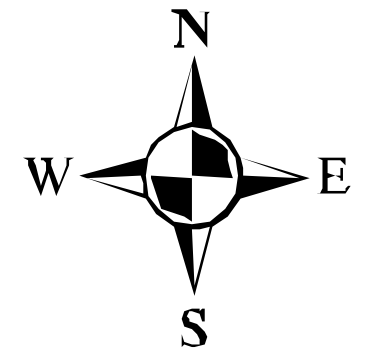
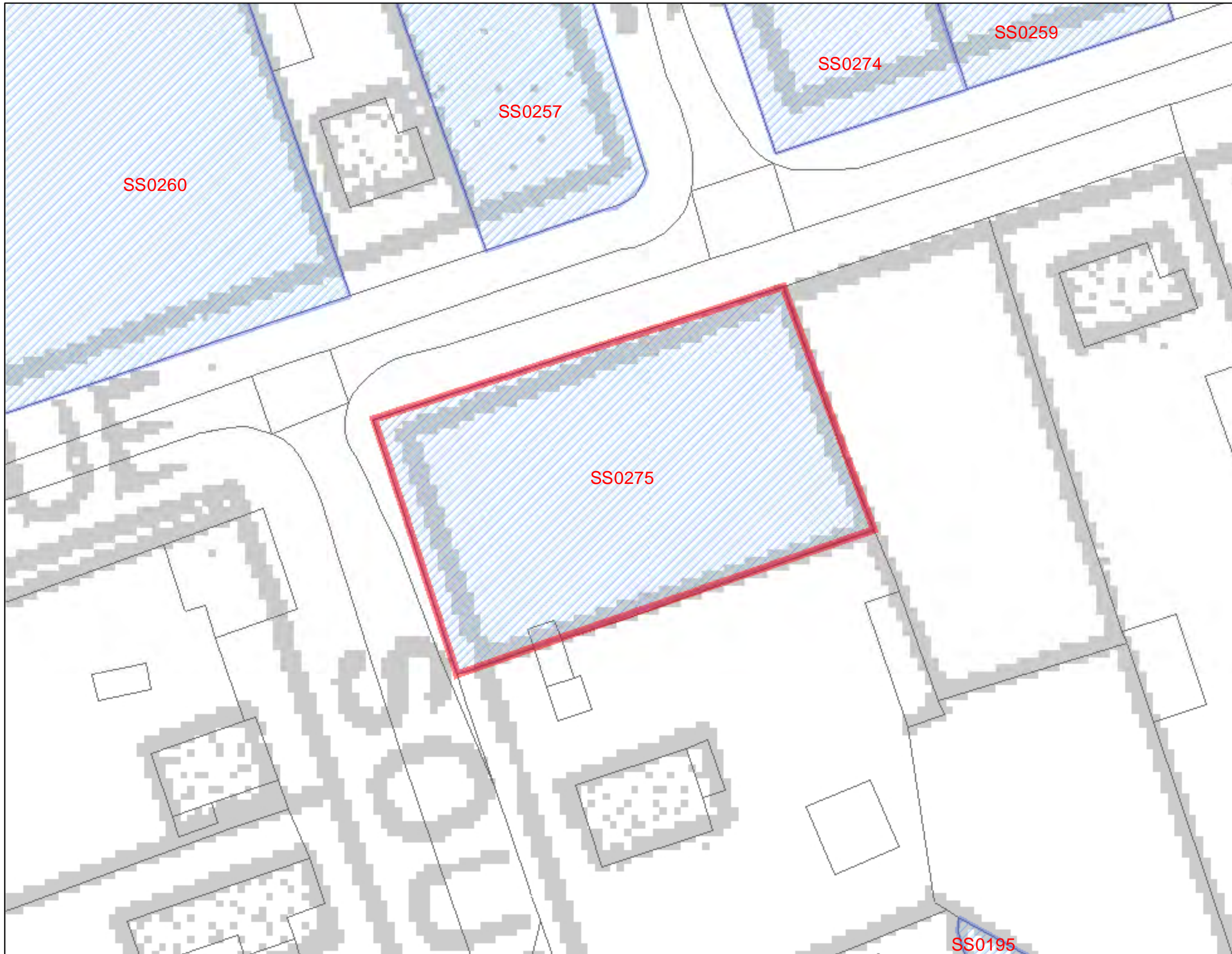


SHLAA Site Survey Form Part 1

| | | | | |
|---|-----------------------------|----------------------------------|--|---------------|
| Address: Land north of Sarjon at junction of Southbourne Grove and Studland Avenue, Wickford | Site Area: 0.09ha | Current Use: Grassland | Site Ref: SS0275 | |
| Description of Site (including planning status) Rectangular parcel of hedge enclosed grassland, located on the south side of Studland Avenue, Wickford at its junction with Southbourne Grove, in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Studland Avenue and Soutbourne Grove are narrow roads without footways. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: <ul style="list-style-type: none"> • BAS/0446/50 – Erection of two dwelling houses – Refused 1950 | | | Site Access: Southbourne Grove and Studland Avenue Access to Services | |
| Ownership: | - Public Body? | No | | |
| | - Private Individual? | Yes | | |
| | - Company? | No | | |
| | - Unknown? | No | | |
| Urban Area Site | No | | | |
| Green Belt Site | Yes | Area: 0.09ha | | |
| Greenfield Site | Yes | Area: 0.09ha | | |
| Previously Developed Land | No | | | |
| Site Constraints | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | |
| Scheduled Monument | Within | | Ancient Woodland | Within |
| | Part of | | | Part of Site |
| | Adj. To | | | Within Buffer |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Sites | Within |
| | Part of Site | | | Part of Site |
| | Within Buffer | | | Within Buffer |
| Local Nature Reserve (LNR) | Within | | Biodiversity Action Plan (BAP) Priority Habitat | Within |
| | Part of Site | | | Part of Site |
| | Within Buffer | | | Within Buffer |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | | | Protected Species Alert Area | |
| Washland | | | Protected Species Alert Area - 10m Buffer | |
| Marshes Protection Area | | | | |
| Existing, developed business/ industrial areas | Within | | Village Green & Common Land | |
| | Part of | | Ground Water Vulnerability Area | |
| | Adj. To | | | |
| Oil / Gas Pipelines | | | Conservation Area | Within |
| | | | | Adj. To |
| Electricity Pylons | | | Listed Buildings | Within |
| | | | | Adj. To |
| Immovable communications links | | | Potential Contaminated Land | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath (PRoW) | |

| | | | | |
|---|-----------------------------|----------------------------------|----------------------------|--|
| Address: Land north of Sarjon at junction of Southbourne Grove and Studland Avenue, Wickford | Site Area: 0.09ha | Current Use: Grassland | Site Ref: SS0275 | |
| | | TPO | | |
| | | Archaeological Finds Area | | |
| Highway issues: | | | | |
| Constraints (description): | | | | |
| Could the constraints be overcome? | | | | |
| What is the most suitable type of development for this site? | | | | |
| Site is not suitable for housing development x | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> 1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | |

SHLAA 2011/2012



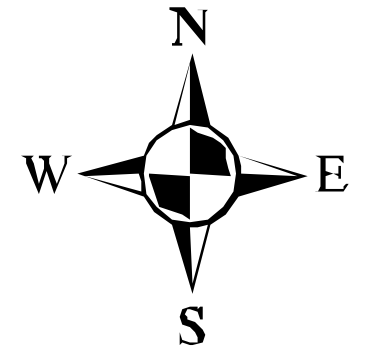
SS0275

SHLAA Site Survey Form Part 1

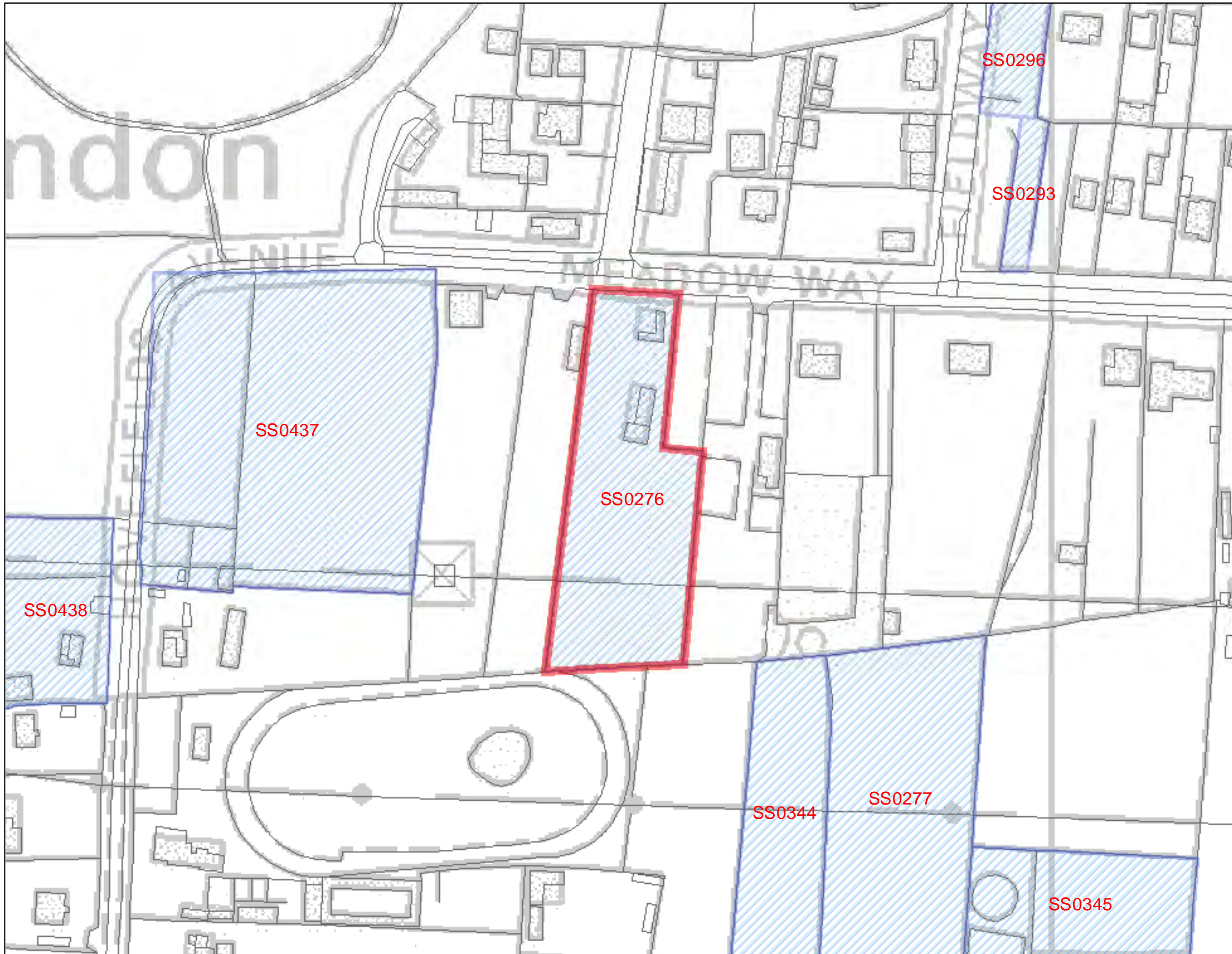
| | | | | | | |
|--|------------------------------|------------------------------------|---|------------------------------------|-----|----|
| Address: Thonycroft, Meadow Way, Wickford | Site Area: 0.45 Ha | Current Use: Residential | Site Ref.: SS0276 | | | |
| Description of Site (including planning status) Mainly rectangular shaped site located on the south side of Meadow Way, comprising a residential structure and several outbuildings, including an old mobile home. The site adjoins residential plots to the north, east and west. A green field and a pond exist to the south of the site. | | | Site Access: Meadow Way | | | |
| Access to Services (distance in m) Primary School: none within 600m; Secondary School: Bromfords within 1500m; GPs / Health Centre: none within 800m; Local Centre: none within 800m; Town Centre: none within 800m Public Open Space: some within 400m and 800m Bus Stop: none within 800m Railway Station: none within 1600m | | | | | | |
| Planning History <ul style="list-style-type: none"> ▪ CAR/3/75 – Caravan licence ▪ BAS/1193/75 – Siting of two caravans – Refused 01.10.1975, Appeal allowed subject to the condition the use ceases and the caravans be removed from the site on or before 31.12.1977 ▪ BAS/0945/78 – Extension to bungalow – Refused 22.09.1978 ▪ BAS/1381/86 – Detached dwelling house – Refused 29.01.1987 ▪ LDCBAS/0973/00 – Retention of structure for use as a single dwelling house – Granted 30.01.2001 ▪ 02/00561/FULL – Refused – Replacement bungalow; ▪ 00/00973/LDCBAS – Granted - Use Of Mobile Home As Permanent Dwelling; | | | | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | 0.45 Ha | | | | |
| Greenfield Site | Yes | 0.4 Ha | | | | |
| Previously Developed Land | Yes | 0.05 Ha | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 buffer | Yes | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | Yes | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |

| | | | | | |
|--|--|------------------------------|--|------------------------------------|----|
| Address: Thyncroft, Meadow Way, Wickford | | Site Area: 0.45 Ha | Current Use: Residential | Site Ref.: SS0276 | |
| Immovable communications links | | No | Potential Contaminated Land | B | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| Historic Environment record – No records | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site is within 800m of Existing Employment area as defined by 1998 Local Plan; ▪ The southern part of the site includes the “undevelopable areas” buffer of 24 Seven Transmission lines; ▪ Research of historical map data indicates that contamination is unlikely, however no detailed assessment has been made; ▪ Site is within a Protected Species Alert area; ▪ Green Belt designation. | | | | | |
| Could the constraints be overcome? Yes <ul style="list-style-type: none"> ▪ Existing employment buffer is not likely to be a particular constraint; furthermore the site is separated from the Existing employment area by the A127; ▪ Respect 24 Seven Transmission lines buffer. However this means that more than 50% (0.24 Ha) of the site will not be developable. ▪ Investigations of the site to ensure it is suitable for the use proposed. ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | | |
| What is the most suitable type of development for this site? Existing use or smallholding, | | | | | |
| Site is NOT suitable for housing development | | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not adjacent to the settlement boundary and is located some distance away from services and facilities, which will increase reliance on private vehicle usage, which would not be sustainable. Furthermore the Transport Assessment classified the site as contrary to the accessibility and sustainability policies. For these reasons the site is considered not suitable. | | | | | |
| Is site available for development? If yes, when? | | | No. Whilst the site submitted through the Call For Sites process, this was done so by the previous landowner. The new landowner details have not been provided and thus the site is unavailable. | | |

SHLAA 2011/2012



SS0276

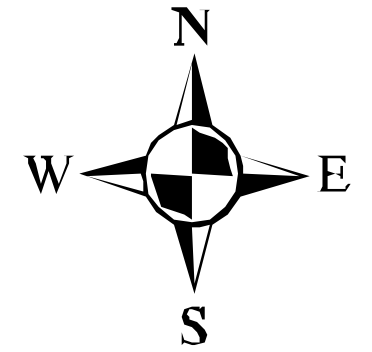
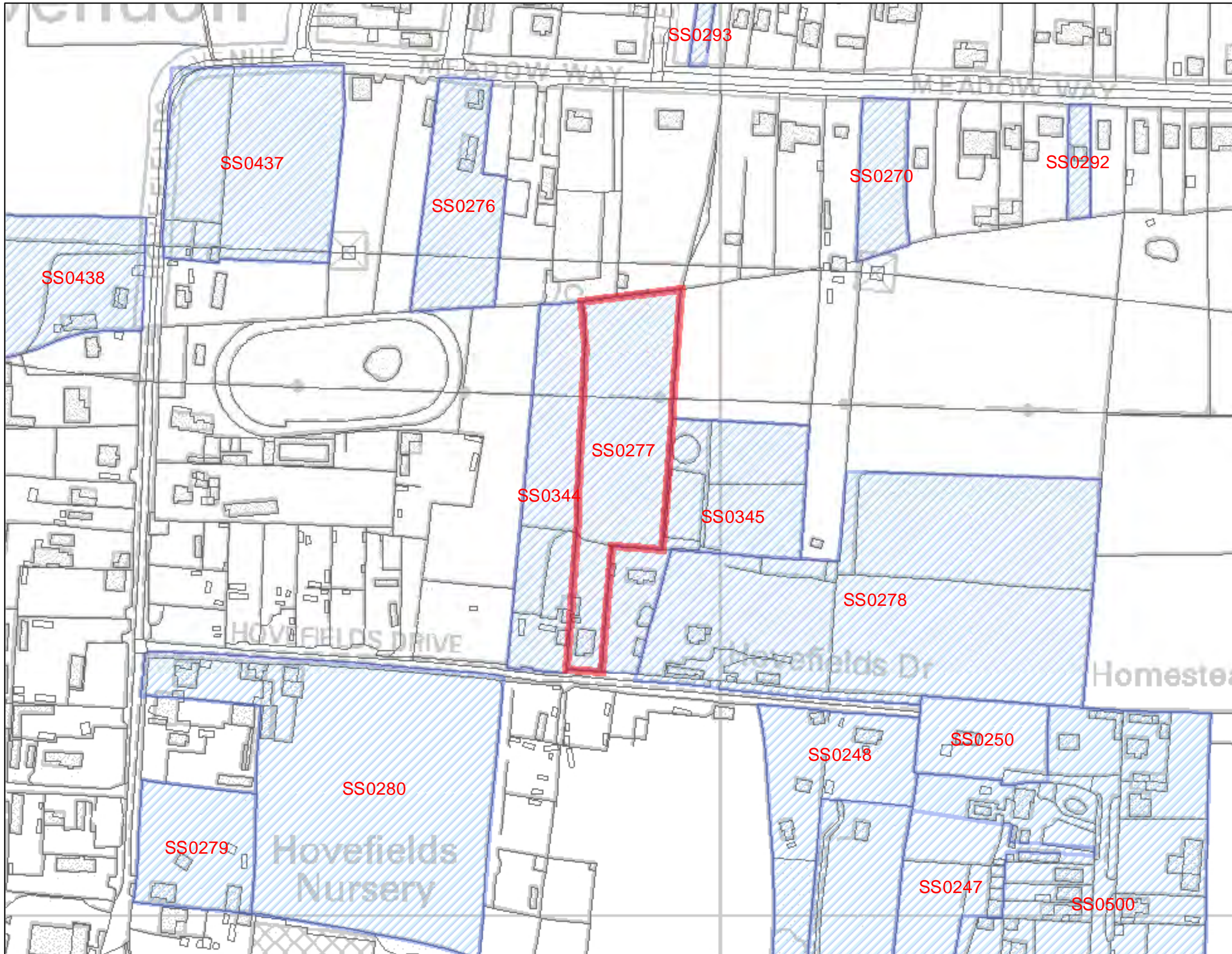


SHLAA Site Survey Form Part 1

| | | | | | |
|---|------------------------------|------------------------------------|--|---------------|-----|
| Address: Lyndale, Hovefields Drive, Wickford | Site Area: 0.76 Ha | Current Use: Residential | Site Ref.: SS0277 | | |
| Description of Site (including planning status) Large site in two rectangular parcels, one containing the dwelling and garden, the other being a large open field. The field has a row of power lines running through it, which may be removed in the near future. A dense hedgerow lies to the north of the plots. Surrounding uses are residential and open fields. BLDP – Green Belt. <u>Planning History</u> On the site: <ul style="list-style-type: none"> ▪ 96/00941/BAS – Granted – Replacement bungalow; ▪ ES/BIL/663/49 – Granted – Chimney addition; | | | Site Access: Hovefields Drive Access to Services (distance in m) Primary School: none within 600m; Secondary School: none within 1500m; GPs / Health Centre: none within 800m; Local Centre: none within 800m; Town Centre: none within 800m Public Open Space: some within 400m and 800m Bus Stop: within 800m Railway Station: none within 1600m | | |
| Ownership: | - Public Body? | No | | | |
| | - Private Individual? | Yes | | | |
| | - Company? | No | | | |
| | - Unknown? | No | | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | 0.76 Ha | | | |
| Greenfield Site | Yes | 0.71 Ha | | | |
| Previously Developed Land | Yes | 0.05 Ha | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 buffer | Yes | 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 | | Yes | Listed Buildings | Within | No |
| | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contaminated Land | B | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| | | | TPO | | No |

| | | | | |
|---|------------------------------|------------------------------------|-----------------------------|----|
| Address: Lyndale, Hovefields Drive, Wickford | Site Area: 0.76 Ha | Current Use: Residential | Site Ref.: SS0277 | |
| | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made where access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability. | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site is within 800m of Existing Employment area as defined by 1998 Local Plan; ▪ The northern part of the site includes the "undevelopable areas" buffer of 24 Seven Transmission lines; ▪ Research of historical map data indicates that contamination is unlikely, however no detailed assessment has been made; ▪ Site is within a Protected Species Alert area; ▪ Green Belt designation. | | | | |
| Could the constraints be overcome? Yes / No <ul style="list-style-type: none"> ▪ Existing employment buffer is not likely to be a particular constraint; furthermore the site is separated from the Existing employment area by the A127; ▪ Respect 24 Seven Transmission lines buffer. This means that about 10% (0.07 Ha) of the site will not be developable. ▪ Investigations of the site to ensure it is suitable for the use proposed. ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | |
| What is the most suitable type of development for this site? Current use. | | | | |
| Site is NOT suitable for housing development | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not adjacent to any established settlement boundary and therefore considered to be in an unsustainable locations and thus unsuitable for development. | | | | |
| Is site available for development? If yes, when? | | | | |
| Yes. This site was submitted through the Call For Sites process by the landowner. | | | | |

SHLAA 2011/2012



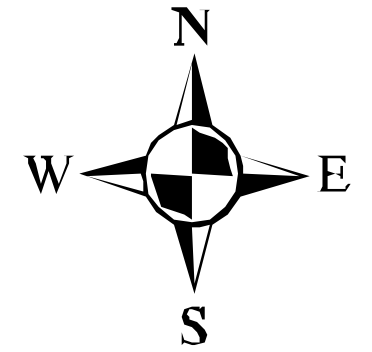
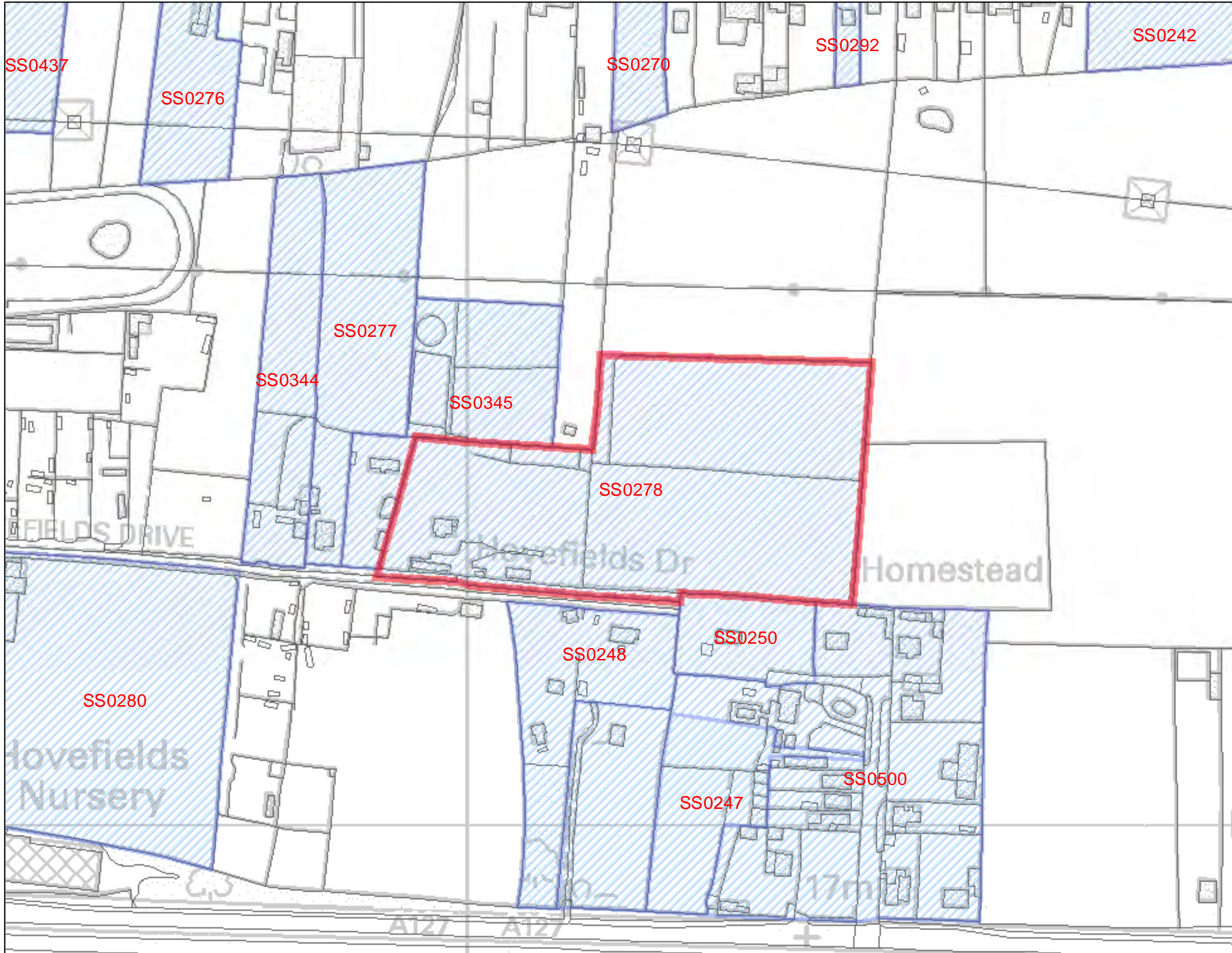
SS0277

SHLAA Site Survey Form Part 1

| | | | | | | |
|--|---------------------------|---------------------------------|--|---------------------------------|-----|----|
| Address: Redlands, Hovefields Drive, Wickford | Site Area: 2.29 Ha | Current Use: Residential | Site Ref.: SS0278 | | | |
| Description of Site (including planning status) Site composed by 2 rectangles. Western part comprises a house and garden. Eastern part is open grass land. Site has high fencing and gates which prevent access to the property and prevent access to Hovefields Drive. Hedgerows separate the sites from surroundings, and also split the site into 2. Trees are present on the western part. The site is surrounded by housing and open fields. <u>Planning History</u> On the site: <ul style="list-style-type: none"> ▪ BAS/413/88 – Refused – Erection of a bungalow; ▪ BAS/1352 – Refused – Home for retired greyhounds; ▪ BAS/1034/81 – Refused – Retention of dwelling and buildings; ▪ BAS/1491/81 – Refused – Retention of dwelling and buildings; | | | Site Access: Hovefields Drive Access to Services (distance in m) Primary School: none within 600m; Secondary School: none within 1500m; GPs / Health Centre: none within 800m; Local Centre: none within 800m; Town Centre: none within 800m; Public Open Space: some within 800m; Bus Stop: none within 800m Railway Station: none within 1600m | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | 2.29 Ha | | | | |
| Greenfield Site | Yes | 0.06 Ha | | | | |
| Previously Developed Land | Yes | 2.23 Ha | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 buffer | Yes | 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 | | |

| | | | | | |
|--|--|------------------------------|---|-----------------------------|----|
| Address: Redlands, Hovefields Drive, Wickford | | Site Area: 2.29 Ha | Current Use: Residential | Site Ref.: SS0278 | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes; however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site is within 800m of Existing Employment area as defined by 1998 Local Plan; ▪ Research of historical map data indicates that contamination is unlikely, however no detailed assessment has been made; ▪ Site is within a Protected Species Alert area; ▪ Green Belt designation. | | | | | |
| Could the constraints be overcome? <ul style="list-style-type: none"> ▪ Existing employment buffer is not likely to be a particular constraint; furthermore the site is separated from the Existing employment area by the A127; ▪ An investigation of the site to ensure it is suitable for the use proposed. ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | | |
| What is the most suitable type of development for this site? | | | | | |
| Site is NOT suitable for housing development | | | | | |
| Reason(s) why site is / is not suitable for` housing: The site is not adjacent to any established settlement boundary and therefore considered to be in an unsustainable locations and thus unsuitable for development. | | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner. | | |

SHLAA 2011/2012



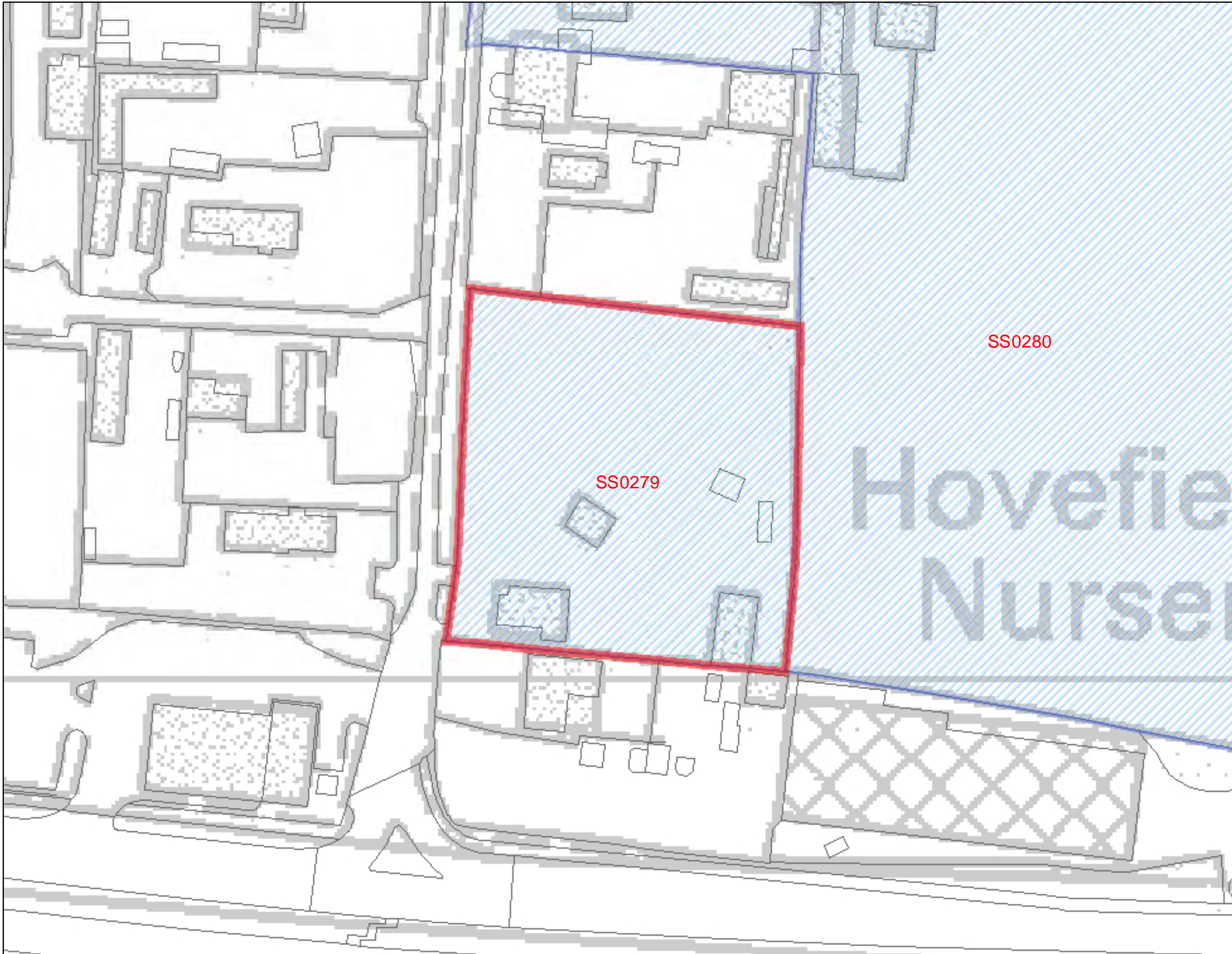
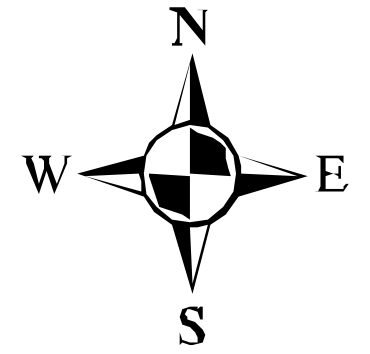
SS0278

SHLAA Site Survey Form Part 1

| | | | | | |
|---|-----------------------------|------------------------------------|---|-----------------------------|-----|
| Address: Auckland, Hovefields Avenue, Wickford | Site Area: 0.39Ha | Current Use: Residential | Site Ref.: SS0279 | | |
| Description of Site (including planning status) Square shape site containing one housing, outbuildings and garden. Contains a few substantial trees and hedgerows separate the sites from surroundings. The site is surrounded by houses at North and South, gypsy site opposite, and open land at east. <u>Planning History</u> On the site: <ul style="list-style-type: none"> ▪ 00/00261/LDCBAS – Granted – Continued Use Of Workshop For The Repair And Restoration And Rebuilding Of Old Cars And Ancillary Parking; ▪ 8/83 – Pending decision – Double garage; | | | Site Access: Hovefields Avenue Access to Services (distance in m) Primary School: none within 600m; Secondary School: none within 1500m; GPs / Health Centre: none within 800m; Local Centre: none within 800m; Town Centre: none within 800m; Public Open Space: some within 800m; Bus Stop: none within 800m Railway Station: none within 1600m | | |
| Ownership: | - Public Body? | No | | | |
| | - Private Individual? | Yes | | | |
| | - Company? | No | | | |
| | - Unknown? | No | | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | 0.39 Ha | | | |
| Greenfield Site | Yes | 0.05 Ha | | | |
| Previously Developed Land | Yes | 0.34 Ha | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 buffer | Yes | | Village Green & Common Land | |
| | Part of | No | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No |
| | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | Within | No |
| | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contaminated Land | C | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| | | | TPO | | No |

| | | | | |
|---|-----------------------------|------------------------------------|-----------------------------|----|
| Address: Auckland, Hovefields Avenue, Wickford | Site Area: 0.39Ha | Current Use: Residential | Site Ref.: SS0279 | |
| | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability. | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site is within 800m of Existing Employment area as defined by 1998 Local Plan; ▪ Likely existence of contamination, however no detailed assessment has been made; ▪ Part of the site is within the 10m buffer of a Protected Species Alert area; ▪ Green Belt designation. | | | | |
| Could the constraints be overcome? <ul style="list-style-type: none"> ▪ Existing employment buffer is not likely to be a particular constraint; furthermore the site is separated from the Existing employment area by the A127; ▪ Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures; ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | |
| What is the most suitable type of development for this site? Current use | | | | |
| Site is NOT suitable for housing development x | | | | |
| Reason(s) why site is / is not suitable for housing: Site lies within a residential plotland enclave. The site also lies within the Green Belt which serves a strategic function of separating Basildon and Wickford and has poor highway access beyond the established Basildon settlement boundary formed by the A127 and industrial areas. The site is remote from local services, public transport in the adjacent settlement due to the A127 which acts as a physical barrier and any other significant residential development. To develop here would undermine the green belt and the primarily undeveloped location. | | | | |
| Is site available for development? If yes, when? | | | | |
| Yes. This site was submitted through the Call For Sites process by the landowner. | | | | |

SHLAA 2011/2012



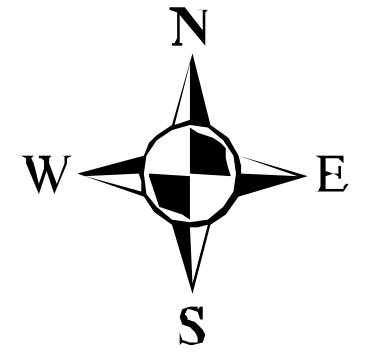
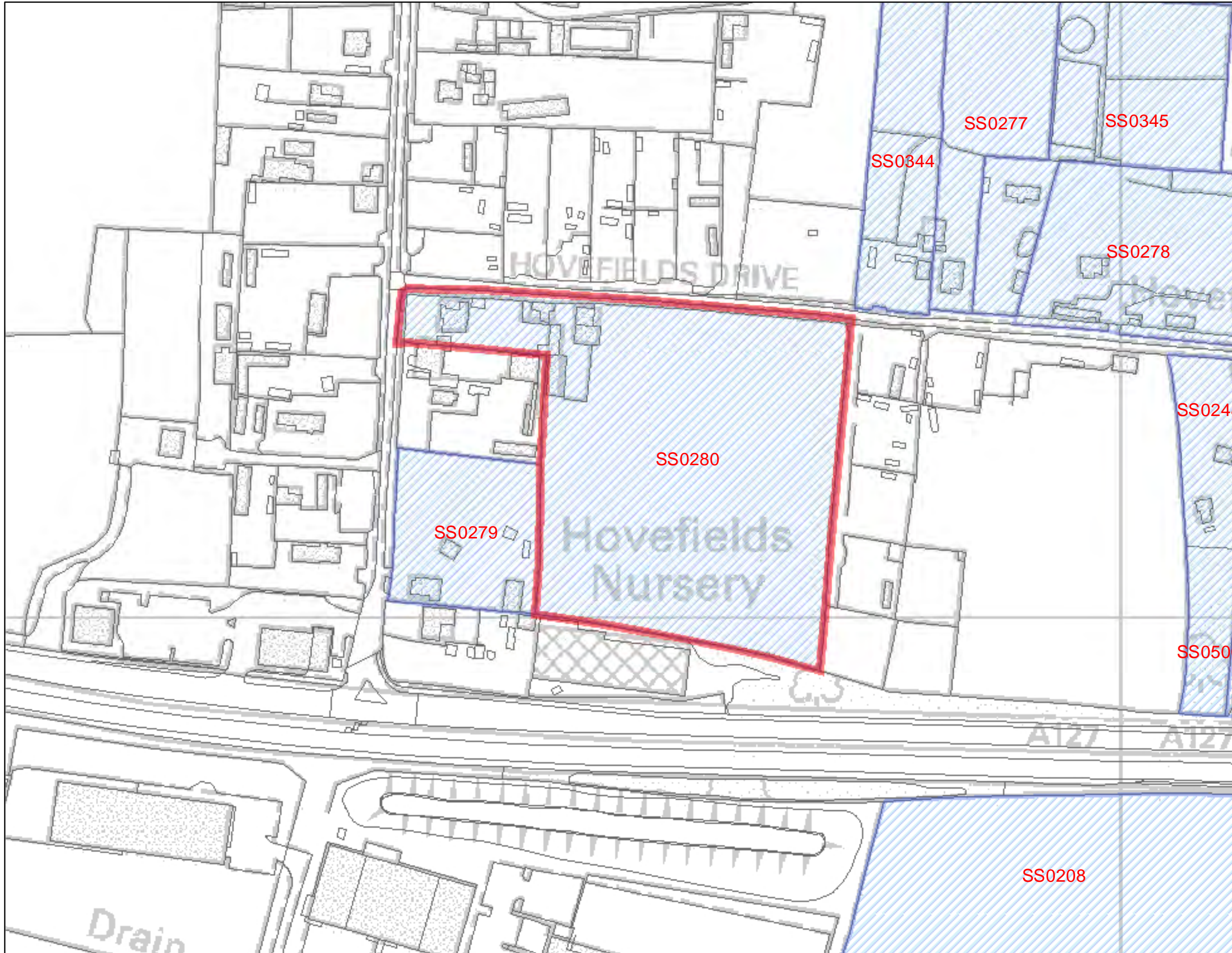
SS0279

SHLAA Site Survey Form Part 1

| | | | | | | |
|--|------------------------------|--|---|---------------------------------|-----|----|
| Address: Sunnysdene Farm, Hovefields Avenue, Wickford | Site Area: 1.92 Ha | Current Use: Residential and open field. | Site Ref.: SS0280 | | | |
| Description of Site (including planning status) Site combines a narrow site containing a dwelling (Sunnysdene Farm), garden and outbuildings (including stables), with a large open field to the east. Hedgerows separate the sites from surroundings. Opposite the site are former gypsy sites to the north and east, with dwellings to the west and a garden centre to the south (beyond which is the A127). The area is generally rural in character. <u>Planning History</u> On the site: <ul style="list-style-type: none"> ▪ ES/BAS/848/61 – Granted – Extensions; ▪ 03/00127/FULL – Single storey rear extension; | | | Site Access: Hovefields Avenue Access to Services (distance in m) Primary School: none within 600m; Secondary School: none within 1500m; GPs / Health Centre: none within 800m; Local Centre: none within 800m; Town Centre: none within 800m; Public Open Space: some within 800m; Bus Stop: none within 800m Railway Station: none within 1600m | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | 1.92 Ha | | | | |
| Greenfield Site | Yes | 1.79 Ha | | | | |
| Previously Developed Land | Yes | 0.13 Ha | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 buffer | Yes | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |

| | | | | | |
|---|--|------------------------------|--|-----------------------------|----|
| Address: Sunnysdene Farm, Hovefields Avenue, Wickford | | Site Area: 1.92 Ha | Current Use: Residential and open field. | Site Ref.: SS0280 | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site is within 800m of Existing Employment area as defined by 1998 Local Plan; ▪ Likely existence of contamination, however no detailed assessment has been made; ▪ Part of the site is within the 10m buffer of a Protected Species Alert area; ▪ Green Belt designation. | | | | | |
| Could the constraints be overcome? Yes / No <ul style="list-style-type: none"> ▪ Existing employment buffer is not likely to be a particular constraint; furthermore the site is separated from the Existing employment area by the A127; ▪ Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures; ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | | |
| What is the most suitable type of development for this site? Current use | | | | | |
| Site is NOT suitable for housing development x | | | | | |
| Reason(s) why site is / is not suitable for housing: Site lies within a residential plotland enclave. The site also lies within the Green Belt which serves a strategic function of separating Basildon and Wickford and has poor highway access beyond the established Basildon settlement boundary formed by the A127 and industrial areas. The site is remote from local services, public transport in the adjacent settlement due to the A127 which acts as a physical barrier and any other significant residential development. To develop here would undermine the green belt and the primarily undeveloped location. | | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner | | |

SHLAA 2011/2012

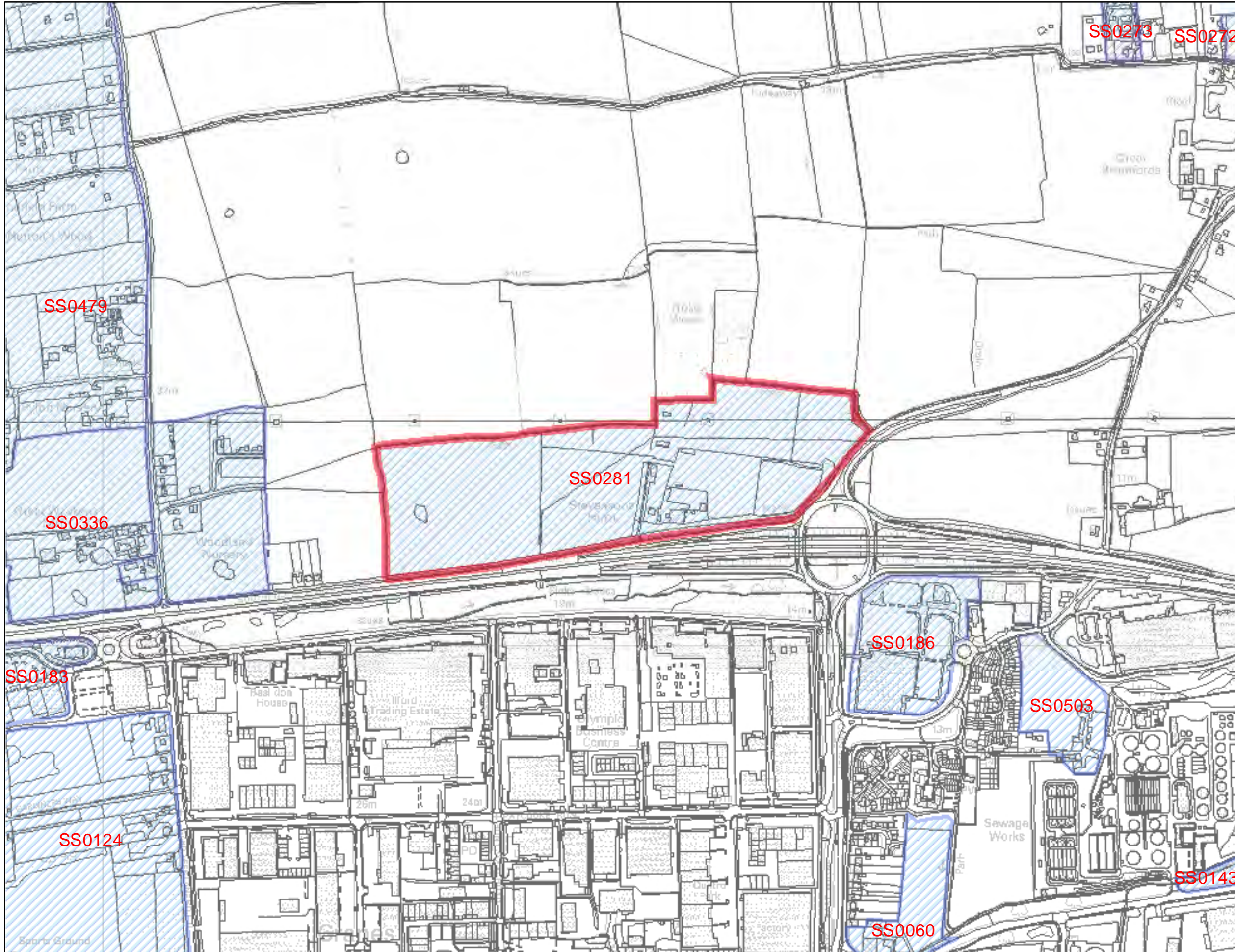


SS0280

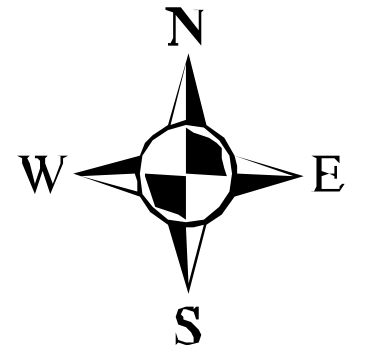
SHLAA Site Survey Form Part 1

| | | | | | |
|---|---------------|------------------------------|---|-----------------------------|-----|
| Address: Land at Stevensons Farm, North of Arterial Road and West of A132, Wickford. | | Site Area: 16.5 Ha | Current Use: Farm and Agricultural Land | Site Ref.: SS0281 | |
| Description of Site (including planning status) Almost rectangular shaped site comprising a farm and agricultural land on north side of the A127, Nevendon, Wickford. The eastern part of the site is used for car boot sales. The site is surrounded by other agricultural land and by A127 to the South and Nevendon Road (A132) to the East. <u>Planning History</u> On the site: <ul style="list-style-type: none"> 11/00433/FULL – Pending Consideration – Removal/demolition of existing structures and redevelopment to provide a rehoming centre for dogs including new houses for staff, internal roads and paths, exercise runs, fences and boundary treatment, as well as landscaping; 91/01322/FULL – Granted – General livestock building incorporating stables and storage 90/00585/FULL – Vehicular access; 90/00930/FULL – Granted – New access; 95/01067/BAS – Refused – Change Of Use Of Land To Be Used For Car Boot Sales And The Provision Of An Acceleration Lane To The Slip Road Of The A127; In the vicinity: <ul style="list-style-type: none"> 94/00028/BAS – Pending Decision – Erection Of Hay/straw Barn 05/00254/OUT – Refused – Detached – Detached 3 bed bungalow; | | | Site Access: Southend Arterial Road and Nevendon Road Access to Services (distance in m) Primary School: none within 600m; Secondary School: Bromfords within 1500m; GPs / Health Centre: none within 800m; Local Centre: some within 800m; Town Centre: none within 800m; Public Open Space: some within 400m and within 800m; Bus Stop: none within 800m; Railway Station: none within 1600m; | | |
| Ownership: | | - Public Body? | No | | |
| | | - Private Individual? | No | | |
| | | - Company? | Yes | | |
| | | - Unknown? | No | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | 16.5 Ha | | | |
| Greenfield Site | Yes | 15.8 Ha | | | |
| Previously Developed Land | Yes | 0.7 Ha | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | Yes |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | Yes |
| Flood Zone | | No | Protected Species Alert Area | | Yes |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes |
| Marshes Protection Area | | No | | | |
| Existing, developed business/ industrial areas | Within buffer | Yes | Village Green & Common Land | | No |
| | Part of | No | | | |

| | | | | | |
|--|---------|------------------------------|--|-----------------------------|-----|
| Address: Land at Stevensons Farm, North of Arterial Road and West of A132, Wickford. | | Site Area: 16.5 Ha | Current Use: Farm and Agricultural Land | Site Ref.: SS0281 | |
| | Adj. To | No | Ground Water Vulnerability Area | | Yes |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No |
| | | | | Adj. To | No |
| Electricity Pylons | | Yes | Listed Buildings | Within | No |
| | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contaminated Land | C | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | Yes |
| Historic Environment Record – No records | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the site as Red: Contrary to general policy DM1 and DM9 accessibility and sustainability. Contrary to DM2 access to strategic road network. Contrary to DM7 design standard and technical feasibility. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site is within 800m of Existing Employment area as defined by 1998 Local Plan; ▪ The northern part of the site includes the “undevelopable areas” buffer of 24 Seven Transmission lines; ▪ The site is adjacent to LoWS (Ba38 Noke Wood), UK BAP (Lowland Mixed Deciduous Woodland) and within their 100m buffer; ▪ The site is within a Ground Water Vulnerability area: minor aquifer – intermediate vulnerability and minor aquifer – high vulnerability; ▪ Possible existence of contamination, however no detailed assessment has been made; ▪ A footpath runs along the northern boundary; ▪ The site includes and is adjacent to Protected Species Alert areas; ▪ Also there are no TPOs on the site, there is a large TPO area adjacent to the site; ▪ Green Belt designation. | | | | | |
| Could the constraints be overcome? <ul style="list-style-type: none"> ▪ Existing employment buffer is not likely to be a particular constraint; furthermore the site is separated from the Existing employment area by the A127; ▪ Respect 24 Seven Transmission lines buffer. However this means that about 2.7 Ha of the site will not be developable. ▪ Ecological impact assessment and mitigation measures to protect LoWS, Priority Habitat, and protected species; ▪ Mitigation and investigation over Ground Water vulnerability Area. ▪ Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures; ▪ Either relocate the footpath or incorporate it into the design of the development; ▪ Review of Green Belt designation and review of the function of the green belt | | | | | |
| What is the most suitable type of development for this site? Current use, farmland, woodland, open space | | | | | |
| Site is NOT suitable for housing development | | | | | |
| Reason(s) why site is / is not suitable for housing: Site is arguably adjacent to settlement boundary but robustly separated from it by the A127 which acts as a physical barrier. In addition to this, there are other physical constraints, including transport issues, which deem this site unsuitable at this time. | | | | | |
| Is site available for development? If yes, when? | | | Yes. The site was submitted by the landowner through the call for sites process. | | |



SHLAA 2011/2012



SS0281

SHLAA Site Survey Form Part 1

| | | | | | |
|---|------------------------------|------------------------------------|---|---------------|----|
| Address: Morbec Farm, Arterial Road, Wickford | Site Area: 6.14 Ha | Current Use: Residential | Site Ref.: SS0282 | | |
| Description of Site (including planning status) Approximately rectangular site to the north of the A127 close to the A130 overpass. The site is a residential property with generous grounds. It contains a small number of buildings and is well landscaped with a number of substantial trees, particularly along the boundaries. The site is surrounded by agricultural land to the North and West, light industrial premises associated with Morbec Farm to the East and farmland to the south, on the other side of the A127. The land has a slight incline to the north. | | | Site Access: Southend Arterial Road Access to Services (distance in m) Primary School: none within 600m; Secondary School: none within 1500m; GPs / Health Centre: none within 800m; Local Centre: none within 800m; Town Centre: none within 800m; Public Open Space: none within 400 or 800m; Bus Stop: none within 800m; Railway Station: none within 1600m; | | |
| Planning History <ul style="list-style-type: none"> ▪ (Within part of the site) 05/00716/FULL – Not determined – Erection of detached annexe for staff accommodation and single storey rear extension to dwelling. In the immediate vicinity (related to Morbec Farm): <ul style="list-style-type: none"> ▪ 99/00243/TEL – No Objection – 15 metre tower mast, compound area, equipment cabin, fencing; ▪ 99/00243/TELBAS – Erection Of 15 Metre Tower Mast, Compound Area Equipment Cabin & Fencing; ▪ 95/00635/BAS – Pending Consideration – Retention Of Shed For Storage Of Tractor And Other Landscaping Equipment; ▪ 95/00636/BAS – Granted – Change Of Use Of Former Agricultural Buildings To Use Within Classes B1, B2 And B8 Of The Town And Country Planning (use Classes Order) 1987; ▪ BAS/272/83 – Refused – Alterations and additions; ▪ BAS/980/82 – Refused – Dwelling house ▪ BAS/1846/78 – Refused – Covered swimming pool; ▪ BAS/500/74 – Granted – Extension; ▪ BAS/669/73 – Pending Consideration – Alterations to bungalow; ▪ T/BAS/678/66 – Pending Consideration – Extension to be used as grain store; ▪ 06/00091/FULL – Refused – Extension to existing vehicular access; ▪ BAS/746/76 – Granted – Replacement garage; | | | | | |
| Ownership: | | - Public Body? | No | | |
| | | - Private Individual? | Yes | | |
| | | - Company? | No | | |
| | | - Unknown? | No | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | 6.14 Ha | | | |
| Greenfield Site | Yes | 5.61 Ha | | | |
| Previously Developed Land | Yes | 0.53 Ha | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No |
| | Part of Site | No | | Part of Site | No |

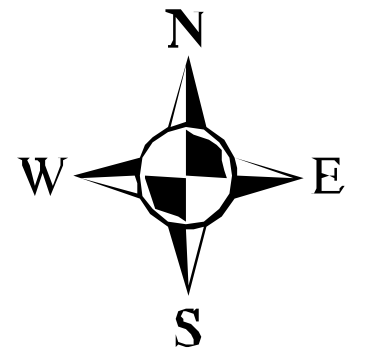
| | | | | | |
|---|---------------|--|--|-----------------------------|-----|
| Address: Morbec Farm, Arterial Road, Wickford | | Site Area: 6.14 Ha | Current Use: Residential | Site Ref.: SS0282 | |
| | Within Buffer | Yes | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | No |
| Flood Zone | Yes | If yes, Zone 3? <input checked="" type="checkbox"/> | Protected Species Alert Area | | Yes |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes |
| Marshes Protection Area | | No | | | |
| Existing, developed business/ industrial areas | Within | No | | Village Green & Common Land | |
| | Part of | No | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | No |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No |
| | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | Within | No |
| | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contaminated Land | C | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Red: Contrary to general policy DM1 and DM9 accessibility and sustainability. Contrary to DM2 access to strategic road network. Contrary to DM7 design standard and technical feasibility. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site is within the 5km buffer of Crouch & Roach Estuaries (Mid-Essex Coast Phase 3) RAMSAR (UK11016) and SPA (UK9009244) and Essex Estuaries SAC (UK0013690); ▪ A small part of the site at western boundary falls within Flood Zone 2 (0.09 Ha) and Flood Zone 3 (0.04 Ha); ▪ Likely existence of contamination, however no detailed assessment has been made; ▪ The site includes and is adjacent to Protected Species Alert areas; ▪ Green Belt designation. | | | | | |
| Could the constraints be overcome? <ul style="list-style-type: none"> ▪ Adaptation and mitigation measures to ensure protection of RAMSAR, SPA and SAC; ▪ Application of PPS25 Sequential Test (using Level 1 SFRA report); ▪ Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures; ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | | |
| What is the most suitable type of development for this site? Residential | | | | | |
| Site is NOT suitable for housing development | | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not adjacent to the settlement boundary and is located too far away from services and facilities, this will increase the use of cars which makes the location of this site not sustainable. Furthermore the Transport Assessment classified the site as contrary to the accessibility and sustainability policies. | | | | | |

| | | | | |
|---|------------------------------|------------------------------------|------------------------------------|--|
| Address: Morbec Farm, Arterial Road, Wickford | Site Area: 6.14 Ha | Current Use: Residential | Site Ref.: SS0282 | |
|---|------------------------------|------------------------------------|------------------------------------|--|

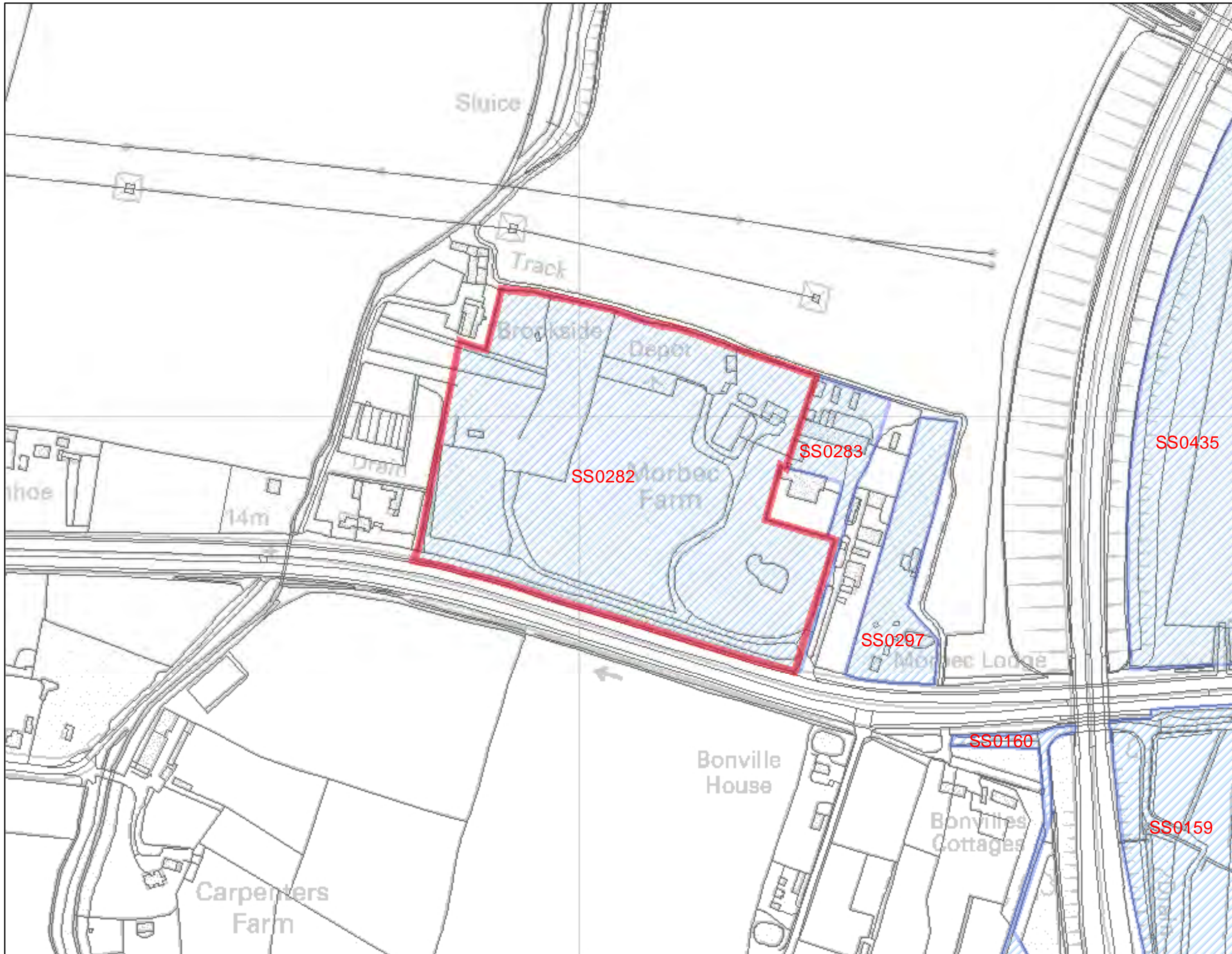
For these reasons the site is considered NOT SUITABLE.

| | |
|---|---|
| Is site available for development? If yes, when? | Yes. The site was put forward as part of the Call for Sites process by the landowner. |
|---|---|

SHLAA 2011/2012



SS0282



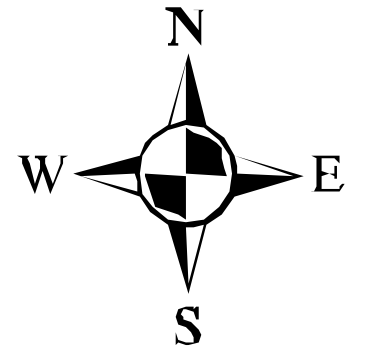
SHLAA Site Survey Form Part 1

| | | | | | | |
|--|----------------------------|---|---|---------------------------------|-----|----|
| Address: Land at East of Morbec Farm, Arterial Road, Wickford | Site Area: 0.5Ha | Current Use: Light industrial, yard space | Site Ref.: SS0283 | | | |
| Description of Site (including planning status) The site is composed of a square site at the end of a long, narrow access road. The site is light industrial. It contains a number of large buildings around a hardstanding courtyard. Although the wider site area appears to be a contiguous business area, a number of other uses around the submitted site are not included. There are electricity lines passing through the site and it has a slight upward gradient to the north. The site is surrounded by agricultural lands at the North, housing at West, and light industrial premises at East and the A127 at South. <u>Planning History</u> On the site: <ul style="list-style-type: none"> ▪ No planning application; | | | Site Access: Southend Arterial Road Access to Services (distance in m) Primary School: none within 600m; Secondary School: none within 1500m; GPs / Health Centre: none within 800m; Local Centre: none within 800m; Town Centre: none within 800m; Public Open Space: none within 400 or 800m; Bus Stop: none within 800m; Railway Station: none within 1600m; | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | 0.5 Ha | | | | |
| Greenfield Site | No | | | | | |
| Previously Developed Land | Yes | 0.5 Ha | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |

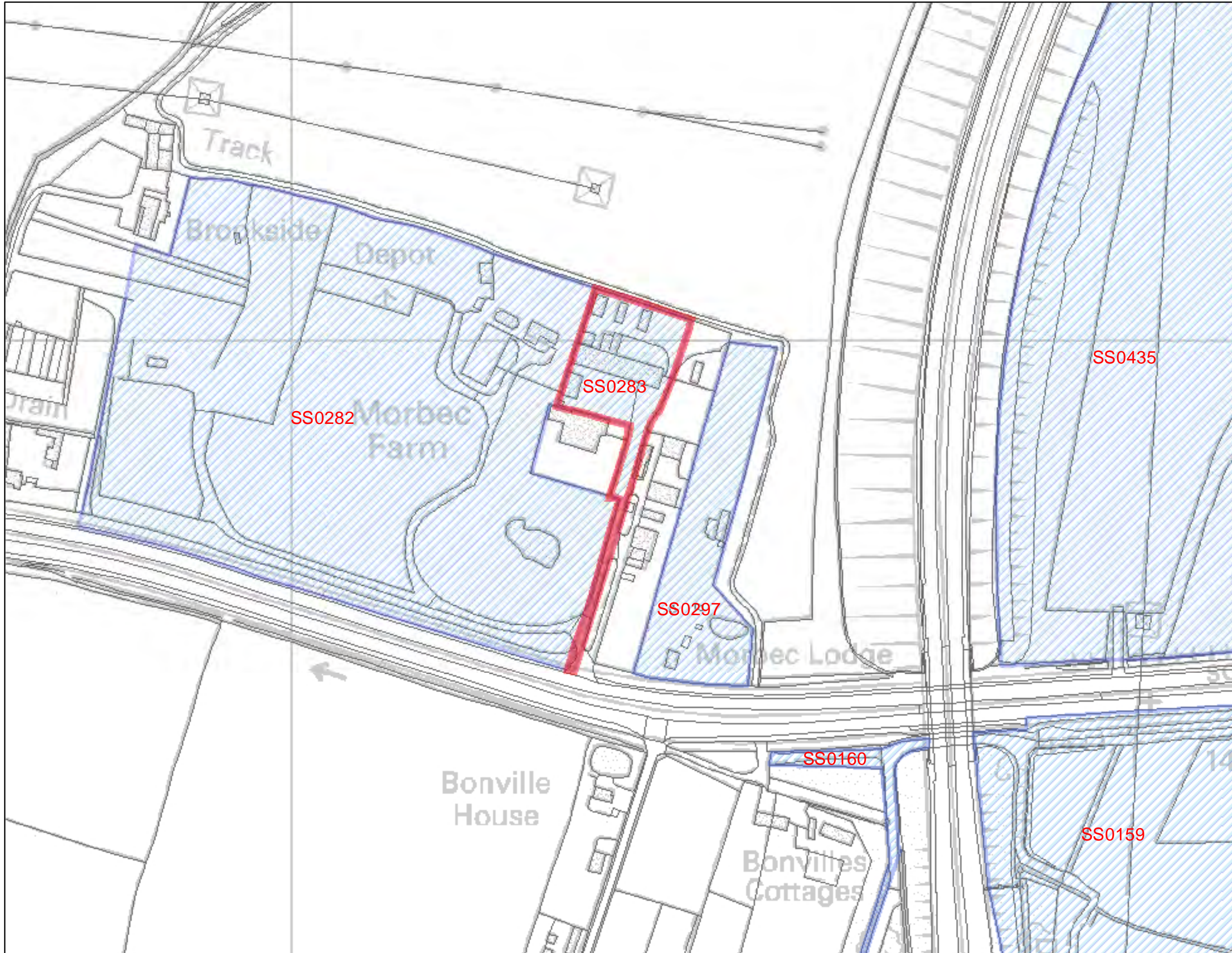
| | | | | | |
|---|--|----------------------------|---|------------------------------------|----|
| Address: Land at East of Morbec Farm, Arterial Road, Wickford | | Site Area: 0.5Ha | Current Use: Light industrial, yard space | Site Ref.: SS0283 | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Red: Contrary to general policy DM1 and DM9 accessibility and sustainability. Contrary to DM2 access to strategic road network. Contrary to DM7 design standard and technical feasibility. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site is within the 5km buffer of Crouch & Roach Estuaries (Mid-Essex Coast Phase 3) RAMSAR (UK11016) and SPA (UK9009244) and Essex Estuaries SAC (UK0013690); ▪ Likely existence of contamination, however no detailed assessment has been made; ▪ The site is within the 10m buffer of Protected Species Alert areas; ▪ Green Belt designation. | | | | | |
| Could the constraints be overcome? <ul style="list-style-type: none"> ▪ Adaptation and mitigation measures to ensure protection of RAMSAR, SPA and SAC; ▪ Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures; ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | | |
| What is the most suitable type of development for this site? Residential | | | | | |
| Site is NOT suitable for housing development | | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not adjacent to the settlement boundary and is located too far away from services and facilities, this will increase the use of cars which makes the location of this site not sustainable. Furthermore the Transport Assessment classified the site as contrary to the accessibility and sustainability policies. For these reasons the site is considered NOT SUITABLE. | | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner. | | |

Land East of Morbec Farm

SHLAA 2011/2012



SS0283



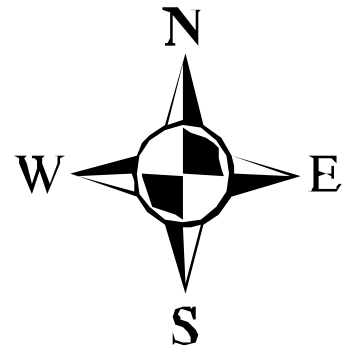
SHLAA Site Survey Form Part 1

| | | | | | | | | | | | | |
|---|---------------|------------------------------|--|---------------------------------|----------------|-----|-----------------------|-----|------------|----|------------|----|
| Address: Lorraine Cottage, Upper Park Road, Wickford | | Site Area: 0.19 Ha | Current Use: Residential | Site Ref.: SS0284 | | | | | | | | |
| Description of Site (including planning status) Irregular shaped site located on the east side of Upper Park Road, comprising a semi-detached bungalow and hedge enclosed garden with domestic outbuildings . The site is adjacent to two other dwellings to the North, public open space to the south and east and grazing land to the west. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998 Planning History : <ul style="list-style-type: none"> • BAS/1608/80 – Porch – Granted 07.10.1980 • BAS/0245/69 – Pair of semi-detached houses – Refused 30.05.1969 • BAS/1265/82 – Bungalow to chalet – Refused 20.10.1982 | | | Site Access: Upper Park Road Access to Services (distance in m) Primary School: none within 600m; Secondary School: Bromfords within 1500m; GPs / Health Centre: none within 800m; Local Centre: some within 800m; Town Centre: none within 800m; Public Open Space: some adjacent and within 400m and within 800m; Bus Stop: within 400m; Railway Station: none within 1600m; | | | | | | | | | |
| | | | Ownership: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 30%;">- Public Body?</td><td style="width: 70%;">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 | | | | | | | | | | | |
| Urban Area Site | | No | | | | | | | | | | |
| Green Belt Site | | Yes | 0.19 Ha | | | | | | | | | |
| Greenfield Site | | Yes | 0.14 Ha | | | | | | | | | |
| Previously Developed Land | | Yes | 0.05 Ha | | | | | | | | | |
| Site Constraints | | | | | | | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | | | | | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | | | | | | | |
| | Part of | No | | Part of Site | No | | | | | | | |
| | Adj. To | No | | Within Buffer | No | | | | | | | |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 | | Yes | | | | | | | |
| Marshes Protection Area | | No | | | | | | | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | | | | | | | |
| | Part of | No | | Ground Water Vulnerability Area | | Yes | | | | | | |
| | Adj. To | No | | | | | | | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | | | | | | | |
| | | | | Adj. To | No | | | | | | | |
| Electricity Pylons | | No | Listed Buildings | Within | No | | | | | | | |
| | | | | Adj. To | No | | | | | | | |
| Immovable communications links | | No | Potential Contaminated Land | C | | | | | | | | |

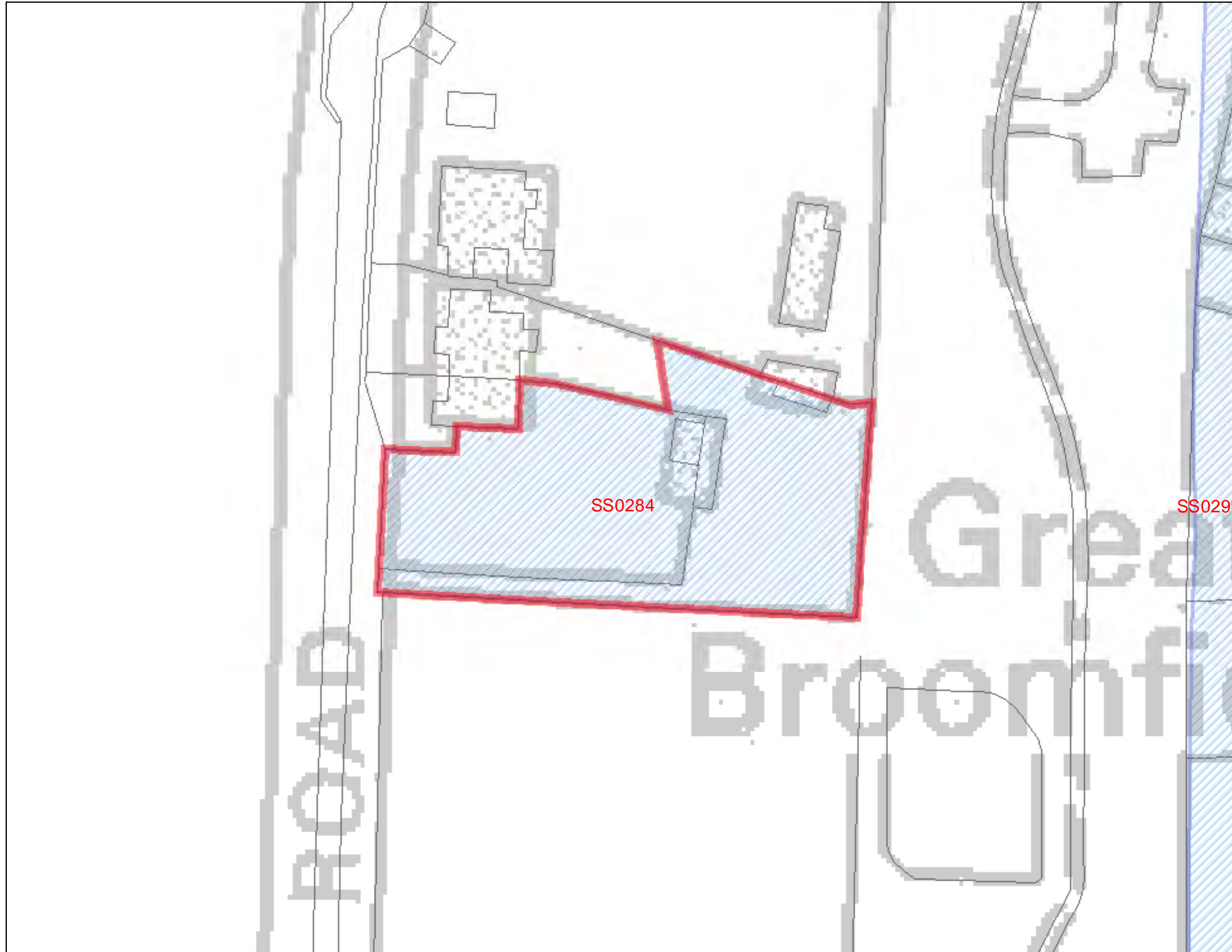
| | | | | | |
|---|--|------------------------------|---|-----------------------------|----|
| Address: Lorraine Cottage, Upper Park Road, Wickford | | Site Area: 0.19 Ha | Current Use: Residential | Site Ref.: SS0284 | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site is partly (0.07 Ha – 37%) within the 5km buffer of Crouch & Roach Estuaries (Mid-Essex Coast Phase 3) RAMSAR (UK11016) and SPA (UK9009244) and Essex Estuaries SAC (UK0013690); ▪ Likely existence of contamination, however no detailed assessment has been made; ▪ The site is within a Ground Water Vulnerability area: minor aquifer – intermediate vulnerability; ▪ The site is within the 10m buffer of Protected Species Alert areas; ▪ Green Belt designation. | | | | | |
| Could the constraints be overcome? Yes / No <ul style="list-style-type: none"> ▪ Adaptation and mitigation measures to ensure protection of RAMSAR, SPA and SAC or exclude this part of the site; ▪ Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures; ▪ Mitigation and investigation over Ground Water vulnerability Area; ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | | |
| What is the most suitable type of development for this site? Residential | | | | | |
| Site is NOT suitable for housing development | | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not directly adjacent to the settlement boundary and is separated to it by a site which has not been submitted; The Transport Assessment classified the site as contrary to the accessibility and sustainability policies; The Nevendon area acts as separation buffer between Wickford and Basildon. For these reasons the suite is considered not suitable | | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner. | | |

Lorraine Cottage, Upper Park Road

SHLAA 2011/2012



SS0284



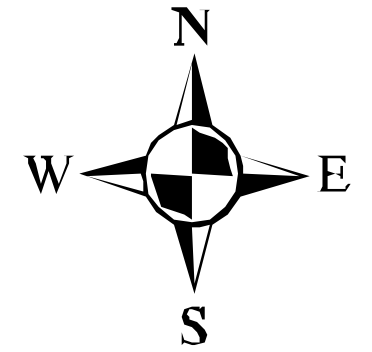
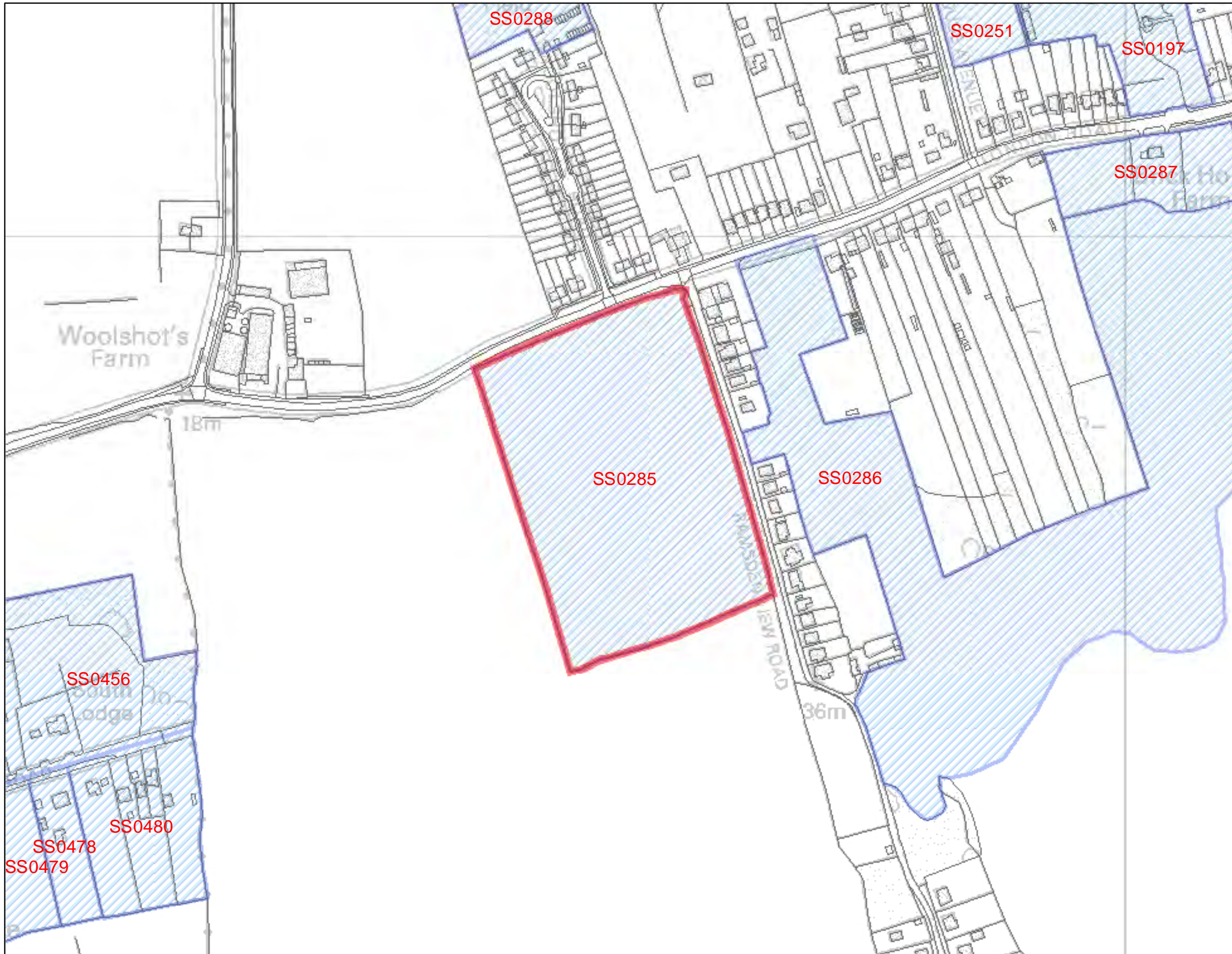
SHLAA Site Survey Form Part 1

| | | | | | |
|---|-----------------------|-----------------------------|---|-----------------------------|----------|
| Address: Land at the junction of London Road and Ramsden View Road, Wickford. | | Site Area: 4.5 Ha | Current Use: Agricultural | Site Ref.: SS0285 | |
| Description of Site (including planning status) Rectangular shaped agricultural site. Land rises gently to the southeast. The site is surrounded by other agricultural lands, with four pairs of semi-detached houses to the North beyond the A129 London Road, and chalet bungalows to the East. Planning History: None | | | Site Access: London Road and Ramsden View Road | | |
| Ownership: | | | Access to Services (distance in m) Primary School: Crays Hill within 600m; Secondary School: Bromfords within 1500m; GPs / Health Centre: none within 800m; Local Centre: some within 800m; Town Centre: none within 800m; Public Open Space: some within 400m and within 800m; Bus Stop: within 400m; Railway Station: none within 1600m; | | |
| | - Public Body? | No | | | |
| | - Private Individual? | No | | | |
| | - Company? | Yes | | | |
| | - Unknown? | No | | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | 4.5 Ha | | | |
| Greenfield Site | Yes | 4.5 Ha | | | |
| Previously Developed Land | No | | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | 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 | |
| | 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 |
| Historic Environment Record: No records | | | TPO | | No |
| | | | Archaeological Finds Area | | Adjacent |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: Contrary to general policy DM1, DM2 and DM9 accessibility and sustainability. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> Possible existence of contamination in vicinity, however no detailed assessment has been made (infilled pond to SW corner, in adjacent field); | | | | | |

| | | | | |
|--|-----------------------------|-------------------------------------|-----------------------------|--|
| Address: Land at the junction of London Road and Ramsden View Road, Wickford. | Site Area: 4.5 Ha | Current Use: Agricultural | Site Ref.: SS0285 | |
| <ul style="list-style-type: none"> ▪ The site is adjacent to an Archaeological Finds area. ▪ Green Belt designation. | | | | |
| Could the constraints be overcome? Partially <ul style="list-style-type: none"> ▪ Intrusive investigation of the site to check on potential contamination and undertake remediation if necessary; ▪ Carry out archaeological investigations. ▪ Review of Green Belt designation and review of the function of the green belt | | | | |
| What is the most suitable type of development for this site? Current use / open space | | | | |
| Site is NOT suitable for housing development | | | | |
| Reason(s) why site is suitable for housing: Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time. | | | | |
| Is site available for development? If yes, when? | | | | |
| Yes. This site was submitted through the Call For Sites process by the landowner. | | | | |

Land South of London Road,

SHLAA 2011/2012



SS0285

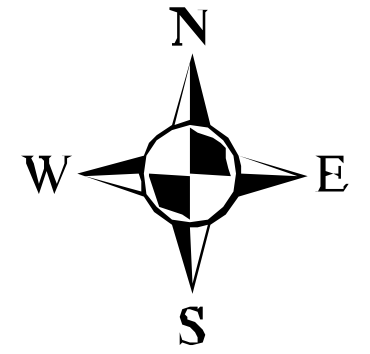
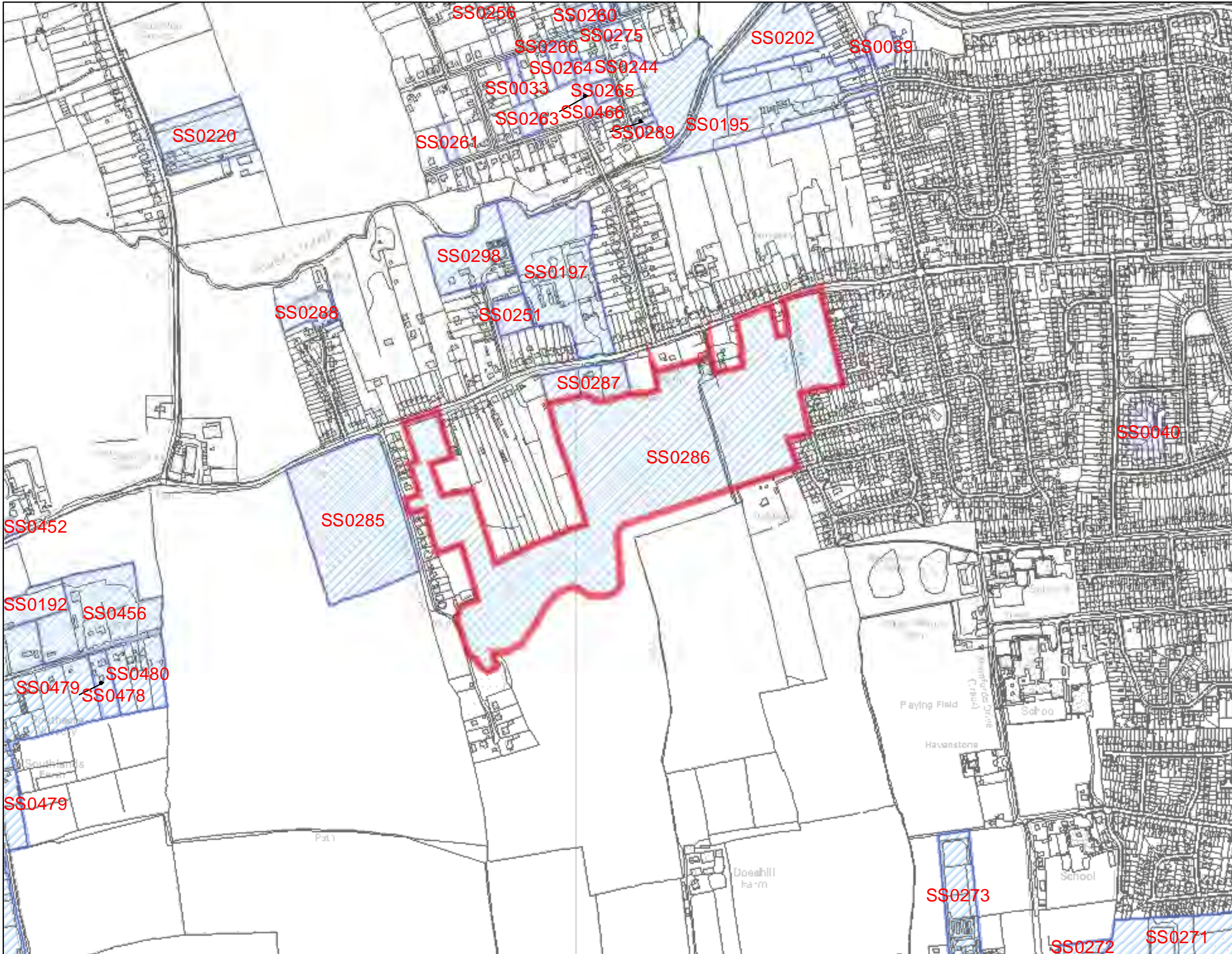
SHLAA Site Survey Form Part 1

| | | | | | | |
|--|---------------|----------------------------|---|---------------------------------|-----|----|
| Address: Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford. | | Site Area: 17 Ha | Current Use: Agricultural | Site Ref.: SS0286 | | |
| Description of Site (including planning status) The site is irregular in shape, comprising several arable fields, sloping gently to the north. The land is surrounded by other agricultural fields and some residential properties to the north, west and east. A strip of newly planted woodland exists on the ridge to the south of the land Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998 Planning History: None | | | Site Access: London Road, Ramsden View Road, The Chase or Tudor Way (will need to create access) Access to Services (distance in m) Primary School: Grange within 600m; Secondary School: Bromfords within 1500m; GPs / Health Centre: none within 800m; Local Centre: some within 800m; Town Centre: none within 800m; Public Open Space: some within 400m and within 800m; Bus Stop: within 400m; Railway Station: Wickford within 1600m; | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | No | | | |
| | | - Company? | Yes | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | 17 Ha | | | | |
| Greenfield Site | Yes | 17 Ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | 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 | | No |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings – Bell Farm | Within Buffer | Yes | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | Yes | |

| | | | | | |
|--|--|----------------------------|--|-----------------------------|----|
| Address: Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford. | | Site Area: 17 Ha | Current Use: Agricultural | Site Ref.: SS0286 | |
| Historic Environment Record – - Bell Farm, London Road (SMR 26766) - Milestone Cottage, 245 London Road (SMR 19650) | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: Contrary to general policy DM1, DM2 and DM9 accessibility and sustainability. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ Small part of the site lays within 30m of a Listed Building; ▪ Possible existence of contamination, however no detailed assessment has been made (former nursery sites identified on adjoining lands in vicinity); ▪ Part of the site is within a Protected Species Alert area; ▪ A footpath runs within the site; ▪ Green Belt designation. | | | | | |
| Could the constraints be overcome? <ul style="list-style-type: none"> ▪ Design solution to respect setting of the Listed Building; ▪ Intrusive investigation of the site to check on potential contamination and undertake remediation if necessary; ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Either relocate the footpath or incorporate it into the design of the development; ▪ Review of Green Belt designation and review of the function of the green belt | | | | | |
| What is the most suitable type of development for this site? Farmland, country park, part residential | | | | | |
| Site is suitable for housing development | | | | | |
| Reason(s) why site is suitable for housing: 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. Possible development potential of land on the eastern side where existing residential properties surround a field on three sides. | | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner. The timeframe for development has been amended to reflect the need to overcome both policy issues and potential phasing. | | |

Land East of Breconcourt

SHLAA 2011/2012



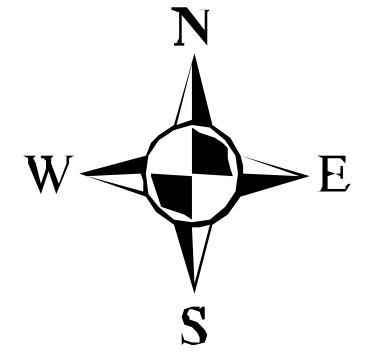
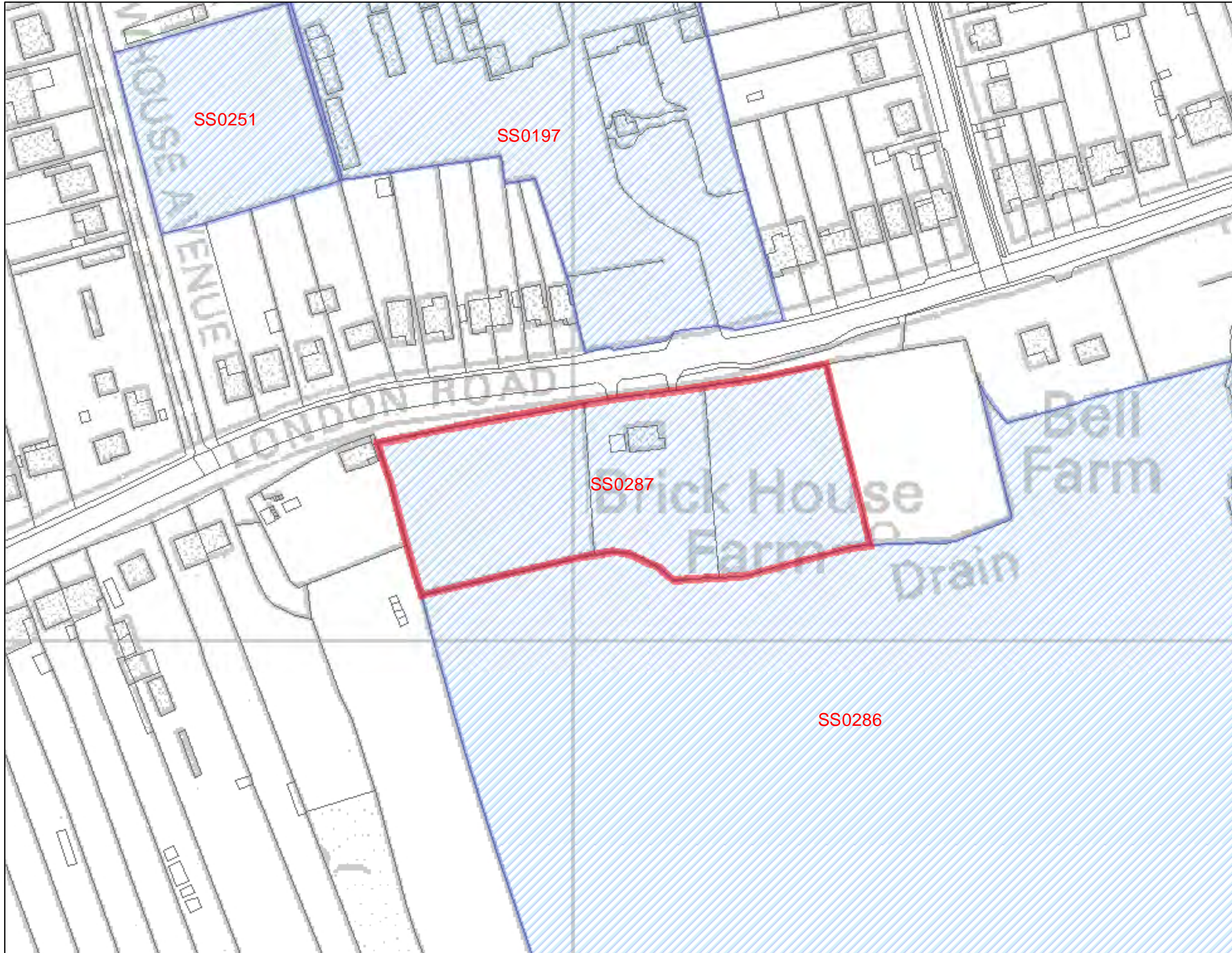
SS0286

SHLAA Site Survey Form Part 1

| | | | | | | |
|---|---------------|------------------------------|---|--|-----------------------------|-----|
| Address: Land West and East of, and incorporating, Brick House Farm, 229 London Road, Wickford. | | Site Area: 0.85 Ha | Current Use: Residential and grassland | Site Ref.: SS0287 | | |
| Description of Site (including planning status) Narrow rectangular shaped site located on the south side of the A129 London Road, comprising a late Georgian house in the centre of the site, set amongst tree and hedge enclosed grassland. Property also comprises a detached garage and swimming pool either side of the dwelling house. The site lies opposite chalets, bungalows and a garden centre in London Road. To the east lies a large stable building and listed farm house, to the west Milestone Cottage and to the south arable farmland which rises up to a ridge. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998 Planning History: In addition to various applications for extensions and alterations, the following proposals have been submitted: <ul style="list-style-type: none"> • BAS/1301/2124/73 – New road and 16 dwellings – • ESBAS/315/61 – Residential development – • BAS/1351/75 – Residential development – Refused, Appeal dismissed 21.07.1975 • BAS/0861/86 – Detached bungalow and garage adjacent Brick House – refused 20.08.1986 on Green Belt grounds. ▪ 11/00006/PREAPP – Closed – Erection of 2 No' detached dwellings; | | | Site Access: London Road Access to Services (distance in m) Primary School: none within 600m; Secondary School: Bromfords within 1500m; GPs / Health Centre: none within 800m; Local Centre: some within 800m; Town Centre: none within 800m; Public Open Space: some within 800m; Bus Stop: within 50m; Railway Station: Wickford within 1600m; | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | 0.85 Ha | | | | |
| Greenfield Site | Yes | 0.8 Ha | | | | |
| Previously Developed Land | Yes | 0.05 Ha | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | | Ancient Woodland | Within | No |
| | Part of | No | | | Part of Site | No |
| | Adj. To | No | | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | | Local Wildlife Sites | Within | No |
| | Part of Site | No | | | Part of Site | No |
| | Within Buffer | No | | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | | Biodiversity Action Plan (BAP) Priority Habitat | Within | No |
| | Part of Site | No | | | Part of Site | No |
| | Within Buffer | No | | | Within Buffer | No |
| Flood Zone | | No | | Protected Species Alert Area | | Yes |
| Washland | | No | | Protected Species Alert Area - 10m Buffer | | Yes |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | | | Village Green & Common Land | |
| | Part of | No | | Ground Water Vulnerability Area | | 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 |

| | | | | | |
|--|--|------------------------------|---|------------------------------------|----|
| Address: Land West and East of, and incorporating, Brick House Farm, 229 London Road, Wickford. | | Site Area: 0.85 Ha | Current Use: Residential and grassland | Site Ref.: SS0287 | |
| Immovable communications links | | No | Potential Contaminated Land | C | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| Historic Environment Record – - Bell Farm, London Road (SMR 26766) - Milestone Cottage, 245 London Road (SMR 19650) | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: Contrary to general policy DM1, DM2 and DM9 accessibility and sustainability. | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ Possible existence of contamination (former garage site opposite), however no detailed assessment has been made; ▪ South East boundary is within a Protected Species Alert area; ▪ Green Belt designation. | | | | | |
| Could the constraints be overcome? <ul style="list-style-type: none"> ▪ Intrusive investigation of the site to check on potential contamination and undertake remediation if necessary; ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | | |
| What is the most suitable type of development for this site? Residential | | | | | |
| Site is NOT suitable for housing development | | | | | |
| Reason(s) why site is suitable for housing: Whilst the site is adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set a precedent for sprawl. Given the sensitivity of the green belt, this site is considered unsuitable at this time. | | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner. | | |

SHLAA 2011/2012



SS0287

SHLAA Site Survey Form Part 1

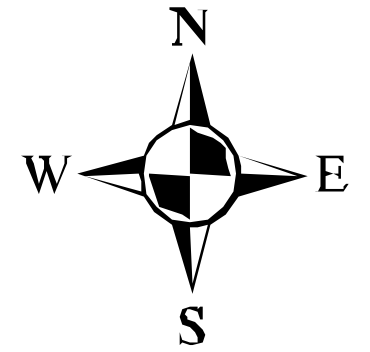
| | | | | | |
|--|---|--|---|-----------------------------|--|
| Address: Open space and garages adjacent to 31 and 36 Woolshots Road, Wickford | Site Area: 0.5ha | Current Use: Playing field and garages | Site Ref: SS0288 | | |
| Description of Site (including planning status) Irregular shaped site comprising a small playing field with childrens playground equipment, along with a parking and garage court, comprising 16 garages. The site is located at the western extent of the settlement of Wickford at the north end of the residential Woolshots Road cul-de-sac. The River Crouch lies to the north and the A129 London Road is to the south. Farmland exists to the north, west and east of the site. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: None since construction of the garages in 1966. | | | Site Access: Woolshots Road Access to Services | | |
| Ownership: | - Public Body? - Private Individual? - Company? - Unknown? | Yes No No No | | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | Area: 0.5ha | | | |
| Greenfield Site | Yes | Area: 0.4ha | | | |
| Previously Developed Land | Yes | Area: 0.1ha | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | | Ancient Woodland | Within | |
| | Part of | | | Part of Site | |
| | Adj. To | | | Within Buffer | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Sites | Within | |
| | Part of Site | | | Part of Site | |
| | Within Buffer | | | Within Buffer | |
| Local Nature Reserve (LNR) | Within | | Biodiversity Action Plan (BAP) Priority Habitat | Within | |
| | Part of Site | | | Part of Site | |
| | Within Buffer | | | Within Buffer | |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | | | Protected Species Alert Area | | |
| Washland | | | Protected Species Alert Area - 10m Buffer | | |
| Marshes Protection Area | | | | | |
| Existing, developed business/ industrial areas | Within | | | Village Green & Common Land | |
| | Part of | | Ground Water Vulnerability Area | | |
| | Adj. To | | | | |
| Oil / Gas Pipelines | | | Conservation Area | Within | |
| | | | | Adj. To | |
| Electricity Pylons | | | Listed Buildings | Within | |
| | | | | Adj. To | |
| Immovable communications links | | | Potential Contaminated Land | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath (PRoW) | | |
| | | | TPO | | |

| | | | | |
|---|----------------------------|--|----------------------------|--|
| Address: Open space and garages adjacent to 31 and 36 Woolshots Road, Wickford | Site Area: 0.5ha | Current Use: Playing field and garages | Site Ref: SS0288 | |
| | | Archaeological Finds Area | | |
| Highway issues: | | | | |
| Constraints (description): | | | | |
| Could the constraints be overcome? | | | | |
| What is the most suitable type of development for this site? | | | | |
| Site is not suitable for housing development x | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> 1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | |

Open Space and Garages adj to 31 and 36 Woolshots



SHLAA 2011/2012



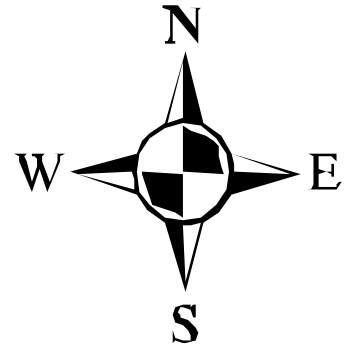
SS0288

SHLAA Site Survey Form Part 1

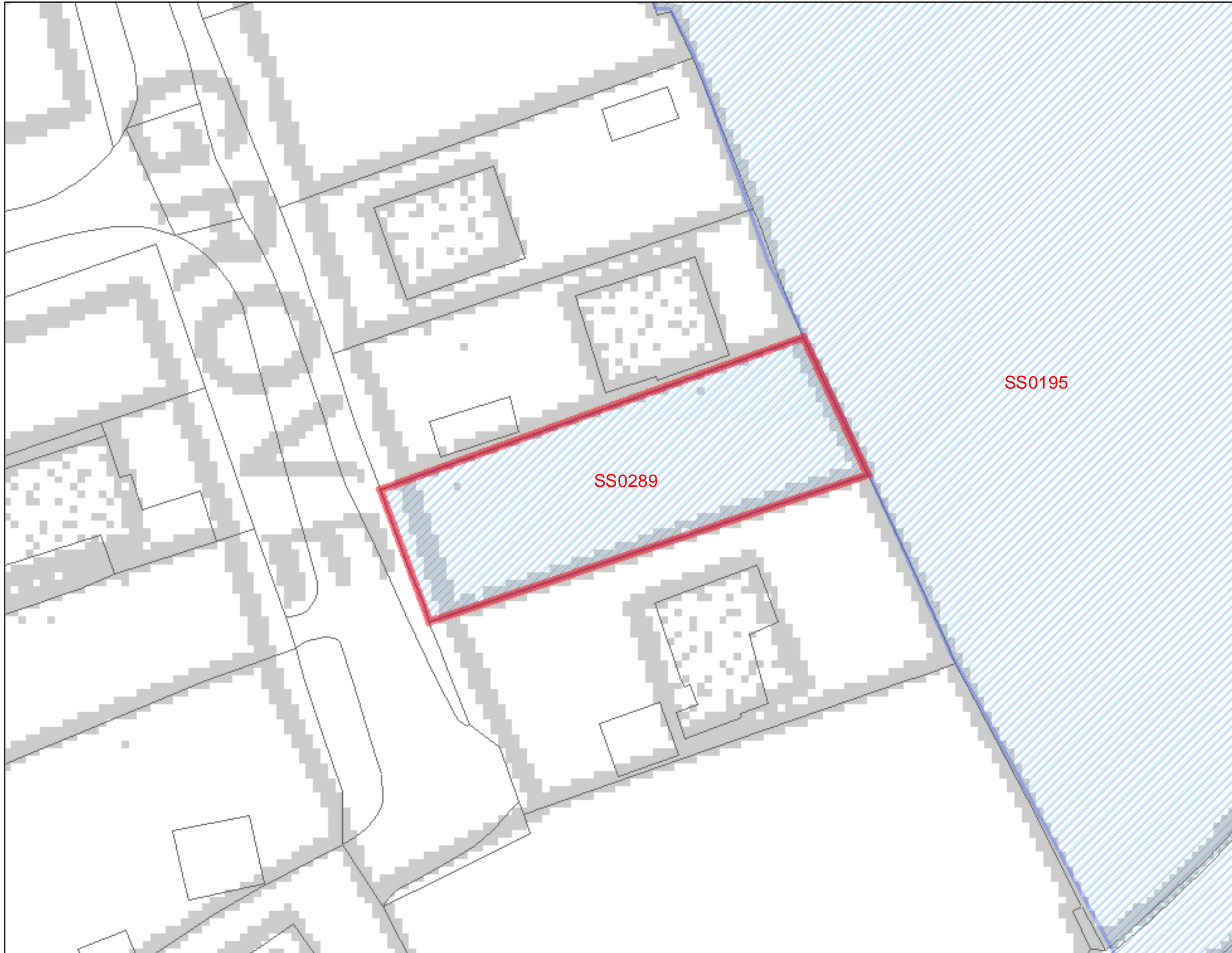
| | | | | | | |
|--|---------------|-----------------------------|---|------------------------------------|--|--|
| Address: Land between St. Arthurs and Oakmead, Southbourne Grove, Wickford | | Site Area: 0.05ha | Current Use: smallholding | Site Ref: SS0289 | | |
| Description of Site (including planning status) Rectangular shaped smallholding located on the east 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. Southbourne Grove is a narrow road without footways. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: <ul style="list-style-type: none"> BAS/0096/77 – Chalet/bungalow and garage at Plots 40/41 – Refused 1977 BAS/0532/95 – Outline detached bungalow – Refused and Appeal dismissed 1996 | | | Site Access: Southbourne Grove | | | |
| | | | Access to Services | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.05ha | | | | |
| Greenfield Site | Yes | Area: 0.05ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | | Ancient Woodland | Within | | |
| | Part of | | | Part of Site | | |
| | Adj. To | | | Within Buffer | | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Sites | Within | | |
| | Part of Site | | | Part of Site | | |
| | Within Buffer | | | Within Buffer | | |
| Local Nature Reserve (LNR) | Within | | Biodiversity Action Plan (BAP) Priority Habitat | Within | | |
| | Part of Site | | | Part of Site | | |
| | Within Buffer | | | Within Buffer | | |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | | | Protected Species Alert Area | | | |
| Washland | | | Protected Species Alert Area - 10m Buffer | | | |
| Marshes Protection Area | | | | | | |
| Existing, developed business/ industrial areas | Within | | Village Green & Common Land | | | |
| | Part of | | | Ground Water Vulnerability Area | | |
| | Adj. To | | | | | |
| Oil / Gas Pipelines | | | Conservation Area | Within | | |
| | | | | Adj. To | | |
| Electricity Pylons | | | Listed Buildings | Within | | |
| | | | | Adj. To | | |
| Immovable communications links | | | Potential Contaminated Land | | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath (PRoW) | | | |

| | | | | |
|---|-----------------------------|-------------------------------------|----------------------------|--|
| Address: Land between St. Arthurs and Oakmead, Southbourne Grove, Wickford | Site Area: 0.05ha | Current Use: smallholding | Site Ref: SS0289 | |
| | | TPO | | |
| | | Archaeological Finds Area | | |
| Highway issues: | | | | |
| Constraints (description): | | | | |
| Could the constraints be overcome? | | | | |
| What is the most suitable type of development for this site? | | | | |
| Site is not suitable for housing development <input checked="" type="checkbox"/> | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> 1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | |

SHLAA 2011/2012



SS0289



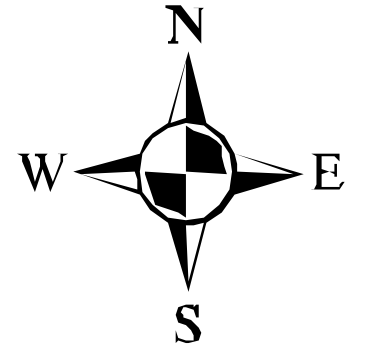
SHLAA Site Survey Form Part 1

| | | | | | |
|---|-----------------------------|----------------------------------|---|---------------|----|
| Address: Land adjacent 140 Castledon Road, Wickford | Site Area: 0.07ha | Current Use: Scrubland | Site Ref.: SS0290 | | |
| Description of Site (including planning status) Rectangular shaped site located on the east side of Castledon Road, Wickford in a semi-rural setting. Site comprises part of a recently constructed bungalow, which with adjoining land also comprises a garage, driveway and several trees and shrubs. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998. Planning History: <ul style="list-style-type: none"> TPOBAS/0423/03 – Fell Oak T1 – Refused 09.06.2003 TPOBAS/1217/03 – Reduce crown of Ash T2 by 30% - Refused 2003 TPOBAS/1254/03 – Fell Oak T1 – Refused, Allowed 29.11.04 11/0214/TPOBAS – Crown lift Ash to 4.5m – Permit 2011 09/01013/FULL – Demolish dwelling at no. 140 and erect bungalow and garage – Granted 22.12.2009 | | | Site Access: Castledon Road Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: >800m Bus Stop: >1km Railway Station: <1.6km Wickford | | |
| Ownership: | | - Public Body? | No | | |
| | | - Private Individual? | Yes | | |
| | | - Company? | No | | |
| | | - Unknown? | No | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | Area: 0.07ha | | | |
| Greenfield Site | Yes | Area: 0.05ha | | | |
| Previously Developed Land | Yes | Area: 0.02ha | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | No |
| Flood Zone | | No | Protected Species Alert Area Protected Species Alert Area - 10m Buffer | | No |
| Washland | | No | | | No |
| Marshes Protection Area | | No | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land 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 |

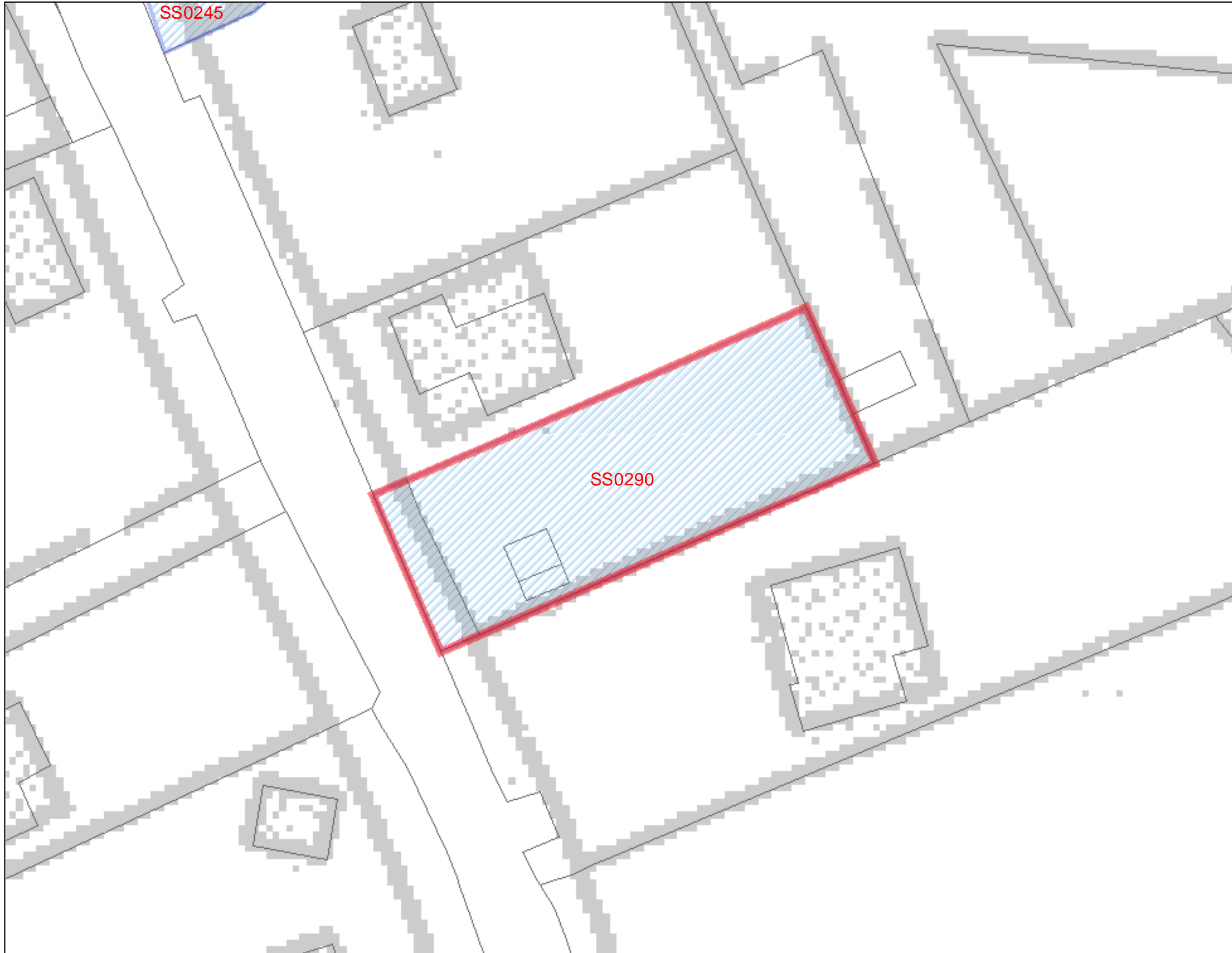
| | | | | |
|--|-----------------------------|----------------------------------|---|-----|
| Address: Land adjacent 140 Castledon Road, Wickford | Site Area: 0.07ha | Current Use: Scrubland | Site Ref.: SS0290 | |
| H.E.R – No records | | TPO – (Oak T1), Ash T2 | TPO/11/90 | Yes |
| | | Archaeological Finds Area | | No |
| Highway issues: Access from Castledon Road, No particular problems. | | | | |
| Constraints (description): | | | | |
| <ul style="list-style-type: none"> • Green Belt allocation in development plan • Potential contaminated land – no intrusive investigation undertaken • Tree Preservation Order | | | | |
| Could the constraints be overcome? Yes If yes, how? | | | | |
| Where the green belt allocation is removed from the development plan, where investigations are undertaken into contamination and where the position of the tree protected by a TPO is respected | | | | |
| What is the most suitable type of development for this site? Residential garden, smallholding | | | | |
| Site is NOT suitable for housing development | | | | |
| Reason(s) why site is / is not suitable for housing: | | | | |
| The site is not adjacent to the settlement boundary and is located too far away from services and facilities, this will increase the use of cars which makes the location of this site not sustainable. Furthermore the Transport Assessment classified the site as contrary to the accessibility and sustainability policies. For these reasons the site is considered NOT SUITABLE. | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner. | |

Land adj to 140 Castledon Road

SHLAA 2011/2012



SS0290



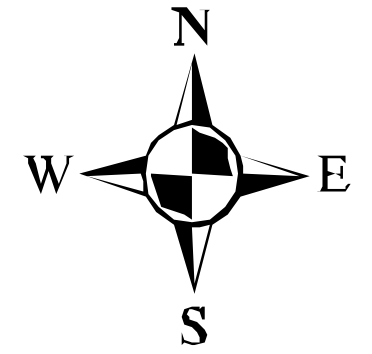
SHLAA Site Survey Form Part 1

| | | | | | | |
|---|------------------------------|------------------------------------|--|------------------------------------|----|-----|
| Address: Land to the rear of Great Broomfields, Cranfield Park Road, Wickford | Site Area: 1.29 Ha | Current Use: Residential | Site Ref.: SS0291 | | | |
| Description of Site (including planning status) Rectangular shaped flat site located on the south side of Cranfield Park Road, with a narrow strip of land intended to provide access. A listed dwelling house, large pond and outbuildings existing on the adjoining land within the same ownership The site is primarily laid to grass, with the suggested access partly obstructed by an old pantiled barn. Isolated dwelling houses exist to the east and west of the site on large plots. A public recreation ground lies to the south and west. The modern Wick residential estate lies opposite the site to the north. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998 Recent Planning History: <ul style="list-style-type: none"> ▪ 08/01415/FULL – Granted – Reconstruction of barn / outbuilding with re-modelling of roof (amended proposal); ▪ 08/00604/FULL – Refused – Change of use of barn to organic produce shop; ▪ 08/01171/FULL – Refused – Alterations and extensions to barn/outbuilding (within the curtilage of Grade II Listed Building); ▪ 08/01172/LBBAS – Granted – Alterations and extensions to barn/outbuilding (within the curtilage of Grade II Listed Building); | | | Site Access: Cranfield Park Road Access to Services (distance in m) Primary School: Oakfield within 600m; Secondary School: Bromfords within 1500m; GPs / Health Centre: none within 800m; Local Centre: some within 800m; Town Centre: none within 800m; Public Open Space: some adjacent and within 400m and within 800m; Bus Stop: within 100m; Railway Station: none within 1600m; | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | 1.29 Ha | | | | |
| Greenfield Site | Yes | 1.27 Ha | | | | |
| Previously Developed Land | Yes | 0.02 Ha | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 Buffer | Yes | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | Yes |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |

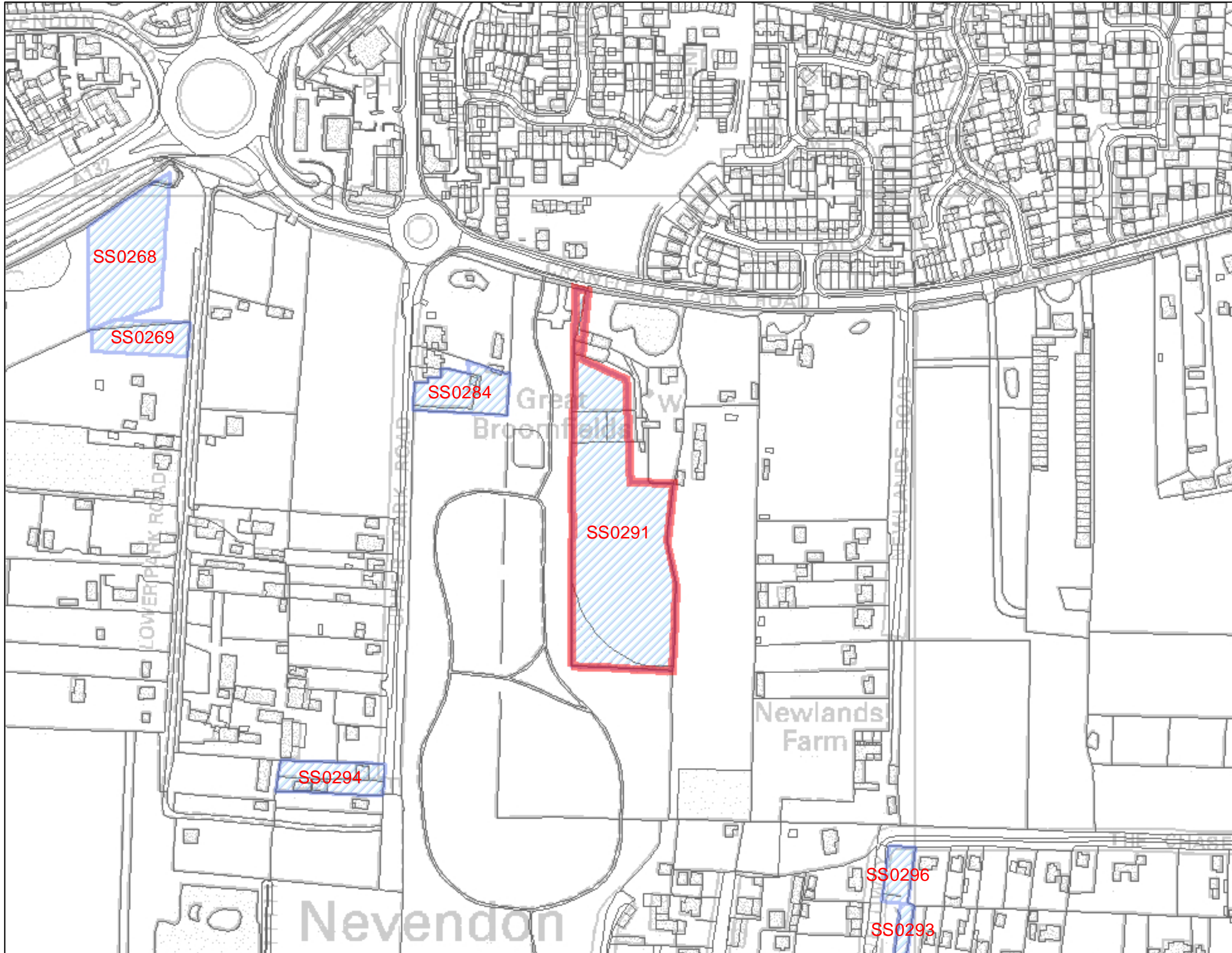
| | | | | | | |
|---|--|------------------------------|------------------------------------|---|---------------|-----|
| Address: Land to the rear of Great Broomfields, Cranfield Park Road, Wickford | | Site Area: 1.29 Ha | Current Use: Residential | Site Ref.: SS0291 | | |
| | | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | | Within Buffer | Yes |
| | | | | | 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: Great Broomfields (SMR 26754) | | | TPO | | | Yes |
| | | | Archaeological Finds Area | | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability. | | | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ Part of the site (0.86 Ha – 66.7%) lays within the 5km buffer of Crouch & Roach Estuaries (Mid-Essex Coast Phase 3) RAMSAR (UK11016) and SPA (UK9009244) and Essex Estuaries SAC (UK0013690); ▪ Part of the site (0.48 Ha – 37%) lays within the 800m buffer of Existing Employment area as defined by 1998 Local Plan; ▪ Part of the site (0.34 Ha – 26.3%) lays within a Ground Water Vulnerability area: minor aquifer – intermediate vulnerability; ▪ Small part of the site lays within 30m of a Listed Building; ▪ Possible existence of contamination, however no detailed assessment has been made; ▪ TPO at the North of the site; ▪ Green Belt designation. | | | | | | |
| Could the constraints be overcome? <ul style="list-style-type: none"> ▪ Adaptation and mitigation measures to ensure protection of RAMSAR, SPA and SAC or exclude this part of the site; ▪ Existing employment buffer is not likely to be a particular constraint; ▪ Mitigation and investigation over Ground Water vulnerability Area; ▪ Sensitive design to respect the setting of the Listed Building; ▪ Intrusive investigation of the site to check on potential contamination and undertake remediation if necessary ▪ Protect or integrate protected trees into design of the development; ▪ Review of Green Belt designation and review of the function of the green belt | | | | | | |
| What is the most suitable type of development for this site? Smallholding, extension to public open space, woodland, grazing land | | | | | | |
| Site is NOT suitable for housing development | | | | | | |
| Reason(s) why site is / is not suitable for housing: The site is adjacent to the settlement boundary, and separated from it by Cranfield Park Road, which acts as a physical barrier. The Transport Assessment classified the site as contrary to the accessibility and sustainability policies. For these reasons the site is considered not suitable at this time | | | | | | |
| Is site available for development? If yes, when? | | | | Yes. This site was submitted through the Call For Sites process by the landowner. | | |

Land to the rear of Great Broomfields

SHLAA 2011/2012



SS0291

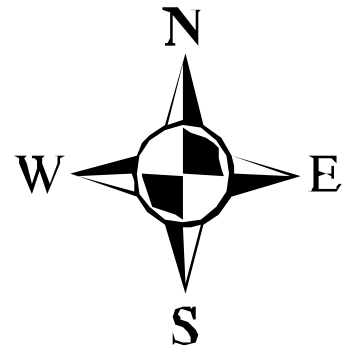


SHLAA Site Survey Form Part 1

| | | | | | | |
|---|-------------------------------|---|---|---------------------------------|-----|----|
| Address: Land between Royston and Larksmead Meadow Way, Wickford ('Elizabeth Villa') | Site Area: 0.073 Ha | Current Use: Vacant plot/ scrubland | Site Ref.: SS0292 | | | |
| Description of Site (including planning status) Narrow rectangular shaped site located on the south side of Meadow Way on, set amongst residential bungalows, chalets and vacant plots in a semi-rural setting. The site is overgrown, containing several trees, shrubs and an abandoned structure in its centre. | | | Site Access: Meadow Way Access to Services (distance in m) Primary School: none within 600m; Secondary School: none within 1500m; GPs / Health Centre: none within 800m; Local Centre: none within 800m; Town Centre: none within 800m; Public Open Space: some within 800m; Bus Stop: within 800m; Railway Station: none within 1600m | | | |
| Planning History <ul style="list-style-type: none"> ▪ BAS/0590/93 – Replacement bungalow – Refused 31.08.1993 ▪ BAS/0586/94 – Replacement bungalow – Refused 12/09/94, appeal dismissed 10/08/1995 ▪ LDCBAS588/94 – Residential use – Refused 12/09/1994 ▪ 07/00267/FULL – Refused – Replacement bungalow – Refused 23.04.2007, Appeal dismissed | | | | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | 0.073 Ha | | | | |
| Greenfield Site | Yes | 0.068Ha | | | | |
| Previously Developed Land | Yes | 0.005 Ha | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 buffer | Yes | 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 | |
| Historic Environment Record – No records | | | TPO | | No | |

| | | | | |
|---|-------------------------------|--|---|----|
| Address: Land between Royston and Larksmead Meadow Way, Wickford ('Elizabeth Villa') | Site Area: 0.073 Ha | Current Use: Vacant plot/ scrubland | Site Ref.: SS0292 | |
| | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability. | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site lays within the 5km buffer of Crouch & Roach Estuaries (Mid-Essex Coast Phase 3) RAMSAR (UK11016) and SPA (UK9009244) and Essex Estuaries SAC (UK0013690); ▪ The site is within 800m of Existing Employment area as defined by 1998 Local Plan; ▪ Likely existence of contamination, however no detailed assessment has been made; ▪ The site is within a Protected Species Alert area; ▪ Green Belt designation. | | | | |
| Could the constraints be overcome? Yes, through the following: <ul style="list-style-type: none"> ▪ Adaptation and mitigation measures to ensure protection of RAMSAR, SPA and SAC or exclude this part of the site; ▪ Existing employment buffer is not likely to be a particular constraint; ▪ Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures; ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | |
| What is the most suitable type of development for this site? Smallholding, residential garden | | | | |
| Site is NOT suitable for housing development <input checked="" type="checkbox"/> | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not adjacent to the settlement boundary and is located some distance from amenities and services, which will increase the reliance on private vehicle usage. Accordingly the site would not be considered a sustainable one. The Transport Assessment classified the site as contrary to the accessibility and sustainability policies; Nevendon area acts as separation between Wickford and Basildon and is located within the green belt. For these reasons the suite is considered not suitable. | | | | |
| Is site available for development? If yes, when? | | | Yes. The site was put forward as part of the Call for Sites process by the landowner. | |

SHLAA 2011/2012



SS0292



SHLAA Site Survey Form Part 1

| | | | | |
|--|------------------------------|----------------------------------|------------------------------------|--|
| Address: Land at corner of Meadow Way and Fieldway, Nevendon, Wickford | Site Area: 0.04 Ha | Current Use: Scrubland | Site Ref.: SS0293 | |
|--|------------------------------|----------------------------------|------------------------------------|--|

| | | | | | | | | | | |
|---|---|--|----|-----------------------|-----|------------|----|------------|----|--|
| Description of Site (including planning status) Rectangular shaped site located on the north side of Meadow Way. The site is largely overgrown containing shrubs and trees. Vacant plots and residential plots exist on adjoining sites, in this semi-rural area. Planning History: None | | Site Access: Meadow Way Access to Services (distance in m) Primary School: none within 600m; Secondary School: Bromfords within 1500m; GPs / Health Centre: none within 800m; Local Centre: none within 800m; Town Centre: none within 800m; Public Open Space: some within 400m and 800m; Bus Stop: within 800m; Railway Station: none within 1600m | | | | | | | | |
| Ownership: | <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 | | | | | | | | | |
| Urban Area Site | No | | | | | | | | | |
| Green Belt Site | Yes | 0.04 Ha | | | | | | | | |
| Greenfield Site | Yes | 0.04Ha | | | | | | | | |
| Previously Developed Land | No | | | | | | | | | |

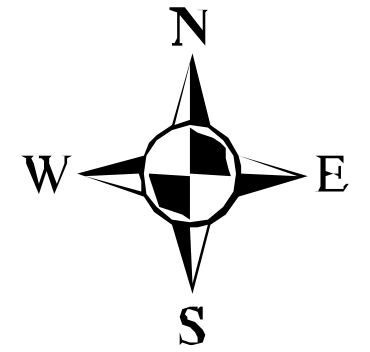
| Site Constraints | | | | | | |
|--|---------------|-----|--|---------------------------------|-----|----|
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of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

Highway issues:
A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability.

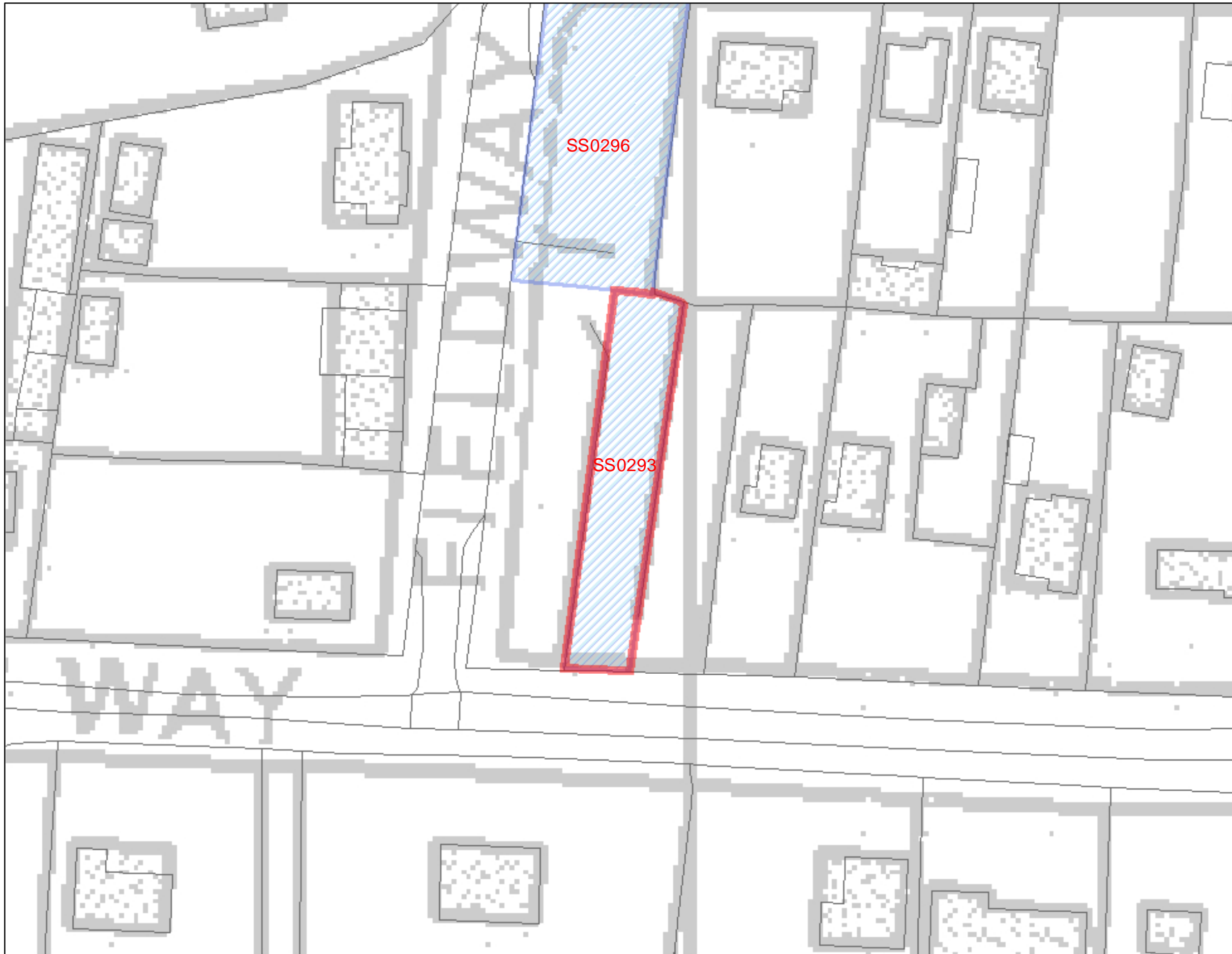
| | | | | |
|---|------------------------------|----------------------------------|---|--|
| Address: Land at corner of Meadow Way and Fieldway, Nevendon, Wickford | Site Area: 0.04 Ha | Current Use: Scrubland | Site Ref.: SS0293 | |
| Constraints (description): | | | | |
| <ul style="list-style-type: none"> ▪ The site is within 800m of Existing Employment area as defined by 1998 Local Plan; ▪ Research of historical map data indicates that contamination is unlikely, however no detailed assessment has been made; ▪ The site is within a Protected Species Alert area; ▪ Green Belt designation. | | | | |
| Could the constraints be overcome? Yes | | | | |
| <ul style="list-style-type: none"> ▪ Existing employment buffer is not likely to be a particular constraint; ▪ An investigation of the site to ensure it is suitable for the use proposed. ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | |
| What is the most suitable type of development for this site? Woodland, smallholding | | | | |
| Site is NOT suitable for housing development <input checked="" type="checkbox"/> | | | | |
| Reason(s) why site is / is not suitable for housing: | | | | |
| The site is not adjacent to the settlement boundary, furthermore the Transport Assessment classified the site as contrary to the accessibility and sustainability policies. The Nevendon Green Belt acts as a buffer separating Wickford and Basildon. For these reasons the site is considered not suitable. | | | | |
| Is site available for development? If yes, when? | | | Yes. The site was put forward as part of the Call for Sites process by the landowner. | |

Land at corner of Meadow way and fieldway

SHLAA 2011/2012



SS0293

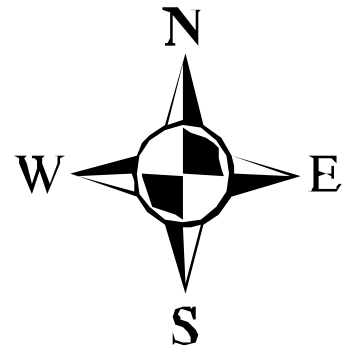


SHLAA Site Survey Form Part 1

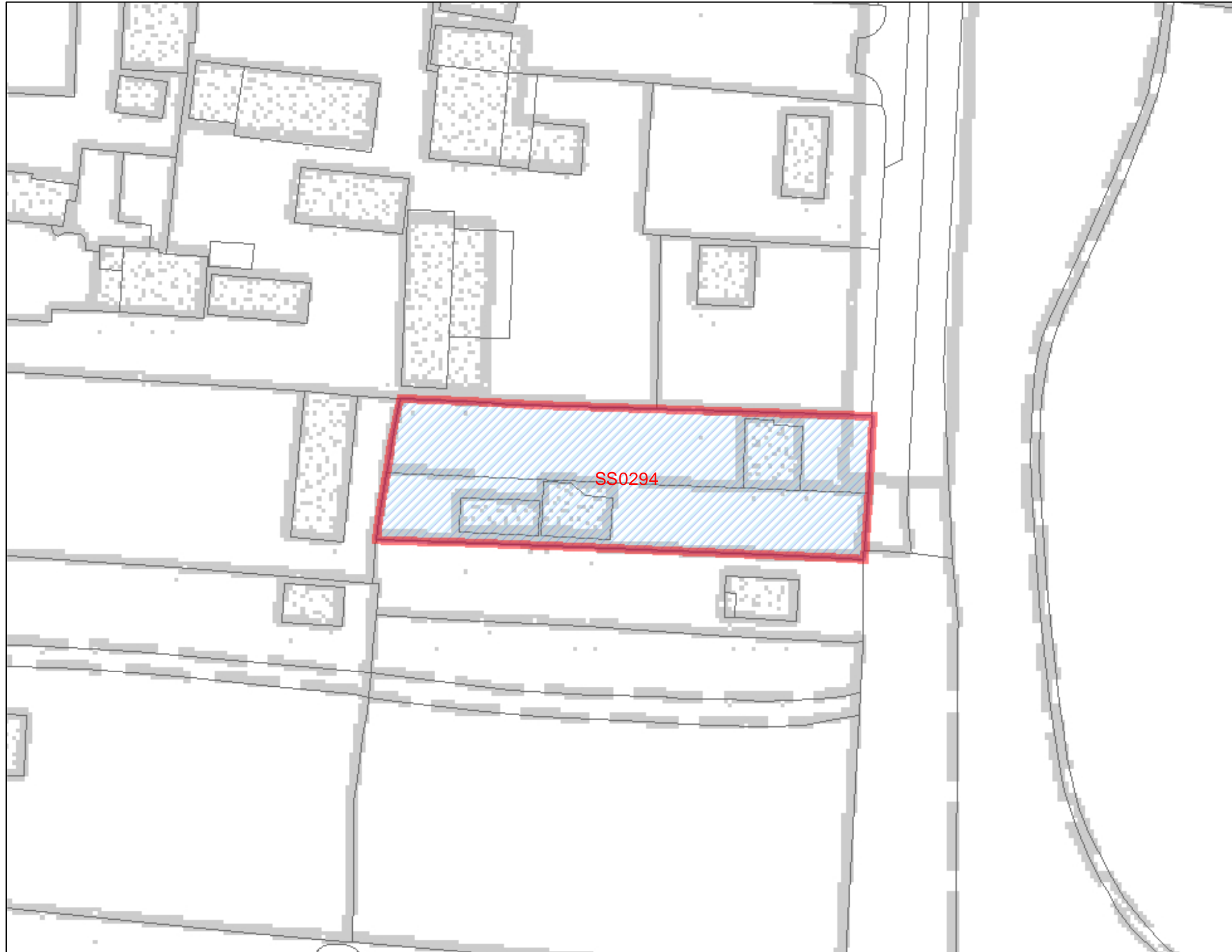
| | | | | | | |
|---|------------------------------|------------------------------------|--|---------------------------------|-----|----|
| Address: Greendene, Upper Park Road, Wickford | Site Area: 0.17 Ha | Current Use: Residential | Site Ref.: SS0294 | | | |
| Description of Site (including planning status) Rectangular shaped site comprising a bungalow domestic garden and outbuildings. The site lies within a small sporadic residential enclave with bungalows and chalets on large plots to the north, south and west. Public Open space lies to the east. <u>Planning History</u> On the site: <ul style="list-style-type: none"> ▪ 10/00364/FULL – Granted – Replacement dwelling; ▪ 10/01339/FULL – Granted – Replacement dwelling; ▪ 09/01017/FULL – Refused – Replacement dwelling; ▪ 07/01468/FULL – Withdrawn – Demolish existing bungalow and construct replacement dwelling; | | | Site Access: Upper Park Road Access to Services (distance in m) Primary School: none within 600m; Secondary School: Bromfords within 1500m; GPs / Health Centre: none within 800m; Local Centre: none within 800m; Town Centre: none within 800m; Public Open Space: within 400m and within 800m; Bus Stop: within 400m; Railway Station: none within 1600m; | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | 0.17 Ha | | | | |
| Greenfield Site | Yes | 0.14 Ha | | | | |
| Previously Developed Land | Yes | 0.03 Ha | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 Buffer | Yes | 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 Buffer | 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 | |

| | | | | |
|---|------------------------------|------------------------------------|-----------------------------|----|
| Address: Greendene, Upper Park Road, Wickford | Site Area: 0.17 Ha | Current Use: Residential | Site Ref.: SS0294 | |
| | | Archaeological Finds Area | | No |
| Highway issues: A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made where access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability. | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site lies within the 800m buffer of Existing Employment area as defined by 1998 Local Plan; ▪ Potential existence of contamination (small unknown infill less than 100m), however no detailed assessment has been made; ▪ Small part of the site at South West corner within the 10m buffer of Protected Species Alert Areas; ▪ Green Belt designation. | | | | |
| Could the constraints be overcome? <ul style="list-style-type: none"> ▪ Existing employment buffer is not likely to be a particular constraint; ▪ Intrusive investigation of the site to check on potential contamination and undertake remediation if necessary; ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | |
| What is the most suitable type of development for this site? Smallholding, or as existing | | | | |
| Site is NOT suitable for housing development | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not adjacent to the settlement boundary. The Transport Assessment classified the site as contrary to the accessibility and sustainability policies. The site is located in Nevendon area which acts as separation buffer between Wickford and Basildon For these reasons the site is considered not suitable | | | | |
| Is site available for development? If yes, when? | | | | |
| Yes. The site was put forward as part of the Call for Sites process by the landowner. | | | | |

SHLAA 2011/2012



SS0294



SHLAA Site Survey Form Part 1

| | | | | |
|--|------------------------------|-----------------------------------|-----------------------------|--|
| Address: Land at junction of Fairway and Cranfield Park Road, Wickford | Site Area: 0.26 Ha | Current Use: Greenfield | Site Ref.: SS0295 | |
|--|------------------------------|-----------------------------------|-----------------------------|--|

| | | | | | | | | | | | | | | | | | | | | | | |
|---|---|-----------------------|-----|-----------------------|----|------------|-----|------------|----|------------------------|----|--|------------------------|-----|---------|------------------------|-----|--------|----------------------------------|----|--|--|
| <p>Description of Site (including planning status) Square shape Greenfield, comprising mostly grassland with hedgerows at Northern and Eastern boundaries and railings to the southern boundary where new hedging has also recently been planted.</p> <p>The land adjoins residential properties on large plots to the north, west and south, where a kennels also exist. Land to the east is arable farmland.</p> <p>Planning History: None</p> | <p>Site Access: Fairway and Cranfield Park Road</p> <p>Access to Services (distance in m) Primary School: Abacus within 600m; Secondary School: none within 1500m; GPs / Health Centre: Silva Island Way within 800m; Local Centre: some within 800m; Town Centre: none within 800m; Public Open Space: some within 400m and within 800m; Bus Stop: within 800m; Railway Station: none within 1600m</p> | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td rowspan="4">Ownership:</td> <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> <tr> <td>Urban Area Site</td> <td>No</td> <td></td> </tr> <tr> <td>Green Belt Site</td> <td>Yes</td> <td>0.26 Ha</td> </tr> <tr> <td>Greenfield Site</td> <td>Yes</td> <td>0.26Ha</td> </tr> <tr> <td>Previously Developed Land</td> <td>No</td> <td></td> </tr> </table> | Ownership: | - Public Body? | No | - Private Individual? | No | - Company? | Yes | - Unknown? | No | Urban Area Site | No | | Green Belt Site | Yes | 0.26 Ha | Greenfield Site | Yes | 0.26Ha | Previously Developed Land | No | | |
| Ownership: | | - Public Body? | No | | | | | | | | | | | | | | | | | | | |
| | | - Private Individual? | No | | | | | | | | | | | | | | | | | | | |
| | | - Company? | Yes | | | | | | | | | | | | | | | | | | | |
| | - Unknown? | No | | | | | | | | | | | | | | | | | | | | |
| Urban Area Site | No | | | | | | | | | | | | | | | | | | | | | |
| Green Belt Site | Yes | 0.26 Ha | | | | | | | | | | | | | | | | | | | | |
| Greenfield Site | Yes | 0.26Ha | | | | | | | | | | | | | | | | | | | | |
| Previously Developed Land | No | | | | | | | | | | | | | | | | | | | | | |

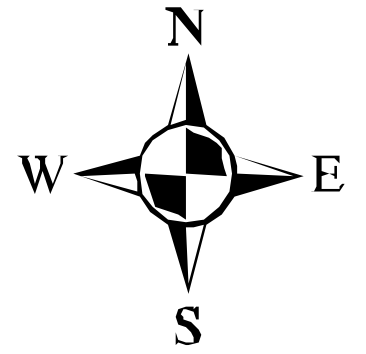
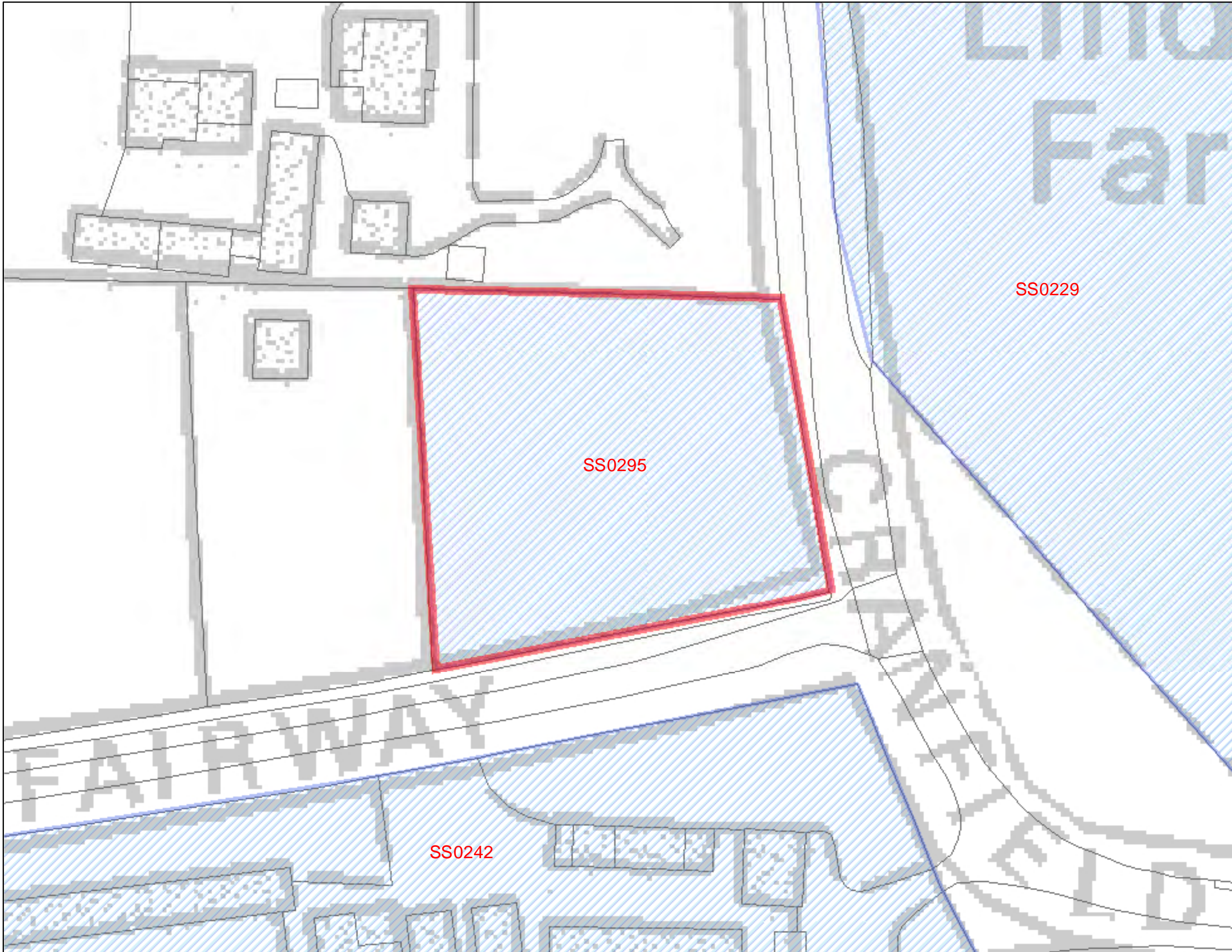
| Site Constraints | | | | | |
|--|---------------|-----|--|---|-----|
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | Yes | | Within Buffer | No |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | No |
| Flood Zone | 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 buffer | Yes | | Village Green & Common Land Ground Water Vulnerability Area | |
| | 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 |
| | | | TPO | | No |
| | | | Archaeological Finds Area | | No |

Highway issues:
A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is

| | | | | |
|---|------------------------------|-----------------------------------|-----------------------------|--|
| Address: Land at junction of Fairway and Cranfield Park Road, Wickford | Site Area: 0.26 Ha | Current Use: Greenfield | Site Ref.: SS0295 | |
| included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability. Access is via the Fairway and Cranfield Park Road where no pedestrian footways exist | | | | |
| Constraints (description): <ul style="list-style-type: none"> ▪ The site lays within the 5km buffer of Crouch & Roach Estuaries (Mid-Essex Coast Phase 3) RAMSAR (UK11016) and SPA (UK9009244) and Essex Estuaries SAC (UK0013690); ▪ Part of the site is within 800m of Existing Employment area as defined by 1998 Local Plan; ▪ Potential existence of contamination, however no detailed assessment has been made (Infilled field pond within 100m of the site); ▪ The site is within a Protected Species Alert area; ▪ Green Belt designation. ▪ Noise from Kennels and some background noise from the A127 | | | | |
| Could the constraints be overcome? Yes, if so how? <ul style="list-style-type: none"> ▪ Through adaptation and mitigation measures to ensure protection of RAMSAR, SPA and SAC or exclude this part of the site where necessary; ▪ Existing employment buffer is not likely to be a particular constraint; ▪ Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures; ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | |
| What is the most suitable type of development for this site? Open space, smallholding, woodland | | | | |
| Site is NOT suitable for housing development | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not adjacent to the settlement boundary and is located away from amenities and services, which will increase the reliance on private vehicles, and accordingly makes the location unsustainable. The Transport Assessment classified the site as contrary to the accessibility and sustainability policies; Nevendon area acts as separation between Wickford and Basildon; For these reasons the suite is considered NOT SUITABLE. | | | | |
| Is site available for development? If yes, when? | | | | |
| | | | | The site was put forward as part of the Call for Sites process by the landowner. |

Land at junction of Fairway and Cranfield Park Rd

SHLAA 2011/2012



SS0295

SHLAA Site Survey Form Part 1

| | | | | |
|--|------------------------------|-----------------------------------|-----------------------------|--|
| Address: Land at junction of Fieldway and The Chase, Fairmead Estate, Wickford | Site Area: 0.07 Ha | Current Use: Greenfield | Site Ref.: SS0296 | |
|--|------------------------------|-----------------------------------|-----------------------------|--|

| | |
|---|--|
| Description of Site (including planning status) Rectangular shaped site located on the south side of The Chase at its junction with Fieldway. The site was being used to keep a horse at the time of the site visit and log storage. Several trees and shrubs exist on the site boundaries. Vacant plots and residential plots exist on adjoining sites, in this semi-rural area. Open land exists to the north of the site Planning History: None | Site Access: Fieldway or The Chase Access to Services (distance in m) Primary School: none within 600m; Secondary School: Bromfords within 1500m; GPs / Health Centre: none within 800m; Local Centre: none within 800m; Town Centre: none within 800m; Public Open Space: some within 400m and 800m; Bus Stop: within 800m; Railway Station: none within 1600m |
|---|--|

| | | |
|-------------------|-----------------------|-----|
| Ownership: | - Public Body? | No |
| | - Private Individual? | Yes |
| | - Company? | No |
| | - Unknown? | No |

| | | |
|----------------------------------|-----|---------|
| Urban Area Site | No | |
| Green Belt Site | Yes | 0.07 Ha |
| Greenfield Site | Yes | 0.07Ha |
| Previously Developed Land | No | |

Site Constraints

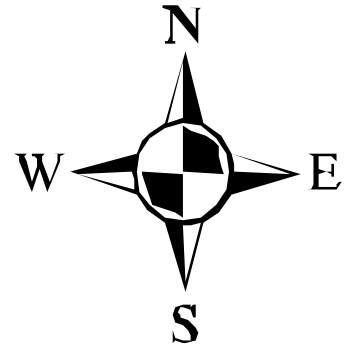
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
|--|---------------|-----|--|---------------------------------|-----|----|
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | 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 | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within buffer | Yes | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | B | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No | |
| | | | TPO | | No | |
| | | | Archaeological Finds Area | | No | |

Highway issues:
A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional

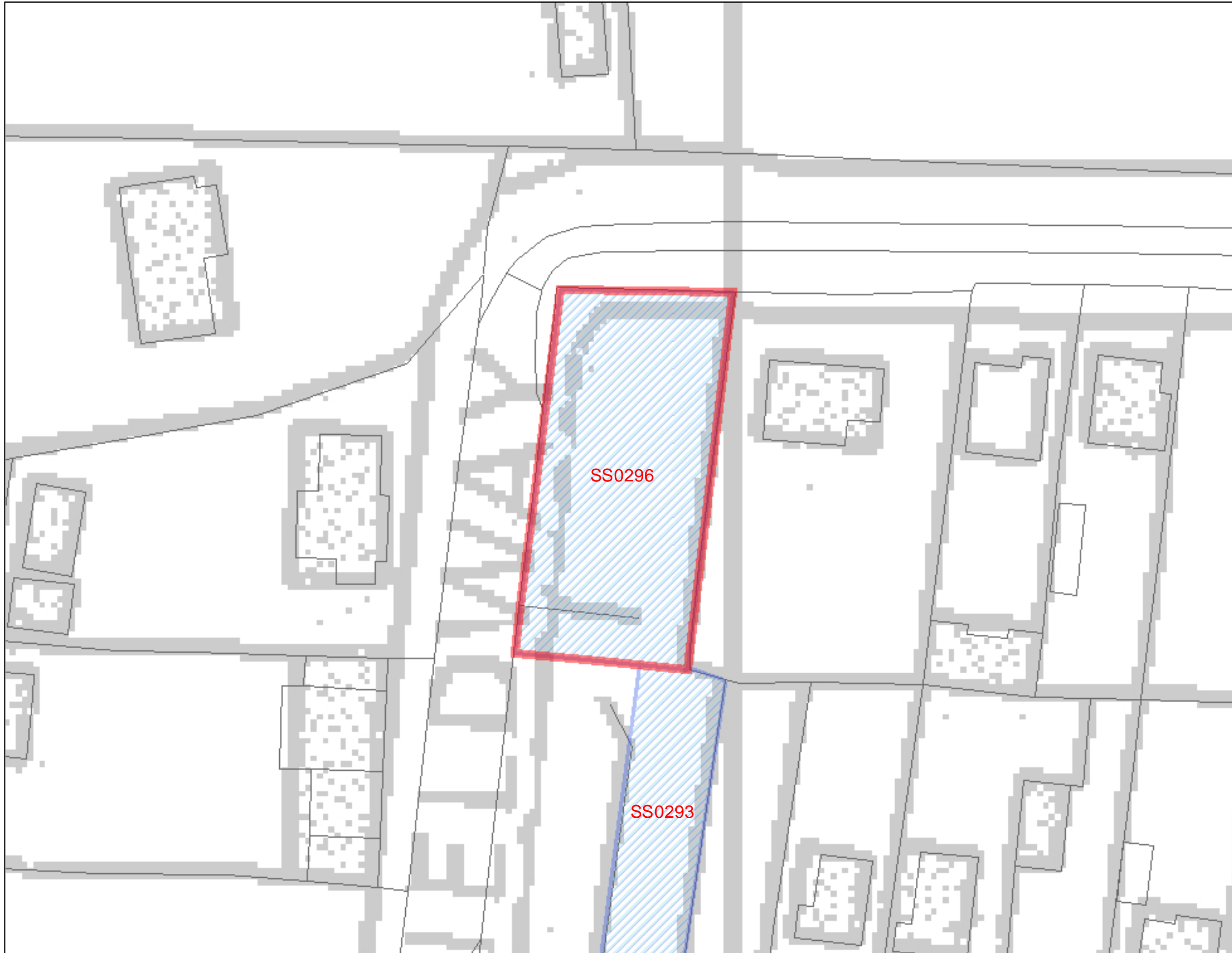
| | | | | |
|---|------------------------------|-----------------------------------|-----------------------------|--|
| Address: Land at junction of Fieldway and The Chase, Fairmead Estate, Wickford | Site Area: 0.07 Ha | Current Use: Greenfield | Site Ref.: SS0296 | |
| need. Contrary to general policy DM1 and DM9 accessibility and sustainability. | | | | |
| Constraints (description): | | | | |
| <ul style="list-style-type: none"> ▪ Part of the site (0.05 Ha – 71%) lays within the 5km buffer of Crouch & Roach Estuaries (Mid-Essex Coast Phase 3) RAMSAR (UK11016) and SPA (UK9009244) and Essex Estuaries SAC (UK0013690); ▪ The site is within 800m of Existing Employment area as defined by 1998 Local Plan; ▪ Research of historical map data indicates that contamination is unlikely, however no detailed assessment has been made; ▪ South part of the site is within the 10m buffer of Protected Species Alert area; ▪ Green Belt designation. | | | | |
| Could the constraints be overcome? Yes | | | | |
| <ul style="list-style-type: none"> ▪ Adaptation and mitigation measures to ensure protection of RAMSAR, SPA and SAC or exclude this part of the site; ▪ Existing employment buffer is not likely to be a particular constraint; ▪ Investigations of the site to ensure it are suitable for the use proposed. ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Review of Green Belt designation and review of the function of the green belt | | | | |
| What is the most suitable type of development for this site? As existing, smallholding, woodland | | | | |
| Site is NOT suitable for housing development | | | | |
| Reason(s) why site is / is not suitable for housing: | | | | |
| <p>The site is not adjacent to the settlement boundary; The Transport Assessment classified the site as contrary to the accessibility and sustainability policies; The Nevendon area Green Belt acts as separation buffer between Wickford and Basildon; For these reasons the suite is considered not suitable</p> | | | | |
| Is site available for development? | | | | |
| If yes, when? | | | | |
| Yes. This site was submitted through the Call For Sites process by the landowner. | | | | |

Land at junction of Fieldway and The Chase

SHLAA 2011/2012



SS0296



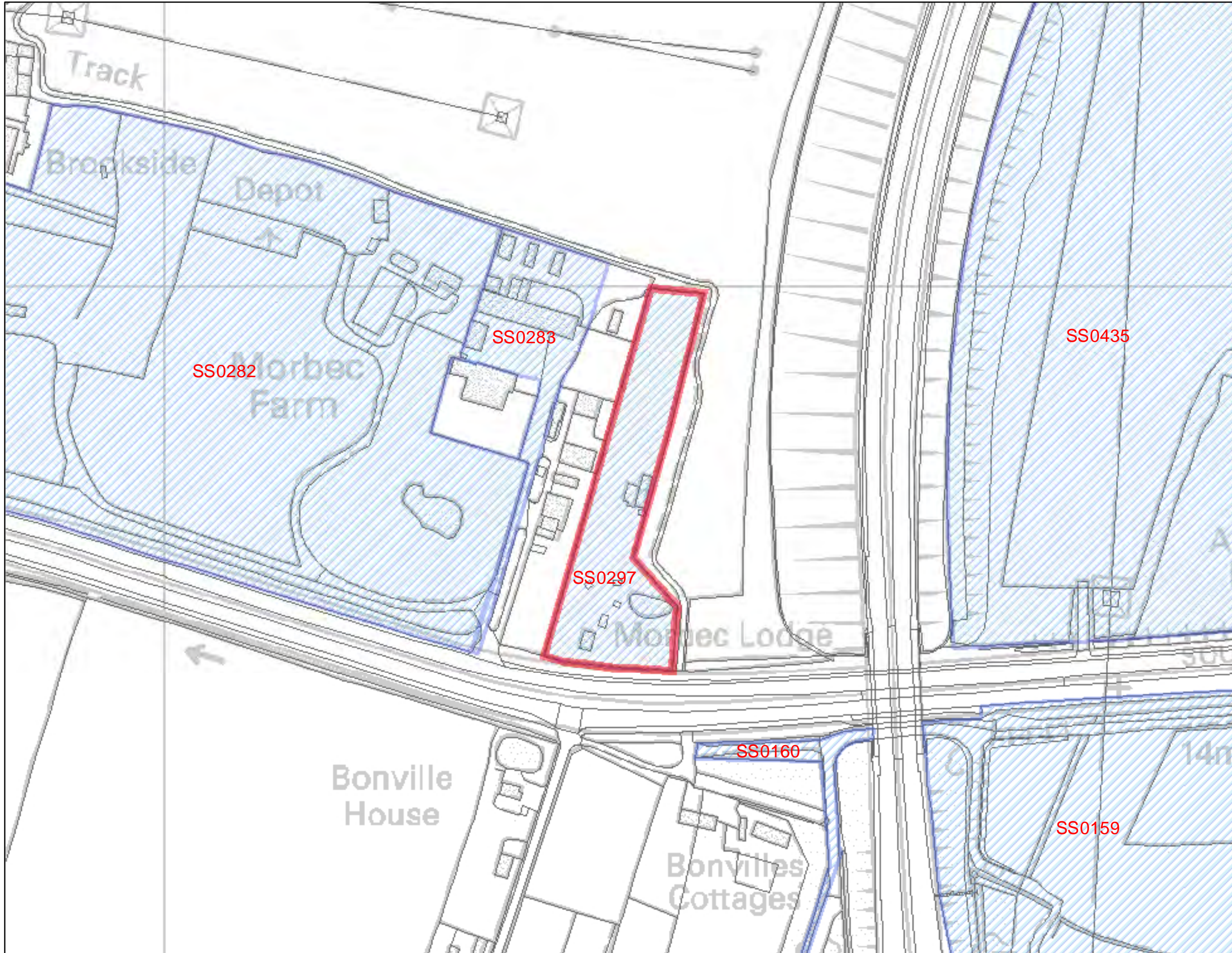
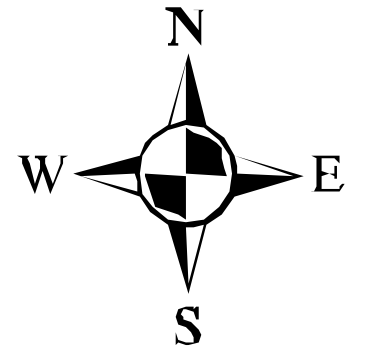
SHLAA Site Survey Form Part 1

| | | | | | | |
|---|-----------------------------|---|--|---------------------------------|-----|----|
| Address: Land at Morbec Lodge, Morbec Farm, Southend Arterial Road | Site Area: 0.76ha | Current Use: Grassland, outbuildings and residential bungalow | Site Ref.: SS0297 | | | |
| Description of Site (including planning status) A strip of open land between Morbec Farm and the A130, accessed from the A127 (Southend Arterial Road). Morbec Farm contains a number of small businesses while the A130 is graded above Morbec Lodge where it crosses over the A127. The site contains a single dwelling with an outbuilding to the north and a large pond to the east. The land around the site is predominantly farmland. Designated Green Belt in the BDLP 1998 | | | Site Access: Southend Arterial Road Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces >800m, Children and Young people > 400m, Churchyards > 800m, Civic spaces >2km, Country Parks <2km, Educational Fields >800m, Natural and Semi Natural Green Space > 800m, Outdoor Sports Facilities >2km, Urban Parks and Gardens > 2km Bus Stop: 1.3km Railway Station: >1.6km | | | |
| Planning History: | | | | | | |
| <ul style="list-style-type: none"> • 06/00091/FULL - Extension to existing vehicular access – refused | | | | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.76 | | | | |
| Greenfield Site | Yes | Area: 0.74 | | | | |
| Previously Developed Land | Yes | Area: 0.02 | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | Yes | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | No but surface water | | Protected Species Alert Area | | Yes | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No | |

| | | | | |
|---|-----------------------------|---|-----------------------------|----|
| Address: Land at Morbec Lodge, Morbec Farm, Southend Arterial Road | Site Area: 0.76ha | Current Use: Grassland, outbuildings and residential bungalow | Site Ref.: SS0297 | |
| | | TPO | | No |
| | | Archaeological Finds Area | | No |
| Highway issues: The only access from the Southend Arterial Road. As this is a main A road, access to the site would be very dangerous and therefore improvement to the access would be required. | | | | |
| Constraints (description): <ul style="list-style-type: none"> • Within SPA / SAC / Ramsar buffer • Susceptible to surface water • Away from services • Protected species • Potential contaminated land • Adjacent to the A127 • Designated Green Belt in BDLP 1998 | | | | |
| Could the constraints be overcome? Partially <ul style="list-style-type: none"> ▪ Adaptation and mitigation measures to ensure protection of RAMSAR, SPA and SAC; ▪ Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures for the surface water area; ▪ Ecological impact assessment and mitigation measures to protect protected species; ▪ Noise buffer to detract from the A127 ▪ Review of Green Belt designation and review of the function of the green belt | | | | |
| What is the most suitable type of development for this site? Current use | | | | |
| Site is NOT suitable for housing development | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not adjacent to the settlement boundary and is located too far away from services and facilities, this will increase the use of cars which makes the location of this site not sustainable. Furthermore the Transport Assessment classified the site as contrary to the accessibility and sustainability policies. For these reasons the site is considered NOT SUITABLE. | | | | |
| Is site available for development? If yes, when? | | | | |
| Yes. This site was submitted through the Call For Sites process by the landowner. | | | | |

Morbec Lodge, Arterial Road

SHLAA 2011/2012



SS0297

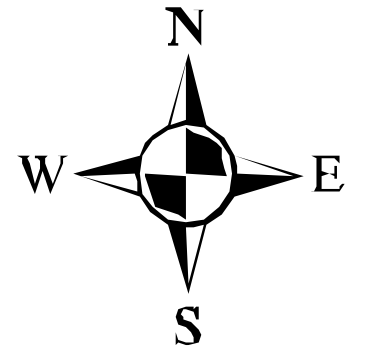
SHLAA Site Survey Form Part 1

| | | | | | | |
|---|-----------------------------|---|--|------------------------------------|--|--|
| Address: St. Mary's and Siocoby Kennels, Newhouse Avenue, Wickford | Site Area: 1.55ha | Current Use: Residential, Kennels and Grassland | Site Ref: SS0298 | | | |
| Description of Site (including planning status) Irregular shaped site located at the north end of Newhouse Avenue, a cul-de-sac, in a semi-rural setting. The site comprises one bungalow and commercial kennels, with the remainder of the land left to grass. New House Avenue comprises detached chalets and bungalows situated on good sized plots. The site backs onto the River Crouch to the north, with grassland fields beyond this to the north, east and west. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: <ul style="list-style-type: none"> BAS/0948/72 – Outline residential – Refused 1972 BAS/0779/73 – Residential development – Refused 1973 BAS/0169/75 – Boarding kennels – Granted 1975 BAS/1851/78 – Reception centre, 11 kennels and 30 cat chalets – Granted 1979 BAS/0240/80 – Bungalow – Granted 1980 BAS/0420/80 – Renewal of temporary consent for mobile home – Granted 1980 BAS/0579/82 – Renewal of temporary consent for mobile home – Granted 1982- | | | Site Access: Newhouse Avenue Access to Services | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 1.55ha | | | | |
| Greenfield Site | Yes | Area: 1.29ha | | | | |
| Previously Developed Land | Yes | Area: 0.26ha | | | | |
| 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 | | |

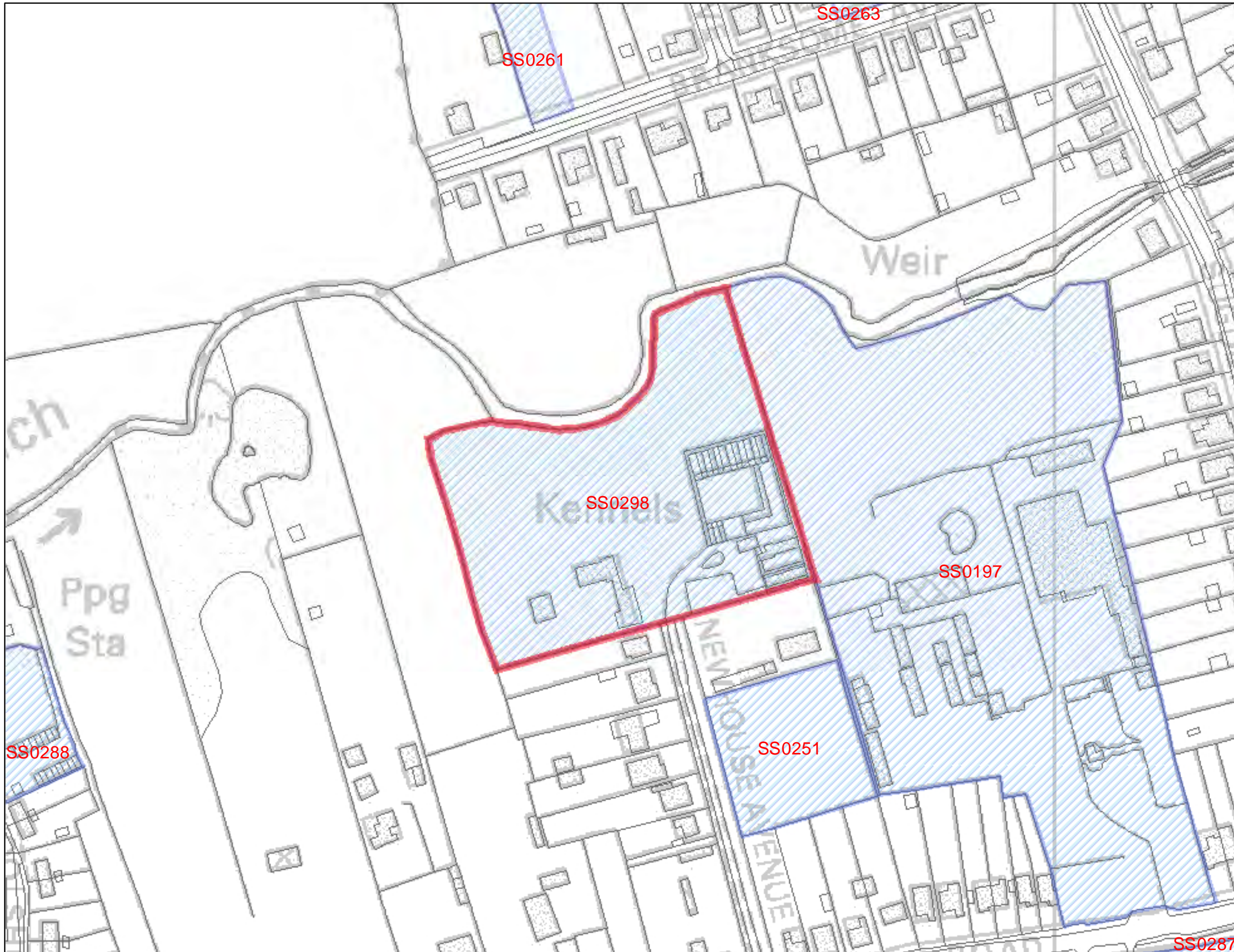
| | | | | | | |
|--|--|-----------------------------|---|----------------------------|---------|--|
| Address: St. Mary's and Siocoby Kennels, Newhouse Avenue, Wickford | | Site Area: 1.55ha | Current Use: Residential, Kennels and Grassland | Site Ref: SS0298 | | |
| | | | | | Adj. To | |
| Electricity Pylons | | | Listed Buildings | | Within | |
| | | | | | Adj. To | |
| Immovable communications links | | | Potential Contaminated Land | | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath (PRoW) | | | |
| | | | TPO | | | |
| | | | Archaeological Finds Area | | | |
| Highway issues: | | | | | | |
| Constraints (description): | | | | | | |
| Could the constraints be overcome? | | | | | | |
| What is the most suitable type of development for this site? | | | | | | |
| Site is not suitable for housing development x | | | | | | |
| Reason(s) why site is not suitable for housing: | | | | | | |
| <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"> 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. | | | | | | |

St Mary's and Sirocoby Kennels

SHLAA 2011/2012



SS0298



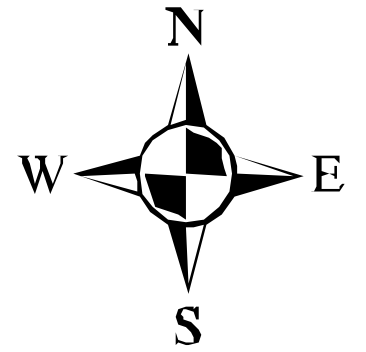
SHLAA Site Survey Form Part 1

| | | | | | | |
|--|---------------|------------------------------|---|------------------------------------|-----|----|
| Address: Land adjacent Bluebell Cottage, Buckwyns Chase | | Site Area: 1.77 ha | Current Use: Woodland | Site Ref.: SS0299 | | |
| Description of Site (including planning status) An area of dense woodland off a small country lane to the north west of Billericay. The site is surrounded predominantly by woodland, farmland and a few scattered cottages. Designated as Green Belt and SINC in BDLP 1998 Planning History: None in relation to site | | | Site Access: Buckwyns Chase | | | |
| Ownership: | | | Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green <800m, Children and young people <400m, Churchyards >800m, Civic spaces >2km, Country park <800m, Educational >800m, Natural and semi natural 800m, Outdoor sport <800m, urban parks <2km Bus Stop: >750m Railway Station: >1.6km | | | |
| | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 1.77ha | | | | |
| Greenfield Site | Yes | Area: 1.77ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | Yes | |
| | Part of Site | No | | Part of Site | Yes | |
| | Within Buffer | No | | Within Buffer | Yes | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | Yes | |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | | No | Protected Species Alert Area | | Yes | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No | |
| | | | TPO | | No | |
| | | | Archaeological Finds Area | | No | |
| Highway issues: Small country lane is the only access, and therefore would require improvement. | | | | | | |
| Constraints (description): | | | | | | |
| <ul style="list-style-type: none"> Designated as Green Belt and SINC in BDLP 1998 Within a Local Wildlife Site | | | | | | |

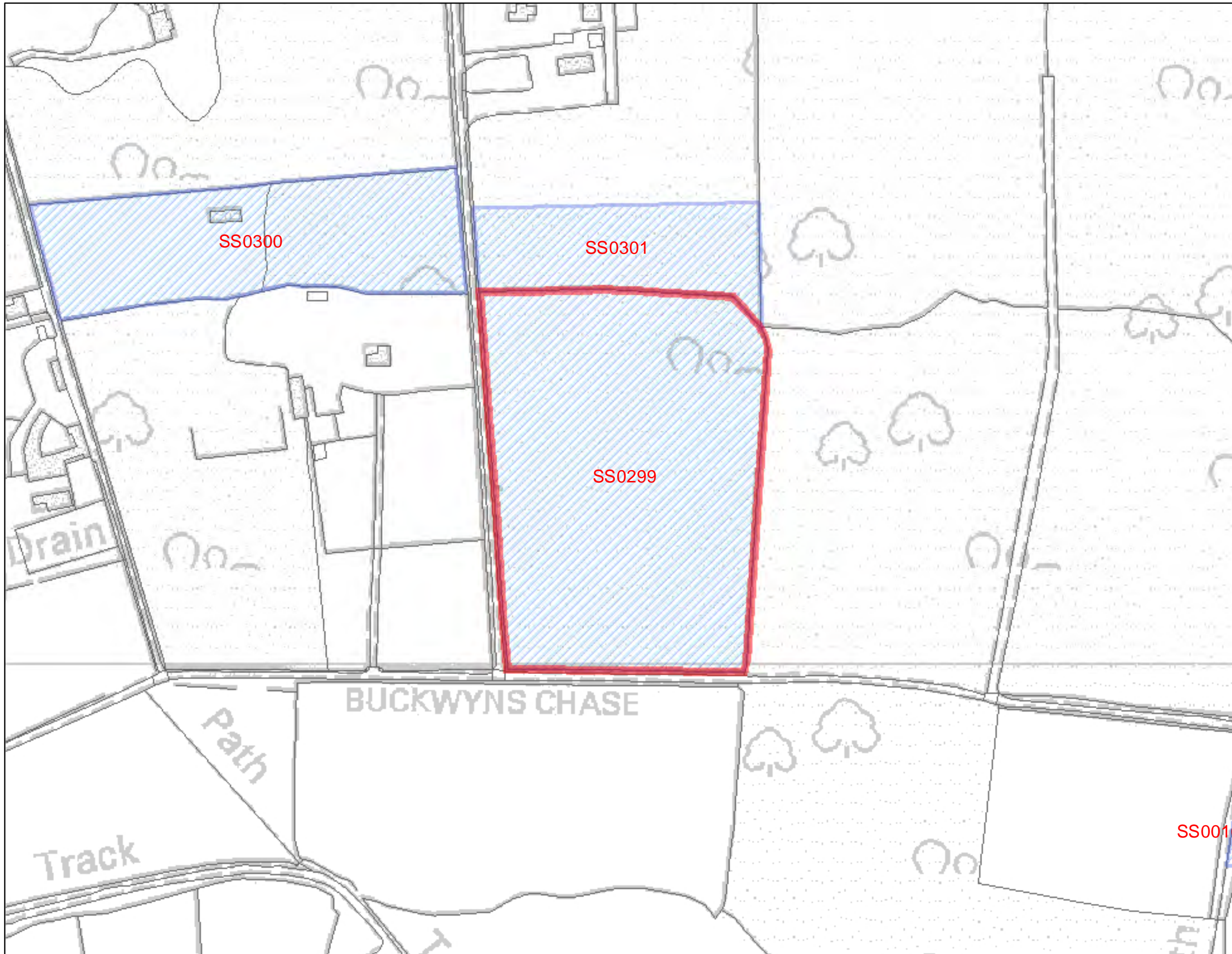
| | | | | |
|---|------------------------------|---------------------------------|--|--|
| Address: Land adjacent Bluebell Cottage, Buckwyns Chase | Site Area: 1.77 ha | Current Use: Woodland | Site Ref.: SS0299 | |
| <ul style="list-style-type: none"> • Within a BAP buffer • Protected species alert area • Potential contaminated land in the vicinity, no intrusive investigation undertaken • Isolated from services and facilities | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Woodland | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: The site is a considerable distance from services and facilities and consequently is unsustainable. The site is within the Green Belt and a SINC / Local Wildlife Site, which should not be spoilt by development. Therefore, the site is unsuitable. | | | | |
| Is site available for development? If yes, when? | | | The site was put forward as part of the Call for Sites process. Thus the landowner could be established. | |

Land adj Bluebell Cottage

SHLAA 2011/2012



SS0299



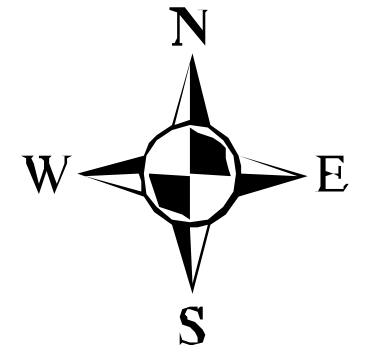
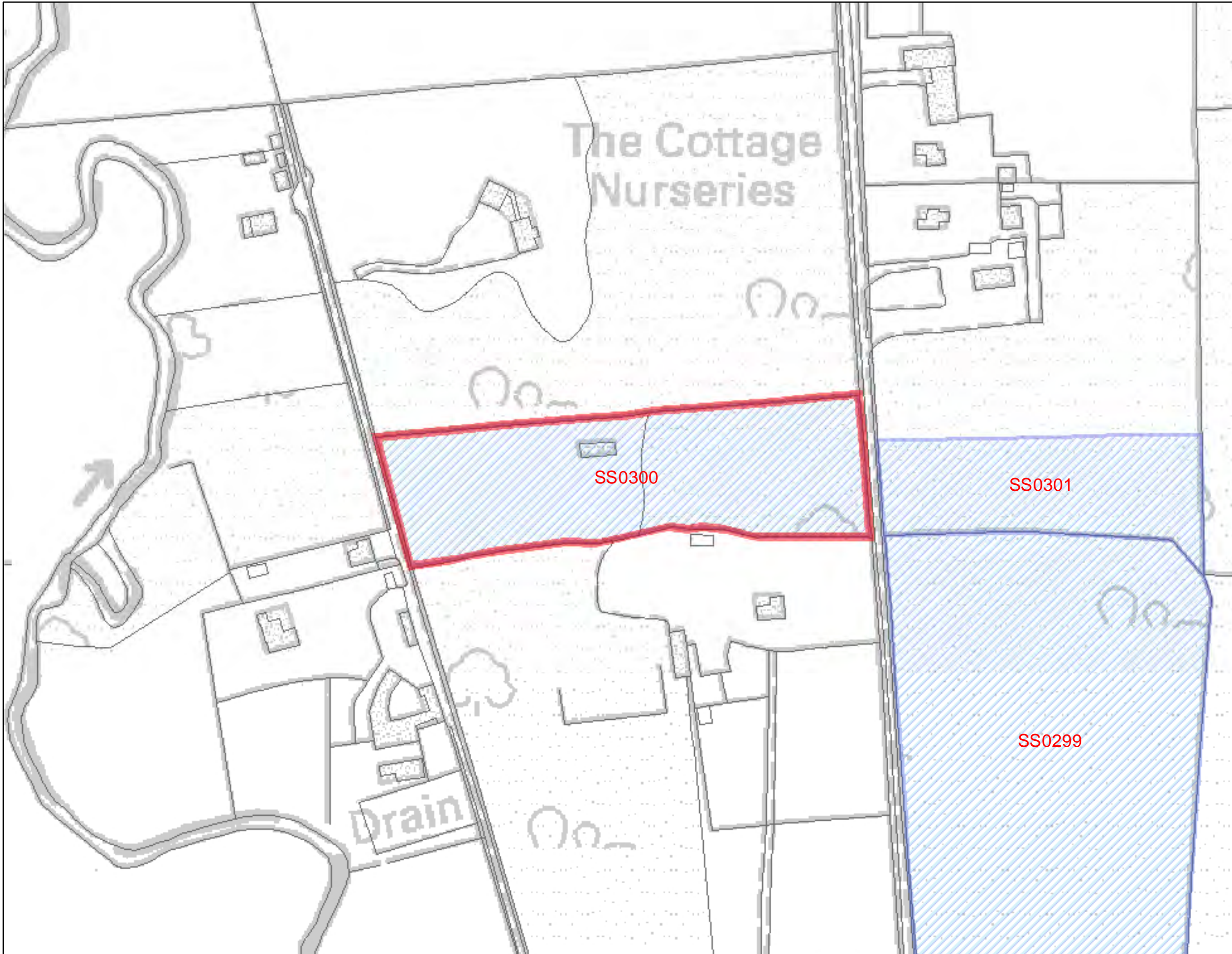
SHLAA Site Survey Form Part 1

| | | | | | | |
|--|------------------------------|---|---|------------------------------------|-----|----|
| Address: Land adjacent Bluebell Cottage and the Cottage Nurseries, Buckwyns Chase | Site Area: 0.83 ha | Current Use: Woodland/ scrubland | Site Ref.: SS0300 | | | |
| Description of Site (including planning status) An area of woodland/scrubland off a small country lane to the north west of Billericay. The site is surrounded predominantly by woodland, farmland and a few scattered cottages. At the time of a site visit, a JCB was parked on site with much of the land cleared. Piles of rubble/detritus had also been deposited on the land. Designated as Green Belt in BDLP 1998 Planning History: None in relation to the site | | | Site Access: Buckwyns Chase Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green >800m, Children and young people <400m, Churchyards >800m, Civic spaces >2km, Country park <800m, Educational >800m, Natural and semi natural > 800m, Outdoor sport <800m, urban parks <2km Bus Stop: >750m Railway Station: >1.6km | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.83ha | | | | |
| Greenfield Site | Yes | Area: 0.81ha | | | | |
| Previously Developed Land | Yes | Area: 0.02ha | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | 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 | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | Yes | |
| H.E.R – No records | | | TPO | | Yes | |
| | | | Archaeological Finds Area | | No | |
| Highway issues: Small country lane is the only access, and therefore would require improvement. | | | | | | |

| | | | | |
|--|------------------------------|---|-----------------------------|--|
| Address: Land adjacent Bluebell Cottage and the Cottage Nurseries, Buckwyns Chase | Site Area: 0.83 ha | Current Use: Woodland/ scrubland | Site Ref.: SS0300 | |
| Constraints (description): <ul style="list-style-type: none"> • Designated as Green Belt in BLDP 1998 • Within buffer of a Local Wildlife Site • Definitive footpath along west of the site • Potential contaminated land • Tree Preservation Order • Isolated from services and facilities | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Woodland | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: The site is a considerable distance from services and facilities and consequently is unsustainable. The site is within the Green Belt and even with a change in Green belt policy, the other constraints, especially the distance from services make the site unsuitable. | | | | |
| Is site available for development? If yes, when? <div style="float: right; width: 40%;"> The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. </div> | | | | |

Land south of the Cottages Nurseries

SHLAA 2011/2012



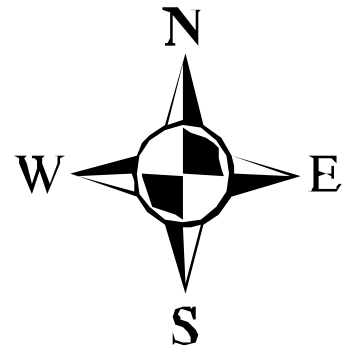
SS0300

SHLAA Site Survey Form Part 1

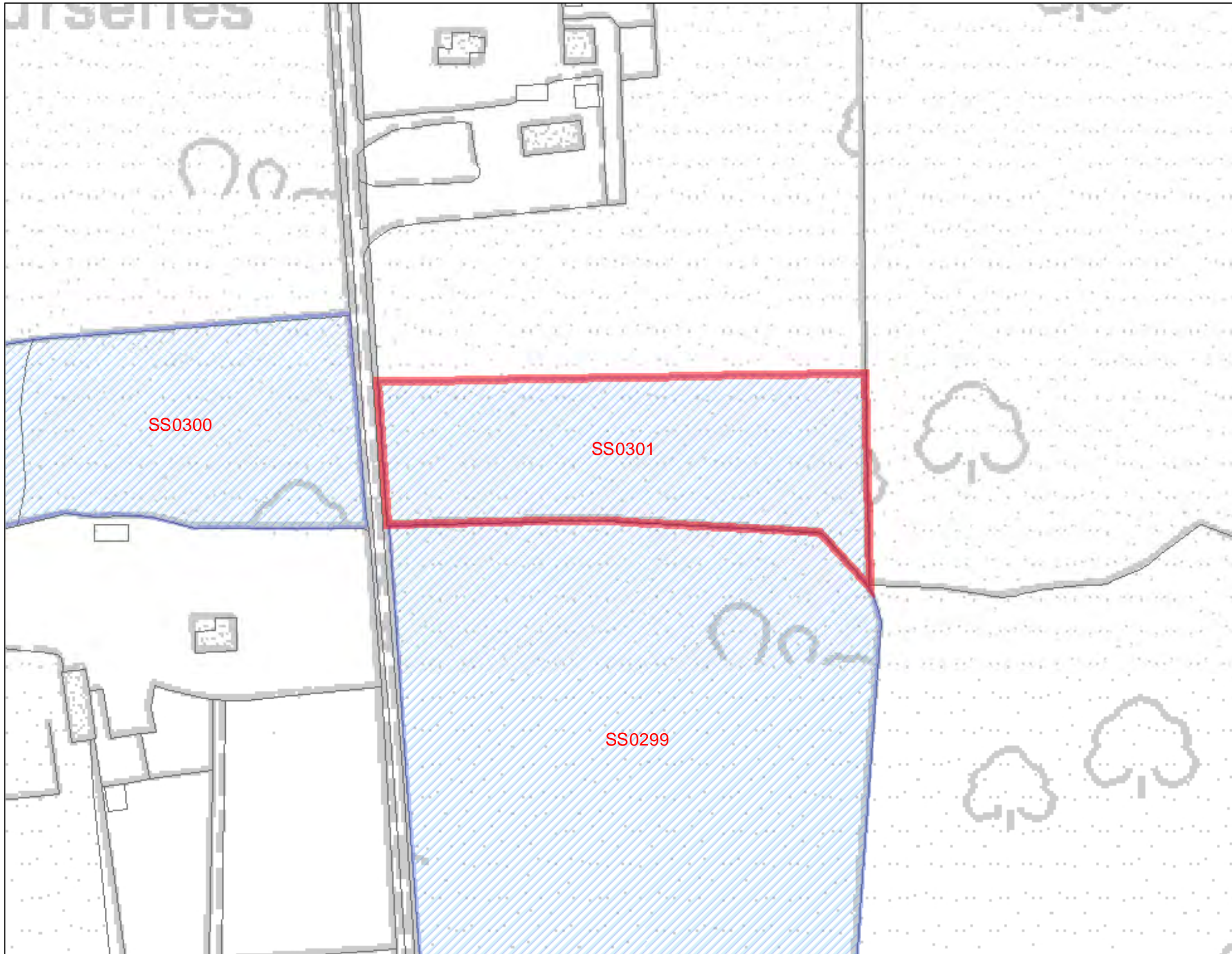
| | | | | | |
|--|---------------------------|------------------------------|---|-----------------------------|-----|
| Address: Land adjacent Bluebell Cottage, Buckwyns Chase | Site Area: 0.44 ha | Current Use: Woodland | Site Ref.: SS0301 | | |
| Description of Site (including planning status) An area of dense woodland off a small country lane to the north west of Billericay. The site is surrounded predominantly by woodland, farmland and a few scattered cottages. Designated as Green Belt in BDLP 1998 Planning History: None | | | Site Access: Buckwyns Chase Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green >800m, Children and young people >400m, Churchyards >800m, Civic spaces >2km, Country park <800m, Educational >800m, Natural and semi natural < 800m, Outdoor sport <800m, urban parks <2km Bus Stop: >750m Railway Station: >1.6km | | |
| Ownership: | - Public Body? | No | Public Open Space: Allotments >800m, Amenity Green >800m, Children and young people >400m, Churchyards >800m, Civic spaces >2km, Country park <800m, Educational >800m, Natural and semi natural < 800m, Outdoor sport <800m, urban parks <2km Bus Stop: >750m Railway Station: >1.6km | | |
| | - Private Individual? | Yes | | | |
| | - Company? | No | | | |
| | - Unknown? | No | | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | Area: 0.44 | | | |
| Greenfield Site | Yes | Area: 0.44 | | | |
| Previously Developed Land | No | | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | Yes |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | No | | Within Buffer | No |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | | No | Protected Species Alert Area | | Yes |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes |
| Marshes Protection Area | | No | | | |
| Existing, developed business/ industrial areas | Within | No | | Village Green & Common Land | |
| | Part of | No | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No |
| | | | | Adj. To | No |
| Electricity Pylons | | No | Listed Buildings | Within | No |
| | | | | Adj. To | No |
| Immovable communications links | | No | Potential Contaminated Land | C | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: Small country lane is the only access, and therefore would require improvement. | | | | | |
| Constraints (description): | | | | | |
| <ul style="list-style-type: none"> Designated as Green Belt in BLDP 1998 Within buffer of a Local Wildlife Sites | | | | | |

| | | | | |
|---|------------------------------|--|-----------------------------|--|
| Address: Land adjacent Bluebell Cottage, Buckwyns Chase | Site Area: 0.44 ha | Current Use: Woodland | Site Ref.: SS0301 | |
| <ul style="list-style-type: none"> • Potential contaminated land • Isolated from services and facilities | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Woodland | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: The site is a considerable distance from services and facilities and consequently is unsustainable. The site is within the Green Belt and even with a change in Green belt policy, the other constraints, especially the distance from services make the site unsuitable. | | | | |
| Is site available for development? | | The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. | | |
| If yes, when? | | | | |

SHLAA 2011/2012



SS0301

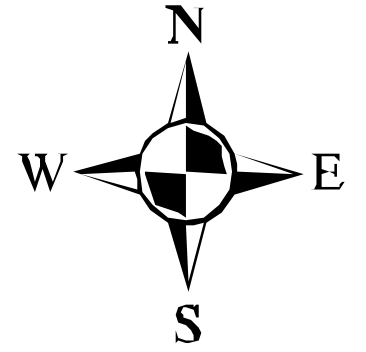


SHLAA Site Survey Form Part 1

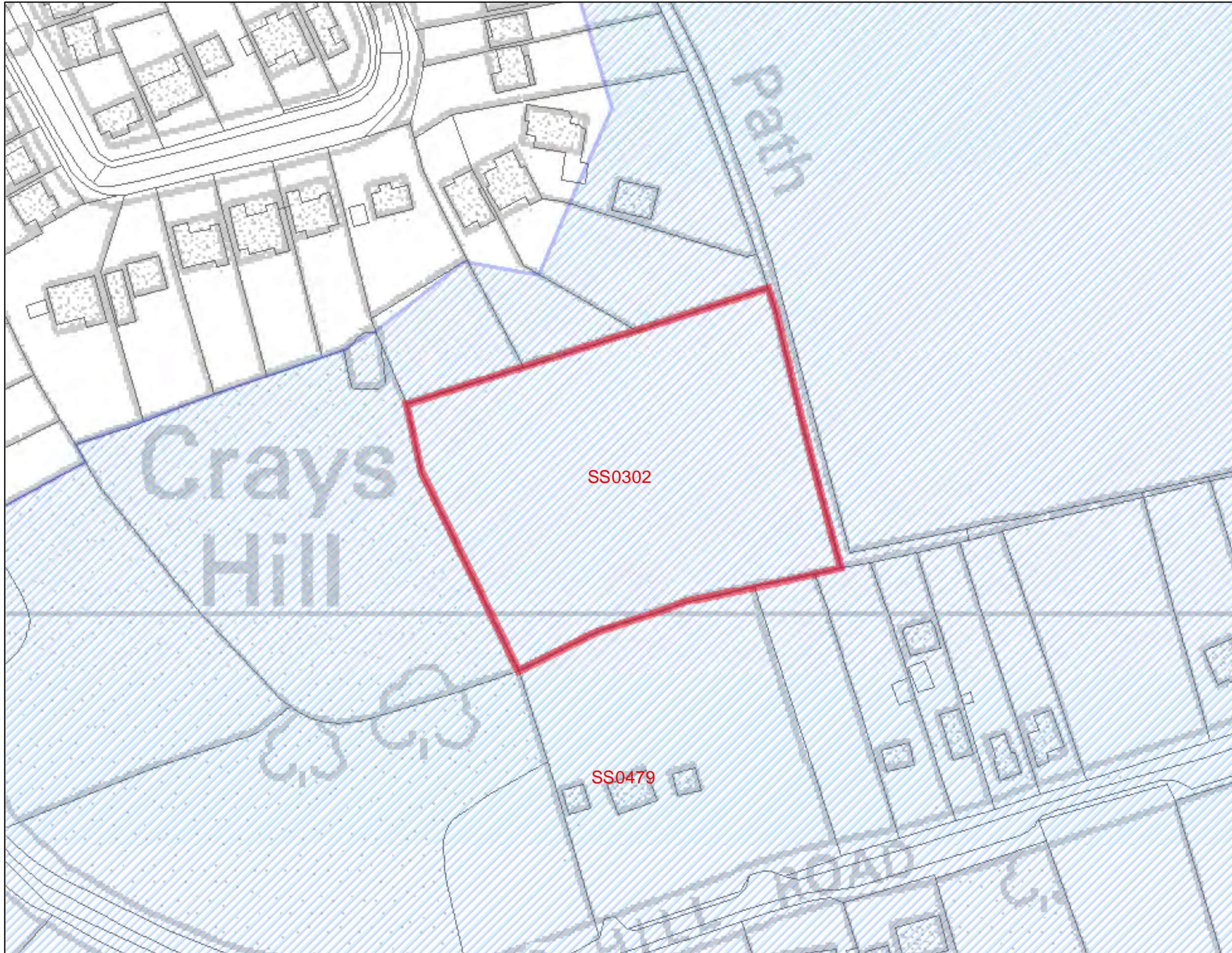
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|---|------------------------------|----------------------------------|--|---------------------------------|-----|----|
| Address: Crown view, Crays Hill Road, Billericay | Site Area: 0.72 ha | Current Use: Grassland | Site Ref.: SS0302 | | | |
| Description of Site (including planning status) A square shape grassland site with a few trees in the centre and along the south, east and west edges along with recently planted conifer hedges. There are residential houses to the north, more isolated residential properties to the south and some farmland to the east beyond a public footpath. A small woodland lies to the west. Designated in Green Belt and plotlands in BDLP 1998 | | | Site Access: No independent vehicular access. Access via Crown View or potentially from public footpath to the east | | | |
| Recent Planning History: <ul style="list-style-type: none"> 10/00871/FULL - Demolition of existing house and erection of 2no. 4 bed detached houses (amendment to previously approved application 05/00691/FULL) – granted 10/00079/FULL - Retain hipped pitch roofed ground floor rear extension forming dayroom, utility room and WC – refused 06/00273/FULL - Erection of 1.2 metre high post & rail fence across open land to form grazing area – granted 05/00691/FULL - Demolition of existing house and erection of 2 no. 4 bedroom detached houses – refused | | | Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments <800m, Amenity Green Space <400m, Children and young people > 400m, churchyards >400m, civic spaces >2km, country park >2km, educational fields >800m, natural and semi natural >800m, outdoor sport facilities <2km, urban parks <2km Bus Stop: 500m Railway Station: >1.6km | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | | No | | | | |
| Green Belt Site | | Yes | Area: 0.72ha | | | |
| Greenfield Site | | Yes | Area: 0.72ha | | | |
| Previously Developed Land | | No | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone | | No | Protected Species Alert Area | | Yes | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |

| | | | | | |
|---|--|------------------------------|--|-----------------------------|-----|
| Address: Crown view, Crays Hill Road, Billericay | | Site Area: 0.72 ha | Current Use: Grassland | Site Ref.: SS0302 | |
| 400m buffer zone around wastewater/sewage treatment plants | | Yes | Definitive Footpath (PRoW) | | Yes |
| Historic Environment Record – No records | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: There is no independent vehicular access to the site. Amber category | | | | | |
| Constraints (description): | | | | | |
| <ul style="list-style-type: none"> • Green Belt and plotland designation in BDLP 1998 • Protected species • Definitive footpath • No access • Potential contaminated land | | | | | |
| Could the constraints be overcome? No | | | | | |
| What is the most suitable type of development for this site? Open space, woodland, smallholding etc | | | | | |
| Site is NOT suitable for housing development X | | | | | |
| Reason(s) why site is / is not suitable for housing: The site is some distance away from services and facilities. Furthermore, it is allocated Green Belt and plotlands in the BDLP 1998, and has no independent access. Accordingly the site would be considered unsuitable | | | | | |
| Is site available for development? If yes, when? | | | No. Although the site was submitted through the Call for Sites process and the landowner has expressed a wish to develop the site it has no access at this time. | | |

SHLAA 2011/2012



SS0302



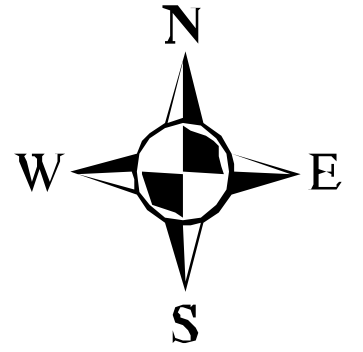
SHLAA Site Survey Form Part 1

| | | | | | | |
|---|---------------|------------------------------|--|------------------------------------|-----|----|
| Address: Land to east of Allotment Gardens, Queens Road, Crays Hill | | Site Area: 0.36 ha | Current Use: woodland and pond | Site Ref.: SS0303 | | |
| Description of Site (including planning status) Square shaped woodland comprising a small pond to the east of the site. There are residential houses to the north and to the east and allotments to the west. There is also an area of grassland to the south. Designated in Green Belt and plotlands in BDLP 1998 Planning History: <ul style="list-style-type: none"> BAS/1904/88 – 3 no. detached dwellings – Refused 03.02.1989 DBAS/0658/92 – Riding stables- Planning permission required 04.08.1992 BAS/1081/92 – Riding stables for 3 horses – Granted 26.10.1992 BAS/0999/97 – Renewal of permission for riding stables 20.11.1997 EUBAS/1/89 – Residential use – Not accepted 07.06.1989 | | | Site Access: Queens Road | | | |
| | | | Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments - adjacent, Amenity Green Space <400m, Children and young people < 400m, churchyards >800m, civic spaces >2km, country park >2km, educational fields >800m, natural and semi natural >800m, outdoor sport facilities <400m, urban parks <2km Bus Stop: 500m Railway Station: >1.6km | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.36ha | | | | |
| Greenfield Site | Yes | Area: 0.36ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone | No | | Protected Species Alert Area | | Yes | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | 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 | | Yes | Definitive Footpath (PRoW) | | No | |

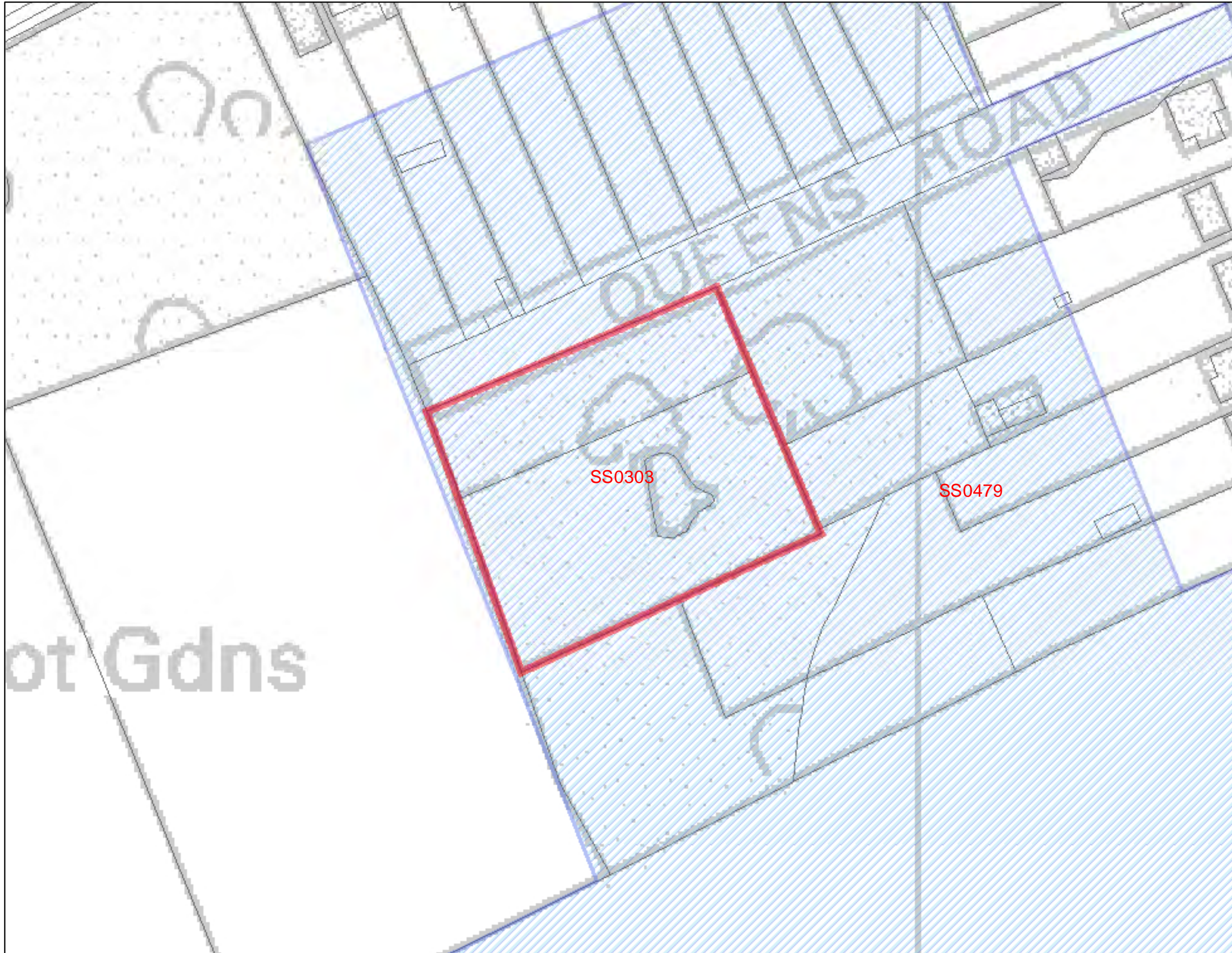
| | | | | |
|---|------------------------------|---|------------------------------------|----|
| Address: Land to east of Allotment Gardens, Queens Road, Crays Hill | Site Area: 0.36 ha | Current Use: woodland and pond | Site Ref.: SS0303 | |
| | | TPO | | No |
| | | Archaeological Finds Area | | No |
| Highway issues: There is only a narrow unmade access route to the site which would require upgrading | | | | |
| Constraints (description): <ul style="list-style-type: none"> • Green Belt and plotland designation in BDLP 1998 • Protected species • Potential contaminated land | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Woodland | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: The site is some distance away from services and facilities. Furthermore, it is allocated Green Belt and plotlands in the BDLP 1998, and it has narrow unmade access. All these constraints make the site unsuitable. | | | | |
| Is site available for development? If yes, when? | | Yes. The site was put forward as part of the Call for Sites process by the landowner. | | |

Land at Byfield House

SHLAA 2011/2012



SS0303



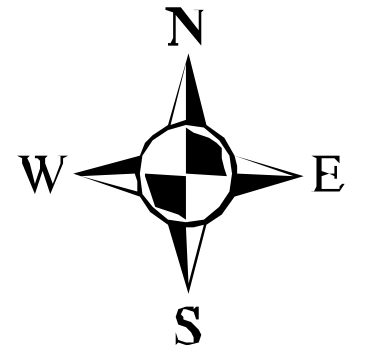
SHLAA Site Survey Form Part 1

| | | | | | | |
|---|---------------------------|-------------------------------|--|---------------------------------|------|----|
| Address: Land adjacent Bluebell Lodge, 403 Mountnessing Road, Billericay | Site Area: 0.75 ha | Current Use: Grassland | Site Ref.: SS0304 | | | |
| Description of Site (including planning status) A small area of grassland located at the end of Mountnessing Road to the north west of Billericay. A railway line lies to the south of the site beyond an adjoining field, with residential properties to the east and farmland to the west beyond an adjacent houses on a large plot. Farmland is also to the north. The land itself is generally flat in nature, grassland with hedges to the north, west and south. A public footpath runs around the periphery of the site, though appears to have recently been diverted along the southern boundary of the site. A large oak tree lies within the southern hedgerow and is worthy of retention. A line of protected poplar trees that existed along the east boundary have long since been removed. Designated as Green Belt in BDLP 1998 Planning History: None | | | Site Access: Mountnessing Road and Bluebell Wood – the landowner has confirmed that there are intentions to add an additional access off of Bluebell Wood, irrespective of the SHLAA process. Access to Services (distance in m) Primary School: <600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green <800m, Children and Young people <400m, churchyard >800m, civic spaces >2km, country park <2km, educational fields <800m, natural and semi natural <400m, outdoor sports <400m, urban parks <2km Bus Stop: 1km Railway Station: >1.6km | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.75 ha | | | | |
| Greenfield Site | Yes | Area: 0.75 ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | 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) | | Yes | |
| H.E.R – No records | | | TPO* Now removed | TPO/1/75 | Yes* | |

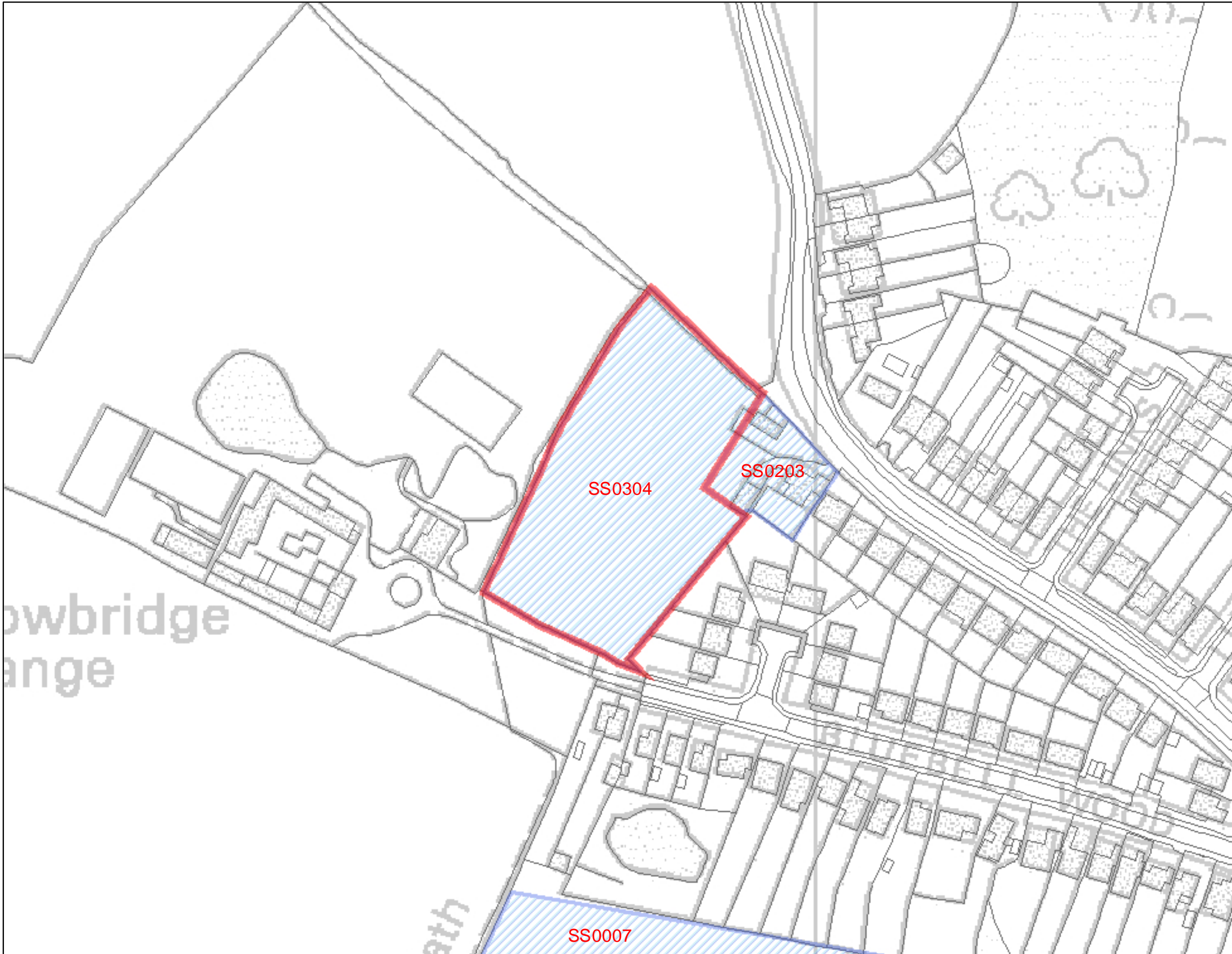
| | | | | |
|---|------------------------------|----------------------------------|-----------------------------|----|
| Address: Land adjacent Bluebell Lodge, 403 Mountnessing Road, Billericay | Site Area: 0.75 ha | Current Use: Grassland | Site Ref.: SS0304 | |
| | | Archaeological Finds Area | | No |
| Highway issues: The access is quite small and would require improvement if development were to take place on this site. The landowner has, however, confirmed that there are intentions to add an additional access off of Bluebell Wood, irrespective of the SHLAA process. | | | | |
| Constraints (description): <ul style="list-style-type: none"> • Designated Green Belt • Potential contaminated land • Definitive footpath • Trees/hedges worthy of retention | | | | |
| Could the constraints be overcome? Yes <ul style="list-style-type: none"> • Removal of Green Belt designation • Investigation of potential contaminated land • Sensitive development to incorporate footpath and maintain boundary hedgerows/trees | | | | |
| What is the most suitable type of development for this site? Farmland, residential, mixed use | | | | |
| Site is suitable for housing development X | | | | |
| Reason(s) why site is suitable for housing: Even though the site is within the Green Belt, removal of this designation could be possible. The site is on the edge of a settlement and could form a natural extension to residential properties on Mountnessing Road. The timeframe would have to reflect the removal of the Green Belt policy. | | | | |
| Is site available for development? If yes, when? The site was put forward as part of the Call for Sites process by the landowner. | | | | |

Land adj to Bluebell Lodge at 402 Mountnessing

SHLAA 2011/2012



SS0304



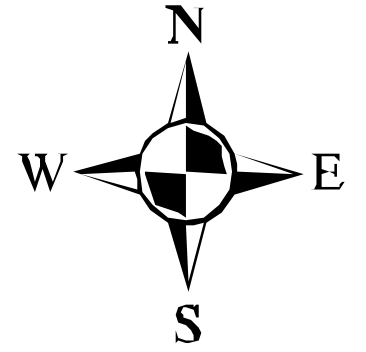
SHLAA Site Survey Form Part 1

| | | | | | |
|--|---------------------------|-------------------------------|--|---------------------------------|-----|
| Address: Land between 4 and 5 Elm Cottages, Coxes Farm Road, Billericay | Site Area: 2.23 ha | Current Use: Grassland | Site Ref.: SS0305 | | |
| Description of Site (including planning status) A large area of grassland to the south east of Billericay, largely bordered by established hedgerows. The surrounding area is characterised by farmland, grazing land and sporadic residential development. A small area in the south corner of the site is used as a parking court. A ditch runs along the western boundary Designated as Green Belt in BDLP 1998 Planning History: None in relation to site | | | Site Access: Coxes Farm Road Access to Services (distance in m) Primary School: <600m Secondary School: >1500m GPs / Health Centre: <800m Local Centre: <800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Space <800m, Children and Young people <800m, churchyards >800m, civic spaces >2km, country parks >2km, educational >800m, natural and semi natural >800m, outdoor sports facilities <2km, urban parks >2km Bus Stop: 500m Railway Station: >1.6km | | |
| Ownership: | - Public Body? | No | | | |
| | - Private Individual? | Yes | | | |
| | - Company? | No | | | |
| | - Unknown? | No | | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | Area: 2.23 ha | | | |
| Greenfield Site | Yes | Area: 2.2ha | | | |
| Previously Developed Land | Yes | Area: 0.03ha | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No |
| | Part of Site | No | | Part of Site | No |
| | Within Buffer | 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 | | 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 |
| H.E.R – No records | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: The access would require improvement to accommodate any development. | | | | | |

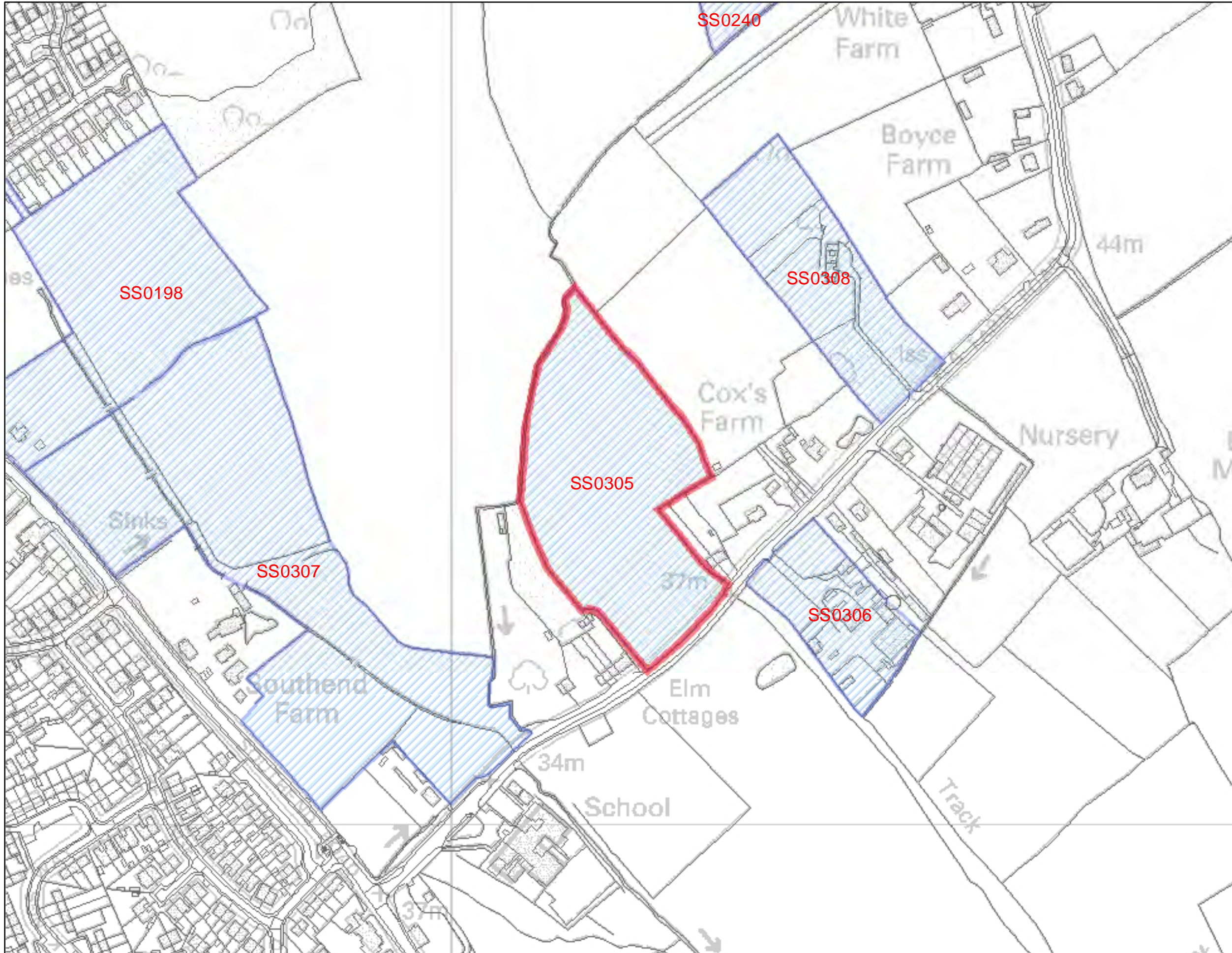
| | | | | |
|---|---------------------------|-------------------------------|--------------------------|--|
| Address: Land between 4 and 5 Elm Cottages, Coxes Farm Road, Billericay | Site Area: 2.23 ha | Current Use: Grassland | Site Ref.: SS0305 | |
| Constraints (description): | | | | |
| <ul style="list-style-type: none"> • Designated Green Belt • Within SSSI buffer (<2km from Norsey Wood) • Potential contaminated land in vicinity (<200m of small unknown infill, Willoughby coachworks and BAS213) • Ground water vulnerability • Protected species alert area buffer | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Grassland, farmland | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: The site is designated as Green Belt and does not lie adjacent to the settlement boundary, or adjacent to another site next to the settlement boundary. Accordingly it would be unsustainable for residential properties. | | | | |
| Is site available for development? If yes, when? Yes. The site was submitted through the Call for Sites process and there is access. | | | | |

Land between 4&5 Elm Cottages

SHLAA 2011/2012



SS0305

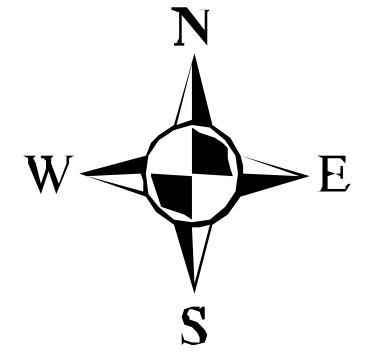
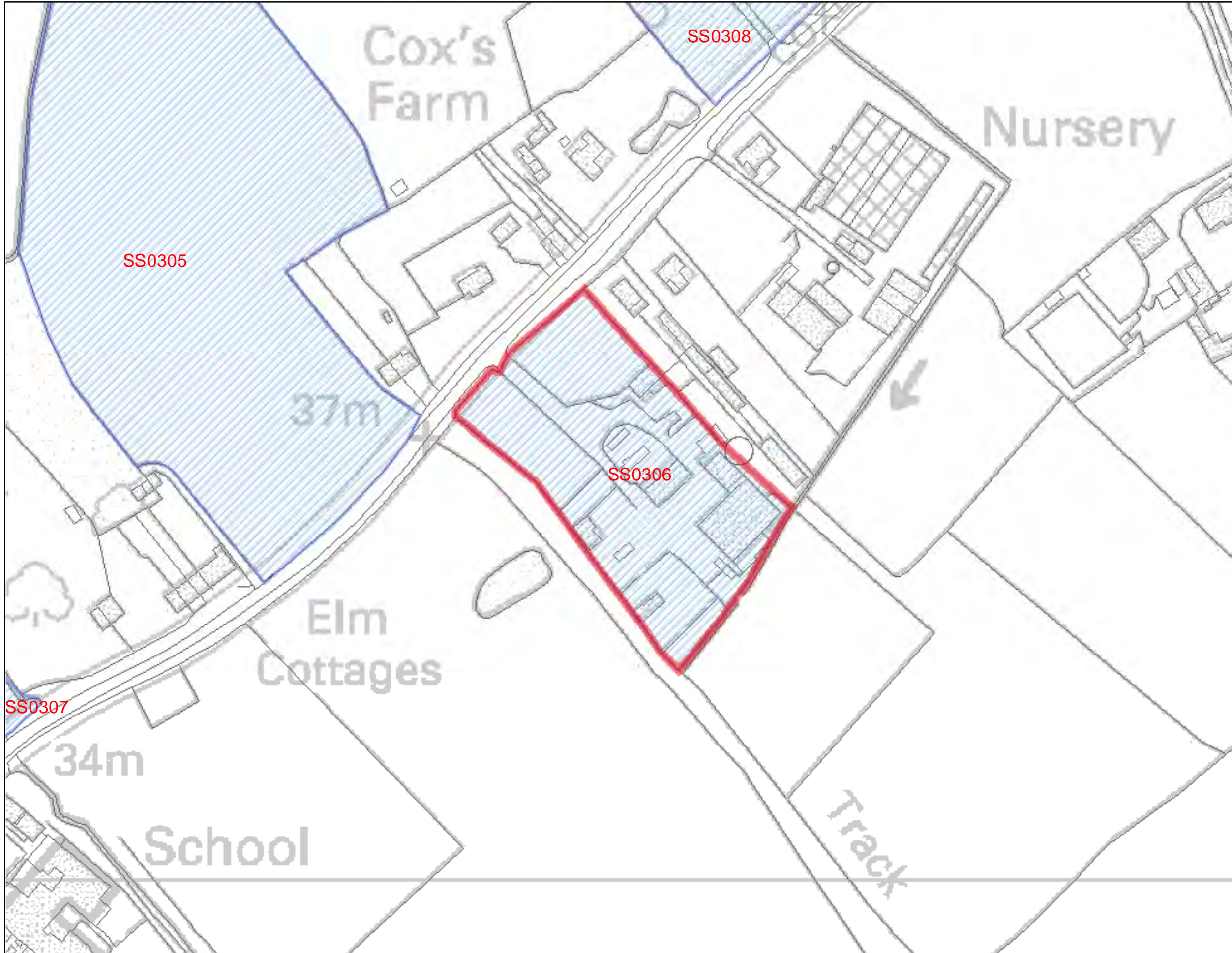


SHLAA Site Survey Form Part 1

| | | | | | |
|---|------------------------------|---|--|---------------|----|
| Address: Willoughby Coachworks, Coxes Farm Road, Billericay | Site Area: 0.83 ha | Current Use: Light Industrial | Site Ref.: SS0306 | | |
| Description of Site (including planning status) The front portion of the site is grassland, with the remainder used for light industrial purposes within several portacabins and outbuildings, comprising trade timber supplies, a joinery and vehicle repairs businesses. Two mobile homes also exist on the site. Other uses in the close vicinity include a garden nursery, primary school, farmland and associated buildings along with sporadic residential properties. An established hedgerow borders the western site boundary. The site lies to the south east of Billericay. Designated as Green Belt in BLDP 1998. Planning History: <ul style="list-style-type: none"> • ENF/936/84 • BAS/0977/87 – Renewal of consent for use of units 3, 4 and 7 – Granted 10.11.1987 (Unit 7 Joinery/B2 use, Units 3 and 4 repair/upholstery of furniture or B1 use) • BAS/1462/92 – Use of units 1, 2, 5 and 6 for B2 use (furniture manufacture) and retention of buildings 10,11 and 11A – Granted • BAS/0279/99 – Replacement of extraction unit and replacement of housing for bandsander – Granted 23.11.1999 • 11/00267/OUT - Single dwelling and detached garage – refused • 06/01237/OUT - Proposed residential development for the erection of 11 No. dwellings – refused • 06/00977/FULL - Demolition of existing dwellings and construction of 2 no. detached houses – granted • 06/00572/FULL - Demolition of existing dwellings and construction of 2 no. detached houses – refused • 05/01381/REM - Demolish existing pair of cottages and erect 1 No. 5 bed detached dwelling with detached garage (Reserved Matters following approval of 05/00978/OUT) – refused • 05/00978/OUT - Demolish existing pair of cottages and erect 1 no. dwelling with detached garage - granted | | | Site Access: Coxes Farm Road Access to Services (distance in m) Primary School: <600m Secondary School: >1500m GPs / Health Centre:>800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green Spaces <800m, Children and Young people <800m, churchyard >800m, civic spaces >2km, country park >2km, educational fields <800m, natural and semi natural >800m, outdoor sports facilities <2km, urban parks >2km Bus Stop: 500m Railway Station: >1.6km | | |
| Ownership: | | - Public Body? | No | | |
| | | - Private Individual? | No | | |
| | | - Company? | Yes | | |
| | | - Unknown? | No | | |
| Urban Area Site | | No | | | |
| Green Belt Site | | Yes | Area: 0.83 ha | | |
| Greenfield Site | | Yes | Area: 0.25 ha | | |
| Previously Developed Land | | Yes | Area: 0.58 ha | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 but surface water area | | Protected Species Alert Area | | No |

| | | | | | | |
|---|---------|------------------------------|---|---------------------------------|-----|----|
| Address: Willoughby Coachworks, Coxes Farm Road, Billericay | | Site Area: 0.83 ha | Current Use: Light Industrial | Site Ref.: SS0306 | | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No | |
| H.E.R – No records | | | TPO | | No | |
| | | | Archaeological Finds Area | | No | |
| Highway issues: The access would require improvement to accommodate a more comprehensive form of development. | | | | | | |
| Constraints (description): | | | | | | |
| <ul style="list-style-type: none"> • Designated Green Belt • Within SSSI buffer of Norsey Wood (<2km) • Potential contaminated land within the vicinity • Protected species alert area buffer • Away from settlement boundary | | | | | | |
| Could the constraints be overcome? No | | | | | | |
| What is the most suitable type of development for this site? Current use / Light industrial, smallholding, nursery or small scale residential where this would be advantageous to the openness of the green belt and remove an established industrial use | | | | | | |
| Site is NOT suitable for housing development X | | | | | | |
| Reason(s) why site is suitable for housing: The site is designated as Green Belt, and some distance from the settlement boundary. Accordingly would be considered unsustainable for comprehensive residential development. | | | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner. | | | |

SHLAA 2011/2012



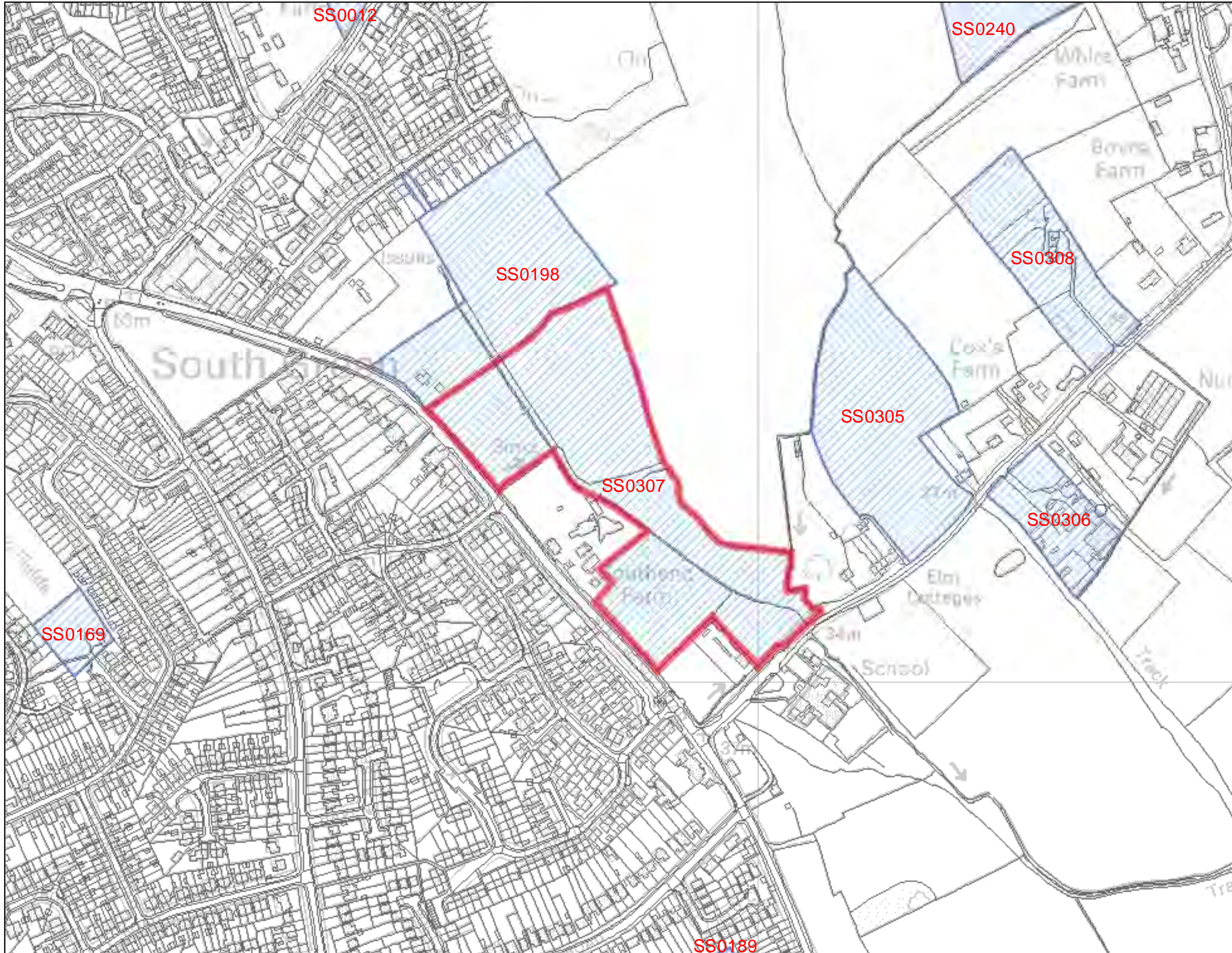
SS0306

SHLAA Site Survey Form Part 1

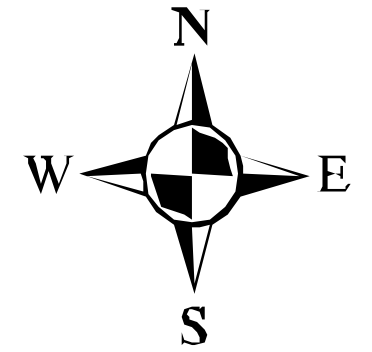
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|--|----------------------|-----------------------------|---|--|-----|-----|
| Address: Southend farm, Southend Road, South Green, Billericay | | Site Area: 4.5 ha | Current Use: Grassland | Site Ref.: SS0307 | | |
| Description of Site (including planning status) A large area of grassland surrounding southend farm, located to the south east of Billericay, east of the settlement of South Green. The surrounding area along the east side of Southend Road is characterised by farmland and associated residential properties. A drainage ditch/stream runs through the site. A large telecoms mast also exists within the land. Development Plan: Designated as Green Belt in Basildon Local Plan 1998 Planning History: <ul style="list-style-type: none"> • 02/00276/FULL - Replacement 20 metre telecommunications mast, 6 No. additional antennae, 2 No. additional 0.6 metre dishes and new equipment cabin – Granted 18.09.2002 | | | | Site Access: Southend Road Access to Services (distance in m) Primary School: <600m Secondary School: <1500m GPs / Health Centre: <800m Local Centre: <800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Space <800m, Children and Young people <400m, churchyards >800m, civic spaces >2km, country parks >2km, educational <400m, natural and semi natural <800m, outdoor sports facilities <2km, urban parks >2km Bus Stop: <50m Railway Station: >1.6km | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | | No | | | | |
| Green Belt Site | | Yes | Area: 4.5 ha | | | |
| Greenfield Site | | Yes | Area: 4.49 ha | | | |
| Previously Developed Land | | Yes | Area: 0.01ha | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | Yes | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone | No but surface water | | 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 | 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 – Southend Farmhouse and barn | | | TPO | | No | |
| | | | Archaeological Finds Area | | No | |

| | | | | |
|---|-----------------------------|----------------------------------|-----------------------------|--|
| Address: Southend farm, Southend Road, South Green, Billericay | Site Area: 4.5 ha | Current Use: Grassland | Site Ref.: SS0307 | |
| Highway issues: None | | | | |
| Constraints (description): <ul style="list-style-type: none"> • Designated Green Belt • Within SSSI buffer (Norsey Wood <2km) • Potential contaminated land – Small unknown infill within the vicinity – no intrusive investigations undertaken • Ground water vulnerability area • Protected species alert area • Adjacent listed building | | | | |
| Could the constraints be overcome? <ul style="list-style-type: none"> • Removal of Green Belt policy • Near urban area so as not to affect SSSI • Investigation into potential contaminated land, ground water vulnerability and protected species. • Sensitive development to respect setting of adjacent listed buildings | | | | |
| What is the most suitable type of development for this site? Farmland, residential, mixed use | | | | |
| Site is suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: This site is close to services and is adjacent to another submitted site which has been found suitable at this time (SS0198) Therefore any prospect of allocation/ timescale for delivery could be impact by this and should be weighed up as a point for consideration through the LDF process. The site is designated as Green Belt and this should be considered as to whether it is an acceptable loss. | | | | |
| Is site available for development? If yes, when? | | | | |
| Yes. The site has access and was submitted by or on behalf of the landowner through the call for sites process. The timetable will need to be amended to reflect the need to amend policy. | | | | |

Land at Southend Farm



SHLAA 2011/2012



SS0307

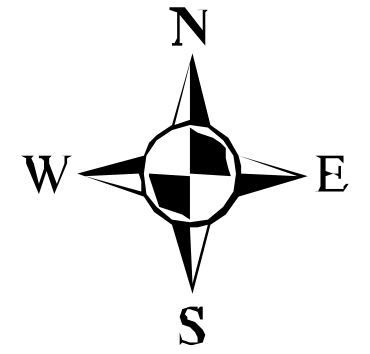
SHLAA Site Survey Form Part 1

| | | | | | | | | | | | | |
|---|------------------------------|---|--|---------------------------------|-----------------------|-----|------------|----|------------|----|--|--|
| Address: Rosedene, Coxes Farm Road, Billericay | Site Area: 1.38 ha | Current Use: Residential, garden, wood | Site Ref: SS0308 | | | | | | | | | |
| Description of Site (including planning status) A residential chalet style property with detached garage/outbuilding set within a large plot on the north side of Coxes Farm Road. The dwelling and domestic garden are set well back from the road behind an area of woodland, with a further copse along the northern boundary. The surrounding area uses consist of sporadic residential development, a nursery, farmland and grazing land. The site is to the south east of Billericay, about 500m from the South Green settlement. Designated as Green Belt in BDLP 1998. | | | Site Access: Coxes Farm Road Access to Services (distance in m) Primary School: <600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Space <800m, Children and Young people <400m, churchyards >800m, civic spaces >2km, country parks >2km, educational <400m, natural and semi natural >800m, outdoor sports facilities <2km, urban parks >2km Bus Stop: 300m Railway Station: >1.6km | | | | | | | | | |
| Planning History: <ul style="list-style-type: none"> • BAS/1607/61 – Residential Development – Refused 15.12.1961 on Green Belt grounds and that it would represent undesirable intensification of development, harmful to the rural character of the area. • BAS/1202/62 – Alterations and additions – Granted 19.10.1962 • BAS/0452/79 – Two storey extension – Granted 06.06.1979 | | | | | | | | | | | | |
| Ownership: <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 | | | | | | | | | | | |
| Urban Area Site | | | No | | | | | | | | | |
| Green Belt Site | | | Yes Area: 1.38 ha | | | | | | | | | |
| Greenfield Site | | | Yes Area: 1.3ha | | | | | | | | | |
| Previously Developed Land | | | Yes Area: 0.08ha | | | | | | | | | |
| Site Constraints | | | | | | | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | | | | | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | | | | | | | |
| | Part of | No | | Part of Site | No | | | | | | | |
| | Adj. To | No | | Within Buffer | No | | | | | | | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | | | | | | | |
| | Part of Site | No | | Part of Site | No | | | | | | | |
| | Within Buffer | Yes | | Within Buffer | No | | | | | | | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | | | | | | | |
| | Part of Site | No | | Part of Site | No | | | | | | | |
| | Within Buffer | No | | Within Buffer | No | | | | | | | |
| Flood Zone | No but surface water | | Protected Species Alert Area | | Yes | | | | | | | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes | | | | | | | |
| Marshes Protection Area | | No | | | | | | | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | | | | | | | |
| | Part of | No | | Ground Water Vulnerability Area | | Yes | | | | | | |
| | Adj. To | No | | | | | | | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | | | | | | | |
| | | | | Adj. To | No | | | | | | | |
| Electricity Pylons | | No | Listed Buildings | Within | No | | | | | | | |
| | | | | Adj. To | No | | | | | | | |
| Immovable communications links | | No | Potential Contaminated Land | C | | | | | | | | |

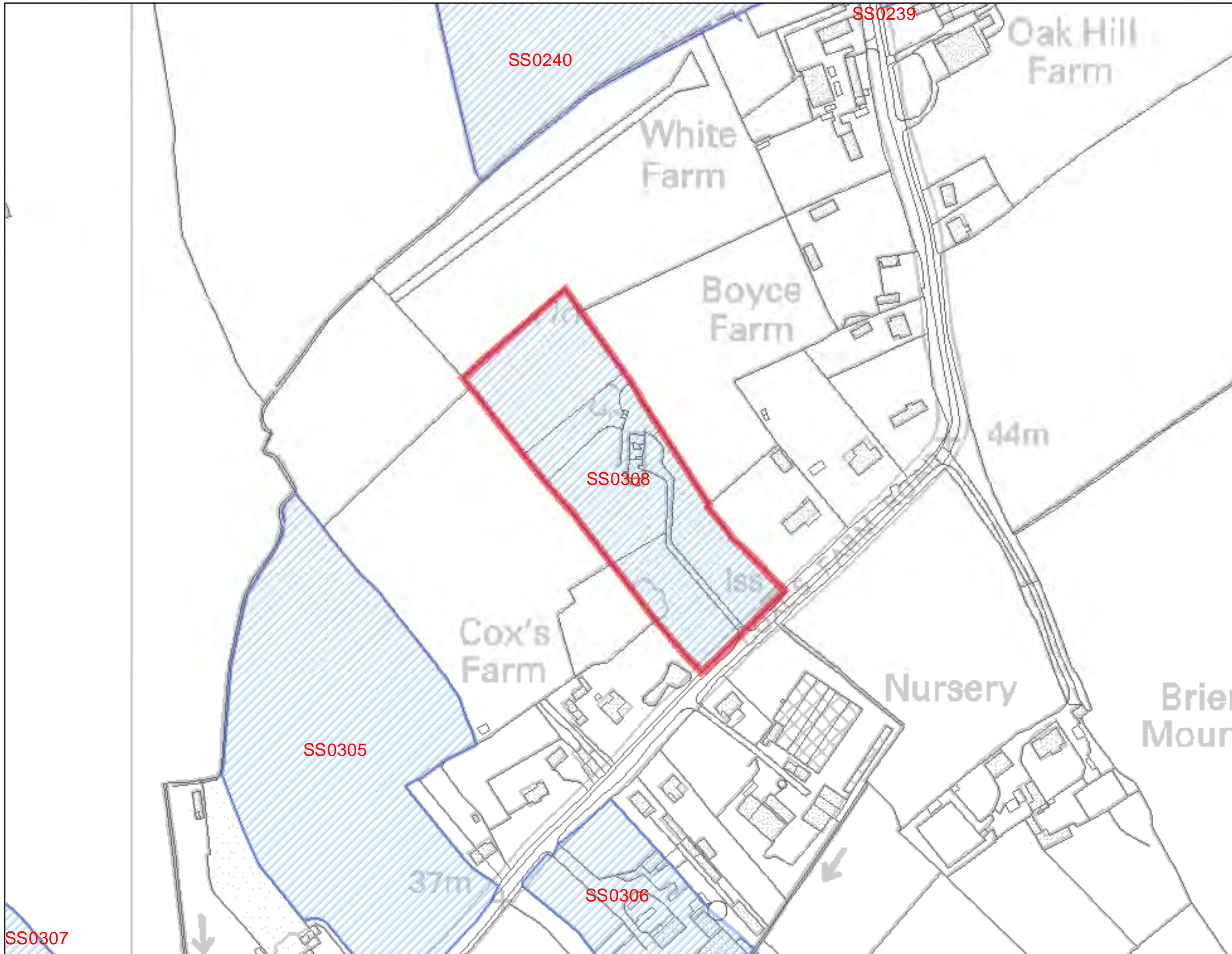
| | | | | | |
|---|--|------------------------------|---|----------------------------|----|
| Address: Rosedene, Coxes Farm Road, Billericay | | Site Area: 1.38 ha | Current Use: Residential, garden, wood | Site Ref: SS0308 | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| H.E.R – No records | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: Would need improvement to Coxes Farm Road to accommodate a comprehensive development | | | | | |
| Constraints (description): | | | | | |
| <ul style="list-style-type: none"> • Designated Green Belt • Within SSSI buffer (<2km of Norsey Wood) • Potential contaminated land in vicinity (Nursery site <100m) – no intrusive investigations undertaken • Ground water vulnerability area • Protected species alert area • Away from services and settlement boundary | | | | | |
| Could the constraints be overcome? No | | | | | |
| What is the most suitable type of development for this site? Current use, woodland, farmland etc | | | | | |
| Site is not suitable for housing development X | | | | | |
| Reason(s) why site is / is not suitable for housing: The site is designated as Green Belt, and is a distance from the settlement boundary. Accordingly the site would be considered unsustainable for residential development. | | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner. | | |

Land at Rosedene Coxes Farm Road

SHLAA 2011/2012



SS0308

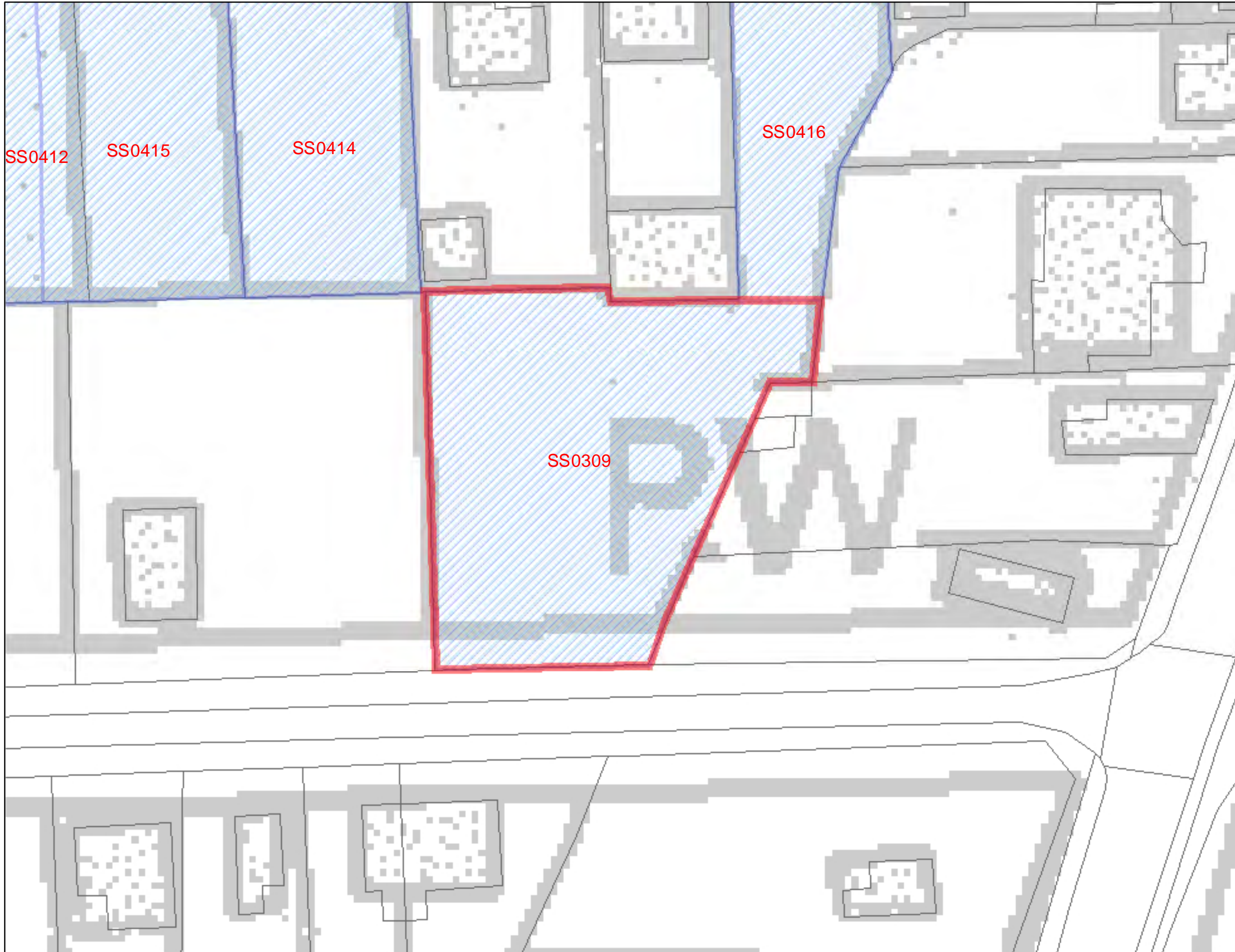


SHLAA Site Survey Form Part 1

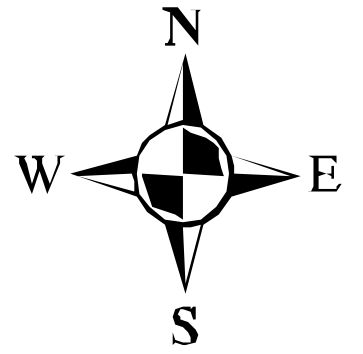
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|--|-------------------------------|----------------------------------|--|---------------------------------|----|
| Address: land adjacent to Adelaide Cottage, Osborne Road, North Benfleet | Site Area: 0.1 ha | Current Use: Grassland | Site Ref.: SS0309 | | |
| Description of Site (including planning status) A small plotland site possibly used in association with the property to the north, laid to grass, bordered by hedges and trees. The surrounding area consists mainly of residential properties, small scale businesses, farmland and grassland. Designated as Green Belt and plotland in BDLP 1998 Planning History: Land adjacent – <ul style="list-style-type: none"> 10/00521/FULL - Single storey front extension, two storey side extension, and first floor rear extension and formation of pitched roof over existing front bay and pitched roof over main roof – granted 08/00576/FULL - Two storey side extension and single storey rear extension - granted 07/01270/FULL - Two storey side extension, first floor rear extension and pitched roof over existing dwelling (Amended description) – granted 07/00284/FULL - Rear conservatory – granted 04/00614/FULL - Single storey rear extension - granted | | | Site Access: Osborne Road Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard <800m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural >800m, outdoor sport <2km, urban parks <2km Bus Stop: 100m Railway Station: >1.6km | | |
| Ownership: | | - Public Body? | No | | |
| | | - Private Individual? | Yes | | |
| | | - Company? | No | | |
| | | - Unknown? | No | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | Area: 0.1 ha | | | |
| Greenfield Site | Yes | Area: 0.1 ha | | | |
| Previously Developed Land | No | | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | 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 | Zone 2 and surface water area | Yes | Protected Species Alert Area | | No |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | No |
| Marshes Protection Area | | No | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No |
| | Part of | No | | Ground Water Vulnerability Area | |
| | Adj. To | No | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No |
| | | | | Adj. To | No |

| | | | | | | |
|---|--|-----------------------------|--|-----------------------------|----|--|
| Address: land adjacent to Adelaide Cottage, Osborne Road, North Benfleet | | Site Area: 0.1 ha | Current Use: Grassland | Site Ref.: SS0309 | | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No | |
| | | | TPO | | No | |
| | | | Archaeological Finds Area | | No | |
| Highway issues: Small access road that would require improvement to accommodate development | | | | | | |
| Constraints (description): | | | | | | |
| <ul style="list-style-type: none"> • Designated as green belt and plotland in BDLP 1998 • Not close to services and facilities • Within SPA / SAC / Ramsar buffer • Flood zone 2 • Ground water vulnerability • Potential contaminated land | | | | | | |
| Could the constraints be overcome? No | | | | | | |
| What is the most suitable type of development for this site? Grassland / garden | | | | | | |
| Site is NOT suitable for housing development X | | | | | | |
| Reason(s) why site is / is not suitable for housing: | | | | | | |
| The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable. | | | | | | |
| In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping. | | | | | | |
| Is site available for development? | | | No. Although the site was submitted through the Call for Sites process and the landowner has expressed a wish to develop the site it has no access at this time. | | | |
| If yes, when? | | | | | | |

Land East of Adelaide Cottage



SHLAA 2011/2012



SS0309

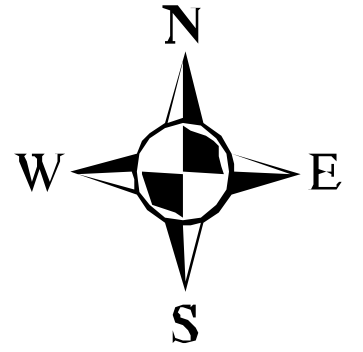
SHLAA Site Survey Form Part 1

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|--|------------------------------|---------------------------------|---|---------------------------------|-----|-----|
| Address: Land adjacent fairview, Break Egg Hill, Billericay (Juneville) | Site Area: 0.08 ha | Current Use: Vineyard | Site Ref.: SS0310 | | | |
| Description of Site (including planning status) A narrow strip of land currently used as a vineyard situated in a small cluster of residential properties adjacent to an Ancient Woodland in the north east of Billericay. Designated as Green Belt and plotland in BDLP 1998 Planning History: None in relation to site itself although an Ordnance Survey plan of 1969 shows the presence of a structure on the land at this time. Various planning history on adjoining plots. | | | Site Access: Break Egg Hill Access to Services (distance in m) Primary School: >600m Secondary School: <1500m GPs / Health Centre: >800m Local Centre: <800m Town Centre: >800m Public Open Space: Allotments >800m, amenity green spaces <800m, children and young people <400m, churchyards >800m, civic spaces >2km, country parks >2km, country park <2km, educational fields <800m, natural and semi natural <800m, outdoor sport <2km, urban parks <2km Bus Stop: 350m Railway Station: <1.6km | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.08ha | | | | |
| Greenfield Site | Yes | Area: 0.075ha | | | | |
| Previously Developed Land | Yes | Area: 0.005ha | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | Yes | | Within Buffer | Yes | |
| 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 | Yes | | Within Buffer | Yes | |
| 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 | | 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 | B | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) *Adjacent Break Egg Hill which is definitive footpath | | No* | |
| | | | TPO *Adjacent protected woodland | | No* | |
| | | | Archaeological Finds Area *Adjacent Norsey Woods Archaeological finds area No. 4 | | No* | |

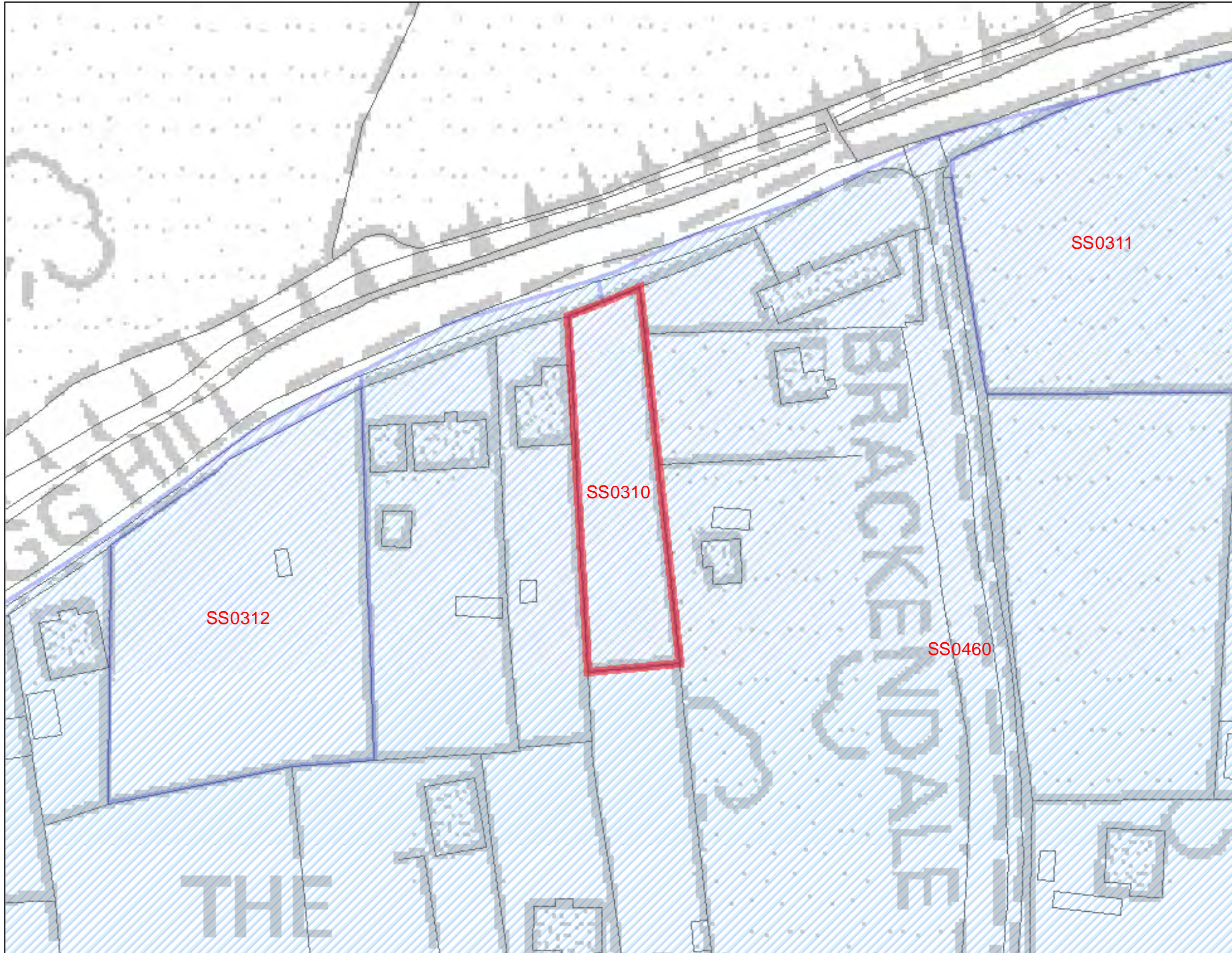
| | | | | |
|---|------------------------------|---------------------------------|------------------------------------|--|
| Address: Land adjacent fairview, Break Egg Hill, Billericay (Juneville) | Site Area: 0.08 ha | Current Use: Vineyard | Site Ref.: SS0310 | |
| Highway issues: Small access that would require improvement to accommodate development | | | | |
| Constraints (description): <ul style="list-style-type: none"> • Designated Green Belt and plotland in BDLP 1998 • Adjacent to scheduled monument (falls within 30m buffer of Norsey Wood – Scheduled Monument 29428 Multi period site) • Adjacent a protected ancient woodland, definitive footpath and archaeological finds area • Within SSSI LNR, BAP and protected species buffer, • Falls within an area of Ground water vulnerability as identified by Environment Agency – Low vulnerability to minor aquifers | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Current use, open space | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is not suitable for housing: The site is not adjacent to the settlement boundary nor it is adjacent to a site which is combined would be adjacent to the settlement boundary. The area is within Green Belt and even through a change in Green Belt policy could remove this designation, the site is adjacent to an area of environmental importance to Billericay and further development to this area would cause detrimental harm. Consequently, the site is considered unsuitable. | | | | |
| Is site available for development? If yes, when? No. Although the site was submitted through the Call for Sites process the site has insufficient access on Break Egg Hill road which is a single unkempt track. | | | | |

Juneville Land between Fairview and The Cabin

SHLAA 2011/2012



SS0310

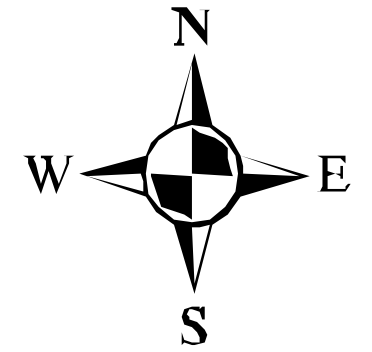


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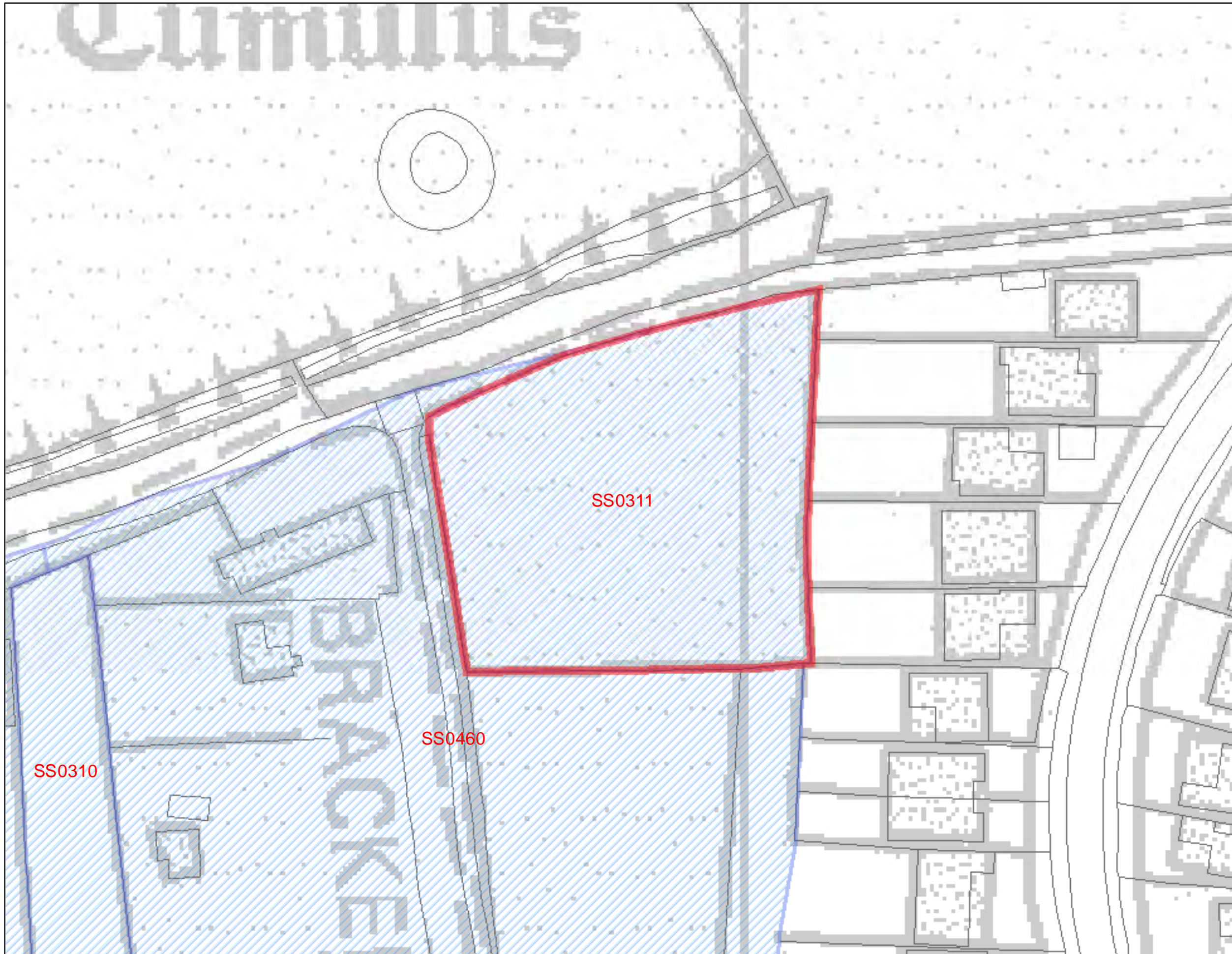
| | | | | | | |
|--|-----------------------------|--|---|---------------------------------|----------------|-----|
| Address: Land at junction of Break Egg Hill and Brackendale | Site Area: 0.2 ha | Current Use: Plotland - woodland | Site Ref.: SS0311 | | | |
| Description of Site (including planning status) A small square plotland that is on the junction of Break Egg Hill and Brackendale in the south east of Billericay. The site consists of woodland and sits behind a row of residential properties and adjacent to an Ancient Woodland. A large oak exists adjacent to the gated entrance. Designated as Green Belt and plotland in BLDP 1998. <ul style="list-style-type: none"> • Planning History: None | | | Site Access: Break Egg Hill / Brackendale Access to Services (distance in m) Primary School: >600m Secondary School: <1500m GPs / Health Centre: >800m Local Centre: <800m Town Centre: >800m Public Open Space: Allotments >800m, amenity green spaces <800m, children and young people <400m, churchyards >800m, civic spaces >2km, country parks >2km, country park <2km, educational fields > 800m, natural and semi natural <800m, outdoor sport <2km, urban parks <2km Bus Stop: 350m Railway Station: <1.6km | | | |
| Ownership: | - Public Body? | Yes | | | | |
| | - Private Individual? | No | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.2 ha | | | | |
| Greenfield Site | Yes | Area: 0.2 ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | Yes | | Within Buffer | Yes | |
| 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 | Yes | | Within Buffer | Yes | |
| Flood Zone | No | | Protected Species Alert Area | | Yes | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | 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) | | Yes - adjacent | |
| | | | TPO | | Yes - adjacent | |
| | | | Archaeological Finds Area | | Yes - adjacent | |
| Highway issues: Small access that would require improvement to accommodate development | | | | | | |

| | | | | |
|--|-----------------------------|--|---|--|
| Address: Land at junction of Break Egg Hill and Brackendale | Site Area: 0.2 ha | Current Use: Plotland - woodland | Site Ref.: SS0311 | |
| Constraints (description): | | | | |
| <ul style="list-style-type: none"> • Designated Green Belt and plotland in BDLP 1998 • Adjacent to scheduled monument, ancient woodland, definitive footpath, TPOs and archaeological finds area • Within SSSI LNR, BAP and protected species buffer, • Potential contaminated land and ground water vulnerability | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Current use, open space | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is not suitable for housing: | | | | |
| Although the site lies adjacent to the settlement boundary the area is within Green Belt and whilst a change in Green Belt policy could remove this designation, the site is adjacent to an area of environmental importance to Billericay and further development to this area would cause detrimental harm. Consequently, the site is considered unsuitable. | | | | |
| Is site available for development? | | | Yes. This site was submitted through the Call For Sites process by the landowner. | |
| If yes, when? | | | | |

SHLAA 2011/2012



SS0311



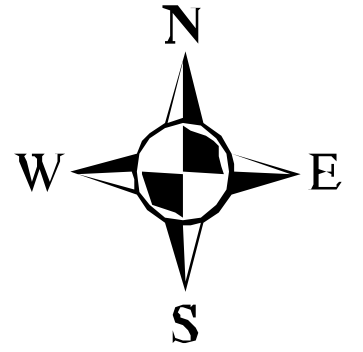
SHLAA Site Survey Form Part 1

| | | | | | |
|---|---------------|-----------------------------|---|--|-----|
| Address: Land between oakwood and ingledew, Break Egg Hill, Billericay (Rosina) | | Site Area: 0.2 ha | Current Use: Plotland /scrub | Site Ref.: SS0312 | |
| <p>Description of Site (including planning status) A square shaped parcel of grass/scrubland situated between two residential properties and bordered by hedges and trees. Within the wider area, the site is situated in a small cluster of residential properties adjacent to an Ancient Woodland in the north east of Billericay. A structure is shown to be present on the site on an OS map of 1963, the foundations for which remain on the site, along with a dilapidated shed.</p> <p>Designated as Green Belt and plotland in BDLP 1998</p> <p>Planning History:</p> <p>On site:</p> <ul style="list-style-type: none"> • BAS/0886/68 – Outline residential development, Break Egg Hill – Not determined • BAS/1367/80 – Outline 2 houses – Refused 17.07.1980 • ENF/20/97 – Unauthorised use of land for stationing of mobile home • BAS/0982/97 – 3 bed bungalow and garage – Refused 11.11.97 • BAS/1000/97 – Siting of mobile home- Refused 07.11.1997 • BAS/0104/98 – Change of use of land for siting of a residential mobile home – Refused 19.03.1998 • BAS/0087/00 – Rebuild fire damaged building – Refused 29.06.00 • 03/00753/FULL – Erect bungalow with detached garage – Refused 24.07.2003 • 05/00265/OUT - Erection of one chalet bungalow with detached garage - refused • | | | | <p>Site Access: Break Egg Hill</p> <p>Access to Services (distance in m) Primary School: <600m Secondary School: <1500m GPs / Health Centre: >800m Local Centre: <800m Town Centre: >800m Public Open Space: Allotments >800m, amenity green spaces <800m, children and young people <400m, churchyards >800m, civic spaces >2km, country park <2km, educational fields <800m, natural and semi natural <800m, outdoor sport <2km, urban parks <2km Bus Stop: 350m Railway Station: <1.6km</p> | |
| Ownership: | | - Public Body? | No | | |
| | | - Private Individual? | Yes | | |
| | | - Company? | No | | |
| | | - Unknown? | No | | |
| Urban Area Site | | No | | | |
| Green Belt Site | | Yes | Area: 0.2ha | | |
| Greenfield Site | | Yes | Area: 0.19ha | | |
| Previously Developed Land | | Yes | Area: 0.01ha | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | Yes | | Within Buffer | Yes |
| 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 | Yes | | Within Buffer | Yes |
| 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 | | | |

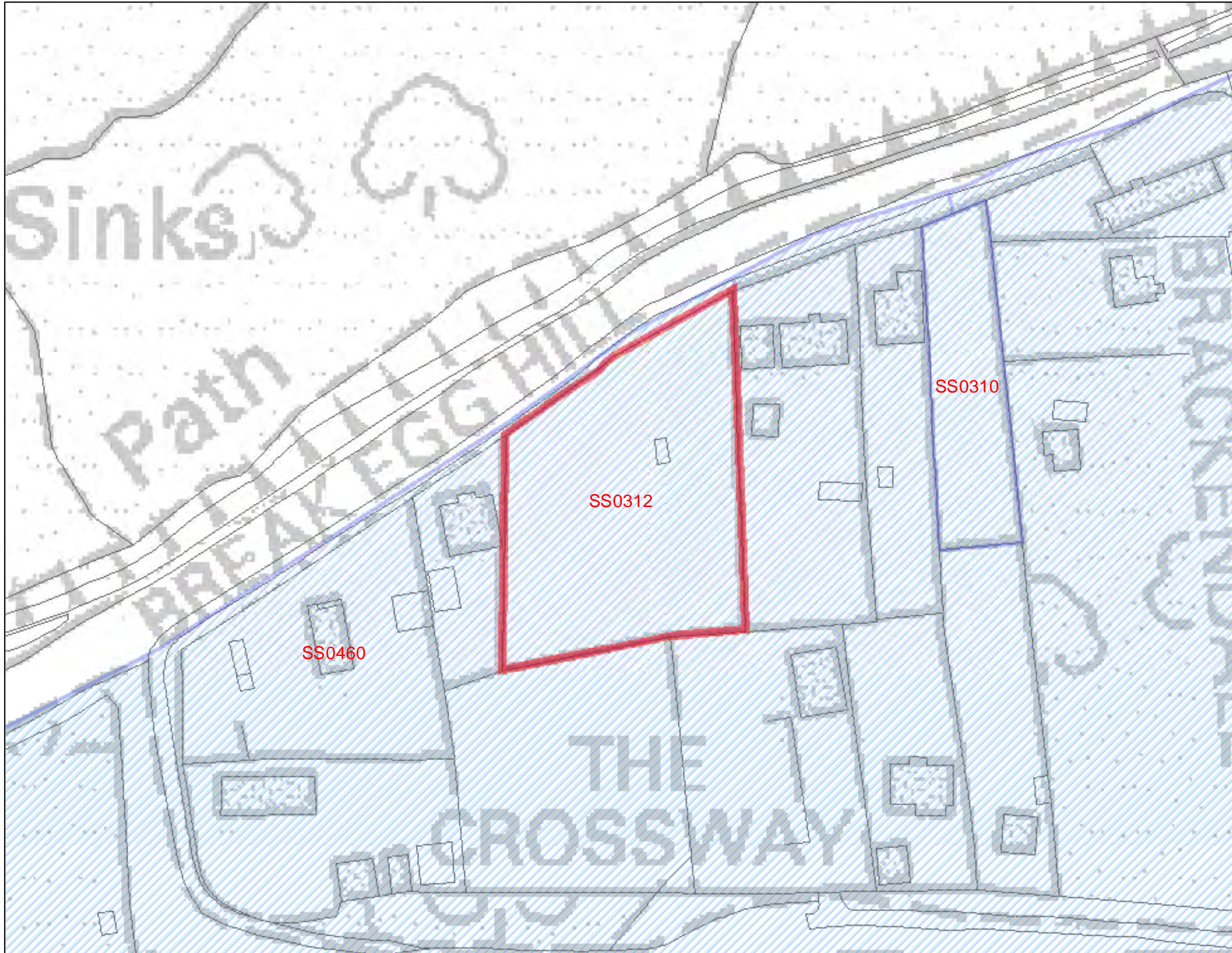
| | | | | | |
|---|---------|-----------------------------|---|------------------------------------|----------------|
| Address: Land between oakwood and ingledew, Break Egg Hill, Billericay (Rosina) | | Site Area: 0.2 ha | Current Use: Plotland /scrub | Site Ref.: SS0312 | |
| | Adj. To | No | Ground 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) | | Yes - adjacent |
| H.E.R – various records relating to Norsey Wood | | | TPO | | Yes – adjacent |
| | | | Archaeological Finds Area | | Yes - adjacent |
| Highway issues: unmade road access that would require improvement and addition of footways to accommodate any comprehensive development of the area. | | | | | |
| Constraints (description): | | | | | |
| <ul style="list-style-type: none"> • Designated Green Belt and plotland in BDLP 1998 • Adjacent to scheduled monument, ancient woodland, definitive footpath, TPOs and archaeological finds area • Within SSSI, LNR, BAP and protected species buffer, • Potential contaminated land (unknown infill <150m) – no intrusive investigations undertaken • Ground water vulnerability area | | | | | |
| Could the constraints be overcome? No | | | | | |
| What is the most suitable type of development for this site? Current use, open space | | | | | |
| Site is NOT suitable for housing development X | | | | | |
| Reason(s) why site is not suitable for housing: | | | | | |
| The site is not adjacent to the settlement boundary nor it is adjacent to a site which is combined would be adjacent to the settlement boundary. The area is within Green Belt and even though a change in Green Belt policy could remove this designation, the site is adjacent to an area of environmental importance to Billericay and further development to this area would cause detrimental harm. Consequently, the site is considered unsuitable. | | | | | |
| Is site available for development? | | | No. Although the site was submitted through the Call for Sites process the site has insufficient access on Break Egg Hill road which is a single unkempt track. | | |
| If yes, when? | | | | | |

Land between Oakwood and Ingledew

SHLAA 2011/2012



SS0312

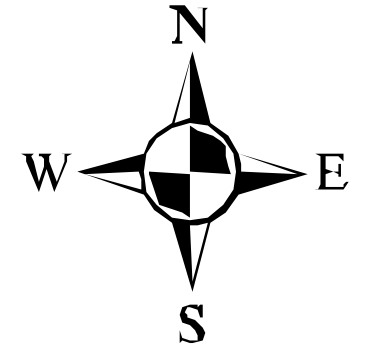


SHLAA Site Survey Form Part 1

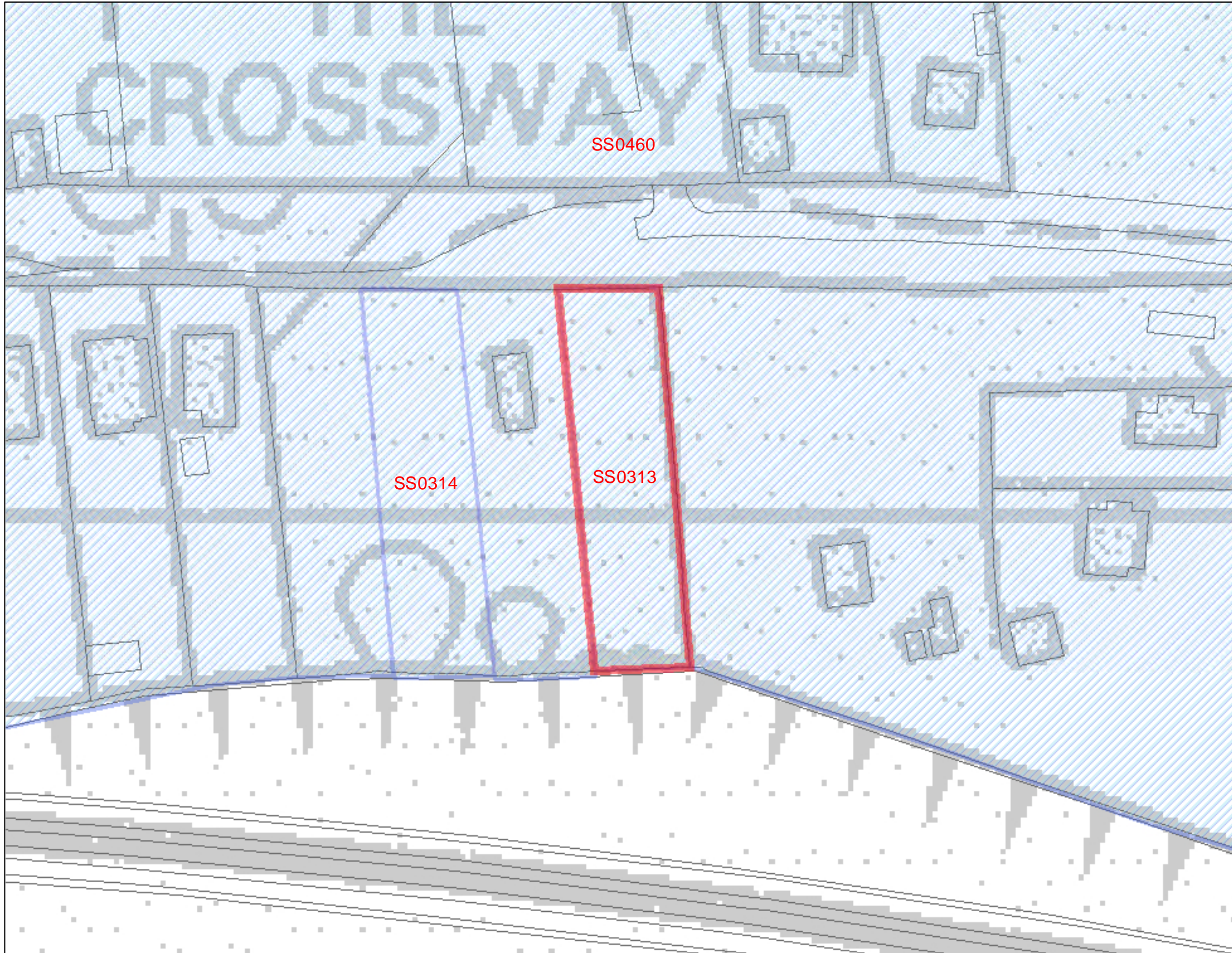
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|--|------------------------------|--|---|---------------------------------|-----|-----|
| Address: Land east of Lyndhurst, Billericay | Site Area: 0.05 ha | Current Use: Plotland - woodland | Site Ref.: SS0313 | | | |
| Description of Site (including planning status) A narrow strip of woodland situated. Within the wider area, the site is situated in a small cluster of residential properties set amongst woodland, set adjacent to an Ancient Woodland in the north east of Billericay. The London Liverpool Street railway line lies to the south of the site. Designated as Green Belt and plotland in BDLP 1998 | | | Site Access: No access | | | |
| Planning History: None | | | Access to Services (distance in m) Primary School: <600m Secondary School: <1500m GPs / Health Centre: >800m Local Centre: <800m Town Centre: >800m Public Open Space: Allotments >800m, amenity green spaces <800m, children and young people <400m, churchyards >800m, civic spaces >2km, country parks >2km, country park <2km, educational fields <800m, natural and semi natural <400m, outdoor sport <2km, urban parks <2km Bus Stop: 350m Railway Station: <1.6km | | | |
| Ownership: | | - Public Body? | Yes | | | |
| | | - Private Individual? | No | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.05ha | | | | |
| Greenfield Site | Yes | Area: 0.05ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | Yes | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone | | 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 | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No | |
| | | | TPO | | No | |
| | | | Archaeological Finds Area | | No | |
| Highway issues: There is no access to the site, and the only surrounding access is a small dirt track. Therefore improvement would be required to accommodate development. | | | | | | |
| Constraints (description): | | | | | | |

| | | | | |
|--|------------------------------|---|------------------------------------|--|
| Address: Land east of Lyndhurst, Billericay | Site Area: 0.05 ha | Current Use: Plotland - woodland | Site Ref.: SS0313 | |
| <ul style="list-style-type: none"> • Designated Green Belt and plotland in BDLP 1998 • Adjacent to railway line • Within protected species buffer, • Potential contaminated land (unknown infill <150m) – no intrusive investigations undertaken • Ground water vulnerability | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Current use | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is not suitable for housing: The site is adjacent to the railway and even though a noise buffer could be put in place to alleviate the detrimental impact, the railway is a physical constraint that completely separates the site from the settlement boundary. Furthermore, the area is within Green Belt and even through a change in Green Belt policy could remove this designation; the site is in close proximity to an area of environmental importance to Billericay. Consequently, the site is considered unsuitable. | | | | |
| Is site available for development? | | No. Although the site was submitted through the Call for Sites process the site has insufficient access and is not of sufficient size to accommodate even 1 dwelling at this density. | | |
| If yes, when? | | | | |

SHLAA 2011/2012



SS0313

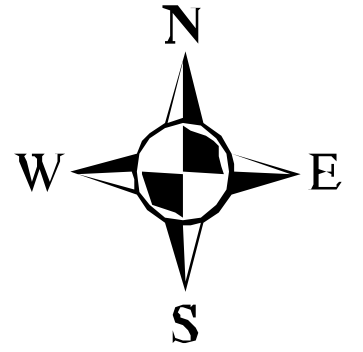


SHLAA Site Survey Form Part 1

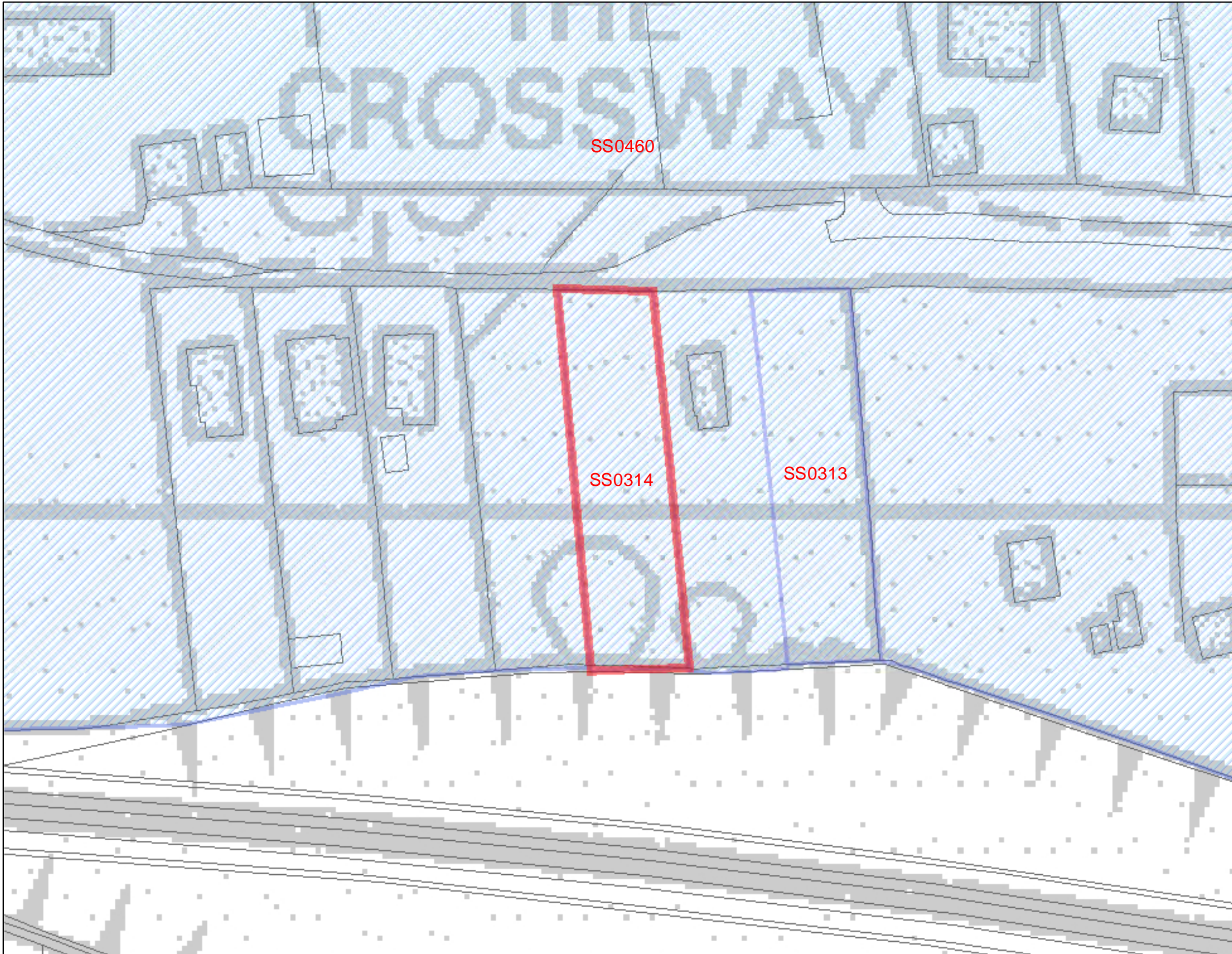
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|--|---------------------------|---|--|-----------------------------|-----|-----|
| Address: Land west of Lyndhurst, Billericay | Site Area: 0.05 ha | Current Use: Plotland - woodland | Site Ref.: SS0314 | | | |
| Description of Site (including planning status) A narrow strip of woodland. Within the wider area, the site is situated amongst further woodland and in a small cluster of residential properties. The site lies adjacent to an Ancient Woodland (Norsey Wood) in the north east of Billericay. The London Liverpool Street railway line border the south of the site Designated as Green Belt and plotland in BDLP 1998 Planning History: None | | | Site Access: No access Access to Services (distance in m) Primary School: <600m Secondary School: <1500m GPs / Health Centre: >800m Local Centre: <800m Town Centre: >800m Public Open Space: Allotments >800m, amenity green spaces <400m, children and young people <400m, churchyards >800m, civic spaces >2km, country parks >2km, country park <2km, educational fields <800m, natural and semi natural <400m, outdoor sport <2km, urban parks <2km Bus Stop: 350m Railway Station: <1.6km | | | |
| Ownership: | - Public Body? | Yes | | | | |
| | - Private Individual? | No | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.05ha | | | | |
| Greenfield Site | Yes | Area: 0.05ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | Yes | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone | No but surface water | | Protected Species Alert Area | | No | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | | Village Green & Common Land | | No |
| | Part of | No | Ground Water Vulnerability Area | | | Yes |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No | |
| | | | TPO | | No | |
| | | | Archaeological Finds Area | | No | |
| Highway issues: There is no access to the site, and the only surrounding access is a small dirt track. Therefore improvement would be required to accommodate development. | | | | | | |

| | | | | |
|--|------------------------------|---|------------------------------------|--|
| Address: Land west of Lyndhurst, Billericay | Site Area: 0.05 ha | Current Use: Plotland - woodland | Site Ref.: SS0314 | |
| Constraints (description): | | | | |
| <ul style="list-style-type: none"> • Designated Green Belt and plotland in BDLP 1998 • Adjacent to railway line • Within protected species buffer, • Potential contaminated land (small unknown infill <150m) – No intrusive investigation undertaken • Ground water vulnerability area | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Current use | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is not suitable for housing: | | | | |
| The site is adjacent to the railway and even though a noise buffer could be put in place to alleviate the detrimental impact, the railway is a physical constraint that completely separates the site from the settlement boundary. Furthermore, the area is within Green Belt and even through a change in Green Belt policy could remove this designation, the site is in close proximity to an area of environmental importance to Billericay. Consequently, the site is considered unsuitable. | | | | |
| Is site available for development? | | | | |
| If yes, when? | | No. Although the site was submitted through the Call for Sites process the site has insufficient access and is not of sufficient size to accommodate even 1 dwelling at this density. | | |

SHLAA 2011/2012



SS0314

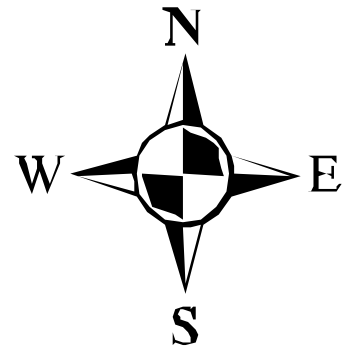


SHLAA Site Survey Form Part 1

| | | | | | | |
|---|----------------------|------------------------------|---|---------------------------------|----|-----|
| Address: Land opposite Glentowy, Brackendale Billericay | | Site Area: 0.02 ha | Current Use: Plotland - woodland | Site Ref.: SS0315 | | |
| Description of Site (including planning status) A small rectangular area of woodland situated in the middle of a larger strip of woodland. Within the wider area, the site is situated in a small cluster of residential properties adjacent to an Ancient Woodland in the north east of Billericay, and the railway is to the south of the site. Designated as Green Belt and plotland in BDLP 1998 Planning History: Adjacent site: <ul style="list-style-type: none"> • None | | | Site Access: Brackendale (Track) | | | |
| | | | Access to Services (distance in m) Primary School: <600m Secondary School: <1500m GPs / Health Centre: >800m Local Centre: <800m Town Centre: >800m Public Open Space: Allotments >800m, amenity green spaces <800m, children and young people <400m, churchyards >800m, civic spaces >2km, country parks >2km, country park <2km, educational fields >800m, natural and semi natural <400m, outdoor sport >2km, urban parks <2km Bus Stop: 350m Railway Station: <1.6km | | | |
| Ownership: | | - Public Body? | No | | | |
| | | - Private Individual? | Yes | | | |
| | | - Company? | No | | | |
| | | - Unknown? | No | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.02ha | | | | |
| Greenfield Site | Yes | Area: 0.02ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | Yes | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone | No but surface water | | 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 | |
| | | | Archaeological Finds Area | | No | |

| | | | | |
|---|---------------------------|---|--------------------------|--|
| Address: Land opposite Glentowy, Brackendale Billericay | Site Area: 0.02 ha | Current Use: Plotland - woodland | Site Ref.: SS0315 | |
| Highway issues: There is no access to the site, and the only surrounding access is a small dirt track. Therefore improvement would be required to accommodate development. | | | | |
| Constraints (description): <ul style="list-style-type: none"> • Designated Green Belt and plotland in BDLP 1998 • Adjacent to railway line • Potential contaminated land and ground water vulnerability | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Current use | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is not suitable for housing: The site sits adjacent to the settlement boundary and is within Green Belt. There is currently no available access to this site other than a track and is therefore considered unsuitable at this time. The site is also a fairly small size. | | | | |
| Is site available for development? If yes, when? No. Although the site was submitted through the Call for Sites process the site has insufficient access and is not of sufficient size to accommodate even 1 dwelling at this density. | | | | |

SHLAA 2011/2012



SS0315



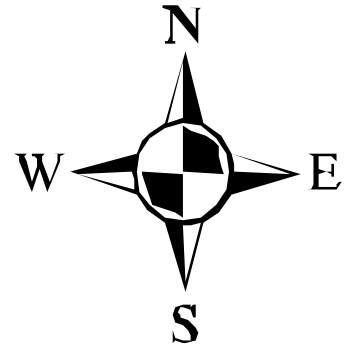
SHLAA Site Survey Form Part 1

| | | | | | | |
|---|-----------------------------|----------------------------------|---|------------------------------------|--|--|
| Address: Land between Blackmore Farm and 20 Noak Hill Road, Billericay | Site Area: 0.31ha | Current Use: Grassland | Site Ref: SS0316 | | | |
| Description of Site (including planning status) Rectangular shaped site located on the west side of Noak Hill Road, in a semi-rural setting. The site lies between the listed farm house of Blackmore Farm, with an ancillary converted barn to the north and a ribbon development of detached houses to the south. Open grassland lies to the west and arable farmland lies to the east. Development Plan: Allocated as Green Belt in the BDLP 1998. Planning History: <ul style="list-style-type: none"> • BAS/0023/80 – Outline 3 detached houses or bungalows – Refused 1980, Appeal Dismissed 1981 • 05/00986/OUT – Erection of 3 dwellings – Refused 2005 | | | Site Access: Noak Hill Road | | | |
| | | | Access to Services | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.31ha | | | | |
| Greenfield Site | Yes | Area: 0.31ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | | Ancient Woodland | Within | | |
| | Part of | | | Part of Site | | |
| | Adj. To | | | Within Buffer | | |
| SSSIs/ SACs / SPAs / Ramsar | Within | | Local Wildlife Sites | Within | | |
| | Part of Site | | | Part of Site | | |
| | Within Buffer | | | Within Buffer | | |
| Local Nature Reserve (LNR) | Within | | Biodiversity Action Plan (BAP) Priority Habitat | Within | | |
| | Part of Site | | | Part of Site | | |
| | Within Buffer | | | Within Buffer | | |
| Flood Zone If yes, Zone 3? <input type="checkbox"/> | | | Protected Species Alert Area | | | |
| Washland | | | Protected Species Alert Area - 10m Buffer | | | |
| Marshes Protection Area | | | | | | |
| Existing, developed business/ industrial areas | Within | | Village Green & Common Land | | | |
| | Part of | | | Ground Water Vulnerability Area | | |
| | Adj. To | | | | | |
| Oil / Gas Pipelines | | | Conservation Area | Within | | |
| | | | | Adj. To | | |
| Electricity Pylons | | | Listed Buildings | Within | | |
| | | | | Adj. To | | |
| Immovable communications links | | | Potential Contaminated Land | | | |
| 400m buffer zone around wastewater/sewage treatment plants | | | Definitive Footpath (PRoW) | | | |

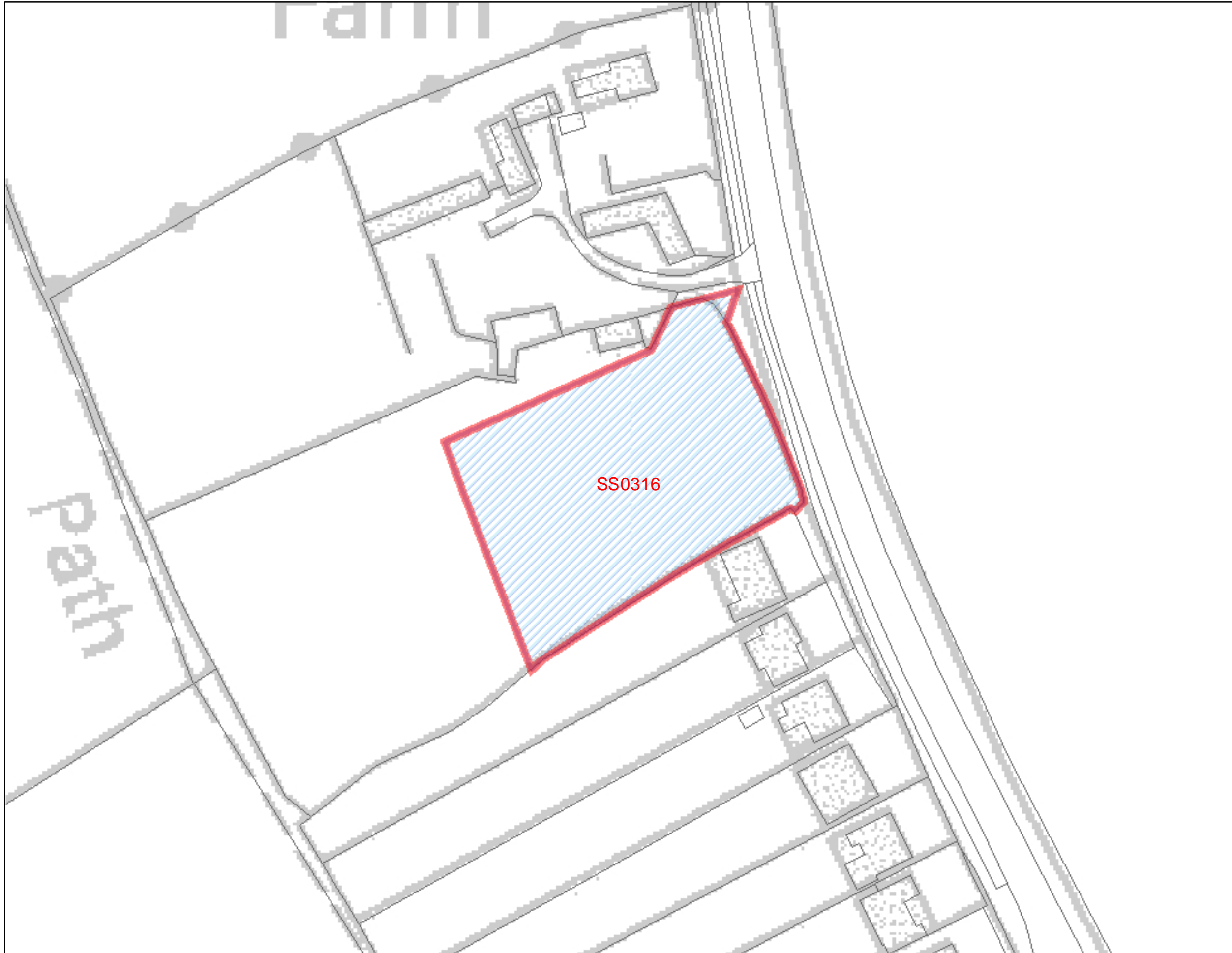
| | | | | |
|---|-----------------------------|----------------------------------|----------------------------|--|
| Address: Land between Blackmore Farm and 20 Noak Hill Road, Billericay | Site Area: 0.31ha | Current Use: Grassland | Site Ref: SS0316 | |
| | | TPO | | |
| | | Archaeological Finds Area | | |
| Highway issues: | | | | |
| Constraints (description): | | | | |
| Could the constraints be overcome? | | | | |
| What is the most suitable type of development for this site? | | | | |
| Site is not suitable for housing development <input checked="" type="checkbox"/> | | | | |
| Reason(s) why site is not suitable for housing: This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> 1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land. | | | | |

Land between Blackmore Farm

SHLAA 2011/2012



SS0316



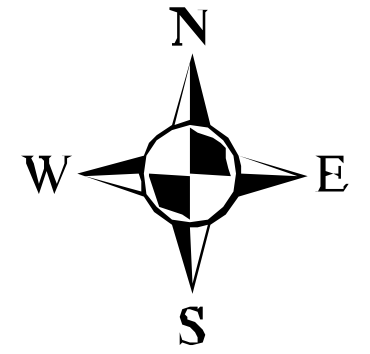
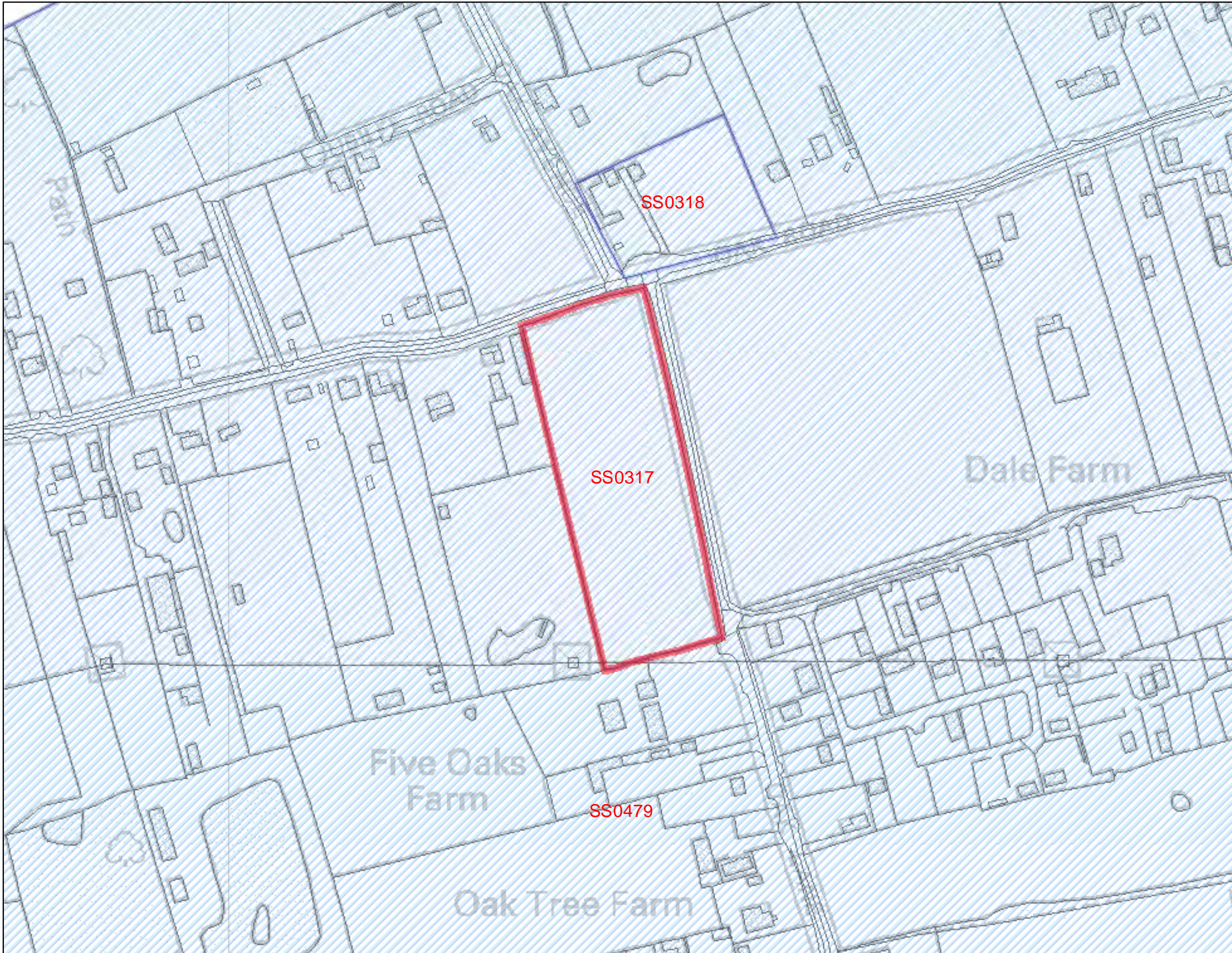
SHLAA Site Survey Form Part 1

| | | | | | | |
|---|-------------------------------|----------------------------------|---|-----------------------------|----------------|----|
| Address: Land at junction of Oak Road and Oak Lane, Crays Hill, Billericay | Site Area: 1.44 ha | Current Use: Grassland | Site Ref.: SS0317 | | | |
| Description of Site (including planning status) Rectangular shaped parcel of grassland, situated amongst some sporadic residential properties on large plots and a large gypsy site to the southeast. The land to the east is a large area of open grassland. The A127 is about 500m south of the site. Designated in Green Belt and plotlands in BDLP 1998 Planning History: None | | | Site Access: Oak Road and Oak Lane Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments <400m, Amenity Green Space <800m, Children and young people < 400m, churchyards >800m, civic spaces >2km, country park >2km, educational fields >800m, natural and semi natural >800m, outdoor sport facilities <400m, urban parks <2km Bus Stop: >500m Railway Station: >1.6km | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | No | | | | |
| | - Company? | Yes | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 1.44ha | | | | |
| Greenfield Site | Yes | Area: 1.44ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 but surface water flooding | | 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 | | Yes | 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 - adjacent | |
| | | | TPO | | No | |
| | | | Archaeological Finds Area | | No | |
| Highway issues: There is only a small access route and therefore the access would require improvement | | | | | | |
| Constraints (description): | | | | | | |

| | | | | |
|--|------------------------------|----------------------------------|------------------------------------|--|
| Address: Land at junction of Oak Road and Oak Lane, Crays Hill, Billericay | Site Area: 1.44 ha | Current Use: Grassland | Site Ref.: SS0317 | |
| <ul style="list-style-type: none"> • Green Belt and plotland designation in BDLP 1998 • Away from services • Protected species • Potential contaminated land • Electricity pylons • Within existing employment area buffer | | | | |
| Could the constraints be overcome? No | | | | |
| What is the most suitable type of development for this site? Current use | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: The site is a considerable distance away from services and facilities. Furthermore, it is allocated Green Belt and plotlands in the BDLP 1998, and it has narrow access. All these constraints make the site unsuitable. | | | | |
| Is site available for development? If yes, when? Yes. This site was submitted through the Call For Sites process by the landowner and there is an access. | | | | |

Junction of Oak Road and Oak Lane

SHLAA 2011/2012



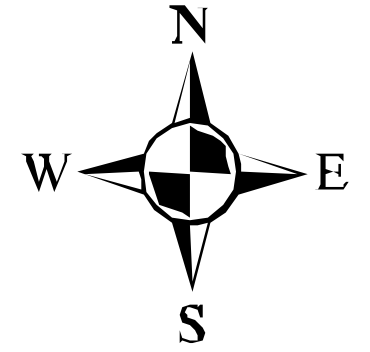
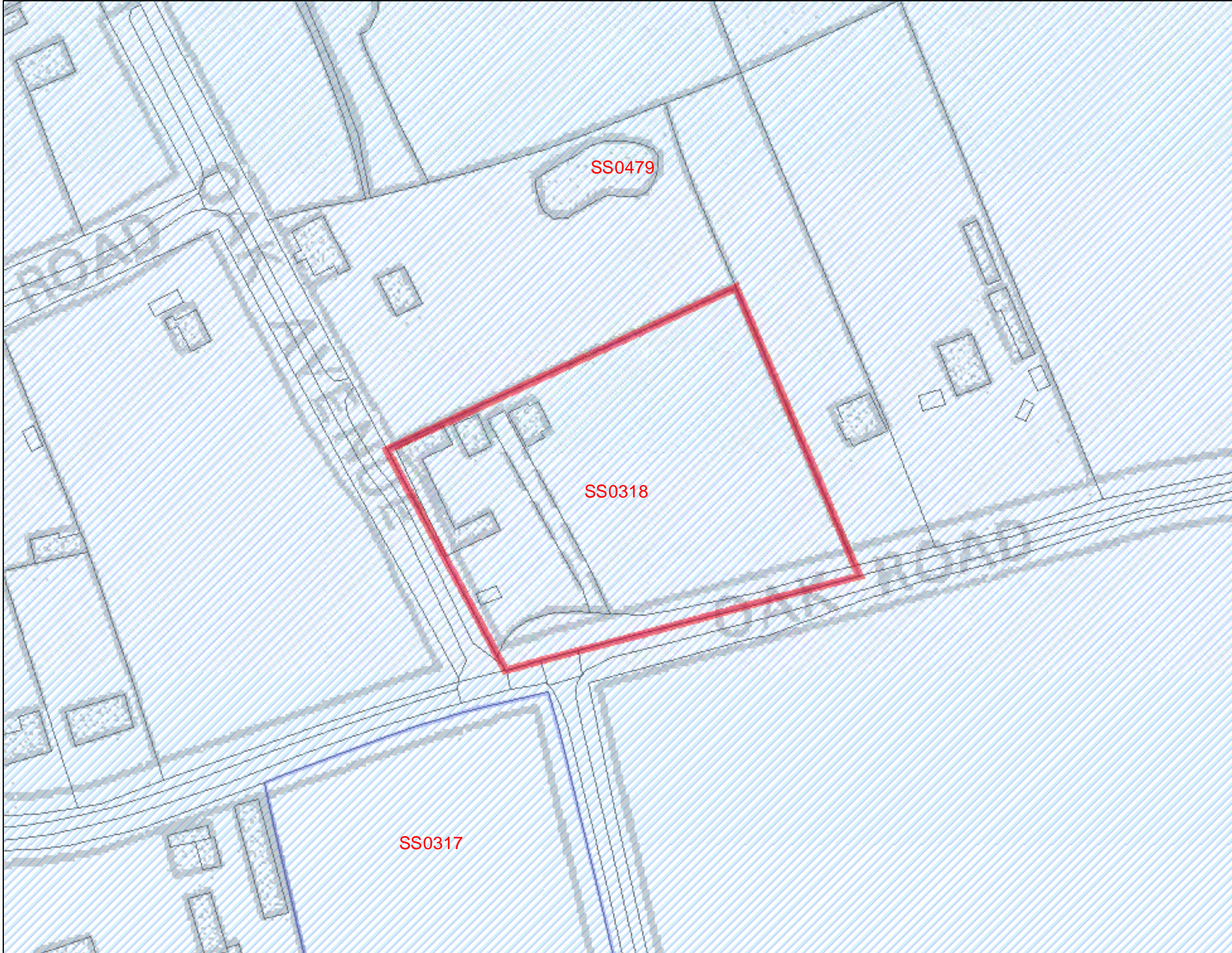
SS0317

SHLAA Site Survey Form Part 1

| | | | | | |
|---|-------------------------------|--|---|---------------|-----|
| Address: Land at Oak House, corner of Oak Avenue and Oak Road, Crays Hill | Site Area: 0.61 ha | Current Use: Residential/ garden and Cattery | Site Ref.: SS0318 | | |
| Description of Site (including planning status) A small residential property and cattery, with adjoining grassland situated on the north side of Oak Road at its junction with Oak Lane, Crays Hill. In the wider area the site is situated amongst some sporadic residential properties on large plots and lies opposite the main access to a large gypsy site to the south. Large areas of open grassland also exist to the south. Designated in Green Belt and plotlands in BDLP 1998 Planning History: <ul style="list-style-type: none"> 09/00147/FULL - The erection of additional cattery units and conversion of existing outbuilding for use as self-contained residential accommodation for employee at the site - refused 09/00035/FULL - Single storey side extension – refused 08/01272/FULL - Demolition of existing bungalow subject of a Lawful Development Certificate and erection of replacement one bedroom bungalow – refused 08/00716/OUT - Outline application for erection of one detached bungalow and demolition of existing bungalow subject of Lawful Development Certificate – refused 06/01516/LDC - Retention of building and its continued use as an independent dwelling house – granted 04/00954/FULL - Retention of existing storage building and reception/security building in connection with an existing cattery for a temporary period of 3 years – refused 04/00272/FULL - Retention of existing storage building and reception/security building in connection with cattery - refused | | | Site Access: Oak Road and Oak Lane Access to Services (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments <400m, Amenity Green Space <800m, Children and young people < 400m, churchyards >800m, civic spaces >2km, country park >2km, educational fields >800m, natural and semi natural >800m, outdoor sport facilities <400m, urban parks <2km Bus Stop: >500m Railway Station: >1.6km | | |
| Ownership: | - Public Body? | No | | | |
| | - Private Individual? | No | | | |
| | - Company? | Yes | | | |
| | - Unknown? | No | | | |
| Urban Area Site | No | | | | |
| Green Belt Site | Yes | Area: 0.61ha | | | |
| Greenfield Site | Yes | Area: 0.53 ha | | | |
| Previously Developed Land | Yes | Area: 0.08 ha | | | |
| Site Constraints | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No |
| | Part of | No | | Part of Site | No |
| | Adj. To | No | | Within Buffer | No |
| SSSIs/ SACs / SPAs / Ramsar | Within | 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 but surface water flooding | | Protected Species Alert Area | | No |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes |
| Marshes Protection Area | | No | | | |
| Existing, developed | Within | No | | | |

| | | | | | |
|---|---------|------------------------------|--|------------------------------------|----|
| Address: Land at Oak House, corner of Oak Avenue and Oak Road, Crays Hill | | Site Area: 0.61 ha | Current Use: Residential/ garden and Cattery | Site Ref.: SS0318 | |
| 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 |
| Historic Environment Record – No records | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: There is only a narrow unmade access route which would require improving for any form of comprehensive development | | | | | |
| Constraints (description): | | | | | |
| <ul style="list-style-type: none"> • Green Belt and plotland designation in BDLP 1998 • Away from services • Protected species buffer • Potential contaminated land | | | | | |
| Could the constraints be overcome? No | | | | | |
| What is the most suitable type of development for this site? Current use | | | | | |
| Site is NOT suitable for housing development X | | | | | |
| Reason(s) why site is / is not suitable for housing: The site is some distance away from services and facilities. Furthermore, it is allocated Green Belt and plotlands in the BDLP 1998, and is accessed by a narrow unmade rural lane. These constraints make the site unsuitable. | | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner and there is an access. | | |

SHLAA 2011/2012



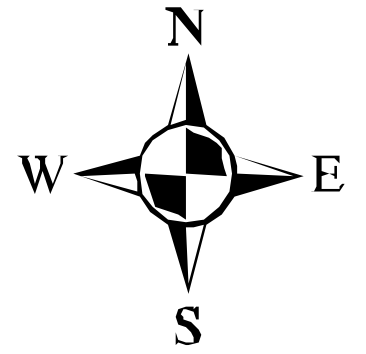
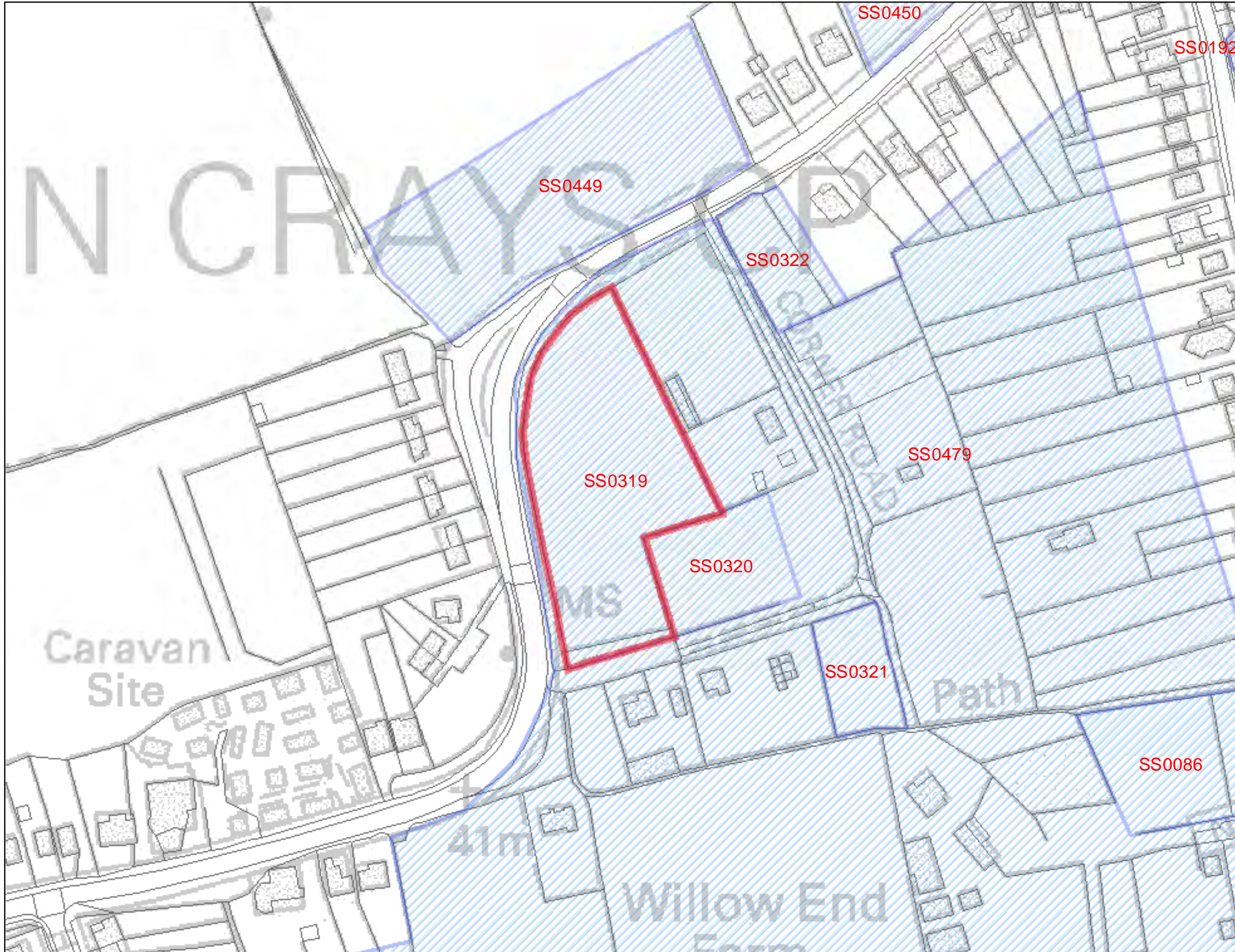
SS0318

SHLAA Site Survey Form Part 1

| | | | | | | |
|--|-----------------------------|----------------------------------|--|---------------------------------|-----|----|
| Address: Land between London Road and Corner Road, Crays Hill | Site Area: 0.69ha | Current Use: Grassland | Site Ref.: SS0319 | | | |
| Description of Site (including planning status) Irregular shaped field located on a prominent inside bend on London Road. The site has a particularly open aspect, bordered by a few young trees and low post and rail fence. Residential properties lie to the west and beyond to the east, whilst open countryside lies to the north and also beyond the couple of houses to the south. Land is fairly flat in nature with a slight fall in gradient to the north. Development Plan: Designated as Green Belt in the Basildon Local Plan 1998 Planning History: <ul style="list-style-type: none"> • ESBIL/0086/54 – Residential development – Refused 10.06.1954, on grounds that the land is designated for rural and agricultural purposes and would result in the loss of food production. • ESBAS/676A/62 – possible application for a pipeline along eastern boundary? | | | Site Access: Approach Road/Corner Road Access to Services (distance in m) Primary School: <600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: >800m Bus Stop: <100m Railway Station: >1600m | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.69ha | | | | |
| Greenfield Site | Yes | Area: 0.69ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone | | No | Protected Species Alert Area | | Yes | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | No |
| | Adj. To | No | | | | |
| Oil / Gas Pipelines | | No | Conservation Area | Within | No | |
| | | | | Adj. To | No | |
| Electricity Pylons | | No | Listed Buildings | Within | No | |
| | | | | Adj. To | No | |
| Immovable communications links | | No | Potential Contaminated Land | C | | |

| | | | | | |
|---|--|-----------------------------|---|-----------------------------|----|
| Address: Land between London Road and Corner Road, Crays Hill | | Site Area: 0.69ha | Current Use: Grassland | Site Ref.: SS0319 | |
| 400m buffer zone around wastewater/sewage treatment plants | | No | Definitive Footpath (PRoW) | | No |
| H.E.R – None in site (Milestone opposite SMR40238) | | | TPO | | No |
| | | | Archaeological Finds Area | | No |
| Highway issues: No particular issues of access from side roads, though access direct onto London Road likely to be undesirable due its classified status and bends in road limiting visibility | | | | | |
| Constraints (description): | | | | | |
| <ul style="list-style-type: none"> • Green Belt allocation in Development Plan • Protected species alert area • Possible contamination in vicinity – no intrusive investigation undertaken | | | | | |
| Could the constraints be overcome? Yes | | | | | |
| Where the green belt allocation is removed from the development plan, where the site is investigated for protected species and appropriate protection measures are put in place and where the land is investigated for potential contamination and any necessary remediation measures are implemented. | | | | | |
| What is the most suitable type of development for this site? Farmland, open space, residential | | | | | |
| Site is NOT suitable for housing development X | | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not within or adjacent to any established settlement where service provision is sufficient. This site lies in the green belt serves a strategic green belt function of preventing Crays Hill from merging with Wickford and Basildon. Any infill development here will undermine the value of the green belt. | | | | | |
| Is site available for development? If yes, when? | | | Yes. This site was submitted through the Call For Sites process by the landowner and there is access. | | |

SHLAA 2011/2012



SS0319

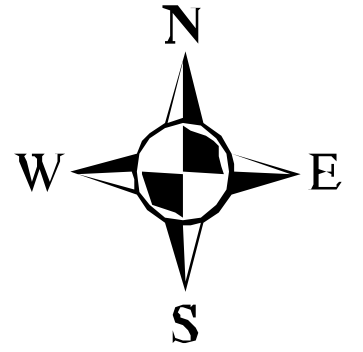
SHLAA Site Survey Form Part 1

| | | | | | | |
|---|-----------------------------|----------------------------------|--|---------------------------------|-----|----|
| Address: Land opposite South Lodge, Approach Road, Crays Hill | Site Area: 0.21ha | Current Use: Grassland | Site Ref.: SS0320 | | | |
| Description of Site (including planning status) Almost square shaped site located to the east of London Road, close to the junction of Approach Road and Corner Road. Small fields and sporadic residential plots adjoin the site in this semi-rural area. Open countryside lies beyond the isolated dwellings to the north and south. The land itself is comprised of scrubland, with trees and hedges to the periphery. Development Plan: Designated as Green Belt in the BDLP 1998 Planning History: <ul style="list-style-type: none"> • ESBAS/0006/61 – Residential development, Approach Road – Refused 1961, on Green Belt grounds • ESBAS/676A/62 – possible application for a pipeline through site? | | | Site Access: Approach Road Access to Services (distance in m) Primary School: <600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: >800m Bus Stop: <100m Railway Station: >1600m | | | |
| Ownership: | - Public Body? | No | | | | |
| | - Private Individual? | Yes | | | | |
| | - Company? | No | | | | |
| | - Unknown? | No | | | | |
| Urban Area Site | No | | | | | |
| Green Belt Site | Yes | Area: 0.21ha | | | | |
| Greenfield Site | Yes | Area: 0.21ha | | | | |
| Previously Developed Land | No | | | | | |
| Site Constraints | | | | | | |
| Areas excluded from the SHLAA | | | Constraints that may affect a site's viability | | | |
| Scheduled Monument | Within | No | Ancient Woodland | Within | No | |
| | Part of | No | | Part of Site | No | |
| | Adj. To | No | | Within Buffer | No | |
| SSSIs/ SACs / SPAs / Ramsar | Within | No | Local Wildlife Sites | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Local Nature Reserve (LNR) | Within | No | Biodiversity Action Plan (BAP) Priority Habitat | Within | No | |
| | Part of Site | No | | Part of Site | No | |
| | Within Buffer | No | | Within Buffer | No | |
| Flood Zone | | No | Protected Species Alert Area | | Yes | |
| Washland | | No | Protected Species Alert Area - 10m Buffer | | Yes | |
| Marshes Protection Area | | No | | | | |
| Existing, developed business/ industrial areas | Within | No | Village Green & Common Land | | No | |
| | Part of | No | | Ground Water Vulnerability Area | | 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 | |
| Historic Environment Record – No records | | | TPO | | No | |
| | | | Archaeological Finds Area | | No | |

| | | | | |
|---|--------------------------|-------------------------------|--|--|
| Address: Land opposite South Lodge, Approach Road, Crays Hill | Site Area: 0.21ha | Current Use: Grassland | Site Ref.: SS0320 | |
| Highway issues: No particular issues of access from side roads, though these would require upgrading for any comprehensive development. | | | | |
| Constraints (description): <ul style="list-style-type: none"> • Green Belt allocation in Development Plan • Protected species alert area • Possible contamination in vicinity – no intrusive investigation undertaken | | | | |
| Could the constraints be overcome? Yes Where the green belt allocation is removed from the development plan, where the site is investigated for protected species and appropriate protection measures are put in place and where the land is investigated for potential contamination and any necessary remediation measures are implemented. | | | | |
| What is the most suitable type of development for this site? Smallholding, woodland, open space, | | | | |
| Site is NOT suitable for housing development X | | | | |
| Reason(s) why site is / is not suitable for housing: The site is not within or adjacent to an established settlement where service provision is sufficient. This site lies within the green belt where it serves a strategic green belt function. Any infill development could undermine the value of the green belt. | | | | |
| Is site available for development? If yes, when? | | | No. Although the site was submitted through the Call for Sites process and the landowner has expressed a wish to develop the site it has no access at this time. | |

Land opposite South Lodge

SHLAA 2011/2012



SS0320

