Address: Land east of Eton Manor, Branksome Avenue, Wickford	Site Area: 0.13ha	Current Use: Woodland/ scrubland	Site Ref: SS0261			
		Archaeological Finds	s Area			
Highway issues:						
Constraints (description):						
Could the constraints be overcome?		•				
What is the most suitable type of deve	lopment for	this site?				
Site is not suitable for housing development x						
Reason(s) why site is not suitable for housing:						

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

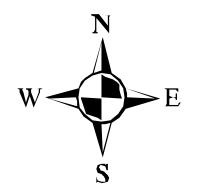
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



## Land East of Eton Manor



SHLAA 2011/2012

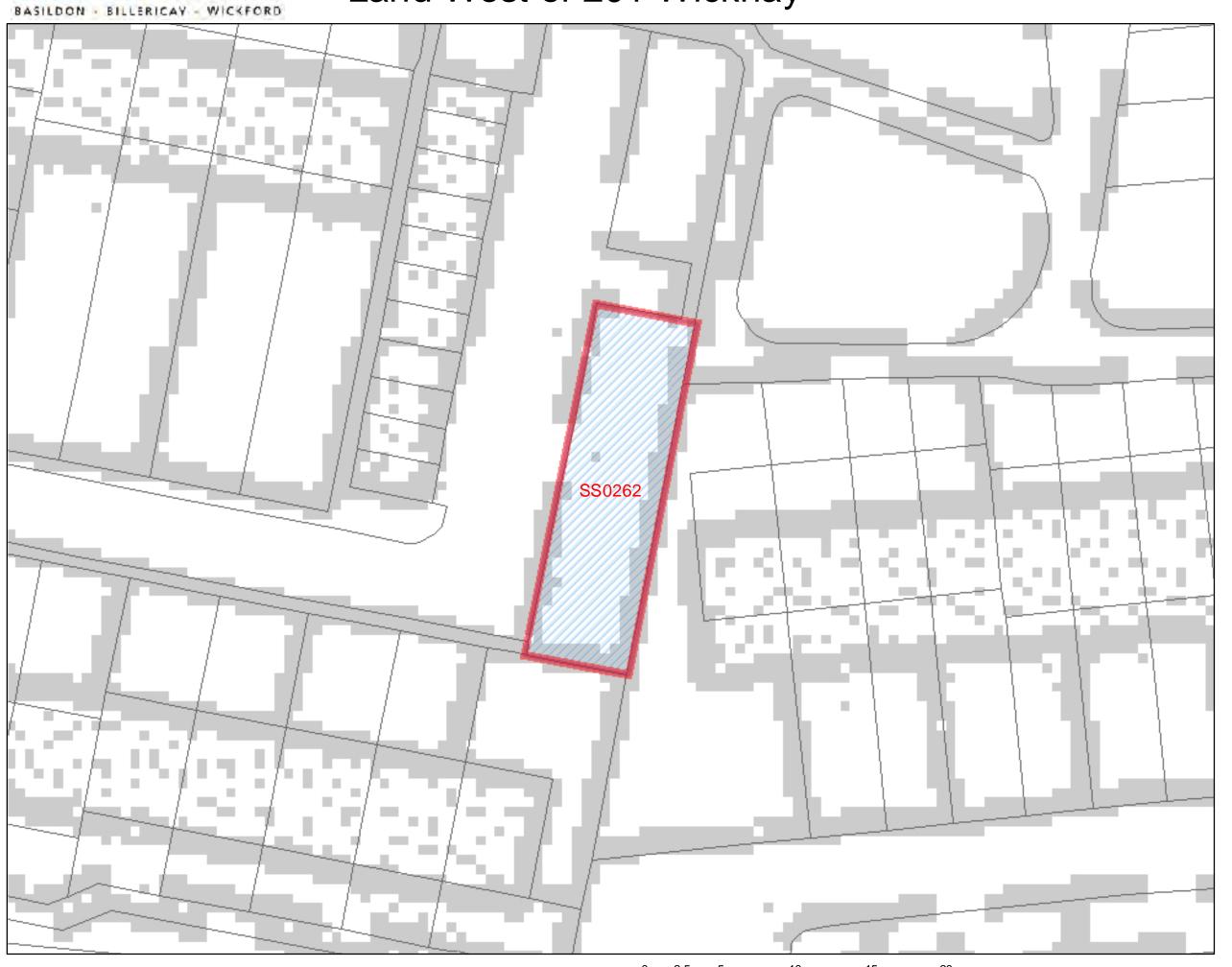


Address: Land West of 201 V North of 153 Falstones	Vickhay and	Site Area: 0.016ha	Current Use: Grassed amenity land  Site Ref.: SS0262				
Description of Site (included Small, rectangular parcel of in garage court location to the re	cidental grasse	ed amenity lar			vices (distance : Lee Chapel an	•	
Allocated as an area of no not	)LP.		Secondary Sch	า ool: Woodlands entre: 3 The Kna			
No planning history			<800m				
Ownership:	- Public B	ody?	Yes		Neighbourhood Centre: 2 Kibcaps,		
		Individual?	No	Ballards Walk			
	- Compar		No		Basildon <800m		
Haliana Anna Cita	- Unknow		No		ace: Amenity Gr dren/young peo		
Urban Area Site	Yes	Area: 0.01	<u>6na</u>		ay), Civic Space		
Green Belt Site Greenfield Site	No Yes	Aroa: 0.01	4 <b>h</b> a	,	Educational Field		
Previously Developed Land		Area: 0.01	011a		& Lee Chapel),		
				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			
Site Constraints							
Areas excluded from the S	HLAA		Constraints th	nat may affect	a site's viabili	ty	
Scheduled Monument	Within	No	Ancient Woodla		Within	No	
	Part of	No	]		Part of Site	No	
	Adj. To	No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No	
	Part of Site	No	_		Part of Site	No	
	Within Buffer	Yes (SSSI)			Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	ion Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat		Part of Site	No	
	Within Buffer	No			Within Buffer	No	
Flood Zone If yes, Zone 3? □	No		Protected Speci-			No	
Washland		No	Protected Speci	es Alert Area -		No	
Marshes Protection Area		No	10m Buffer				
Existing, developed	Within	No					
business/ industrial areas	Part of	No	Village Green &			No	
	Adj. To	No	Ground Water V Area			No	
Oil / Gas Pipelines		No	Conservation Ar	rea	Within	No	
					Adj. To	No	
Electricity Pylons		No	Listed Buildings		Within	No	
					Adj. To	No	
Immovable communications links		No	Potential Contai	minated Land	В		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ath (PRoW)		No	

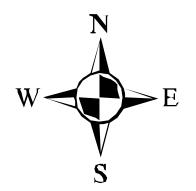
	ess: Land West of 201 Wickhay and of 153 Falstones	Site Area: 0.016ha	Current Use: Grassed amenity land	Site Ref.: SS0262	
			TPO		No
			Archaeological Find	ds Area	No
Highw	vay issues: Vehicular access capable	from Falstone	es		
0	raints (description): Within SSSI buffer (2km). Very small site with dwellings const would conflict with the Council's add to adjoining occupiers. Research of historical map data indite constraints be overcome? SSSI buffer of no consequence due	opted DC Guid icates contami No.	lelines designed to a ination unlikely – no	void overshad	lowing/over-dominance
0	Even where Council DC Guidelines with impacts upon amenity of the adjoin Site assessment for potential contains	ing residents.	development of the s	site would like	ly give rise to adverse
What	is the most suitable type of deve	elopment for	this site? Incident	al amenity lan	d or car parking.
Site is	s NOT suitable for housing develo	opment x			
Reaso	on(s) why site is not suitable for	housing:			
	the site is within the urban area and comfortable accommodate a dwelling		ces and facilities, it i	s too small fo	r development and
	e available for development? s, when?			receipt of the	t of the Call for Sites e site, the landownership



# Land West of 201 Wickhay



SHLAA 2011/2012



Address: Land east of Brookside, Brank Avenue, Wickford	ksome		Site Area: 0.21ha	Current Use: Grassland/ woodland	/ SS0263				
<b>Description of Site (includ</b> Rectangular parcel of grasslar				north side of	Site	e Access: B	rankson	ne Avenu	ıe
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.					Acc	cess to Serv	vices		
Development Plan: Allocated as Green Belt in the BDLP 1998.									
Planning History:  • BAS/1586/87 – New dwelling – Refused 1987  •									
Ownership:	_	Public Bo	ody?	No					
•	-		ndividual?	Yes					
	-	Compan	v?	No					
	-	Unknow	•	No	-				
Urban Area Site		Vo		1.1.5					
Green Belt Site									
Greenfield Site		/es		Area: 0.21ha					
Previously Developed Land	d N	Vo							
Site Constraints					,				
Areas excluded from the S	HLAA			Constraints th	at n	nay affect	a site's	viabilit	V
Scheduled Monument	Withi	n		Ancient Woodland		Within			
	Part o	of					Part of	Site	
	Adj.	Го		1		Within	Buffer		
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Si	tes		Within		
		of Site		1			Part of	Site	
		n Buffer					Within		
Local Nature Reserve (LNR)	Withi			Biodiversity Acti	on P	lan (BAP)	Within		
` ,		of Site		Priority Habitat		` ,	Part of	Site	
		n Buffer		1			Within		
Flood Zone If yes, Zone 3? □				Protected Specie	es Al	ert Area	-		
Washland				Protected Specie	es Al	ert Area -			
Marshes Protection Area				10m Buffer					
Existing, developed	Withi	n							
business/ industrial areas	Part o			Village Green &	Com	mon Land			
	Adj. ٦			Ground Water V Area					
Oil / Gas Pipelines				Conservation Ar	ea		Within		
							Adj. To		
Electricity Pylons		·		Listed Buildings			Within		
				]			Adj. To		
Immovable communications				Potential Contar	nina	ted Land	-		
links 400m buffer zone around wastewater/sewage treatment plants				Definitive Footp	ath (	(PRoW)			
				TPO					

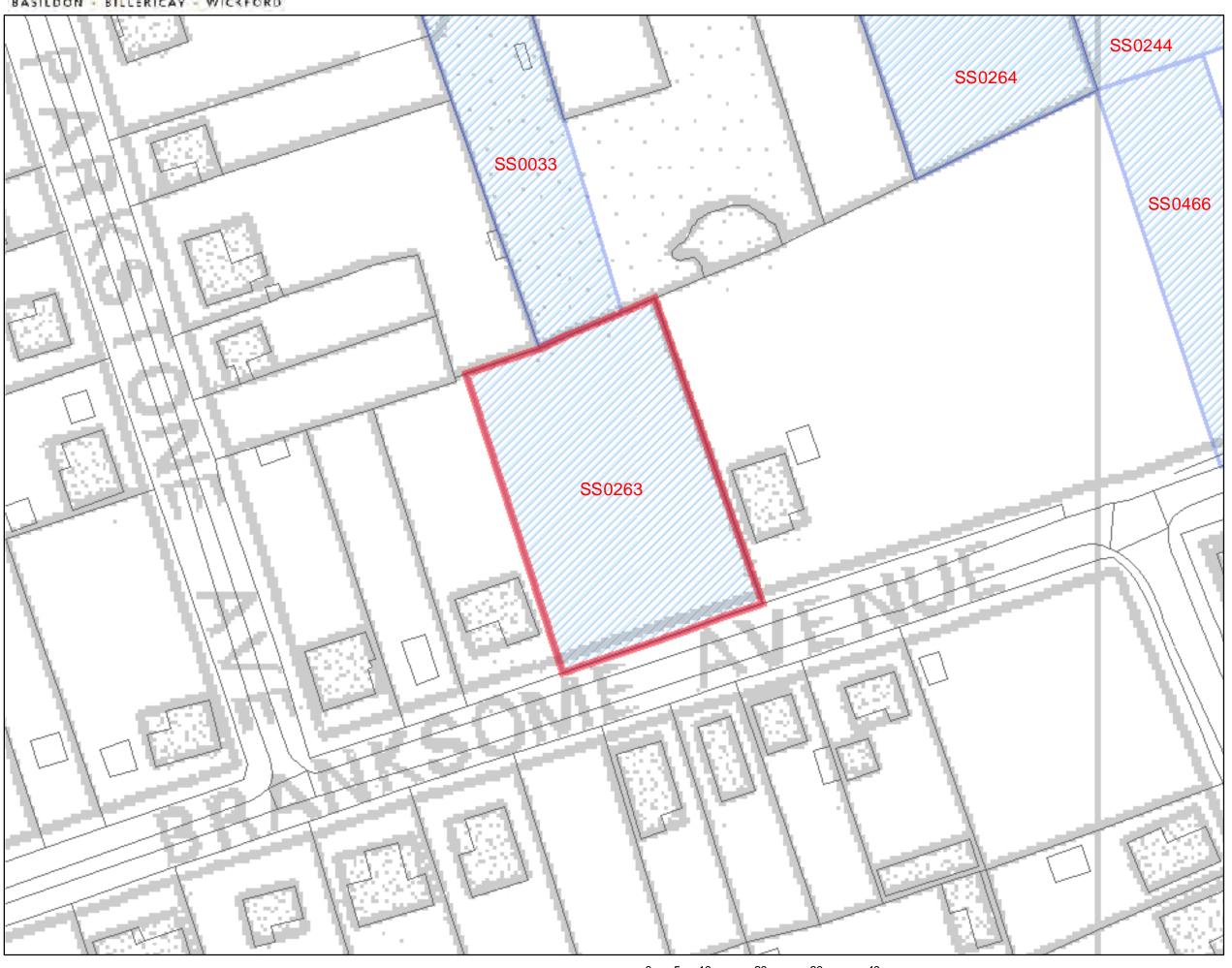
Address: Land east of Brookside, Branksome Avenue, Wickford	Site Area: 0.21ha	Current Use: Grassland/ woodland	Site Ref: SS0263	
		Archaeological Fi	nds Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?	•			
What is the most suitable type of d	evelopment foi	r this site?		
Site is not suitable for housing deve	elopment x			
Reason(s) why site is not suitable f	or housing:	•		

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

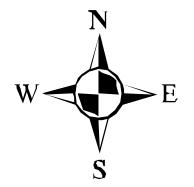
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



## Land East of Brookside



SHLAA 2011/2012



Address: Land opposite Malcolm, Studland Avenue, Wickford		venue,	Site Area: 0.2ha	Current Use: Grassland					
Description of Site (includ 'L' shaped parcel of grassland					Sit	e Access: S	Studla	nd Avenue	
Avenue, Wickford in an area of plotlands. The appearance comprising chalets and bungalows and wooded plots. Studland Avenue is a narro			ne area has a vs interspers	a semi-rural sed with vacant	Acc	cess to Ser	vices	5	
Development Plan: Allocated a Planning History:  • BAS/1020/58 – Reside									
	1			T <sub>2</sub> .	_				
Ownership:		- Public B		No					
	- Private I			Yes					
	_	- Compar		No	_				
Halana Ana a Cita		- Unknow	<u>n?</u>	No					
Urban Area Site		No No	A 0.0	<u> </u>					
Green Belt Site		Yes	Area: 0.2		_				
Greenfield Site		Yes	Area: 0.2ha						
Previously Developed Land Site Constraints	a	No							
Areas excluded from the S	LII A I	١		Constraints th	at r	nav affact	a cit	o/c viabilit	
Scheduled Monument	With		1	Ancient Woodla		nay arrect	With		<u>y</u>
Scheduled Worldment	Part			Ancient Woodidia			of Site		
	Adj.						in Buffer		
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Si	tes		With		
33313/ 3AG3 / 31 A3 / Ramsar		of Site		Local Whalle Oiles				of Site	
		in Buffer			1			in Buffer	
Local Nature Reserve (LNR)	With			Biodiversity Act	ion P	Plan (RAP)	With		
Local Natare Reserve (Livity		of Site		Priority Habitat		idii (B/ii )		of Site	
		in Buffer						in Buffer	
Flood Zone If yes, Zone 3? □	001011	iii Builei		Protected Speci	es A	lert Area	***************************************	mir buildi	
Washland				Protected Speci	ος Λ	lort Aroa			
Marshes Protection Area				10m Buffer	62 A	iei i Ai ea -			
Existing, developed	With	in							
business/ industrial areas	Part			Village Green &	Con	amon Land			
business/ industrial areas	Adj.			Ground Water \					
	Auj.	10		Area		ability			
Oil / Gas Pipelines				Conservation A	rea		With	in	
							Adj.		
Electricity Pylons				Listed Buildings			With		
							Adj.	10	
Immovable communications links				Potential Conta	mina	ted Land			
400m buffer zone around wastewater/sewage treatment plants				Definitive Footp	ath	(PRoW)			
	_			TPO				_	

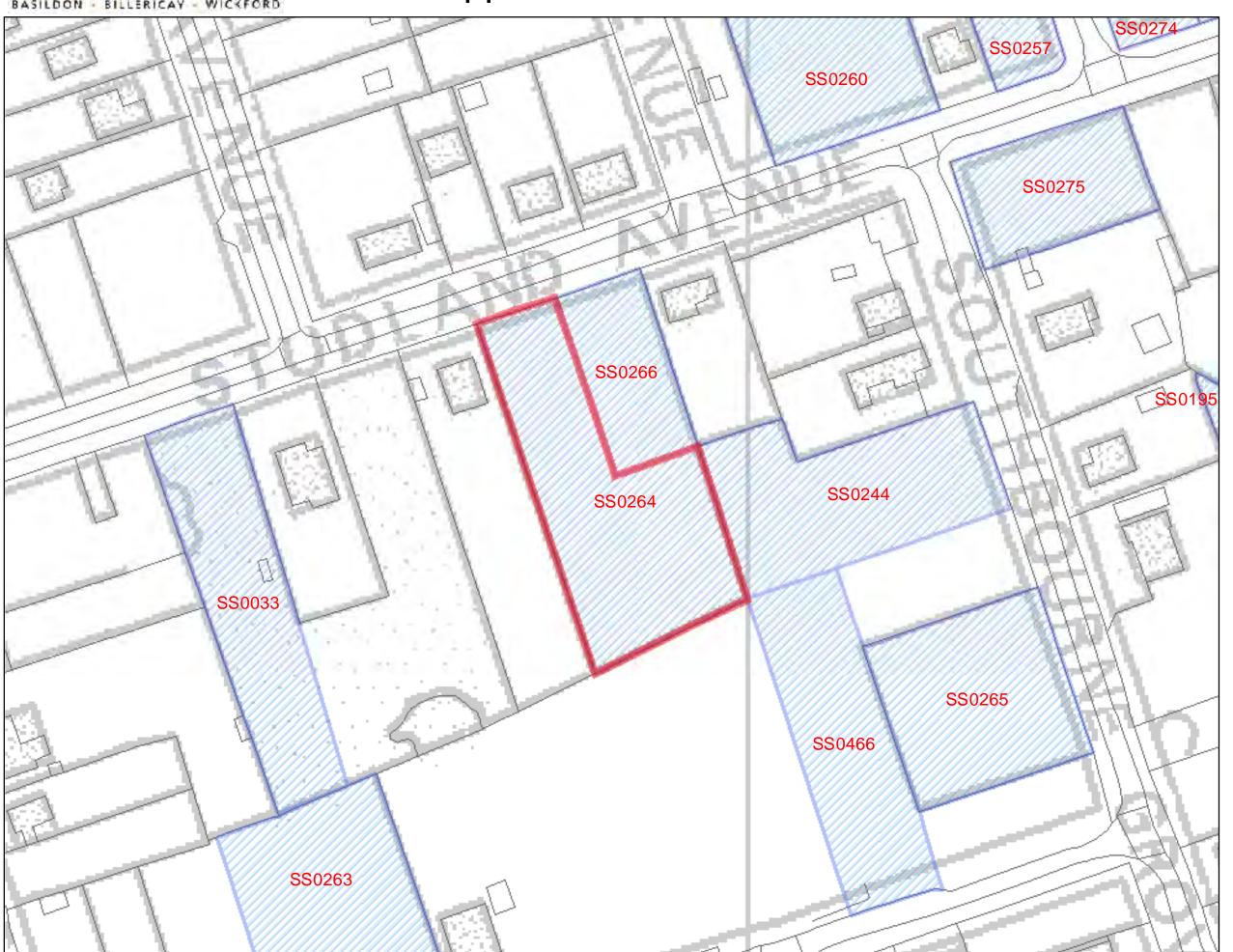
Address: Land opposite Malcolm, Studland Avenue, Wickford	Site Area: 0.2ha	Current Use: Grassland	Site Ref: SS0264	
		Archaeological Find	s Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of deve	elopment for	this site?		
Site is not suitable for housing develo	pment x			
Reason(s) why site is not suitable for This site is located within a valued area of	the green belt		-	

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

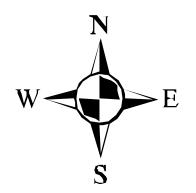
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Land opp Malcolm and at East Studland



SHLAA 2011/2012



SHLAA Site Survey Fo	orm Pa	art 1					
Address: Land opposite St. Annes, Sout Grove, Wickford	thbourne		Site Area: 0.14ha	Current Use: Grassland	Site Ref: SS0265		
<b>Description of Site (includ</b> Square shaped parcel of grass	• •	_		lo of	Site Access:	Southbourne Grove	
Southbourne Grove, Wickford semi-rural appearance compri with vacant and wooded plots without footways.	in an ar ising cha	rea of pl alets and	lotlands. The d bungalows i	e area has a interspersed	Access to Sei	vices	
Development Plan: Allocated a	as Greer	n Belt in	the BDLP 19	198.			
Planning History:  BAS/0461/56 – Renew caravan – Granted 19 BAS/1491/63 – Reten BAS/0042/90 – 3 deta Refused 1990	958 (unti	il 31 <sup>st</sup> Od caravan	ctober 1960) at "Wayside"	′ – Refused 1966			
Ownership:	- F	Public Bo	ody?	No	]		
	- F	Private I	ndividual?	Yes	]		
		Company		No			
	- l	Unknowr	n?	No			
Urban Area Site	No	)					
Green Belt Site	Ye	es	Area: 0.14h	ha	]		
Greenfield Site	Ye	es	Area: 0.14h	ha	1		
Previously Developed Land	d No	<u> </u>			<u> </u>	<u></u>	
Site Constraints							
Areas excluded from the S	HLAA			Constraints th	at may affect	a site's viability	
Scheduled Monument	Within			Ancient Woodla		Within	
	Part of	:	1	1		Part of Site	
	Adj. To			1		Within Buffer	
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Si	tes	Within	
	Part of		+	1		Part of Site	
	Within		+	1		Within Buffer	
Local Nature Reserve (LNR)	Within		+	Biodiversity Acti	on Plan (BAP)	Within	
	Part of		+	Priority Habitat	,	Part of Site	
	Within		+			Within Buffer	
Flood Zone If yes, Zone 3? □	***************************************	Dane.		Protected Specie	es Alert Area	Within Barro.	
Washland			+	Protected Specie	es Alert Area -		
Marshes Protection Area	1		+	10m Buffer	03 / 110 / 11 02		
Existing, developed	Within		+	1			
business/ industrial areas	Part of		+	Village Green &	Common Land	+	
business, maustrial areas	Adj. To		+	Ground Water V			
	Auj. 10	,	'	Area	unierability		
Oil / Gas Pipelines			+	Conservation Ar	`	Within	
Oli / Od3 i ipciirios			'	CONSCI VALION	Ca		
			<u> </u>			Adj. To	
Electricity Pylons			<u> </u>	Listed Buildings		Within	
			'			Adj. To	
Immovable communications			+	Potential Contar	minated Land		

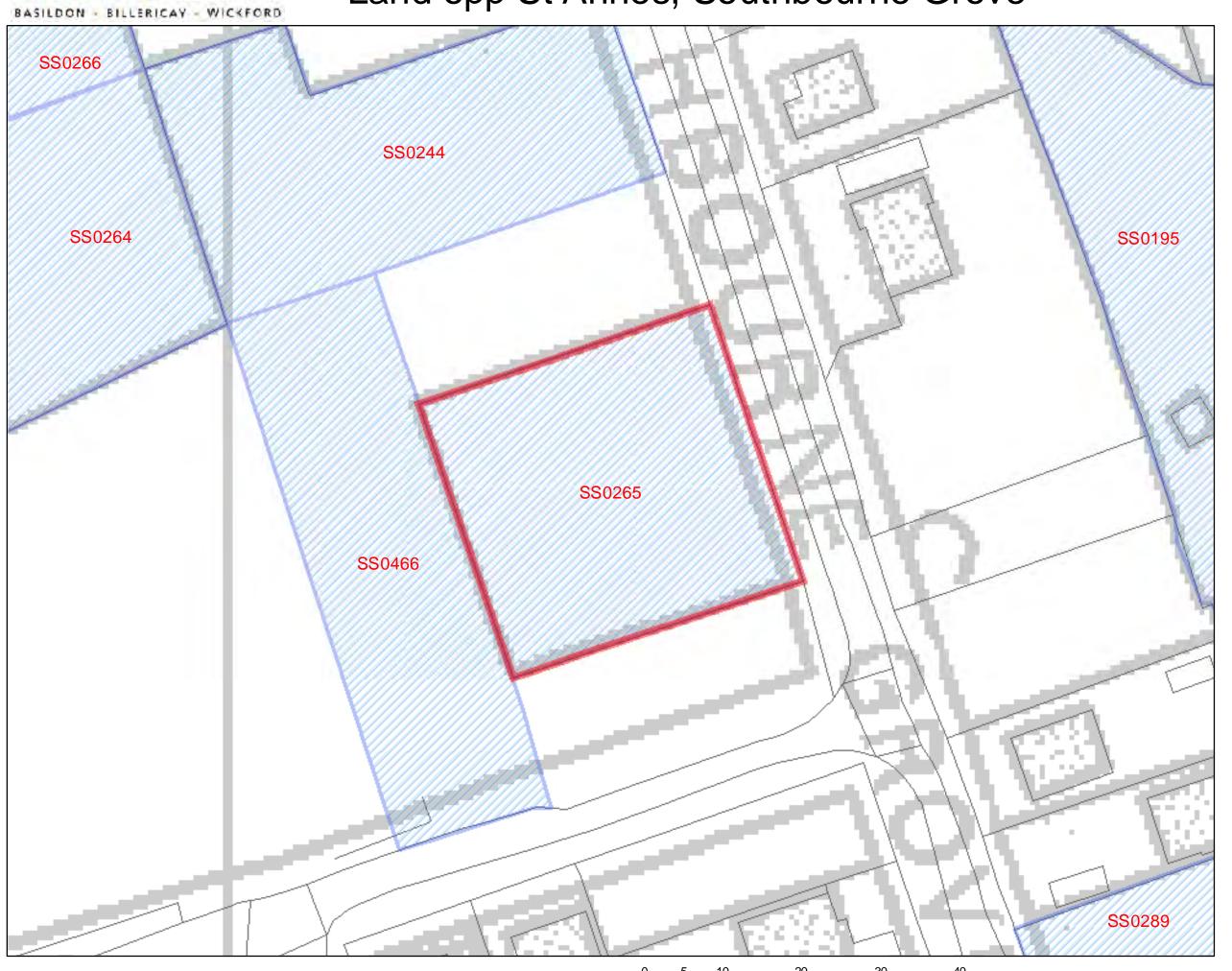
Address: Land opposite St. Annes, Sout Grove, Wickford	hbourne	Site Area: 0.14ha	Current Use: Grassland	Site Ref: SS0265	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)	
			TPO		
			Archaeological Finds	s Area	
Highway issues:					
Constraints (description):					
Could the constraints be o	vercome?				
What is the most suitable	type of deve	lopment for	this site?		
Site is not suitable for housing development x					
Reason(s) why site is not	suitable for l	nousina.	•		

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

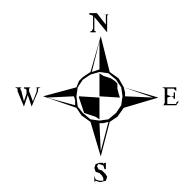
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Land opp St Annes, Southbourne Grove



SHLAA 2011/2012



Address: Land west of Sunnydene, Stu Wickford	udland Avenue,	Site Area: 0.07ha	Current Use: Grassland	Site Ref: SS0266		
Description of Site (include Rectangular shaped parcel of	Site Access:	Studland Avenue				
Studland Avenue, Wickford in rural appearance comprising vacant and wooded plots. Studies of the state of the	n an area of plo chalets and bui udland Avenue	tlands. The angalows intersists a narrow ro	area has a semi- spersed with pad without	Access to Sei	rvices	
Development Plan: Allocated Planning History: None	as Green Belt i	n the BDLP 19	998.			
rianning riistory. None						
Ownership:	- Public E	Body?	No			
_	- Private	Individual?	Yes			
	- Compai	-	No	_		
	- Unknov	vn?	No			
Urban Area Site	No					
Green Belt Site	Yes	Area: 0.07		_		
Greenfield Site	Yes	Area: 0.07	<sup>7</sup> ha	4		
Previously Developed Lar	nd No					
Site Constraints	0111 0 0		<b>.</b>			_
Areas excluded from the S		1			a site's viabilit	ty
Scheduled Monument	Within		Ancient Woodla	ana	Within	
	Part of		4		Part of Site	
SSSIs/ SACs / SPAs / Ramsar	Adj. To Within		Local Wildlife S	itos	Within Buffer Within	
33315/ SACS / SPAS / Railisai	Part of Site		Local Wilding Sites		Part of Site	
	Within Buffer		1			
Local Nature Reserve (LNR)	Within		Biodiversity Act	ion Dlan (DAD)	Within Buffer Within	
Local Nature Reserve (LINK)	Part of Site			on rian (DAI)	Part of Site	
	Within Buffer		Priority Habitat		Within Buffer	
Flood Zone	within burier		Protected Spec	ios Alort Aroa	Within buller	
If yes, Zone 3? □			Frotected Spec	ies Alei i Alea		
Washland			Protected Spec	ies Alert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within		1			
business/ industrial areas	Part of		Village Green 8	Common Land		
	Adj. To		Ground Water '			
Oil / Gas Pipelines			Conservation A	rea	Within	
·					Adj. To	
EL						
Electricity Pylons			Listed Buildings		Within	
			1		Adj. To	
Immovable communications links			Potential Conta	minated Land		
400m buffer zone around wastewater/sewage			Definitive Footp	oath (PRoW)		
treatment plants						
•			TPO Archaeological			

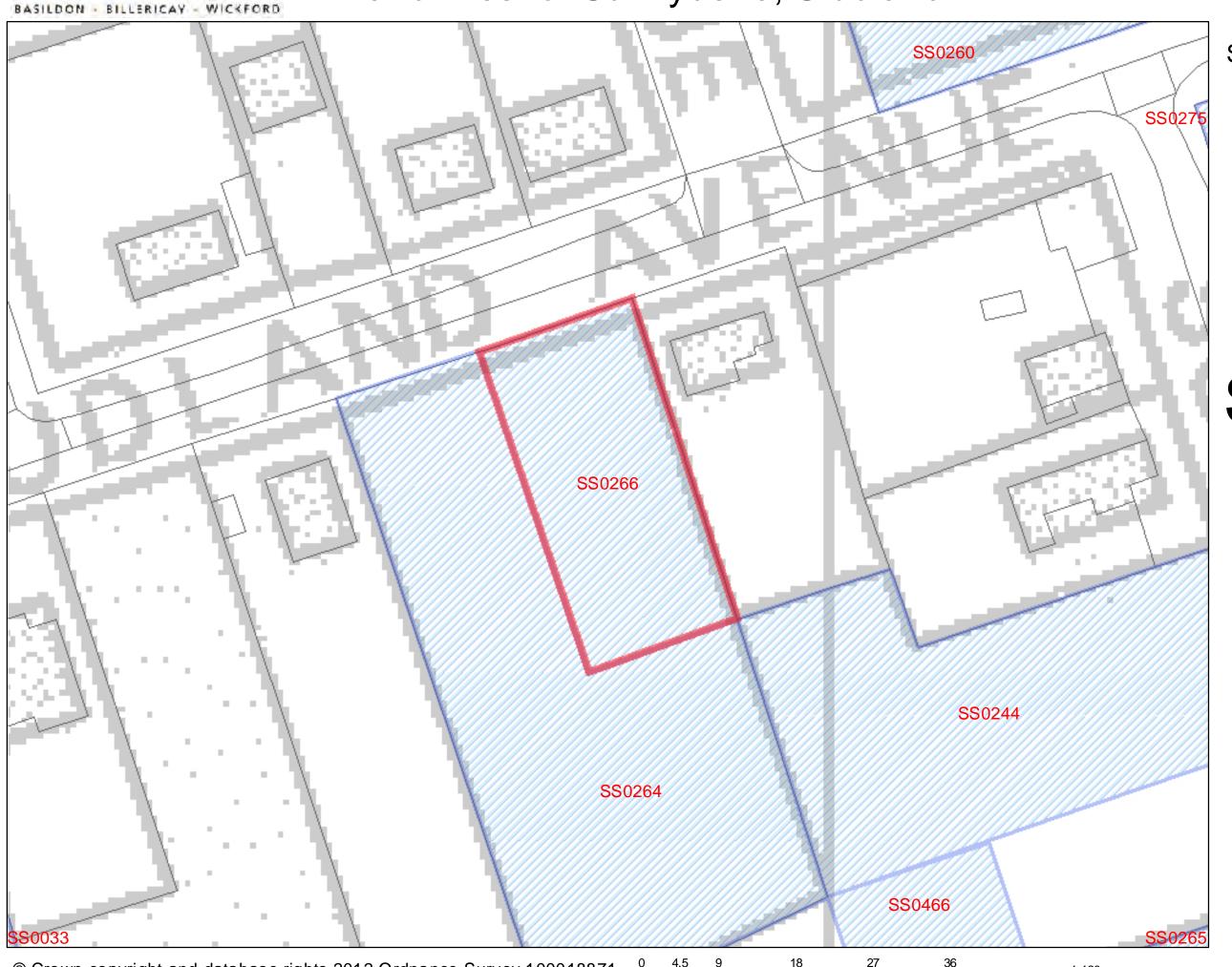
Address: Land west of Sunnydene, Studland Avenue, Wickford	Site Area: 0.07ha	Current Use: Grassland	Site Ref: SS0266	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?		•		
What is the most suitable type of deve	lopment for	this site?		
Site is not suitable for housing develop	ment x			
Reason(s) why site is not suitable for h	•	and will not be cons	idered through the	a SHI AA at this time

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

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



# Land West of Sunnydene, Studland Av



SHLAA 2011/2012



Address: Land at Portland House,
Cranfield Park Road, Wickford

Site Area:
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:

 LDCBAS/0654/94 –Swimming pool and enclosure – Permitted 1994

Ownership:	- Public Body?		No
	- Private Ind	dividual?	Yes
	- Company?		No
	- Unknown?		No
Urban Area Site	No		
Green Belt Site	Yes	Area: 0.37ha	
<b>Greenfield Site</b>	Yes Area: 0.29ha		na
Previously Developed Land	Ves	Area: 0.08k	าล

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)

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

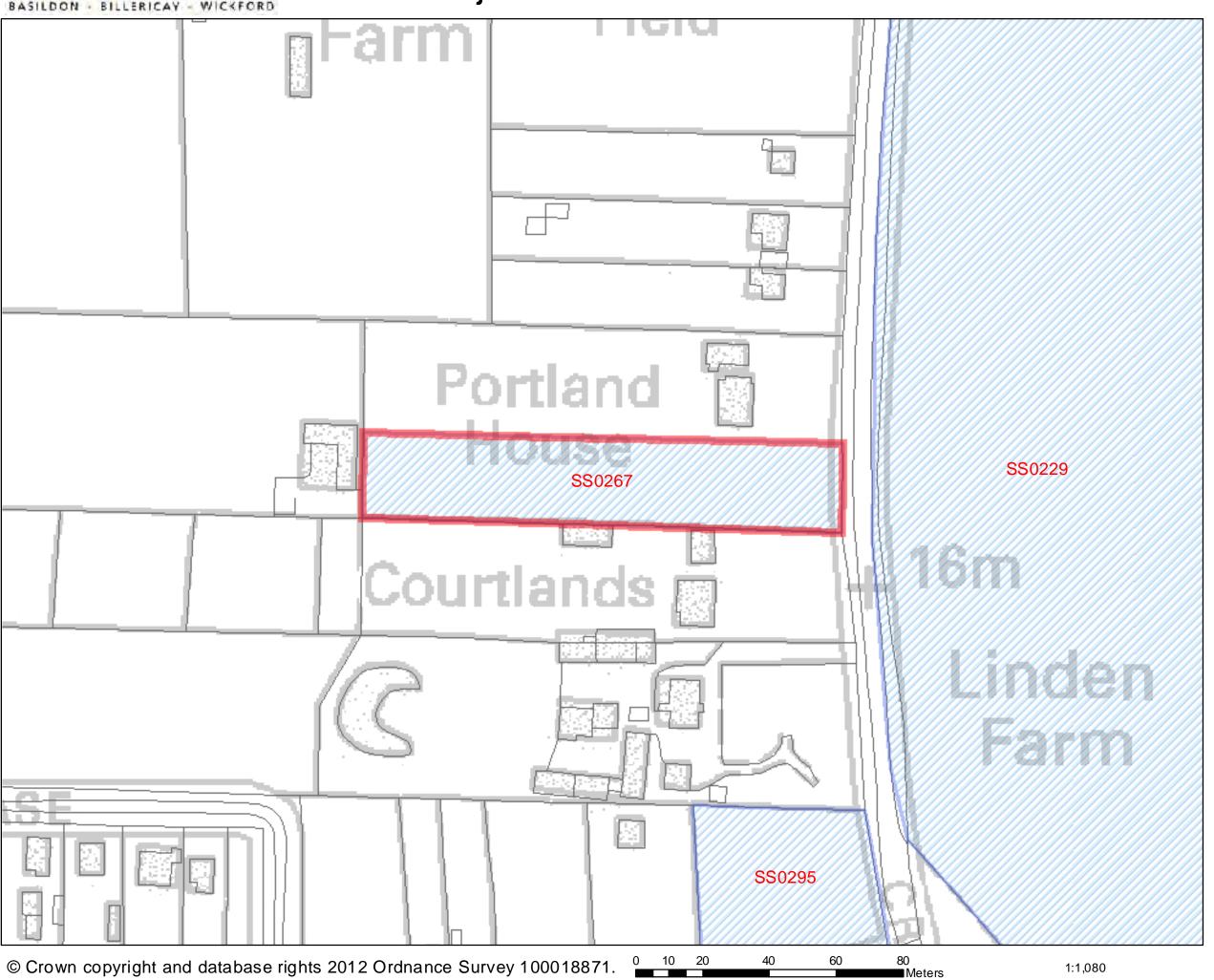
		ſ				
Address: Land at Portland House,	Site Area:	Current Use:	Site Ref:			
Cranfield Park Road, Wickford	0.37ha	Residential garden	S0267			
		· ·				
H.E.R – No records		TPO		No		
		Archaeological Finds	Area	No		
Highway issues: Access is from Cranfield F	Park Road, a r	narrow country lane, v	which may r	equire upgrading to		
accommodate strategic development off from it.						
Constraints (description):						
Green Belt allocation in development plan						
Protected species alert area buffer						
<ul> <li>SPA/SAC/RAMSAR buffer</li> </ul>						
<ul> <li>Potential contaminated land – no int</li> </ul>	rusive investi	gation undertaken				
Could the constraints be overcome?	yes					
Where the green belt allocation is removed f	from the deve	elopment plan, where	the site is in	vestigated for protected		
species and appropriate protection measures	s are put in pl	ace and where the la	nd is investi	gated for potential		
contamination and any necessary remediation	n measures a	are implemented.		-		
What is the most suitable type of deve	lopment for	this site? Residentia	al garden, sr	mallholding		
Site is NOT suitable for housing development X						
Reason(s) why site is / is not suitable	for housing:	Site lies in an area o	f sporadic re	esidential 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 loc	al services. A	accordingly it would be	e considered	l unsustainable.		
Is site available for development?		Yes. This site was s	ubmitted th	rough the Call For Sites		

process by the landowner.

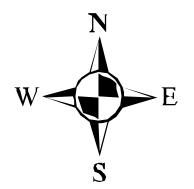
If yes, when?



## Land adj Portland HOuse



SHLAA 2011/2012



SS0267

1:1,080

SHLAA Site Survey Form Part 1						
Address: Land North of The Willows, on the corner of London Road & Lower Park Road, Wickford		Current Use: Field /grazing la	nd	Site Ref: SS0268		
Description of Site (including planning Irregular shaped site located on the west sice	Site Access: Lower Park Road					
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.				nary School: >60	<1500m (Bromfords)	

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

Planning History: None

Ownership:	- Public Body?		No
	- Private Individual?		Yes
	- Company?		No
	- Unknown?		No
Urban Area Site	No		
Green Belt Site	Yes Area: 0.48h		na
Greenfield Site	Yes Area: 0.48h		na
Previously Developed Land	No		

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

Public Open Space: <400m

Bus Stop: <100m

Railway Station: >1600m (Wickford

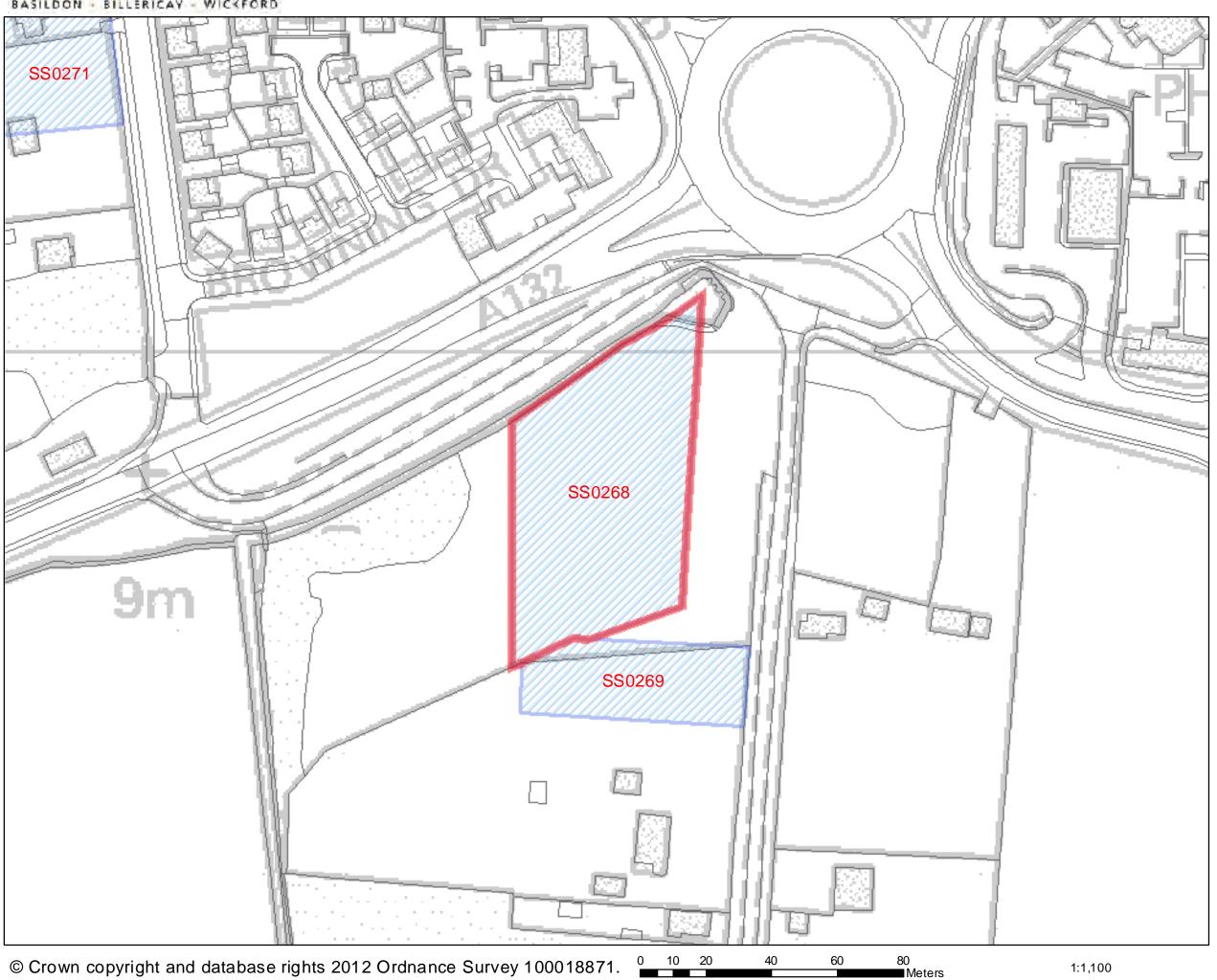
1800m)

Site Constraints					
Areas excluded from the S	1	,	Constraints that may affect		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Part of Zones 2 and 3, plus surface water	Yes	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		No	Conservation Area	Within	No
·				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
<b>5 5</b>				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	В	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No

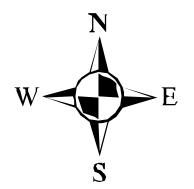
Address: Land North of The Willows, on the corner of London Road & Lower Park Road, Wickford	Site Area: 0.48ha	Current Use: Field /grazing land	Site Ref: SS0268			
		Archaeological Finds	s Area	No		
Highway issues: Access via Lower Park Ro	ad – No partio	cular issues, minor hig	ghway improv	ements likely to access.		
Constraints (description):						
Green Belt allocation in development plan						
Protected species alert area						
<ul> <li>Ground water vulnerability area</li> </ul>						
<ul> <li>Flood Zones 2 and 3 across part of t</li> </ul>	he site					
Could the constraints be overcome?	No					
What is the most suitable type of deve	lopment for	this site? Farmland,	grazing land,	washland, open space		
Site is NOT suitable for housing develo	pment X					
Reason(s) why site is / is not suitable	for housing:	Whilst the site is clos	se 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?		Yes. This site was s	ubmitted thro	ugh the Call For Sites		
If yes, when?		process by the land	owner.			



## Land North of the Willows



SHLAA 2011/2012



SS0268

1:1,100

Address: Land North of The Willows, Lower Park Road, Wickford		Current Use: Field /grazing land	Site Ref: SS0269	
Description of Site (including planning	ctatue	c:	ita Accass: Lawa	r Dark Doad

#### 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.

Ownership:	- Public Boo	No	
	- Private In	Yes	
	- Company?	No	
	- Unknown?	No	
Urban Area Site	No		
Green Belt Site	Yes Area: 0.21h		na
Greenfield Site	Yes Area: 0.21h		na
Previously Developed Land	No		

**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

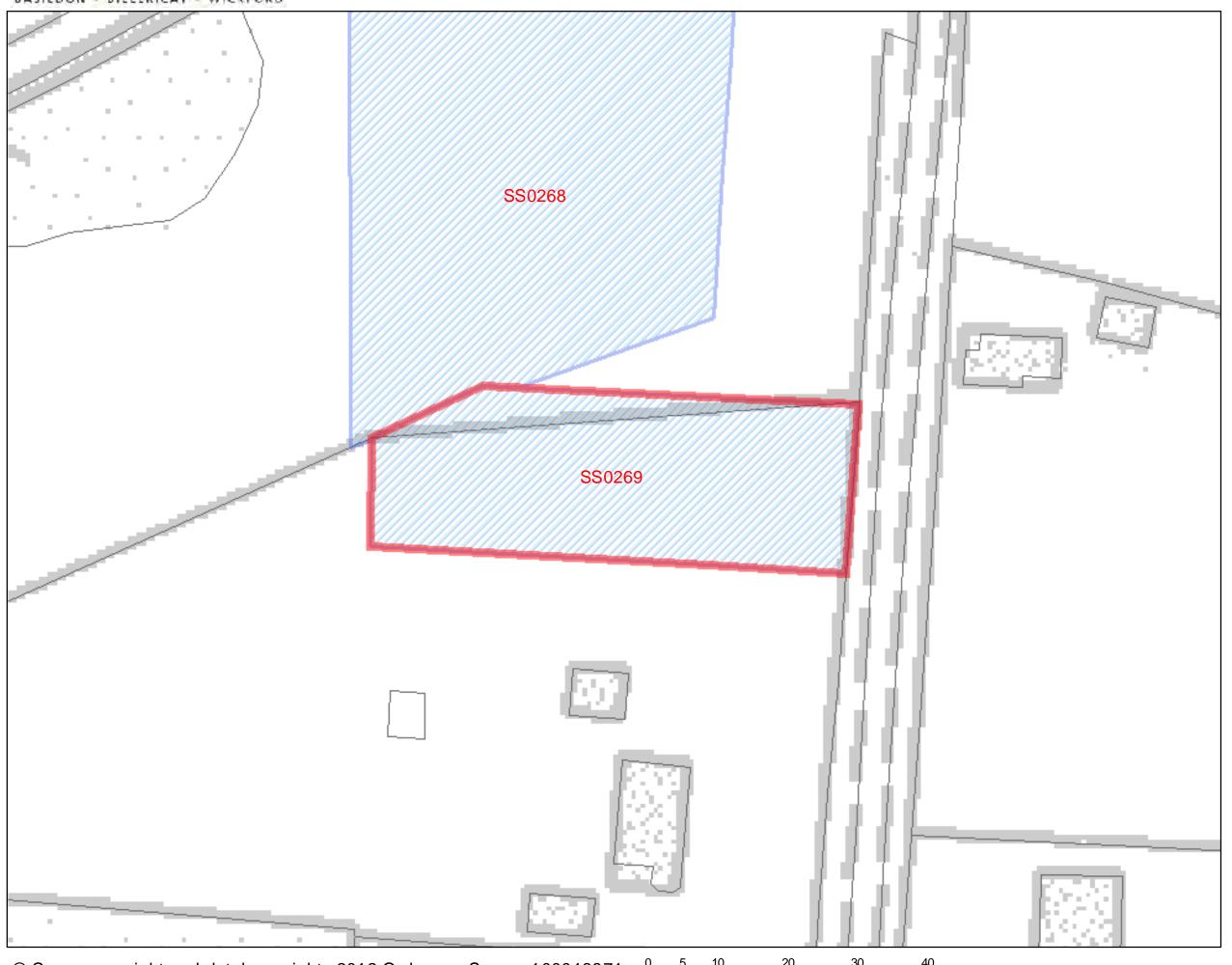
1800m)

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

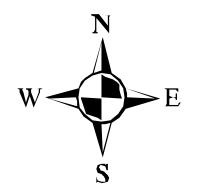
Address: Land North of The Willows, Lower Park Road, Wickford	Site Area: 0.21ha	Current Use: Field /grazing land	Site Ref: SS0269			
		Archaeological Finds	s Area	No		
Highway issues: Access via Lower Park Road – No particular issues, minor highway improvements likely to access.						
Constraints (description):						
<ul> <li>Green Belt allocation in development</li> </ul>	t plan					
<ul> <li>Protected species alert area</li> </ul>						
<ul> <li>Ground water vulnerability area</li> </ul>						
<ul> <li>Possible surface water flooding risk</li> </ul>						
Could the constraints be overcome?	No					
What is the most suitable type of deve space	lopment for	this site? Smallhold	ing, washland	d, grazing land, open		
Site is NOT suitable for housing development X						
<b>Reason(s) why site is / is not suitable for housing</b> : 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 s process by the land		ough the Call For Sites		



## Land North of The Willows, Lower Park Road



SHLAA 2011/2012



Address: Land East of The Laurels, Meadow Way, Wickford (Plots 113-116)

Site Area: 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:

- 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
Cramileiu Fark 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: 0.21I	ha	
Greenfield Site	Yes Area: 0.21		ha	
Previously Developed Land	No			

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

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 Find	ds Area	No
Highway issues: Access via narrow plotlar development. A transport assessment carrie site is included, as Amber: DM2 dictates pro exceptions may be made were access is req and/or regional need. Contrary to general per Constraints (description):  • Green Belt allocation in development of the Protected species alert area of Highway infrastructure may need im Could the constraints be overcome?  plan, where the site is investigated for protest where a suitable buffer can be maintained to the constraints of the protest of the prot	d out by ECC hibiting access uired to devel blicy DM1 and t plan  aproving Yes, Where cited species a b avoid develo	in April 2011 classification from strategic/mai opments of overriding DM9 accessibility at SPA/SAC/F  SPA/SAC/F  Electricity  Employment in close proximates proximates and appropriate proximates proximates proximates and appropriate proximates proximates and appropriate proximates proximates and appropriate proximates proximates and appropriates and appropriates proximates and appropriates	ed the Broad n distributor r ng public, env nd sustainabili RAMSAR buffe pylons immed nt area buffer ution is remove	Location within which the routes, however ironmental, national ity.  r liately to south red from the development res are put in place,
area buffer of little consequence due to inte What is the most suitable type of deve			dina, open sp	ace
Site is NOT suitable for housing developmen	-		<u>g, -pp</u>	
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 Nevendon area acts as separation between reasons the suite is considered not suitable	Wickford and			

Yes. This site was submitted through the Call For Sites process by the landowner.

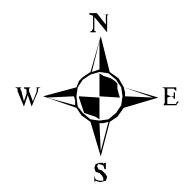
Is site available for development? If yes, when?



# Land East of The Laurels, Meadow Way



SHLAA 2011/2012



Address: Land between Nevendon Road (incorporating 218 and 224) and Borwick Lane (incorporating The Gables and grazing land), Wickford	4 Ha		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 Boo	ly?	No
	- Private In	dividual?	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 **Ancient Woodland** Within No Within No Part of No Part of Site No Adj. To No Within Buffer No SSSIs/ SACs / SPAs / Ramsar Within Local Wildlife Sites No Within No Part of Site No Part of Site No Within Buffer Within Buffer No No Local Nature Reserve (LNR) Biodiversity Action Plan (BAP) Within No Within No No **Priority Habitat** No Part of Site Part of Site Within Buffer Within Buffer No No Flood Zone Yes If yes, Protected Species Alert Area Yes Zone 3? ☑

Address: Land between Nev (incorporating 218 and 224) a Lane (incorporating The Gabl land), Wickford	and Borwick	Site Area: 4 Ha	Current Use: Residential, open land, woodland and kennels	Site Ref.: SS0271		
Washland		No	Protected Species A	lert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	1			
business/ industrial areas	Part of	No	Village Green & Con	nmon Land		No
	Adj. To	No	Ground Water Vulne Area	erability		Yes
Oil / Gas Pipelines		No	Conservation Area	Within	No	
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contamina	ted Land	(	C
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
Historic Environment Record Bromfords/Nevendon Manor/ sites/Black flint core findspot	Moated		TPO			Yes
·			Archaeological Finds	Area		Adjacent

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):

- 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

- 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:	
g.	
The site is adjacent to the settlement boundary. However unsuitable for housing. This and the Green Belt designation plain/washland/Sustainable Urban Drainage Strategy can	on are principle constraints unless an alternative flood
la sita available for development?	Voc. This site was submitted through the Call For Cites

If yes, when? process by the landowner.	Is site available for development?	Yes. This site was submitted through the Call For Sites
	If yes, when?	process by the landowner.

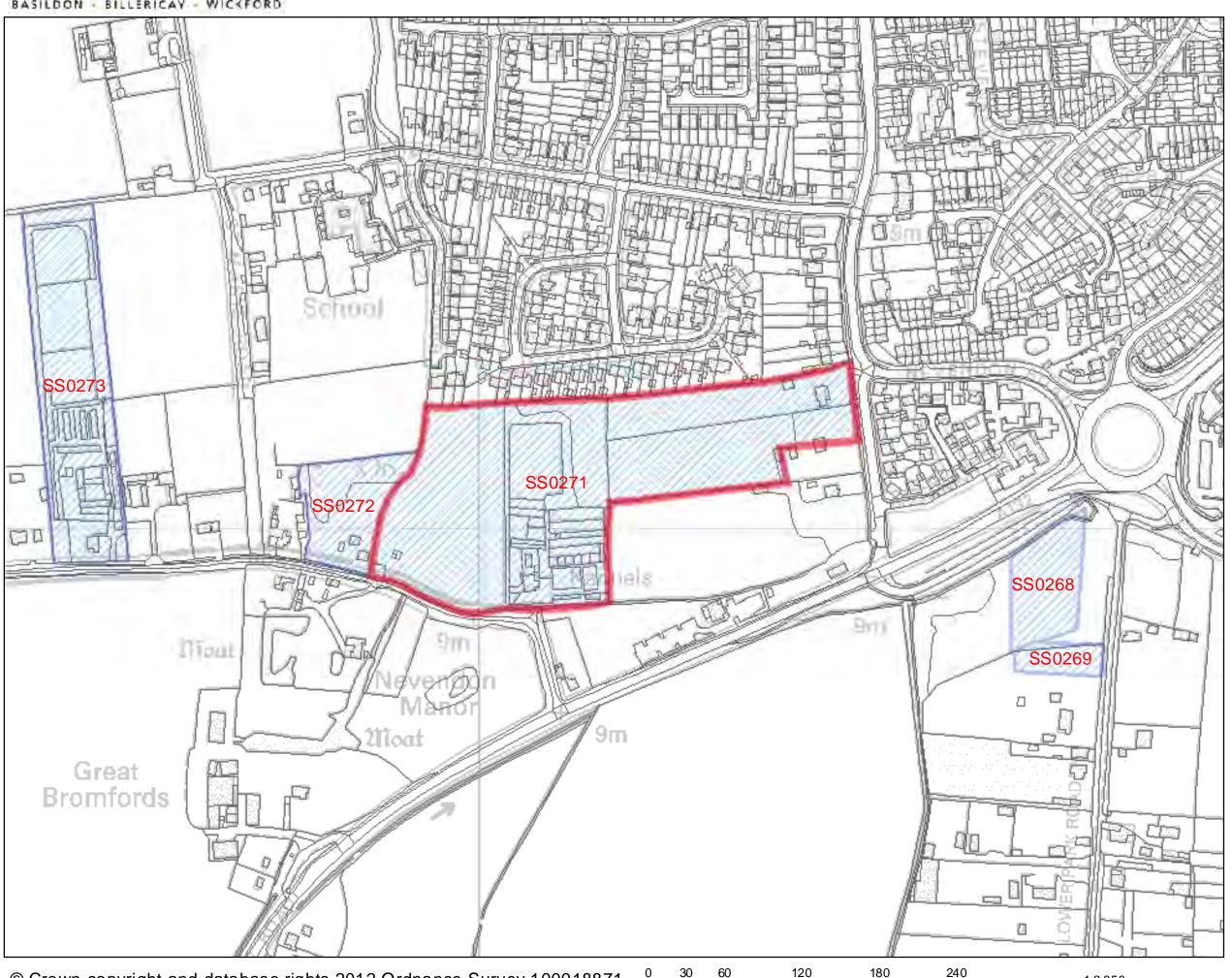


### Land Between Nevendon Road and Borwick Lane

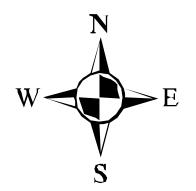
120

240

1:2,850



SHLAA 2011/2012



Address: Land at Bromfords Villa, Borwick Lane, Wickford		Site Ref.: SS0272	
	Garden		

#### **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:

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

Address: Land at Bromfords 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 - Bromfords/Nevendon Manor/N sites/Black flint core findspot			TPO		No
			Archaeological Finds	s 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):

- 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

- 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

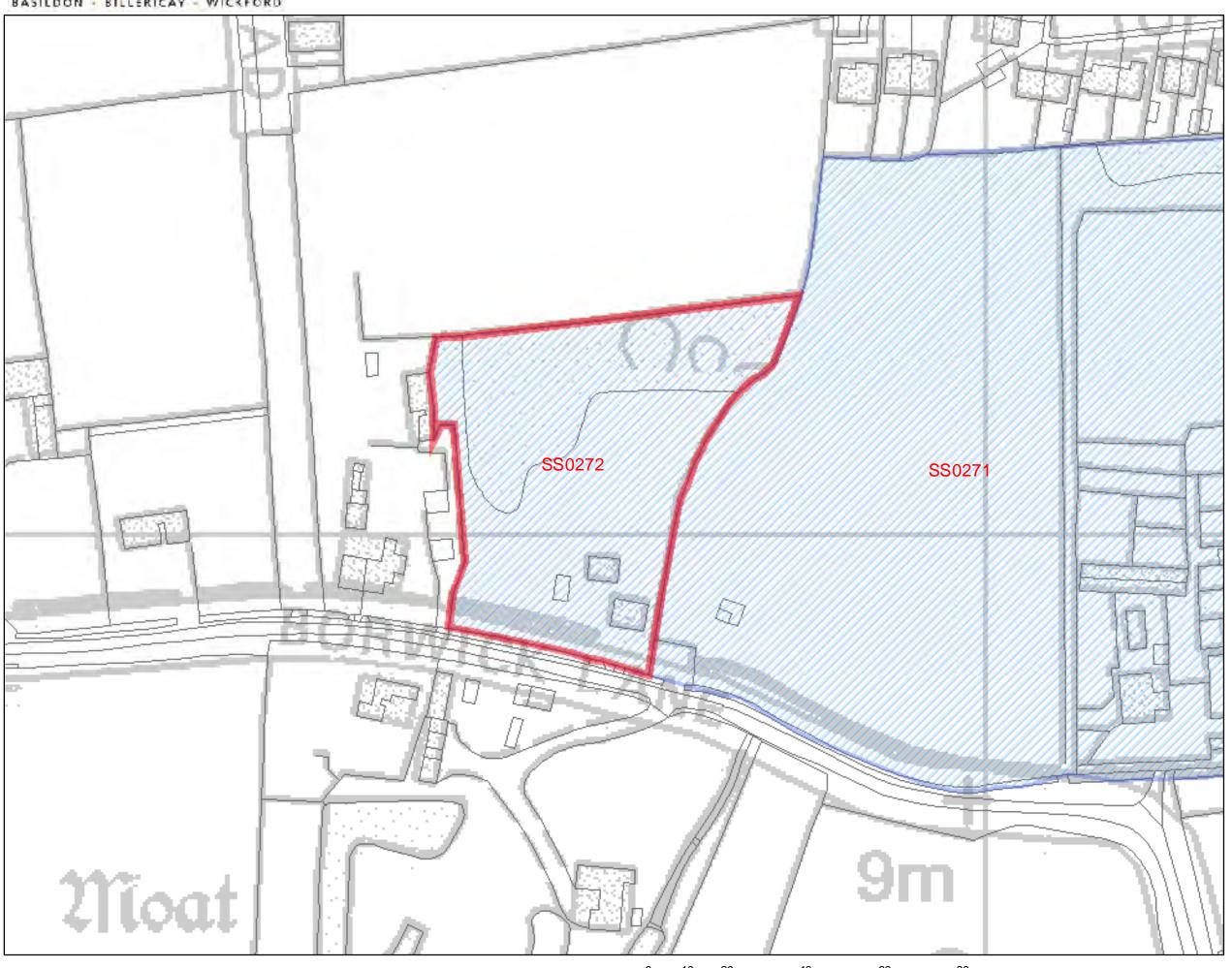
#### Reason(s) why site is/ is not suitable for housing:

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.

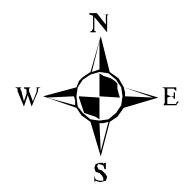
Is site available for development?	Yes. The site was submitted by the landowner through
If yes, when?	the Call for Sites process.



## Land at Bromford Villa



SHLAA 2011/2012



Address: Burton Lodge and Kennels, Borwick Lane, Wickford	Current Use: Kennels for racing	Site Ref.: SS0273	
·	greyhounds		

#### **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:

- 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;

	0. 4		tireorrorn watern	
Ownership:		- Public Body?		No
		- Private Individual?		Yes
		- Company?		No
		- Unknown?		No
Urban Area Site		No		
Green Belt Site		Yes	1.57Ha	
<b>Greenfield Site</b>		Yes	1.24 Ha	
<b>Previously Develope</b>	d 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 Nο Within Buffer Nο 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 Biodiversity Action Plan (BAP) Local Nature Reserve (LNR) Within No Within No Part of Site **Priority Habitat** Part of Site No No Within Buffer Within Buffer No No Flood Zone Flood Zone 2 Yes Protected Species Alert Area Yes No Protected Species Alert Area -Washland Yes 10m Buffer Marshes Protection Area No Within Existing, developed No business/ industrial areas Village Green & Common Land Part of No Nο No **Ground Water Vulnerability** No Adj. To Oil / Gas Pipelines No Conservation Area Within No Adj. To Nο **Electricity Pylons** No No Listed Buildings Within Adj. To Nο Immovable communications Potential Contaminated Land С No Definitive Footpath (PRoW) 400m buffer zone around Nο Nο wastewater/sewage treatment plants Historic Environment Record - No records TPO No

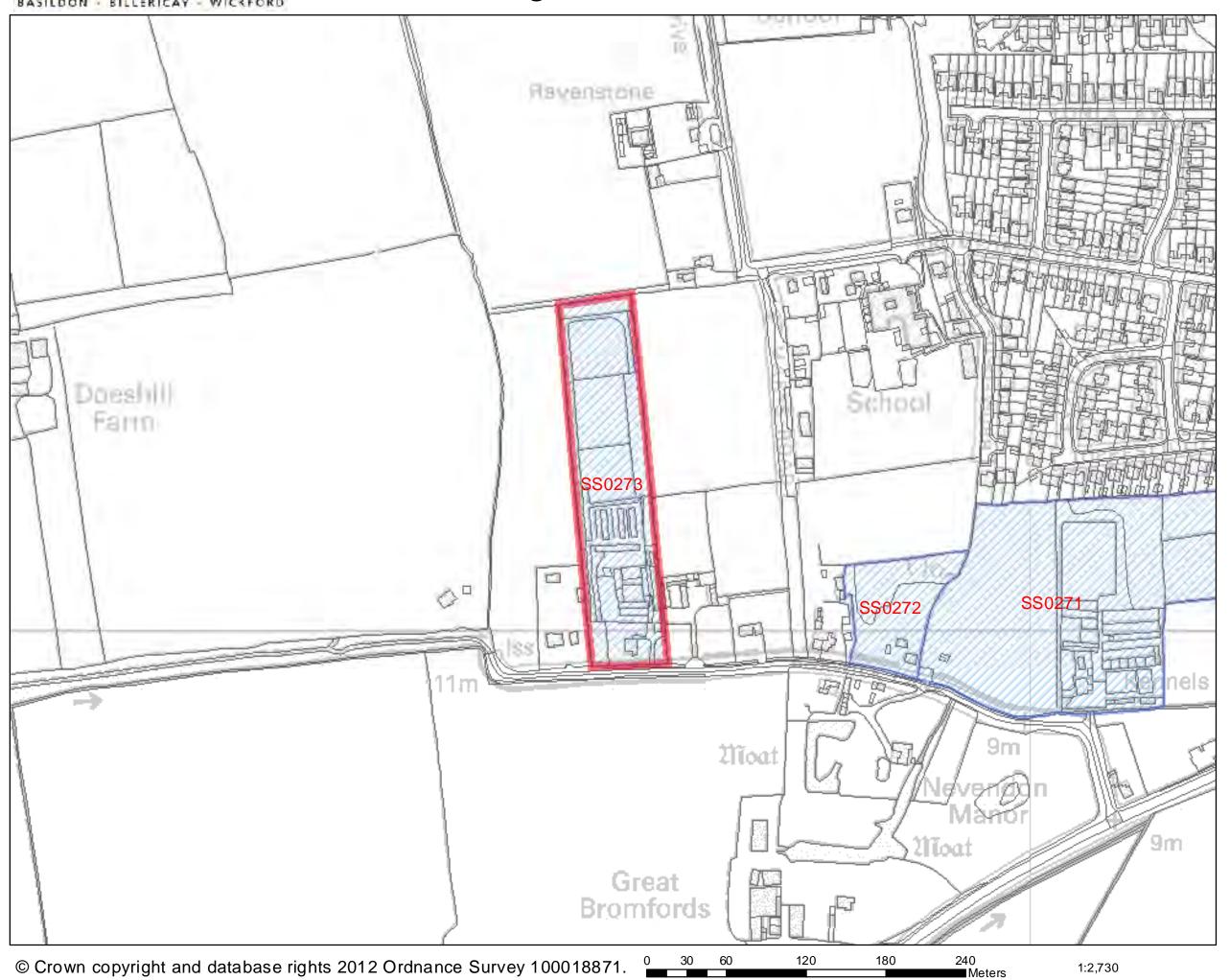
<b>Address</b> : Burton Lodge and Kennels, Borwick Lane, Wickford	Site Area: 1.57 Ha	Current Use: Kennels for racing greyhounds	Site Ref.: SS0273	
		Archaeological Find	s Area	No
Highway issues: A transport assessment carried out by ECC included, as Amber – Contrary to general p				
<ul> <li>Constraints (description):</li> <li>Flood risk: 31% of the site, at the site at the South.</li> <li>The site includes some Protected S</li> <li>Possible existence of contamination</li> <li>Green Belt designation.</li> </ul>	pecies Alert Ar	eas.	not in Flood Zo	ne 3, this zone borders
<ul> <li>Could the constraints be overcome?</li> <li>Application of PPS25 Sequential Te</li> <li>Ecological impact assessment and intrusive investigation of the site to necessary</li> <li>Review of Green Belt designation a</li> </ul> What is the most suitable type of dev	mitigation means or check on potential	sures to protect prote	and undertake r	
what is the most suitable type of dev		This site: Existing t	ase, small lolality	g, woodiand etc
Site is NOT suitable for housing developme	ent			
Reason(s) why site is / is not suitable. The site is not adjacent to the settlement increasing reliance on private vehicles make Furthermore the Transport Assessment class For these reasons the site is considered not	coundary and it sing the site a lessified the site	s located some distar non-sustainable one.		

Yes. This site was submitted through the Call For Sites process by the landowner.

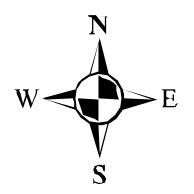
Is site available for development? If yes, when?



# Buron Lodge and Kennels



SHLAA 2011/2012



SHLAA Site Survey F	omi Pan i	r				
Address: The Retreat, Corner of Studla and Christchurch Avenue, Wid		Site Area: 0.07ha	Current Use: Woodland	Site Ref: SS0274		
Description of Site (includ Rectangular parcel of woodlar Avenue, Wickford at its juncti	nd, located or	n the north side		Site Access: S Christchurch Av	Studland Avenue venue	and
plotlands. The area has a ser bungalows interspersed with Christchurch Avenues are nar footways.	mi-rural appea vacant and w	arance comprisi ooded plots. St	ing chalets and udland and	Access to Ser	vices	
Development Plan: Allocated	as Green Belt	in the BDLP 19	998.			
Planning History:	welling house	e – Refused 197	<b>1</b> 7			
Ownership:	- Public	Body?	No			
•		e Individual?	Yes			
	- Compa	any?	No			
	- Unkno		No			
Urban Area Site	No		1111			
Green Belt Site	Yes	Area: 0.07	ha	_		
Greenfield Site	Yes	Area: 0.07		_		
Previously Developed Land		741041 0.07	Tid			
Site Constraints	<u>u   110</u>					
Areas excluded from the S	HLAA		Constraints th	nat may affect	a site's viabilit	v
Scheduled Monument	Within		Ancient Woodla		Within	
concadioa menament	Part of		7 in order it voodina		Part of Site	
	Adj. To		1		Within Buffer	
SSSIs/ SACs / SPAs / Ramsar			Local Wildlife Si	tas	Within	
33313/ 3AG3 / 31 A3 / Rainsai	Part of Site		Local Whalic Si	103	Part of Site	
	Within Buffe	ır	1		Within Buffer	
Local Nature Reserve (LNR)	Within	:1	Biodiversity Act	ion Plan (RAD)	Within	
Local Nature Reserve (LINK)	Part of Site		Priority Habitat	ion rian (bAr)	Part of Site	
	Within Buffe	r	Thomas Habitat		Within Buffer	
Flood Zone	Willing Burie	:1	Protected Speci	oc Alort Aroa	within buller	
If yes, Zone 3? □			Protected Speci	es Aleit Alea		
Washland			Protected Speci	os Alort Aroa		
Marshes Protection Area			Protected Species Alert Area - 10m Buffer			
	\\/ithin					
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
business/ industrial areas	Part of					
	Adj. To		Ground Water \	uinerability		
Oil / Cas Disalinas			Area		\ \	
Oil / Gas Pipelines			Conservation A	ea	Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within	
			190		Adj. To	
	Ī	i			i	1

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	s Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome	?			
What is the most suitable type of d	levelopment for	this site?		
Site is not suitable for housing dev				

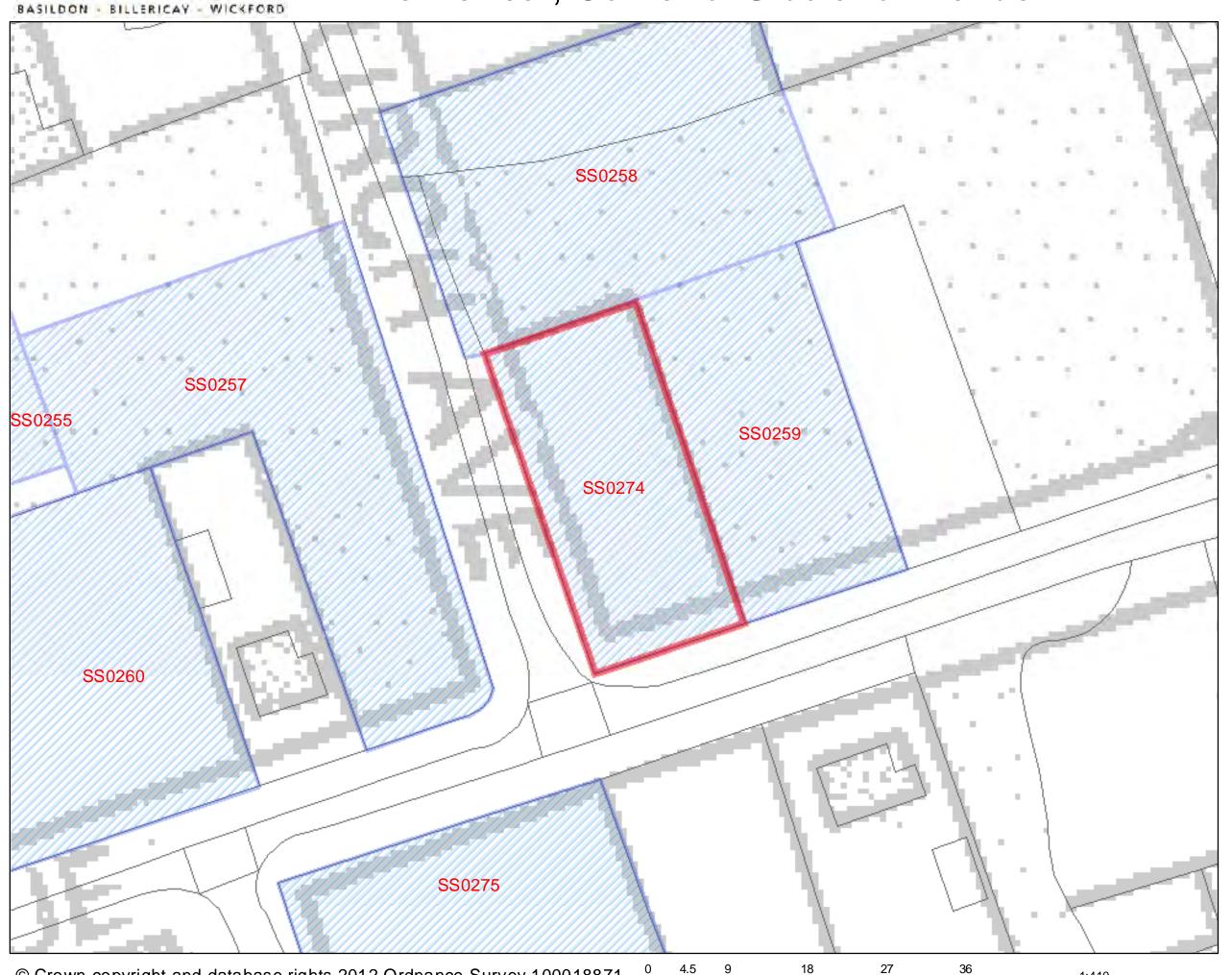
### Reason(s) why site is not suitable for housing:

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:

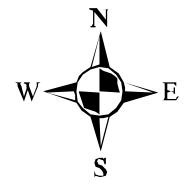
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# The Retreat, Corner of Studland Avenue



SHLAA 2011/2012



Address: Land north of Sarjon at junction Southbourne Grove and Studia Wickford		Site Area: 0.09ha	Current Use: Grassland	Site Ref: SS0275		
Description of Site (including Rectangular parcel of hedge e of Studland Avenue, Wickford	enclosed grassla	and, located o		Site Access: S Studland Avenu	Southbourne Gro ue	ve and
an area of plotlands. The area chalets and bungalows intersp Studland Avenue and Soutbou footways.	a has a semi-ru persed with vac	ural appearand cant and wood	ce comprising ded plots.	Access to Ser	vices	
Development Plan: Allocated a	as Green Belt i	n the BDLP 19	198.			
Planning History:  ■ BAS/0446/50 – Erection	on of two dwel	ling houses –	Refused 1950			
Ownership:	- Public B	Rodv?	No	1		
O Willowson P.		Individual?	Yes			
	- Compar		No			
	- Unknow		No			
Urban Area Site	No		-	1		
Green Belt Site	Yes	Area: 0.09h	ha	1		
Greenfield Site	Yes	Area: 0.09h		1		
Previously Developed Land				1		
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabilit	У
Scheduled Monument	Within		Ancient Woodlar		Within	
	Part of		1		Part of Site	
	Adj. To		1		Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sit	tes	Within	
	Part of Site		1		Part of Site	
	Within Buffer		1		Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (BAP)	Within	
-	Part of Site		Priority Habitat	•	Part of Site	
	Within Buffer		1		Within Buffer	
Flood Zone			Protected Specie	es Alert Area		
If yes, Zone 3? □ Washland			Protected Specie	as Alart Arga	-	
Marshes Protection Area			10m Buffer	es Alert Area -		
	\4/:+b;n		TOTTI BUTTET			
Existing, developed business/ industrial areas	Within		Villaga Croop 9	Camanan Land		
DUSINESS/ INUUSTRIAL ALEAS	Part of		Village Green &			
	Adj. To		Ground Water V Area	ulnerability		
Oil / Gas Pipelines			Conservation Ar	ea	Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within	
			Adj. To			
Immovable communications links			Potential Contar	ninated Land		
400m buffer zone around						

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 Fi	nds Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?				
What is the most suitable type of deve	elopment for	this site?		
Site is not suitable for housing develo	pment x			
Doscon(s) why site is not suitable for	housing	•		

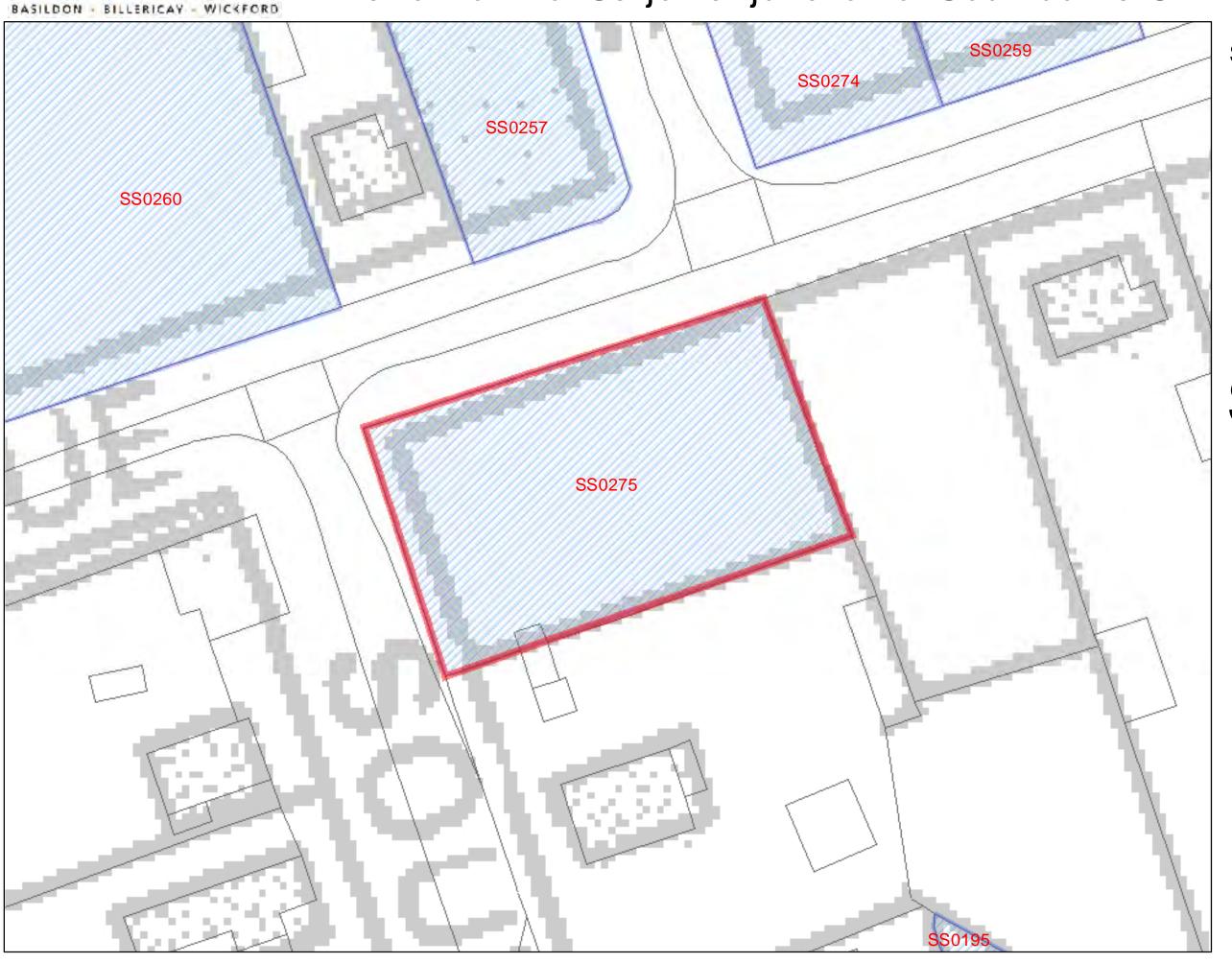
### Reason(s) why site is not suitable for housing:

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

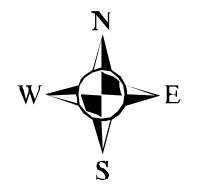
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Land North of Sarjon at junction of Southburne Gr



SHLAA 2011/2012



SHLAA Site Survey F	orm Part 1					
Address: Thonycroft, Meado Wickford	w Way,	Site Area: 0.45 Ha	Current Use: Site Ref.: SS0276			
Mainly rectangular shaped site comprising a residential struction old mobile home.  The site adjoins residential pleand a pond exist to the south  Planning History  CAR/3/75 – Caravan I BAS/1193/75 – Siting Appeal allowed subject caravans be removed BAS/0945/78 – Exten BAS/1381/86 – Detact LDCBAS/0973/00 – Redwelling house – Granus Colorost	te adjoins residential plots to the north, east and west. A green field pond exist to the south of the site.  Secondary School: Bromfords wi 1500m;  GPs / Health Centre: none within 800m;  GPs / Health Centre: none within 800m;  Town Centre: none within 800m;  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					oom; within nin 800m; m; m in 400m
Ownership:	- Public - Private - Compa - Unkno	e Individual? any?	No Yes No No			
Urban Area Site	No					
Green Belt Site	Yes	0.45 Ha				
<b>Greenfield Site</b>	Yes	0.4 Ha				
<b>Previously Developed Land</b>	<b>d</b> Yes	0.05 Ha				
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	nat may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
	Part of Site	No	1		Part of Site	No
	Within Buffe		1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Act	ion Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	(27.17)	Part of Site	No
	Within Buffe		1		Within Buffer	No
Flood Zone	No	. 140	Protected Speci	es Alert Area	TTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTTT	Yes
Washland		No	Protected Speci	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within buffe		1			
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	No	Ground Water \ Area			No
Oil / Gas Pipelines		No	Conservation Ar	rea	Within	No
					Adj. To	No
Electricity Pylons Yes Listed Buildings Wi		Within	No			
					Adj. To	No
	<u> </u>		<u> </u>		,	

Address: Thonycroft, Meadow Wickford	-	<b>Site Area</b> : 0.45 Ha	Current Use: Residential	Site Ref.: SS0276		
Immovable communications links		No	Potential Contaminated Land		В	
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):

- 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

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

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

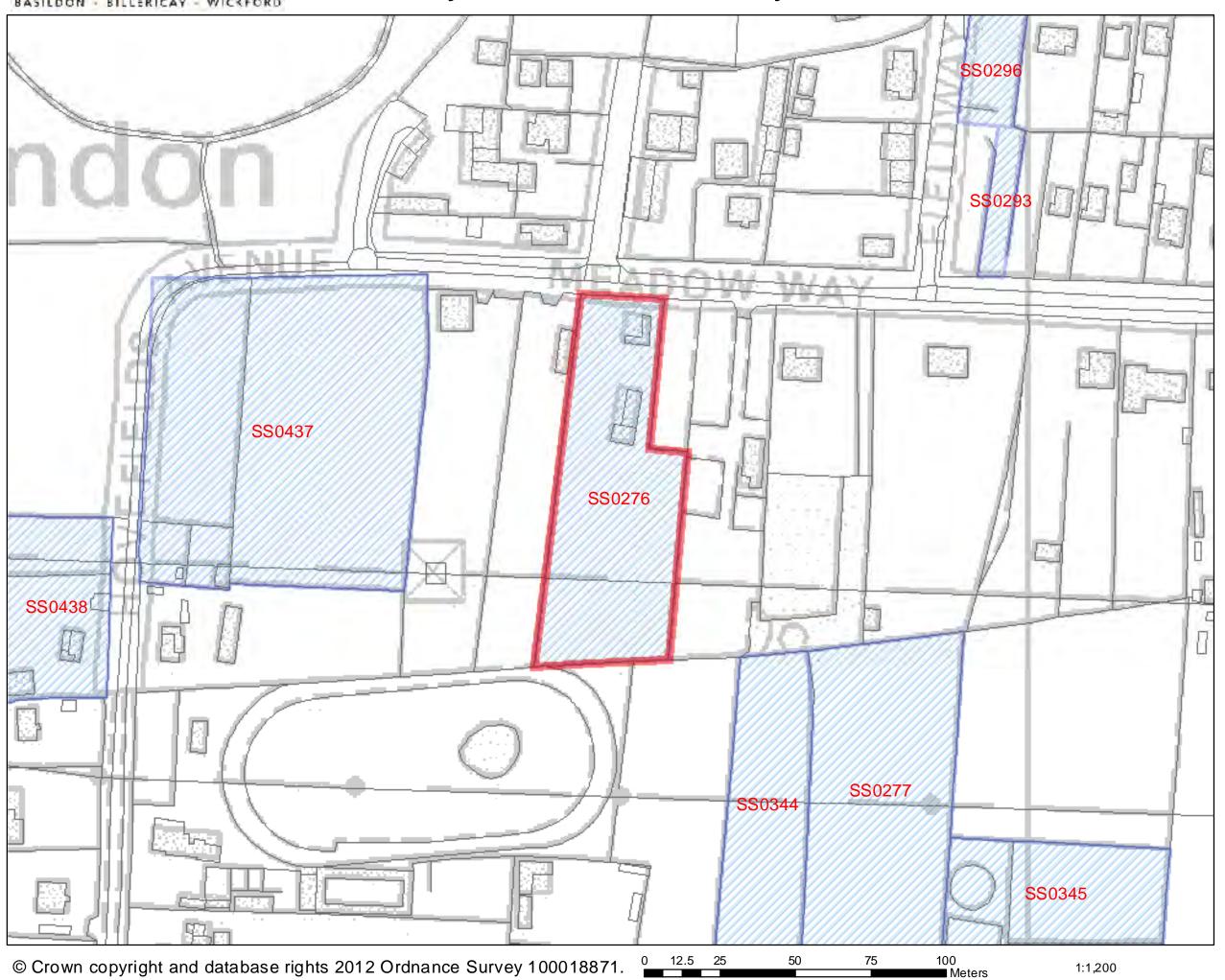
The site is not adjacent to the settlement boundary and is located some distance away from services and facilities, which will increase reliance on private vehicle usage, which would not be sustainable.

Furthermore the Transport Assessment classified the site as contrary to the accessibility and sustainability policies. For these reasons the site is considered not suitable.

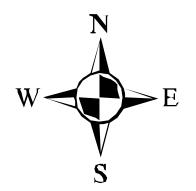
Is site available for development?	No. Whilst the site submitted through the Call For Sites
If yes, when?	process, this was done so by the previous landowner.
	The new landowner details have not been provided and
	thus the site is unavailable.



# Thornycroft, Meadow Way



SHLAA 2011/2012



Address: Lyndale, Hovefields Drive,	Site Area:	Current Use:	Site Ref.:	
Wickford	0.76 Ha	Residential	SS0277	
Description of Site (including planning status)			Site Access:	

### scription 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.

### **Planning History**

On the site:

- 96/00941/BAS Granted Replacement bungalow;
- ES/BIL/663/49 Granted Chimney addition;

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 Bo	ody?	No
	- Private I	ndividual?	Yes
	- Company	y?	No
	- Unknowr	ነ?	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 S	HLAA		Constraints that may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within buffer	Yes			
business/ industrial areas	industrial areas Part of No Village Green & Common Land		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		Yes	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	В	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
_			TPO		No

Address: Lyndale, Hovefields Drive, Wickford	Site Area: 0.76 Ha	Current Use: Residential	Site Ref.: SS0277	
		Archaeological Finds	s 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):

- 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.

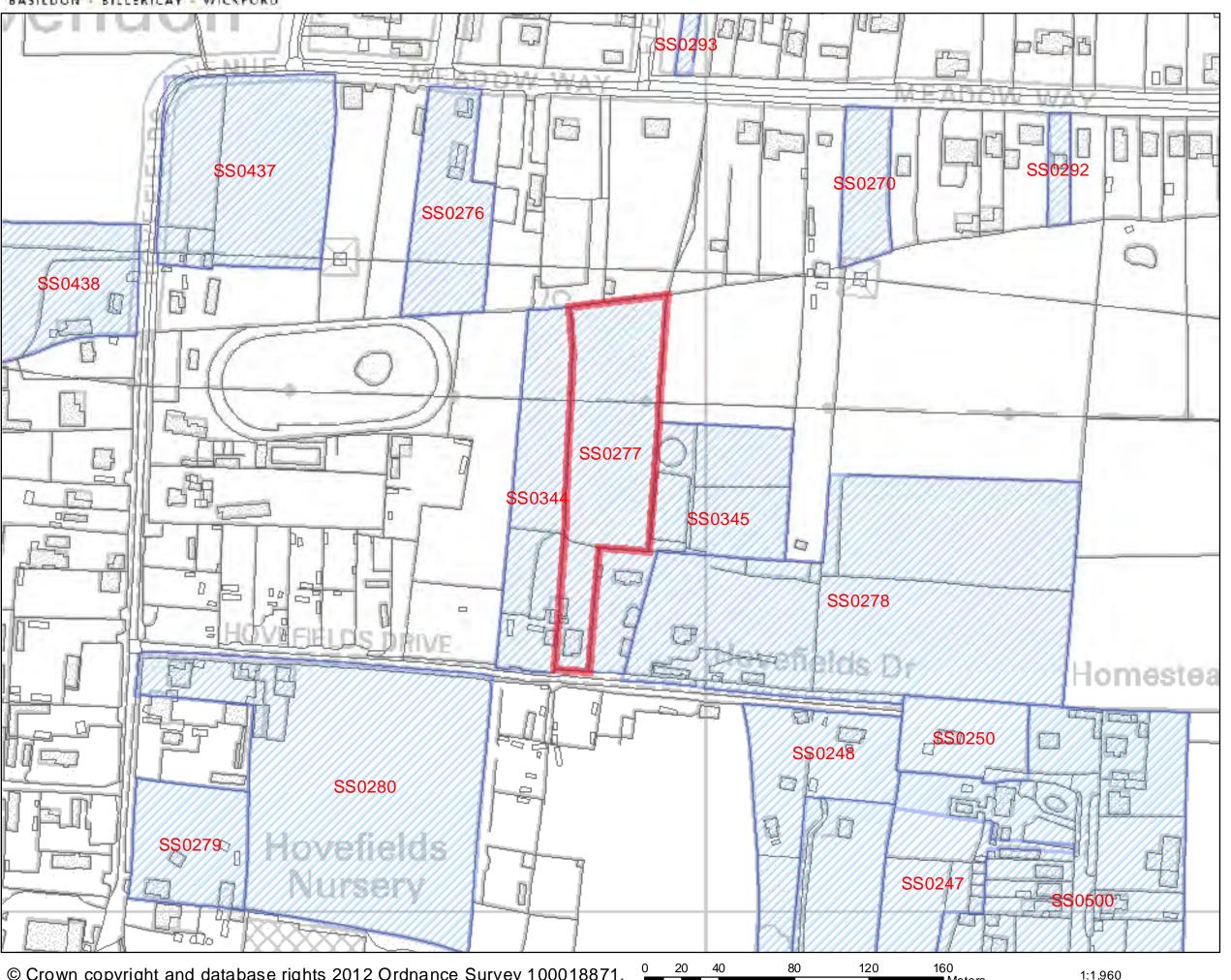
### Could the constraints be overcome? Yes / No

- 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

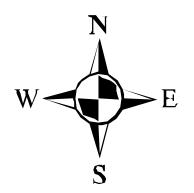
What is the most suitable type of development for this site? Current use.						
Site is NOT suitable for housing development						
Reason(s) why site is / is not suitable for housing:						
The site is not adjacent to any established settlement boundary and therefore considered to be in an unsustainable locations and thus unsuitable for development.						
Is site available for development?	Yes. This site was submitted through the Call For Sites					
If yes, when?	process by the landowner.					



# Hawthorns, Lynview, Lyndale



SHLAA 2011/2012



Address: Redlands, Hovefields Drive, Wickford		Site Ref.: SS0278	
	<u>.</u>		

### **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.

### **Planning History**

### On the site:

- 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 S	HLAA		Constraints that may affect	a site's viabilit	:y
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within buffer	Yes			
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	В	

Address: Redlands, Hovefield Wickford		<b>Site Area</b> : 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	s 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):

- 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.

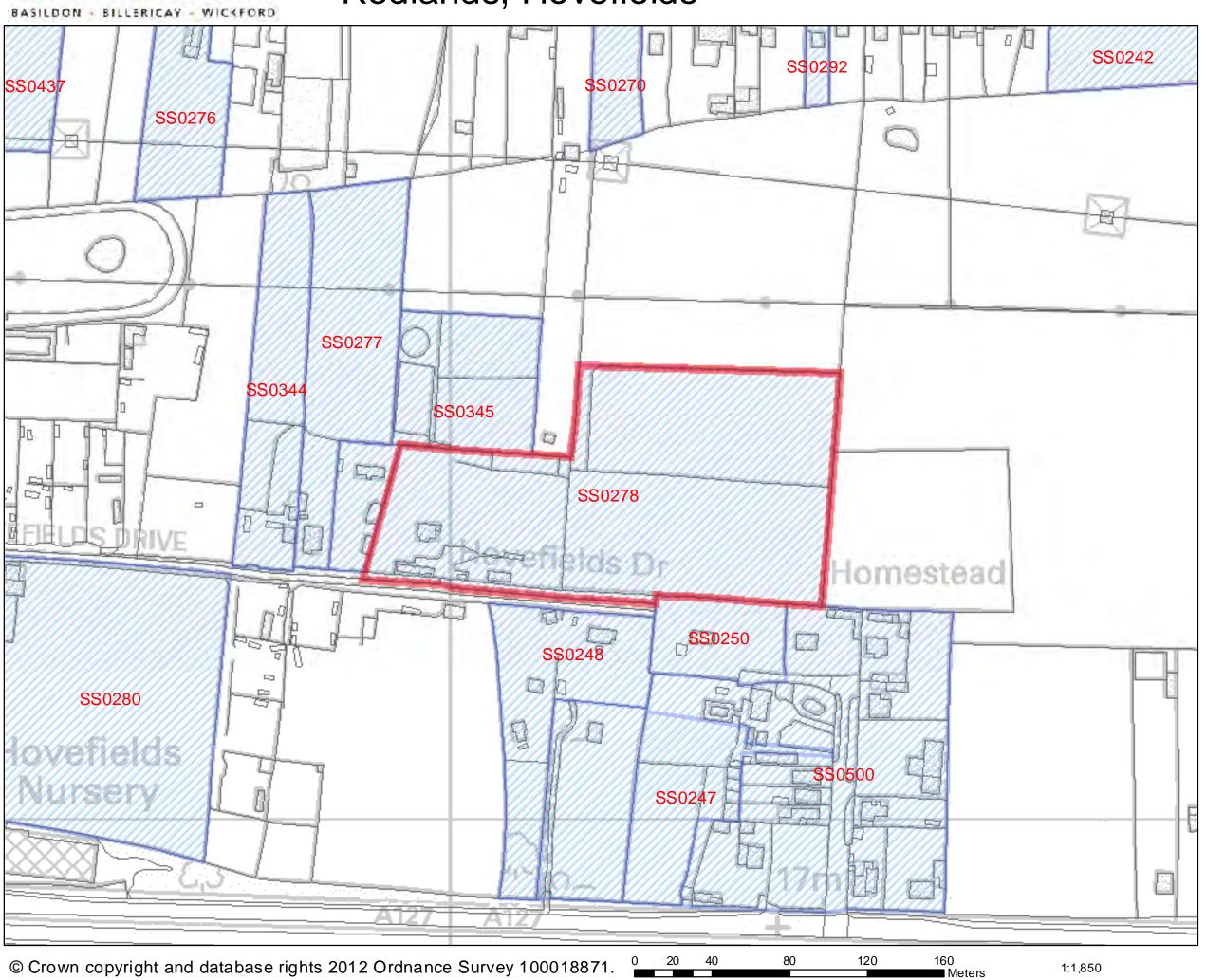
### Could the constraints be overcome?

- 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

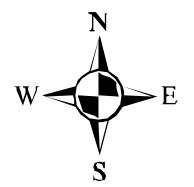
3 · · · · · · · · · · · · · · · · · · ·						
What is the most suitable type of development for this site?						
Site is NOT suitable for housing development						
Reason(s) why site is / is not suitable for` hous	sing:					
The site is not adjacent to any established settlement boundary and therefore 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.					



# Redlands, Hovefields



SHLAA 2011/2012



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.

### **Planning History**

On the site:

 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

• 6/65 – Periding decision – Double garage,					
Ownership:	- Public Boo	dy?	No		
	- Private In	dividual?	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 S	HLAA		Constraints that may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within buffer	Yes			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No

Address: Auckland, Hovefields Avenue, Wickford	Site Area: 0.39Ha	Current Use: Residential	Site Ref.: SS0279	
		Archaeological Find	s Area	No
Highway issues:				
A transport assessment carried out by ECC	in April 2011 o	classified the Broad Lo	ocation within	n which the site is
included, as Amber: DM2 dictates prohibitir	ng access from	strategic/main distrib	outor routes,	however exceptions may
be made were access is required to develop	ments of over	riding public, environ	mental, natio	onal and/or regional

# need. Contrary to general policy DM1 and DM9 accessibility and sustainability. Constraints (description):

- 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.

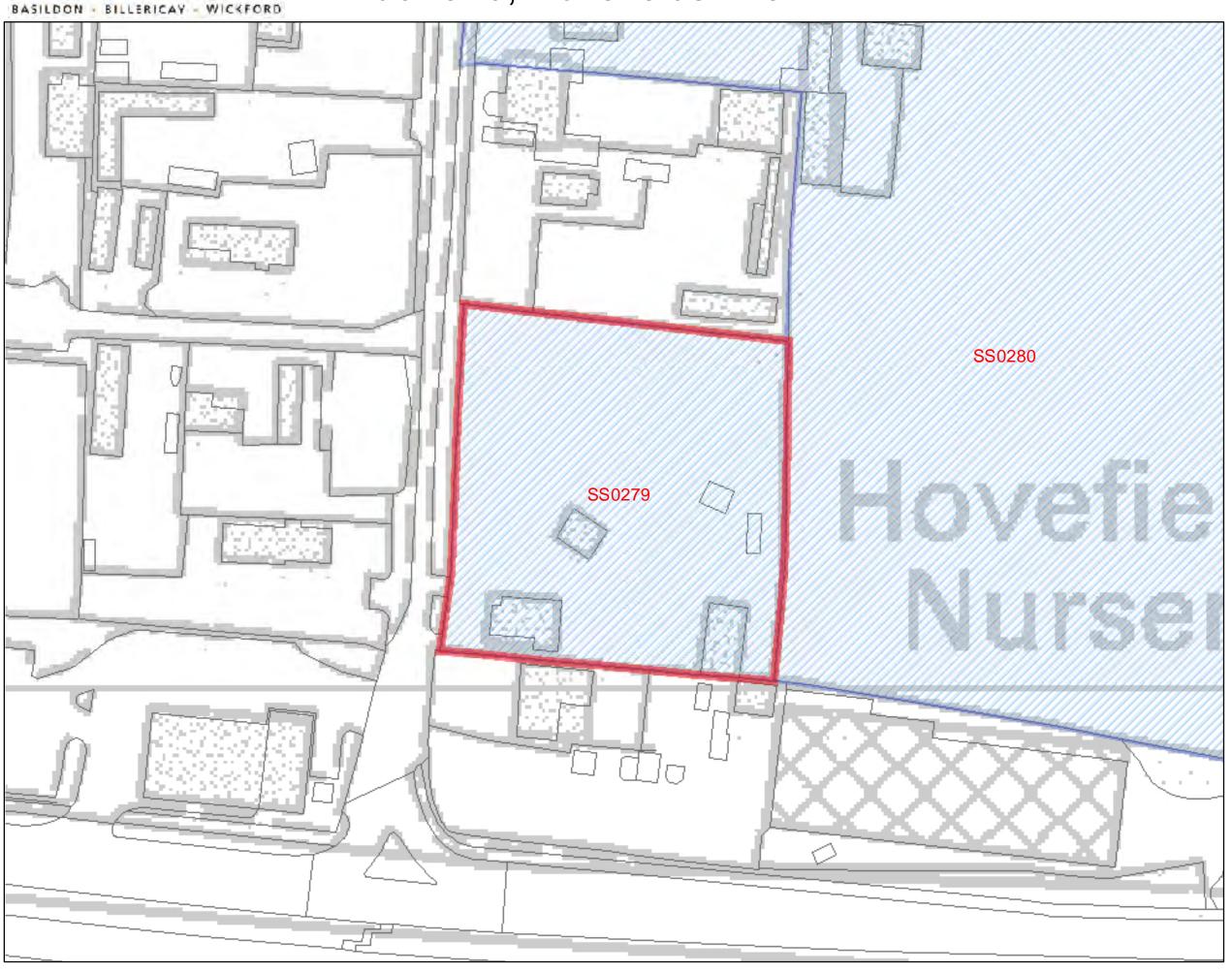
### Could the constraints be overcome?

- 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

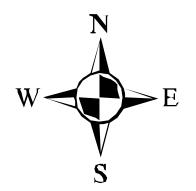
What is the most suitable type of development for this site? Current use						
Site is NOT suitable for housing development x						
Reason(s) why site is / is not suitable for housing: Site lies within a residential plotland enclave. The site also lies within the Green Belt which serves a strategic function 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?	Yes. This site was submitted through the Call For Sites					
If yes, when?	process by the landowner.					



# Auckland, Hovefields Ave



SHLAA 2011/2012



Address: Sunnydene Farm, Hovefields Avenue, Wickford		Site Ref.: SS0280	
	open field.		

### **Description of Site (including planning status)**

Site combines a narrow site containing a dwelling (Sunnydene 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.

### Planning History

**Previously Developed Land** 

**Site Constraints** 

### On the site:

- ES/BAS/848/61 Granted Extensions;
- 03/00127/FULL Single storey rear extension;

### - Public Body? Ownership: No - Private Individual? Yes - Company? No - Unknown? No **Urban Area Site** No **Green Belt Site** Yes 1.92 Ha Yes 1.79 Ha **Greenfield Site**

Yes

0.13 Ha

### 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

Site Constraints	111.00		Complete the transfer of		
Areas excluded from the S	i e e e e e e e e e e e e e e e e e e e		Constraints that may affect		1
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within buffer	Yes			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To No		Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	С	

Address: Sunnydene Farm, Ho 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	s 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):

- 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

- 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

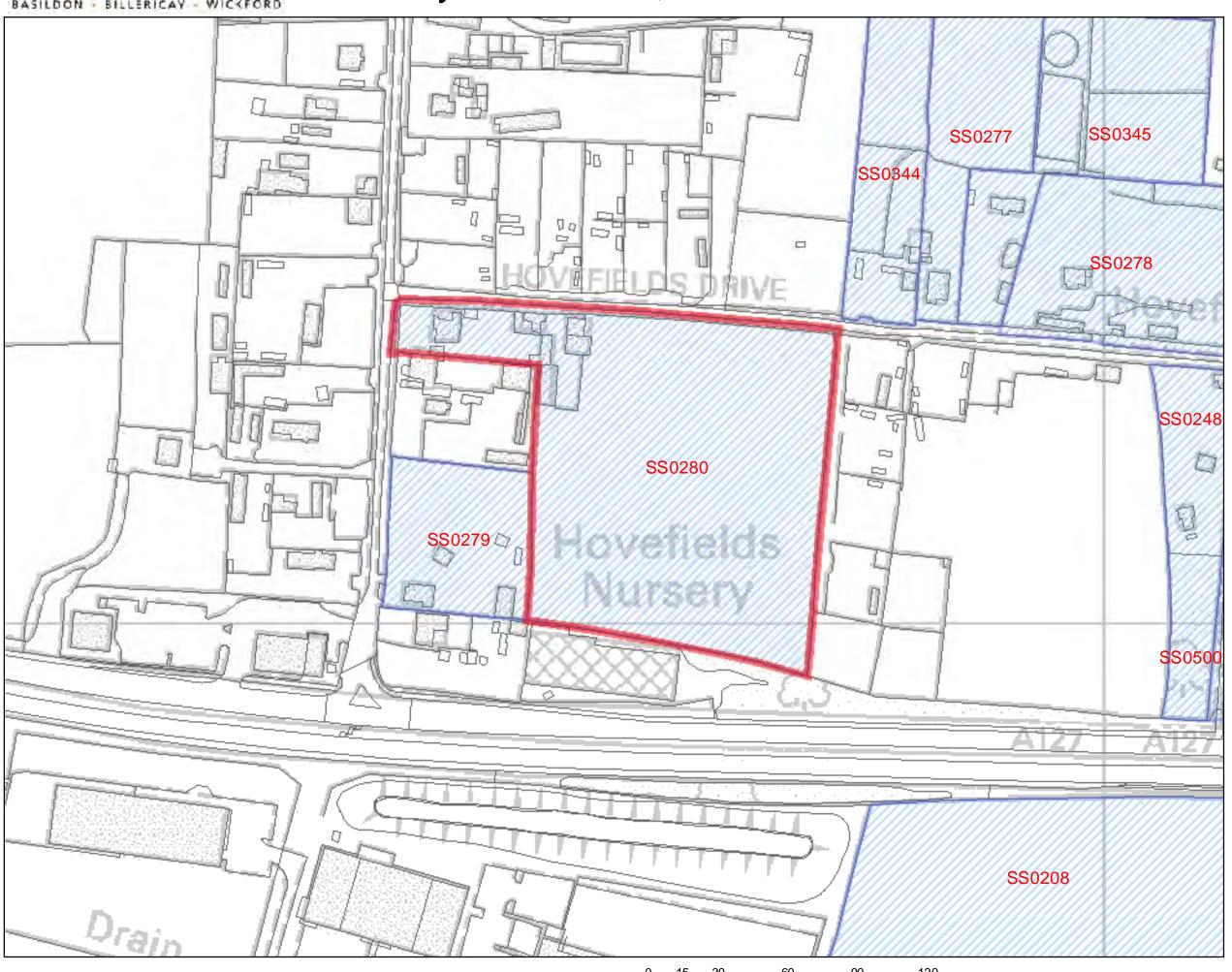
# What is the most suitable type of development for this site? Current use Site is NOT suitable for housing development x

**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.

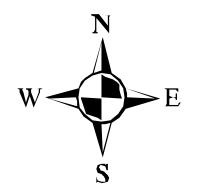
Is site available for development?	Yes. This site was submitted through the Call For Sites
If yes, when?	process by the landowner



# Sunnymede Farm, Hovefields



SHLAA 2011/2012



Address:	Site Area:	Current Use:	Site Ref.:	
Land at Stevensons Farm, North of Arterial	16.5 Ha	Farm and	SS0281	
Road and West of A132, Wickford.		Agricultural Land		

### **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.

### Planning History

### On the site:

- 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:

- 94/00028/BAS Pending Decision Erection Of Hay/straw Barn
- 05/00254/OUT Refused Detached Detached 3 bed bungalow;

Ownership:	- Public Body?		No
	- Private	Individual?	No
	- Compa	iny?	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 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;

Site Constraints

Areas excluded from the S	HLAA		Constraints that may affect	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)	Within	No		
	Part of Site	No	Priority Habitat	Part of Site	No		
	Within Buffer	No		Within Buffer	Yes		
Flood Zone		No	Protected Species Alert Area		Yes		
Washland		No	Protected Species Alert Area -		Yes		
Marshes Protection Area		No	10m Buffer				
Existing, developed	Within buffer	Yes	7				
business/ industrial areas	Part of	No	Village Green & Common Land		No		

Address: Land at Stevensons Farm, No Road and West of A132, Wick		Site Area: 16.5 Ha	Current Use: Farm and Agricultural Land	Site Ref.: SS0281		
	Adj. To	No	Ground Water Vulne Area	erability		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 Contamina	ted Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		Yes
Historic Environment Record	- No records		TPO			No
			Archaeological Finds	s 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):

- 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?

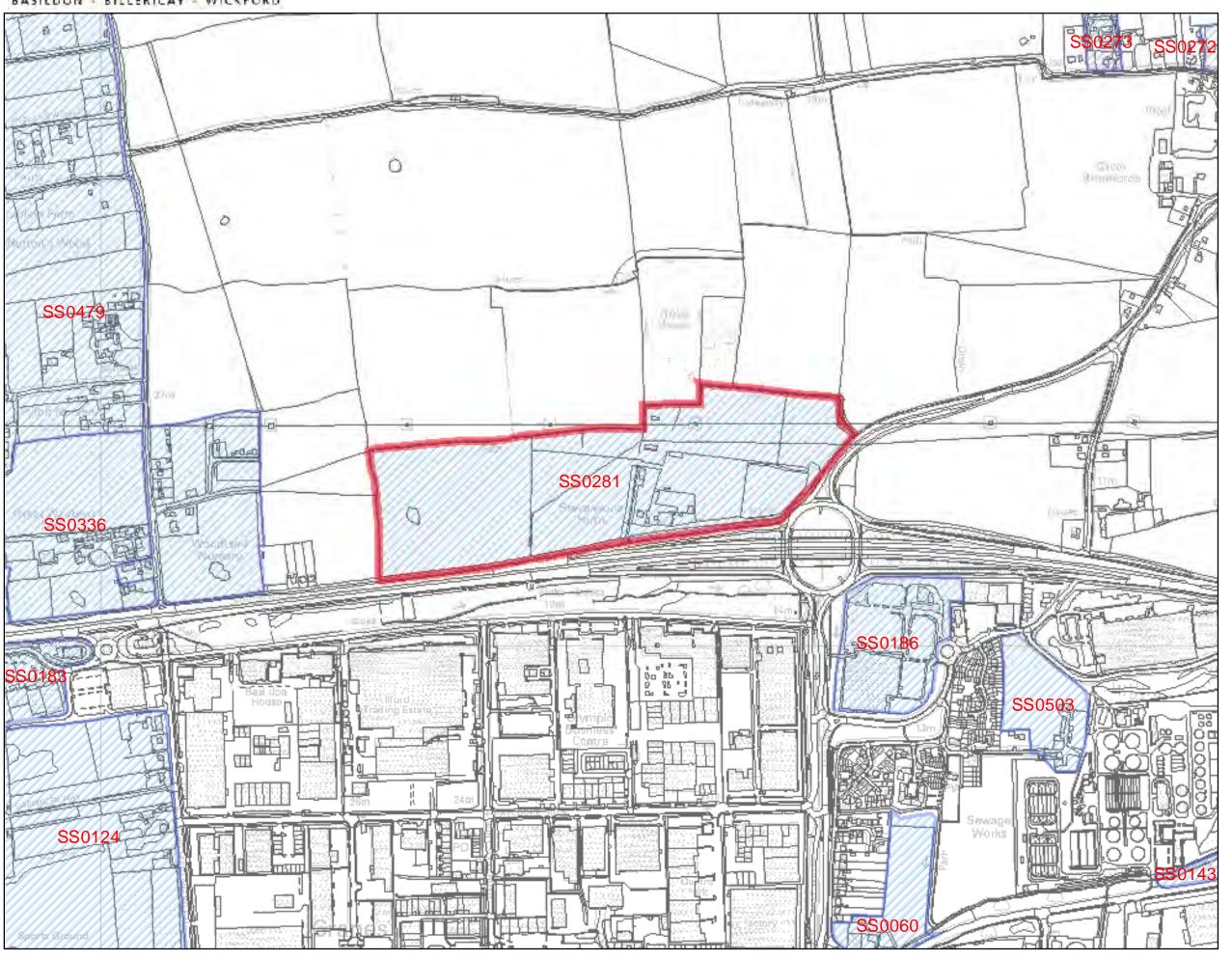
- Existing employment buffer is not likely to be a particular constraint; furthermore the site is separated from the Existing employment area by the A127;
- Respect 24 Seven Transmission lines buffer. However this means that about 2.7 Ha of the site will not be developable.
- Ecological impact assessment 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 robu	stly 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.				

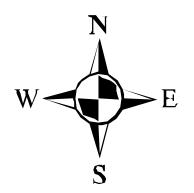
Is site available for development?	Yes. The site was submitted by the landowner through
If yes, when?	the call for sites process.



# Land at Stevensons Farm,



SHLAA 2011/2012



Address: Morbec Farm, Arterial Road, Wickford	Site Area: 6.14 Ha	Current Use: Residential	Site Ref.: SS0282	
Worder Farm, Arterial Road, Wicklord	0.14 114	Residential	330202	

### **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.

### **Planning History**

 (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):

- 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 **Ancient Woodland** No Within No Part of No Part of Site No No Adj. To No Within Buffer SSSIs/ SACs / SPAs / Ramsar | Within Local Wildlife Sites No Within No No Part of Site Part of Site No

### 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;

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 F	lan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No	1		Within Buffer	No
Flood Zone	Yes	If yes, Zone 3? ☑	Protected Species Alert Area			Yes
Washland		No	Protected Species Alert Area - 10m Buffer			Yes
Marshes Protection Area		No				
Existing, developed	Within	No				
business/ industrial areas	ness/ industrial areas Part of No Village Green & Common Land		nmon Land		No	
	Adj. To	No	Ground Water Vulnerability Area			No
Oil / Gas Pipelines		No	Conservation Area		Within	No
·					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
, ,					Adj. To	No
Immovable communications links		No	Potential Contaminated Land		С	1
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
	•		TPO			No
			Archaeological Finds	S 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):

- 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?

- 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					

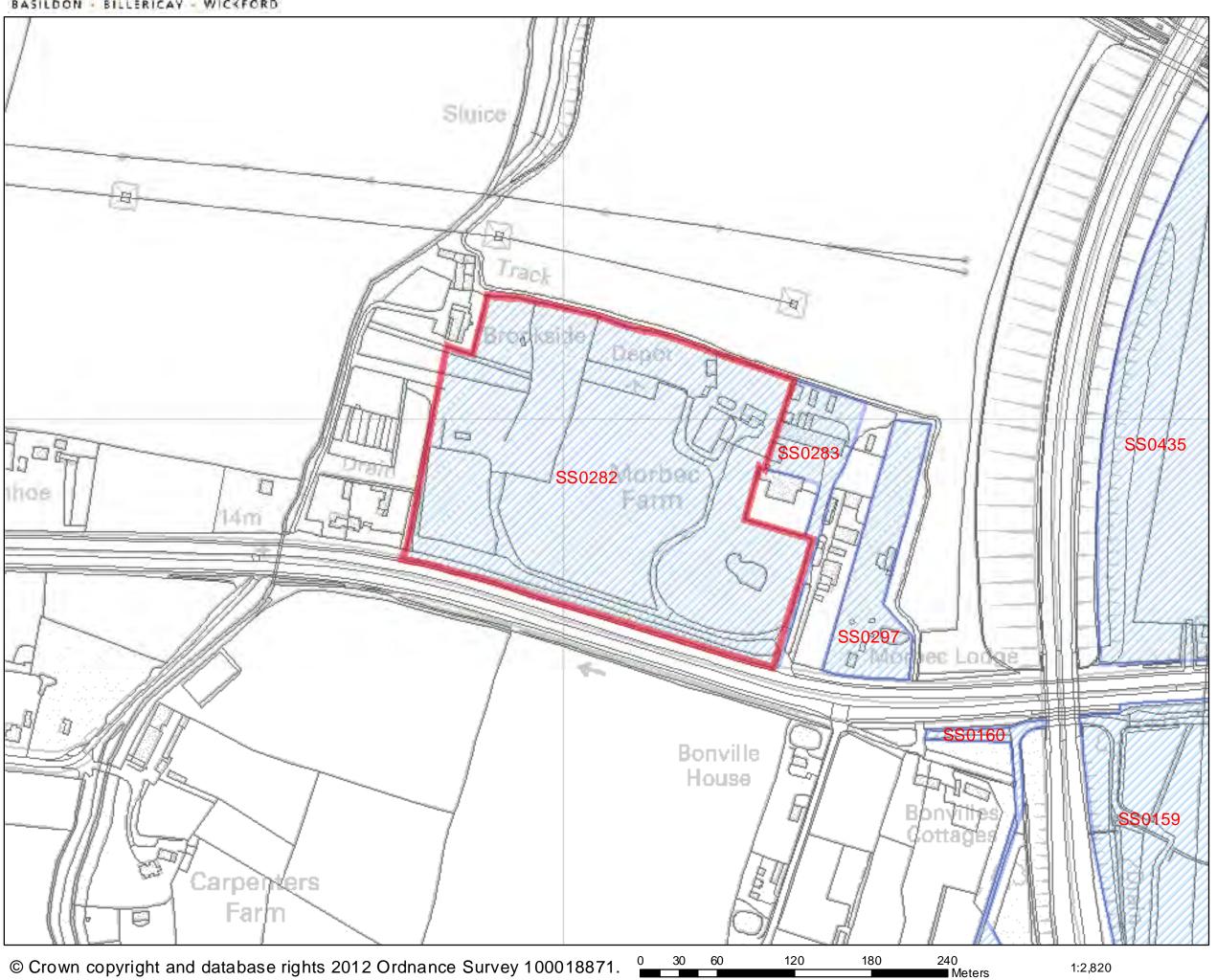
### Reason(s) why site is / is not suitable for housing:

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.

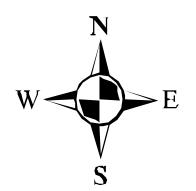
Address: Morbec Farm, Arterial Road, Wickford	Site Area: 6.14 Ha	Current Use: Residential	Site Ref.: SS0282				
For these reasons the site is considered NOT SUITABLE.							
Is site available for development?  If yes, when?  Yes. The site was put forward as part of the Call Sites process by the landowner.							



# Morbec Farm



SHLAA 2011/2012



Address:	Site Area:	Current Use:	Site Ref.:	
Land at East of Morbec Farm, Arterial Road,	0.5Ha	Light industrial,	SS0283	
Wickford		yard space		

### **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.

### **Planning History**

On the site:

No planning application;

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	<u>'</u>	•	,		
Areas excluded from the S	HLAA		Constraints that may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No	7	Part of Site	No
	Adj. To	No	7	Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No	7	Part of Site	No
	Within Buffer	Yes	7	Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No	7	Within Buffer	No
Flood Zone	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	С	•

Address: Land at East of Morbec Farm, Arterial Roa 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 Find	s Area	No
Highway issues: A transport assessment carried out by EC included, as Red: Contrary to general polistrategic road network. Contrary to DM7	icy DM1 and DM	9 accessibility and su	stainability. Contra	
Constraints (description):  The site is within the 5km buffer (UK11016) and SPA (UK9009244)  Likely existence of contamination	and Essex Estu	aries SAC (UK001369	90);	RAMSAR

- 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.

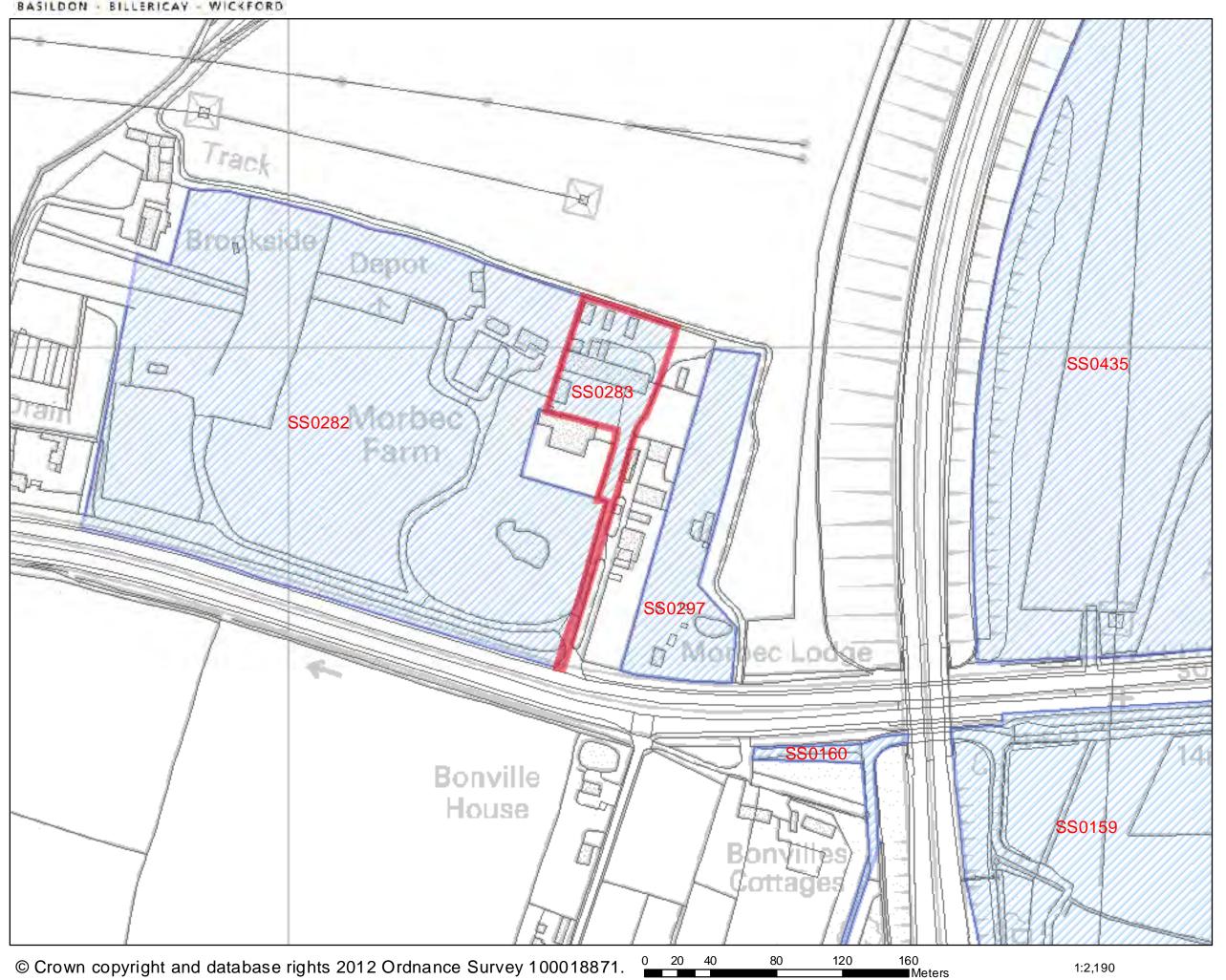
### Could the constraints be overcome?

- 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;

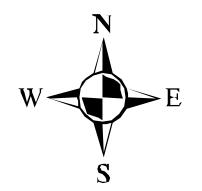
<ul> <li>Review of Green Belt designation and review of the function of the green belt</li> </ul>							
What is the most suitable type of development for this site? Residential							
Site is NOT suitable for housing development							
Reason(s) why site is / is not suitable for housing:							
The 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

1:2,190

Address:	Site Area:	Current Use:	Site Ref.:	
Lorraine Cottage, Upper Park Road,	0.19 Ha	Residential	SS0284	
Wickford				

### **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:

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

Address: Lorraine Cottage, Upper Park 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	s 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):

- 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.

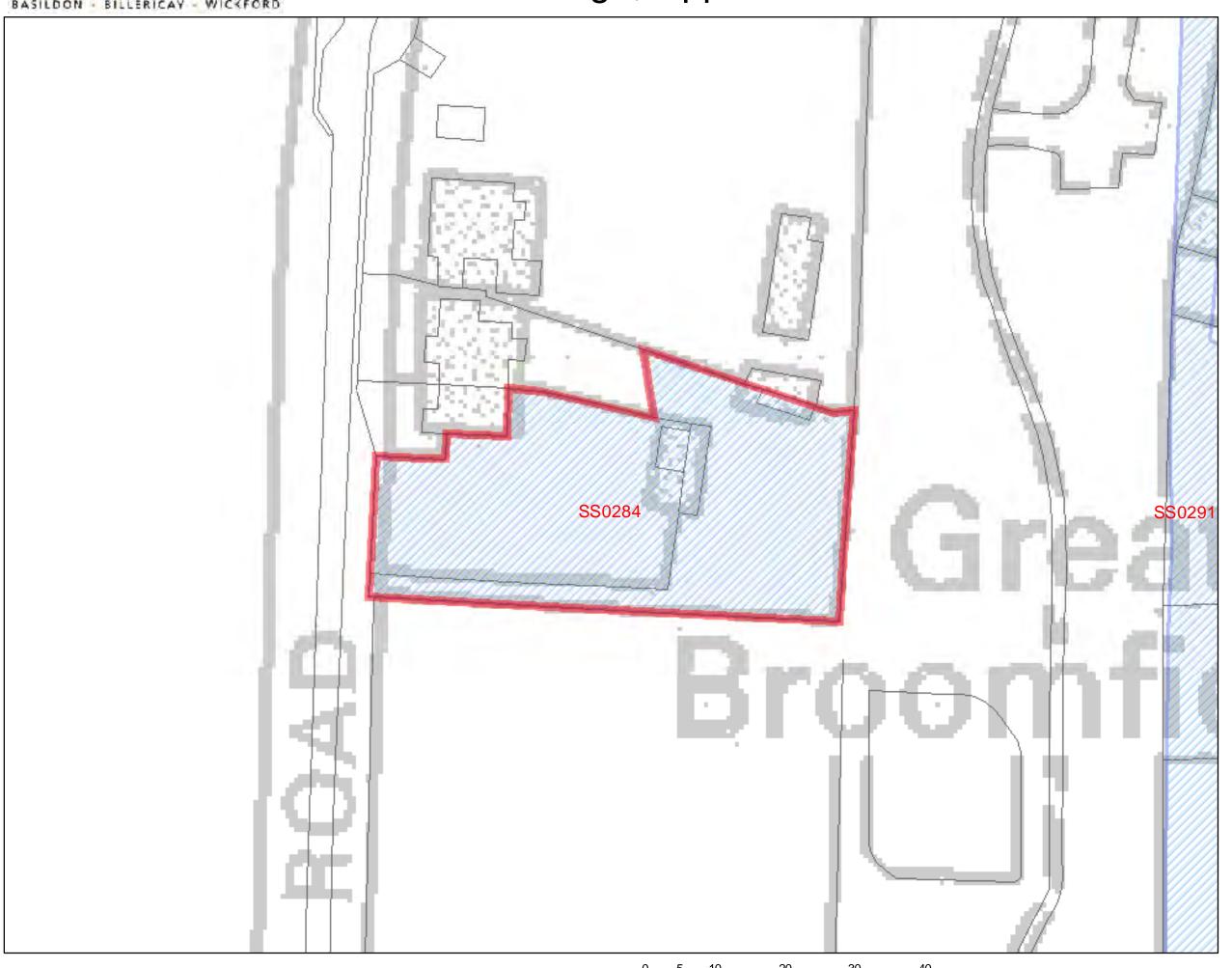
### Could the constraints be overcome? Yes / No

- 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

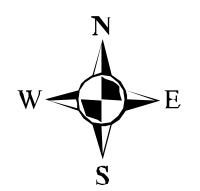
# What is the most suitable type of development for this site? Residential Site is NOT suitable for housing development Reason(s) why site is / is not suitable for housing: The site is not directly adjacent to the settlement boundary and is separated to it by a site which has not been submitted; The 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



Address: Land at the junction of London Road and Ramsden View Road, Wickford.			<b>Site Area</b> : 4.5 Ha	Current Use: Agricultural	Site Ref.: SS0285		
Description of Site (includ Rectangular shaped agricultu The site is surrounded by oth	ral site	e. Land ris	es gently to		Site Access: London Road a	ınd Ramsden Vi	ew Road
detached houses to the North bungalows to the East.					Primary School	vices (distance : Crays Hill with ool: Bromfords	in 600m;
Planning History: None					1500m;	entre: none witl	
Ownership:	Ownership: - Public		ody?	No	Local Centre: s	ome within 800	m;
		- Private I	ndividual?	No	_1	none within 800	
		- Compan	y?	Yes		ace: some with	in 400m
		- Unknow	n?	No	and within 800		
Urban Area Site		No			Bus Stop: with		(00
Green Belt Site		Yes	4.5 Ha		Kailway Station	n: none within 1	6UUm;
Greenfield Site		Yes	4.5 Ha		<u></u>		
Previously Developed Lan	d	No					
Site Constraints							
Areas excluded from the S	HLA	A		Constraints th	nat may affect	a site's viabili	ty
Scheduled Monument	With	in	No	Ancient Woodland		Within	No
	Part	of	No			Part of Site	No
	Adj.	To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With	in	No	Local Wildlife Si	tes	Within	No
	Part	of Site	No		Part of Site	No	
	With	in Buffer	No			Within Buffer	No
Local Nature Reserve (LNR)	With	in	No	Biodiversity Act	Biodiversity Action Plan (BAP) Priority Habitat		No
, ,	Part	of Site	No	Priority Habitat			No
	_	in Buffer	No	1		Part of Site Within Buffer	No
Flood Zone			No	Protected Speci	es Alert Area		No
Washland			No	Protected Speci	es Alert Area -		No
Marshes Protection Area			No	10m Buffer			
Existing, developed	With	in	No	_			
business/ industrial areas	Part		No	Village Green &	Common Land		No
	Adj.		No	Ground Water \ Area			No
Oil / Gas Pipelines			No	Conservation A	rea	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
2. controlly 1 years				Listou Bullulligs		Adj. To	No
Immovable communications links	nunications		No	Potential Conta	minated Land	С	
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	eath (PRoW)		No
Historic Environment Record: No records		ecords		TPO			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):

• Possible existence of contamination in vicinity, however no detailed assessment has been made (infilled pond to SW corner, in adjacent field);

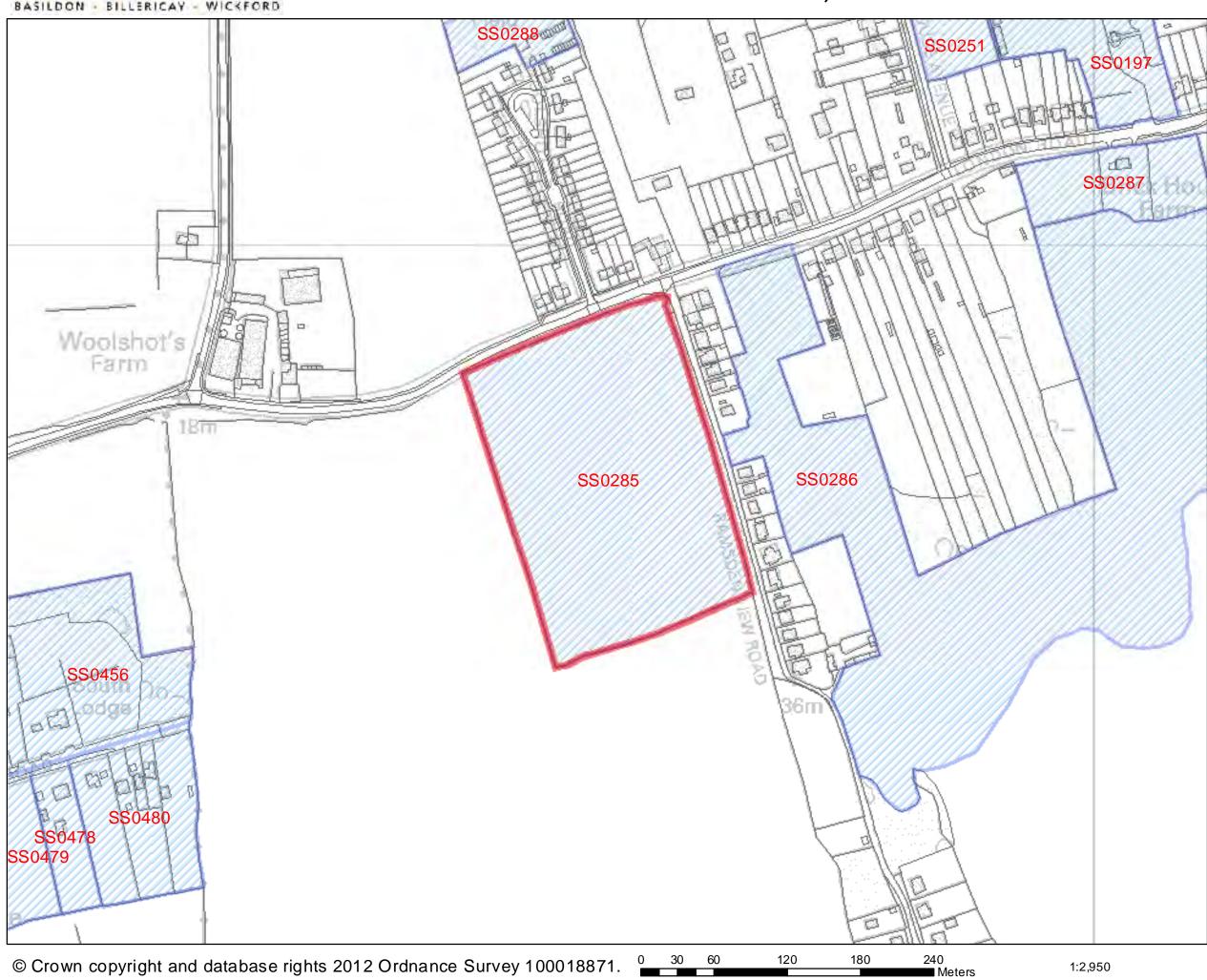
Archaeological Finds Area

Adjacent

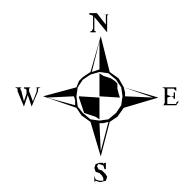
		•					
Address: Land at the junction of London Road and Ramsden View Road, Wickford.	Site Area: 4.5 Ha	Current Use: Agricultural	Site Ref.: SS0285				
<ul> <li>The site is adjacent to an Archaeological Finds area.</li> <li>Green Belt designation.</li> </ul>							
<ul> <li>Could the constraints be overcome? Partially</li> <li>Intrusive investigation of the site to check on potential contamination and undertake remediation if necessary;</li> <li>Carry out archaeological investigations.</li> <li>Review of Green Belt designation and review of the function of the green belt</li> </ul> What is the most suitable type of development for this site?							
Current use / open space  Site is NOT suitable for housing developments	pment						
Reason(s) why site is suitable for house	sing:						
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 war	s submitted through the Call For Sites ndowner.				



# Land South of London Road,



SHLAA 2011/2012



SS0285

1:2,950

SHLAA Site Survey For	m Part I					
<b>Address</b> : 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		
The site is irregular in shape, gently to the north.	Description of Site (including planning status) The site is irregular in shape, comprising several arable figently to the north. The land is surrounded by other agricultural fields and so				: , Ramsden View Tudor Way (wil s)	
properties to the north, west and east. A strip of newly planted woo exists on the ridge to the south of the land				Primary Scho	ervices (distand ol: Grange withi chool: Bromfords	n 600m;
Development Plan: Allocated a	as Green Belt	in the Basildor	n Local Plan 1998	1500m; GPs / Health	Centre: none wi	
Planning History: None				800m; Local Centre:	some within 80	0m;
Ownership:	- Public	Body?	No	Town Centre	: none within 80	0m;
	- Private	Individual?	No	Public Open S	Space: some wit	hin 400m
	- Compa		Yes	and within 80		
	- Unknov	_	No	Bus Stop: wit		
Urban Area Site	No		•	,	on: Wickford wit	hin
Green Belt Site				1600m;		
		17 Ha		1		
Previously Developed Land				1		
Site Constraints				•		
Areas excluded from the S	HLAA		Constraints tha	t may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodlan		Within	No
	Part of	No	1			No
	Adj. To	No	1		Part of Site Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Site	es	Within	No
l	Part of Site	No	1		Part of Site	No
	Within Buffer		1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Actio	n Plan (RAP)	Within	No
Legal Mataro Rosol Vo (LIVIL)	Part of Site	No	Priority Habitat	(2/11 )	Part of Site	No
	Within Buffer				Within Buffer	No
Flood Zone	Within Builer	No	Protected Species	s Alert Area	Within Duriel	Yes
Washland		No	Protected Species	s Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green & C	Common Land		No
	Adj. To	No	Ground Water Vu Area			No
Oil / Gas Pipelines		No	Conservation Are	a	Within	No
•					Adj. To	No
Electricity Pylons		No	Listed Buildings -	Bell Farm	Within Buffer	Yes
			_		Adj. To	No
Immovable communications links		No	Potential Contam	inated Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpa	th (PRoW)		Yes
·	1				1	1

•	 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	s 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):

- 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?

- 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			
Pageon(c) why cita is suitable for housing:			

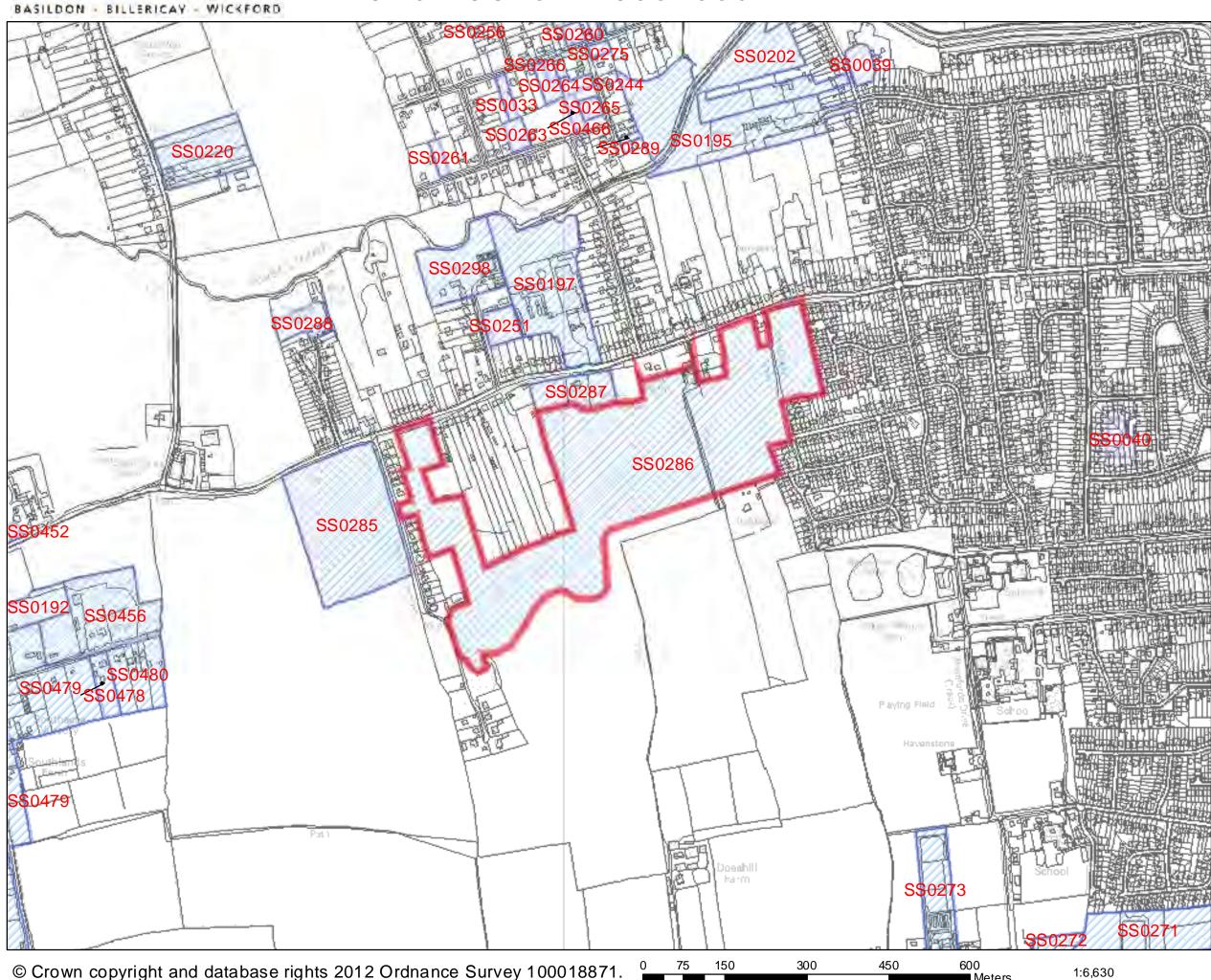
### Reason(s) why site is suitable for housing:

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.

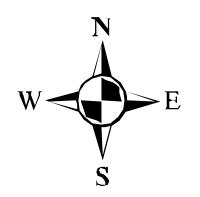
Is site available for development?	Yes. This site was submitted through the Call For Sites
If yes, when?	process by the landowner. The timeframe for
	development has been amended to reflect the need to
	overcome both policy issues and potential phasing.



# Land East of Breconcourt



SHLAA 2011/2012



Address: Land West and East of, and	Site Area:	Current Use:	Site Ref.:	
incorporating, Brick House Farm, 229	0.85 Ha	Residential and	SS0287	
London Road, Wickford.		grassland		

### **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:

- 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 In	ndividual?	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 S	HLAA		Constraints that may affect	a site's viabilit	y
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No	1	Part of Site	No
	Adj. To	No	1	Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No	1	Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No	1	Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No

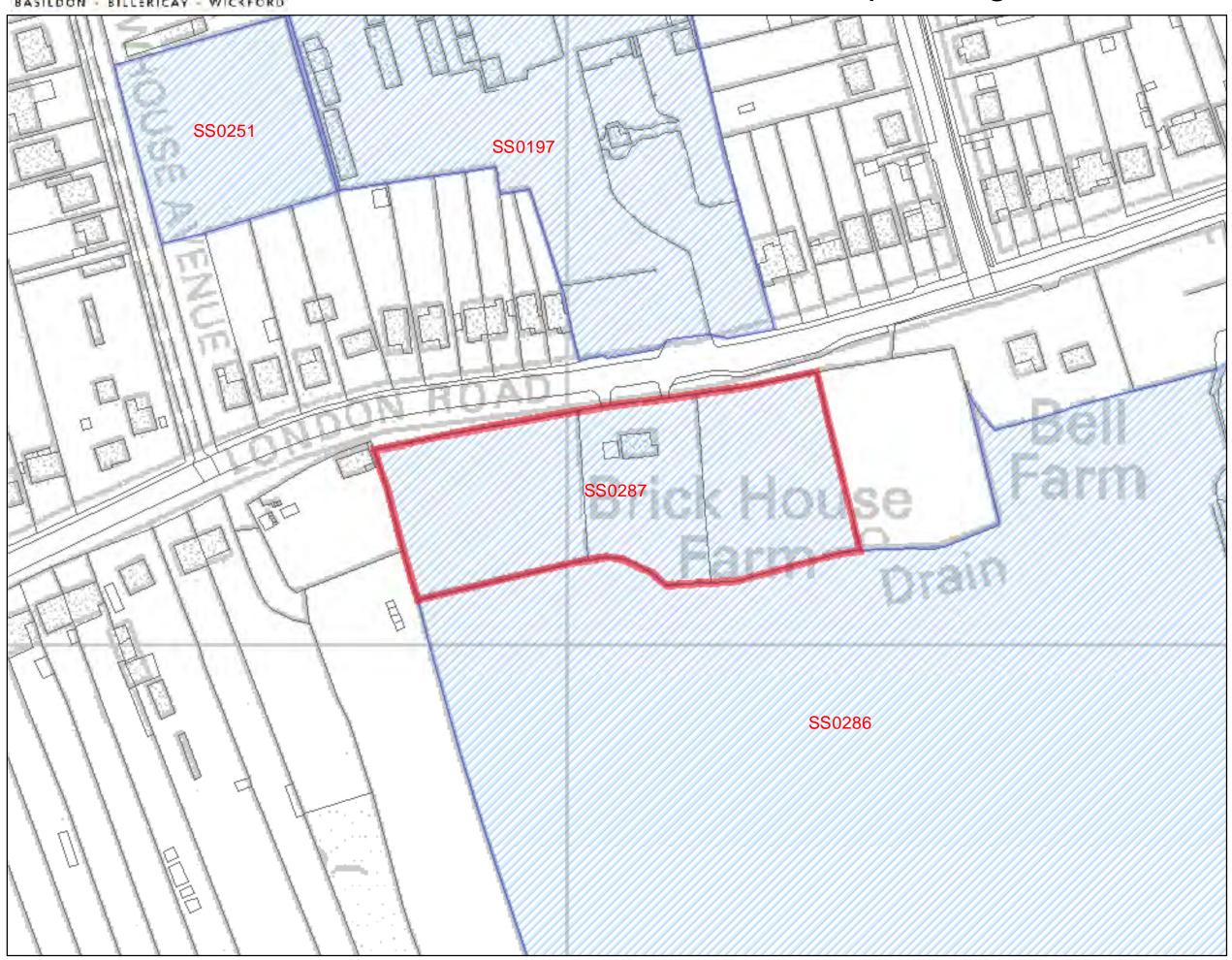
<b>Address</b> : Land West and Eas incorporating, Brick House Fal London Road, Wickford.	· · · · · ·	Site Area: 0.85 Ha	Current Use: Residential and grassland	Site Ref.: SS0287	
Immovable communications inks		No	Potential Contamir	nated Land	С
400m buffer zone around wastewater/sewage creatment plants		No	Definitive Footpath	n (PRoW)	No
Historic Environment Record - - Bell Farm, London Roa - Milestone Cottage, 24 (SMR 19650)	ad (SMR 26766)		TPO		No
			Archaeological Find	ds Area	No
<ul> <li>Constraints (description):</li> <li>Possible existence of been made;</li> <li>South East boundary</li> <li>Green Belt designation</li> </ul>	is within a Prot			wever no detailed a	ssessment has
<ul> <li>Could the constraints be o</li> <li>Intrusive investigation necessary;</li> <li>Ecological impact asse</li> <li>Review of Green Belt</li> </ul>	of the site to o	tigation mea	sures to protect pro	tected species;	ediation if
What is the most suitable Residential	type of devel	opment for	this site?		
Site is NOT suitable for ho	using develor	ment			
Reason(s) why site is suit	able for housi	ng:			
Whilst the site is adjacent to	a residential set	tlement the	presence of the road	d acts as a physical	boundary to

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.

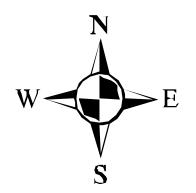
Is site available for development?	Yes. This site was submitted through the Call For Sites
If yes, when?	process by the landowner.



# Land West and East and incorporating Brick House



SHLAA 2011/2012



SHLAA Site Survey F	omi Pan i					
Address: Open space and garages adja and 36 Woolshots Road, Wick		Site Area: 0.5ha	Current Use: Playing field and garages	Site Ref: SS0288		
Description of Site (includ Irregular shaped site comprisi playground equipment, along	ng a small play	ying field with		Site Access:	Woolshots Road	
16 garages. The site is locate Wickford at the north end of the River Crouch lies to the nouth. Farmland exists to the	ed at the weste the residential ' orth and the A	rn extent of th Woolshots Roa 129 London R	ne settlement of ad cul-de-sac.			
Development Plan: Allocated a						
O	Dulelle D	) a d d	lv			
Ownership:	- Public B		Yes			
		Individual?	No			
	- Compar		No			
Linhan Arca Cita	- Unknow	/11?	No			
Urban Area Site	No	1 × 0 0 . C h				
Green Belt Site		Yes Area: 0.5ha				
Greenfield Site	Yes Area: 0.4h					
Previously Developed Land	<b>d</b> Yes	Area: 0.1h	<u>a</u>			
Site Constraints	111 00		Camatuainta th	at was a second	a aita/a wiahili	
Areas excluded from the S Scheduled Monument			Constraints that may affect Ancient Woodland		Within	lty
scheduled Monument	Within		Ancient woodiai	IU	Part of Site	
	Part of					
SSSIs/ SACs / SPAs / Ramsar	Adj. To		Local Wildlife Cit	t-0.0	Within Buffer Within	
33315/ 3ACS / 3PAS / Railisal	Within		Local Wildlife Sit			
	Part of Site		-		Part of Site	
Local Natura Dagarus (LND)	Within Buffer		Diadiyaraity Aati	on Dion (DAD)	Within Buffer Within	
Local Nature Reserve (LNR)	Within			Biodiversity Action Plan (BAP)		
	Part of Site		Priority Habitat		Part of Site	
E. 1.7	Within Buffer		5 1 1 10 1		Within Buffer	
Flood Zone			Protected Specie	es Alert Area		
If yes, Zone 3? □			Drotostad Casali	00 Alout Aug		
Washland			Protected Specie 10m Buffer	es Alert Area -		
Marshes Protection Area	\\/:+h:-p		TOTTI DUTTET			
Existing, developed	Within		Villaga Casaa 0	C		
business/ industrial areas	Part of		Village Green &			+
	Adj. To		Ground Water V Area			
Oil / Gas Pipelines			Conservation Ar	ea	Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within	
					Adj. To	
Immovable communications links			Potential Contar	ninated Land		1
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpa	ath (PRoW)		
	-		TPO			
<b></b>		- 1			1	1

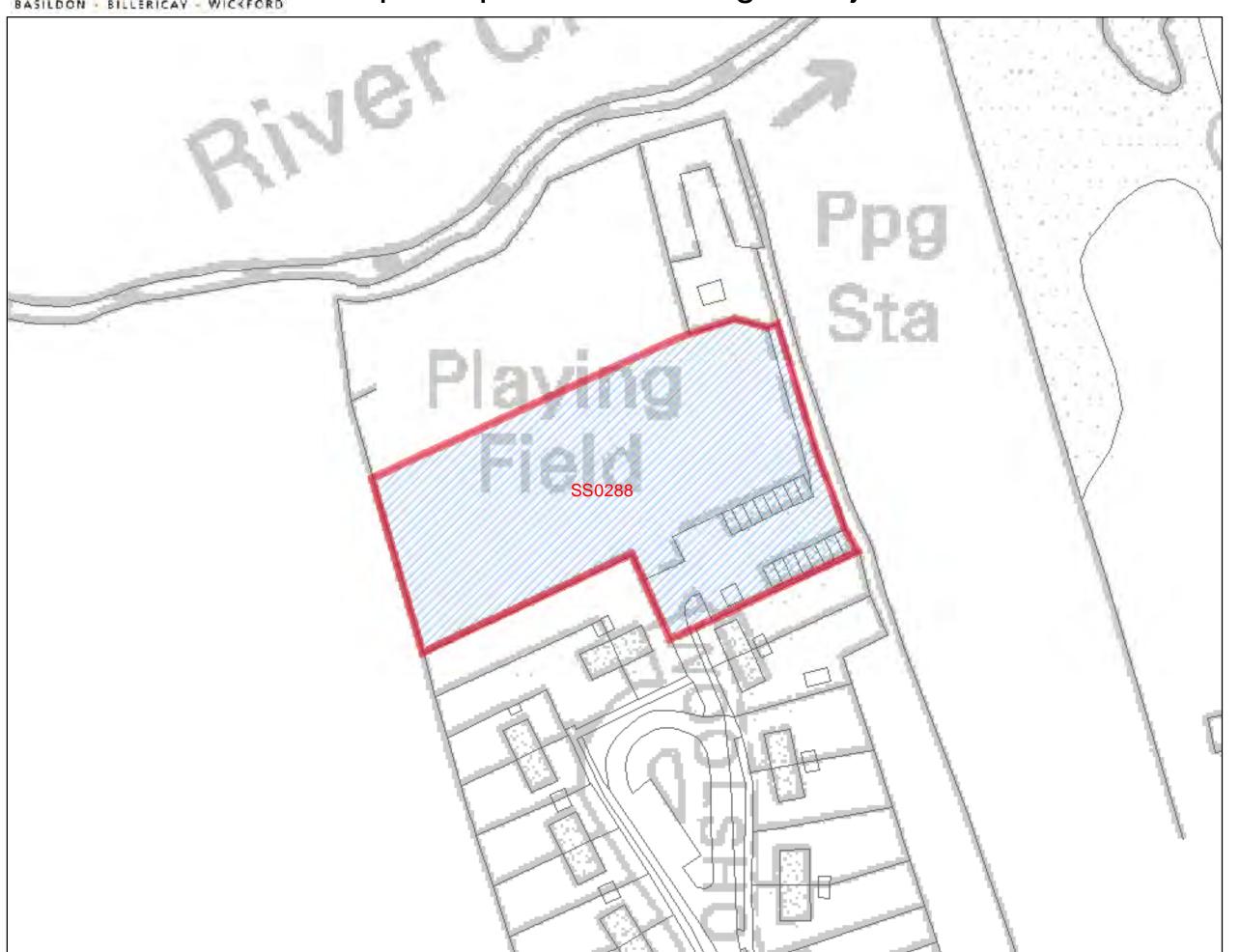
Address: Open space and garages adjacent to 31 and 36 Woolshots Road, Wickford	Site Area: 0.5ha	Current Use: Playing field and garages	Site Ref: SS0288	
		Archaeological Find	ds Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?		1		
What is the most suitable type of dev	elopment for	this site?		
Site is not suitable for housing develo	opment x			
Reason(s) why site is not suitable for	•	and will not be some	idarad thraug	h the CUI AA at this time

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

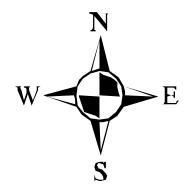
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Open Space and Garages adj to 31 and 36 Woolshots



SHLAA 2011/2012



		_	_			
Address: Land between St. Arthurs and Southbourne Grove, Wickford	Oakmead,	Site Area: 0.05ha	Site Ref: SS0289			
Description of Site (includ			of Southbourns	Site Access: S	Southbourne Grov	/e
Rectangular shaped smallholding located on the east side of Southbourn 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 footway			emi-rural ed with vacant	Access to Ser	vices	
Development Plan: Allocated a	as Green Belt	in the BDLP 19	198.			
Planning History:  • BAS/0096/77 – Chalet/bungalow and garage at Plots 40/41 – Refused 1977  • BAS/0532/95 – Outline detached bungalow – Refused and Appeal dismissed 1996						
Ownership:	- Public I	Pody?	No	†		
Ownership.		Individual?	Yes	-		
	- Compa		No	-		
Lluban Anaa Cita	- Unknov	<u> </u>	No	-		
Urban Area Site	No	A 0.05	<u> </u>	-		
Green Belt Site	Yes	Area: 0.05		_		
Greenfield Site	Yes	Area: 0.05	na	_		
Previously Developed Land	d No					
Site Constraints						
Areas excluded from the S					a site's viability	y
Scheduled Monument	Within		Ancient Woodla	nd	Within	
	Part of			Part of Site		
	Adj. To				Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Si	tes	Within	
	Part of Site				Part of Site	
	Mithin Duffor				Within Buffor	
	Within Buffer				Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (BAP)	Within	
Local Nature Reserve (LNR)	Within		Biodiversity Acti Priority Habitat	on Plan (BAP)	Within	
Local Nature Reserve (LNR)	Within Part of Site			on Plan (BAP)	Within Part of Site	
. ,	Within		Priority Habitat		Within	
Flood Zone	Within Part of Site				Within Part of Site	
Flood Zone If yes, Zone 3? □	Within Part of Site		Priority Habitat Protected Specie	es Alert Area	Within Part of Site	
Flood Zone If yes, Zone 3? □ Washland	Within Part of Site		Priority Habitat Protected Specie Protected Specie	es Alert Area	Within Part of Site	
Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area	Within Part of Site Within Buffer		Priority Habitat Protected Specie	es Alert Area	Within Part of Site	
Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed	Within Part of Site Within Buffer  Within		Priority Habitat Protected Special Protected Special 10m Buffer	es Alert Area es Alert Area -	Within Part of Site	
Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie  Protected Specie 10m Buffer  Village Green &	es Alert Area es Alert Area - Common Land	Within Part of Site	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed business/ industrial areas	Within Part of Site Within Buffer  Within		Priority Habitat  Protected Specie Protected Specie 10m Buffer  Village Green & Ground Water V Area	es Alert Area es Alert Area - Common Land //ulnerability	Within Part of Site Within Buffer	
Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area Existing, developed	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie  Protected Specie 10m Buffer  Village Green & Ground Water V	es Alert Area es Alert Area - Common Land //ulnerability	Within Part of Site	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed business/ industrial areas	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie Protected Specie 10m Buffer  Village Green & Ground Water V Area	es Alert Area es Alert Area - Common Land //ulnerability	Within Part of Site Within Buffer	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed business/ industrial areas	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie Protected Specie 10m Buffer  Village Green & Ground Water V Area	es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer  Within Buffer	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed business/ industrial areas  Oil / Gas Pipelines	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie  Protected Specie  10m Buffer  Village Green &  Ground Water V  Area  Conservation Ar	es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer  Within Buffer  Within Adj. To	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed business/ industrial areas  Oil / Gas Pipelines	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie  Protected Specie  10m Buffer  Village Green &  Ground Water V  Area  Conservation Ar	es Alert Area es Alert Area - Common Land /ulnerability rea minated Land	Within Part of Site Within Buffer  Within Adj. To Within	

Address: Land between St. Arthurs and Oakmead, Southbourne Grove, Wickford	Site Area: 0.05ha	Current Use: smallholding	Site Ref: SS0289			
		TPO	<b>'</b>			
		Archaeological Fi	nds Area			
Highway issues:						
Constraints (description):						
Could the constraints be overcome?						
What is the most suitable type of deve	elopment for	this site?				
Site is not suitable for housing develo	pment x					
December of why site is not suitable for	housing.	•				

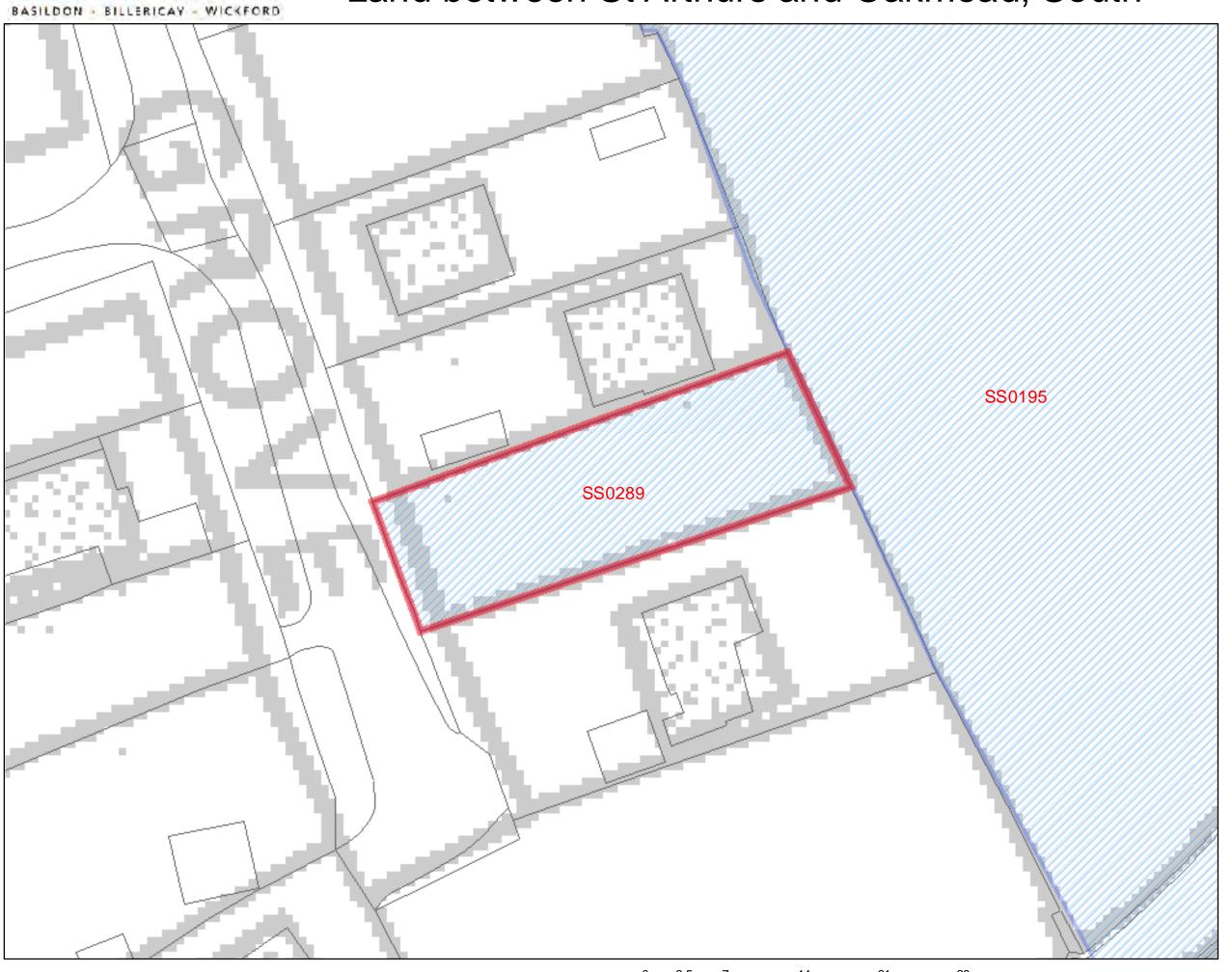
### Reason(s) why site is not suitable for housing:

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

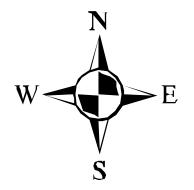
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Land between St Arthurs and Oakmead, South



SHLAA 2011/2012



Address:	Site Area:	Current Use:	Site Ref.:	
Land adjacent 140 Castledon Road,	0.07ha	Scrubland	SS0290	
Wickford				

### **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:

- 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

Ownership:	- Public Boo	dy?	No
	- Private In	dividual?	Yes
	- Company?		No
	- Unknown	- Unknown?	
Urban Area Site	No		
Green Belt Site	Yes	Area: 0.071	na
<b>Greenfield Site</b>	Yes	Area: 0.05I	na
Previously Developed Land	Ves	Δrea: 0.02l	าล

Site Access: Castledon Road

Access to Services (distance in m)

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

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

Bus Stop: >1km

Railway Station: <1.6km Wickford

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

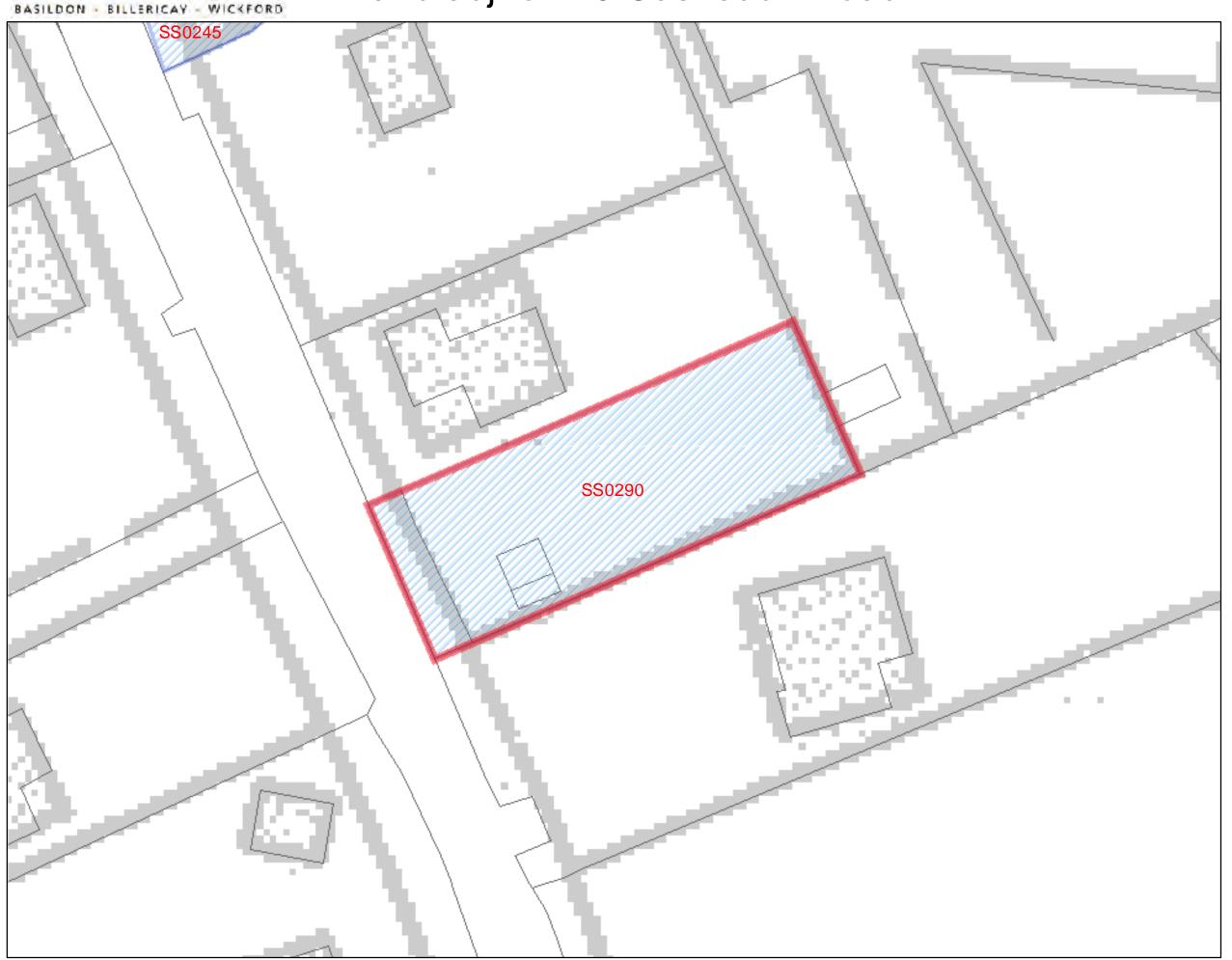
Address: Land adjacent 140 Castledon Road, Wickford	Site Area: 0.07ha	Current Use: Scrubland	Site Ref.: SS0290		
H.E.R – No records		TPO – (Oak T1), As	sh T2	TPO/11/90	Yes
		Archaeological Find	ls Area		No
Highway issues: Access from Castledon F	Road, No partic	cular problems.			
Constraints (description):	ntrusive investi				
Where the green belt allocation is removed contamination and where the position of the	I from the deve	elopment plan, where	•	ns are undertal	ken into
What is the most suitable type of dev	elopment for	this site? Residenti	ial garden, sı	mallholding	
Site is NOT suitable for housing developme	ent				
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?		Yes. This site was	submitted th	rough the Call	For Sites

process by the landowner.

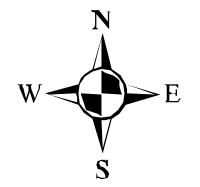
If yes, when?



# Land adj to 140 Castledon Road



SHLAA 2011/2012



Address:	Site Area:	Current Use:	Site Ref.:	
Land to the rear of Great Broomfields,	1.29 Ha	Residential	SS0291	
Cranfield Park Road, Wickford		_		

### **Description of Site (including planning status)**

Rectangular shaped flat site locatedon 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:

- 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 Boo	ly?	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)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area -		No
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within Buffer	Yes			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		No	Conservation Area	Within	No

Address: Land to the rear of Great Broomf Cranfield Park Road, Wickford		<b>Site Area</b> : 1.29 Ha	Current Use: Residential	Site Ref.: SS0291		
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within Buffer Adj. To	Yes No
Immovable communications links		No	Potential Contamina	ited Land	С	•
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)			No
Historic Environment Record: Gre Broomfields (SMR 26754)	eat		TPO			Yes
			Archaeological Finds	s 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):

- 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?

- 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	

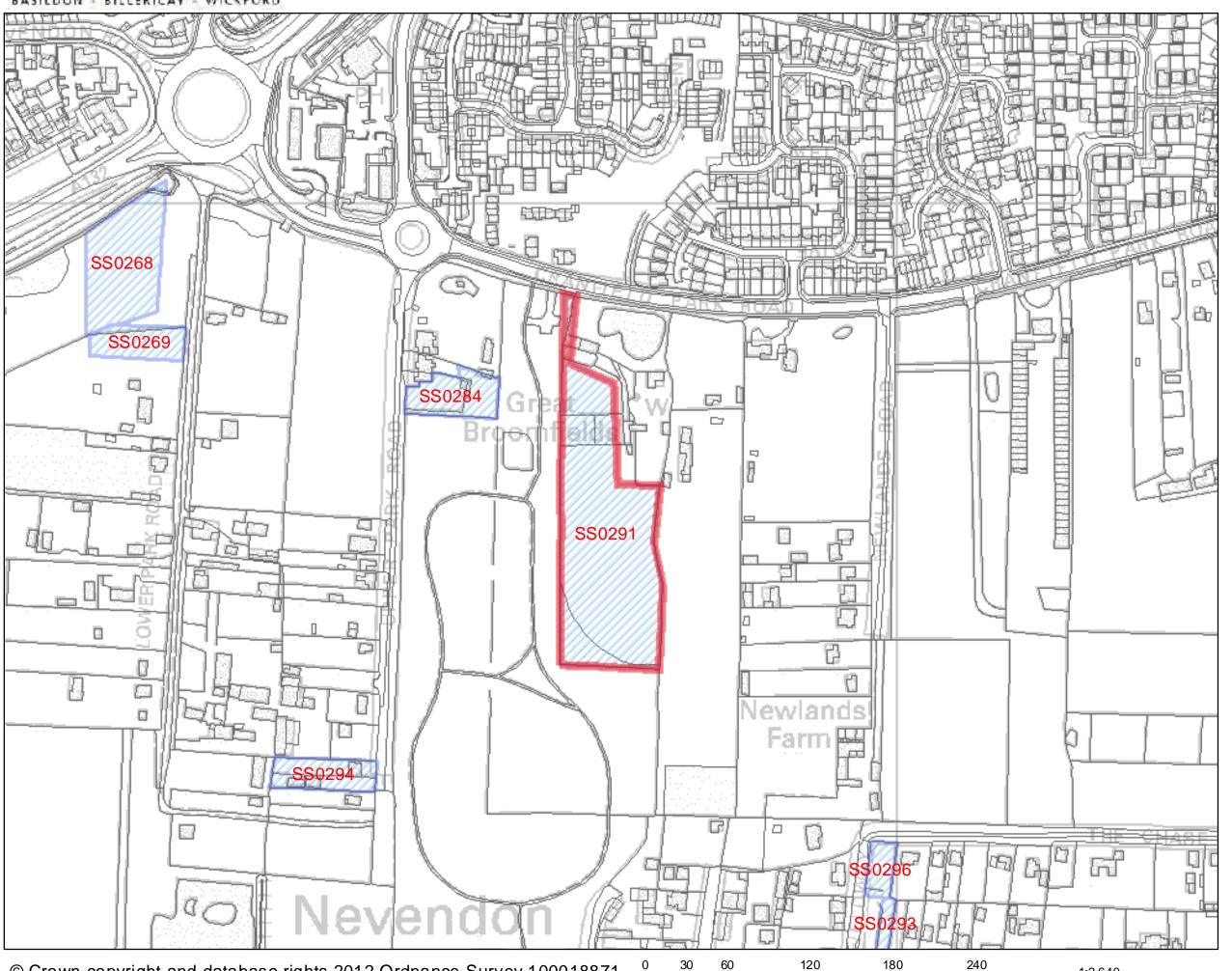
### Reason(s) why site is / is not suitable for housing:

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

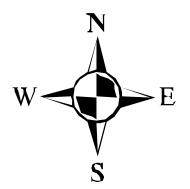
Is site available for development?	Yes. This site was submitted through the Call For Sites
If yes, when?	process by the landowner.



# Land to the rear of Great Broomfields



SHLAA 2011/2012



SS0291

1:2,640

Address:	Site Area:	Current Use:	Site Ref.:	
Land between Royston and Larksmead	0.073 Ha	Vacant plot/	SS0292	
Meadow Way, Wickford ('Elizabeth Villa')		scrubland		

### **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.

### **Planning History**

- 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

Site A	Access:	Meac	low	W	'ay

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

Ownership:	- Public Boo	ly?	No
	- Private In	dividual?	Yes
	- Company?	)	No
	- Unknown?	)	No
Urban Area Site	No		
Green Belt Site	Yes 0.073 Ha		
<b>Greenfield Site</b>	Yes 0.068Ha		
Previously Developed Land	Yes	0.005 Ha	

### **Site Constraints**

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

<b>Site Area</b> : 0.073 Ha	Current Use: Vacant plot/ scrubland	Site Ref.: SS0292	
	Archaeological Finds	s 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):

- 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:

- Adaptation and mitigation measures to ensure protection of RAMSAR, SPA and SAC or exclude this part of
- 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
- 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

### 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.

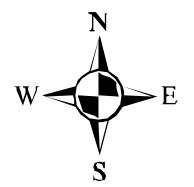
Is site available for development?	Yes. The site was put forward as part of the Call for
If yes, when?	Sites process by the landowner.



# Land between Royston and Larksmead



SHLAA 2011/2012



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 Rectangular shaped site located on the north site is largely overgrown containing shrubs a residential plots exist on adjoining sites, in the Planning History: None			side of Mead nd trees. Va	cant plots and	Acc Prin Sec	e Access: adow Way cess to Ser mary School ondary School 00m;	: non	e within 60	00m;
Ownership:		- Public B	ody? Individual?	No Yes	Loc	s / Health Ce al Centre: n vn Centre: r	one v	vithin 800r	n;
		- Compan - Unknow	y?	No No	Pub and	olic Open Sp I 800m;	ace:	some withi	
Urban Area Site		No				Stop: withi			
Green Belt Site		Yes	0.04 Ha		Rail	lway Station	ı: non	ie within 10	buum
Greenfield Site		Yes	0.04Ha						
<b>Previously Developed Land</b>	d	No							
Site Constraints									
Areas excluded from the S	HLA	A		Constraints t	hat n	nay affect	a site	e's viabili	ty
Scheduled Monument	With	nin	No		Ancient Woodland		With		No
F		of	No	1			Part	of Site	No
	Adj.	То	No	1			With	in Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife S	Sites		With	in	No
<del>-</del>	Part	of Site	No	1			Part	of Site	No
		nin Buffer	No	1				in Buffer	No
Local Nature Reserve (LNR)	With		No	Biodiversity Act	tion P	ion Plan (BAP)		in	No
		of Site	No	Priority Habitat			of Site	No	
		nin Buffer	No	1 1				in Buffer	No
Flood Zone	No			Protected Spec	ies Al	ert Area			Yes
Washland			No	Protected Spec	ies Al	ert Area -			Yes
Marshes Protection Area			No	10m Buffer					
Existing, developed	With	nin buffer	Yes	1					
business/ industrial areas	Part		No	Village Green &	& Com	nmon Land			No
	Adj.		No	Ground Water Area					No
Oil / Gas Pipelines			No	Conservation A	rea		With	in	No
							Adj.		No
Electricity Pylons			No	Listed Buildings	S		With		No
							Adj.	To	No
Immovable communications links			No	Potential Contaminated Land		ted Land		В	
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Foot	path (	(PRoW)			No
•			_	TPO			1		I
·				TPO					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:	Site Area:	Current Use:	Site Ref.:	
Land at corner of Meadow Way and	0.04 Ha	Scrubland	SS0293	
Fieldway, Nevendon, Wickford				

### Constraints (description):

- 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

- 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 

☑

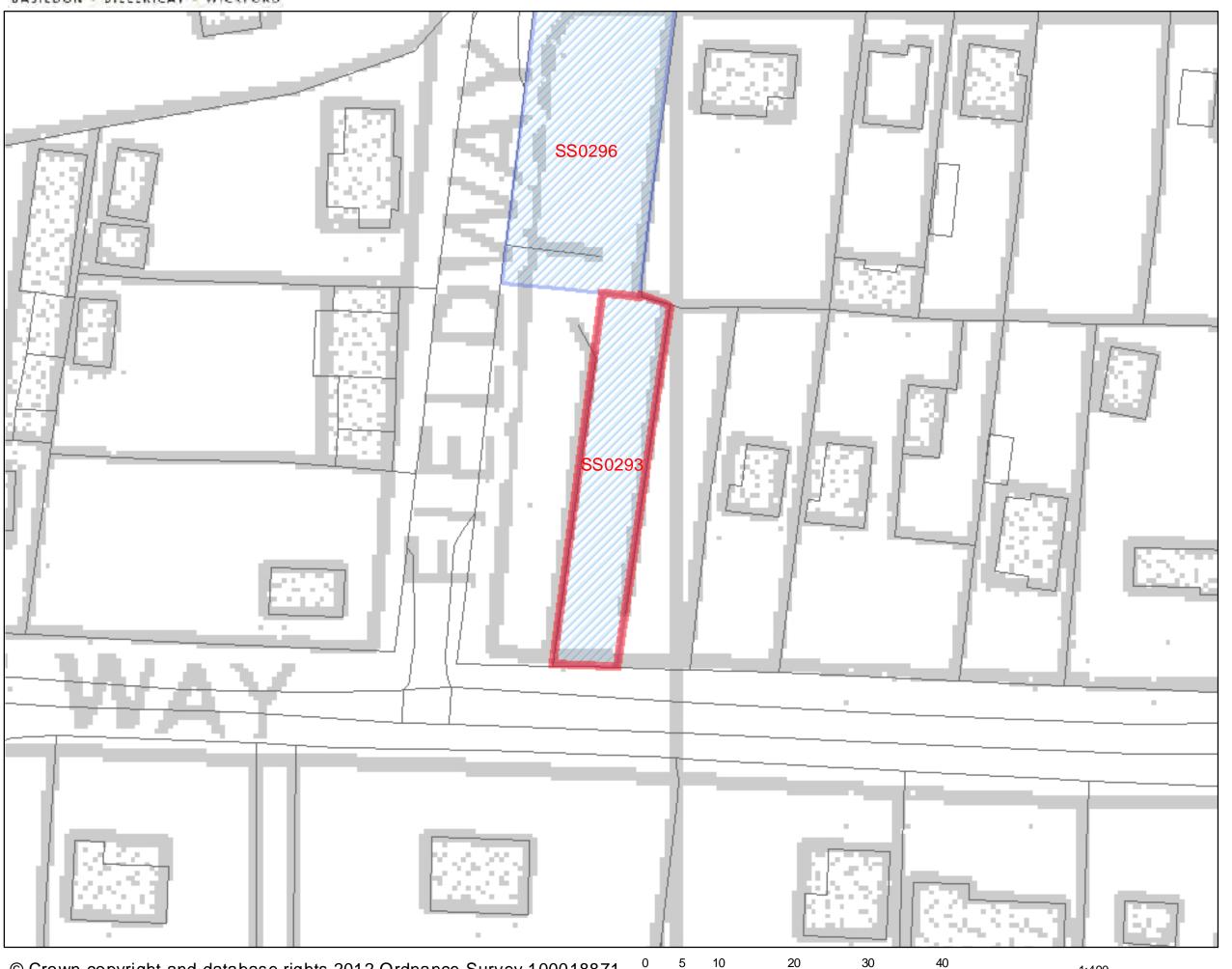
### Reason(s) why site is / is not suitable for housing:

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.

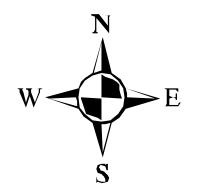
Is site available for development?	Yes. The site was put forward as part of the Call for
If yes, when?	Sites process by the landowner.



# Land at corner of Meadow way and fieldway



SHLAA 2011/2012



SS0293

1:490

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.

### **Planning History**

**Site Constraints** 

### On the site:

- 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;

No

Ownership:	- Public Bo	dy?	No
	- Private Ir	ndividual?	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	

Areas excluded from the S	HLAA		Constraints that may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within Buffer	Yes			
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 Buffer	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	С	1
400m buffer zone around		No	Definitive Footpath (PRoW)		No

**TPO** 

Historic Environment Record - No records

wastewater/sewage treatment plants

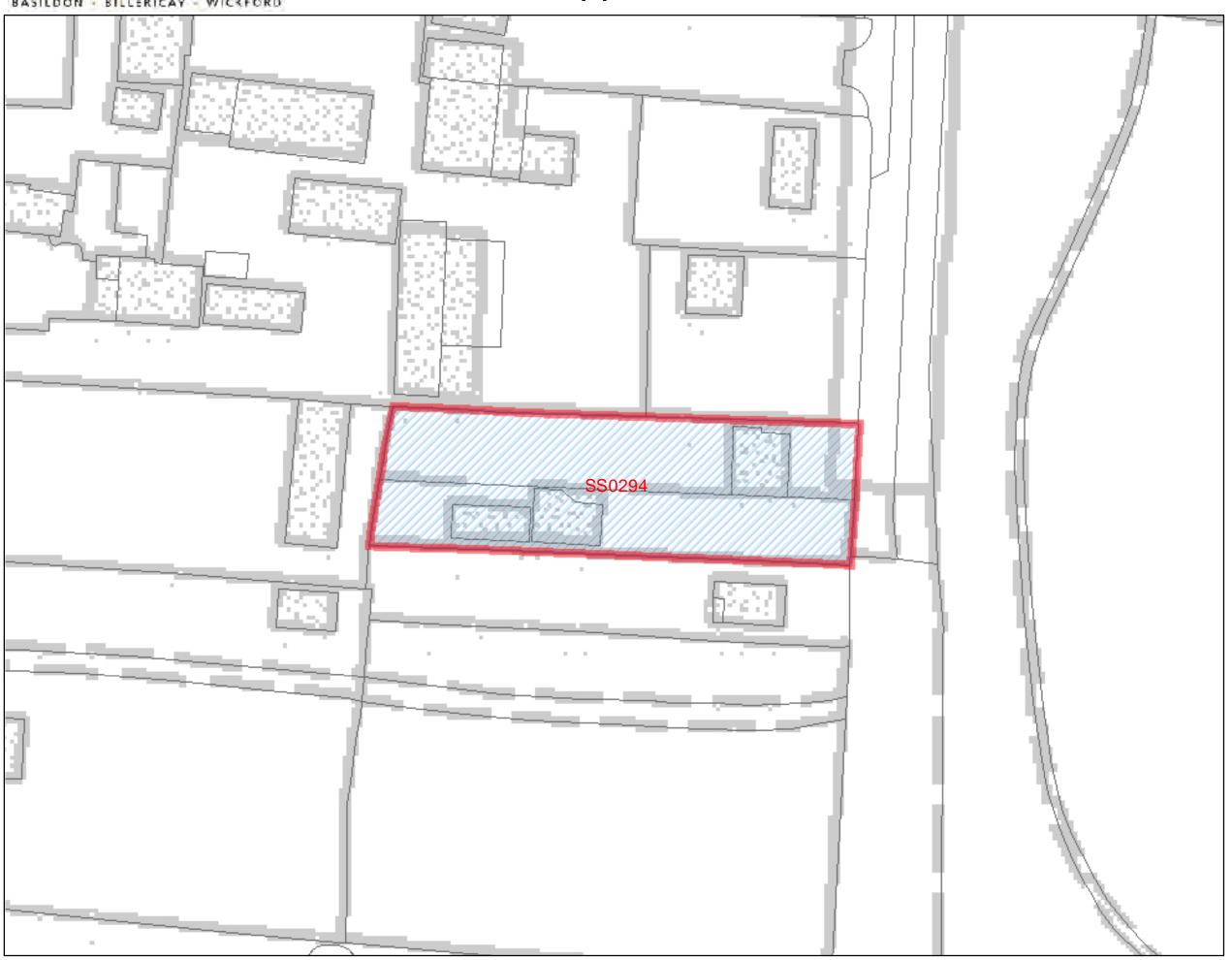
Address:	Site Area:	Current Use:	Site Ref.:				
Greendene, Upper Park Road, Wickford	0.17 Ha	Residential	SS0294				
		Archaeological Find	s Area	No			
Highway issues:							
A transport assessment carried out by ECC	in April 2011 c	lassified the Broad Lo	cation within	which the site is			
included, as Amber: DM2 dictates prohibitir	ig access from	strategic/main distrib	outor routes,	however exceptions may			
be made were access is required to develor	ments of over	riding public, environ	mental, natio	onal and/or regional			
need. Contrary to general policy DM1 and [	M9 accessibili	ty and sustainability.		-			
Constraints (description):							
<ul><li>The site lays within the 800m buffe</li></ul>	r of Existing E	mployment area as d	efined by 199	98 Local Plan;			
<ul> <li>Potential existence of contamination</li> </ul>							
has been made;							
<ul><li>Small part of the site at South Wes</li></ul>	t corner within	the 10m buffer of Pr	otected Spec	ies Alert Areas;			
<ul><li>Green Belt designation.</li></ul>							
Could the constraints be overcome?	v						
<ul> <li>Existing employment buffer is not likely to be a particular constraint;</li> </ul>							
<ul><li>Intrusive investigation of the site to</li></ul>	check on pote	ential contamination a	and undertak	e remediation if			
necessary;							
<ul> <li>Ecological impact assessment and mitigation measures to protect protected species;</li> </ul>							

# 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.

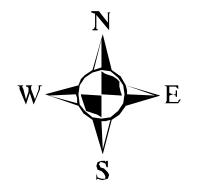
Review of Green Belt designation and review of the function of the green belt



# Greendene Upper Park



SHLAA 2011/2012



Address: Land at junction of Fairway an Park Road, Wickford	d at junction of Fairway and Cranfield		Site Area: 0.26 Ha	Current Use: Greenfield	Site Ref.: SS0295		
Description of Site (includ Square shape Greenfield, com Northern and Eastern bounda where new hedging has also in The land adjoins residential pland south, where a kennels a	nprisin ries a recent ropert	ng mostly on the standard railings the standard railings the standard railings are standard railings and standard railings are stand	grassland wit s to the south lanted. ge plots to th	nern boundary ne north, west	Access to Ser Primary School Secondary Sch	ranfield Park Ro rvices (distance : Abacus within ool: none withir entre: Silva Isla	e in m) 600m; n 1500m;
farmland. Planning History: None					Town Centre: r	ome within 800 none within 800 pace: some with m:	m;
Ownership:		- Public Bo	ndv?	No	Bus Stop: with		
ор.	-		ndividual?	No	-	n: none within 1	600m
	f	- Compan		Yes			
	F	- Unknow		No	1		
Urban Area Site		No		-	1		
Green Belt Site		Yes	0.26 Ha		1		
Greenfield Site		Yes	0.26Ha		1		
Previously Developed Land	d	No			1		
Site Constraints			•				
Areas excluded from the S	HLA	4		Constraints th	nat may affect	a site's viabili	ity
		in	No	Ancient Woodland		Within	No
		of	No			Part of Site	No
	Adj.		No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Sites		Within	No
		of Site	No			Part of Site	No
		in Buffer	Yes			Within Buffer	No
Local Nature Reserve (LNR)	With		No	Biodiversity Action Plan (BAP)		Within	No
		of Site	No	Priority Habitat		Part of Site	No
		in Buffer	No	5		Within Buffer	No
Flood Zone	No			Protected Species Alert Area			Yes
Washland			No	Protected Speci	es Alert Area -		Yes
Marshes Protection Area			No	10m Buffer			. 55
Existing, developed	With	in buffer	Yes				
business/ industrial areas	Part		No	Village Green & Common Land			No
	Adj.	То	No	Ground Water \ Area			No
Oil / Gas Pipelines			No	Conservation A	rea	Within	No
•						Adj. To	No
			NI.	Listed Buildings		Within	No
Electricity Pylons			No	Listou Bullulligs			
Electricity Pylons			INO	Listou Buildings		Adj. To	No
Immovable communications			No	Potential Conta	minated Land	Adj. To	No
Electricity Pylons  Immovable communications links  400m buffer zone around wastewater/sewage treatment plants				Potential Conta			No
Immovable communications links 400m buffer zone around wastewater/sewage			No	Potential Conta	oath (PRoW)		

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

- 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?

- 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.

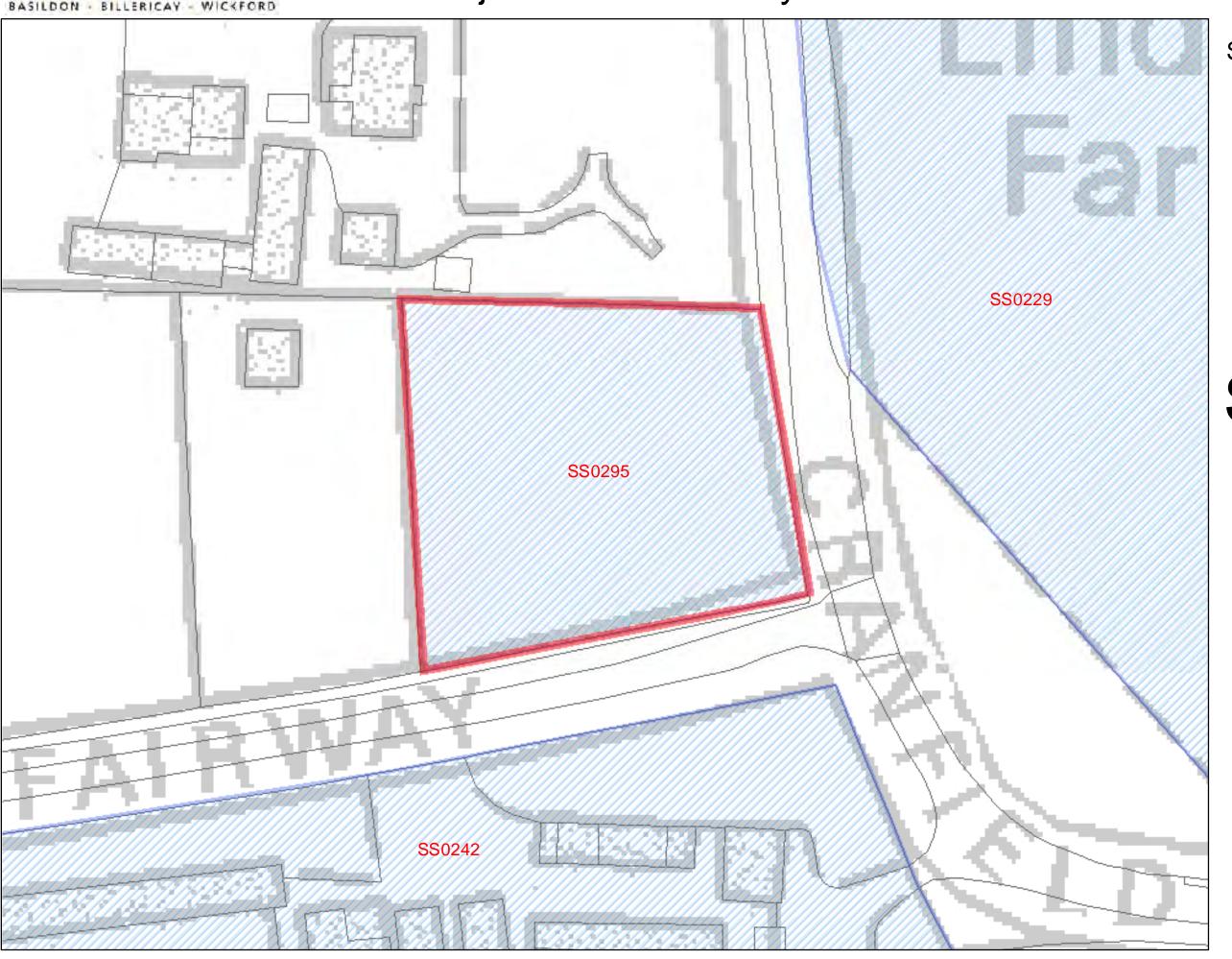
The Transport Assessment classified the site as contrary to the accessibility and sustainability policies; Nevendon area acts as separation between Wickford and Basildon;

For these reasons the suite is considered NOT SUITABLE.

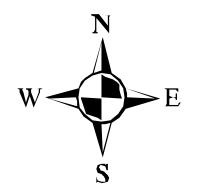
Is site available for development?	The site was put forward as part of the Call for Sites
If yes, when?	process by the landowner.



# Land at junction of Fairway and Cranfield Park Rd



SHLAA 2011/2012



Address: Land at junction of Fieldway a Chase, Fairmead Estate, Wick		he	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 junction with Fieldway. The site was being used to keep a time of the site visit and log storage. Several trees and sh the site boundaries. Vacant plots and residential plots ex sites, in this semi-rural area. Open land exists to the north Planning History: None				horse at the rubs exist on st on adjoining	Prir Sec 150 GPs	e Access: cess to Ser mary School condary Scho DOm; s / Health Co cal Centre: n wn Centre: r	vices : non ool: E entre	s (distance e within 60 Bromfords v : none with within 800r	in m) 00m; within nin 800m; n;
Ownership: - Public B		e Individual? Yes any? No		Public Open Space: some within 400m and 800m; Bus Stop: within 800m; Railway Station: none within 1600m					
Urban Area Site		No		1.10					
Green Belt Site Greenfield Site Previously Developed Lan Site Constraints	d	Yes Yes No	0.07 Ha 0.07Ha						
Areas excluded from the S		Δ		Constraints th	nat r	may affect	a cit	o's viahili	tv
Scheduled Monument	With Part	nin of	No No No	Ancient Woodla	Part			No No No	
SSSIs/ SACs / SPAs / Ramsar	Adj. To Within Part of Site Within Buffer		No No Yes	Local Wildlife S	ites		With Part		No No No
Local Nature Reserve (LNR)	Within Burier  Within Part of Site  Within Buffer		No No No	Biodiversity Act Priority Habitat	ion Plan (BAP)		With Part		No No No
Flood Zone	No	iiii banci	110	Protected Speci	ected Species Alert Area		VVICI	iiii Bairei	No
Washland Marshes Protection Area Existing, developed	With	nin buffer	No No Yes	Protected Species Alert Area - 10m Buffer			Yes		
business/ industrial areas	Part Adj.	of	No No	Village Green & Common Land Ground Water Vulnerability					No No
Oil / Gas Pipelines			No	Area Conservation A	rea		With		No No
Electricity Pylons			No	Listed Buildings			With		No No
Immovable communications links		No		Potential Conta	ial Contaminated Land		В		
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	oath	(PRoW)			No
				TPO					No
				Archaeological	Finds	s 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		Current Use: Greenfield	Site Ref.: SS0296	
Chase, Fairmead Estate, Wickford	0.07 Ha	Oreenneid	330270	

need. Contrary to general policy DM1 and DM9 accessibility and sustainability.

### Constraints (description):

- 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.

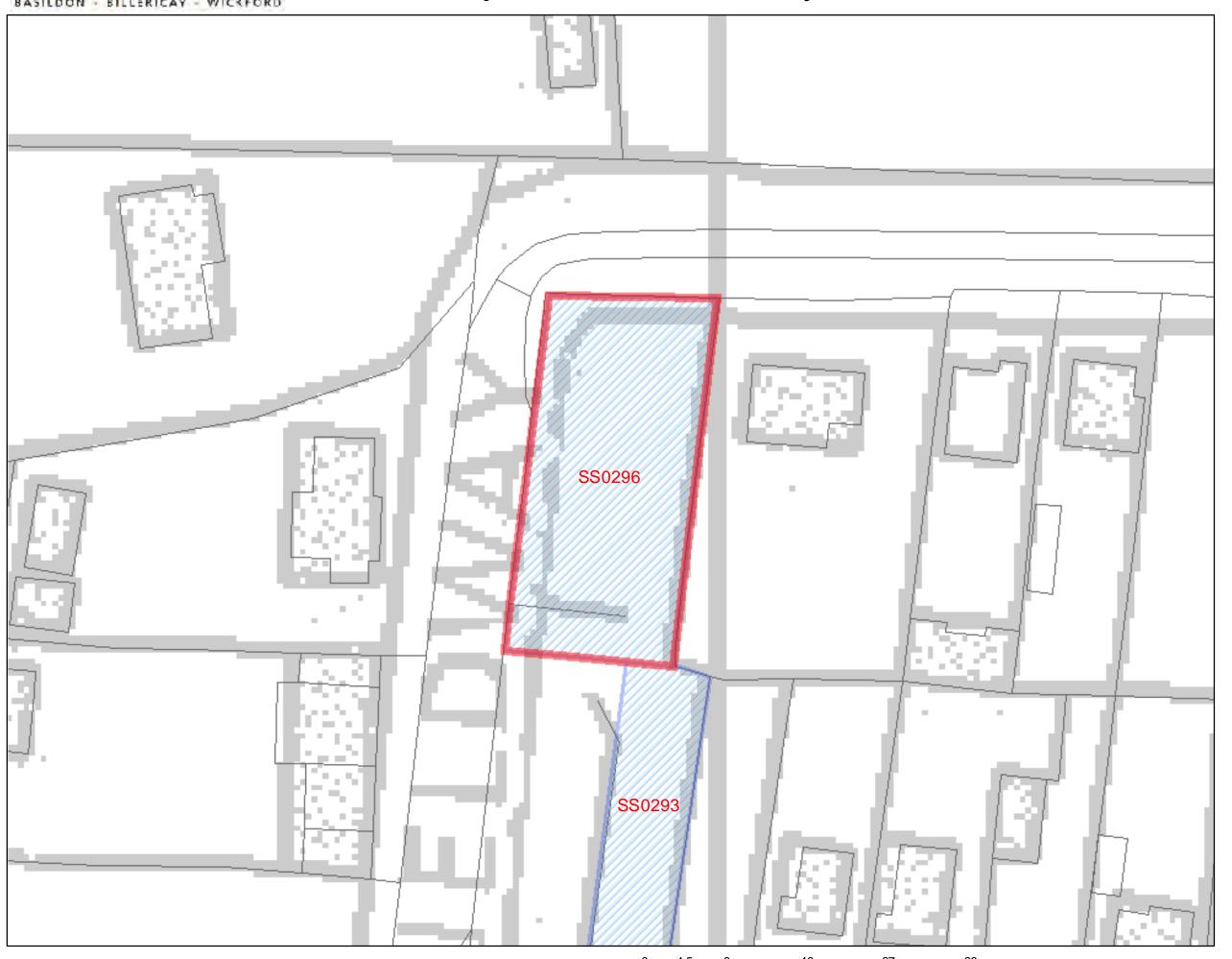
### Could the constraints be overcome? Yes

- 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

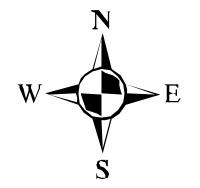
What is the most suitable type of development for this site? As existing, smallholding, woodland						
Site is NOT suitable for housing development						
Reason(s) why site is / is not suitable for hou	using:					
The site is not adjacent to the settlement boundary. The Transport Assessment classified the site as continuous The Nevendon area Green Belt acts as separation by For these reasons the suite is considered not suitable.	ntrary to the accessibility and sustainability policies; ouffer between Wickford and Basildon;					
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



Address: Land at Morbec Loc	lge, Morbec	Site Area:	Current Use:	Site Ref.:			
Farm, Southend Arterial Road		0.76ha	Grassland, outbuildings and residential bungalow	outbuildings and residential			
Description of Site (includ A strip of open land between the A127 (Southend Arterial R small businesses while the A1 crosses over the A127. The sit outbuilding to the north and a The land around the site is proposed by Designated Green Belt in the Planning History:	Morbec Farm a load). Morbec I 30 is graded alte contains a si large pond to edominantly fa	nd the A130, Farm contains bove Morbec ngle dwelling the east.	accessed from s a number of Lodge where it	Access to Ser Primary School Secondary Sch GPs / Health C Neighbourhood Town Centre: Public Open Sp Amenity Green and Young ped	ool: >1500m entre: >800m d Centre: >800n	in m)  > 800m, , Children urchyards	
• 06/00091/FULL - Exte	nsion to existir	ng vehicular a	iccess – refused	Parks < 2km, E	ducational Field:	s >800m,	
Ownership:	- Public Body? No - Private Individual? Yes - Company? No			Natural and Semi Natural Green Space 800m, Outdoor Sports Facilties >2kn Urban Parks and Gardens > 2km Bus Stop: 1.3km			
Urban Area Site	- Unknow No	1117	No	Railway Station: >1.6km			
Green Belt Site	Yes	Area: 0.76					
Greenfield Site	Yes	Area: 0.74					
Previously Developed Land		Area: 0.74					
Site Constraints	1 163	Area. 0.02	•				
Areas excluded from the S	ΗΙΔΔ		Constraints th	nat may affect	a site's viahili	tv	
Scheduled Monument	Within	No	Ancient Woodla		Within	No	
ochedaled Worldment	Part of	No	Ancient Woodiand		Part of Site	No	
	Adj. To	No	1		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No	
occis, cres, cris, ramsar	Part of Site	No	Local Whalife Sites		Part of Site	No	
	Within Buffer	Yes			Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	ion Plan (BAP)	Within	No	
Local Natare Reserve (LINK)	Part of Site	No	Priority Habitat	ion man (Brill)	Part of Site	No	
	Within Buffer	No	1		Within Buffer	No	
Flood Zone	No but surface		Protected Speci	es Alert Area	The state of the s	Yes	
If yes, Zone 3? □	water		Trotostou oposi	0371101171100		100	
Washland		No	Protected Speci	es Alert Area -		Yes	
Marshes Protection Area		No	10m Buffer				
Existing, developed	Within	No	1				
business/ industrial areas	Part of	No	Village Green &	Common Land		No	
	Adj. To	No	Ground Water \ Area			No	
Oil / Gas Pipelines		No	Conservation Ar	rea	Within	No	
•					Adj. To	No	
		No	Listed Buildings		Within	No	
Electricity Pylons	ectricity Pyloris				Adj. To	No	
Electricity Pylons			Potential Contaminated Land C				
Electricity Pylons  Immovable communications links		No	Potential Contai	minated Land	C		

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 Find	ds Area	No
Highway issues: The only access from the would be very dangerous and therefore imp				i, access to the site
Constraints (description):				
Within SPA / SAC / Ramsar buffer     Supportible to surface water				
Susceptible to surface water				
<ul><li>Away from services</li><li>Protected species</li></ul>				
• Frotected species				

- Potential contaminated land
- Adjacent to the A127
- Designated Green Belt in BDLP 1998

#### Could the constraints be overcome? Partially

- 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						
Passon(s) why site is / is not suitable for housing.						

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

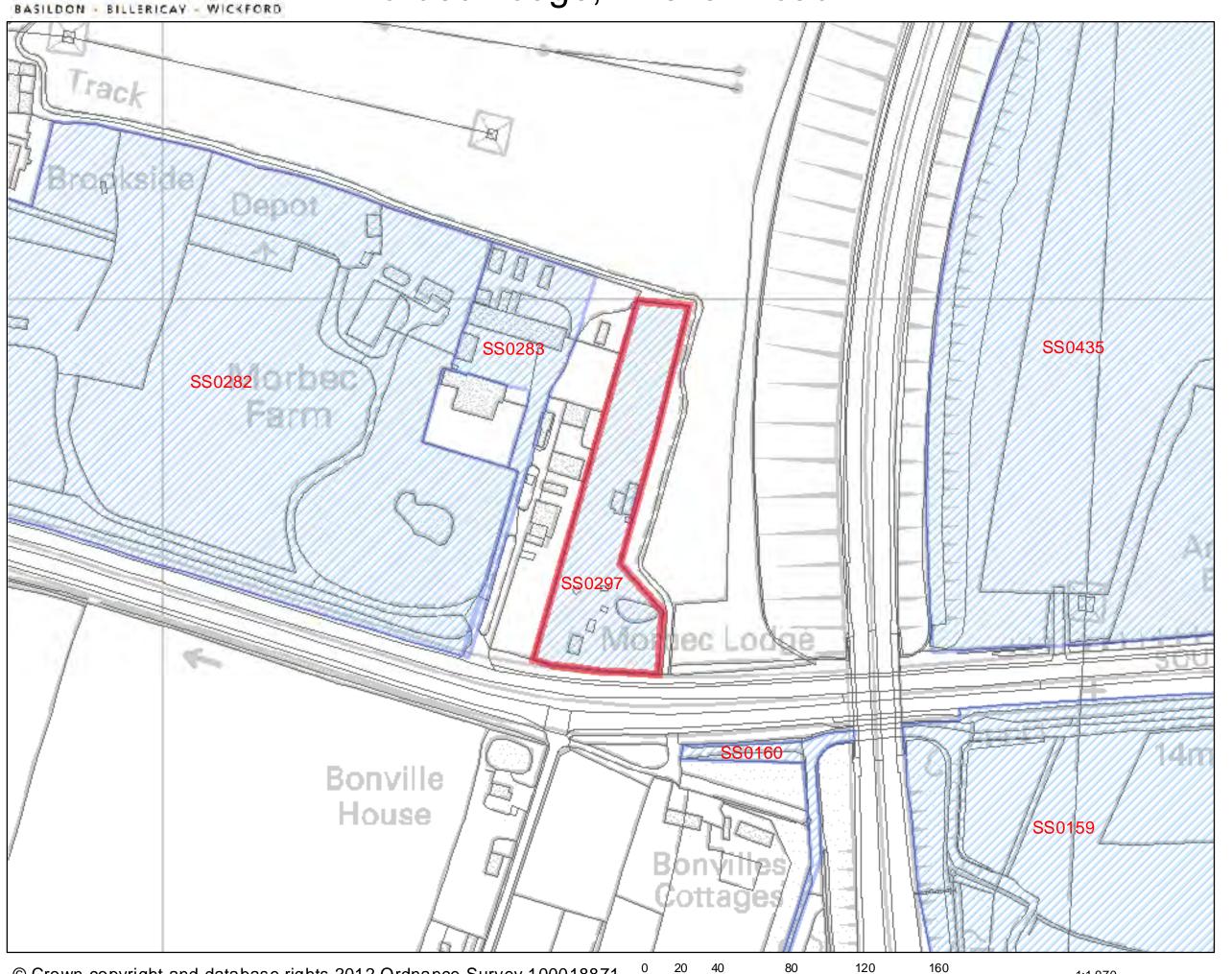
The site is not adjacent to the settlement boundary and is located too far away from services and facilities, this will increase the use of cars which makes the location of this site not sustainable.

Furthermore the Transport Assessment classified the site as contrary to the accessibility and sustainability policies. For these reasons the site is considered NOT SUITABLE.

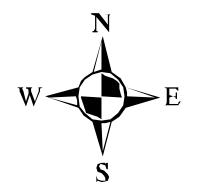
Is site available for development?	Yes. This site was submitted through the Call For Sites
If yes, when?	process by the landowner.



# Morbec Lodge, Arterial Road



SHLAA 2011/2012



SS0297

1:1,970

SHLAA Site Survey Fo	orm Part 1					
Address: St. Mary's and Siocoby Kenne Avenue, Wickford	s, Newhouse	Site Area: 1.55ha	Current Use: Residential, Kennels and Grassland	Site Ref: SS0298		
Description of Site (includ	at the north er	nd of Newhous			Newhouse Avenu	ie
de-sac, in a semi-rural setting commercial kennels, with the House Avenue comprises deta good sized plots. The site bac grassland fields beyond this to	remainder of t ched chalets a cks onto the R	he land left to and bungalows iver Crouch to	grass. New situated on	Access to Ser	vices	
Development Plan: Allocated a	as Green Belt i	n the BDLP 19	98.			
Planning History:	ential developr ing kennels – tion centre, 1° alow – Granted val of tempora	ment – Refused Granted 1975 I kennels and I 1980 ry consent for	d 1973 30 cat chalets – mobile home –			
Ownership:	- Public E	Body?	No			
	- Private	Individual?	Yes			
	- Compai	<i>-</i>	No			
	- Unknov	vn?	No			
Urban Area Site	No					
Green Belt Site	Yes	Area: 1.55				
Greenfield Site	Yes	Area: 1.29				
Previously Developed Land	yes Yes	Area: 0.26	ha			
Site Constraints			la			
Areas excluded from the S					a site's viabilit	.y
Scheduled Monument	Within		Ancient Woodla	na	Within	
	Part of		1		Part of Site	
SSSIs/ SACs / SPAs / Ramsar	Adj. To Within		Local Wildlife Si	tos	Within Buffer Within	
33313/ 3AGS / 3FAS / RAIIISAI	Part of Site		Local Wildille St	103	Part of Site	
	Within Buffer		1		Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (RAP)	Within	
Legal Mataro Mosor vo (Livit)	Part of Site		Priority Habitat	5.1.1 (D/11)	Part of Site	
	Within Buffer		.,		Within Buffer	
Flood Zone	241101		Protected Specie	es Alert Area	231101	
If yes, Zone 3? □ Washland			Drotostad Cassi	os Alort Aros		
Marshes Protection Area			Protected Specie 10m Buffer	cs Alei l Alea -		
	Within		TOTH DUTIES			
Existing, developed business/ industrial areas	Part of		Village Green &	Common Land		
basinoss, industrial areas	Adj. To		Ground Water V			
	/ Kaj. 10		Area	uniciability		
Oil / Gas Pipelines			Conservation Ar	ea	Within	
1	<u> </u>				J	

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 Contamina			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			
			TPO			
			Archaeological Finds	Area		
Highway issues:						
Constraints (description):						
Could the constraints be o	vercome?		•			
What is the most suitable	type of deve	lopment for	this site?			
Site is not suitable for housing development x						

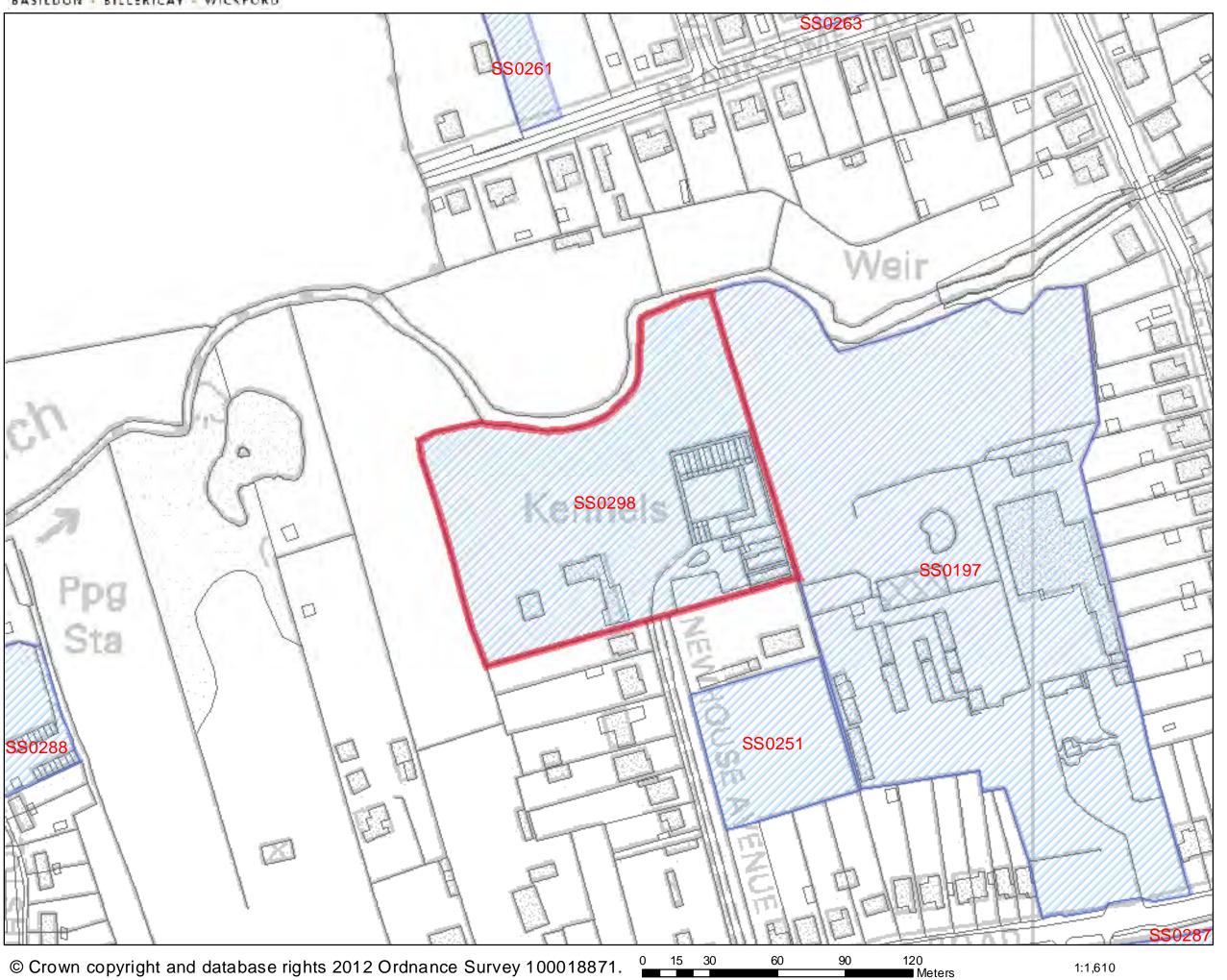
#### Reason(s) why site is not suitable for housing:

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:

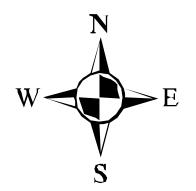
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



### St Mary's and Sirocoby Kennels



SHLAA 2011/2012



Address: Land adjacent Blue Buckwyns Chase	s: Land adjacent Bluebell Cottage, six Chase  Site Area: Current Use: Woodland  Site Ref SS0299						
<b>Description of Site (includ</b> An area of dense woodland of				e north west of	Site Access:	Buckwyns Chase	
Billericay. The site is surround and a few scattered cottages.	led pr				Access to Sei Primary Schoo Secondary Sch		in m)
Designated as Green Belt and	SINC	in BDLP	1998		GPs / Health C Neighbourhood	entre: >800m d Centre: >800n	า
Planning History: None in rela	ition t	o site			Town Centre: Public Open Sp	>800m pace: Allotments	>800m,
Ownership:		- Public Bo	ody?	No	Amenity Green	<800m, Childre	en and
-		- Private I	ndividual?	Yes		<400m, Churchy	
		- Compan	y?	No		spaces >2km, Co	
	「	- Unknow		No	•	Educational >800	
Urban Area Site		No				mi natural 800m	
Green Belt Site		Yes	Area: 1.77	ha		urban parks <2k	km
<b>Greenfield Site</b>		Yes	Area: 1.77	ha	Bus Stop: >75		
Previously Developed Land	d	No			Railway Station	1. > 1.0KIII	
Site Constraints	•						
Areas excluded from the S	HLA	4		Constraints tl	hat may affect	a site's viabili	ty
Scheduled Monument	With	in	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 S	ites	Within	Yes
	Part of Site		No			Part of Site	Yes
	With	in Buffer	No			Within Buffer	Yes
Local Nature Reserve (LNR)	With	in	No	Biodiversity Act	ion Plan (BAP)	Within	No
, ,	Part of Site		No	Priority Habitat		Part of Site	No
	With	in Buffer	No	1		Within Buffer	Yes
Flood Zone If yes, Zone 3? □			No	Protected Spec	ies Alert Area		Yes
Washland			No	Protected Spec	ies Alert Area -		Yes
Marshes Protection Area			No	10m Buffer			
Existing, developed	With	in	No				
business/ industrial areas	Part		No	Village Green &	Common Land		No
	Adj.		No	Ground Water \ Area			No
Oil / Gas Pipelines			No	Conservation A	rea	Within	No
·						Adj. To	No
Electricity Pylons			No	Listed Buildings	S	Within	No
						Adj. To	No
Immovable communications links			No	Potential Contaminated Land C			
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	oath (PRoW)		No
				TPO			No
				TPU			INO

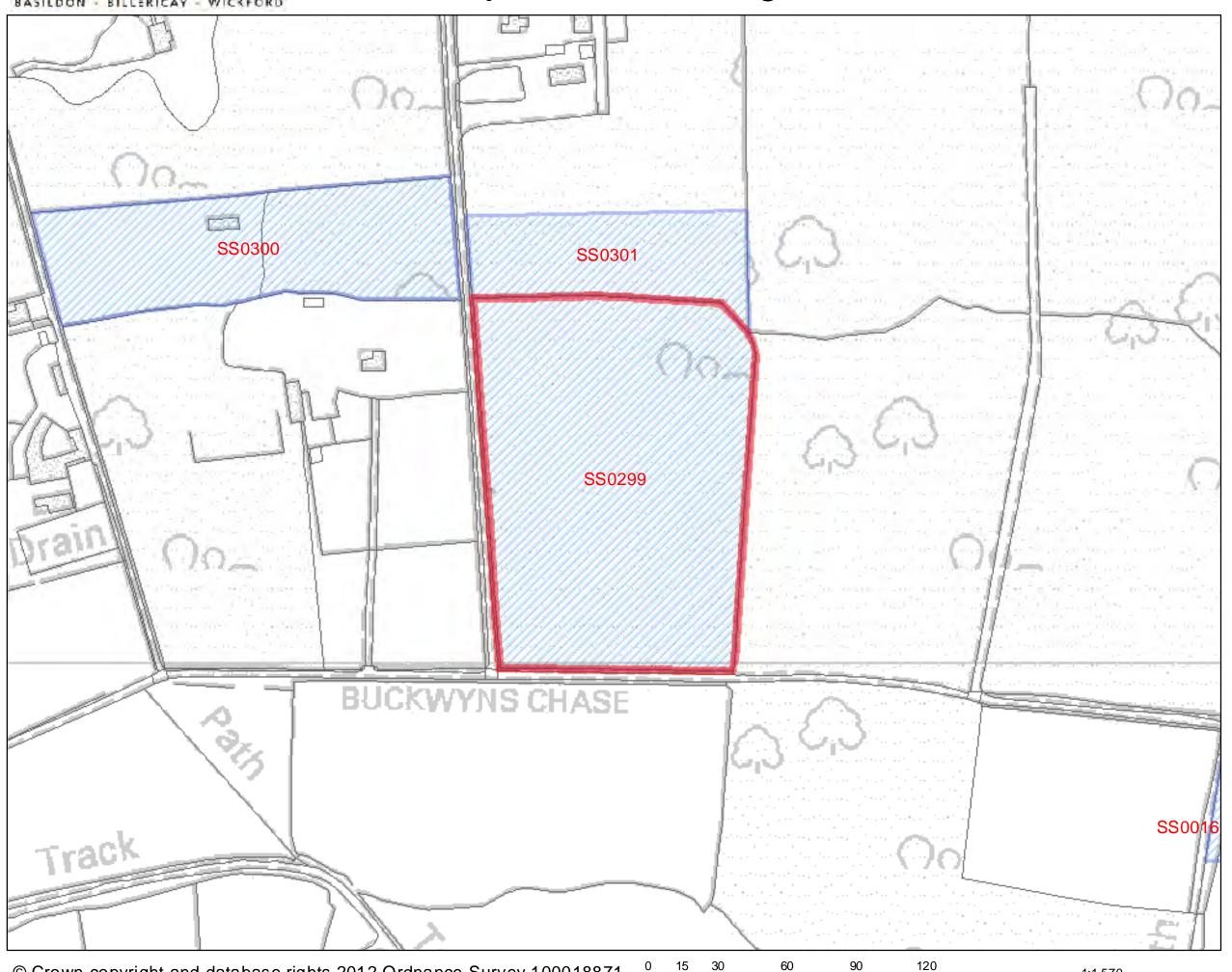
- Constraints (description):

   Designated as Green Belt and SINC in BLDP 1998
  - Within a Local Wildlife Site

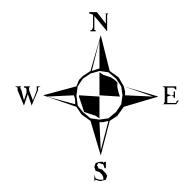
Address: Land adjacent Bluebell Cottage, Buckwyns Chase	Site Area: 1.77 ha	Current Use: Woodland	Site Ref.: SS0299						
<ul> <li>Within a BAP buffer</li> <li>Protected species alert area</li> <li>Potential contaminated land in the vicinity, no intrusive investigation undertaken</li> <li>Isolated from services and facilities</li> </ul>									
Could the constraints be overcome?	No								
What is the most suitable type of deve	lopment for	this site? Woodlan	ıd						
Site is NOT suitable for housing developmen	nt 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 Sit process. Thus the landowner could be established.									



# Land adj Bluebell Cotttage



SHLAA 2011/2012

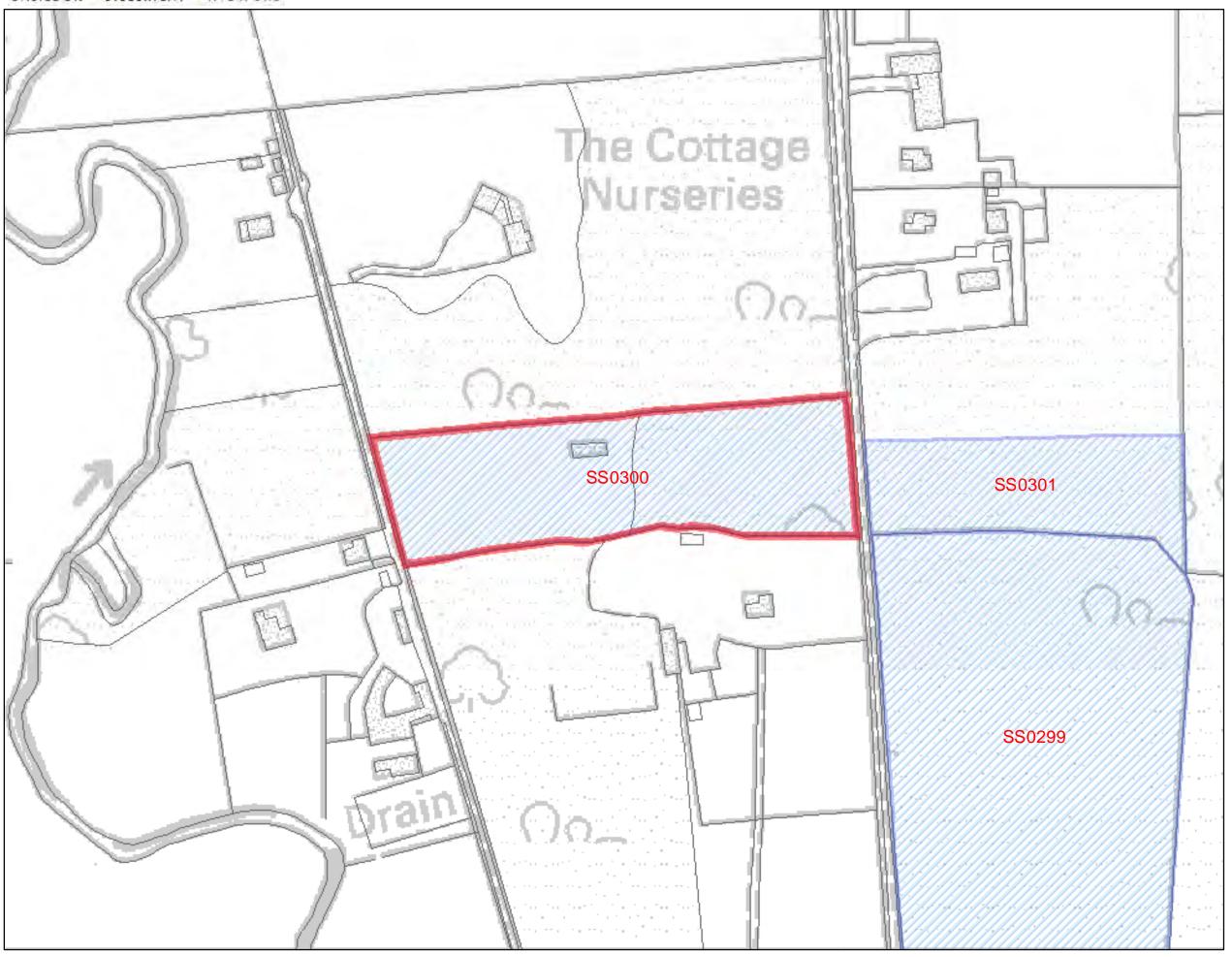


Address: Land adjacent Blue and the Cottage Nurseries, Bu Chase			<b>Site Area</b> : 0.83 ha	Current Use: Woodland/ scrubland	Site   SS030			
Description of Site (includ				Alexan and brooms	Site Acce	ess: Buck	wyns Chase	!
An area of woodland/scrublar of Billericay. The site is surrou					Access to	o Sorvio	c (distance	in m)
and a few scattered cottages.					Primary S		es (distance	in m)
on site with much of the land					Secondar			
been deposited on the land.							e: >800m	
·							ntre: >800m	า
Designated as Green Belt in B	DLP	1998			Town Cer	ntre: >800	)m	
							Allotments	
Planning History: None in rela	ition	to the site					00m, Childre 0m, Churchy	
Ownership:		- Public Bo	ody?	No			es >2km, Co	
<u>-</u>			ndividual?	Yes			ational >800	
		- Company	/?	No			atural > 800	
		- Unknowr	າ?	No		sport <80	0m, urban p	arks
Urban Area Site		No			<2km Bus Stop:	√750m		
Green Belt Site		Yes	Area: 0.83	ha	Railway S		1 6km	
Greenfield Site		Yes	Area: 0.81		- Kaliway 3	tation. >	I.UKIII	
Previously Developed Land	d	Yes	Area: 0.02	ha				
Site Constraints								
Areas excluded from the S	1		1	Constraints th				
Scheduled Monument	With		No	Ancient Woodla	ncient Woodland		hin	No
	Part		No				t of Site	No
0001 / 040 / 004 / 0	Adj.		No	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			hin Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With		No	Local Wildlife Si	ocal Wildlife Sites		hin .	No
		of Site	No	4			t of Site	No
		nin Buffer	No	D: !: !! A !!			hin Buffer	Yes
Local Nature Reserve (LNR)	With		No	Biodiversity Acti	ion Plan (B	-	hin t of Cito	No
		of Site	No	Priority Habitat			t of Site	No
Flood 7ono	vvitr	nin Buffer	No	Duntanta d Cunni	10 ' 11 11		hin Buffer	No
Flood Zone If yes, Zone 3? □			No	Protected Species Alert Area		ea		Yes
Washland			No	Drotoctod Speci	os Alort Ar	22		Yes
Marshes Protection Area	1		No	Protected Speci 10m Buffer	CS AICI L AI	-a -		102
Existing, developed	With	nin	No	John Barron				
business/ industrial areas	Part		No	Village Green &	Common I	and		No
	Adj.		No					No
	j.	. •		Ground Water Vulnerability Area				1
Oil / Gas Pipelines			No	Conservation Ar	rea		hin	No
						Adj	. To	No
Electricity Pylons			No	Listed Buildings		Wit	hin	No
						Adj	. To	No
Immovable communications links			No	Potential Contai	minated La	nd	С	
400m buffer zone around wastewater/sewage			No	Definitive Footp	ath (PRoW	)		Yes
treatment plants								1
H.E.R – No records				TPO				Yes
				Archaeological I				No
Highway issues: Small cour	ntry la	ane is the c	nly access, a	and therefore wo	uld require	improver	nent.	

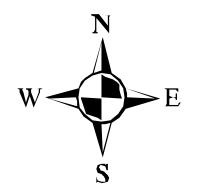
Address: Land adjacent Bluebell Cottage and the Cottage Nurseries, Buckwyns Chase	Site Area: 0.83 ha	Current Use: Woodland/ scrubland	Site Ref.: SS0300				
Constraints (description):  Designated as Green Belt in BLDP 1998  Within buffer of a Local Wildlife Site  Definitive footpath along west of the 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 deve	lopment for	this site? Woodland					
Site is NOT suitable for housing developmen	nt X						
<b>Reason(s) why site is / is not suitable for housing</b> : 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?		The site was put for process. Following details could be est	receipt of the site	the Call for Sites e, the landownership			



## Land south of the Cottages Nurseries



SHLAA 2011/2012



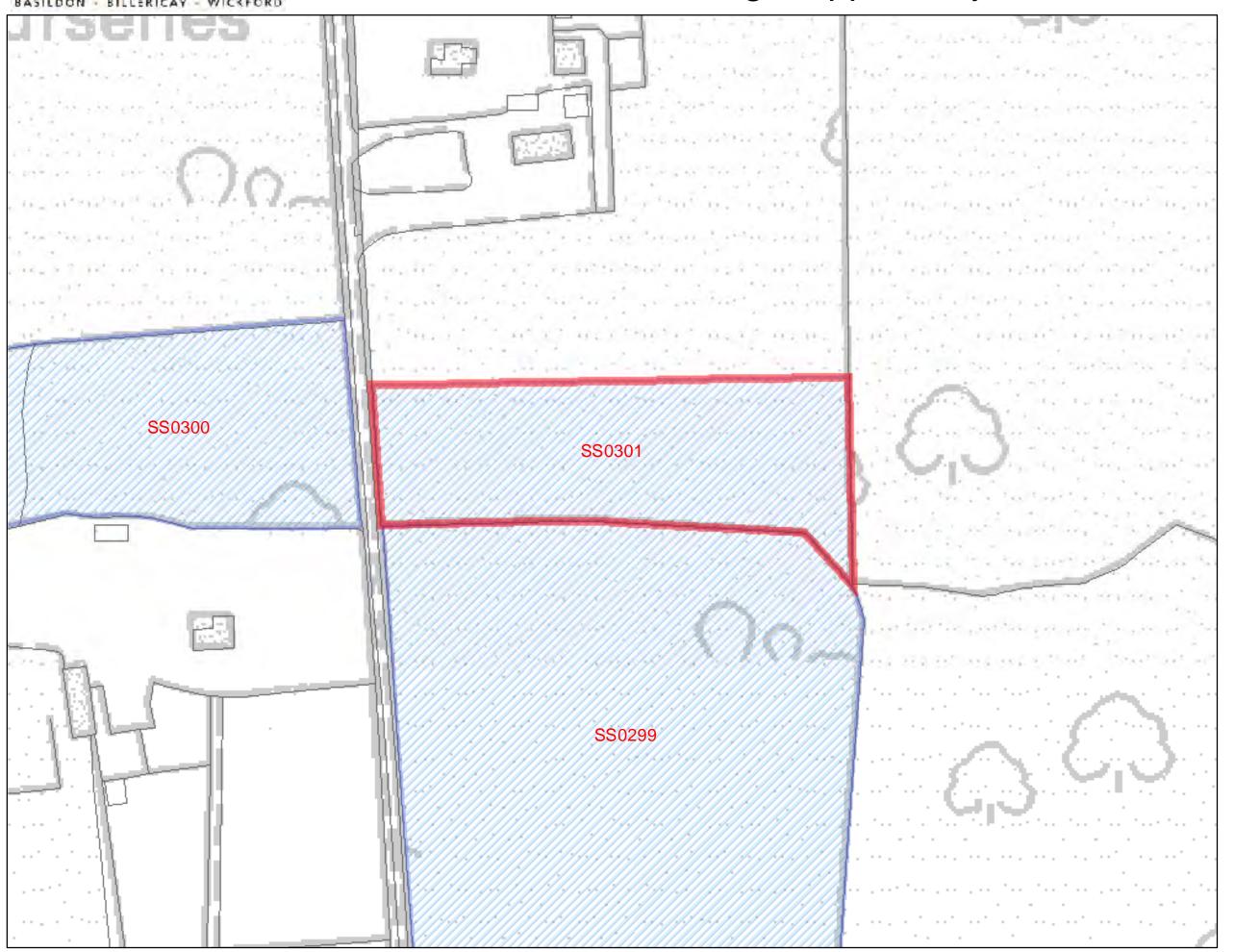
Address: Land adjacent Blue Buckwyns Chase	bell C	ottage,	Site Area: 0.44 ha	Current Use: Woodland					
Description of Site (includ An area of dense woodland of	ff a sn	nall count	ry lane to the			e Access: E			
Billericay. The site is surround and a few scattered cottages.		edominan	itly by woodla	and, farmland	Prir	cess to Ser mary School condary Scho	: >600m		in m)
Designated as Green Belt in B  Planning History: None	DLP 1	998			GPs Nei	s / Health Co ghbourhood vn Centre: >	entre: >800   Centre: >8	m	1
Ownership:	1	- Public B	ody?	No		olic Open Sp		ents	>800m
Ownership.	F		ndividual?	Yes		enity Green			
	F	- Compan		No		ing people >			
	_	- Unknow		No		00m, Civic s			
Urban Area Site		No	11.	110		k <800m, E			
Green Belt Site		Yes	Area: 0.44			ural and ser			•
Greenfield Site		Yes	Area: 0.44			tdoor sport	<800m, urb	an p	arks
Previously Developed Land		No	711 001 0111		<pre>&lt;2km Bus Stop: &gt;750m Railway Station: &gt;1.6km</pre>				
Site Constraints									
Areas excluded from the S				Constraints th		nay affect		<mark>ıbili</mark>	_
Scheduled Monument	With		No	Ancient Woodland		Within		No	
	Part	of	No				Part of Site		No
	Adj.	То	No				Within Buff	fer	No
SSSIs/ SACs / SPAs / Ramsar	With	in	No	Local Wildlife S	ites		Within		No
	Part	of Site	No				Part of Site	<del>)</del>	No
	With	in Buffer	No				Within Buf	fer	Yes
Local Nature Reserve (LNR)	With		No		diversity Action Plan (BAP)		Within		No
	Part of Site		No	Priority Habitat		Part of Site	<del>)</del>	No	
	With	in Buffer	No				Within Buff	fer	No
Flood Zone If yes, Zone 3? □			No	Protected Speci					Yes
Washland			No	Protected Spec	ies Al	lert Area -			Yes
Marshes Protection Area			No	10m Buffer					
Existing, developed	With	in	No						
business/ industrial areas	Part		No	Village Green &					No
	Adj.	То	No	Ground Water V Area		erability			No
Oil / Gas Pipelines			No	Conservation A	rea		Within		No
							Adj. To		No
Electricity Pylons			No	Listed Buildings	5		Within		No
							Adj. To		No
Immovable communications links			No	Potential Conta	mina	ted Land		С	
400m buffer zone around wastewater/sewage			No	Definitive Footp	oath (	(PRoW)			No
treatment plants									
treatment plants				TPO					No

- nstraints (description):Designated as Green Belt in BLDP 1998
  - Within buffer of a Local Wildlife Sites

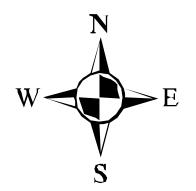
Address: Land adjacent Bluebell Cottage, Buckwyns Chase	Site Area: 0.44 ha	Current Use: Woodland	Site Ref.: SS0301				
<ul><li>Potential contaminated land</li><li>Isolated from services and facilities</li></ul>			'				
Could the constraints be overcome?	No						
What is the most suitable type of devel	opment for	this site? Woodland					
Site is NOT suitable for housing developmen	t X						
<b>Reason(s) why site is / is not suitable for housing</b> : 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?		The site was put for process. Following details could be est	eceipt of the site	the Call for Sites e, the landownership			



## Land South of Oak Lodge, opp Sunnyside



SHLAA 2011/2012



SHLAA Site Survey F	orm Part 1					
Address: Crown view, Crays Billericay	Hill Road,	Site Area: 0.72 ha	Current Use: Grassland	Site Ref.: SS0302		
Description of Site (includ A square shape grassland site south, east and west edges al There are residential houses t properties to the south and so	with a few tre long with recer to the north, m	ees in the cent ntly planted co nore isolated re	onifer hedges. esidential	access. Access	No independent via Crown View n public footpath	or
footpath. A small woodland lied  Designated in Green Belt and  Recent Planning History:  10/00871/FULL - Dem 2no. 4 bed detached application 05/00691/ 10/00079/FULL - Reta extension forming day 06/00273/FULL - Erect across open land to form on 05/00691/FULL - Dem no. 4 bedroom detach  Ownership:	plotlands in BI nolition of exist houses (amend 'FULL) – grantd ain hipped pitcl yroom, utility r ction of 1.2 me orm grazing are nolition of exist ned houses – r	ting house and dment to preved hoom and WC etre high post to a granted ting house and efused Body?	iously approved nd floor rear - refused & rail fence	Primary School Secondary School GPs / Health Co Local Centre: > Town Centre: > Public Open Sp Amenity Green and young peo >400m, civic s >2km, education and semi natur	col: >1500m entre: >800m >800m >800m ace: Allotments Space <400m, chi paces >2km, co conal fields >800 ral >800m, outd , urban parks <2	<800m, Children urchyards untry park m, natural oor sport
Urban Area Site	No	VIII.	110	1		
Green Belt Site	Yes	Area: 0.72	ha	1		
Greenfield Site	Yes	Area: 0.72		1		
Previously Developed Land		Aica. 0.72	iiu	-		
Site Constraints	u jivo					
Areas excluded from the S	ы лл		Constraints th	at may affect	a cita's viahili	tv
Scheduled Monument	Within	No	Ancient Woodla		Within	No
Somedied Worldment	Part of	No	Allicient Woodia	i i d	Part of Site	No
	Adj. To	No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
	Part of Site	No	Loodi Wilding Or		Part of Site	No
	Within Buffer		1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
2000. 11010.0 11000. 10 (2:111)	Part of Site	No	Priority Habitat	o,	Part of Site	No
	Within Buffer		<b>1</b>		Within Buffer	No
Flood Zone		No	Protected Special	es Alert Area		Yes
Washland		No	Protected Speci	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	1			
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	No	Ground Water V Area			No

No

No

No

Conservation Area

Listed Buildings

Potential Contaminated Land

Within

Adj. To

Within

Adj. To

No

No

No

No

С

Immovable communications

Oil / Gas Pipelines

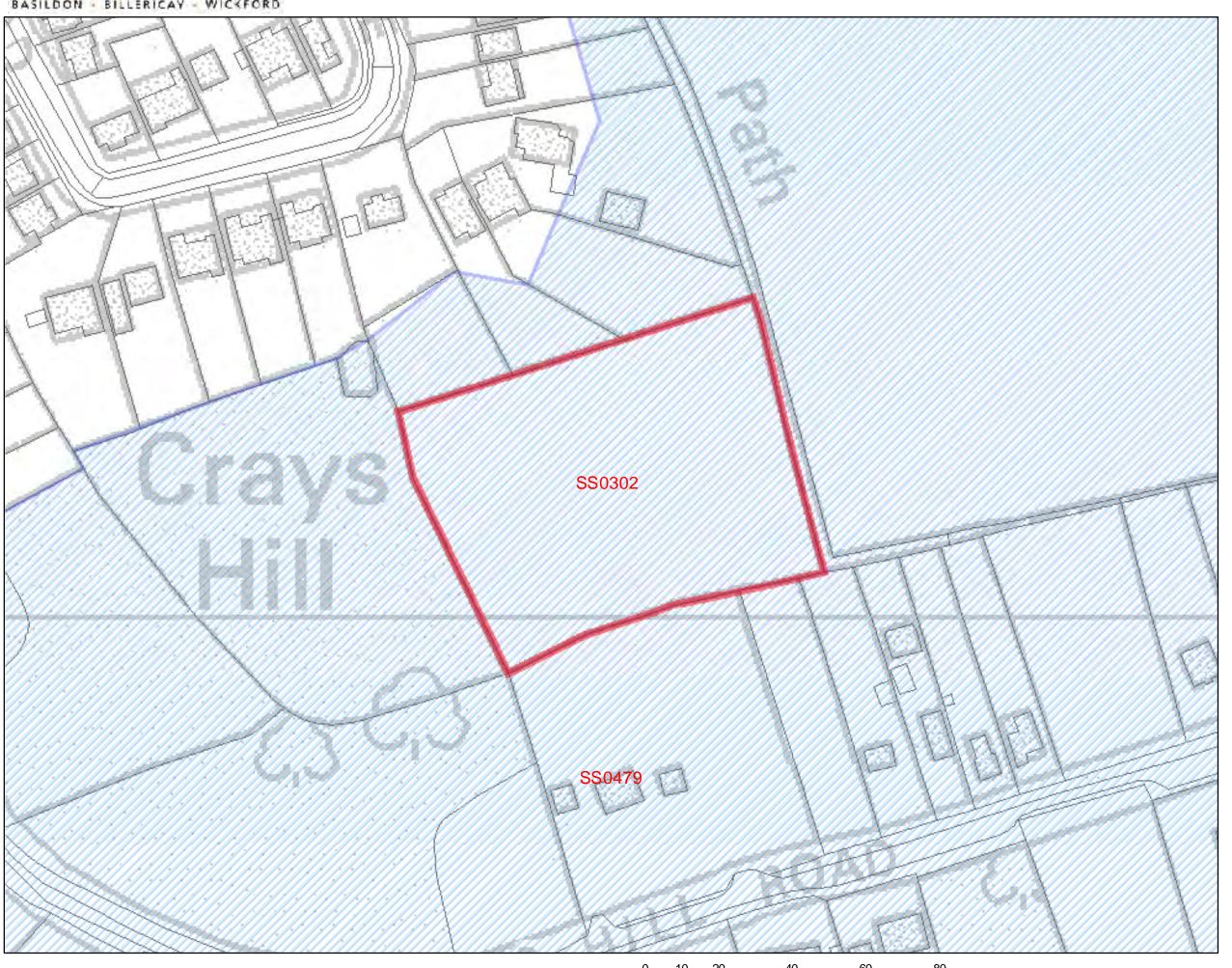
Electricity Pylons

links

Address: Crown view, Crays Billericay	ddress: Crown view, Crays Hill Road, llericay		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		No
Highway issues: There is no Constraints (description):	independent v	ehicular acce	ss to the site. Amber	category	
<ul> <li>Green Belt and plotlar</li> <li>Protected species</li> <li>Definitive footpath</li> <li>No access</li> <li>Potential contaminate</li> </ul> Could the constraints be on	d land	No No			
What is the most suitable	type of devel	opment for	this site? Open spa	ce, woodland,	smallholding etc
Site is NOT suitable for housi	ng developmen	t X			
Reason(s) why site is / is facilities. Furthermore, it is all Accordingly the site would be	located Green I	Belt and plotla			
Is site available for development?  If yes, when?  No. Although the site was submitted through the Sites process and the landowner has expressed to develop the site it has no access at this time					



### Land rear of 14-37 Bromfelde



SHLAA 2011/2012

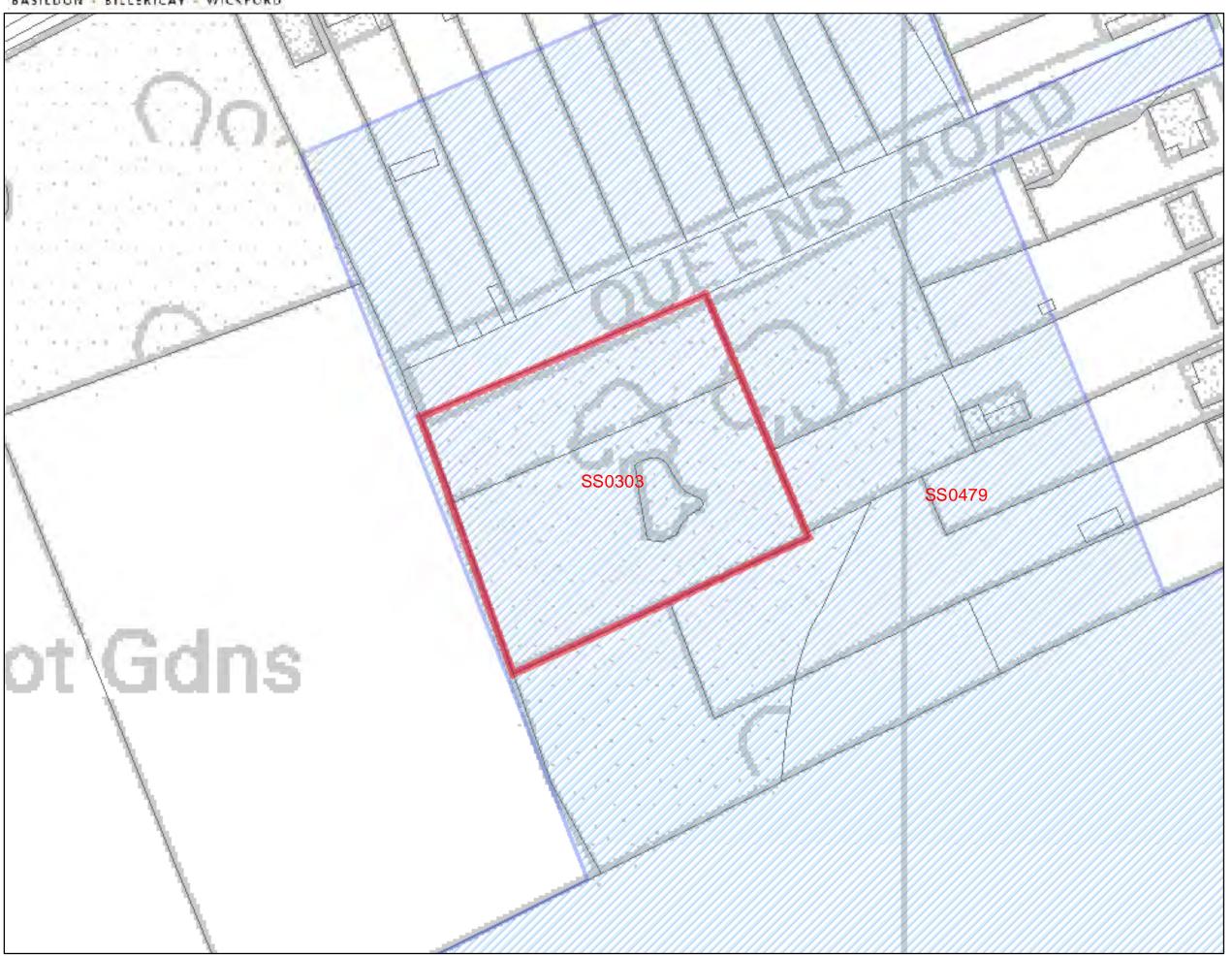


SHLAA Site Survey F	orm	Part 1					
Address: Land to east of Allo Gardens, Queens Road, Crays		it	Site Area: 0.36 ha	Current Use: woodland and pond	Site Ref.: SS0303		
Description of Site (includ Square shaped woodland com There are residential houses to the west. There is also an a Designated in Green Belt and Planning History:  BAS/1904/88 – 3 no. BAS/1904/88 – 3 no. DBAS/0658/92 – Ridin 04.08.1992 BAS/1081/92 – Riding BAS/0999/97 – Renew 20.11.1997 EUBAS/1/89 – Reside Ownership:	nprising to the area of plotland detaceng stab	ng a small north and of grasslar ands in BD ched dwell ables- Plan eles for 3 h permission use – Not	pond to the ed to the east and to the sout of the sout	d 03.02.1989 on required ted 26.10.1992 tables	Primary School Secondary Sch GPs / Health C Local Centre: > Town Centre: > Public Open Sp adjacent, Amel Children and yc churchyards > country park > >800m, natura >800m, outdoo urban parks <2 Bus Stop: 500r	rvices (distance l: >600m ool: >1500m entre: >800m >800m >800m oace: Allotments nity Green Space oung people < 4 800m, civic space 2km, educationa al and semi natur or sport facilities 2km	- e < 400m, 00m, es > 2km, al fields
	-	<ul> <li>Private I</li> <li>Compan</li> </ul>	ndividual?	Yes No	Railway Statior	1: >1.6km	
	ŀ	- Unknow		No	1		
Urban Area Site		No			1		
Green Belt Site		Yes	Area: 0.36	ha	]		
Greenfield Site		Yes	Area: 0.36	ha			
Previously Developed Land	d	No					
Site Constraints							
Areas excluded from the S						a site's viabilit	
Scheduled Monument	With		No	Ancient Woodla	nd	Within	No
	Part		No			Part of Site	No
	Adj.		No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With		No	Local Wildlife Si	tes	Within	No
		of Site	No			Part of Site	No
	_	in Buffer	No			Within Buffer	No
Local Nature Reserve (LNR)	With		No	Biodiversity Act	ion Plan (BAP)	Within	No
		of Site	No	Priority Habitat		Part of Site	No
	1	in Buffer	No			Within Buffer	No
Flood Zone	No			Protected Speci			Yes
Washland			No	Protected Speci	es Alert Area -		Yes
Marshes Protection Area	ļ		No	10m Buffer			
Existing, developed	With		No				
business/ industrial areas	Part		No	Village Green &			No
	Adj.	То	No	Ground Water \ Area	/ulnerability		No
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within Adj. To	No No
Immovable communications links			No	Potential Conta	minated Land	С	•
400m buffer zone around wastewater/sewage treatment plants			Yes	Definitive Footp	ath (PRoW)		No

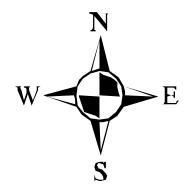
Address: Land to east of Allotment Gardens, Queens Road, Crays Hill	Site Area: 0.36 ha	Current Use: woodland and pond	Site Ref.: SS0303	
		TPO		No
		Archaeological Find	ls Area	No
Highway issues: There is only a narrow ur	made access	route to the site wh	ich would req	uire upgrading
Constraints (description):	in BDLP 1998 No			
What is the most suitable type of deve	lopment for	this site? Woodlan	d	
Site is NOT suitable for housing developmer	nt X			
Reason(s) why site is / is not suitable facilities. Furthermore, it is allocated Green All these constraints make the site unsuitab	Belt and plotla		,	
Is site available for development? If yes, when?		Yes. The site was   Sites process by th		s part of the Call for



## Land at Byfield House



SHLAA 2011/2012

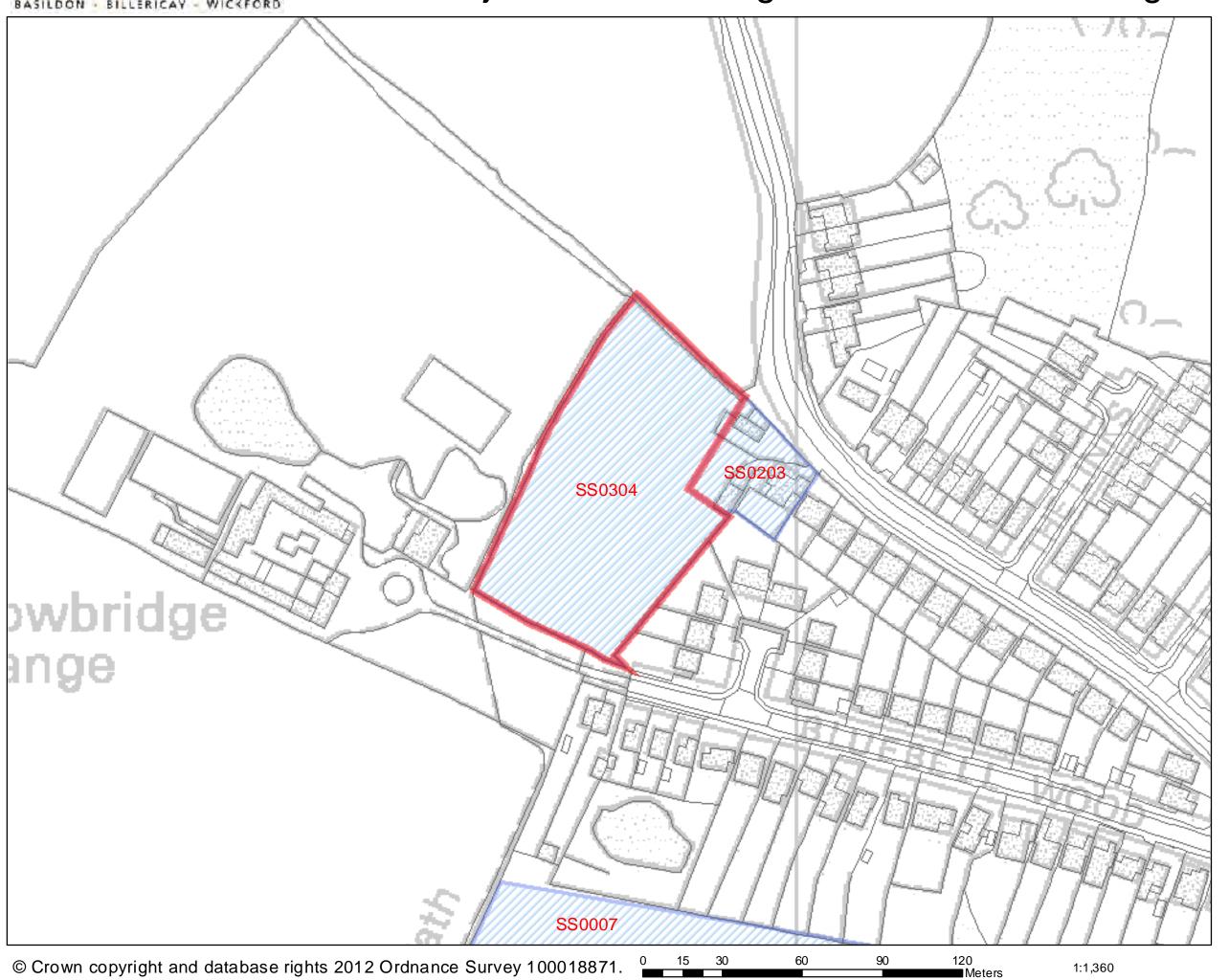


SHLAA Site Survey Fo	orm Part 1					
	Address: Land adjacent Bluebell Lodge, 0.75 ha Site Area: Grassland Site I SS03					
Description of Site (including A small area of grassland local north west of Billericay. A rails an adjoining field, with resident the west beyond an adjacent the north. The land itself is get to the north, west and south.	ted at the end way line lies to ntial properties houses on a la enerally flat in	of Mountness the south of to the east a rge plot. Farr nature, grassl	the site beyond nd farmland to mland is also to and with hedges	Bluebell Wood confirmed that add an addition	Mountnessing Ro – the landowne there are inten- nal access off of ctive of the SHLA	r has tions to Bluebell
periphery of the site, though a along the southern boundary southern hedgerow and is wo trees that existed along the ea Designated as Green Belt in B	of the site. A learning of the site. A learning of retention ast boundary h	large oak tree on. A line of p	lies within the protected poplar	Primary School Secondary Sch GPs / Health C Local Centre: Town Centre:	ool: >1500m entre: >800m >800m	
Planning History: None					<800m, Childre	
Ownership:	- Public E	Body?	No		<400m, churchy	
		Individual?	Yes		paces >2km, co	
	- Compar		No		onal fields <800	
	- Unknow	•	No	and semi natural <400m, outdoor spe		
Urban Area Site	No		1	<400m, urban	parks <2km	
Green Belt Site	Yes	Area: 0.75	ha	Bus Stop: 1km		
Greenfield Site	Yes	Area: 0.75		Railway Station: >1.6km		
Previously Developed Land						
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	tv
Scheduled Monument	Within	No	Ancient Woodland		Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer	No			Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	,	Part of Site	No
	Within Buffer	No	1 1		Within Buffer	No
Flood Zone	No		Protected Speci	es Alert Area		No
Washland		No	Protected Speci	es Δlert Δrea -		No
Marshes Protection Area		No	10m Buffer	55 7 HOLE 7 HOU		
Existing, developed	Within	No	-			
business/ industrial areas	Part of	No	Village Green &	Common Land	1	No
	Adj. To	No	Ground Water V Area			No
Oil / Gas Pipelines		No	Conservation Ar	rea	Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
Liberiolty i yions		140	Listed buildings		Adj. To	No
			<u> </u>			140
Immovable communications links		No	Potential Contar	minated Land	С	
400m buffer zone around		No	Definitive Footp	ath (PRoW)		Yes
wastewater/sewage treatment plants						

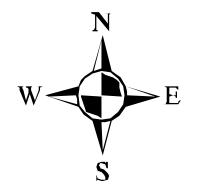
Address: Land adjacent Bluebell Lodge,	Site Area:	Current Use:	Site Ref.:	
403 Mountnessing Road, Billericay	0.75 ha	Grassland	SS0304	
		Archaeological Find	ds Area	No
Highway issues: The access is quite small	and would re	quire improvement i	f development	were to take place on
this site. The landowner has, however, confi	rmed that the	re are intentions to	add an additior	nal access off of Bluebell
Wood, irrespective of the SHLAA process.				
Constraints (description):				
<ul> <li>Designated Green Belt</li> </ul>				
<ul> <li>Potential contaminated land</li> </ul>				
<ul> <li>Definitive footpath</li> </ul>				
<ul> <li>Trees/hedges worthy of retention</li> </ul>				
Could the constraints be overcome?	Yes			
<ul> <li>Removal of Green Belt designation</li> </ul>				
<ul> <li>Investigation of potential contamina</li> </ul>	ted land			
<ul> <li>Sensitive development to incorporate</li> </ul>	e footpath an	d maintain boundary	hedgerows/tre	ees
What is the most suitable type of deve	lopment for	this site? Farmland	d, residential, n	nixed use
Site is suitable for housing development	nt X			
Reason(s) why site is suitable for hous	ing: Even the	ough the site is with	in the Green Be	elt, removal of this
designation could be possible. The site is or				
residential properties on Mountnessing Road				
policy.				
Is site available for development?		The site was put f	orward as part	of the Call for Sites
If yes, when?		process by the lan		



### Land adj to Bluebell Lodge at 402 Mountnessing



SHLAA 2011/2012

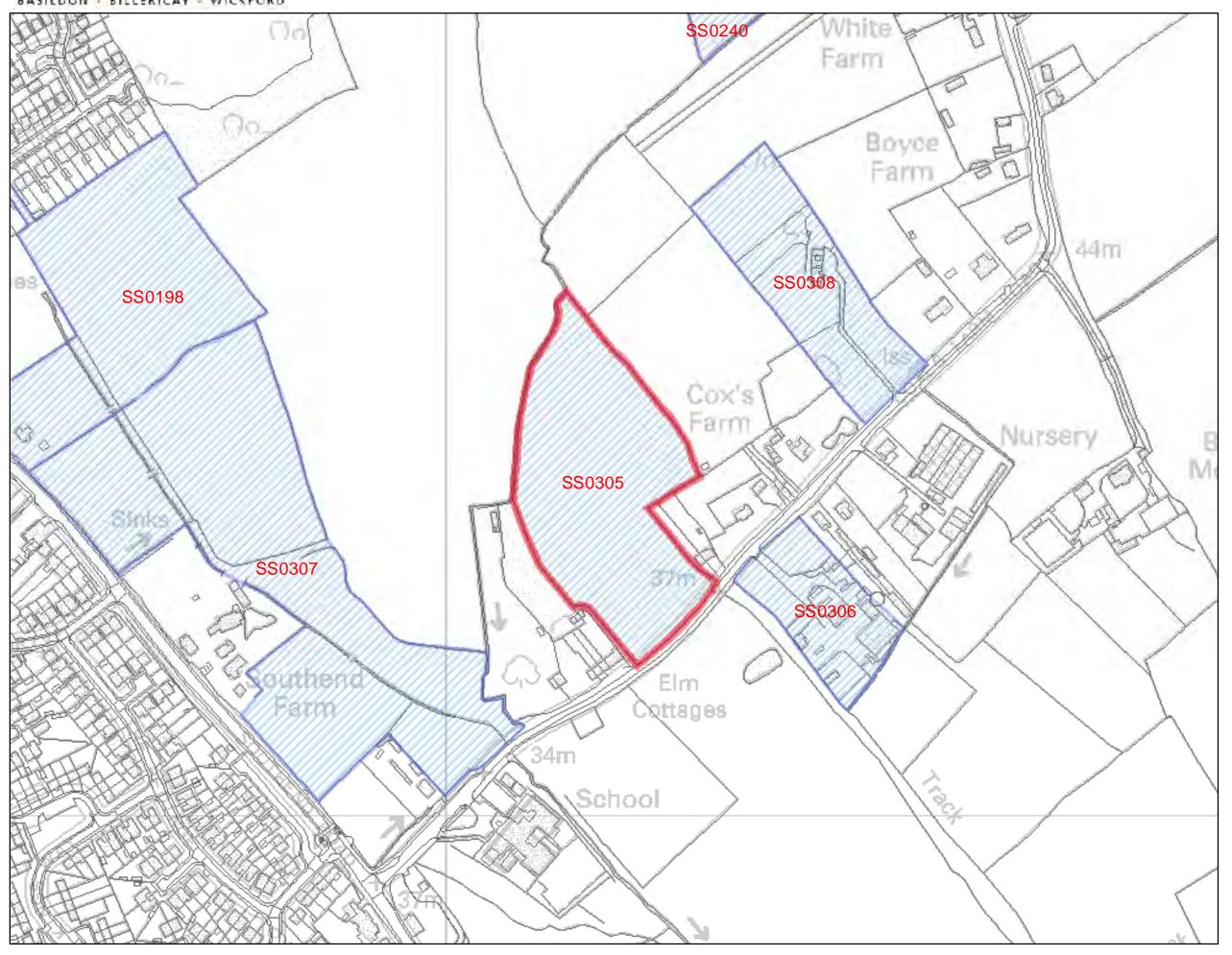


Address: Land between 4 an Cottages, Coxes Farm Road, E			Site Area: 2.23 ha	Current Use: Grassland		Site Ref.: SS0305				
<b>Description of Site (includ</b> A large area of grassland to the	• •	_	•	argely bordered	Site	e Access: (	Coxes F	arm Road	b	
by established hedgerows. The farmland, grazing land and sparea in the south corner of the runs along the western bound	oradic re e site is u	sidentia	al developm	ent. A small	Prin Sec GPs	cess to Ser nary School ondary School of Health Co al Centre: <	: <600 pol: >1 entre:	m  500m	in m)	
Designated as Green Belt in B	DLP 1998	3			Tov	vn Centre: > vlic Open Sp	>800m		> 800m.	
Planning History: None in	relation t	o site			Am	enity Green Young peo	Space	<800m,	Children	
Ownership:	- Pı	ıblic Bo	dy?	No		00m, civic s				
•	- Pr	ivate Ir	ndividual?	Yes	parl	ks >2km, ed	ducatio	nal >800	m,	
	- Co	mpany	?	No		ural and ser				
		nknown		No		door sports	facilitie	es <2km,	urban	
Urban Area Site	No					ks >2km				
Green Belt Site	Yes		Area: 2.23	3 ha		Stop: 500n				
Greenfield Site	Yes		Area: 2.2h	na	Railway Station			km		
<b>Previously Developed Land</b>	<b>d</b> Yes		Area: 0.03	Bha						
Site Constraints				_						
Areas excluded from the S	HLAA			Constraints t	hat n	nay affect	a site	s viabili	t <b>y</b>	
Scheduled Monument	Within		No	Ancient Woodland			Withir	1	No	
	Part of		No			Part o	f Site	No		
	Adj. To		No				Withir	n Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within		No	Local Wildlife Sites		Withir	ı	No		
	Part of S	Site	No				Part o	f Site	No	
	Within E	uffer	Yes				Withir	n Buffer	No	
Local Nature Reserve (LNR)	Within		No	Biodiversity Ac		lan (BAP)	Withir	1	No	
	Part of S		No	Priority Habitat			Part o		No	
	Within E	uffer	No				Withir	n Buffer	No	
Flood Zone	No			Protected Spec	ies Al	ert Area			No	
Washland			No	Protected Spec	ies Al	ert Area -			Yes	
Marshes Protection Area			No	10m Buffer						
Existing, developed	Within		No	7						
business/ industrial areas	Part of		No	Village Green 8	& Com	mon Land			No	
	Adj. To		No	Ground Water Area	Vulne	rability			Yes	
Oil / Gas Pipelines			No	Conservation A	rea		Withir	1	No	
·							Adj. T	0	No	
Electricity Pylons			No	Listed Building	S		Withir	1	No	
							Adj. T	0	No	
Immovable communications links			No	Potential Conta	amina	ted Land		С	1	
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Foot	path (	(PRoW)			No	
H.E.R – No records	-			TPO					No	
II.L.N - NO IECOIUS										

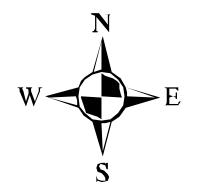
Address: Land between 4 and 5 Elm Cottages, Coxes Farm Road, Billericay	Current Use: Grassland	Site Ref.: SS0305				
Constraints (description):  Designated Green Belt Within SSSI buffer (<2km from Nors Potential contaminated land in vicinit Ground water vulnerability Protected species alert area buffer  Could the constraints be overcome?		small unknown infill,	Willoughby coad	hworks and BAS213)		
What is the most suitable type of deve	lopment for	this site? Grassland	, farmland			
Site is NOT suitable for housing developmen	nt X					
<b>Reason(s) why site is / is not suitable for housing</b> : 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 su process and there is		n the Call for Sites		



# Land between 4&5 Elm Cottages



SHLAA 2011/2012



Address: Willoughby Coachworks, Coxes	Site Area:	Current Use:	Site Ref.:	
Farm Road, Billericay	0.83 ha	Light Industrial	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:

- 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

Ownership:	- Public E	Body?	No
	- Private	Individual?	No
	- Compa	ny?	Yes
	- Unknov	vn?	No
Urban Area Site	No		
Green Belt Site	Yes Area: 0.83 ha		ha
Greenfield Site	Yes	Area: 0.25	ha
Previously Developed Land	Yes	Area: 0.58	ha

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

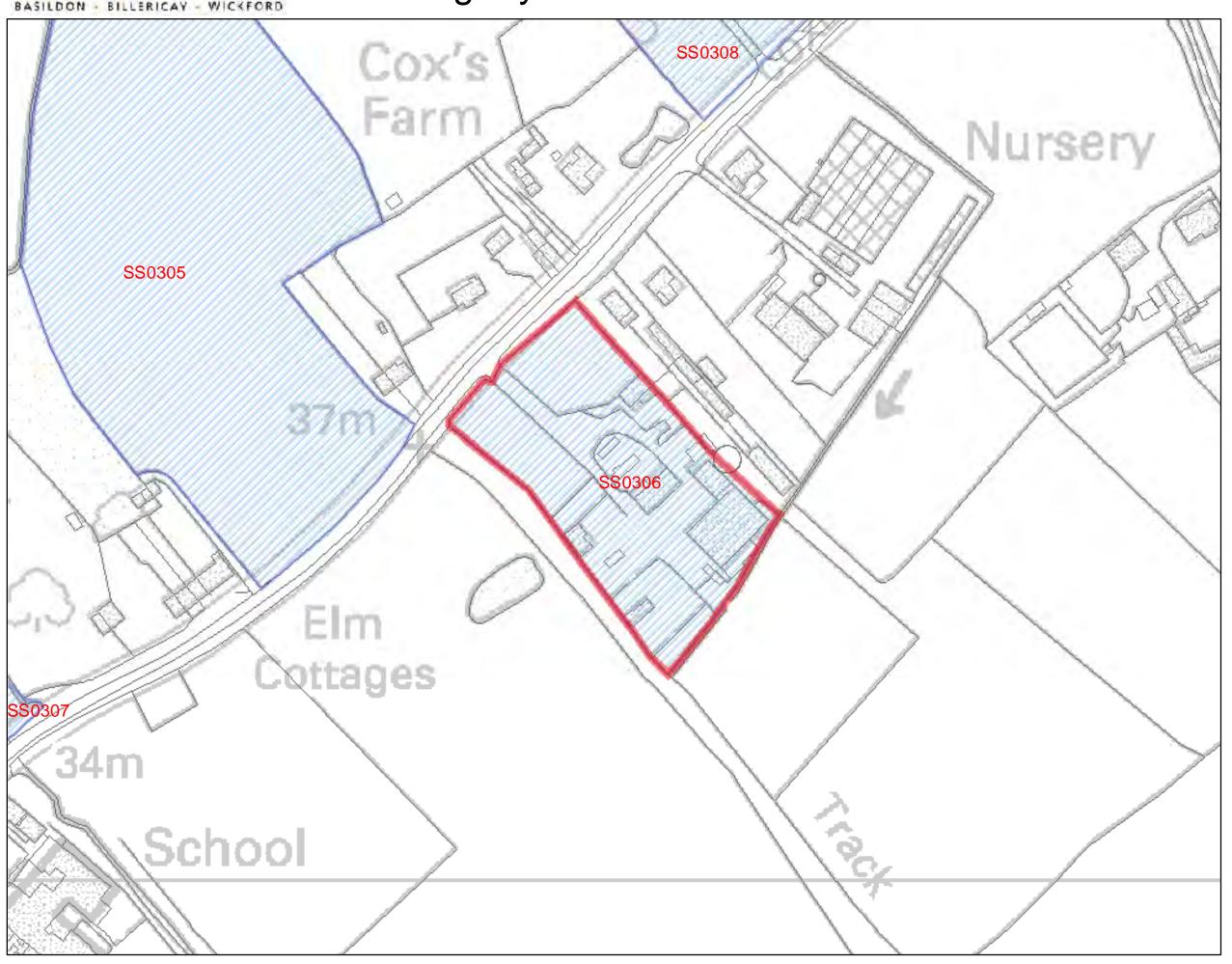
Railway Station: >1.6km

Site Constraints			·		
Areas excluded from the SHLAA			Constraints that may affect	a site's viabilit	y
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No but surface		Protected Species Alert Area		No

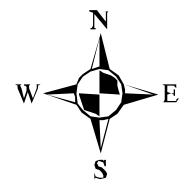
Address: Willoughby Coachy Farm Road, Billericay	vorks, Coxes	Site Area: 0.83 ha	Current Use: Light Industrial	Site Ref.: SS0306		
Washland		No	Protected Species		Yes	
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green & Co			No
	Adj. To	No	Ground Water Vuli Area	nerability		No
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
Licetificity i yieris		140	Listed Ballalings		Adj. To	No
Immovable communications links		No	Potential Contamir	nated Land		С
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	າ (PRoW)		No
H.E.R – No records			TPO			No
			Archaeological Fin	ds Area		No
Highway issues: The access development.  Constraints (description):  Designated Green Be Within SSSI buffer of Potential contaminate Protected species ale Away from settlement  Could the constraints be of	It Norsey Wood ed land within rt area buffer t boundary overcome? e type of deve	(<2km) the vicinity  No  elopment for	this site? Current	use / Light in	ıdustrial, sma	ıllholding,
nursery or small scale reside an established industrial use	ntial where thi	s would be ad	vantageous to the o	penness of th	ne green belt	and remove
Site is NOT suitable for hous	ing developme	ent X				
Reason(s) why site is sui settlement boundary. Accord						
Is site available for devel If yes, when?	opment?		Yes. This site was process by the lar		rough the Ca	all For Sites



### Willoughby Coachworks



SHLAA 2011/2012

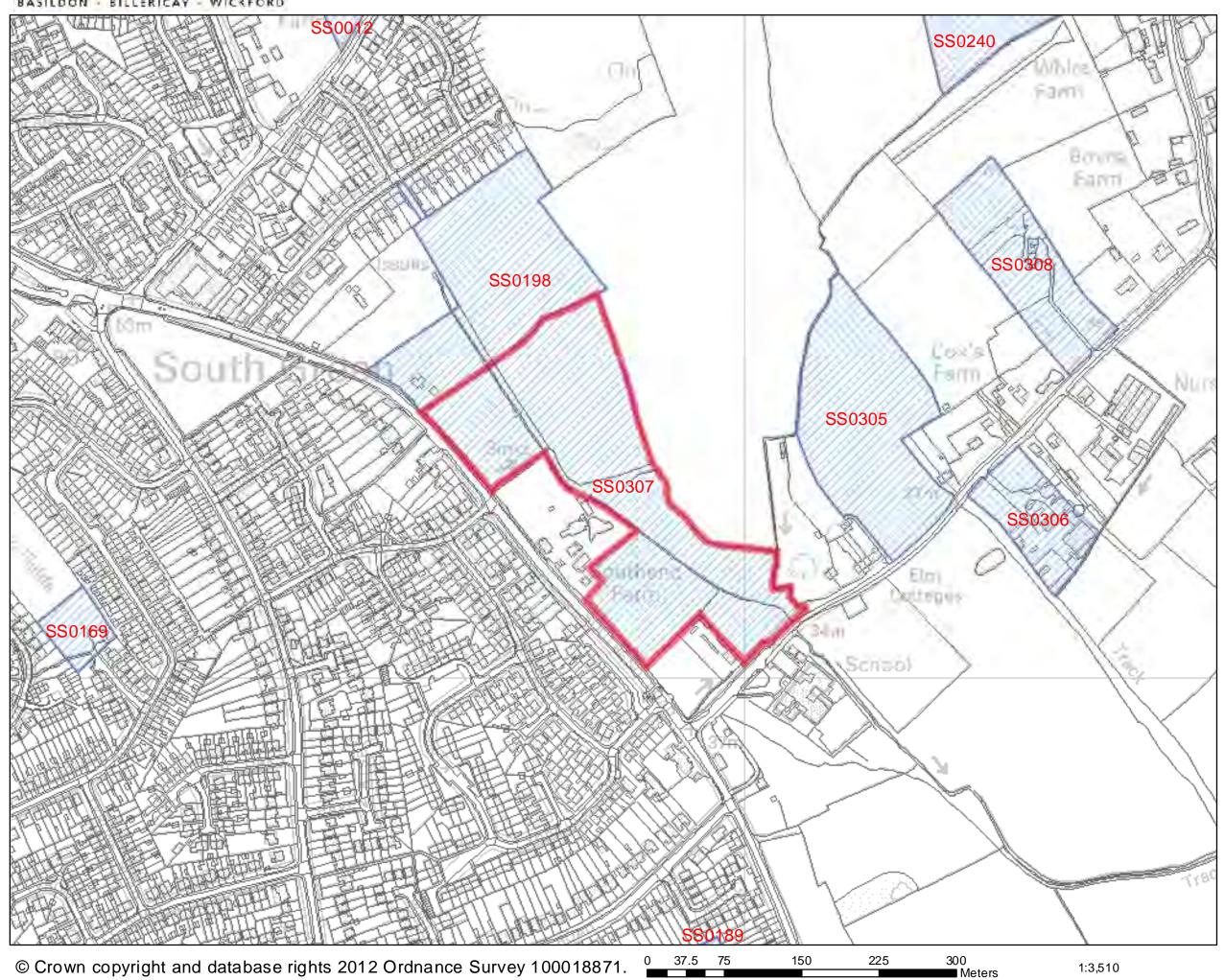


SHLAA Site Survey F	Ulli Fait i					
Address: Southend farm, South Green, Billericay	uthend Road,	Site Area: 4.5 ha	Current Use: Grassland	Site Ref.: SS0307		
Description of Site (including planning statu				Site Access: S	Southend Road	
A large area of grassland surrounding southend farm, lo			ated to the south	Cito Modess.	Southeria Roda	
east of Billericay, east of the settlement of South Green.				Access to Ser	vices (distance	in m)
area along the east side of So	uthend Road is	characterise	d by farmland	Primary School		,
and associated residential pro				Secondary Sch		
through the site. A large telec	oms mast also	exists within				
				Local Centre: <800m		
Development Plan: Designate	d as Green Belt	in Basildon L	ocal Plan 1998	Town Centre:		000
Planning History:				Amenity Green	pace: Allotments Space <800m, ople <400m, chu	Children
<ul> <li>02/00276/FULL - Rep</li> </ul>	lacement 20 m	etre telecomn	nunications		paces >2km, co	
mast, 6 No. additiona					•	•
dishes and new equip	·			parks >2km, educational <400m, natural and semi natural <800m,		
Ownership:	- Public B		No		facilities <2km,	
		Individual?	Yes	parks >2km		
	- Compan	ıy?	No	Bus Stop: <50		
	- Unknow		No	Railway Statior	n: >1.6km	
Urban Area Site	No					
Green Belt Site	Yes	Area: 4.5 h	าล			
Greenfield Site	Yes	Area: 4.49	ha			
Previously Developed Land	<b>d</b> Yes	Area: 0.01	ha			
Site Constraints						
Areas excluded from the S		1			a site's viabili	
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No	4		Part of Site	No
	Adj. To	No		_	Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within Part of Site	No
	Part of Site	No	4			No
(112)	Within Buffer	Yes	51 11 11 4 11	DI (DAD)	Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)		Within Part of Site	No
	Part of Site	No	Priority Habitat	iority Habitat		No
Floori Zono	Within Buffer	No	Dustrated Coast		Within Buffer	No
Flood Zone	No but surface water		Protected Species Alert Area			Yes
Washland		No	Protected Specia	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green &			No
	Adj. To	No	Ground Water Vulnerability Yes Area			
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No
			<u> </u>		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 F	inds Area		No

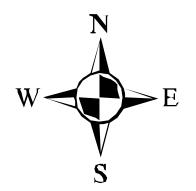
Address: Southend farm, Southend Road,	Site Area:	Current Use:	Site Ref.:				
South Green, Billericay 4.5 I		Grassland	SS0307				
Highway issues: None							
Constraints (description):							
Designated Green Belt							
Within SSSI buffer (Norsey Wood <2     Detection contemporary land Small)		بالمنامات والمساطنين	ma introduca inco	atications			
Potential contaminated land – Small undertaken	unknown iniii	i within the vicinity –	no intrusive inve	estigations			
Ground water vulnerability area							
<ul> <li>Protected species alert area</li> </ul>							
Adjacent listed building							
Could the constraints be overcome?							
<ul> <li>Removal of Green Belt policy</li> </ul>							
Near urban area so as not to affect !			!! <b>.</b>	d			
<ul><li>Investigation into potential contamir</li><li>Sensitive development to respect se</li></ul>			iity and protected	a species.			
Sensitive development to respect se	tting or dajace	int 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?  Yes. The site has access and was submitted by or on							
Is site available for development? If yes, when?	behalf of the lando						
process. The timetable will need to be amended to							
reflect the need to amend policy.							



### Land at Southend Farm



SHLAA 2011/2012



Address: Rosedene, Coxes Farm Road, Billericay	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.

#### **Planning History:**

- 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

Site Access: Coxes Farm Road

Access to Services (distance in m)

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

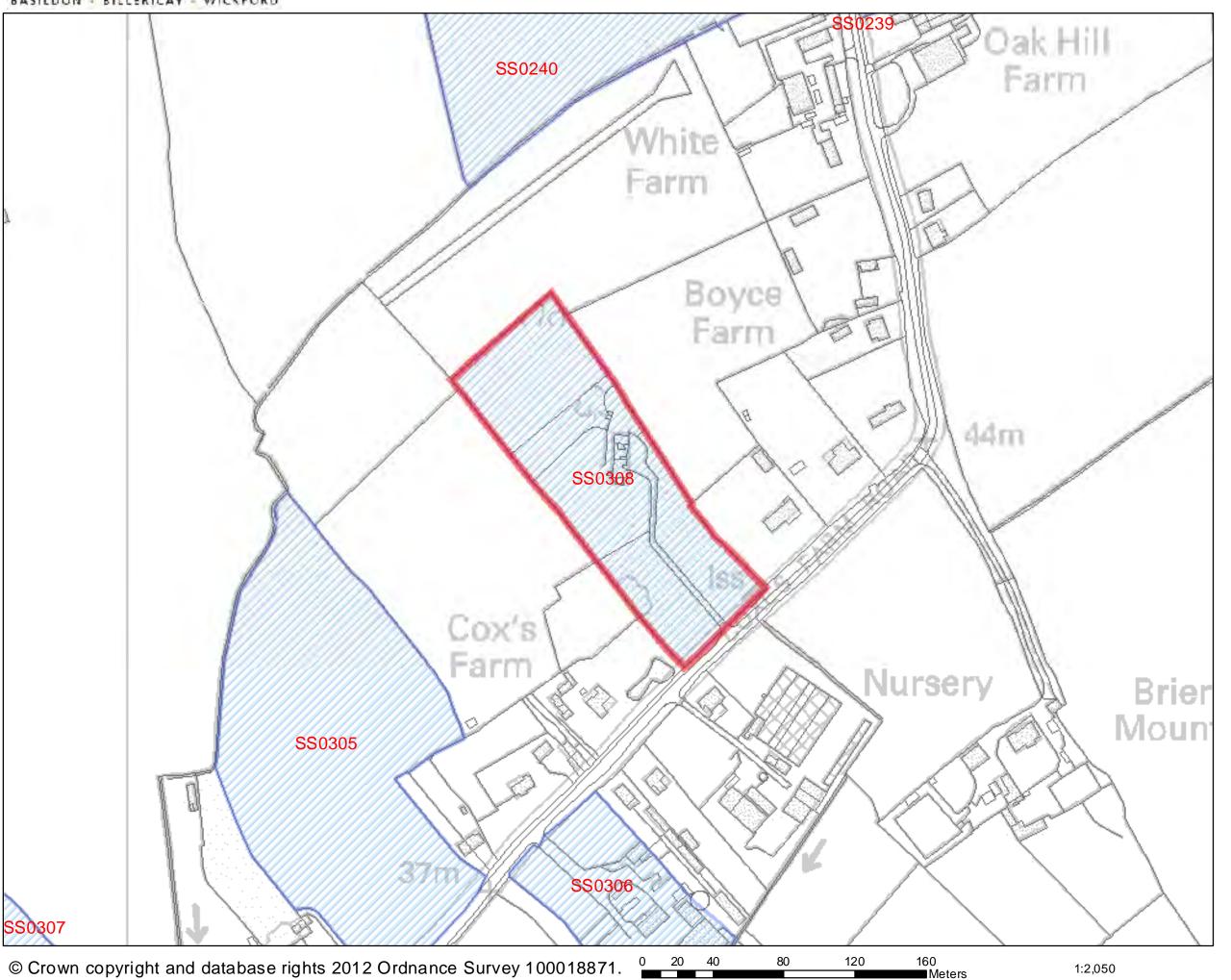
Ownership:	- Public Body?		No
	- Private In	dividual?	Yes
	- Company?		No
	- Unknown?		No
Urban Area Site	No		
Green Belt Site	Yes	Area: 1.38 ha	
Greenfield Site	Yes	Area: 1.3ha	
Previously Developed Land	Yes Area: 0.08ha		na

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

Address: Rosedene, Coxes Fa Billericay	arm Road,	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	•	No
Highway issues: Would nee	a improvement	to Coxes Far	т коаа то ассотто	uate a compre	enensive development
<ul> <li>Constraints (description):         <ul> <li>Designated Green Belt</li> <li>Within SSSI buffer (&lt;2km of Norsey Wood)</li> <li>Potential contaminated land in vicinity (Nursery site &lt;100m) – no intrusive investigations undertaken</li> <li>Ground water vulnerability area</li> <li>Protected species alert area</li> <li>Away from services and settlement boundary</li> </ul> </li> </ul>					
Could the constraints be o		No	this site? Commont or	aa uuaadlaad	formland ata
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 Site process by the landowner.					ough the Call For Sites



### Land at Rosedene Coxes Farm Road



SHLAA 2011/2012



Address: land adjacent to Ad Cottage, Osborne Road, North		Site Area: 0.1 ha	Current Use: Grassland	Site Ref.: SS0309		
Description of Site (includi				Site Access:	Osborne Road	
A small plotland site possibly to north, laid to grass, bordered consists mainly of residential pand grassland.  Designated as Green Belt and Planning History: Land adjacent –  • 10/00521/FULL - Sing extension, and first floroof over existing from granted • 08/00576/FULL - Two extension - granted • 07/01270/FULL - Two extension and pitched description) – granted • 07/00284/FULL - Rear • 04/00614/FULL - Sing	used in associal by hedges and properties, small plotland in BD gle storey front oor rear extensing by and pitco storey side expensions of the proof over existed in conservatory.	ation with the d trees. The suntal scale busing the extension, two sion and formation and suntant stension, first sting dwelling to a granted	wo storey side ation of pitched main roof – single storey rear (Amended	Primary Schoo Secondary Sch GPs / Health C Local Centre: Town Centre: Public Open Sp Amenity Greer and young ped <800m, civic sp parks <2km, enatural and se outdoor sport	nool: >1500m Centre: >800m >800m >800m pace: Allotments of Spaces <800m, ople >400m, Chu spaces >2km, coreducational fields omi natural >8000 <2km, urban par	> 800m, , children ırchyard untry >800m, m,
Ownership:	- Public E	Body?	No	-		
Our.o. 3		Individual?	Yes			
	- Compai		No	1		
	- Unknov		No	-		
Urban Area Site	No			-		
Green Belt Site	Yes	Area: 0.1 l	ha	-		
Greenfield Site	Yes	Area: 0.11		+		
Previously Developed Land		Al Ca. O. I	iia	-		
Site Constraints	1 140					
Areas excluded from the S	н да		Constraints th	hat may affect	a site's viabilit	ty
Scheduled Monument	Within	No	Ancient Woodla		Within	No
Julication Monament	Part of	No	Alloidit Wood.a	ли	Part of Site	No
'		No	4		Within Buffer	No
CCCL-/ CACc / CDAc / Damear	Adj. To	No	Least Wildlife C		Within	
SSSIs/ SACs / SPAs / Ramsar			Local Wildlife Si	ites		No
•	Part of Site	No	4		Part of Site	No
	Within Buffer		<b>_</b>	·	Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Act		Within	No
•	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No	1		Within Buffer	No
Flood Zone	Zone 2 and surface water area	Yes r	Protected Speci	ies Alert Area		No
	iaita					

No

No

No

No

No

No

Within

Part of

Adj. To

Protected Species Alert Area -

Village Green & Common Land

**Ground Water Vulnerability** 

Conservation Area

10m Buffer

Area

No

No

Yes

No

No

Within

Adj. To

Marshes Protection Area

business/ industrial areas

Existing, developed

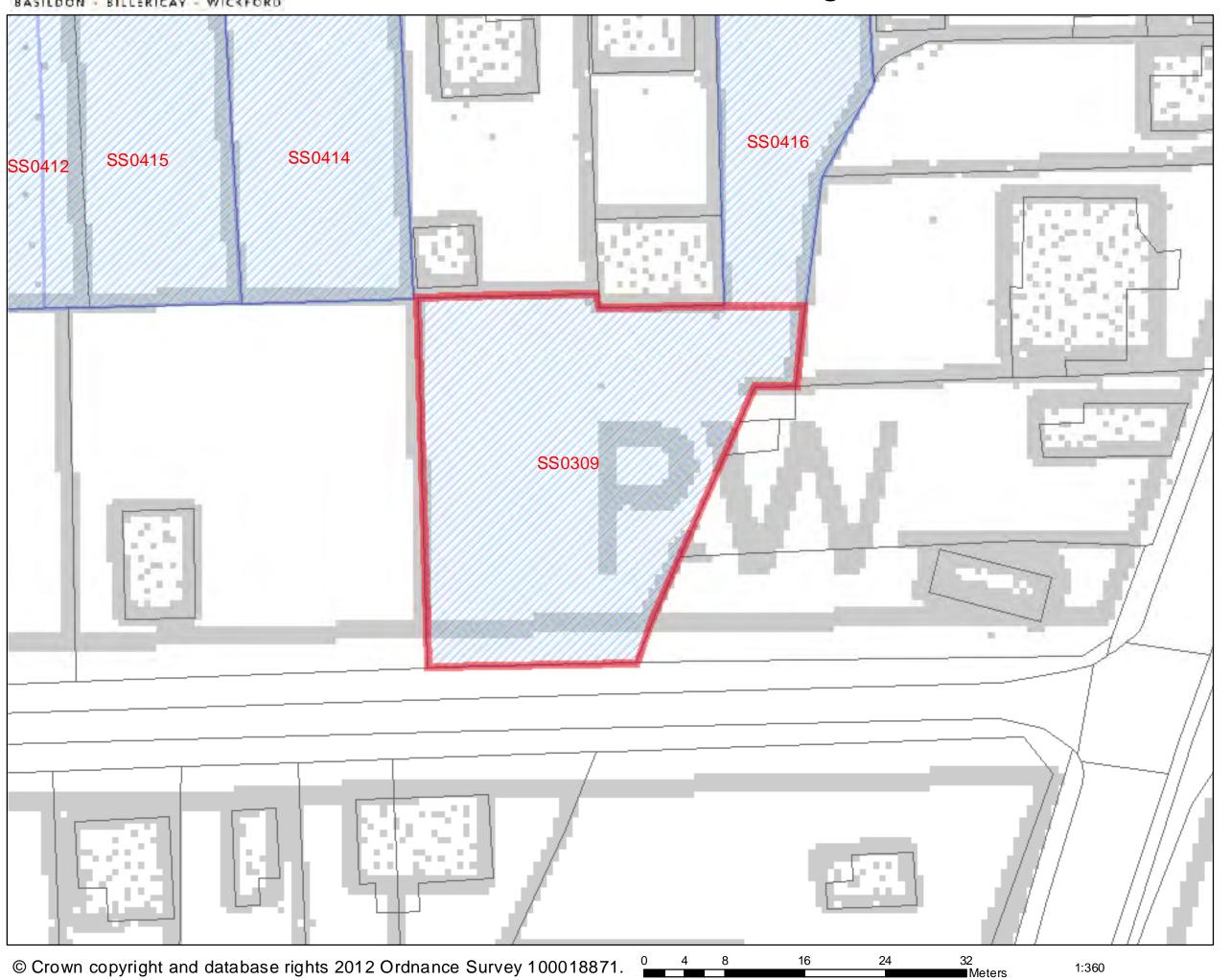
Oil / Gas Pipelines

Washland

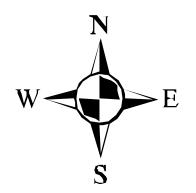
Address: land adjacent to Adelaide Cottage, Osborne Road, North Benf		Current Use: Grassland	Site Ref.: SS0309		
Electricity Pylons	No	Listed Buildings	·	Within	No
				Adj. To	No
Immovable communications links	No	Potential Contaminated Land			С
400m buffer zone around wastewater/sewage treatment plants	No	Definitive Footpat	th (PRoW)		No
·		TPO			No
		Archaeological Fir	nds Area		No
<ul> <li>Flood zone 2</li> <li>Ground water vulnerability</li> <li>Potential contaminated land</li> <li>Could the constraints be overcomment</li> <li>What is the most suitable type</li> </ul>	ome? No	r this site? Grassla	nd / garden		
Site is NOT suitable for housing dev	velopment X				
Reason(s) why site is / is not something the site is not within or adjacent to adjacent to the boundary. The site In addition, the location is beyond including transport connections and	the settlement boun is therefore unsuitable recommended distance	dary nor able to be le.			
Is site available for developme		No. Although the	site was sub	mitted throug	h the Call for
If yes, when?		Sites process and to develop the si	d the landown	er has expres	ssed a wish



# Land East of Adelaide Cottage



SHLAA 2011/2012



SS0309

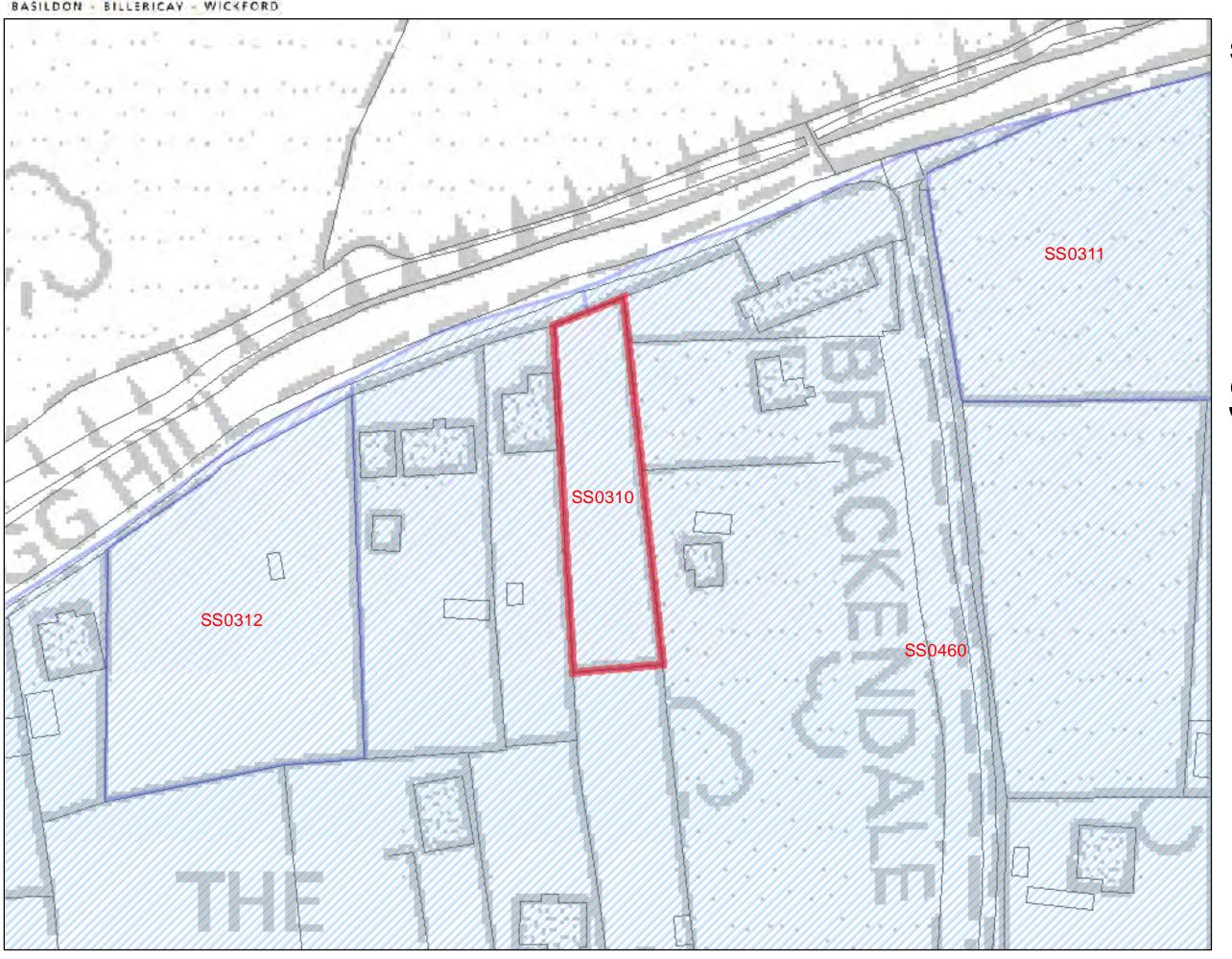
1:360

Address: Land adjacent fairv Egg Hill, Billericay (Juneville)	iew,		Site Area: 0.08 ha	Current Use: Vineyard	Site Ref.: SS0310		
Description of Site (includ					Site Access:	Break Egg Hill	
A narrow strip of land current cluster of residential propertie north east of Billericay.  Designated as Green Belt and	s adj	acent to a	n Ancient Wo		Access to Ser Primary School Secondary Sch GPs / Health C	ool: <1500m	in m)
Planning History: None in r Survey plan of 1969 shows th	e pre	esence of a	structure on			>800m pace: Allotments	
time. Various planning history	y on			T	, , , , , , , , , , , , , , , , , , ,	spaces <800m,	
Ownership:		- Public Bo		No		ple <400m, chu	
			ndividual?	Yes		paces >2km, co	
		- Compan	•	No		ountry park <2k	
		- Unknow	n?	No		lds <800m, natu	
Urban Area Site		No				800m, outdoor s	sport
Green Belt Site		Yes	Area: 0.08	ha	<2km, urban p		
Greenfield Site		Yes	Area: 0.07	5 <b>h</b> a	Bus Stop: 350r		
Previously Developed Land	d	Yes	Area: 0.00		Railway Station	n: <1.6km	
Site Constraints							
Areas excluded from the S	HLA	A		Constraints th	nat may affect	a site's viabili	tv
Scheduled Monument	With		No	Ancient Woodla		Within	No
23.10ddiod Mondinont	Part		No	o.o.ii. vvoodia		Part of Site	No
	Adj.		Yes	1		Within Buffer	Yes
CCCIo/ CACo / CDA- / D				Local Wildlife C	too		+
	With		No	Local Wildlife Si	tes	Within	No
		of Site	No	4		Part of Site	No
		nin Buffer	Yes	ļ		Within Buffer	No
Local Nature Reserve (LNR)	With		No	Biodiversity Acti	ion Plan (BAP)	Within	No
		of Site	No	Priority Habitat		Part of Site	No
	With	nin Buffer	Yes	<u> </u>		Within Buffer	Yes
Flood Zone			No	Protected Speci	es Alert Area		No
Washland			No	Protected Speci	es Alert Area -		Yes
Marshes Protection Area			No	10m Buffer			
Existing, developed	With	nin	No	1			
business/ industrial areas	Part		No	Village Green &	Common Land		No
	Adj.		No	Ground Water V Area			Yes
Oil / Gas Pipelines			No	Conservation Ar	rea	Within	No
F						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
						Adj. To	No
Immovable communications links			No	Potential Contai	minated Land	В	
400m buffer zone around wastewater/sewage treatment plants	400m buffer zone around wastewater/sewage			Definitive Footpath (PRoW) *Adjacent Break Egg Hill which is definitive footpath			No*
				TPO *Adjacent woodland	protected		No*
				Archaeological F *Adjacent Norse			No*

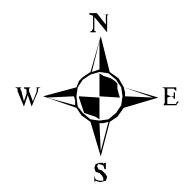
Address: Land adjacent fairview, Break	Site Area:	Current Use:	Site Ref.:							
Egg Hill, Billericay (Juneville)	0.08 ha	Vineyard	SS0310							
Highway issues: Small access that would require improvement to accommodate development										
Constraints (description):										
<ul> <li>Designated Green Belt and plotland</li> </ul>	in BDLP 1998									
<ul> <li>Adjacent to scheduled monument (f. Multi period site)</li> </ul>	alls within 30r	n buffer of Norsey Wo	ood – Scheduled	Monument 29428						
Adjacent a protected ancient woodlage	ınd, definitive	footpath and archaed	ological finds are	a						
<ul> <li>Within SSSI LNR, BAP and protected</li> </ul>			J							
<ul> <li>Falls within an area of Ground water</li> </ul>	vulnerability	as identified by Envir	onment Agency -	<ul> <li>Low vulnerability to</li> </ul>						
minor aquifers										
Could the constraints be overcome?	No									
What is the most suitable type of deve	lopment for	this site? Current us	se, open space							
Site is NOT suitable for housing developmen	nt X									
Reason(s) why site is not suitable for I	nousing:									
The site is not adjacent to the settlement be	oundary nor it	is adjacent to a site	which is combine	ed would be adjacent						
to the settlement boundary. The area is wit										
remove this designation, the site is adjacen										
development to this area would cause detri	mental harm.									
Is site available for development?				d through the Call for						
If yes, when?		Sites process the si								
		Egg Hill road which	ıs a single unkei	mpt track.						



# Juneville Land between Fairview and The Cabin



SHLAA 2011/2012



3 33			Site Area: 0.2 ha	Current Use: Plotland - woodland	Site Ref.: SS0311				
Description of Site (includ	ling į	olanning	status)		Site Access:				
A small square plotland that i	s on	the junctio	n of Break E						
Brackendale in the south east	t of B	illericay. T	he site consi	Access to Services (distance in m)					
and sits behind a row of resid	lentia	Il propertie	s and adjace	ent to an Ancient	Primary Schoo	l: >600m			
Woodland. A large oak exists	adja	cent to the	gated entra	nce.	Secondary Sch				
						Centre: >800m			
Designated as Green Belt and	l plot	land in BLE	OP 1998.		Local Centre:				
Diamning History	lono				Town Centre:		- 000		
• Planning History: None  Ownership: - Public B			ody?	Yes		pace: Allotment spaces <800m			
Ownership.			Individual?	No		ople <400m, ch			
		- Compan		No		spaces >2km, c			
		- Unknow		No		country park <2			
Urban Area Site		No	11:	NO	1 •	elds > 800m, na			
Green Belt Site		Yes	Area: 0.2	ha		800m, outdoor			
Greenfield Site		Yes	Area: 0.2		<2km, urban į				
Previously Developed Lan	d	No	71100. 0.2	Tiu .	Bus Stop: 350				
<u> </u>	_	L.,			Railway Statio	n: <1.6km			
Site Constraints									
Areas excluded from the S	_		1		nat may affect				
Scheduled Monument	Witl		No	Ancient Woodla	ind	Within	No		
		Part of No		4		Part of Site	No		
			Yes			Within Buffer	Yes		
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	ites	Within	No		
	_	of Site	No			Part of Site	No		
		hin Buffer	Yes			Within Buffer	No		
Local Nature Reserve (LNR)	Witl		No	Biodiversity Act	ion Plan (BAP)	Within	No		
		of Site	No	Priority Habitat		Part of Site	No		
Flacil Zana		nin Buffer	Yes	Dood on to d. Connect		Within Buffer	Yes		
Flood Zone	No			Protected Speci	es Alert Area		Yes		
Washland			No	Protected Species Alert Area -			Yes		
Marshes Protection Area			No	10m Buffer					
Existing, developed	Witl	hin	No						
business/ industrial areas	Part	of	No	Village Green &	Common Land		No		
	Adj.	То	No	Ground Water Vulnerability			Yes		
Oil / Gas Pipelines			No	Area Conservation A	rea	Within	No		
·						Adj. To	No		
Electricity Pylons			No	Listed Buildings	<u> </u>	Within	No		
						Adj. To	No		
Immovable communications links			No	Potential Conta	minated Land	С	•		
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	oath (PRoW)		Yes - adjacent		
				TPO			Yes -		
							adjacent		
			Archaeological	Finds Area		Yes -			
				3			adjacent		

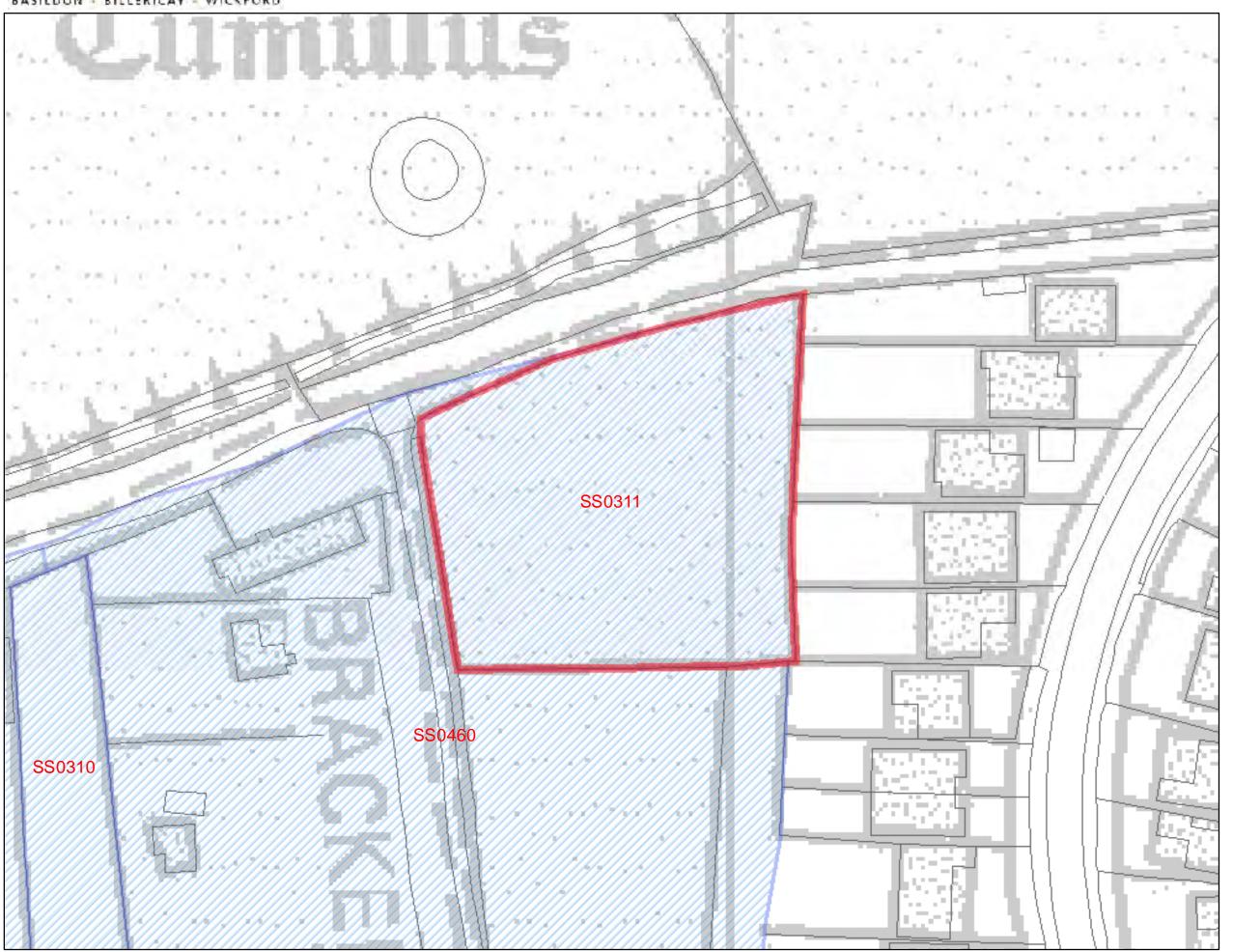
				T T					
Address: Land at junction of Break Egg Hill and Brackendale	Site Area: 0.2 ha	Current Use: Plotland - woodland	Site Ref.: SS0311						
<ul> <li>Constraints (description):</li> <li>Designated Green Belt and plotland in BDLP 1998</li> <li>Adjacent to scheduled monument, ancient woodland, definitive footpath, TPOs and archaeological finds area</li> <li>Within SSSI LNR, BAP and protected species buffer,</li> <li>Potential contaminated land and ground water vulnerability</li> </ul>									
Could the constraints be overcome?	No								
What is the most suitable type of deve	lopment for	this site? Current u	se, open space						
Site is NOT suitable for housing developmer	nt X								
Reason(s) why site is not suitable for I Although the site lies adjacent to the settler Green Belt policy could remove this designa Billericay and further development to this ar unsuitable.	nent boundar tion, the site i	s adjacent to an area	of environment	al importance to					
Is site available for development?		Yes. This site was s	ubmitted throug	h the Call For Sites					

process by the landowner.

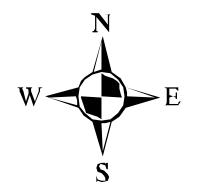
If yes, when?



# Land at Junction of Break Egg Hill and rackendale



SHLAA 2011/2012



Address: Land between oakwood and ingledew, Break Egg Hill, Billericay (Rosina)

Site Area: Current Use: Plotland /scrub

Site Ref.: SS0312

### **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.

Designated as Green Belt and plotland in BDLP 1998

### **Planning History:**

#### On site:

- 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

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 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 Bo	dy?	No	
	- Private Ir	ndividual?	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: 0.01	ha	

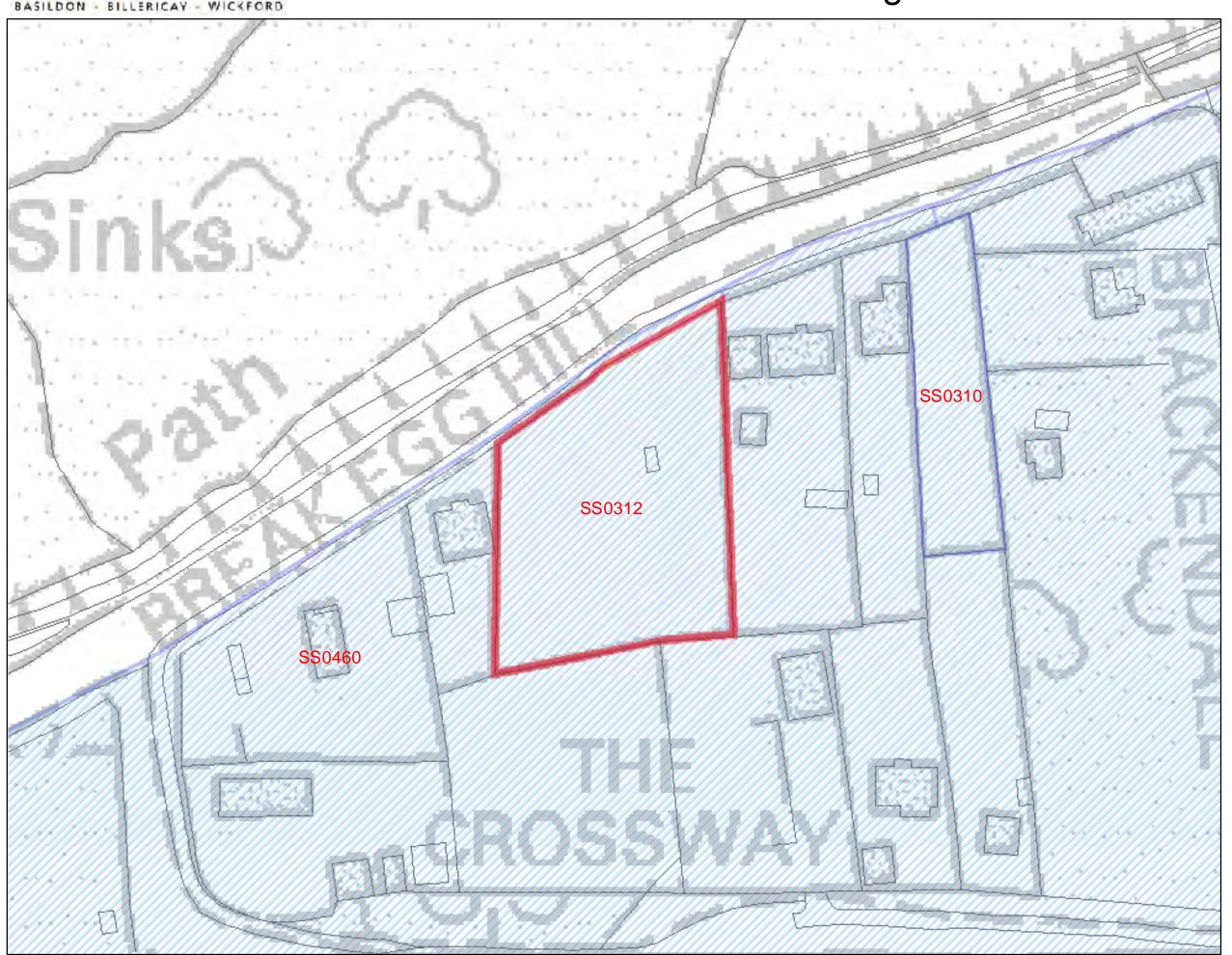
#### **Site Constraints**

Areas excluded from the S	HLAA		Constraints that may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	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)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	Yes		Within Buffer	Yes
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No	1		
business/ industrial areas	Part of	No	Village Green & Common Land		No

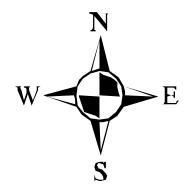
Address: Land between oakvingledew, Break Egg Hill, Bille		Site Area: 0.2 ha	Current Use: Plotland /scrub	Site Ref.: SS0312		
	Adj. To	No	Ground Water Vuln Area	erability		Yes
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contamina	ated Land	С	1
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		Yes - adjacent
H.E.R – various records relatii Wood	ng to Norsey		TPO			Yes – adjacent
			Archaeological Find	s Area		Yes - adjacent
any comprehensive developm  Constraints (description):  Designated Green Bel Adjacent to scheduled Within SSSI, LNR, BA Potential contaminate Ground water vulnera	t and plotland i d monument, ai P and protected d land (unknow bility area	n BDLP 1998 ncient woodla d species buff	and, definitive footpa fer,			l finds area
Could the constraints be o	vercome?	No				
What is the most suitable	type of deve	opment for	this site? Current u	ise, open sp	ace	
Site is NOT suitable for housi	ng developmen	t X				
Reason(s) why site is not The site is not adjacent to the to the settlement boundary. remove this designation, the development to this area woo	e settlement bo The area is with site is adjacent	oundary nor i nin Green Bel to an area o	t and even though a f environmental impo	change in G ortance to Bi	reen Belt policy llericay and fur	could ther
Is site available for developed If yes, when?			No. Although the s Sites process the s Egg Hill road which	ite was subr ite has insuf	mitted through ficient access o	the Call for n Break



# Land between Oakwood and Ingledew



SHLAA 2011/2012

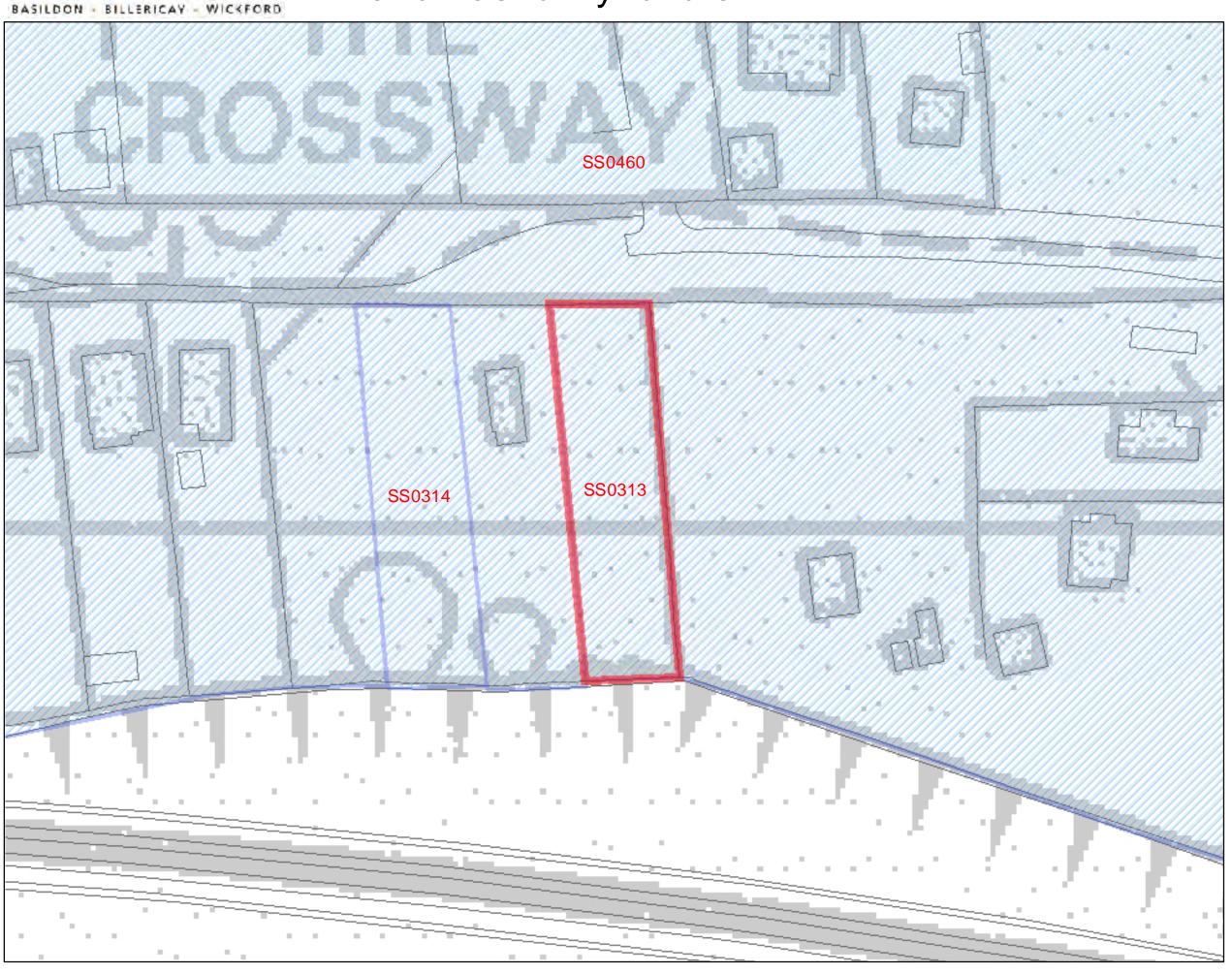


Address: Land east of Lyndh	urst,		Site Area: 0.05 ha	Current Use: Plotland - woodland		Site Ref.: SS0313			
<b>Description of Site (includ</b> A narrow strip of woodland si				a tho sito is	Site	Access: N	No acc	cess	
situated in a small cluster of r					Λοο	ess to Ser	vicos	distanco	in m)
set adjacent to an Ancient Wo						nary School			111 111)
London Liverpool Street railwa						ondary Sch			
Designated as Green Belt and	plotl	and in BDL	P 1998		Loca	/ Health Co al Centre: < n Centre: >	<800n	า	
Planning History: None						lic Open Sp			>800m.
Ownership:				Yes		enity green			
•			ndividual?	No		young peo			
		- Company	y?	No		00m, civic s <sub>l</sub>			
		- Unknowr	า?	No		ks >2km, co			
Urban Area Site		No				cational fiel			
Green Belt Site		Yes	Area: 0.05			ni natural <			sport
Greenfield Site		Yes	Area: 0.05	5ha		m, urban p Stop: 350r		<∠KIII	
Previously Developed Land	d	No				way Station		6km	
Site Constraints					Trail	a, otatioi	\ 1.	-1111	
Areas excluded from the S	HLA	Α		Constraints th	hat n	nay affect	a site	e's viabili	ty
Scheduled Monument		Within No			Ancient Woodland		With		No
	Part of		No	1			Part	of Site	No
	Adj.	То	No				With	in Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With	nin	No	Local Wildlife S	ites		With	in	No
	Part	of Site	No	1			Part	of Site	No
	With	nin Buffer	Yes				With	in Buffer	No
ocal Nature Reserve (LNR)	Within		No	Biodiversity Act	ion P	lan (BAP)	With	in	No
	Part	of Site	No	Priority Habitat			Part	of Site	No
	With	nin Buffer	No					in Buffer	No
Flood Zone			No	Protected Species Alert Area				No	
Washland			No	Protected Species Alert Area -		ert Area -			Yes
Marshes Protection Area			No	10m Buffer					
Existing, developed	With	nin	No	1					
business/ industrial areas	Part	of	No	Village Green &	Com	mon Land			No
	Adj.	То	No	Ground Water V Area	Vulne	rability			Yes
Oil / Gas Pipelines			No	Conservation A	rea		With	in	No
·							Adj.	То	No
Electricity Pylons			No	Listed Buildings	6		With	in	No
							Adj.	To	No
Immovable communications links			No	Potential Conta	minat	ted Land		С	•
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	oath (	PRoW)			No
r · · · ·	1			TPO			1		No
				Archaeological	Finds	Area			No
Highway issues: There is no improvement would be requir				only surrounding			ll dirt	track. The	

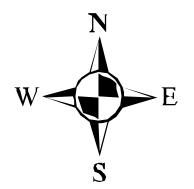
Address: Land east of Lyndhurst, Billericay	Site Area: 0.05 ha	Current Use: Plotland - woodland	Site Ref.: SS0313							
<ul> <li>Designated Green Belt and plotland</li> <li>Adjacent to railway line</li> <li>Within protected species buffer,</li> <li>Potential contaminated land (unknown Ground water vulnerability</li> </ul>			restigations under	rtaken						
Could the constraints be overcome?	Could the constraints be overcome? No									
What is the most suitable type of deve	lopment for	this site? Current (	use							
Site is NOT suitable for housing developmer	nt X									
Reason(s) why site is not suitable for It. The site is adjacent to the railway and even impact, the railway is a physical constraint to Furthermore, the area is within Green Belt adesignation; the site is in close proximity to site is considered unsuitable.	though a noise hat completelend even throu	y separates the site ugh a change in Gre	from the settleme en Belt policy cou	ent boundary. Ild remove this						
Is site available for development? If yes, when?			site has insufficier	d through the Call for nt access and is not ven 1 dwelling at						



# Land East of Lyndhurst



SHLAA 2011/2012



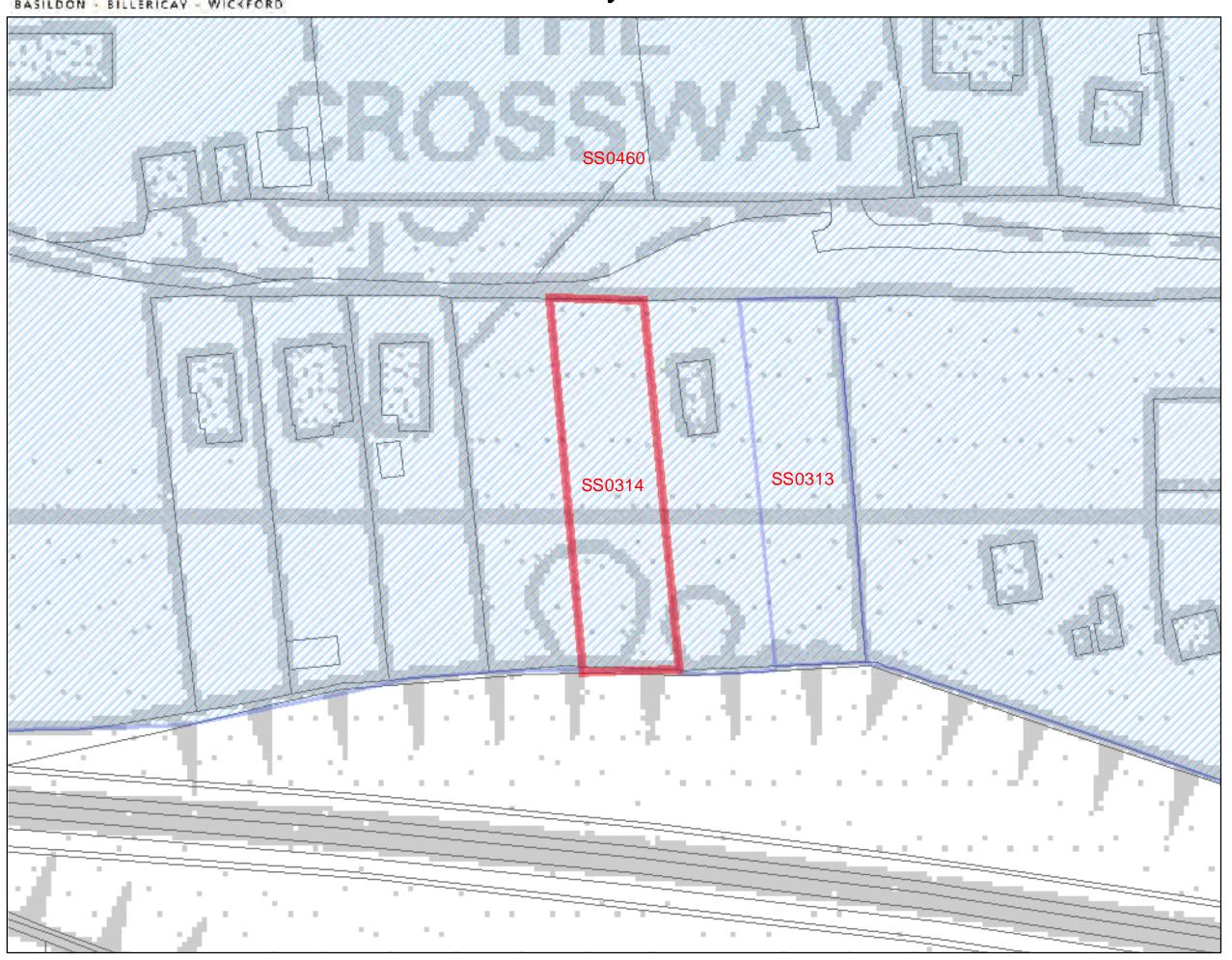
<i>y</i> .			Site Area: 0.05 ha	Current Use: Plotland - woodland	Site Ref.: SS0314		
<b>Description of Site (includ</b> A narrow strip of woodland. V				e is situated	Site Access:	No access	
amongst further woodland an The site lies adjacent to an Al east of Billericay. The London south of the site	nd in a s ncient V	small clus Noodland	ter of reside (Norsey Wo	ntial properties. od) in the north	Access to Ser Primary School Secondary Sch GPs / Health C Local Centre: <	ool: <1500m entre: >800m	in m)
Designated as Green Belt and	nd in BDL	P 1998		Town Centre: : Public Open Sp	>800m pace: Allotments	>800m,	
Planning History: None	_				amenity green	spaces <400m,	children
Ownership:	-	Public Bo	dy?	Yes	and young peo	ple <400m, chu	rchyards
	-	Private Ir	ndividual?	No	>800m, civic s	paces >2km, co	untry
	-	Company	<i>i</i> ?	No		ountry park <2k	
	-	Unknown	ı?	No		lds <800m, natu	
Urban Area Site	N	lo				400m, outdoor s	sport
Green Belt Site	Y	es	Area: 0.05	ha	<2km, urban p		
Greenfield Site		es	Area: 0.05		Bus Stop: 350r		
Previously Developed Lan			32. 0.00		Railway Statior	n: <1.6km	
Site Constraints	1.4						
Areas excluded from the S	SHLAA			Constraints th	at may affect	a site's viabili	tv
Scheduled Monument	Within	1	No	Ancient Woodland		Within	No
osnodared Mendment	Part of		No	Tarorotte Viccoula		Part of Site	No
	Adj. T		No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	tos	Within	No
SSSIS/ SAUS / SPAS / Ramsar			No	Local Wilding Si	163	Part of Site	No
		art of Site No ithin Buffer Yes		•		-	No
Local Natura Dagarus (LND)	+			Diadiyaraity Aati	on Dian (DAD)	Within Buffer	+
Local Nature Reserve (LNR)	Within		No	Biodiversity Action Plan (BAP)		Within	No
	Part o		No	Priority Habitat		Part of Site	No
E		Buffer	No	5		Within Buffer	No
Flood Zone	No bu water	t surface		Protected Specie	es Alert Area		No
Washland			No	Protected Species Alert Area -			Yes
Marshes Protection Area			No	10m Buffer			
Existing, developed	Within	1	No				
business/ industrial areas	Part o	f	No	Village Green &	Common Land		No
	Adj. T	0	No	Ground Water V Area			Yes
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
·						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
						Adj. To	No
Immovable communications links			No	Potential Contar	minated Land	С	1
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	ath (PRoW)		No
	•			TPO			No
				Archaeological F	inds Area		No
Highway issues: There is no	U SCCOS	s to the s	ite and the	•		all dirt track The	

**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.

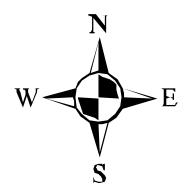
<b>Address</b> : Land west of Lyndhurst, Billericay	Site Area: 0.05 ha	Current Use: Plotland - woodland	Site Ref.: SS0314	
<ul> <li>Constraints (description):</li> <li>Designated Green Belt and plotland</li> <li>Adjacent to railway line</li> <li>Within protected species buffer,</li> <li>Potential contaminated land (small</li> <li>Ground water vulnerability area</li> </ul>			ve investigation (	undertaken
Could the constraints be overcome?	No			
What is the most suitable type of deve	elopment for	this site? Current u	se	
Site is NOT suitable for housing developme	ent X			
Reason(s) why site is not suitable for The site is adjacent to the railway and ever impact, the railway is a physical constraint Furthermore, the area is within Green Belt designation, the site is in close proximity the site is considered unsuitable.	n though a noi that completel and even thro	y separates the site fough a change in Gree	rom the settleme en Belt policy co	ent boundary. uld remove this
Is site available for development? If yes, when?			te has insufficier	d through the Call for nt access and is not ven 1 dwelling at



# Land West of Lyndhurst



SHLAA 2011/2012

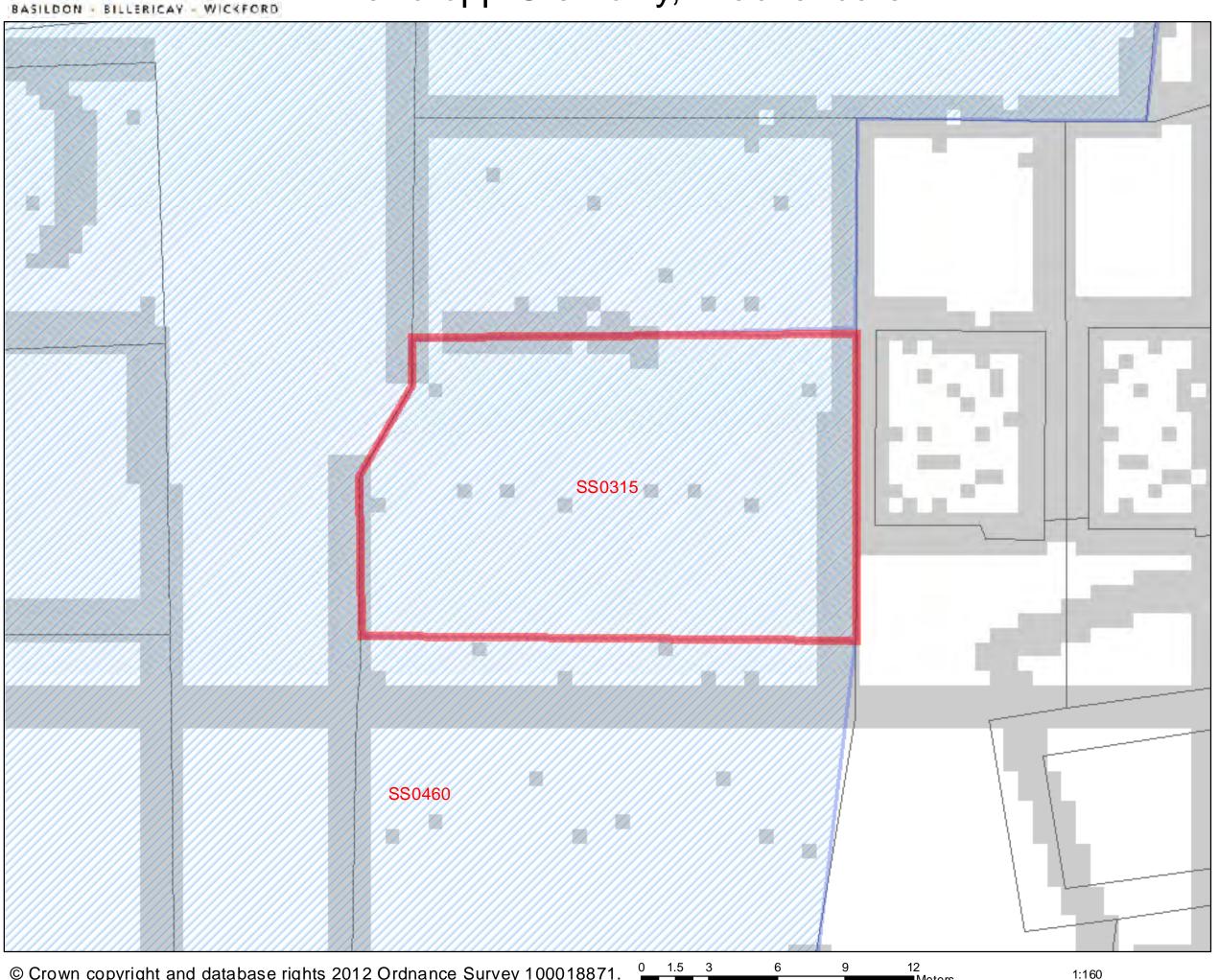


Address: Land opposite Glen Brackendale Billericay	towy,	Site Area: 0.02 ha	Current Use: Plotland - woodland	Site Ref.: SS0315		
Description of Site (includ	ing planning s	•	Site Access: Brackendale (Track)			
A small rectangular area of w			dle of a larger		2.40044.	-0.17
strip of woodland. Within the				Access to Sei	rvices (distance	in m)
cluster of residential propertie				Primary Schoo		,
north east of Billericay, and th				Secondary Sch		
,	-			GPs / Health C		
Designated as Green Belt and	plotland in BDI	_P 1998		Local Centre: <	<800m	
				Town Centre:	>800m	
Planning History:					pace: Allotments	
					spaces <800m,	
Adjacent site:					pple <400m, chu	
• None					paces >2km, co	
Occurs and the	D. J.P. D.	- 4-0	INI -		ountry park <2k	
Ownership:	- Public Bo		No		lds >800m, natu	
		ndividual?	Yes	semi natural <   >2km, urban p	400m, outdoor s	sμυι t
	- Compan	•	No	Bus Stop: 350r		
	- Unknow	<u>n'?</u>	No	Railway Station		
Urban Area Site	No	A 0.00	Nh a	- Ranway Station	1. ~ 1.UKIII	
Green Belt Site	Yes	Area: 0.02		4		
Greenfield Site	Yes	Area: 0.02	<u>2ha</u>			
Previously Developed Land	d No					
Site Constraints	111.00		0		11 - / 1 - 1 - 11	
Areas excluded from the S		INI-			a site's viabili Within	
Scheduled Monument	Within	No	Ancient Woodla	Ancient woodiand		No
	Part of	No	4			No
2001 / 200 / 200 / 5	Adj. To	No			Within Buffer Within	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife S	ocal Wildlife Sites		No
	Part of Site	No	4			No
	Within Buffer	Yes	B		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Act	, ,	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No			Within Buffer	No
Flood Zone	No but surface water	?	Protected Spec	ies Alert Area		No
Washland		No	Protected Spec	ies Alert Area -		No
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	7			
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	No	Ground Water \ Area	Vulnerability		Yes
Oil / Gas Pipelines		No	Conservation A	rea	Within	No
on / Gas i ipolinios		1.00		. 04		No
					Adj. To	INO
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Conta	minated Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	oath (PRoW)		No
damon planto			TPO		1	No
				Finds Aros		No
			Archaeological	rinus Area		INO

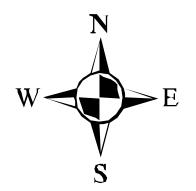
Address: Land opposite Glentowy, Brackendale Billericay	Site Area: 0.02 ha	Current Use: Plotland - woodland	Site Ref.: SS0315					
<b>Highway issues:</b> There is no access to the site, and the only surrounding access is a small dirt track. Therefore improvement would be required to accommodate development.								
Constraints (description):  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 devel	opment for	this site? Current us	se					
Site is NOT suitable for housing developmen	t 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 si Sites process the si of sufficient size to this density.	te has insufficien					



# Land opp Glentowy, Brackendale



SHLAA 2011/2012



SHLAA Sile Sulvey F	JIIII Fail I					
Address: Land between Blackmore Farr Noak Hill Road, Billericay	n and 20	Site Area: 0.31ha	Current Use: Grassland	Site Ref: SS0316		
<b>Description of Site (includ</b> Rectangular shaped site locate	Site Access: N	Noak Hill Road				
semi-rural setting. The site lical semi-rural setting. The site lical Blackmore Farm, with an anci ribbon development of detach to the west and arable farmla	es between th lliary converte ned houses to	e listed farm hed barn to the r the south. Ope	ouse of north and a	Access to Ser	vices	
Development Plan: Allocated	as Green Belt	in the BDLP 19	98.			
Planning History:  • BAS/0023/80 – Outlin Refused 1980, Appea  • 05/00986/OUT – Erect	l Dismissed 19	981				
Ownership:	- Public	Body?	No			
отпосот <b>р</b> .		Individual?	Yes			
	- Compa		No			
	- Unknov	-	No			
Urban Area Site	No		110			
Green Belt Site	Yes	Area: 0.31	ha			
Greenfield Site	Yes	Area: 0.31				
Previously Developed Land		Area. 0.311	i ia			
Site Constraints	a jivo					
Areas excluded from the S	Н ДД		Constraints th	at may affect	a site's viahili	tv
Scheduled Monument	Within		Ancient Woodla		Within	
Scheduled Worldment	Part of		Andient Woodiand		Part of Site	
	Adj. To		•		Within Buffer	
SSSIs/ SACs / SPAs / Ramsar			Local Wildlife Sit	toc		
33313/ 3ACS / 3PAS / Railisal			Local wholie Sh	ies	Within Part of Site	
	Part of Site	_	-			
	Within Buffer		D: !: '! A !!	DI (DAD)	Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action	on Plan (BAP)	Within	
	Part of Site		Priority Habitat		Part of Site	
	Within Buffer	•			Within Buffer	
Flood Zone If yes, Zone 3? □			Protected Specie	es Alert Area		
Washland			Protected Specie	es Alert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within		]			
business/ industrial areas	Part of		Village Green &	Common Land		
	Adj. To		Ground Water V	ulnerability		
			Area	,		
Oil / Gas Pipelines			Conservation Ar	ea	Within	
·					Adj. To	
Electricity Pylons			Listed Buildings		Within	
			J		Adj. To	
Immovable communications links			Potential Contar	ninated Land		
III IKS						

Address: Land between Blackmore Farm and 20 Noak Hill Road, Billericay	Site Area: 0.31ha	Current Use: Grassland	Site Ref: SS0316	
		TPO		
		Archaeological Fir	nds Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?		1		
What is the most suitable type of deve	lopment for	this site?		
Site is not suitable for housing develop	oment x			
Descen(s) why site is not suitable for	houcina:			

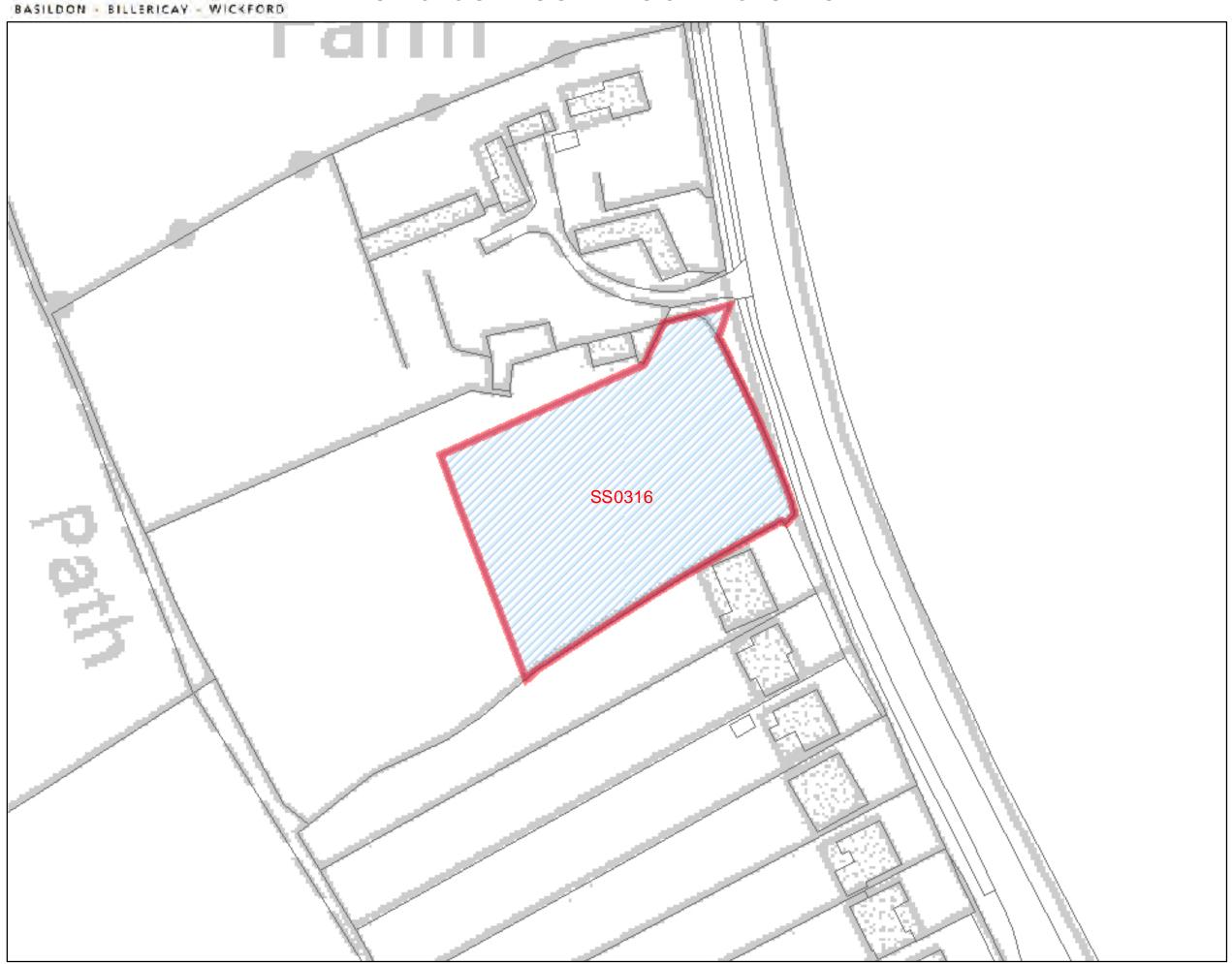
#### Reason(s) why site is not suitable for housing:

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

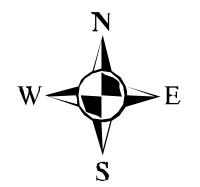
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



## Land between Blackmore Farm



SHLAA 2011/2012

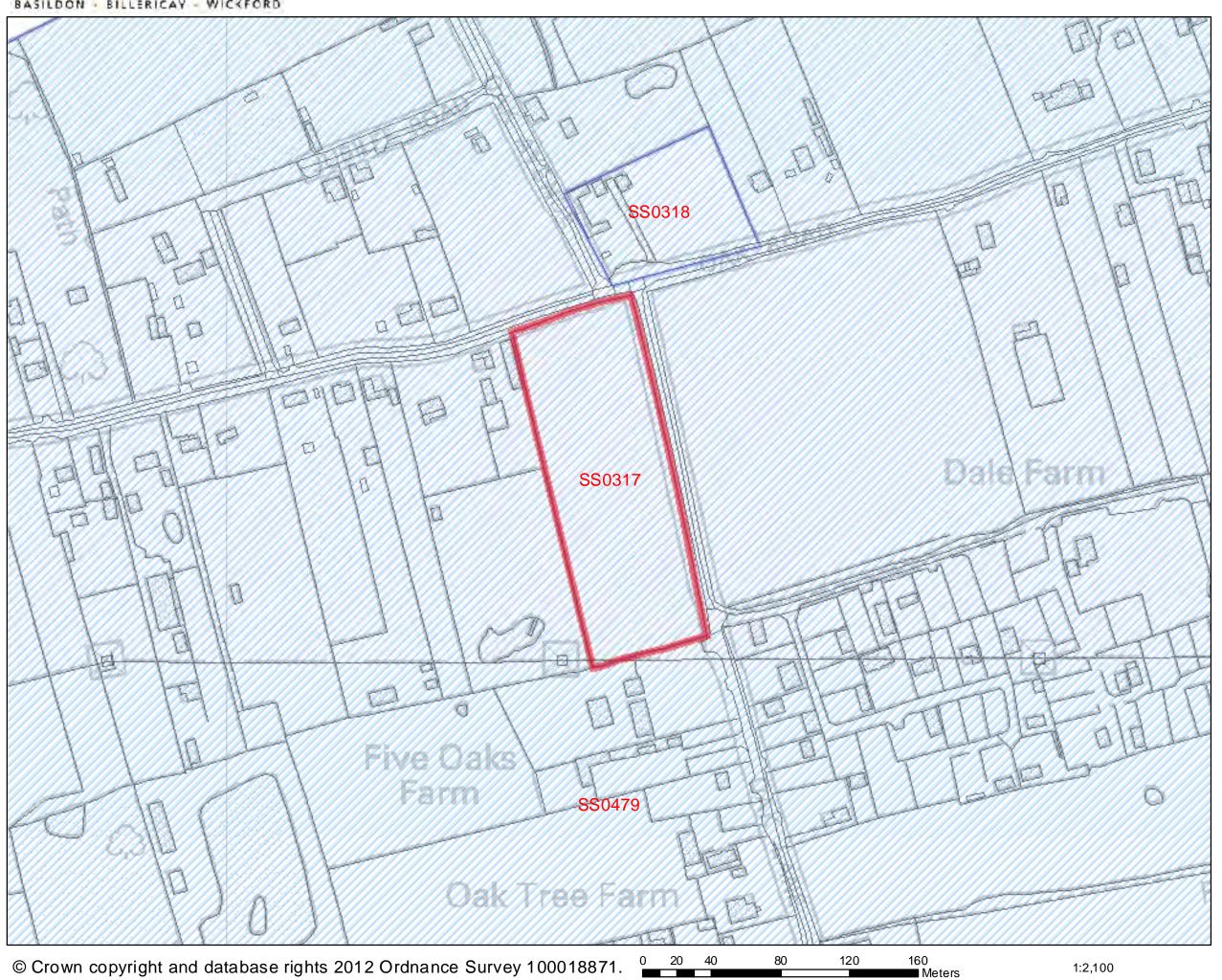


		Site Area: 1.44 ha	Current Use: Grassland	Site Ref.: SS0317				
Description of Site (including planning status) Rectangular shaped parcel of grassland, situated amongst some sporadic					Site Access: Oak Road and Oak Lane			
							. \	
residential properties on large						rvices (distance	in m)	
southeast. The land to the ea A127 is about 500m south of			a or open gr	assiand. The	Primary School			
A127 is about 500iii soutii oi	trie s	ite.			Secondary Sch GPs / Health C			
Designated in Green Belt and	plotl	ands in BD	LP 1998		Local Centre: >	>800m		
Planning History: None						>800m bace: Allotments   Space <800m,		
Ownership:		- Public B	ndv?	No	_	pple < 400m, ch		
ownersing.			ndividual?	No		paces >2km, co		
		- Compan		Yes		onal fields >800		
		- Unknow		No		al >800m, outd		
Urban Area Site		No	111	INO		n, urban parks		
Green Belt Site		Yes	Area: 1.4	4ha	Bus Stop: >50		* <del>*</del>	
					Railway Station			
Greenfield Site		Yes	Area: 1.4	411d	-			
Previously Developed Lan	a	No						
Site Constraints				<b>1</b> 0				
Areas excluded from the S			1		hat may affect			
Scheduled Monument	Witl		No	Ancient Woodla	and	Within	No	
	Part		No	<u></u>		Part of Site	No	
	Adj.	To	No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Witl	nin	No	Local Wildlife S	ites	Within	No	
	Part	of Site	No			Part of Site	No	
	Witl	nin Buffer	No			Within Buffer	No	
Local Nature Reserve (LNR)	Witl	nin	No	Biodiversity Action Plan (BAP) Priority Habitat		Within	No	
` ′	Part	of Site	No			Part of Site	No	
		nin Buffer	No	<b>1</b>		Within Buffer	No	
Flood Zone	No	but surface	:	Protected Spec	ies Alert Area		Yes	
	wat	er flooding						
Washland			No	Protected Speci	ies Alert Area -		Yes	
Marshes Protection Area			No	10m Buffer				
Existing, developed	Witl	nin	No					
business/ industrial areas	Part	of	No	Village Green &	Common Land		No	
	Adj.	То	Yes	Ground Water V Area	Vulnerability		No	
Oil / Gas Pipelines			No	Conservation A	rea	Within	No	
						Adj. To	No	
Electricity Pylons	1		Yes	Listed Buildings	<del></del>	Within	No	
						Adj. To	No	
Immovable communications links			No	Potential Conta	minated Land	С		
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footpath (PRoW)			Yes - adjacent	
	•			TPO			No	
				Archaeological	Finds Area		No	
Highway issues: There is or	nly a	small acce	ss route and			re improvement		
Constraints (description):								

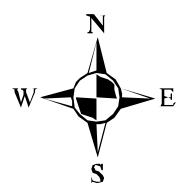
	0:1 4		0'' D 6	
Address: Land at junction of Oak Road	Site Area:	Current Use:	Site Ref.:	
and Oak Lane, Crays Hill, Billericay	1.44 ha	Grassland	SS0317	
<ul> <li>Green Belt and plotland designation</li> <li>Away from services</li> <li>Protected species</li> <li>Potential contaminated land</li> <li>Electricity pylons</li> <li>Within existing employment area but</li> </ul> Could the constraints be overcome?				
could the constraints be overcome:	NO			
What is the most suitable type of deve	lopment for	this site? Current u	se	
Site is NOT suitable for housing developmer	nt X			
Reason(s) why site is / is not suitable and facilities. Furthermore, it is allocated Gr these constraints make the site unsuitable.				
Is site available for development?		Yes. This site was s	ubmitted throug	h the Call For Sites
If yes, when?		process by the land	lowner and there	e is an access.



## Junction of Oak Road and Oak Lane



SHLAA 2011/2012



Address: Land at Oak House, corner of Oak Avenue and Oak Road, Crays Hill

Site Area: 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:

- 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

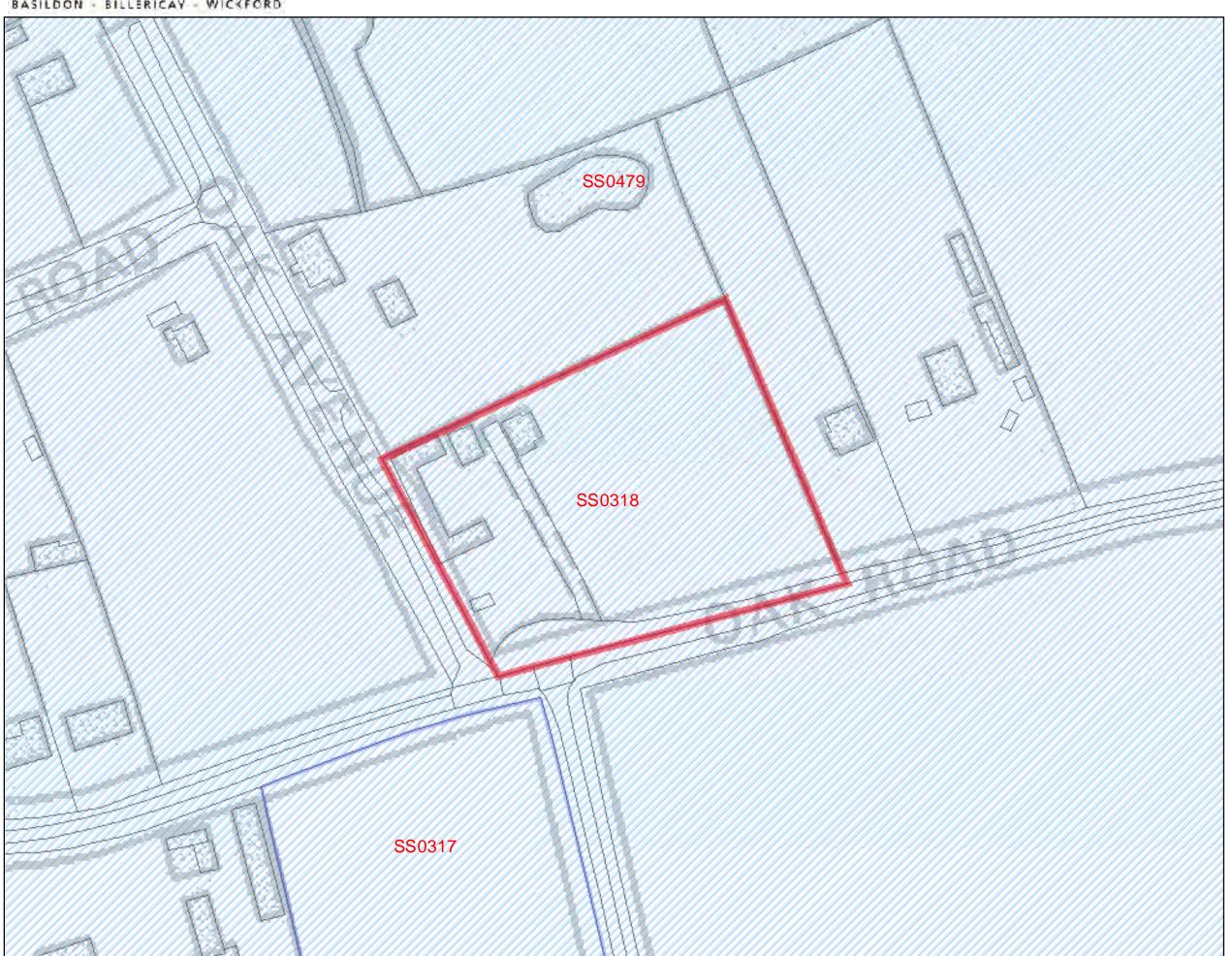
Ownership:	- Public Body?		No
	- Private Individual?		No
	- Company?		Yes
	- Unknown?	?	No
Urban Area Site	No		
Green Belt Site	Yes	Area: 0.61ha	
Greenfield Site	Yes Area: 0.53		ha
Previously Developed Land	Yes	Area: 0.08	ha

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)	Within	No	
	Part of Site	No	Priority Habitat	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 -		Yes	
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				

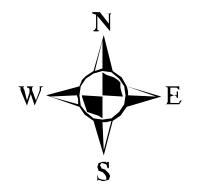
Address: Land at Oak House Oak Avenue and Oak Road, C		Site Area: 0.61 ha	Current Use: Residential/ garden and Cattery	Site Ref.: SS0318		
business/ industrial areas	Part of	No	Village Green & Com	mon Land		No
	Adj. To	No	Ground Water Vulne			No
	7.69.		Area			1.10
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
			J. J. J. J.		Adj. To	No
Immovable communications links		No	Potential Contamina	ted Land		C
400m buffer zone around		No	Definitive Footpath	(PRoW)		No
wastewater/sewage						
treatment plants						
Historic Environment Record	<ul> <li>No records</li> </ul>		TPO			No
			Archaeological Finds	Area		No
Constraints (description):      Green Belt and plotla     Away from services     Protected species but     Potential contaminate	nd designation fer	n in BDLP 1998	}			
Could the constraints be o	overcome?	No				
What is the most suitable	type of dev	elopment for	this site? Current us	se		
Site is NOT suitable for hous	ing developme	ent X				
Reason(s) why site is / is facilities. Furthermore, it is a unmade rural lane. These co	llocated Greer	Belt and plotl	ands in the BDLP 199			
Is site available for development?  If yes, when?  Yes. This site was submitted three process by the landowner and the process by th			•			



## Land at Oak HOuse corner of Oak Avenue



SHLAA 2011/2012



Address: Land between London Road and Corner Road, Crays Hill		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:

- 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

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

Bus Stop: <100m Railway Station: >1600m

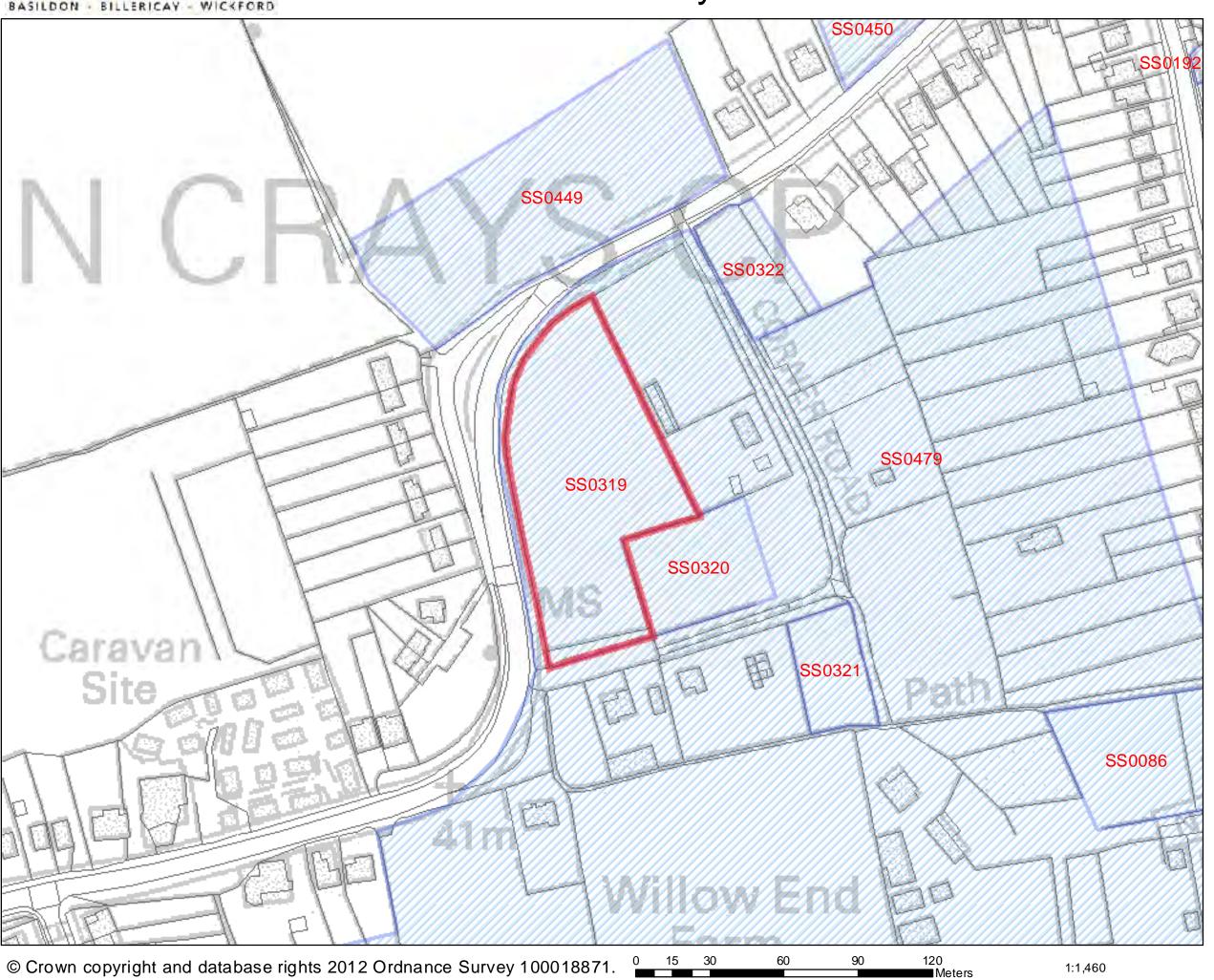
Ownership:	- Public Body?		No
	- Private In	dividual?	Yes
	- Company?		No
	- Unknown?		No
Urban Area Site	No		
<b>Green Belt Site</b>	Yes	Area: 0.69ha	
<b>Greenfield Site</b>	Yes Area: 0.69ha		ha
Previously Developed Land	No		

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

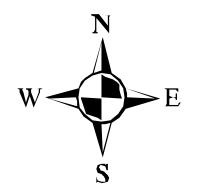
7.00.000.000.000.000.000.000.000.000		Site Area: 0.69ha	Current Use: Grassland	Site Ref.: SS0319		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – None in site (Milestone opposite SMR40238)			TPO		No	
			Archaeological Fi	nds Area	No	
be undesirable due its classifie  Constraints (description):  Green Belt allocation i  Protected species aler  Possible contamination  Could the constraints be o  Where the green belt allocation  species and appropriate protein	n Developmen t area n in vicinity – r vercome? on is removed ction measure:	nt Plan  no intrusive in  Yes  from the develor are put in pl	elopment plan, who ace and where the	ere the site is investiç		
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 settlement where service profer of preventing Crays Hill from value of the green belt.	vision is suffici	ent. This site	lies in the green be	elt serves a strategic	green belt function	
Is site available for development?  If yes, when?  Yes. This site was submitted through the Call process by the landowner and there is access						



# Land West of Rookery Nook



SHLAA 2011/2012



SS0319

1:1,460

Address: Land opposite South Lodge, Site Area: **Current Use:** Site Ref.: Approach Road, Crays Hill SS0320 0.21ha Grassland **Description of Site (including planning status)** Site Access: Approach Road Almost square shaped site located to the east of London Road, close to Access to Services (distance in m) the junction of Approach Road and Corner Road. Small fields and sporadic Primary School: <600m residential plots adjoin the site in this semi-rural area. Open countryside Secondary School: >1500m lies beyond the isolated dwellings to the north and south. The land itself is GPs / Health Centre: >800m comprised of scrubland, with trees and hedges to the periphery. Local Centre: >800m Town Centre: >800m Development Plan: Designated as Green Belt in the BDLP 1998 Public Open Space: >800m Bus Stop: <100m Planning History: Railway Station: >1600m ESBAS/0006/61 - Residential development, Approach Road -Refused 1961, on Green Belt grounds ESBAS/676A/62 – possible application for a pipeline through site? 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 Nο Within Buffer No Within Buffer No Local Nature Reserve (LNR) Within No Biodiversity Action Plan (BAP) Within No Part of Site No **Priority Habitat** Part of Site No Within Buffer Within Buffer No No Flood Zone Nο Protected Species Alert Area Yes Protected Species Alert Area -Washland No Yes 10m Buffer Marshes Protection Area No Existing, developed Within No business/ industrial areas Part of No Village Green & Common Land Nο Adj. To No **Ground Water Vulnerability** No Area Oil / Gas Pipelines No **Conservation Area** Within No Adi. To Nο Electricity Pylons Listed Buildings Within No No Adj. To No Potential Contaminated Land Immovable communications C Nο links 400m buffer zone around No Definitive Footpath (PRoW) No wastewater/sewage

Archaeological Finds Area

No

No

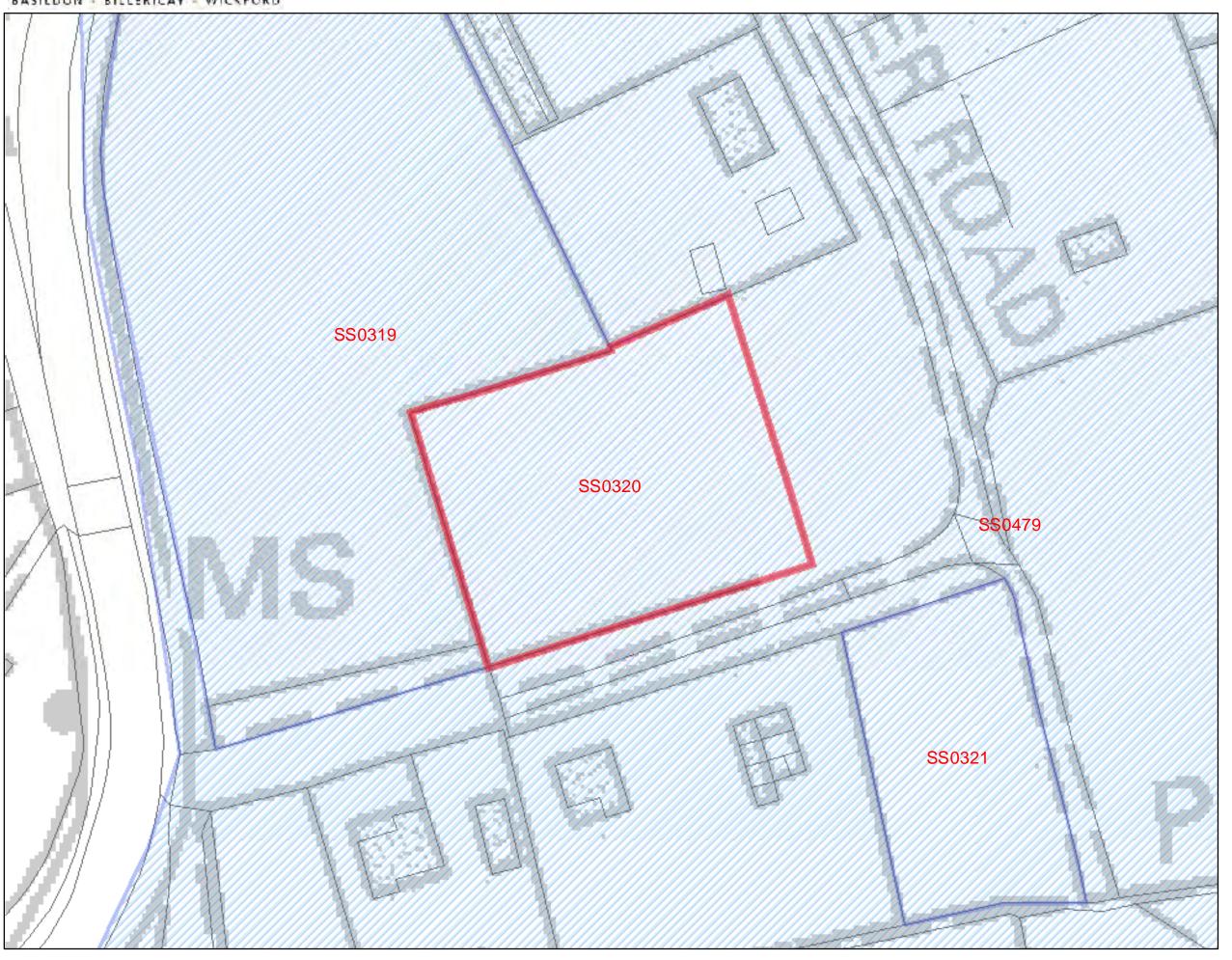
Historic Environment Record - No records

treatment plants

	0:: 5		011 D f			
Address: Land opposite South Lodge,	Site Area:	Current Use:	Site Ref.:			
Approach Road, Crays Hill	0.21ha	Grassland	SS0320			
<b>Highway issues:</b> No particular issues of access from side roads, though these would require upgrading for any						
comprehensive development.						
Constraints (description):						
Green Belt allocation in Development Plan						
Protected species alert area						
<ul> <li>Possible contamination in vicinity – no intrusive investigation undertaken</li> </ul>						
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 its serves a strategic						
green belt function. Any infill development could undermine the value of the green belt.						
Is site available for development?  No. Although the site was submitted through the Call for						
		Sites process and the landowner has expressed a wish				
If yes, when?		to develop the site		•		
		to develop the site	it has no access at	t tills tillle.		



# Land opposite South Lodge



SHLAA 2011/2012

