

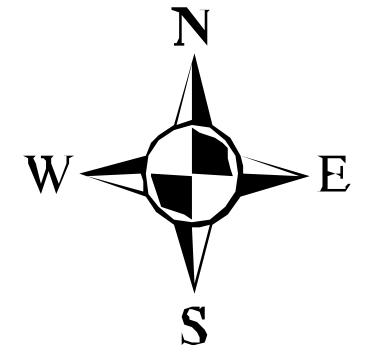
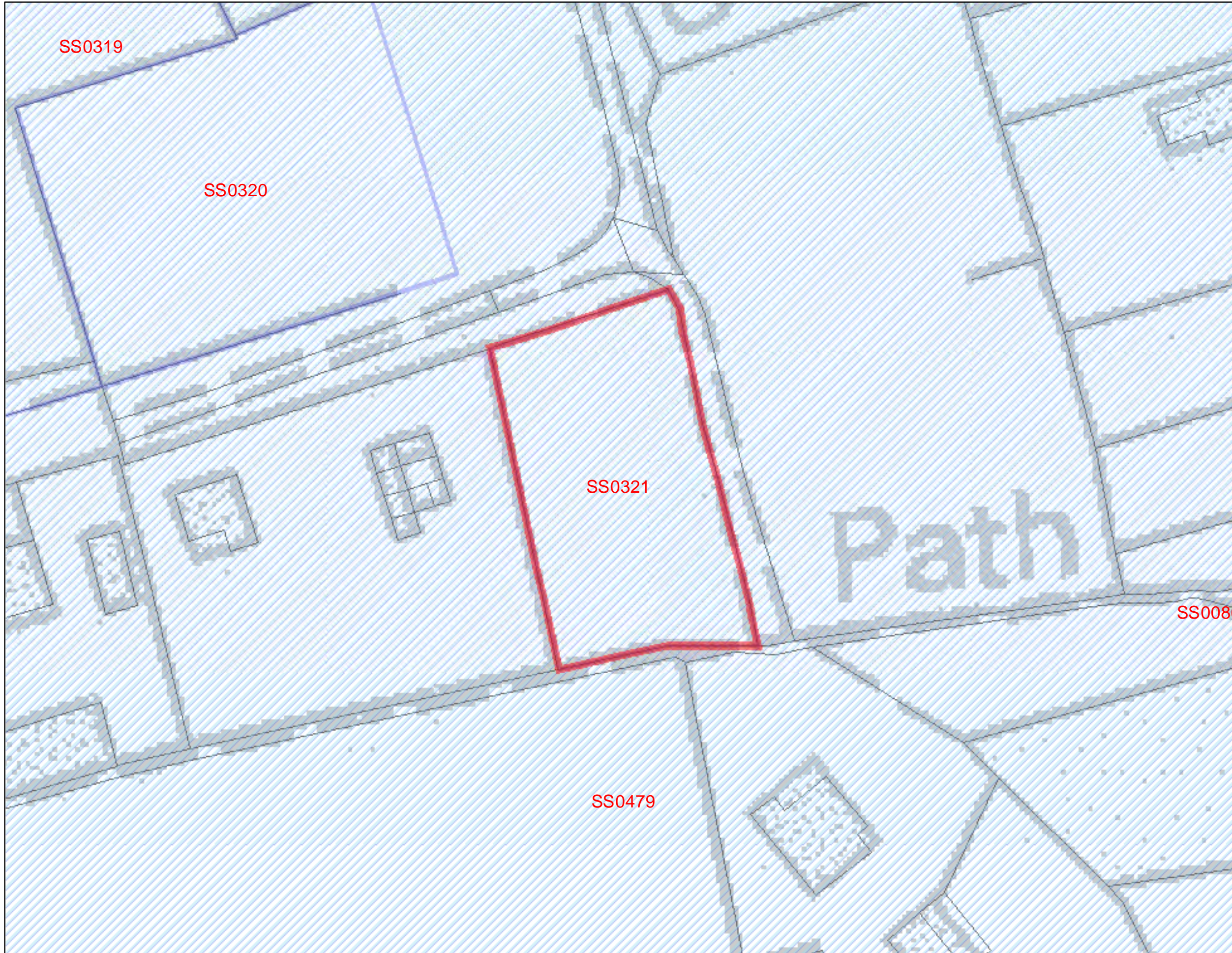
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land east of South Lodge, Approach Road, Crays Hill	<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Grassland/ scrubland	<b>Site Ref.:</b> <b>SS0321</b>			
<b>Description of Site (including planning status)</b> Rectangular shaped site located, south of London Road, on the southern side of the junction of Approach Road and Corner Road. Small fields and sporadic residential plots adjoin the site in this semi-rural area. Open countryside lies beyond the isolated dwellings to the north and south. The land is largely overgrown grass/scrubland.  Development Plan: Designated as Green Belt in the Basildon Local Plan 1998  Planning History: <ul style="list-style-type: none"> <li>ESBAS/676A/62 – possible application for a pipeline close to southwest corner of site?</li> <li>BAS/1008/77 – Siting of a mobile home – Refused 13.09.1977</li> <li>BAS/1336/80 – 4 Stables – Refused 22.09.1980</li> <li>BAS/027/02 - Erection of detached bungalow and detached double garage – Refused – 23.04.2002</li> </ul>			<b>Site Access:</b> Approach Road/Corner Road  <b>Access to Services</b> (distance in m) Primary School: <600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: >800m Bus Stop: <100m Railway Station: >1600m			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.13ha				
<b>Greenfield Site</b>	Yes	Area: 0.13ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		

<b>Address:</b> Land east of South Lodge, Approach Road, Crays Hill		<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Grassland/ scrubland	<b>Site Ref.:</b> <b>SS0321</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular issues of access from side roads, though these would require upgrading for any comprehensive development.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Protected species alert area</li> <li>• Possible contamination in vicinity – no intrusive investigation undertaken</li> <li>• Definitive footpath runs along southern boundary</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
Where the green belt allocation is removed from the development plan, where the site is investigated for protected species and appropriate protection measures are put in place and where the land is investigated for potential contamination and any necessary remediation measures are implemented. The position of the definitive footpath should also be respected.					
<b>What is the most suitable type of development for this site?</b> smallholding, open space, residential					
Site is NOT suitable for housing development		X			
<b>Reason(s) why site is / is not suitable for housing:</b> The site does not lie adjacent a settlement boundary and is some distance away from services and facilities. Furthermore, it is allocated as Green Belt and plotlands in the Basildon Local Plan 1998, and is accessed by narrow unmade roads. All these constraints make the site unsuitable.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		



SHLAA 2011/2012



# SS0321



## SHLAA Site Survey Form Part 1

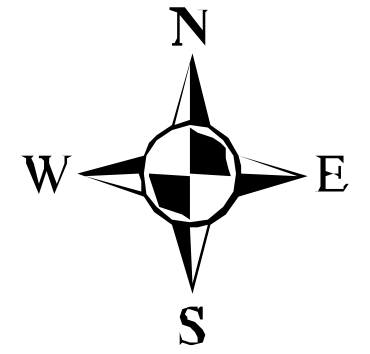
<b>Address:</b> Land at Junction of Corner Road and London road, West of Meadowside, Crays Hill	<b>Site Area:</b> 0.12ha	<b>Current Use:</b> Grassland/ scrubland	<b>Site Ref.:</b> <b>SS322</b>		
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the south side of London Road, on the junction with Corner Road. The site is mainly grass/scrubland bordered by mature oak trees and hedges. Small fields and sporadic residential plots adjoin the site in this semi-rural area. Open countryside lies to the north and south.  Development Plan: Designated as Green Belt in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>BAS/0569/64 – 2 Houses – Refused 08.06.1964</li> <li>BAS/1013/80 – Bungalow – Refused 17.06.1980</li> <li>BAS/0087/86 – 2 bed bungalow and garage – Refused, Appeal dismissed 28.10.86</li> <li>BAS/0243/95 – detached chalet and garage – Refused 17.05.1995</li> </ul>			<b>Site Access:</b> London Road/Approach Road  <b>Access to Services</b> (distance in m) Primary School: <600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: >800m Bus Stop: <100m Railway Station: >1600m		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.12ha			
<b>Greenfield Site</b>	Yes	Area: 0.12ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No



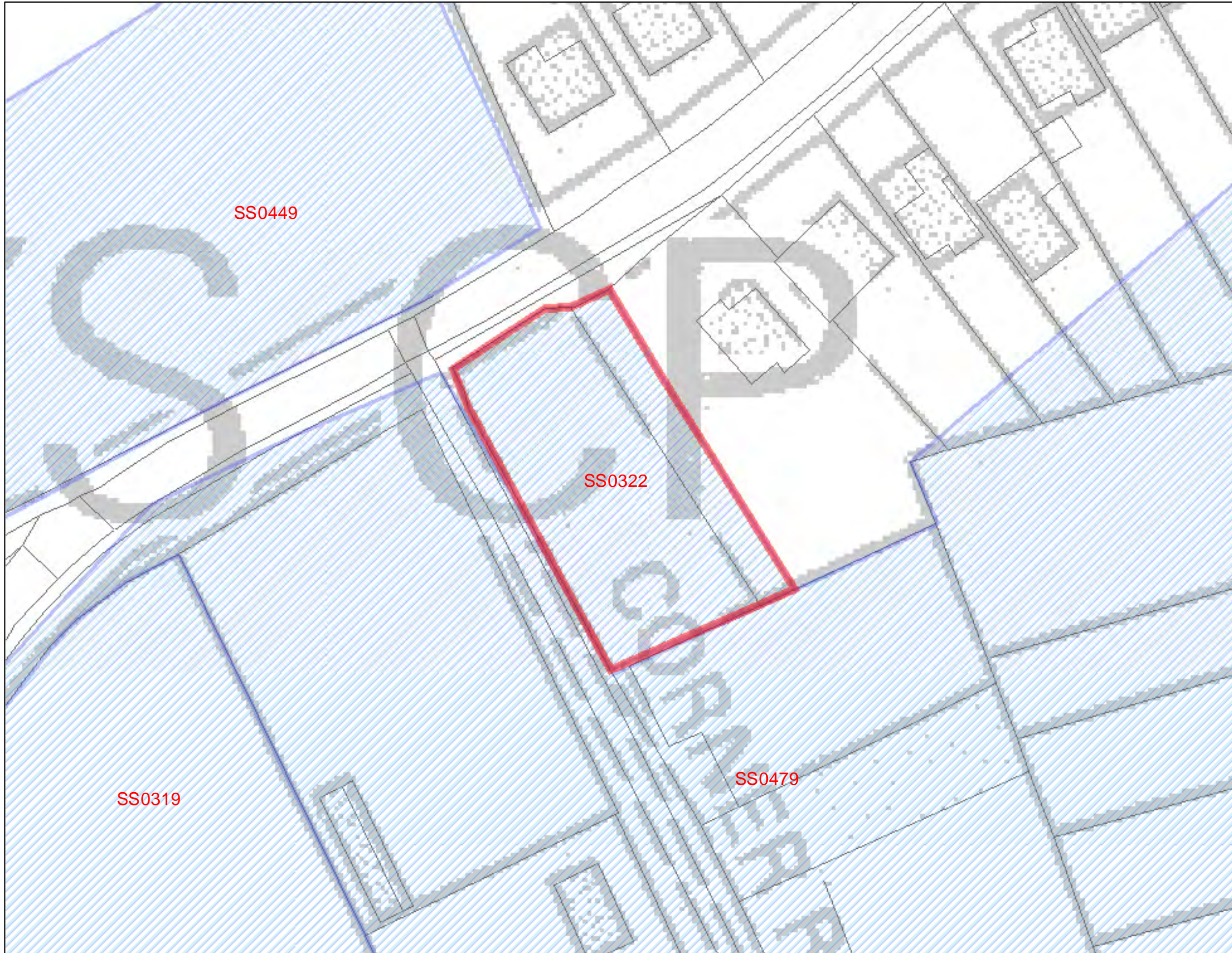
<b>Address:</b> Land at Junction of Corner Road and London road, West of Meadowside, Crays Hill	<b>Site Area:</b> 0.12ha	<b>Current Use:</b> Grassland/ scrubland	<b>Site Ref.:</b> <b>SS322</b>	
H.E.R – No records		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> No particular issues of access				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Protected species alert area</li> <li>• Possible contamination in vicinity – no intrusive investigation undertaken</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
Where the green belt allocation is removed from the development plan, where the site is investigated for protected species and appropriate protection measures are put in place and where the land is investigated for potential contamination and any necessary remediation measures are implemented.				
<b>What is the most suitable type of development for this site?</b> smallholding, open space, woodland				
<b>Site is NOT suitable for housing development</b> X				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to an established settlement where service provision is sufficient. This site lies in the green belt and serves a strategic green belt function. Infill development will undermine the value of the green belt.				
<b>Is site available for development?</b>				
<b>If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner and there is access. However, recent contact via post was returned to sender.		



SHLAA 2011/2012



# SS0322





# SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Huntsmans House, Kennel Lane, Billericay	<b>Site Area:</b> 5.5ha	<b>Current Use:</b> Residential, Grazing Land/ scrubland	<b>Site Ref:</b> SS0323	
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<p><b>Description of Site (including planning status)</b></p> <p>Large irregular shaped site located on the south side of Kennel Lane in an open rural setting. The land comprises three dwelling houses and ancillary buildings in the northwest corner, which then widens out considerably to the rear where the land is composed of several fields and scrubland, intersected by a stream and pond. The land falls gently to the south and east.</p> <p>Development Plan: Allocated as Green Belt in the BDLP 1998.</p> <p>Planning History:</p> <ul style="list-style-type: none"> <li>• BAS/1250/85 – Retention of alterations and extension – Granted 1986</li> <li>• BAS/0949/86 – Conversion of stable to two flats, garing and store – Granted 1987</li> <li>• BAS/1938/87 – Conversion of stables to 2 no. dwellings, construction of double garage and extension fo existing building to provide garaging – Refused 1988</li> <li>• BAS/0521/88 –Conversion of stables into 2 dwellings, double garage and extension and alterations to existing kennel to provide garaging – Granted 1988</li> <li>• BAS/1189/88 – Conversion of dwelling into 2 units – Granted 1988</li> <li>• BAS/0393/91 -</li> <li>• BAS/0693/91 - Ground floor side extension (The Cottage) – Granted 1991</li> <li>• BAS/1106/91 - Front conservatory – Granted 1991</li> <li>• 07/00511/FULL - Detached double garage – Granted 2007</li> <li>• 08/00704/FULL - Two storey side extension – Refused 2008</li> </ul>	<p><b>Site Access:</b> Kennel Lane</p>
	<p><b>Access to Services</b></p>

<b>Ownership:</b>	- Public Body?	No
	- Private Individual?	Yes
	- Company?	No
	- Unknown?	No
<b>Urban Area Site</b>	No	
<b>Green Belt Site</b>	Yes	Area: 5.5ha
<b>Greenfield Site</b>	Yes	Area: 5.37ha
<b>Previously Developed Land</b>	Yes	Area: 0.13ha

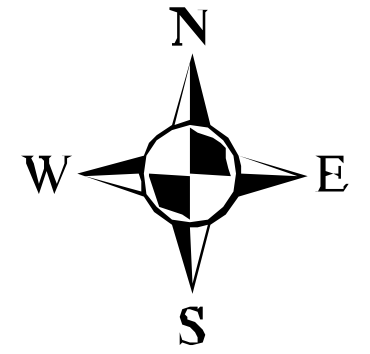
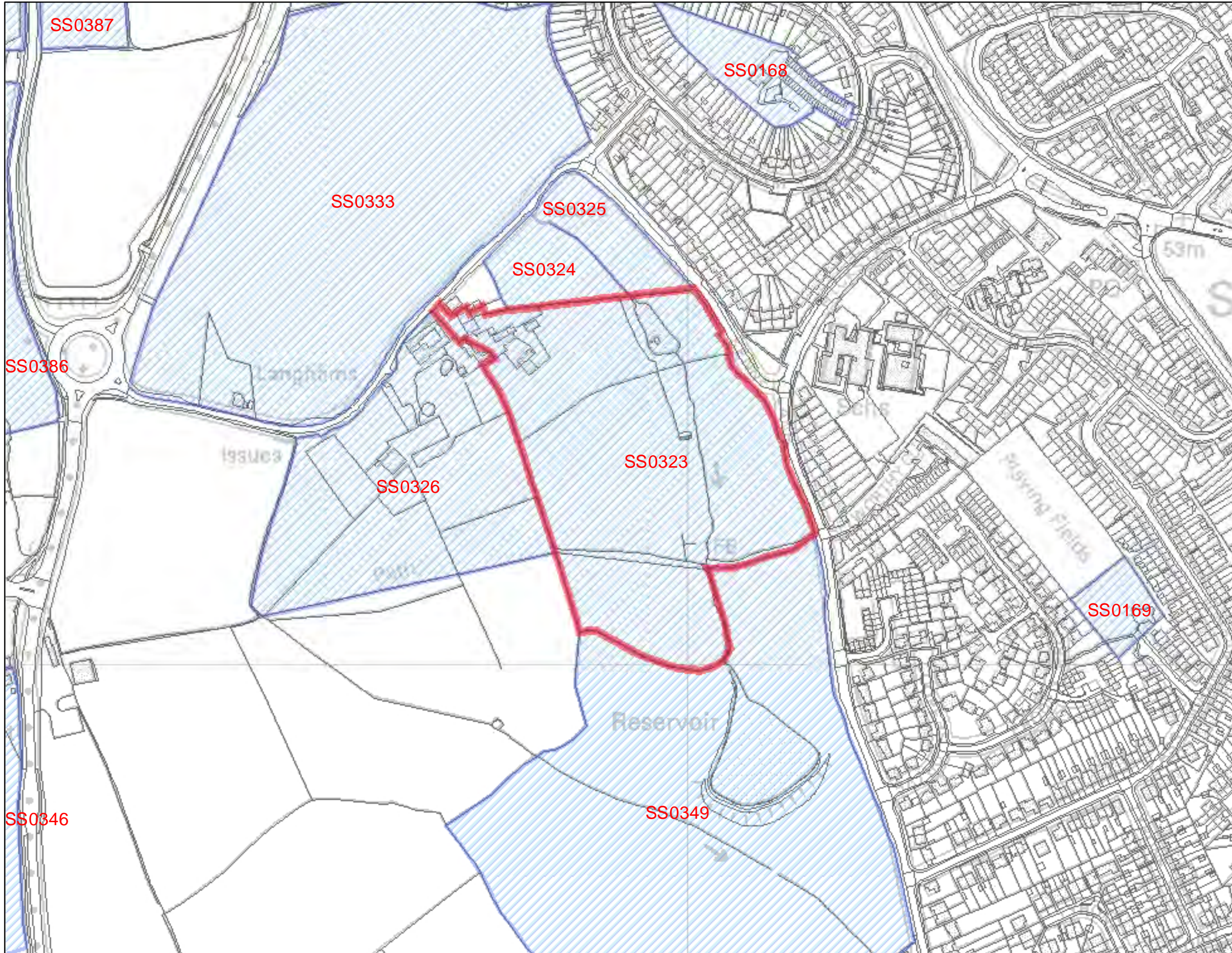
Site Constraints		
Areas excluded from the SHLAA	Constraints that may affect a site's viability	
Scheduled Monument	Within	Ancient Woodland
	Part of	
	Adj. To	
SSSIs/ SACs / SPAs / Ramsar	Within	Local Wildlife Sites
	Part of Site	
	Within Buffer	
Local Nature Reserve (LNR)	Within	Biodiversity Action Plan (BAP)
	Part of Site	Priority Habitat
	Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		Protected Species Alert Area

<b>Address:</b> Land at Huntsmans House, Kennel Lane, Billericay		<b>Site Area:</b> 5.5ha	<b>Current Use:</b> Residential, Grazing Land/ scrubland	<b>Site Ref:</b> <b>SS0323</b>	
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within		Village Green & Common Land Ground Water Vulnerability Area		
	Part of				
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					



# Land at Huntsman House

SHLAA 2011/2012



# SS0323



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land to East of The Hayloft and Fox Cottage, Kennel Lane, Billericay	<b>Site Area:</b> 0.55ha	<b>Current Use:</b> grassland	<b>Site Ref:</b> SS0324		
<b>Description of Site (including planning status)</b> Irregular shaped site located on the south side of Kennel Lane in an open rural setting. The land comprises mostly grassland bordered by some trees and hedges and is partly used for domestic garden purposes associated with the property The Hayloft. A stream runs along the east boundary of the site and the land falls gently to the south and east.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Kennel Lane		
			<b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.55ha			
<b>Greenfield Site</b>	Yes	Area: 0.55ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		

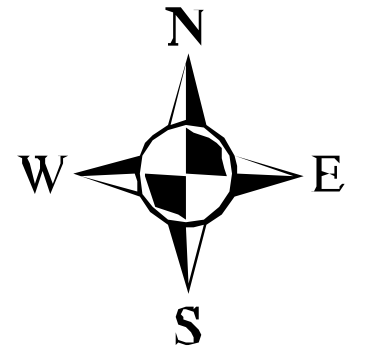


<b>Address:</b> Land to East of The Hayloft and Fox Cottage, Kennel Lane, Billericay	<b>Site Area:</b> 0.55ha	<b>Current Use:</b> grassland	<b>Site Ref:</b> SS0324	
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
Could the constraints be overcome?				
<b>What is the most suitable type of development for this site?</b>				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

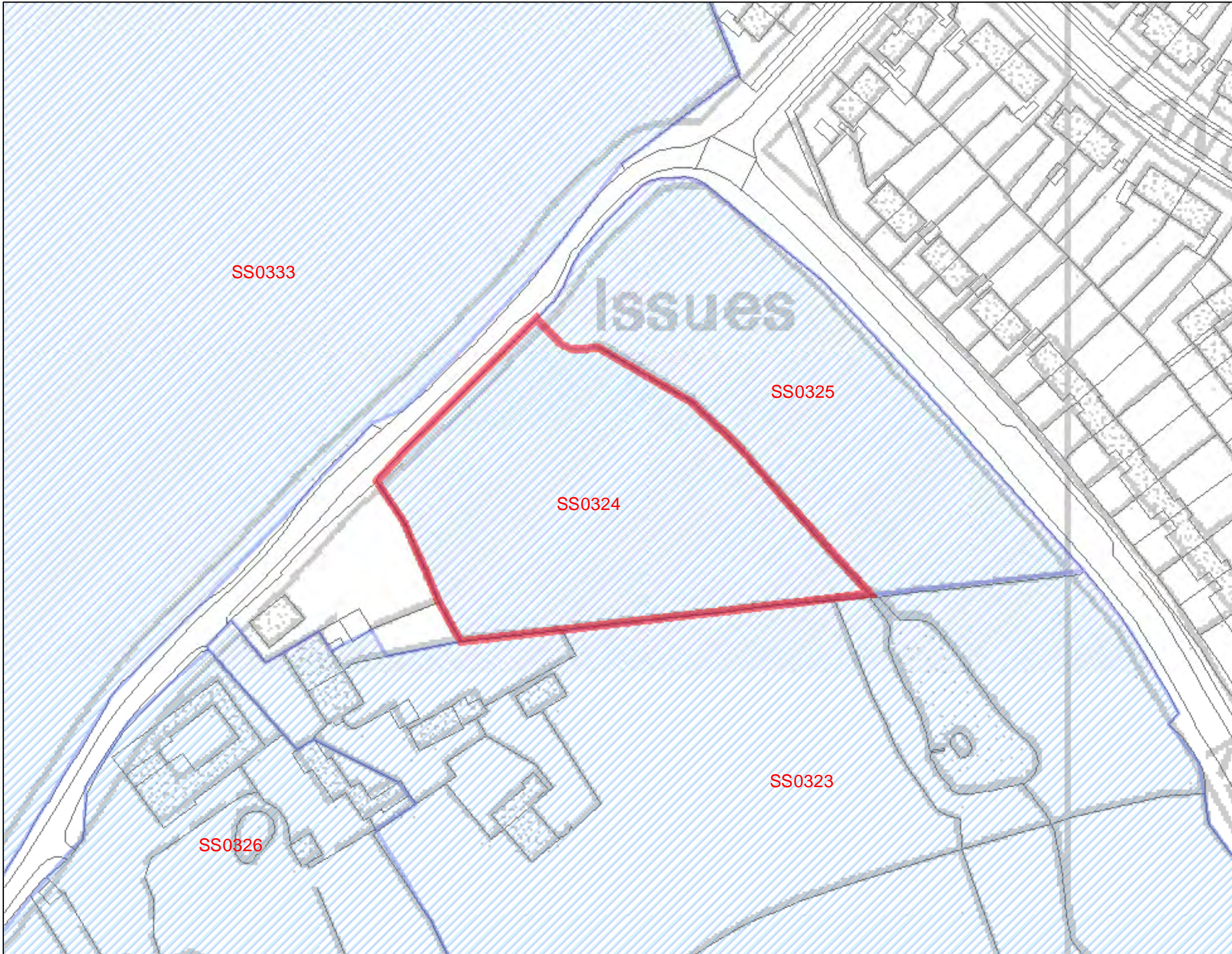


# Land to East of Hayloft and The Fox Cottage

SHLAA 2011/2012



# SS0324





## SHLAA Site Survey Form Part 1

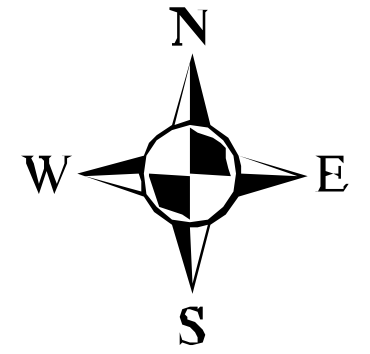
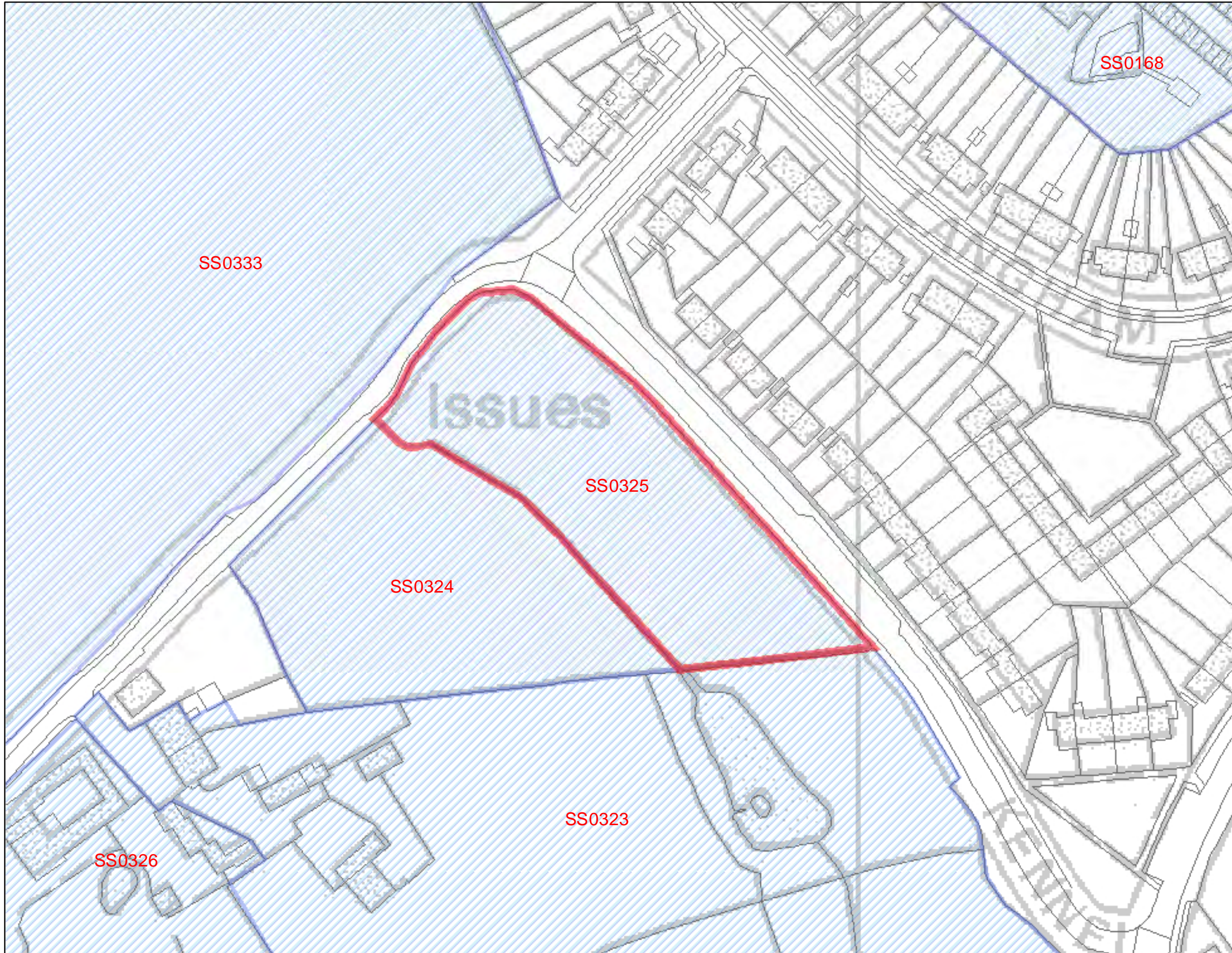
<b>Address:</b> Land opposite 5 – 27 Kennel Lane, Billericay	<b>Site Area:</b> 0.56ha	<b>Current Use:</b> Grassland/ scrubland	<b>Site Ref:</b> SS0325			
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the south side of Kennel Lane at its junction with Hunters Avenue, in an open rural setting. The land comprises mostly grassland/scrubland and is bordered by trees/hedges. Housing exists on land to the north and east of the site. A stream runs along the southwest boundary and the land falls gently to the south and east.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Kennel Lane			
			<b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.56ha				
<b>Greenfield Site</b>	Yes	Area: 0.56ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			

<b>Address:</b> Land opposite 5 – 27 Kennel Lane, Billericay	<b>Site Area:</b> 0.56ha	<b>Current Use:</b> Grassland/ scrubland	<b>Site Ref:</b> <b>SS0325</b>	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				



# Land including Stables and Groom Cottage

SHLAA 2011/2012



# SS0325



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land including stables and Grooms Cottage, Kennel Lane, Billericay	<b>Site Area:</b> 3.53ha	<b>Current Use:</b> Residential/ farmland	<b>Site Ref:</b> SS0326			
<b>Description of Site (including planning status)</b> Large irregular shaped site located on the south side of Kennel Lane in an open rural setting. In addition to the dwelling Grooms Cottage, the land comprises a stables/barn building and a modern field barn, with the remainder of the land laid to grass.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/1587/85 – Convert flat to dwelling extension – Granted 1986</li> <li>• BAS/1705/87 – Rebuild stables and barn – Refused 1988, Appeal Allowed</li> <li>• BAS/2019/88 – Rear dormers – Refused 1988</li> <li>• BAS/1390/90 – Formation of menage – Granted 1991</li> <li>• BAS/0065/92 – Part conversion of hay barn to residential use – Refused and Appeal Dismissed 1992</li> <li>• BAS/0689/92 – Change of use of barn to residential dwelling – Refused 1992</li> <li>• BAS/1094/92 – Detached double garage – Granted 1992</li> <li>• 03/01129/LDC - Use of stables/barn as a dwelling – Refused 2003</li> <li>• 07/01217/AGBAS – Storage barn – Permitted Development</li> <li>• 07/01424/FULL - Change of use of existing detached garage to games room and erection of detached car port – Refused 2008</li> </ul>			<b>Site Access:</b> Kennel Lane  <b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 3.53ha				
<b>Greenfield Site</b>	Yes	Area: 3.26ha				
<b>Previously Developed Land</b>	Yes	Area: 0.27ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					

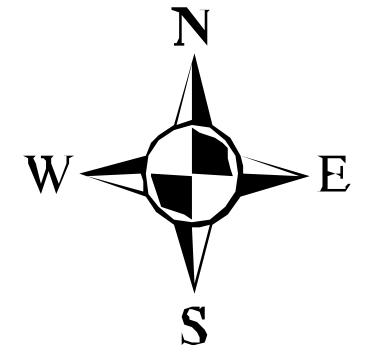
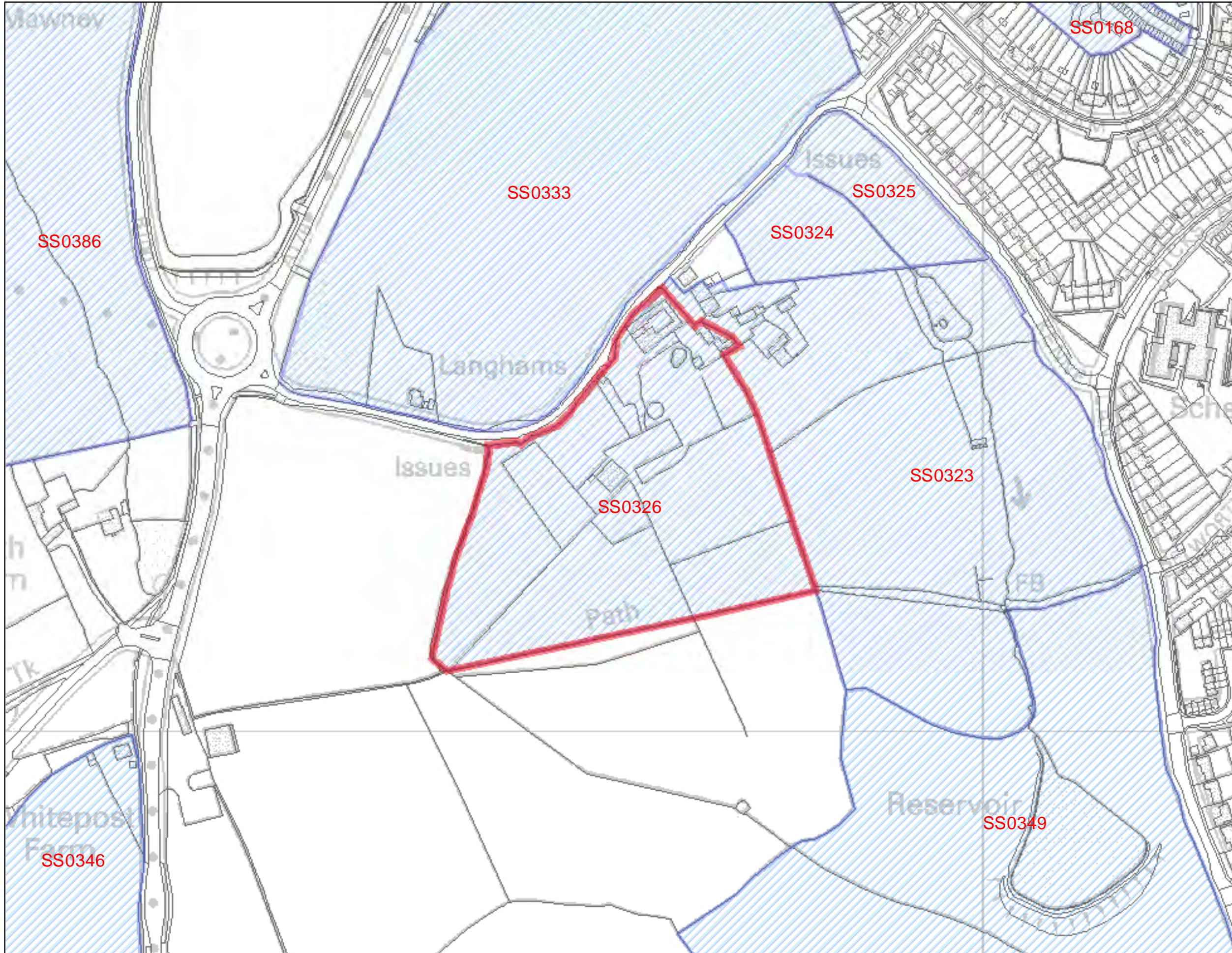


<b>Address:</b> Land including stables and Grooms Cottage, Kennel Lane, Billericay		<b>Site Area:</b> 3.53ha	<b>Current Use:</b> Residential/ farmland	<b>Site Ref:</b> SS0326		
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			
			TPO			
			Archaeological Finds Area			
<b>Highway issues:</b>						
<b>Constraints (description):</b>						
<b>Could the constraints be overcome?</b>						
<b>What is the most suitable type of development for this site?</b>						
<b>Site is not suitable for housing development x</b>						
<b>Reason(s) why site is not suitable for housing:</b>						
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>						



# Land at North East of Magdalen HUse

SHLAA 2011/2012



# SS0326



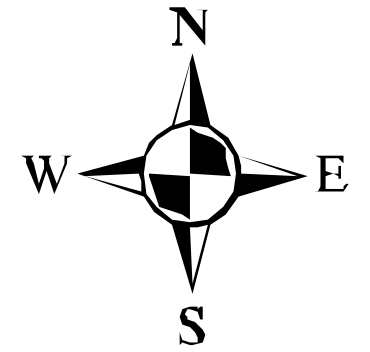
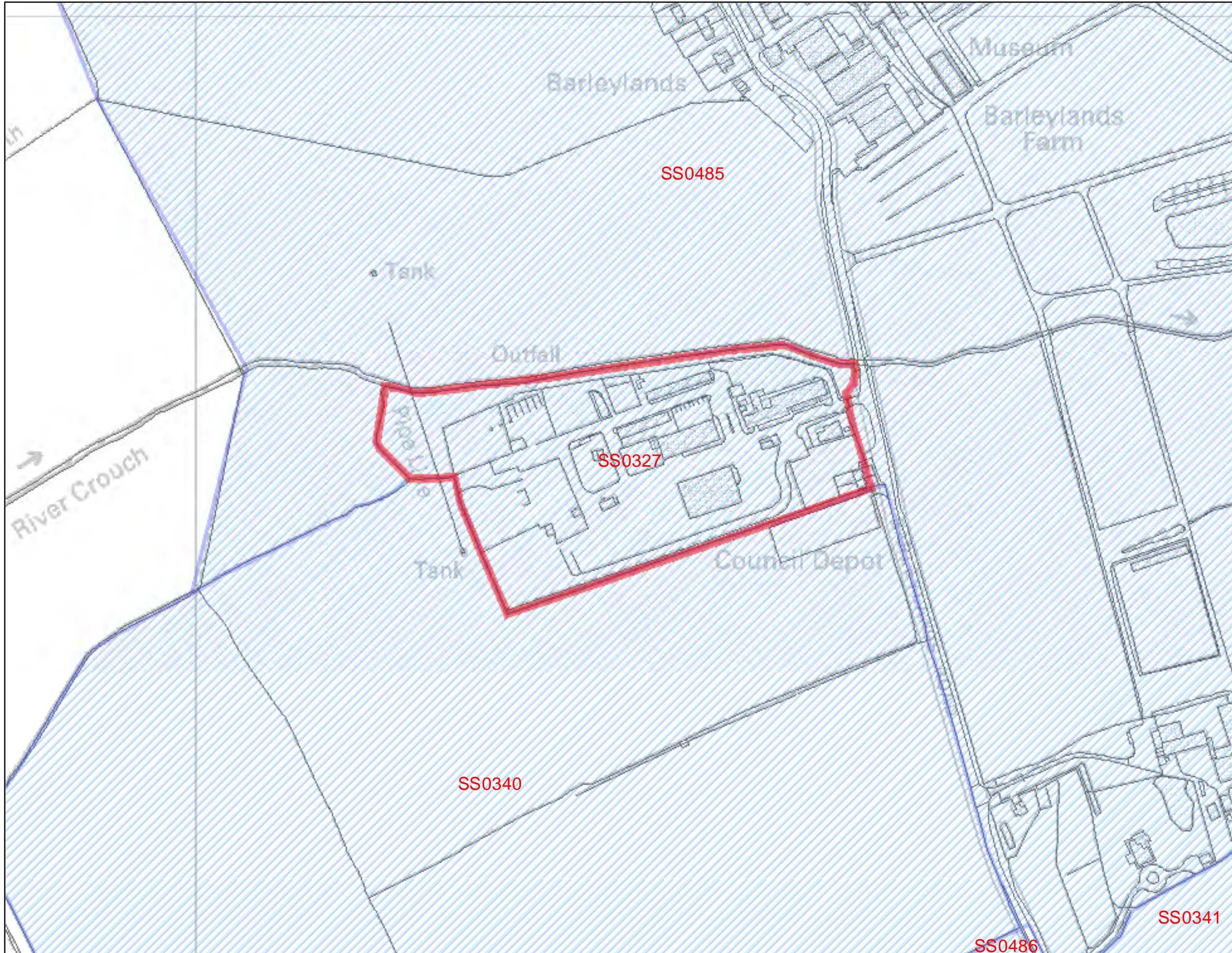
## SHLAA Site Survey Form Part 1

<b>Address:</b> Barleylands Council Depot, Barleylands Road, Billericay	<b>Site Area:</b> 4.88ha	<b>Current Use:</b> Council depot	<b>Site Ref:</b> SS0327	
<b>Description of Site (including planning status)</b> Council depot, comprising main borough waste collection facilities, storage, offices and other ancillary buildings, located on the west side of Barleylands Road in a rural setting adjacent to the River Crouch. Arable farmland and grassland comprising football pitches adjoin the site.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• ESBAS/1101/59 – Erection of main central store building – Granted 1960</li> <li>• BAS/0389/76 – Change of use from store to recreational building – Granted 1976</li> <li>• DC/8/87 – Change of use from stores/workshop to offices – Granted 1987</li> <li>• BAS/0716/95 – Alterations to elevations of former carpenters workshop – Granted 1995</li> <li>• BAS/1165/95 – Erection of automatic vehicle wash and associated drainage works – Granted 1996</li> <li>• BAS/0044/96 – Erection of newspaper recycling storage compound – Granted 1996</li> <li>• BAS/0097/03 – Erection of a Eurodome building for the storage of road salt (County Council Reference: (CC/BAS/06/03) – No objection</li> <li>• 10/00007/FULL - Erection of 10m high metal mesh fence to prevent litter escaping from existing recycle storage area – Granted 2010</li> <li>• 11/00857/FULL - Erection of a mixed green waste and food waste transfer station – Granted 2011</li> <li>• 11/01337/FULL - Lean-to canopy to provide cover for sweepers – Refused 2012</li> </ul>			<b>Site Access:</b> Barleylands Road  <b>Access to Services</b>	
<b>Ownership:</b>		- Public Body?	Yes	
- Private Individual?		No		
- Company?		No		
- Unknown?		No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 4.88ha		
<b>Greenfield Site</b>	Yes	Area: 0.82ha		
<b>Previously Developed Land</b>	Yes	Area: 4.06ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	

<b>Address:</b> Barleylands Council Depot, Barleylands Road, Billericay		<b>Site Area:</b> 4.88ha	<b>Current Use:</b> Council depot	<b>Site Ref:</b> SS0327		
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			
			TPO			
			Archaeological Finds Area			
<b>Highway issues:</b>						
<b>Constraints (description):</b>						
<b>Could the constraints be overcome?</b>						
<b>What is the most suitable type of development for this site?</b>						
<b>Site is not suitable for housing development x</b>						
<b>Reason(s) why site is not suitable for housing:</b>						
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>						



SHLAA 2011/2012



# SS0327



## SHLAA Site Survey Form Part 1

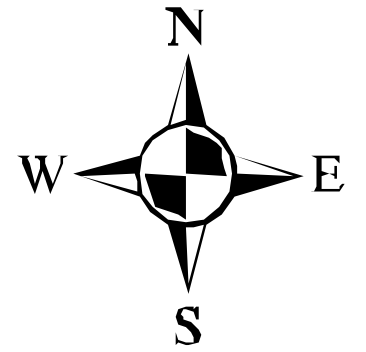
<b>Address:</b> Billericay Cricket Club, Blunts Wall Road	<b>Site Area:</b> 5.67ha	<b>Current Use:</b> 2x Cricket pitches and pavilion	<b>Site Ref:</b> SS0328			
<b>Description of Site (including planning status)</b> Large irregular shaped site located in a countryside setting to the west of Tye Common Road, Billericay. The site is predominantly open in character comprising two cricket pitches, a pavilion and car parking. Football pitches and tennis courts exist on the adjoining land to the east, whilst fields border the site on the remaining sides. A small stream/ drainage ditch runs along the western boundary. The car park area and pavillion are on slightly higher ground than the cricket pitches by about 1 to 2 metres.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/1609/87 – Farm house – Refused 1987, Dismissed 1988</li> <li>BAS/1693/88 – siting of caravan – Refused 1989</li> <li>CAR/1/88 – Siting of caravan -</li> <li>BAS/0501/90 – Golf driving range – Refused 12.07.1991</li> <li>BAS/1084/93 - Change of use to cricket ground and erection of pavilion with ancillary car parking – Granted 07.07.1995</li> <li>BAS/1175/95 - Garage/storage Shed – Granted 26.02.1996</li> <li>02/01288/OUT - extension to pavilion – Refused 21.01.2003</li> <li>Former pond in centre of site shown on 1937 map, now infilled</li> </ul>			<b>Site Access:</b> Blunts Wall Road  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: <1500m (Billericay) GPs / Health Centre: >800m Local Centre: <800m Town Centre: >800m Public Open Space: <800m Bus Stop: <500m Railway Station: <1600m			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	No			
		- Company?	Yes - Trust			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 5.67ha				
<b>Greenfield Site</b>	Yes	Area: 5.32ha				
<b>Previously Developed Land</b>	Yes	Area: 0.35ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	*Potential for surface water flooding	No*	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Groundwater vulnerability area		Yes
	Adj. To	No				
Oil / Gas Pipelines	Through centre of site	Yes	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within/Adj. To	No	



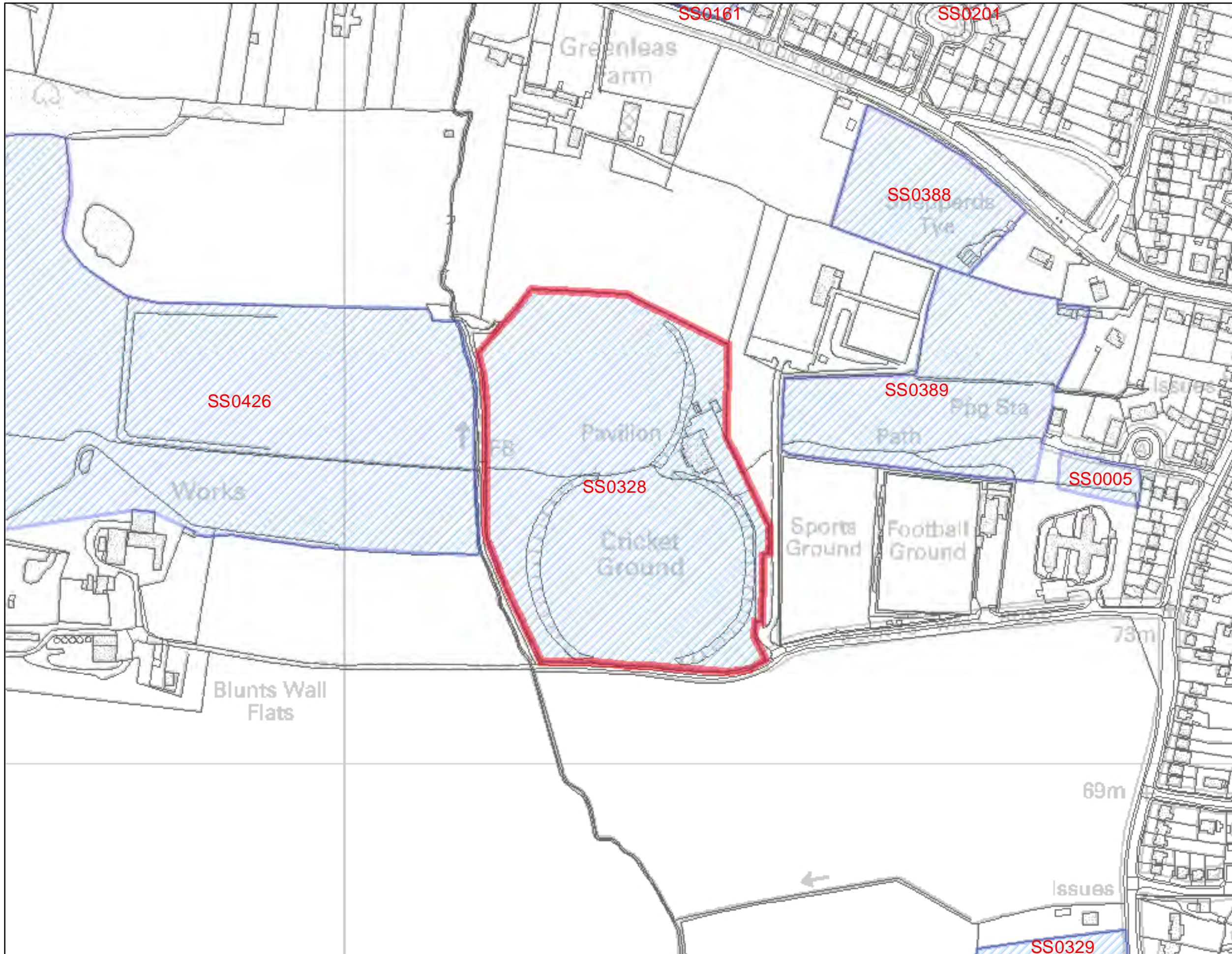
<b>Address:</b> Billericay Cricket Club, Blunts Wall Road		<b>Site Area:</b> 5.67ha	<b>Current Use:</b> 2x Cricket pitches and pavilion	<b>Site Ref:</b> SS0328		
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)	Through centre of site	Yes	
H.E.R – No records			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> No particular access problems, though this is via a narrow country lane which will need upgrading to accommodate a more comprehensive form of development.						
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Possible contamination in vicinity – no intrusive investigation undertaken</li> <li>• Definitive footpath</li> <li>• Gas pipeline</li> <li>• SSSI Buffer</li> </ul>			
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Protected species alert areas</li> <li>• Groundwater vulnerability</li> </ul>						
<b>Could the constraints be overcome? Partially:</b> 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. The positions of the gas pipeline and definitive footpath would also need to be respected in any development. Groundwater vulnerability would also need to be investigated and appropriate safeguards put in place. The site would need to be amalgamated with an adjoining site to form part of the settlement. Existing cricket pitches and football pitches would therefore need to be relocated to a suitable alternative location.						
<b>What is the most suitable type of development for this site?</b> Sports pitches, open space, country park						
<b>Site is NOT suitable for housing development</b> X						
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to an established settlement where service provision is sufficient. This site lies in the green belt serves a strategic green belt function of preventing Billericay from merging with Brentwood. Any infill development here will undermine the value of the green belt.						
<b>Is site available for development? If yes, when?</b>			The site was put forward as part of the Call for Sites process. Thus the landowner can be established.			



SHLAA 2011/2012



# SS0328





## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Curds Farm, Tye Common Road, Billericay	<b>Site Area:</b> 1.32ha	<b>Current Use:</b> Farm/grazing land	<b>Site Ref.:</b> <b>SS0329</b>		
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the west side of Tye Common Road in a semi-rural setting. The land comprises several farm buildings, a farm bungalow, two large oak trees (which appear to demark the original boundary of Tye Common from the 1777 map), hedgerows and open grassland. Further farm/council depot buildings lie to the south, residential development to the east, a single dwelling to the north and open farmland beyond this, along the western side of Tye Common Road. Several pigs were being reared in the outbuildings and chickens were in a run along side at the time of a site visit.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/0372/49 – Hay barn and covered yard – Granted 16.08.1949</li> <li>• BAS/1055/58 &amp;(A) – Dwelling – Refused, Appeal Allowed 1960</li> <li>• BAS/1984/87 – Demolish house and erect replacement dwelling – Granted 18.03.88</li> </ul>			<b>Site Access:</b> Tye Common Road  <b>Access to Services</b> (distance in m) Primary School: <>600m Secondary School: <1500m (Billericay) GPs / Health Centre: <800m Local Centre: <800m Town Centre: >800m Public Open Space: <800m Bus Stop: 50m (Tye Common Road) Railway Station: <1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 1.32ha			
<b>Greenfield Site</b>	Yes	Area: 1.14ha			
<b>Previously Developed Land</b>	Yes	Area: 0.18ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

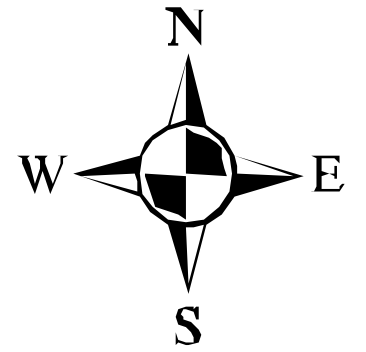


<b>Address:</b> Land at Curds Farm, Tye Common Road, Billericay		<b>Site Area:</b> 1.32ha	<b>Current Use:</b> Farm/grazing land	<b>Site Ref.:</b> <b>SS0329</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – Road barrier (destroyed) SMR21020 (on Tye Common Road)			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular issues					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Green Belt allocation in Development Plan</li> <li>Protected species alert areas</li> </ul>			<ul style="list-style-type: none"> <li>Groundwater vulnerability</li> <li>Possible contamination in vicinity – no intrusive investigation undertaken</li> <li>SSSI Buffer</li> </ul>		
<b>Could the constraints be overcome?</b> Yes <b>If yes, how:</b> Where the green belt allocation is removed from the development plan, where the 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. Groundwater vulnerability would also need to be investigated and appropriate safeguards put in place. SSSI unaffected. Oak trees are also likely to be worthy of retention for their visual and historic value					
<b>What is the most suitable type of development for this site?</b> Farmland, smallholding, open space					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> This site is situated within the green belt where it serves a strategic green belt function of preventing Billericay from merging with Brentwood. If the site was directly adjacent to the established settlement, it could be argued that the development of the site would not be detrimental to the area. However, as the site is separated from the urban area by a physical constraint, Tye Common Road, allowing development to take place on this site would potentially lead to urban sprawl.					
<b>Is site available for development?</b> <b>If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		

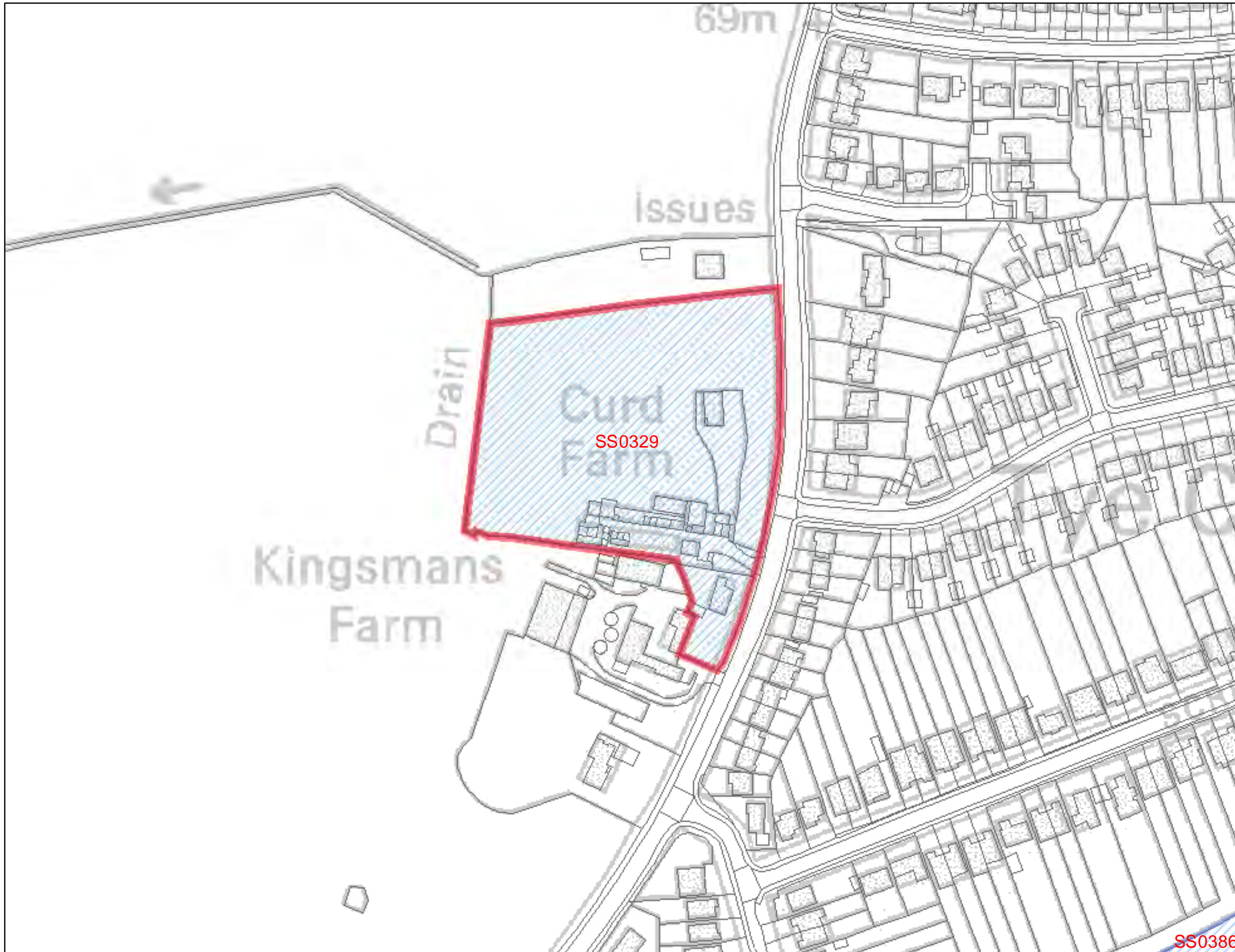


# Land at Curds Farm, Tye Common Road

SHLAA 2011/2012



# SS0329





## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 7 Lampern Mews; No 3 and No 4 Lampern Close; No 1 to No 5 Lampern Crescent; No 12 to No 48 Sussex Way	<b>Site Area:</b> 2.62ha	<b>Current Use:</b> Grassland field	<b>Site Ref:</b> SS0330			
<b>Description of Site (including planning status)</b> Irregular shaped field located off an outside bend in Queens Park Avenue. The land is laid to grass, bordered by hedges, trees and a post and rail fence. A golf course lies to the north, country park to the west and modern residential properties in the form of the Queens Park Estate to the south. The land is situated in a rural setting beyond the well defined settlement boundary formed by Queens Park Avenue.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: None			<b>Site Access:</b> Queens Park Avenue  <b>Access to Services</b> (distance in m) Primary School: <600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <400m Bus Stop: 100m? Railway Station: >1600m			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	No				
	- Company?	Yes				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 2.6ha				
<b>Greenfield Site</b>	Yes	Area: 2.6ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Groundwater Vulnerability Area		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes	
H.E.R – RB sherds/Roman vessel (SMR5463)			TPO		No	

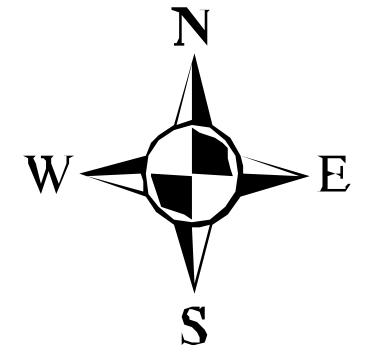
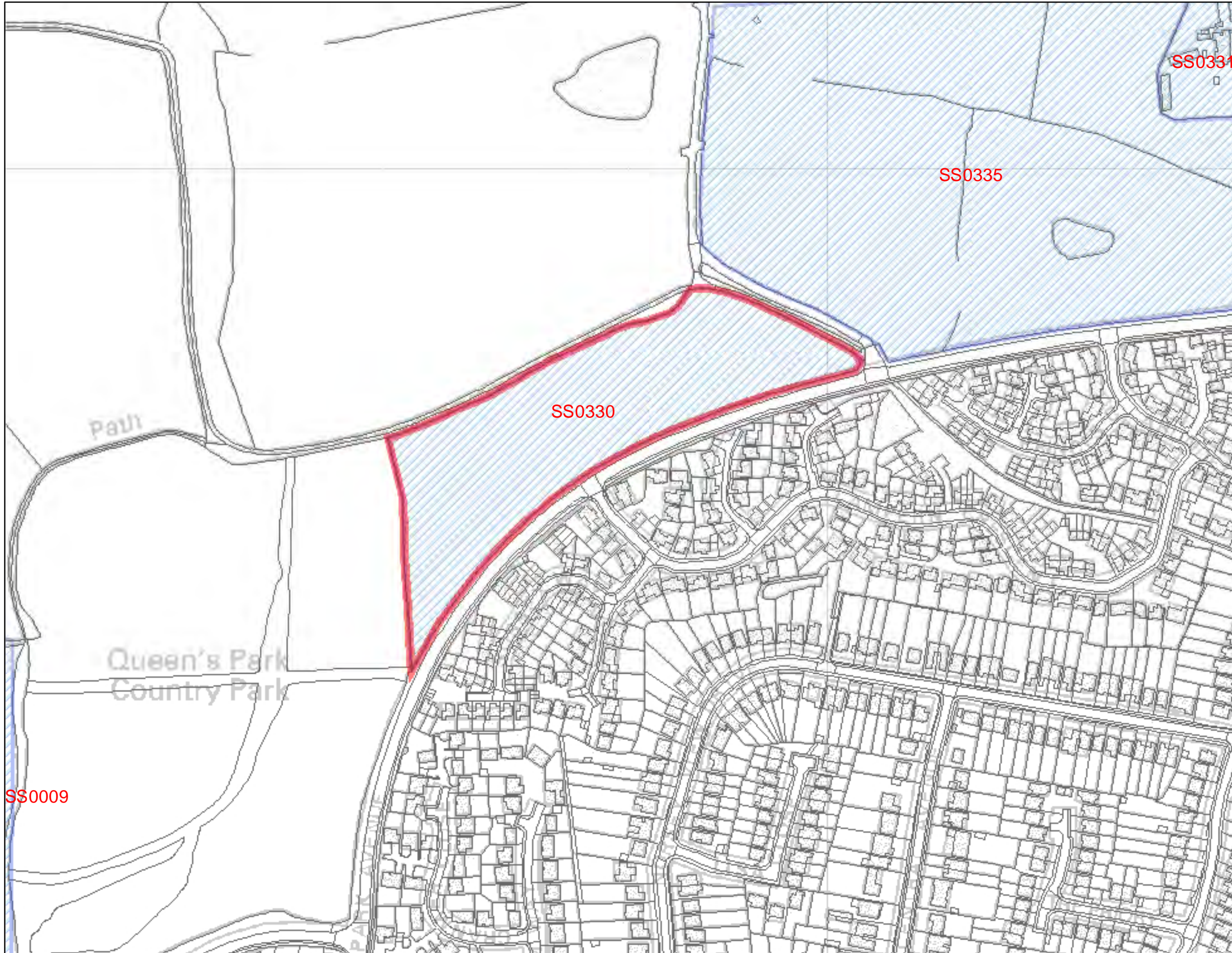


<b>Address:</b> Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 7 Lampern Mews; No 3 and No 4 Lampern Close; No 1 to No 5 Lampern Crescent; No 12 to No 48 Sussex Way	<b>Site Area:</b> 2.62ha	<b>Current Use:</b> Grassland field	<b>Site Ref:</b> SS0330		
		Archaeological Finds Area	Finds area 56	Yes	
<b>Highway issues:</b> No particular access problems					
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Possible contamination in vicinity – no intrusive investigation undertaken</li> <li>• SSSI Buffer</li> <li>• Definitive footpath along northern boundary</li> <li>• Archaeological finds in the vicinity</li> </ul>			
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Protected species alert areas</li> <li>• LoWS and BAP buffer</li> <li>• Groundwater vulnerability</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
Where the green belt allocation is removed from the development plan, where the site is investigated for protected species and appropriate protection measures are put in place and where the land is investigated for potential contamination and any necessary remediation measures are implemented. Groundwater vulnerability would also need to be investigated and appropriate safeguards put in place. The site should also be investigated for potential archaeology and the position of the definitive footpath respected.					
<b>What is the most suitable type of development for this site?</b> Farmland, golf course, country park					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site 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.					
<b>Is site available for development? If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner. The timescale will need to be amended to reflect the need to alter policy if necessary.			



# Land at Stock Brook Manor Golf Course

SHLAA 2011/2012



# SS0330



## SHLAA Site Survey Form Part 1

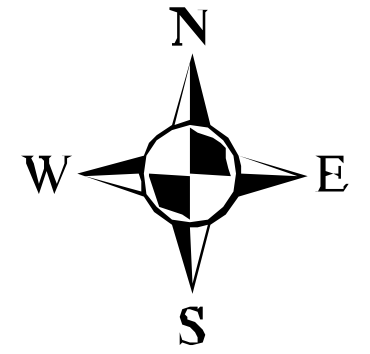
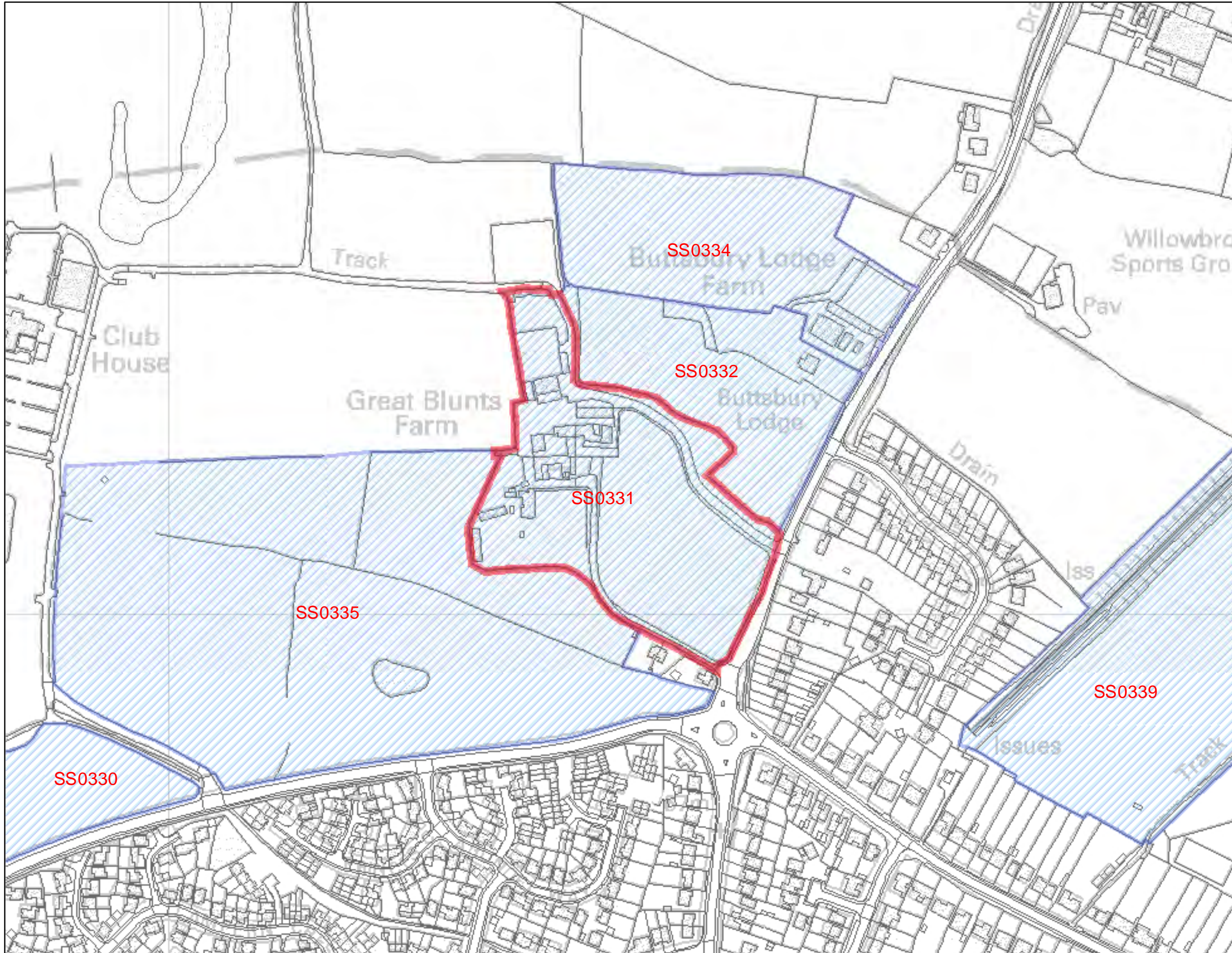
<b>Address:</b> Great Blunts Farmhouse and Land South East of Great Blunts Farmhouse, Stock Road	<b>Site Area:</b> 3.28ha	<b>Current Use:</b> Farm, residential, grassland	<b>Site Ref:</b> <b>SS0331</b>		
<b>Description of Site (including planning status)</b> Irregular shaped site comprising an historic farmhouse, barns and farm workers cottage. Stockbrook Manor Golf Course lies to the west, modern Queens Park residential estate to the south, fields to the north and further residential properties to the east. The land is situated in a rural setting beyond the defined settlement boundary formed by Queens Park Avenue/Stock Road. Telegraph wires run across the field to the farmhouse.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/1360/89 –Extension to access for golf course – Granted 1989</li> <li>• BAS/461/94 – erection of barn – Granted 26.09.1994</li> </ul>			<b>Site Access:</b> Stock Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: 100m? Railway Station: >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 3.28ha			
<b>Greenfield Site</b>	Yes	Area: 2.38ha			
<b>Previously Developed Land</b>	Yes	Area: 0.9ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Groundwater Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings Great Blunts Farm (Grade II)	Within	Yes
				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 – Great Blunts Farmhouse (SMR26798)			TPO		No
			Archaeology		No

<b>Address:</b> Great Blunts Farmhouse and Land South East of Great Blunts Farmhouse, Stock Road	<b>Site Area:</b> 3.28ha	<b>Current Use:</b> Farm, residential, grassland	<b>Site Ref:</b> <b>SS0331</b>	
<b>Highway issues:</b> No particular access problems				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Possible contamination in vicinity – no intrusive investigation undertaken</li> <li>• SSSI Buffer</li> <li>• Listed building</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Protected species alert area</li> <li>• Groundwater vulnerability</li> <li>• Possible archaeology around historic farmstead</li> </ul>				
<b>Could the constraints be overcome?</b> Partially				
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. Groundwater vulnerability would also need to be investigated and appropriate safeguards put in place. The setting of the listed Great Blunts Farm house should also be respected and the site investigated for potential archaeology close to the farmhouse.				
<b>What is the most suitable type of development for this site?</b> Farmland, country park				
<b>Site is suitable NOT for housing development</b> X				
<b>Reason(s) why site is / is not suitable for housing:</b> 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.				
<b>Is site available for development? If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.		



# Great Blunts and surrounds

SHLAA 2011/2012



# SS0331



## SHLAA Site Survey Form Part 1

<b>Address:</b> Buttsbury Lodge and Land adjacent to Buttsbury Lodge, Stock Road, Stock	<b>Site Area:</b> 1.96ha	<b>Current Use:</b> Residential and grassland	<b>Site Ref:</b> SS0332		
<b>Description of Site (including planning status)</b> Irregular shaped site located on the west side of Stock Road. The site comprises a single dwelling house fronting Stock Road and its curtilage, with open grassland covering the majority of the remainder of the land. Stockbrook Manor Golf Course and Great Blunts Farm lie to the west, the modern Queens Park residential estate is to the south, fields and a yard to the north and further residential properties to the east. The land is situated in a semi-rural setting beyond the defined Billericay settlement boundary formed by Queens Park Avenue/Stock Road.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0270/62 – Outline residential development – Refused 06.04.1962</li> <li>BAS/0720/78 – Two storey rear extension – Refused 31.05.1978</li> <li>TPOBAS/8/80 (1) – Lop oak tree – Granted 04.07.1993</li> </ul>			<b>Site Access:</b> Stock Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: 150m Railway Station: >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 1.96ha			
<b>Greenfield Site</b>	Yes	Area: 1.9ha			
<b>Previously Developed Land</b>	Yes	Area: 0.06ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Groundwater Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings Great Blunts Farm (Grade II)	Within	No
				Adj. To	Yes
Immovable communications links		No	Potential Contaminated Land	C	

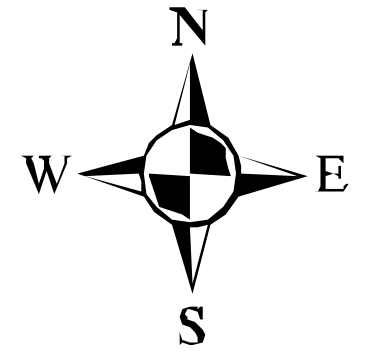


<b>Address:</b> Buttsbury Lodge and Land adjacent to Buttsbury Lodge, Stock Road, Stock		<b>Site Area:</b> 1.96ha	<b>Current Use:</b> Residential and grassland	<b>Site Ref:</b> SS0332	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO (TPO/8/80 – Oak)		Yes
			Archaeology		No
<b>Highway issues:</b> No particular access problems					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability</li> <li>• Tree Preservation Order 8/80</li> </ul>			<ul style="list-style-type: none"> <li>• Possible contamination in vicinity – no intrusive investigation undertaken</li> <li>• SSSI Buffer</li> <li>• Setting of Listed building</li> </ul>		
<b>Could the constraints be overcome?</b> Partially					
Where the green belt allocation is removed from the development plan and where the land is investigated for potential contamination and any necessary remediation measures are implemented. Groundwater vulnerability would also need to be investigated and appropriate safeguards put in place. The setting of the listed Great Blunts Farm house and the position of the TPO protected Oak tree should also be respected. SSSI unlikely to be affected.					
<b>What is the most suitable type of development for this site?</b> Farmland, country park					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		

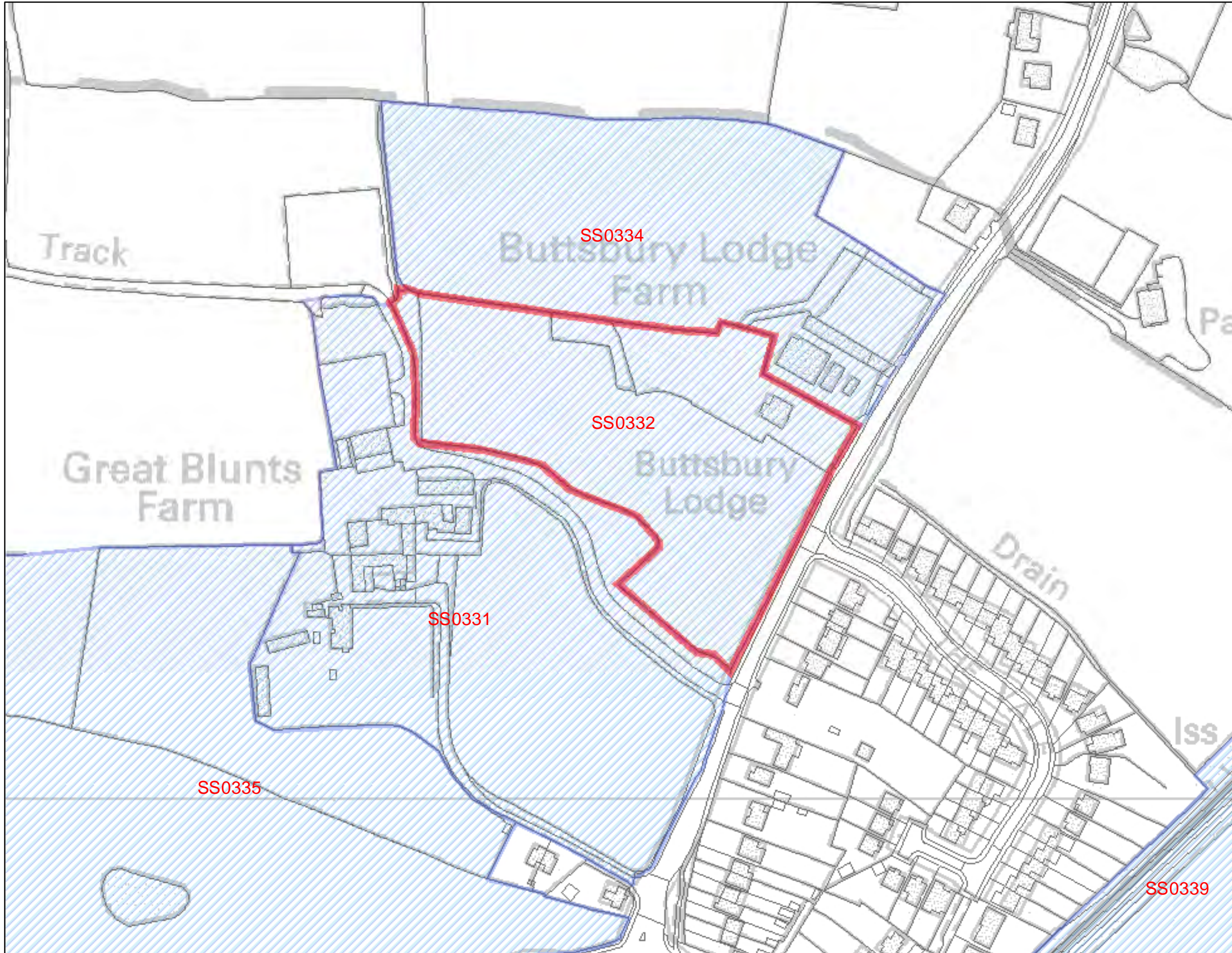


# Buttsbury Lodge and Land adj to Buttsbury

SHLAA 2011/2012



# SS0332





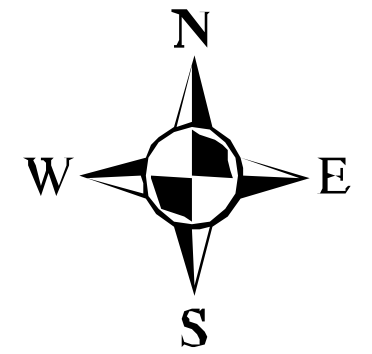
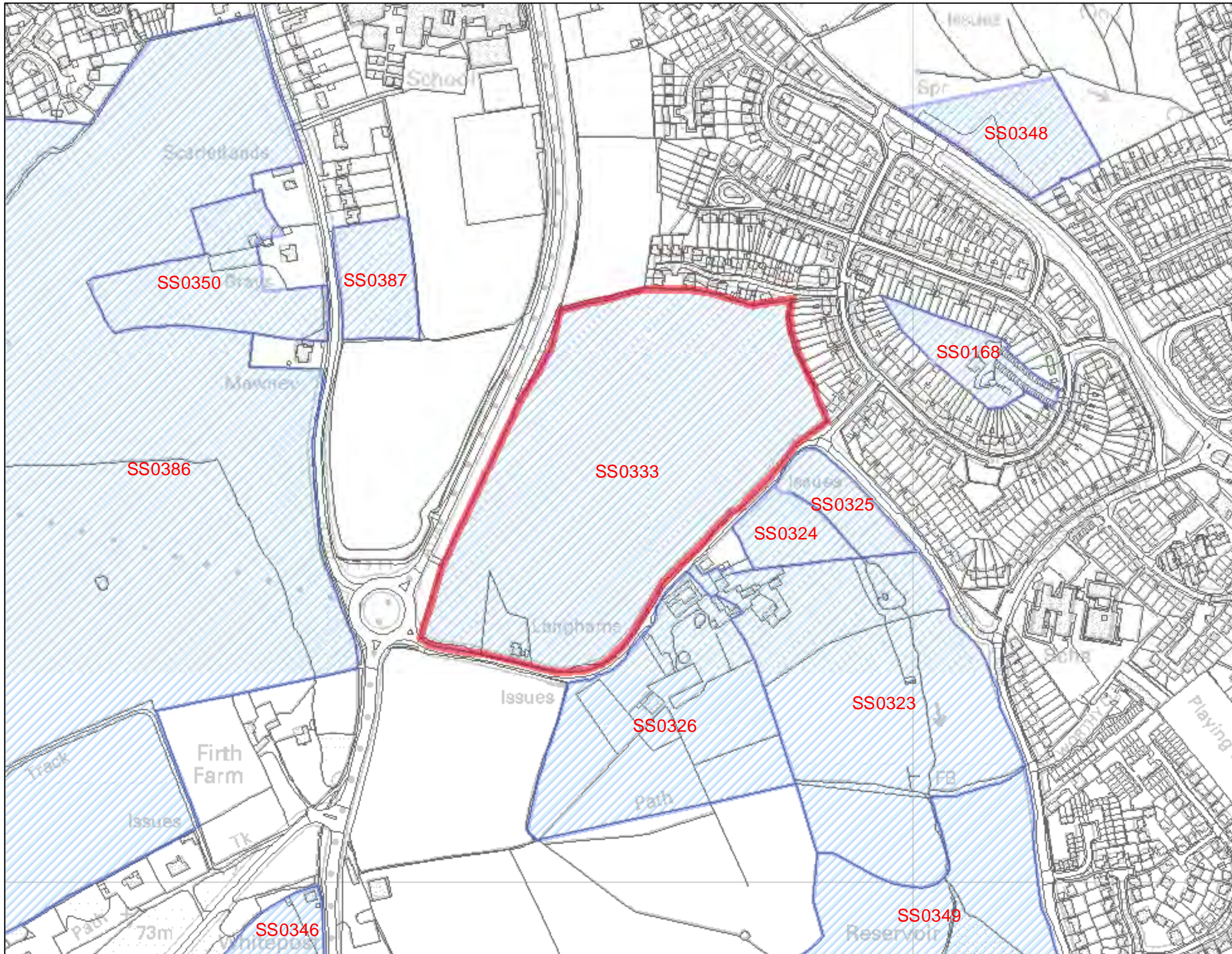
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land north of Kennel Lane, east of the A176, Billericay (inclusive of Langhams, Kennel Lane)	<b>Site Area:</b> 8.7ha	<b>Current Use:</b> Grazing land, plus dwelling house	<b>Site Ref:</b> <b>SS0333</b>		
<b>Description of Site (including planning status):</b> Large area of open grassland to the south of Billericay, northwest of South Green. The site is bordered by housing to the north and east, but is bordered by mainly open land on the remaining sides. A single bungalow 'Langhams' occupies a plot of land towards the south of the site, close to the roundabout junction with the A176 and Laindon Road. The land has an open rural character and falls gradually to the south and east, with a dip in the centre of the site. Hedges and trees exist to most of the boundaries.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0366/55 – Erect dwelling, Kennel Lane – Refused 23.08.1955</li> <li>BAS/0057/57 – Residential development, Noak Hill Road/Kennel Lane – Refused 15.02.1957</li> <li>ESBAS/1316/61 – Street lighting in Kennel Lane</li> <li>BAS/0119/62 – Residential development, Kennel Lane – Refused 23.02.1962</li> </ul>			<b>Site Access:</b> Kennel Lane and a field gate from the A176  <b>Access to Services</b> (distance in m) Primary School: <600m (South Green) Secondary School: <1500m (Billericay) GPs / Health Centre: <800m (Grange Parade) Local Centre: <800m (Grange Parade) Town Centre: >800m Public Open Space: <400m Bus Stop: <400m Railway Station: <>1600m		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	Yes - Trust			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 8.7ha			
<b>Greenfield Site</b>	Yes	Area: 8.6ha			
<b>Previously Developed Land</b>	Yes	Area: 0.1ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		Yes
Washland		No			Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land Groundwater vulnerability area		No
	Part of	No			Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)	Along eastern boundary (footpath 32)	Yes

<b>Address:</b> Land north of Kennel Lane, east of the A176, Billericay (inclusive of Langhams, Kennel Lane)	<b>Site Area:</b> 8.7ha	<b>Current Use:</b> Grazing land, plus dwelling house	<b>Site Ref:</b> <b>SS0333</b>	
H.E.R (along western boundary) - Roman Pottery (SMR17466) - Cremation burials/brooches (SMR5401) - Romano-saxon burials/samienware (SMR5402) - Roman cemetery/pottery/kiln (SMR5400)		TPO		No
		Archaeological Finds Area		Yes
<b>Highway issues:</b> No problems of access, though Kennel Lane likely to need upgrading from a narrow country lane to accommodate a comprehensive development scheme on the site.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Protected species alert areas</li> <li>• Groundwater vulnerability</li> </ul>		<ul style="list-style-type: none"> <li>• Possible contamination in vicinity – no intrusive investigation undertaken</li> <li>• SSSI Buffer</li> <li>• Definitive footpath along eastern boundary</li> <li>• Archaeological finds in the vicinity</li> </ul>		
<b>Could the constraints be overcome? Yes</b> <b>If yes, how:</b> 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. Groundwater vulnerability would also need to be investigated and appropriate safeguards put in place. The site should also be investigated for potential archaeology and the position of the definitive footpath respected. SSSI unlikely to be affected.				
<b>What is the most suitable type of development for this site?</b> Farmland, country park, residential				
<b>Site is suitable for housing development</b> x				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is adjacent to a residential settlement and the adjacent site has recently been granted planning permission for residential development. The site is close to services and facilities and the other constraints can be overcome. Timeframe for delivery will need to reflect the removal of the Green Belt from this site.				
<b>Is site available for development? If yes, when?</b>		Yes. The site is under multiple ownership but all landowners submitted their land as part of the Call for Sites, thus the site is available. The timescale would have to be amended to reflect the need to alter policy if necessary.		



SHLAA 2011/2012



# SS0333



## SHLAA Site Survey Form Part 1

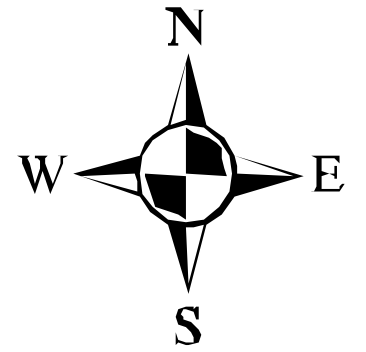
<b>Address:</b> Buttsbury Lodge Farm and adjacent land	<b>Site Area:</b> 2.4ha	<b>Current Use:</b> Agricultural equipment storage yard & grassland	<b>Site Ref:</b> <b>SS0334</b>			
<b>Description of Site (including planning status)</b> Irregular shaped site located on the west side of Stock Road at the northern extent of the Basildon borough. The site comprises a former farm yard, now agricultural equipment store fronting the road, with open grassland covering the majority of the remainder of the land. Stockbrook Manor Golf Course, Great Blunts Farm and Buttsbury Lodge lie to the south west, fields to the north and residential properties to the east. The land is situated in a semi-rural setting beyond the defined Billericay settlement boundary formed by Queens Park Avenue/Stock Road.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/0270/62 – Outline residential development – Refused 06.04.1962</li> <li>• BAS/1500/76 – Use of buildings for sale and repair, storage of milking machinery, dairy equipment and agricultural goods – Refused 06.01.1977</li> <li>• BAS/1501/76 – Agricultural dwelling – Refused 06.01.1977</li> <li>• BAS/1629/86 – Agricultural dwelling – Granted 16.06.87</li> <li>• BAS/0595/85 – Change off use of farm buildings for storage of agricultural equipment goods – Granted 26.06.85</li> </ul>			<b>Site Access:</b> Stock Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: 100m? Railway Station: >1600m			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 2.4ha				
<b>Greenfield Site</b>	Yes	Area: 2.2ha				
<b>Previously Developed Land</b>	Yes	Area: 0.2ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Groundwater Vulnerability Area		Yes
	Adj. To	No				
Oil / Gas Pipelines		Yes	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	



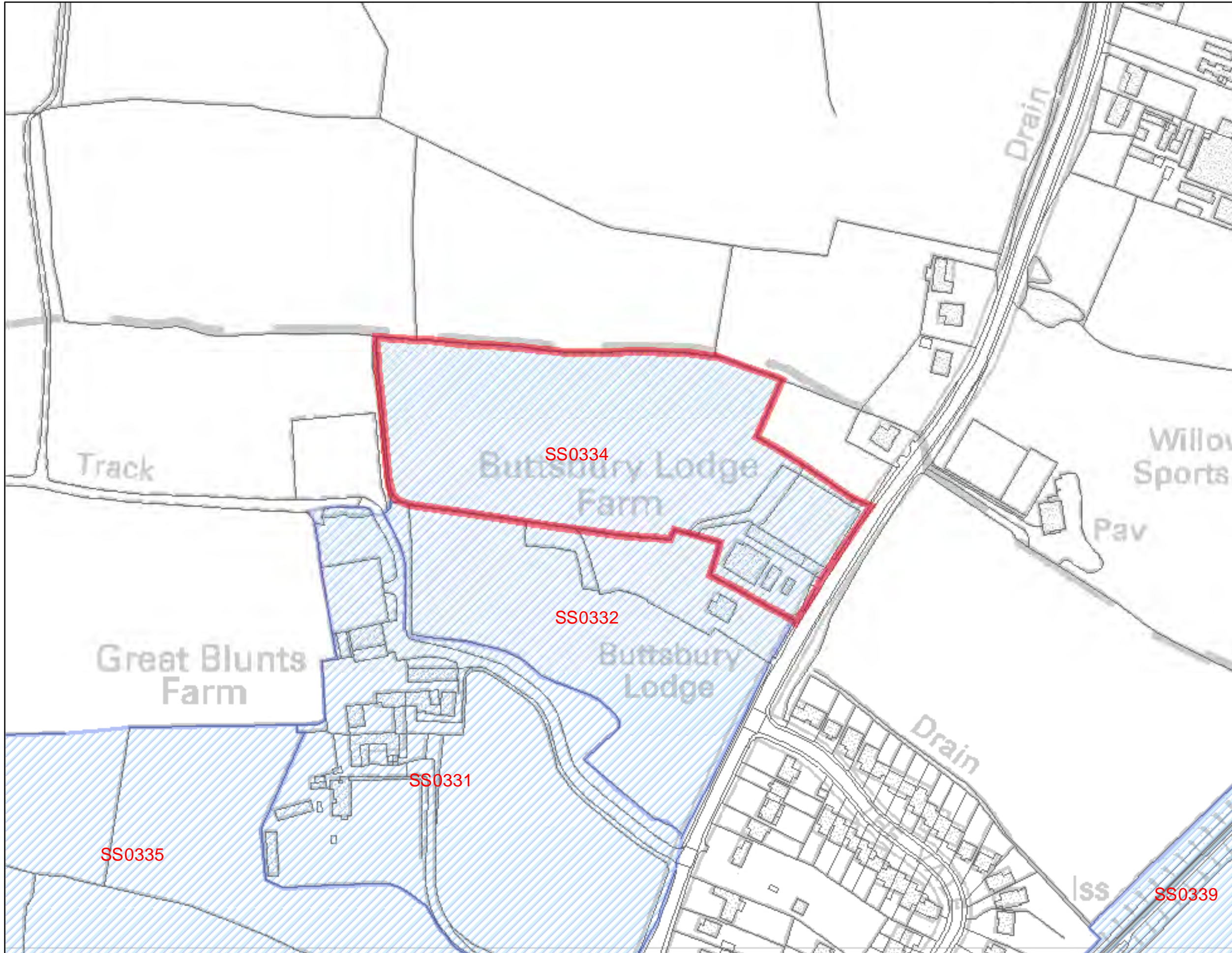
<b>Address:</b> Buttsbury Lodge Farm and adjacent land		<b>Site Area:</b> 2.4ha	<b>Current Use:</b> Agricultural equipment storage yard & grassland	<b>Site Ref:</b> SS0334		
			Great Blunts Farm (Grade II)	Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO		No	
			Archaeology		No	
<b>Highway issues:</b> No particular access problems						
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Possible contamination in vicinity – no intrusive investigation undertaken</li> <li>• SSSI Buffer</li> <li>• Protected species alert area</li> </ul>			
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability</li> <li>• Gas pipeline runs through centre of site</li> </ul>						
<b>Could the constraints be overcome?</b> Partially						
Where the green belt allocation is removed from the development plan and where the land is investigated for potential contamination and any necessary remediation measures are implemented. Groundwater vulnerability and protected species should also be investigated and appropriate safeguards/mitigation put in place where necessary. SSSI unlikely to be affected. The position of the gas pipeline should also be respected.						
<b>What is the most suitable type of development for this site?</b> Farmland, country park						
<b>Site is NOT suitable for housing development</b> X						
<b>Reason(s) why site is / is not suitable for housing:</b> 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.						
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.			

# Land at Buttsbury Lodge Farm

SHLAA 2011/2012



# SS0334





## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 8 Princes Mews; No 5 and No 6 Princes Court; No 2 to No 51 Arundel Way	<b>Site Area:</b> 8.32ha	<b>Current Use:</b> Golf course	<b>Site Ref:</b> <b>SS0335</b>	
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<p><b>Description of Site (including planning status)</b> Irregular shaped former field, now part of Stock Brook Manor Golf Course located to the north of Queens Park Avenue. The site comprises several trees, two ponds, sand bunkers and grassland associated with the golf course. The rest of the golf course lies to the north and west, Great Blunts Farm and cottages to the east and the modern Queens Park residential estate to the south. The land is situated in a rural setting beyond the well defined settlement boundary formed by Queens Park Avenue.</p> <p>Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.</p> <p>Planning History:</p> <ul style="list-style-type: none"> <li>• BAS/1266/74 – Golf course – Granted 27.11.1975</li> </ul>	<p><b>Site Access:</b> Queens Park Avenue</p> <p><b>Access to Services</b> (distance in m)                  Primary School: &gt;600m (Buttsbury)                  Secondary School: &lt;1500m (Mayflower)                  GPs / Health Centre: &gt;800m                  Local Centre: &gt;800m                  Town Centre: &gt;800m                  Public Open Space: &lt;800m                  Bus Stop: 100m                  Railway Station: &gt;1600m</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Ownership:</b></td> <td style="width: 30%;">- Public Body?</td> <td style="width: 40%;">No</td> </tr> <tr> <td></td> <td>- Private Individual?</td> <td>No</td> </tr> <tr> <td></td> <td>- Company?</td> <td>Yes</td> </tr> <tr> <td></td> <td>- Unknown?</td> <td>No</td> </tr> </table>	<b>Ownership:</b>	- Public Body?	No		- Private Individual?	No		- Company?	Yes		- Unknown?	No	
<b>Ownership:</b>	- Public Body?	No											
	- Private Individual?	No											
	- Company?	Yes											
	- Unknown?	No											
<b>Urban Area Site</b>	No												
<b>Green Belt Site</b>	Yes	Area: 8.32ha											
<b>Greenfield Site</b>	Yes	Area: 8.32ha											
<b>Previously Developed Land</b>	Only in respect of:	Contouring/landscaping as part of golf course use. No structures present											

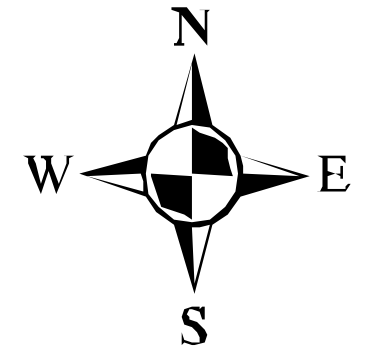
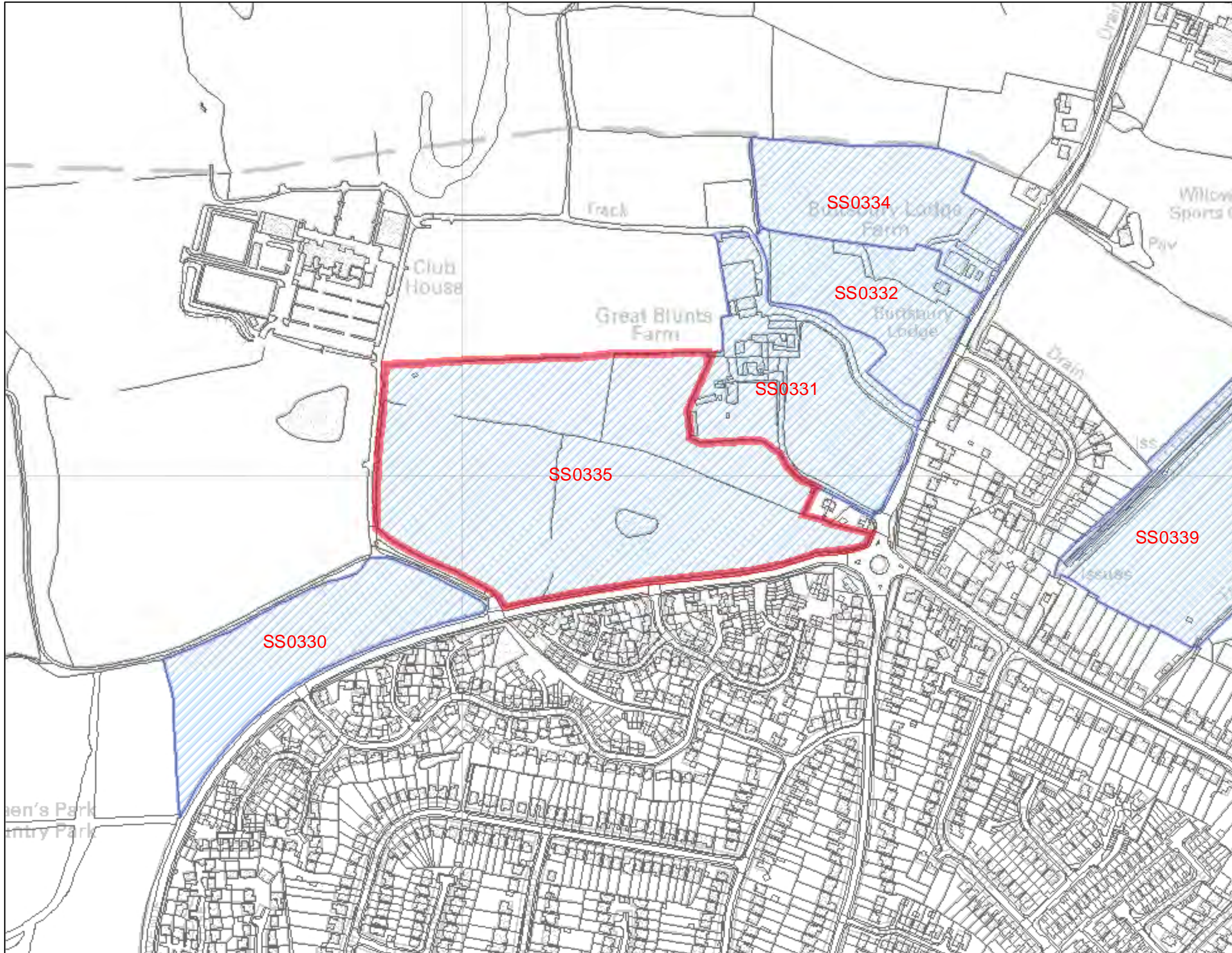
<b>Site Constraints</b>					
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of 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		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Groundwater Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
			Great Blunts Farm (Grade II)	Adj. To	Yes
Immovable communications links		No	Potential Contaminated Land	C	

<b>Address:</b> Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 8 Princes Mews; No 5 and No 6 Princes Court; No 2 to No 51 Arundel Way		<b>Site Area:</b> 8.32ha	<b>Current Use:</b> Golf course	<b>Site Ref:</b> SS0335	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
H.E.R – Site of a Windmill (SMR47494)			TPO		No
					No
<b>Highway issues:</b> No particular access problems					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Protected species alert areas</li> <li>• Groundwater vulnerability</li> <li>• Possible archaeology – site of windmill in H.E.R</li> </ul>			<ul style="list-style-type: none"> <li>• Possible contamination in vicinity – no intrusive investigation undertaken</li> <li>• SSSI Buffer</li> <li>• Definitive footpath runs along southern boundary, just beyond the site</li> <li>• Setting of a listed building</li> </ul>		
<b>Could the constraints be overcome?</b> Partially					
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. Groundwater vulnerability would also need to be investigated and appropriate safeguards put in place. The site should also be investigated for potential archaeology given the identification of the former Great Blunts Farm mill somewhere in the vicinity. The position of the definitive footpath to the south should also be respected. The setting of the listed Great Blunts Farm house should also be respected.					
<b>What is the most suitable type of development for this site?</b> Farmland, golf course, country park					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site 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 a precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		



# Land at Stock Brook Manor opp N 4 -8 Princes Mews

SHLAA 2011/2012



# SS0335



## SHLAA Site Survey Form Part 1

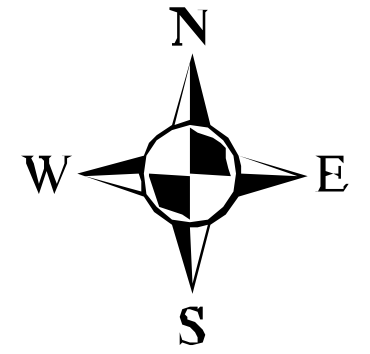
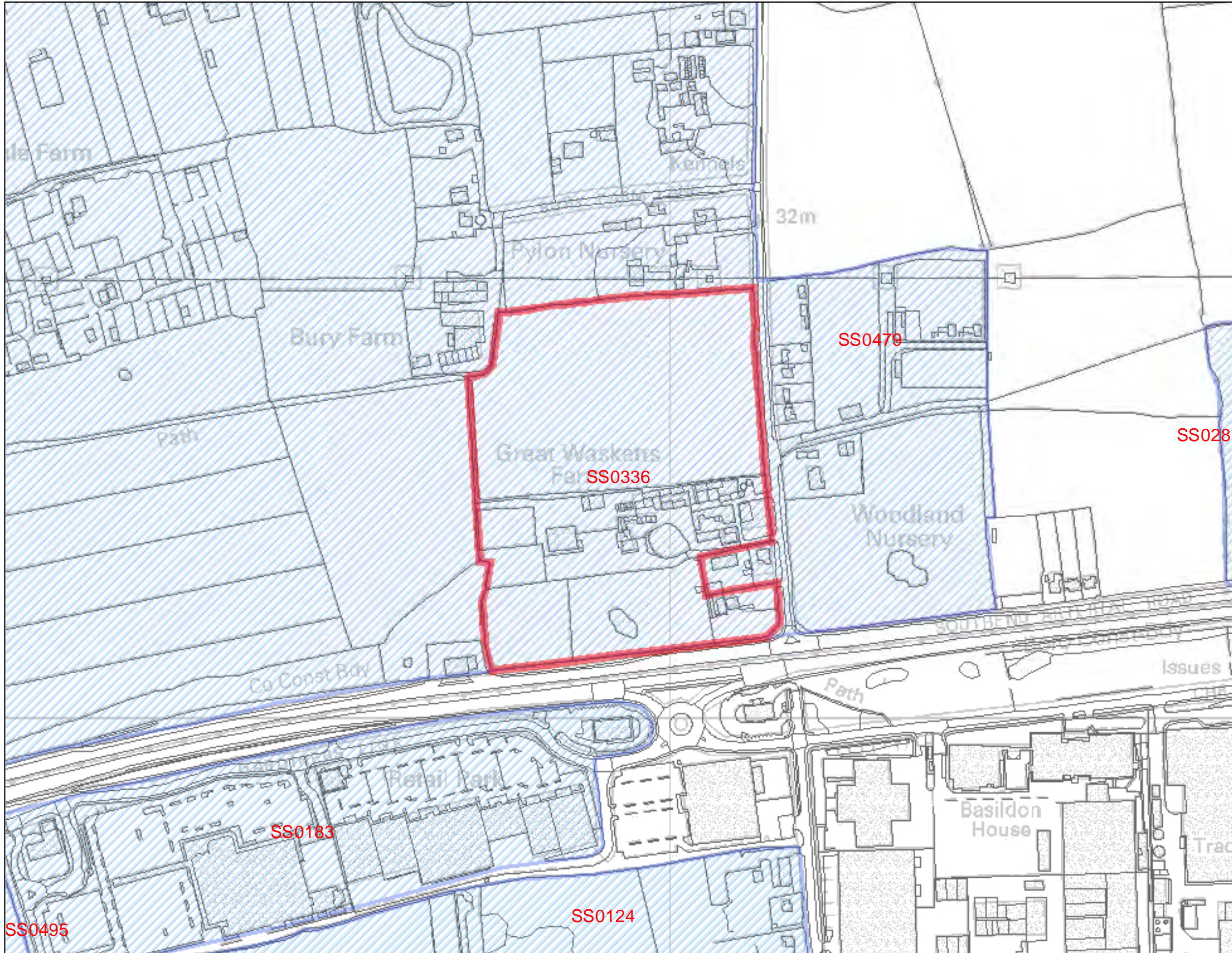
<b>Address:</b> Great Wasketts Farm, Gardiners Lane, Billericay and Gardiners View	<b>Site Area:</b> 7ha	<b>Current Use:</b> Farm, grassland, various barns	<b>Site Ref:</b> <b>SS0336</b>		
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the west side of Gardiners Lane North. The site comprises the historic farmstead of Great Wasketts, several farm buildings, tanks, hardstandings of former silo's, hard surfaced areas and other outbuildings. A couple of large ponds exist on the site, along with a dwelling in the southeast corner and several trees along the eastern boundary. The remainder of the site (the majority) is laid to grass, some horses/ponies are grazed. The site lies in a semi-rural setting, to the north of an industrial/commercial area in Basildon, beyond the A127 dual carriageway. Sporadic residential properties, garden nurseries and a petrol station also border the site.			<b>Site Access:</b> Gardiners Lane North		
Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998  Planning History: <ul style="list-style-type: none"> <li>• BAS/0343/49 – Addition to cow shed – Granted 21.07.1949</li> <li>• BAS/1370/78 – Use of land for breeding aviary and sale of landscape garden materials – Refused 06.10.1975</li> <li>• AGBAS/0526/96 – Steel portal frame agricultural barn – Permitted Development</li> <li>• 04/01324/OUT – Replacement bungalow, Gardiner's View – Refused 02.12.2004, Dismissed at appeal 04.07.2005</li> <li>• 04/00940/LDC – dwelling, Gardiner's View – Permitted 13.10.2004</li> <li>• 11/00158/FULL – Demolish existing dwelling and erect 2 bed replacement dwelling and stable block, Gardiner's View - Pending</li> </ul>			<b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: <800m Town Centre: >800m Public Open Space: <400m Bus Stop: >500m Railway Station: >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 7ha		
<b>Greenfield Site</b>		Yes	Area: 6ha		
<b>Previously Developed Land</b>		Yes	Area: 1ha		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No			



<b>Address:</b> Great Wasketts Farm, Gardiners Lane, Billericay and Gardiners View		<b>Site Area:</b> 7ha	<b>Current Use:</b> Farm, grassland, various barns	<b>Site Ref:</b> SS0336	
	Adj. To	Yes	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		Yes	Listed Buildings - Great Wasketts farmhouse (Grade II)	Within	Yes
				Adj. To	Yes
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
H.E.R - Great Wasketts Farmhouse (SMR27208) - Two bronze age socketted axes (SMR7684) - Southend Arterial boundary post (SMR15248)			TPO		No
			Archaeological Finds Area		Yes
<b>Highway issues:</b> Access onto a country lane – Gardiners Lane north, 100 metres north of its junction with the A127 Arterial Road					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>Green Belt allocation in Development Plan</li> <li>Groundwater vulnerability</li> <li>Possible contamination in vicinity – no intrusive investigation undertaken</li> <li>Listed Building</li> </ul>			<ul style="list-style-type: none"> <li>Protected species alert areas</li> <li>Employment area buffer</li> <li>Electricity pylons along north boundary</li> <li>Noise from A127</li> <li>Definitive footpath</li> <li>Archaeology</li> </ul>		
<b>Could the constraints be overcome?</b> Partially Where the green belt allocation is removed from the development plan and where the land is investigated for potential contamination and any necessary remediation measures carried out. Groundwater vulnerability would also need to be investigated and appropriate safeguards put in place. The setting of the listed Great Wasketts Farm house and the positions of the definitive footpath and power lines should also be respected. Some form of noise buffer would also be required along the southern side of the site adjacent the A127. The land should also be investigated for protected species, with habitats safeguarded or mitigation measures put in place. Archaeological investigations should also be carried out, given previous finds in vicinity.					
<b>What is the most suitable type of development for this site?</b> Farmland, smallholding, woodland, part residential where it preserves any historic buildings on the site and their farmstead setting					
Site is NOT suitable for housing development					
<b>Reason(s) why site is / is not suitable for housing:</b> Site lies within the Green Belt, beyond the established Basildon settlement boundary formed by the A127 and industrial areas. The site is relatively remote from local services and public transport in the adjacent settlement due to the A127 which acts as a physical barrier to any significant residential development in this location.					
<b>Is site available for development? If yes, when?</b>			Yes. The site was submitted by the landowner through the call for sites process.		



SHLAA 2011/2012



# SS0336



## SHLAA Site Survey Form Part 1

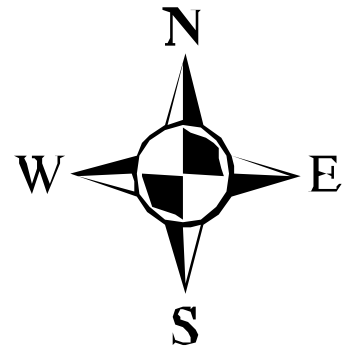
<b>Address:</b> Land rear of 11 Noak Hill Close, Billericay	<b>Site Area:</b> 0.63ha	<b>Current Use:</b> Grassland/ scrubland	<b>Site Ref:</b> <b>SS0337</b>		
<b>Description of Site (including planning status)</b> Rectangular shaped field lopcated to the west of dwellings in Noak Hill Road, located in a semi-rural setting adjoining farmland to the west and domestic gardens to the north and south. The land is mostly grassland with areas of trees and shrubs.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Noak Hill Close  <b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.63ha			
<b>Greenfield Site</b>	Yes	Area: 0.63ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		

<b>Address:</b> Land rear of 11 Noak Hill Close, Billericay	<b>Site Area:</b> 0.63ha	<b>Current Use:</b> Grassland/ scrubland	<b>Site Ref:</b> <b>SS0337</b>	
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				



# Land rear of 11 Noak Hill Close

SHLAA 2011/2012



# SS0337



## SHLAA Site Survey Form Part 1

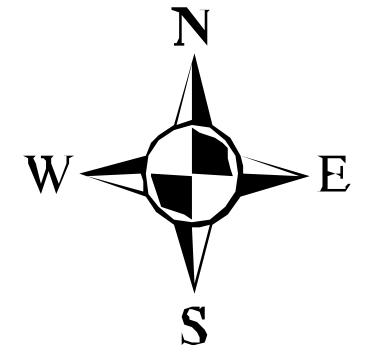
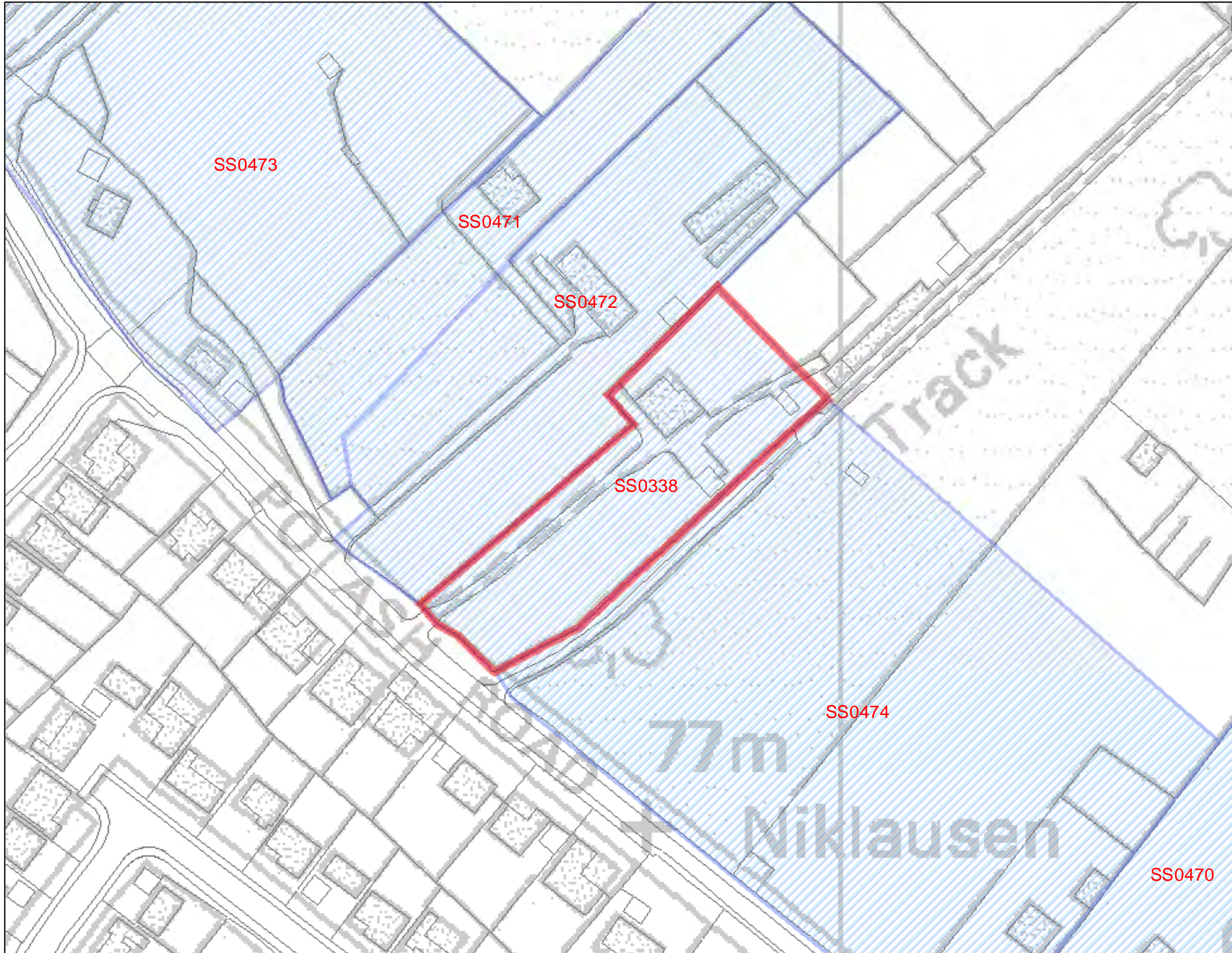
<b>Address:</b> Highfield, Potash Road, Billericay		<b>Site Area:</b> 0.33ha	<b>Current Use:</b> Residential/garden	<b>Site Ref:</b> SS0338	
<b>Description of Site (including planning status)</b> Largely rectangular shaped site located on the north side of Potash Road. The property lies to the north of the established urban settlement of Billericay in a semi-rural setting. The site comprises a single bungalow, set well back from the road on a good sized plot. A further bungalow lies on adjoining land to the west, woodland to the east and grassland to the north.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/0185/60 – Bungalow – Refused 1960</li> <li>• BAS/0493/78 – Rear and side extensions – Granted 03.05.78</li> <li>• BAS/0291/79 – Porch, conservatory &amp; garage – Granted 1979</li> <li>• BAS/1319/83 – Rear dormers – Refused &amp; Dismissed 1984</li> <li>• BAS/0139/95 – Removal of agricultural occupancy condition – Granted 29.03.1995</li> </ul>			<b>Site Access:</b> Potash Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <400m Bus Stop: 600m? Railway Station: >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.33ha			
<b>Greenfield Site</b>	Yes	Area: 0.25ha			
<b>Previously Developed Land</b>	Yes	Area: 0.08ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	



<b>Address:</b> Highfield, Potash Road, Billericay		<b>Site Area:</b> 0.33ha	<b>Current Use:</b> Residential/garden	<b>Site Ref:</b> SS0338	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added, as part of a comprehensive development scheme in the area					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• SSSI Buffer</li> <li>• Protected species alert area buffer</li> <li>• Oil pipeline</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability and protected species, with appropriate safeguards/mitigation put in place as necessary. SSSI unlikely to be affected. The position of the oil pipeline should also be respected.					
<b>What is the most suitable type of development for this site?</b> Residential, smallholding, woodland					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>			No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.		



SHLAA 2011/2012



# SS0338



## SHLAA Site Survey Form Part 1

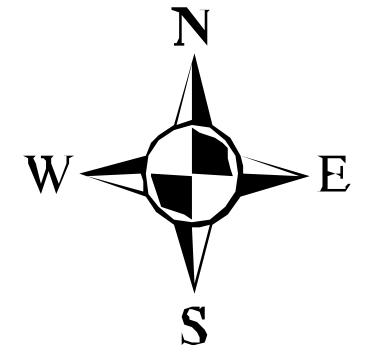
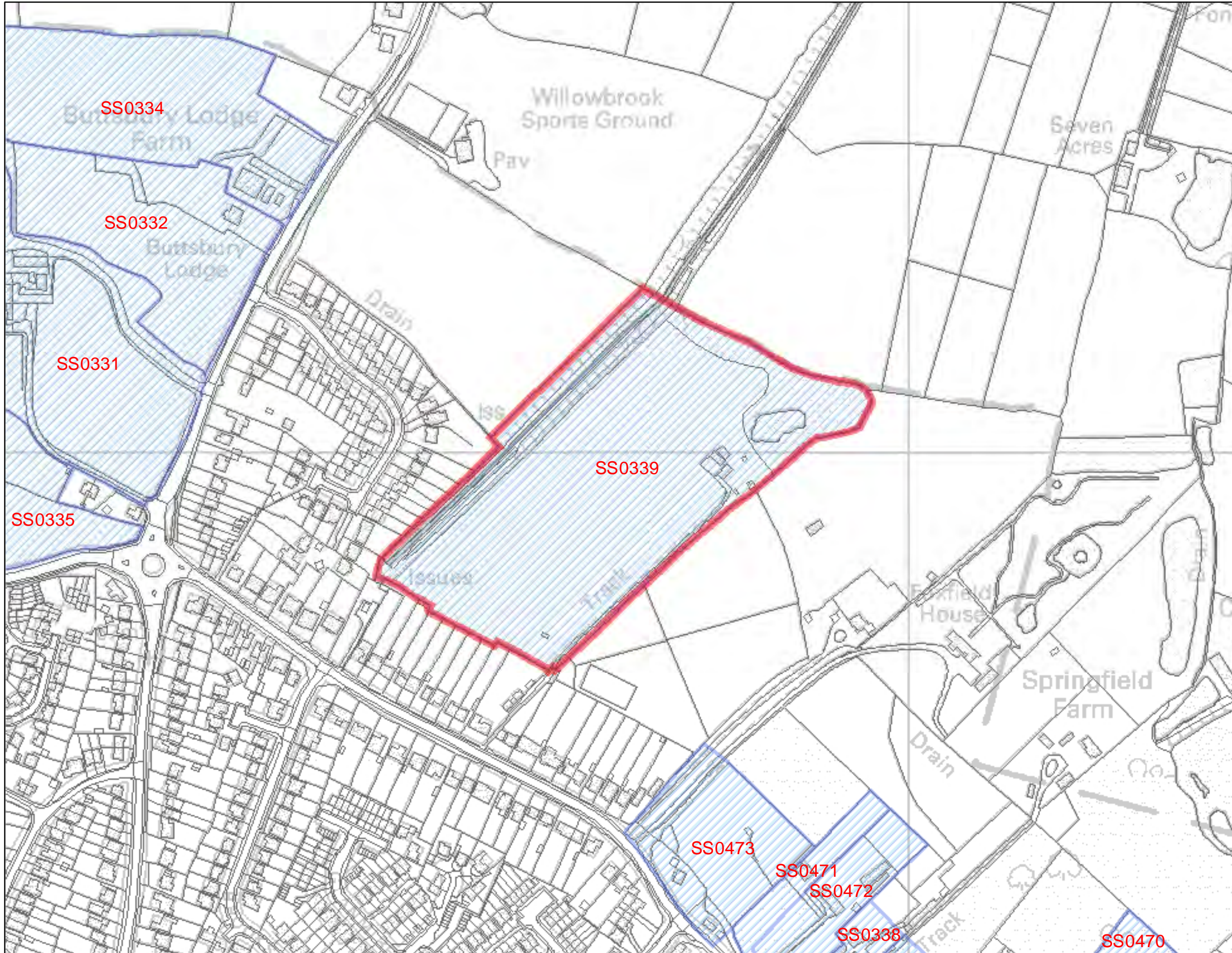
<b>Address:</b> Land Rear of 23-41 Potash Road	<b>Site Area:</b> 5.29ha	<b>Current Use:</b> Grazing land/ scrubland	<b>Site Ref:</b> SS0339		
<b>Description of Site (including planning status)</b> Largely rectangular shaped field located on the north side of Potash Road, adjacent the borough boundary with Chelmsford Borough Council. The property lies to the north of the established urban settlement of Billericay in a semi-rural setting. Residential properties lie to the south and west, whilst open countryside lies to the north and east. The land comprises a large pond in the northeast corner, remnants of former barns and is enclosed by well established hedgerows and trees. The channelled Stock Brook runs through the west side of the land. The land is mainly former grazing land now scrub, with several mature trees along the site boundaries.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• 1950 – Buildings erected as poultry houses. Used for poultry until 1956 when used to keep pigs until 1964</li> <li>• BAS/0845/57 – Detached dwelling and smallholding – Granted 27.09.1957</li> <li>• BAS/1233/62 – Construction of washland to control flow of storm water in water course – Granted 17.01.1963</li> <li>• BAS/905/69 – Enforcement Notice Appeal against use of the site for the repair of Motor Vehicles – upheld 1970</li> <li>• BAS/0408/74 – Archery range and equipment storage hut off Potash Road – Granted temporary consent 1974, expiring 1975</li> <li>• BAS/0319/79 – Renew consent for archery practice – Granted 1979, expiring 1981.</li> <li>• BAS/0877/81 – Renew consent for archery practice – Granted 1981, expiring 1983.</li> <li>• BAS/0338/83 - Renew consent for archery practice – Granted 1983, expiring 1985.</li> </ul>			<b>Site Access:</b> Potash Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: <300m Railway Station: >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	No		
		- Company?	Yes		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 5.29ha			
<b>Greenfield Site</b>	Yes	Area: 5ha			
<b>Previously Developed Land</b>	Yes	Area: 0.09ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes

<b>Address:</b> Land Rear of 23-41 Potash Road		<b>Site Area:</b> 5.29ha	<b>Current Use:</b> Grazing land/ scrubland	<b>Site Ref:</b> <b>SS0339</b>	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No			
	Adj. To	No	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> The shared narrow trackway that accesses the site from Potash Road would need widening, metaling with footpaths added, as part of a comprehensive development scheme in the area or alternative access provided if this is not viable.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• SSSI Buffer</li> <li>• Protected species alert area</li> <li>• Oil pipeline runs through NE of site</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability area</li> <li>• Potential contamination – No intrusive investigation undertaken</li> </ul>					
<b>Could the constraints be overcome?</b> No – a basic need would be to create access and there is no indication that this would be possible at this time.					
<b>What is the most suitable type of development for this site?</b> Woodland, country park					
<b>Site is suitable NOT for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Site is adjacent to a residential settlement which has established services. However, there is no apparent access other than a single track private pathway to the site and none of the nearby properties have been submitted as a suggestion to demolish for creating a new access. Therefore the site remains landlocked.					
<b>Is site available for development? If yes, when?</b>			No. Whilst the site was submitted through the Call For Sites process there is no available access.		



# Land rear of 23-41 Potash Road

SHLAA 2011/2012



# SS0339



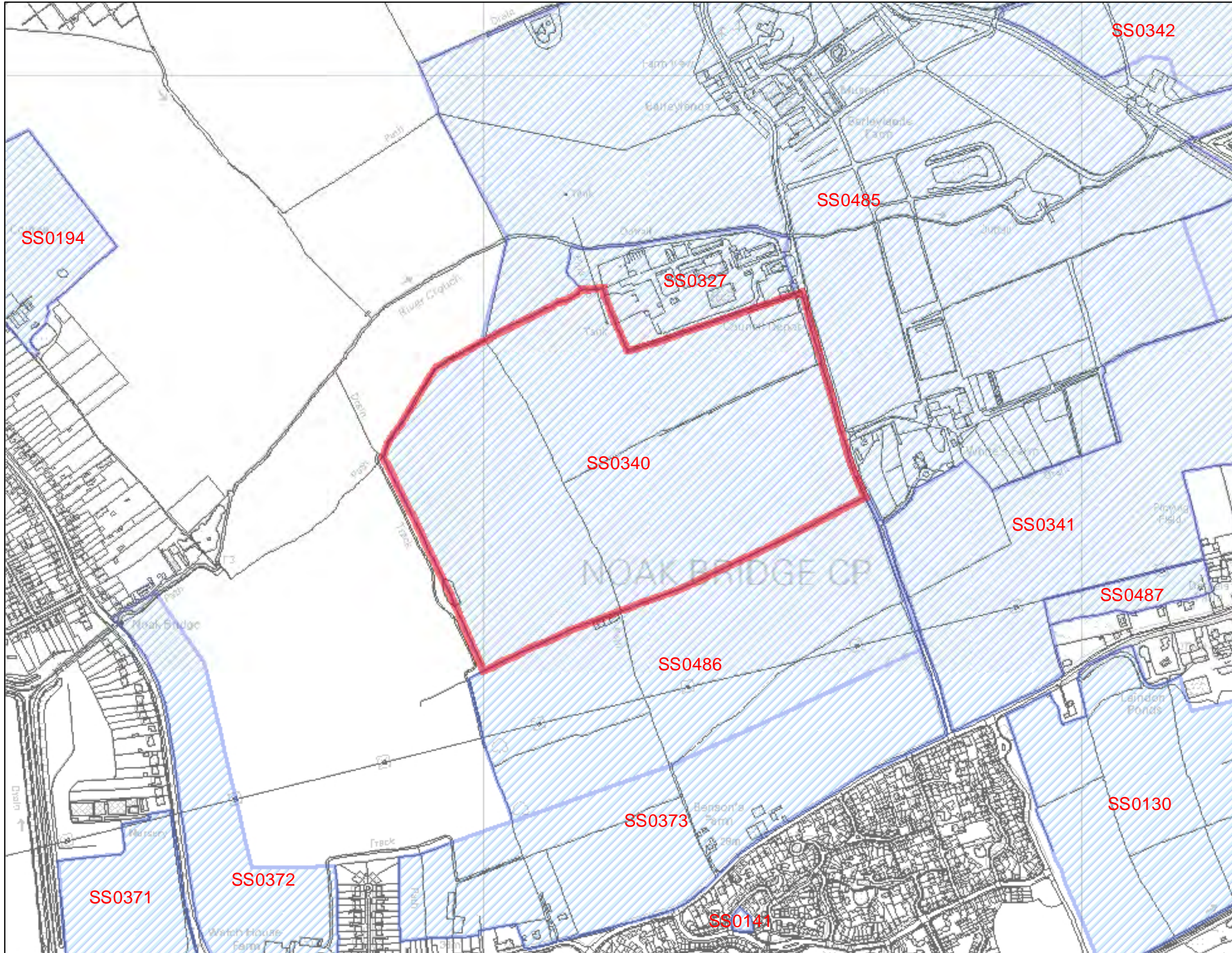
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Barleylands, Barleylands Road, Billericay	<b>Site Area:</b> 32.1ha	<b>Current Use:</b> Farmland and football pitches	<b>Site Ref:</b> SS0340			
<b>Description of Site (including planning status)</b> Large site located on the west side of Barleylands Road in an open rural setting, comprising two main areable fields and a further field used for recreational club football. The land is flat in nature with the river Crouch just to the north of the site. Several isolated trees exist along the field boundaries  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/1160/92 – Change of use of agricultural to club football and cricket recreational ground – Granted 1993 (Land south of Council depot)</li> <li>BAS/0645/94 – Change of use of land for joint training/agricultural use – Granted 1994</li> <li>10/00892/FULL - Erection of single storey building for use as a club house and the retention of the car park and pitches for use by Basildon Boys F.C. – Refused 2011</li> </ul>			<b>Site Access:</b> Barleylands Road  <b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	No				
	- Company?	Yes				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 32.1ha				
<b>Greenfield Site</b>	Yes	Area: 32.1ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within			Village Green & Common Land		
	Part of		Ground Water Vulnerability Area			
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		

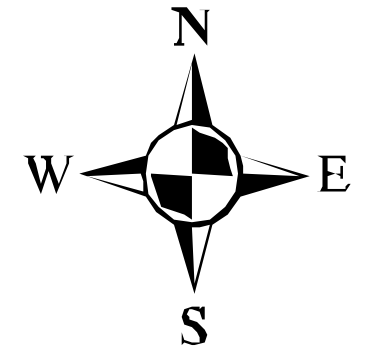


<b>Address:</b> Land at Barleylands, Barleylands Road, Billericay		<b>Site Area:</b> 32.1ha	<b>Current Use:</b> Farmland and football pitches	<b>Site Ref:</b> <b>SS0340</b>	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					





SHLAA 2011/2012



# SS0340



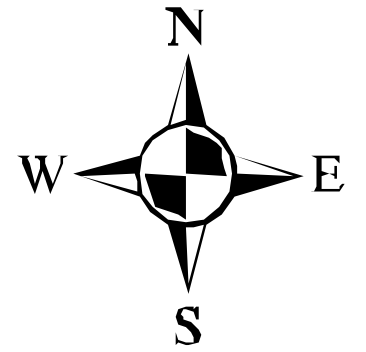
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Barleylands, Billericay	<b>Site Area:</b> 28.35ha	<b>Current Use:</b> Farmland and football pitches	<b>Site Ref:</b> <b>SS0341</b>			
<b>Description of Site (including planning status)</b> Large irregular shaped area of farmland and football pitches located north of Wash Road, west of Hardings Elms Road, composed within tree adjoining fields. The site lies in a semi-rural setting, with sporadic residential development to the south and east. The land is fairly flat in nature and is bi-sected by power lines.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0645/94 – Change of use of land for joint training/ agricultural use – Granted 30.08.1994</li> <li>10/00892/FULL - Erection of single storey building for use as a club house and the retention of the car park and pitches for use by Basildon Boys F.C – Refused 03.03.2011</li> </ul>			<b>Site Access:</b> Wash Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Noak Bridge) Secondary School: >1500m (St. Anselms) GPs / Health Centre: <>800m (Noak Bridge) Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: <100m Railway Station: >1600m			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	No				
	- Company?	Yes				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 28.35ha				
<b>Greenfield Site</b>	Yes	Area: 28.35ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	Zones 2 & 3	Yes	Protected Species Alert Area - 10m Buffer		Yes	
Washland		No			Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Groundwater Vulnerability area		Yes
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		Yes	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes	

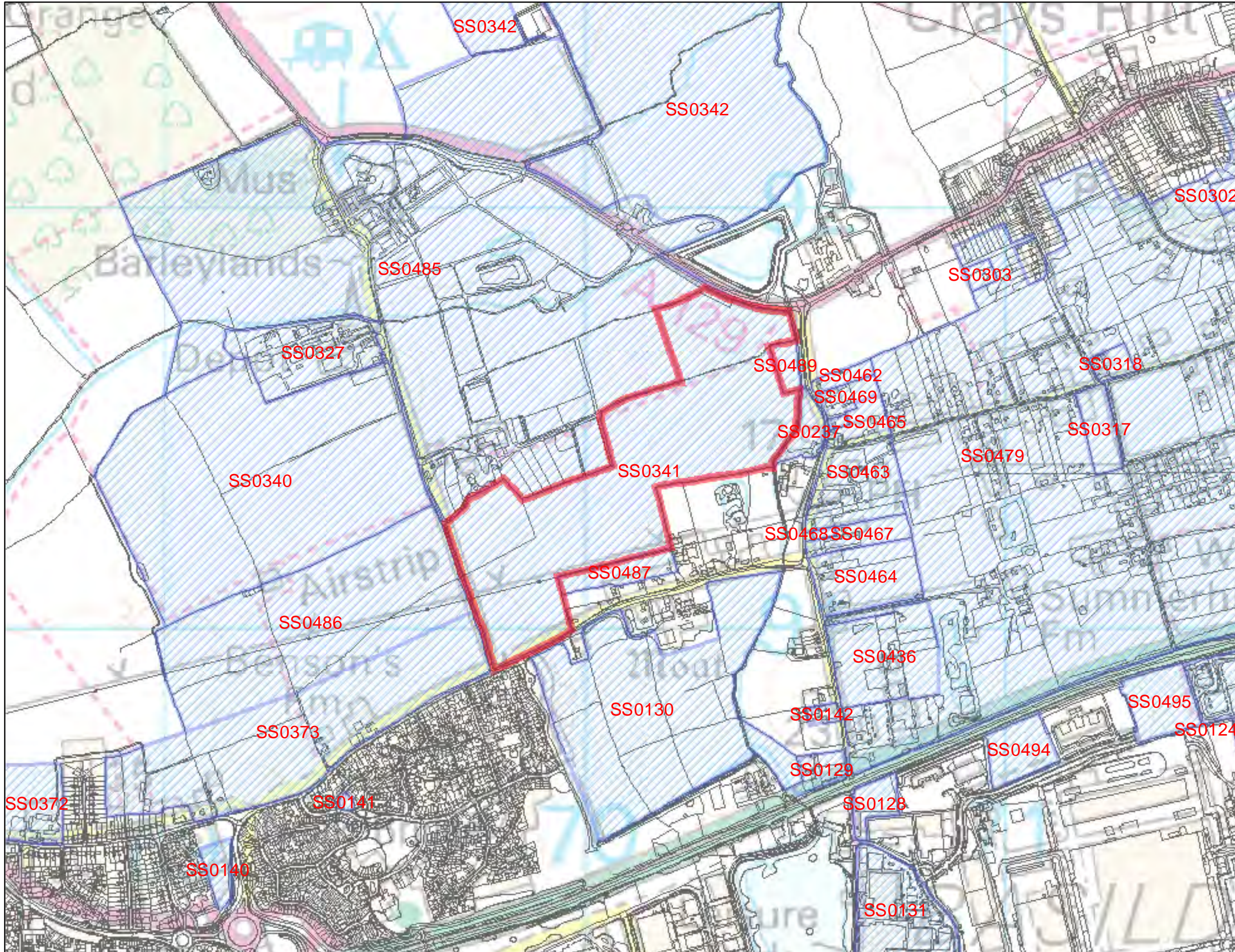
<b>Address:</b> Land at Barleylands, Billericay	<b>Site Area:</b> 28.35ha	<b>Current Use:</b> Farmland and football pitches	<b>Site Ref:</b> SS0341	
H.E.R – Whites Farm (remains of moat) (SMR5457)		TPO		No
		Archaeological Finds Area	Finds areas 48 & 50	Yes
<b>Highway issues:</b> Access via Wash Road, Barleylands Farm Road or Hardings Elms Road, all of which are relatively narrow country lanes without footways. Upgrading of the local Highway network therefore likely to be required. Yellow category				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Protected species alert areas</li> <li>• Archaeology</li> <li>• Definitive footpath</li> <li>• Electricity pylons</li> <li>• Flood zones 2 and 3</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability area</li> <li>• Potential contamination – No intrusive investigation undertaken</li> <li>• Part employment area buffer</li> </ul>				
<b>Could the constraints be overcome?</b> Partially				
Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability, potential contamination, archaeology and protected species, with appropriate safeguards/mitigation/investigation measures put in place as necessary. The position of the electricity pylons and definitive footpath would also need to be respected. No development should be undertaken in the areas at risk of flooding. Employment area buffer of no consequence due to intervening housing and fields.				
<b>What is the most suitable type of development for this site?</b> Farmland, washland, woodland, recreational open space				
Site is NOT suitable for housing development x				
<b>Reason(s) why site is / is not suitable for housing:</b> Site lies partly adjacent to a residential settlement which has established services. However 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.				
<b>Is site available for development? If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.		



SHLAA 2011/2012



# SS0341





## SHLAA Site Survey Form Part 1

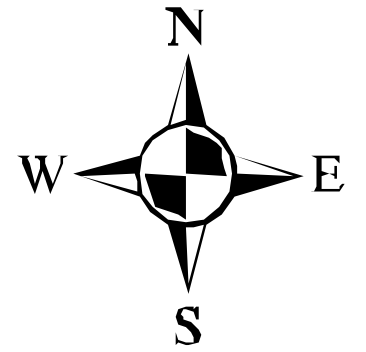
<b>Address:</b> Land at Barleylands, Billericay	<b>Site Area:</b> 57.7ha	<b>Current Use:</b> Farmland and football pitches	<b>Site Ref:</b> SS0342		
<b>Description of Site (including planning status)</b> Large irregular shaped area of farmland located north of Southend Road, comprising several arable fields, with few hedgerows and trees. Four football pitches also exist towards the south end of the land. The site lies in a rural setting, surrounded by farmland. The River Crouch lies to the south and east. The land is fairly flat over the majority of the site, with a slight fall in gradient to the east.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• ESBAS/0014/57 – Residential development, Southend Road – Refused 25.01.1957</li> <li>• BAS/1428/79 – Plastic Tunnels – Granted 24.10.79</li> <li>• 05/01096/OUT – Relocation of Fords sports and social club, new access, laying out of football pitches, cricket squares, bowling green and netball court, club house including changing facilities, function rooms, car parking and landscaping – Refused 16.03.06</li> </ul>			<b>Site Access:</b> Southend Road  <b>Access to Services</b> (distance in m) Primary School: <>600m (St. Peters 350m to 1.6km) Secondary School: Billericay >1500m (2.15km to 3.7km) GPs / Health Centre: Grange Parade >800m (1.25km to 2.5km) Neighbourhood Centre: Grange Parade >800m (1.25km to 2.5km) Town Centre: Billericay >800m (2.55km to 3.8km) Public Open Space: Amenity Space <>800m, children and young people space >400m, Allotments <>800m Country Park >2km, Educational field <>800m, Natural and Semi-Natural open space >800m, Outdoor sports facilities <2km, Urban Park >2km. Bus Stop: 250m Railway Station: Billericay >1.6km (3km to 4.2km)		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	No		
		- Company?	Yes		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 57.7ha			
<b>Greenfield Site</b>	Yes	Area: 57.6ha			
<b>Previously Developed Land</b>	Yes	Area: 0.1ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Zones 2 & 3	Yes	Protected Species Alert Area Protected Species Alert Area - 10m Buffer		Yes
Washland		No			Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land Groundwater Vulnerability area		No
	Part of	No			Yes
	Adj. To	No			
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	



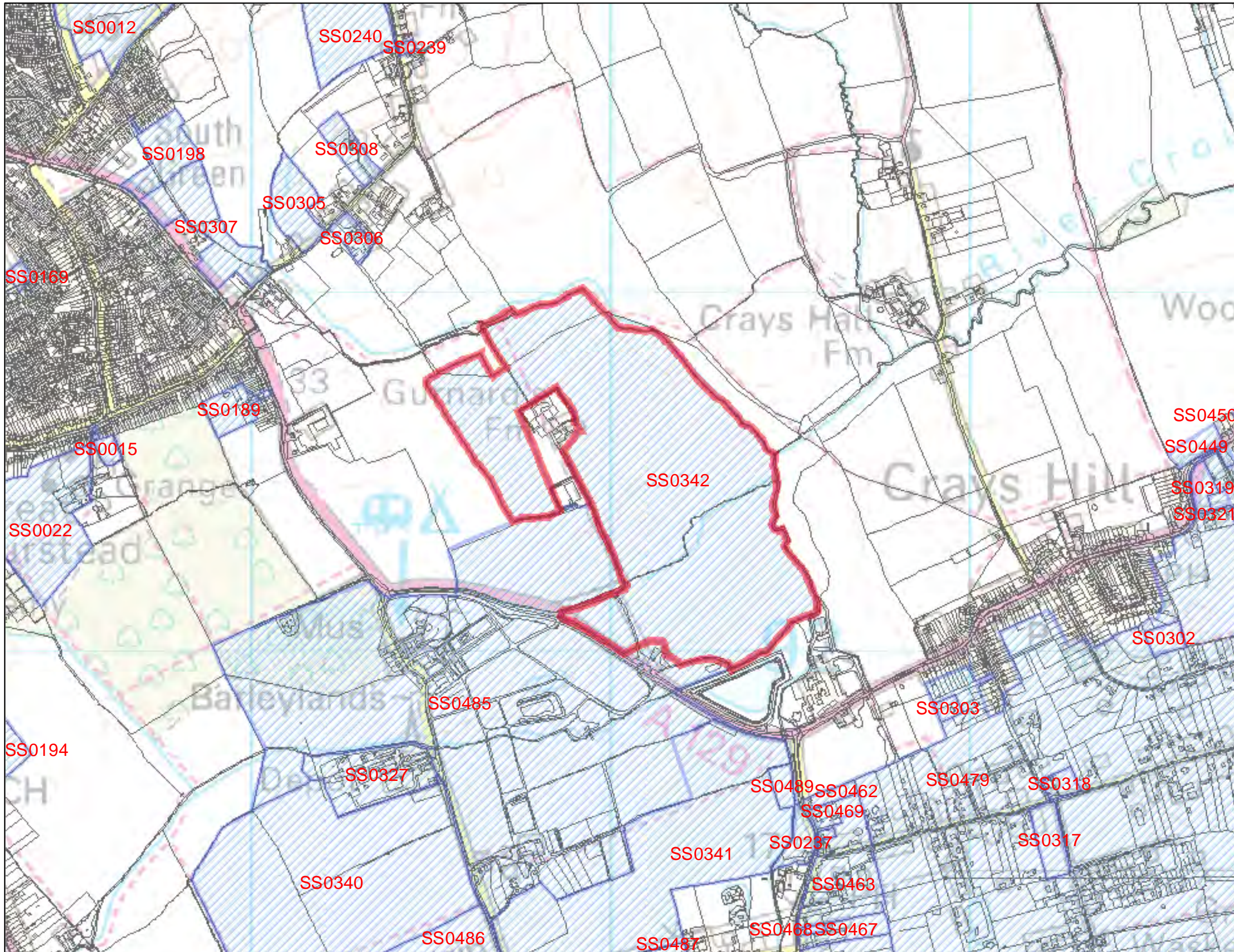
<b>Address:</b> Land at Barleylands, Billericay		<b>Site Area:</b> 57.7ha	<b>Current Use:</b> Farmland and football pitches	<b>Site Ref:</b> SS0342	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular vehicular access issues from Southend Road, subject to provision of a suitable upgraded junction. RED category					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>Protected species alert areas</li> <li>Definitive footpath</li> <li>Oil pipelines</li> <li>Flood zones 2 and 3</li> </ul>		
<ul style="list-style-type: none"> <li>Green Belt allocation in Development Plan</li> <li>Groundwater vulnerability area</li> <li>Potential contamination – No intrusive investigation undertaken</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability, potential contamination and protected species, with appropriate safeguards/mitigation measures put in place as necessary. The positions of the oil pipelines and definitive footpath would also need to be respected. No development should be undertaken in the areas at risk of flooding. SSSI buffer of little consequence in this location.					
<b>What is the most suitable type of development for this site?</b> Farmland, washland, woodland, open space					
Site is NOT suitable for housing development x					
<b>Reason(s) why site is / is not suitable for housing:</b> Site is fairly remote from public services, shopping centres and partly lies in a flood zone. Due to its large size and rural location the site serves a particularly strategic green belt function of preventing coalescence of development between Billericay and Wickford, which would be compromised by comprehensive development of the land.					
<b>Is site available for development?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		
<b>If yes, when?</b>					



SHLAA 2011/2012



# SS0342





## SHLAA Site Survey Form Part 1

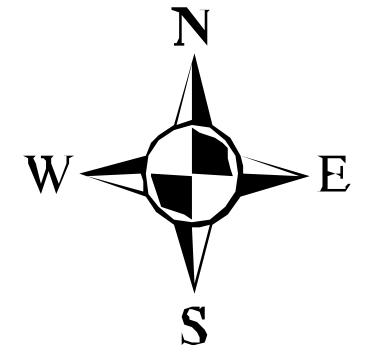
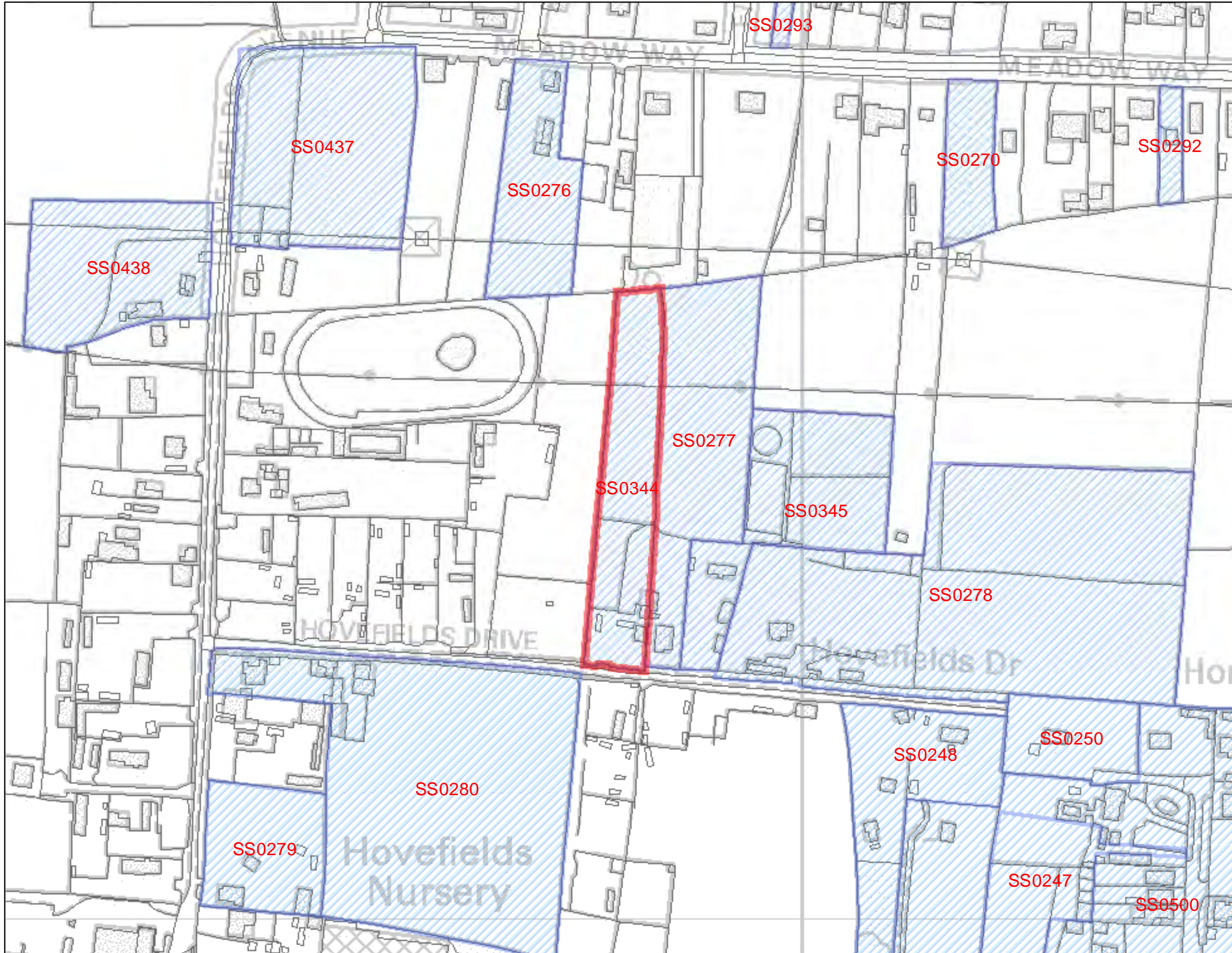
<b>Address:</b> Lynview and Land West of Lyndale, Hovefields Drive, Wickford	<b>Site Area:</b> 0.55ha	<b>Current Use:</b> Residential	<b>Site Ref.:</b> <b>SS0344</b>			
<b>Description of Site (including planning status)</b> Narrow rectangular shaped site located on the north side of Hovefields Drive, Wickford, mainly grassland in the northern half, with buildings in the southern half. The buildings appear to be mobile homes. The northern part of the site extends to a dense hedgerow in the north and has power lines crossing the site. The lines may be removed in the near future.  The site lies in a plotland location, with former gypsy sites to the west and south, generally surrounded by residential properties and fields.  Development Plan – Allocated as Green Belt in the Basildon Local Plan 1998  Planning History: <ul style="list-style-type: none"> <li>• ENF/22/97 – Stationing of caravans and use for residential purposes</li> <li>• LDCBAS/1134/97 – Use of land as a caravan site for a single family - Permitted Development 24.08.1998 (relating only to southeast corner of site)</li> </ul>			<b>Site Access:</b> Hovefields Drive  <b>Access to Services</b> (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: less than 400m Bus Stop: >500m Railway Station: none within 1600m			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.55ha				
<b>Greenfield Site</b>	Yes	Area: 0.47ha				
<b>Previously Developed Land</b>	Yes	Area: 0.08ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		Yes	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	B		

<b>Address:</b> Lynview and Land West of Lyndale, Hovefields Drive, Wickford		<b>Site Area:</b> 0.55ha	<b>Current Use:</b> Residential	<b>Site Ref.:</b> <b>SS0344</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> 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.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>▪ The site is within 800m of Existing Employment area as defined by 1998 Local Plan;</li> <li>▪ The northern part of the site includes the “undevelopable areas” buffer of 24 Seven Transmission lines;</li> <li>▪ Site is within a Protected Species Alert area;</li> <li>▪ Green Belt designation in development plan.</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>▪ Existing employment buffer is not likely to be a particular constraint; furthermore the site is separated from the Existing employment area by the A127;</li> <li>▪ Respect the 24 Seven Transmission powerlines buffer.</li> <li>▪ Ecological impact assessment and mitigation measures to protect protected species;</li> <li>▪ Review of Green Belt designation and review of the function of the green belt</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Small holding, farmland					
Site is NOT suitable for housing development		x			
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not adjacent to any established settlement boundary and therefore is considered to be in an unsustainable location and thus unsuitable for development.					
<b>Is site available for development? If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.			



# Lynview and Land West of Lyndale

SHLAA 2011/2012



# SS0344



## SHLAA Site Survey Form Part 1

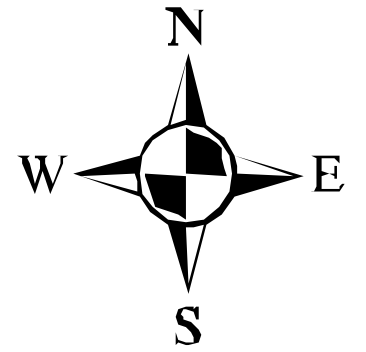
<b>Address:</b> Hawthorns, Hovefields Drive, Wickford	<b>Site Area:</b> 0.67ha	<b>Current Use:</b> Residential	<b>Site Ref.:</b> SS0345		
<b>Description of Site (including planning status)</b> Irregular shaped site located on the north side of Hovefields Drive, Wickford. The land is in two distinct parcels, one in front and to the west of the other, joined at one corner. The parcel nearest Hovefields Drive contains a dwelling, outbuildings, stables and a pond, the parcel behind contains a ménage and surrounding field for horses.  The site lies in a plotlands location between other dwellings, with fields to the north, west and east.  Development Plan – Allocated as Green Belt in the Basildon Local Plan 1998  Planning History: <ul style="list-style-type: none"> <li>• BAS/0687/74 – Use of land as stables and riding school – Refused 11.07.1974</li> <li>• BAS/1013/76 – Residential caravan and buildings for pigs, poultry and dogs – Refused 24.08.1976</li> <li>• BAS/0021/77 - Residential caravan and buildings for pigs, poultry and dogs – Refused 2.02.1977, appeal dismissed 19.02.1979</li> <li>• BAS/1034/81 – Retention of dwelling and buildings – Refused 1981</li> <li>• BAS/1491/81 – Retention of dwelling and buildings – Refused 13.10.1981, Appeal dismissed 02.04.1983</li> <li>• BAS/1352/82 – Home for retired greyhounds – Refused, Appeal allowed 07.02.1984 for a temporary 4 year period</li> <li>• BAS/0413/88 – Bungalow – Refused 29.07.1988</li> <li>• C/0376/96 -use of the land as residential plot – closed 15.10.1996</li> <li>• LDCBAS/0396/97 – Continued use of land for existing dwelling house with attached conservatory &amp; verandah and detached amenity room building &amp; greenhouse – Granted 01.08.1997</li> <li>• BAS/0898/97 – Replacement Dwelling – Refused 24.11.1997, Allowed on appeal 19.05.1998</li> <li>• LDCBAS/899/97 – Single Storey Front Extension - pending</li> <li>• 05/00237/GYP - Without planning permission the unauthorised development of a gypsy caravan site – Closed 25.08.2006</li> </ul>			<b>Site Access:</b> Hovefields Drive  <b>Access to Services</b> (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: less than 400m Bus Stop: >500m Railway Station: none within 1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 0.67ha		
<b>Greenfield Site</b>		Yes	Area: 0.48ha		
<b>Previously Developed Land</b>		Yes	Area: 0.19ha		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No



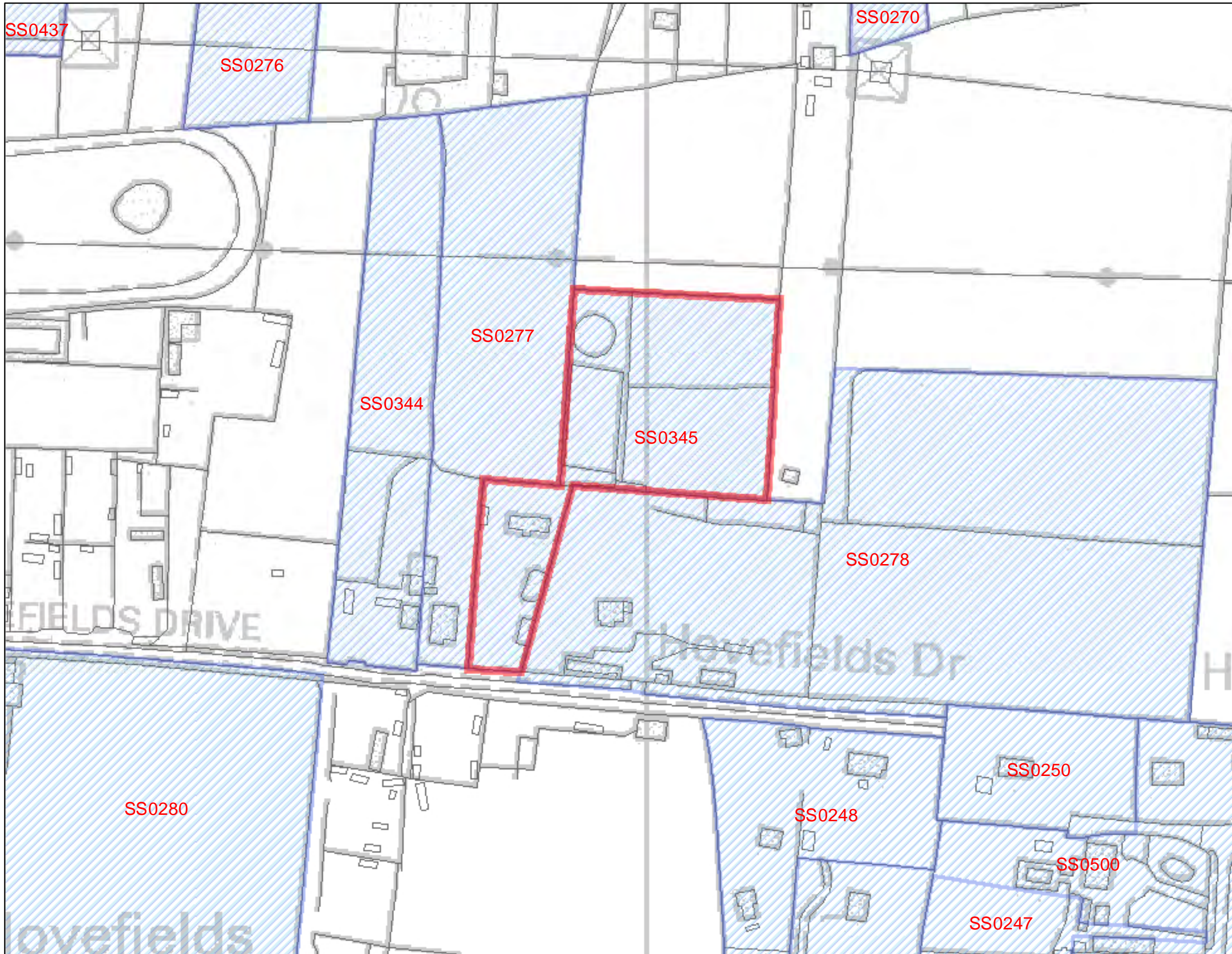
<b>Address:</b> Hawthorns, Hovefields Drive, Wickford		<b>Site Area:</b> 0.67ha	<b>Current Use:</b> Residential	<b>Site Ref.:</b> SS0345	
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons	Along northern boundary	Yes	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> 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.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>▪ The site is within 800m of Existing Employment area as defined by 1998 Local Plan;</li> <li>▪ The northern part of the site includes the “undevelopable areas” buffer of 24 Seven Transmission lines;</li> <li>▪ Site is within a Protected Species Alert area;</li> <li>▪ Green Belt designation in development plan.</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>▪ Existing employment buffer is not likely to be a particular constraint; furthermore the site is separated from the Existing employment area by the A127;</li> <li>▪ Respect the 24 Seven Transmission powerlines buffer.</li> <li>▪ Ecological impact assessment and mitigation measures to protect protected species;</li> <li>▪ Review of Green Belt designation and review of the function of the green belt</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Small holding, farmland					
Site is NOT suitable for housing development x					
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not adjacent to any established settlement boundary and therefore is considered to be in an unsustainable location and thus unsuitable for development.					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		



SHLAA 2011/2012



# SS0345



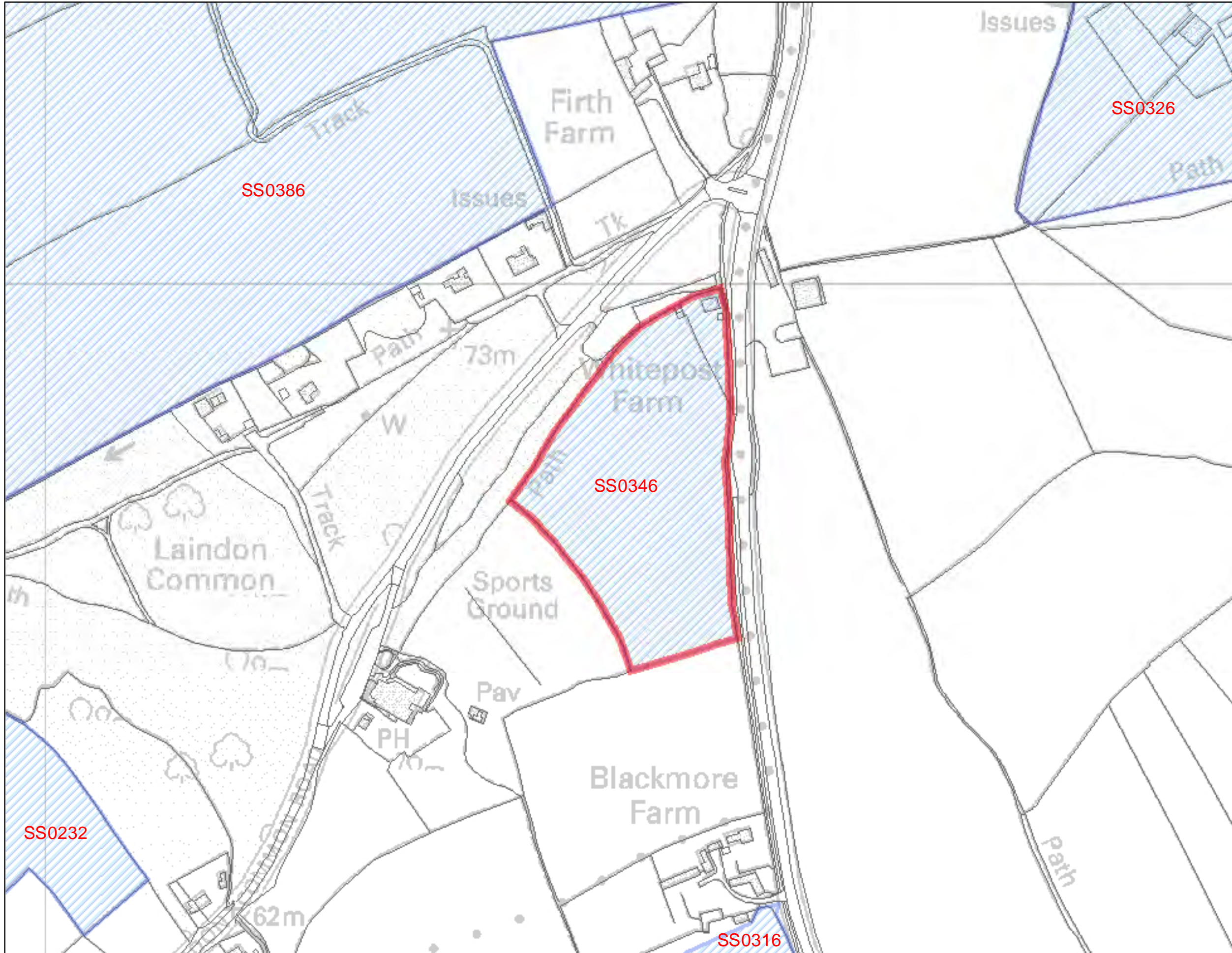


## SHLAA Site Survey Form Part 1

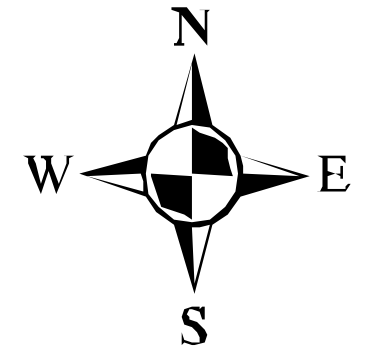
<b>Address:</b> White Post Farm, Laindon Common Road, Billericay		<b>Site Area:</b> 2.3ha	<b>Current Use:</b> Residential, beauty therapy, stabling of horses and grazing land	<b>Site Ref:</b> SS0346	
<b>Description of Site (including planning status)</b> Large irregular shaped parcel of land located on the east side of Laindon Common Road and west side of Noak Hill Road, Billericay at the point where the two roads intersect. The site is mainly grazing land associated with White Post Farm (a former farm house), now partly used for beauty therapy purposes. A large stable block is located to the west of the dwelling house providing shelter for the horses that graze the adjoining grass land.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• 03/00851/FULL - Single storey side extension and front porch – Granted 2003</li> <li>• 04/00070/FULL - Change of use of up to four rooms in property for beauty treatments use and rear parking area – Granted 2004</li> <li>• 04/01166/FULL - Erection of stable block, storage barn and detached quadruple garage – Refused 2004</li> <li>• 05/00501/FULL - Erection of stable block comprising hay storage and detached quadruple garage (revised scheme) – Granted 2005, subject to planning conditions that the stable building be used solely for the keeping of horses and ponies owned and used by the site owner or members of their immediate family and the garages be used solely for the garaging of the owners vehicles and not for any other purpose including in connection with the running of any trade or business.</li> </ul>				<b>Site Access:</b> Laindon Common Road  <b>Access to Services</b>	
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 2.3ha			
<b>Greenfield Site</b>	Yes	Area: 2.13ha			
<b>Previously Developed Land</b>	Yes	Area: 0.17ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed	Within				

<b>Address:</b> White Post Farm, Laindon Common Road, Billericay		<b>Site Area:</b> 2.3ha	<b>Current Use:</b> Residential, beauty therapy, stabling of horses and grazing land	<b>Site Ref:</b> <b>SS0346</b>	
business/ industrial areas	Part of		Village Green & Common Land		
	Adj. To		Ground Water Vulnerability Area		
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					





SHLAA 2011/2012



# SS0346



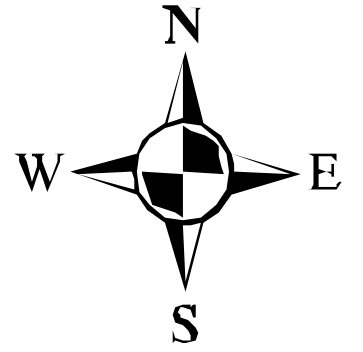
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land opposite 193-203 Church Street, Billericay	<b>Site Area:</b> 0.53ha	<b>Current Use:</b> Amenity land/grassland	<b>Site Ref:</b> <b>SS0347</b>			
<b>Description of Site (including planning status)</b> Rectangular shaped area of grassland located on the south side of Church Street at its junction with Noak Hill Road and fronting several dwelling houses. Open farmland lies to the north and west, with modern housing to the south. The Great Burstead Conservation Area lies to the east.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0423/72 – Outline residential development – Refused 1972</li> <li>BAS/1255/86 – Outline residential development – Refused 1986, Appeal Dismissed 1987</li> </ul>			<b>Site Access:</b> Church Street			
			<b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.53ha				
<b>Greenfield Site</b>	Yes	Area: 0.53ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			

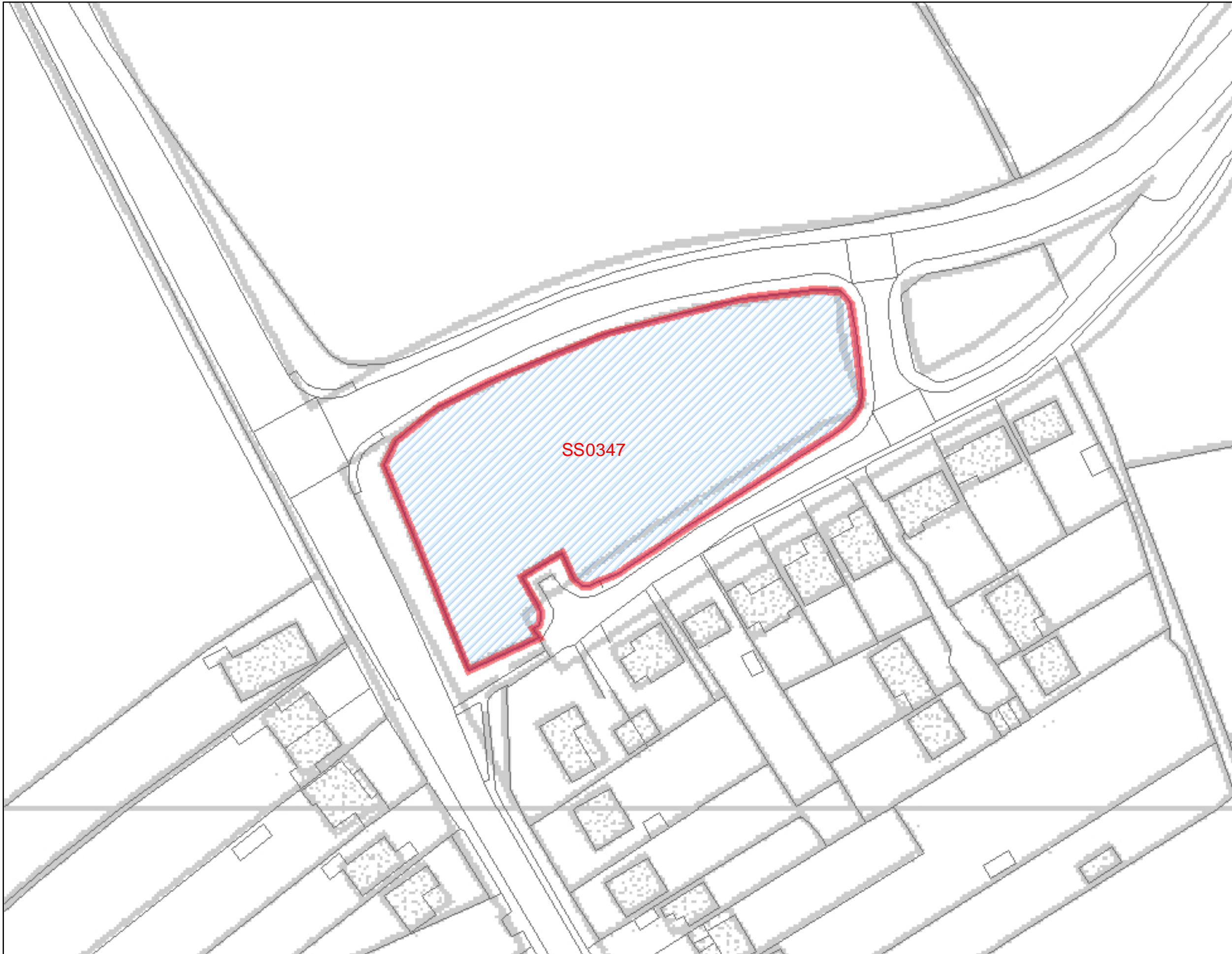


<b>Address:</b> Land opposite 193-203 Church Street, Billericay	<b>Site Area:</b> 0.53ha	<b>Current Use:</b> Amenity land/grassland	<b>Site Ref:</b> <b>SS0347</b>	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

SHLAA 2011/2012



# SS0347





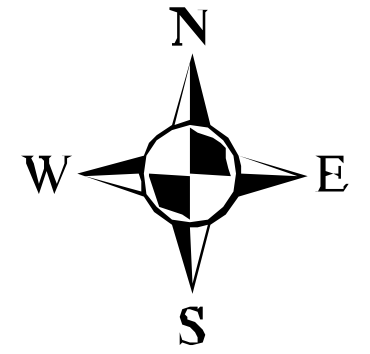
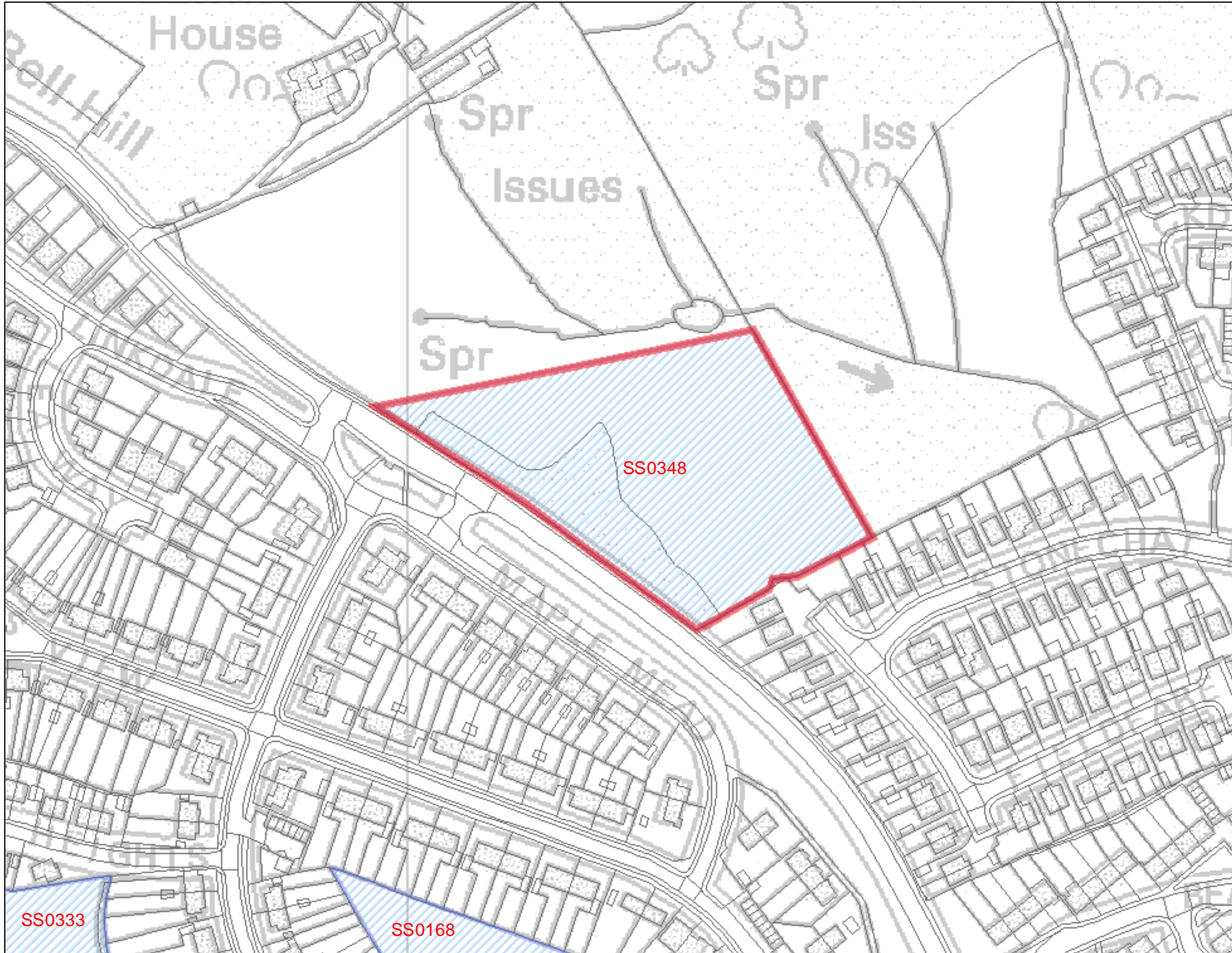
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adj. A129, forming South East corner of Gatwick House, Southend Road, Billericay	<b>Site Area:</b> 1.1ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS00348	
<b>Description of Site (including planning status)</b> Irregular shaped area of grassland located to the south east of Gatwick House, on the north side of Southend Road, Billericay in a semi-rural setting. Residential areas lies to the south and west of the site. The land is bordered by trees and hedgrows. A pond and several springs lie to the north in an area of woodland  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Southend Road  <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 1.1ha		
<b>Greenfield Site</b>	Yes	Area: 1.1ha		
<b>Previously Developed Land</b>	No			
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)	
			TPO	

<b>Address:</b> Land adj. A129, forming South East corner of Gatwick House, Southend Road, Billericay	<b>Site Area:</b> 1.1ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS00348	
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
Could the constraints be overcome?				
<b>What is the most suitable type of development for this site?</b>				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				



SHLAA 2011/2012



# SS0348

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of Kennel Lane, Billericay	<b>Site Area:</b> 10.7ha	<b>Current Use:</b> Farmland and reservoir	<b>Site Ref:</b> SS0349		
<b>Description of Site (including planning status)</b> Irregular shaped area of farmland composed within four fields and also comprising a small reservoir and intersecting stream. The land lies in an open rural setting to the west of the residential area of South Green. The land falls gently to the south  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Kennel Lane		
			<b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 10.7ha			
<b>Greenfield Site</b>	Yes	Area: 10.7ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		

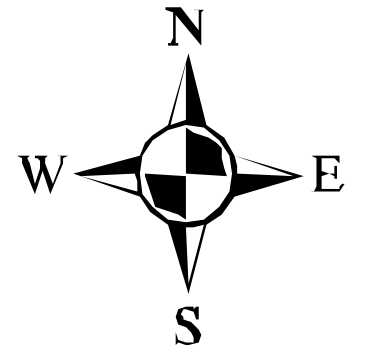
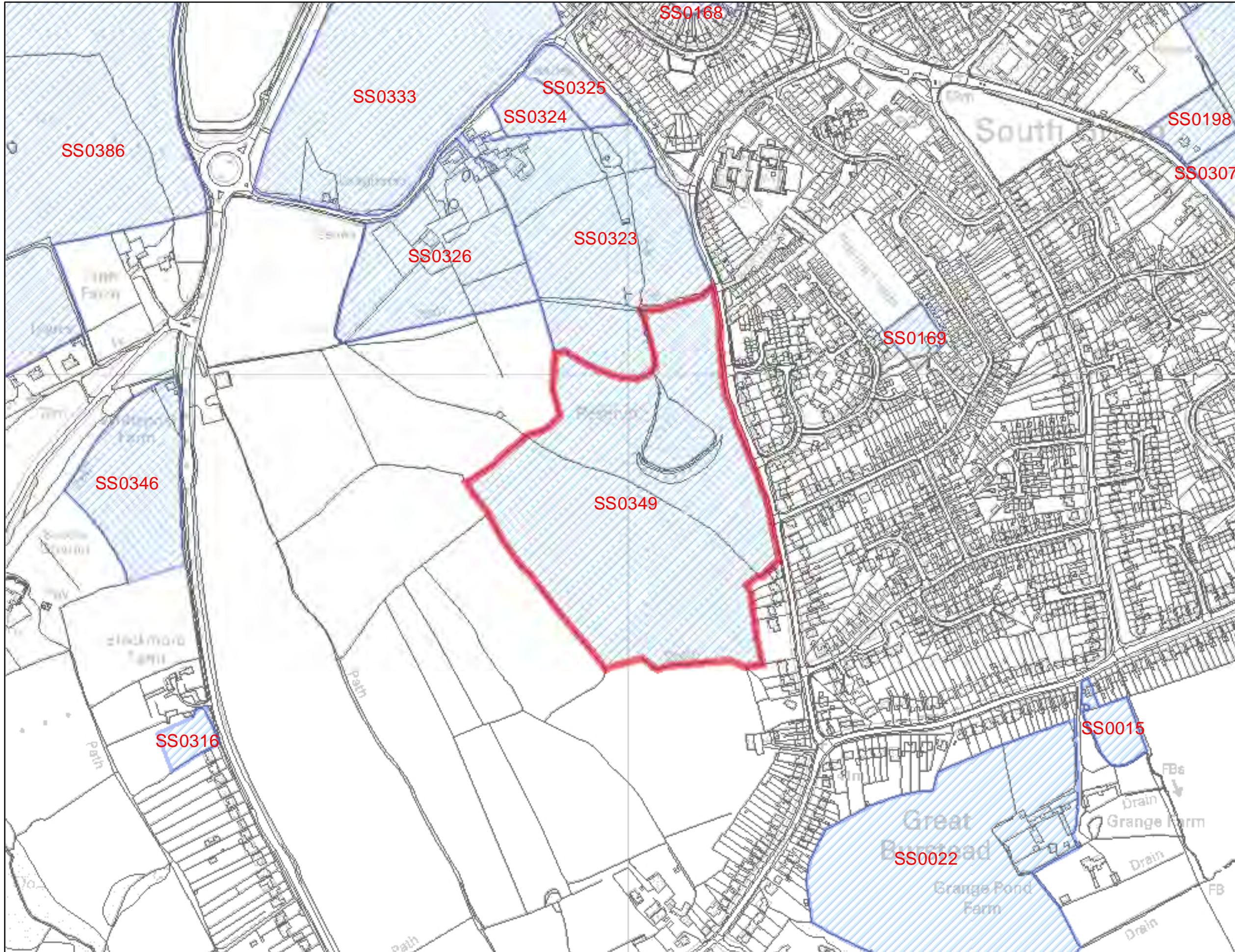


<b>Address:</b> Land west of Kennel Lane, Billericay	<b>Site Area:</b> 10.7ha	<b>Current Use:</b> Farmland and reservoir	<b>Site Ref:</b> SS0349	
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
Could the constraints be overcome?				
<b>What is the most suitable type of development for this site?</b>				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				



# Land West of Kennel Lane

SHLAA 2011/2012



# SS0349



## SHLAA Site Survey Form Part 1

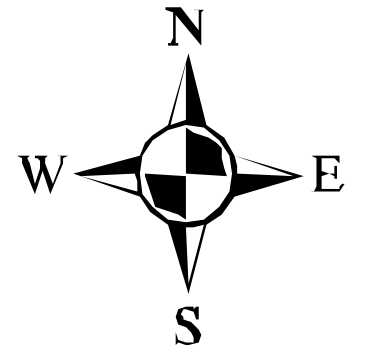
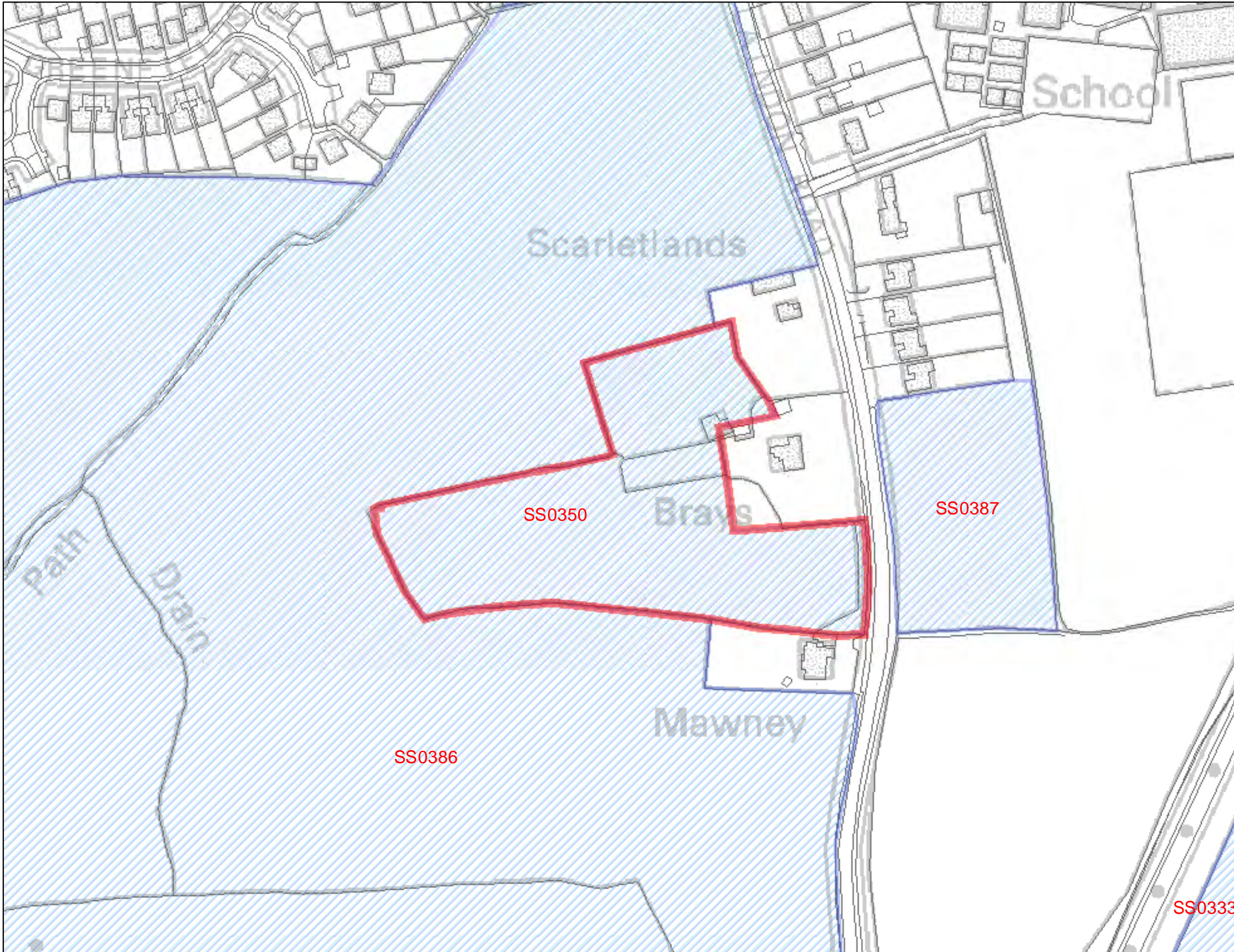
<b>Address:</b> Land to the rear of Scarletlands and Brays, Laindon Road, Billericay	<b>Site Area:</b> 1.58ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS00350	
<b>Description of Site (including planning status)</b> Two grassland fields located on the west side of Laindon Road, Billericay in a semi-rural setting. Both fields comprise hedgerows and trees around their borders, the southern field being more than twice the size of the northern one. The land is surrounded by other grassland and farmland, with some dwelling houses to the east fronting Laindon Road.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Laindon Road  <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	1.58ha		
<b>Greenfield Site</b>	Yes	1.57ha		
<b>Previously Developed Land</b>	Yes	0.01ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)	
			TPO	

<b>Address:</b> Land to the rear of Scarletlands and Brays, Laindon Road, Billericay	<b>Site Area:</b> 1.58ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS00350	
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
Could the constraints be overcome?				
<b>What is the most suitable type of development for this site?</b>				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				



# Land to rear of Scarletland and Brays

SHLAA 2011/2012



# SS0350



## SHLAA Site Survey Form Part 1

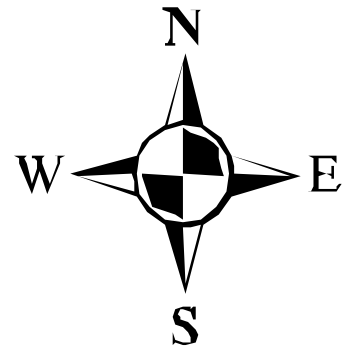
<b>Address:</b> Land adjacent to Freshwater, Osborne Road, Basildon	<b>Site Area:</b> 0.1 ha	<b>Current Use:</b> Plotland – wooded area	<b>Site Ref.:</b> <b>SS0351</b>			
<b>Description of Site (including planning status)</b> A plotland site consisting of woodland, a reasonable sized stable block and other out outbuildings (probably storage containers). The land is flat.  The site is bordered by hedges and trees, with residential properties neighbouring the site. The land to the south is a large area of open grassland.  Designated as Green Belt and plotland in BDLP 1998  Planning History: None			<b>Site Access:</b> Osborne Road  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard <800m, civic spaces <2km, country parks <2km, educational fields >800m, natural and semi natural <800m, outdoor sport <800m, urban parks <800m Bus Stop: 200m Railway Station: >1.6km			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.1 ha				
<b>Greenfield Site</b>	Yes	Area: 0.1 ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	surface water area	No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
Historic Environment Record – No records			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Small access road that would require improvement to accommodate development						



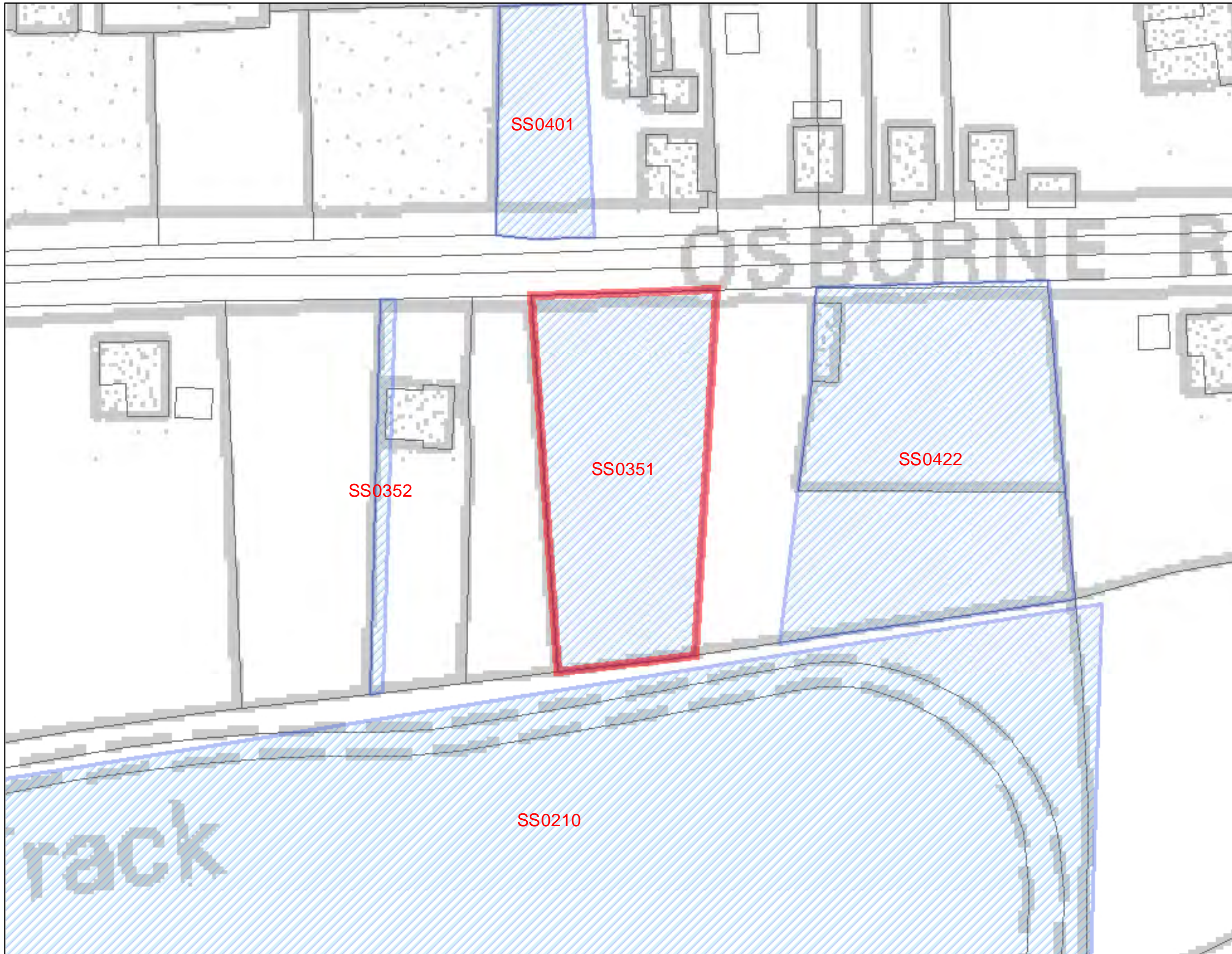
<b>Address:</b> Land adjacent to Freshwater, Osborne Road, Basildon	<b>Site Area:</b> 0.1 ha	<b>Current Use:</b> Plotland – wooded area	<b>Site Ref.:</b> <b>SS0351</b>	
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within SPA / Ramsar buffer</li> <li>• Protected species alert area</li> <li>• Ground water vulnerability</li> <li>• Potential contaminated land</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Grassland / garden				
Site is NOT suitable for housing development    X				
<b>Reason(s) why site is / is not suitable for housing:</b>				
The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.				
The location is beyond public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development?</b>			Yes. The site was submitted by or on behalf of the landowner and has access.	
<b>If yes, when?</b>				

# Land adjacent to freshwater, Osborne Grove

SHLAA 2011/2012



# SS0351





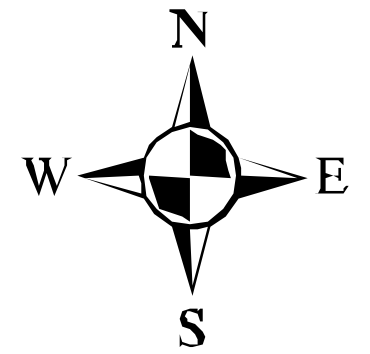
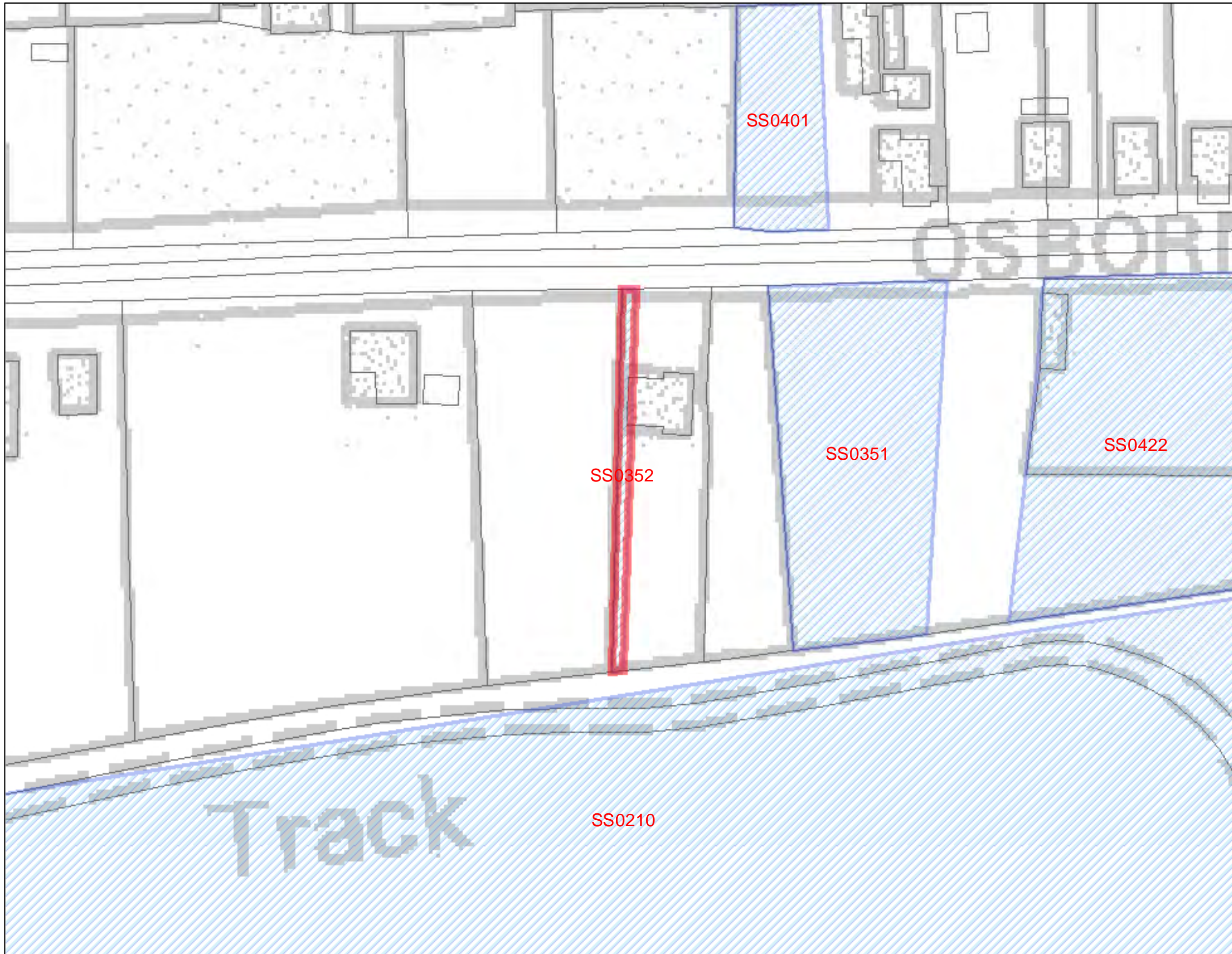
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent Willows, Osborne Road, Basildon	<b>Site Area:</b> 0.01 ha	<b>Current Use:</b> Plotland – wooded area	<b>Site Ref.:</b> <b>SS0352</b>		
<b>Description of Site (including planning status)</b> A narrow strip of hedges adjacent to a residential property. To the west is a small area of hedgerows and trees and another residential property. The wider area consists of small plotlands and there is a large area of open grassland to the south within North Benfleet.  Designated as Green Belt and plotland in BDLP 1998			<b>Site Access:</b> Osborne Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard <800m, civic spaces <2km, country parks <2km, educational fields >800m, natural and semi natural <800m, outdoor sport <800m, urban parks <800m Bus Stop: 200m Railway Station: >1.6km		
<b>Planning History:</b> None					
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.01 ha			
<b>Greenfield Site</b>	Yes	Area: 0.01 ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No record			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Small access road that would require improvement to accommodate development					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Designated as green belt and plotland in BDLP 1998</li> <li>Not close to services and facilities</li> <li>Within SPA / Ramsar buffer</li> <li>Within protected species alert area buffer</li> </ul>					

<b>Address:</b> Land adjacent Willows, Osborne Road, Basildon	<b>Site Area:</b> 0.01 ha	<b>Current Use:</b> Plotland – wooded area	<b>Site Ref.:</b> SS0352	
<ul style="list-style-type: none"> <li>• Ground water vulnerability</li> <li>• Potential contaminated land</li> <li>• Size of site</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Garden				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. Furthermore, the site is a small narrow strip of land measuring approx 0.01 ha, which would not comfortably accommodate residential development. The site is therefore unsuitable.  In addition, the location is beyond recommended several public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development?</b> <b>If yes, when?</b>				
No. Whilst the site was submitted by, or on behalf, of the landowner, the site is not of a sufficient size to allow access to any form of development.				



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# SS0352

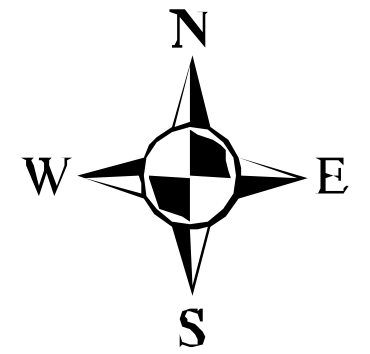
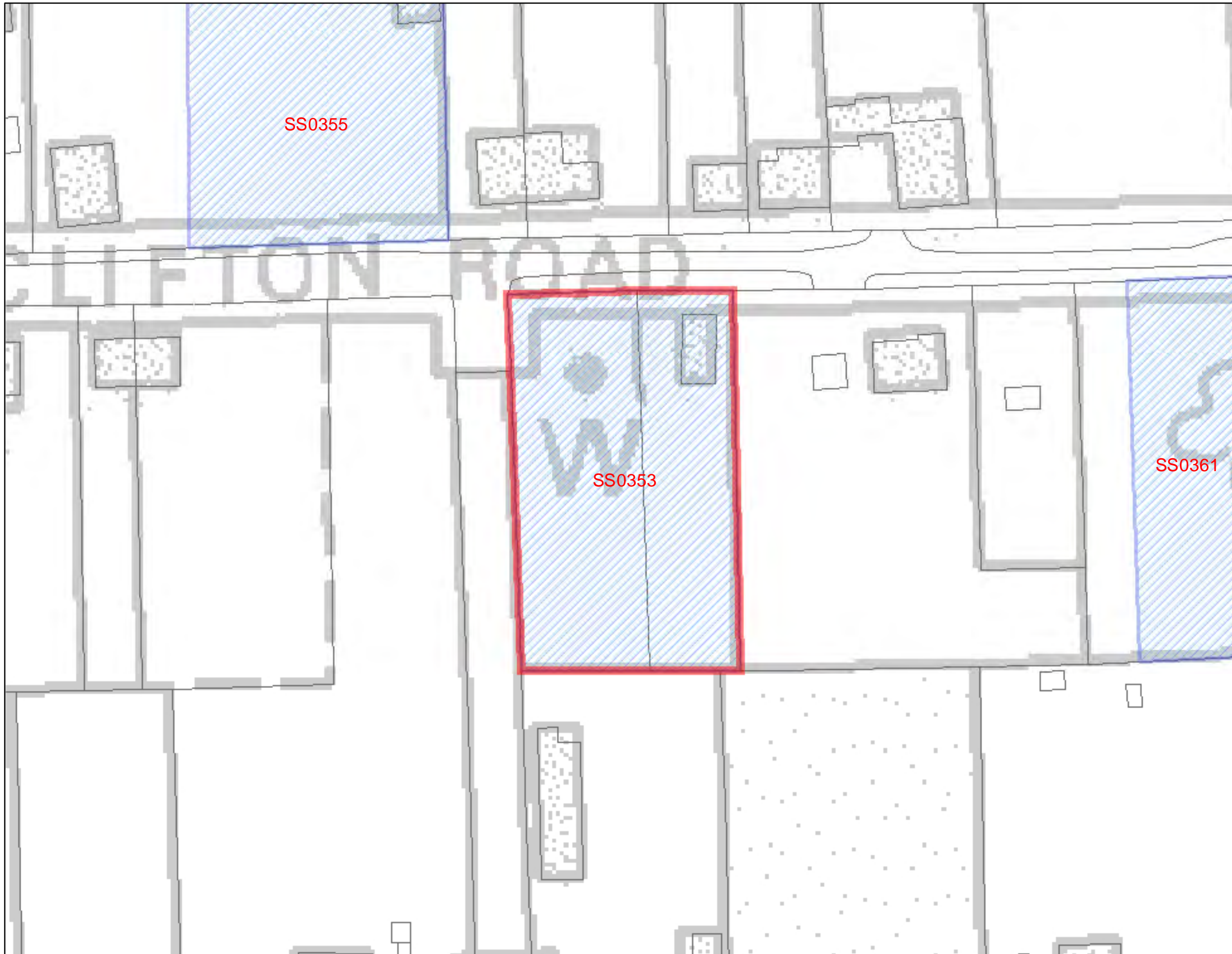
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of Rosedene, Clifton Road, Basildon	<b>Site Area:</b> 0.22 ha	<b>Current Use:</b> Plotland – Residential, grassland, trees and hedges	<b>Site Ref.:</b> <b>SS0353</b>		
<b>Description of Site (including planning status)</b> A rectangular parcel of land comprising a dwelling house and adjoining grassland comprising some trees and hedges throughout and to the boundaries. There are residential properties to the north, south and east of the site set amongst vacant and wooded plots. The land previously had a dwelling on the west side of the site but this was demolished during the 1950's. The land is used for domestic garden purposes associated with Rosedene as a couple of sheds exist on the grassed area. The wider area consists of small plotlands within North Benfleet/Bowers Gifford. A well is also shown to exist on the OS map.  Designated as Green Belt and plotland in BDLP 1998.			<b>Site Access:</b> Clifton Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard <800m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural >800m, outdoor sport <2km, urban parks <2km Bus Stop: >250m <500m Railway Station: >1.6km		
<b>Planning History:</b> None					
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.22 ha			
<b>Greenfield Site</b>	Yes	Area: 0.2 ha			
<b>Previously Developed Land</b>	No	Area: 0.02ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No



<b>Address:</b> Land west of Rosedene, Clifton Road, Basildon	<b>Site Area:</b> 0.22 ha	<b>Current Use:</b> Plotland – Residential, grassland, trees and hedges	<b>Site Ref.:</b> SS0353	
		Archaeological Finds Area		No
<b>Highway issues:</b> Small access road that would require improvement to accommodate development				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within SPA / Ramsar buffer</li> <li>• Ground water vulnerability</li> <li>• Potential contaminated land</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Garden, open land				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b>				
The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.				
The location is beyond public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development?</b>				
<b>If yes, when?</b> Yes. The site was submitted by or on behalf of the landowner and has access.				

SHLAA 2011/2012



# SS0353



## SHLAA Site Survey Form Part 1

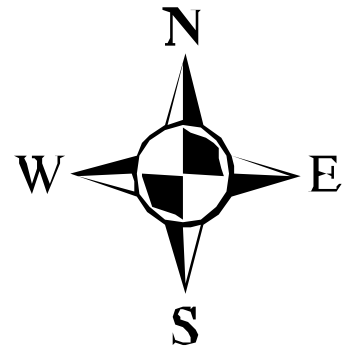
<b>Address:</b> Land at the corner of Windsor Road, Basildon	<b>Site Area:</b> 0.3 ha	<b>Current Use:</b> Plotland – stables and grazing	<b>Site Ref.:</b> <b>SS0354</b>		
<b>Description of Site (including planning status)</b> A medium rectangular plotland containing stables and a caravan but mostly grassland for grazing. The site is bordered from the road by trees and hedges to the east, south and west sides. There is a residential property adjacent to the south east and further residential properties a small distance away to the north, south, east and west. The location is rural plotland in character. The land is flat.  Designated as Green Belt and plotland in BDLP 1998			<b>Site Access:</b> Windsor Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard >800m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural <800m, outdoor sport <800m, urban parks <800m Bus Stop: >250m <500m Railway Station: >1.6km		
<b>Planning History:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>					
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.3 ha			
<b>Greenfield Site</b>	Yes	Area: 0.3 ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No but surface water flooding		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Small access road that would require improvement to accommodate development					

<b>Address:</b> Land at the corner of Windsor Road, Basildon	<b>Site Area:</b> 0.3 ha	<b>Current Use:</b> Plotland – stables and grazing	<b>Site Ref.:</b> SS0354	
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within existing employment buffer</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Stables and grazing				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b>				
The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.				
In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development?</b>				
<b>If yes, when?</b>				
Yes. This site was submitted through the Call For Sites process by the landowner.				

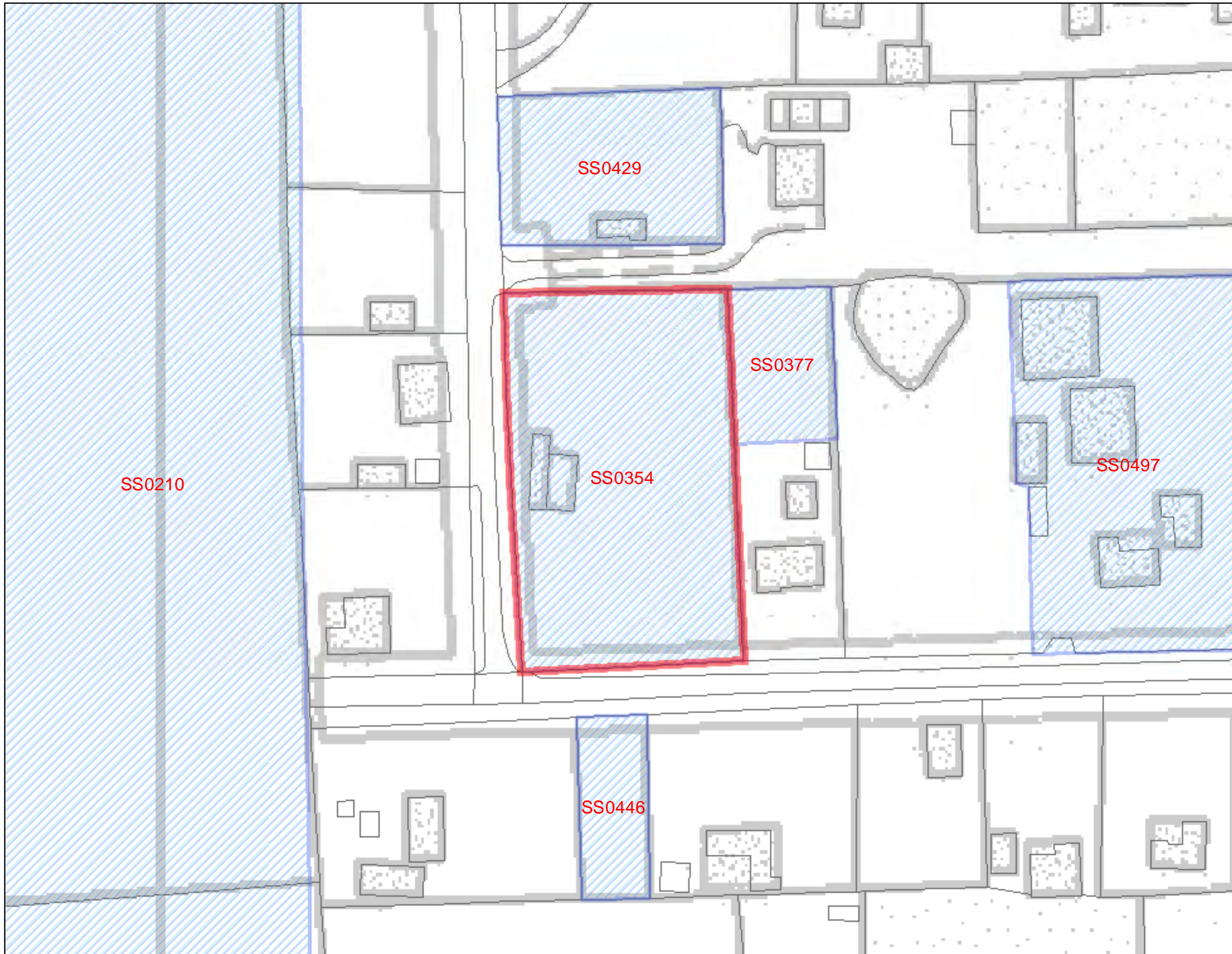


# Land at the COrner of Windsor Road

SHLAA 2011/2012



# SS0354





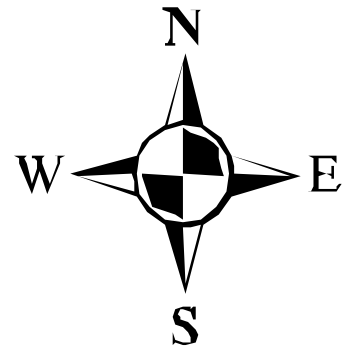
## SHLAA Site Survey Form Part 1

<b>Address:</b> The Orchard, Clifton Road, Bowers Gifford	<b>Site Area:</b> 0.19 ha	<b>Current Use:</b> Plotland – residential and garden	<b>Site Ref.:</b> <b>SS0355</b>		
<b>Description of Site (including planning status)</b> A square area of plotland containing a detached garage, driveway and forming part of the domestic garden associated with the adjacent dwelling The Orchard. The site adjoins residential properties to the east, west and south, with large areas of open farmland to the north.  Designated as Green Belt and plotland in BDLP 1998  <b>Planning History:</b> <ul style="list-style-type: none"> <li>• BAS/0480/76 – Double garage</li> </ul>			<b>Site Access:</b> Clifton Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard >800m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural <800m, outdoor sport <2km, urban parks <2km Bus Stop: 150m Railway Station: >1.6km		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.19 ha			
<b>Greenfield Site</b>	Yes	Area: 0.17 ha			
<b>Previously Developed Land</b>	Yes	Area: 0.02 ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No but surface water flooding		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Narrow unmade access road that would require improvement to accommodate comprehensive development					

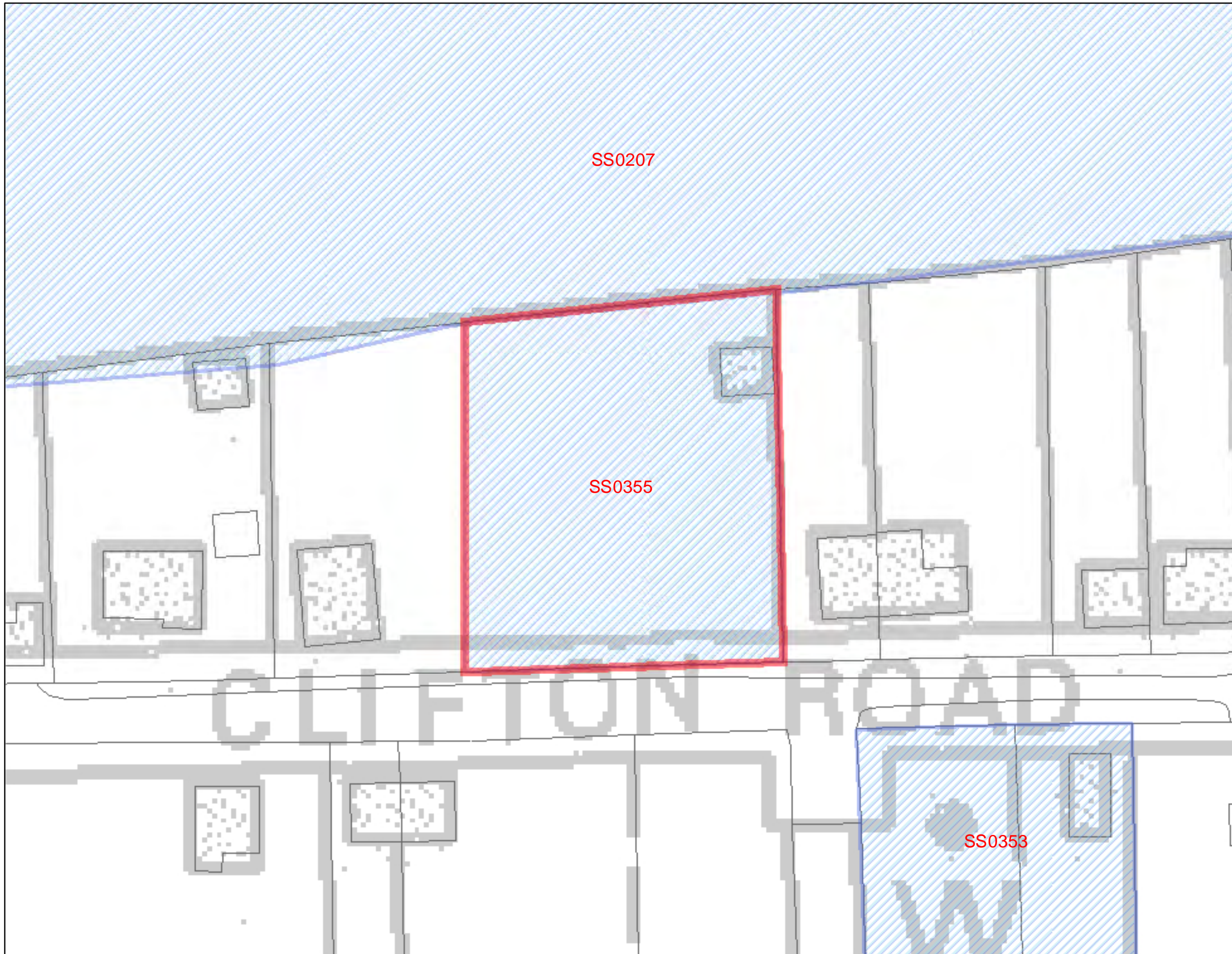


<b>Address:</b> The Orchard, Clifton Road, Bowers Gifford	<b>Site Area:</b> 0.19 ha	<b>Current Use:</b> Plotland – residential and garden	<b>Site Ref.:</b> SS0355	
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within SPA / Ramsar buffer</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> <li>• Ground water vulnerability area</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.  In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development?</b> <b>If yes, when?</b>				
		Yes. This site was submitted through the Call For Sites process by the landowner.		

SHLAA 2011/2012



## SS0355





## SHLAA Site Survey Form Part 1

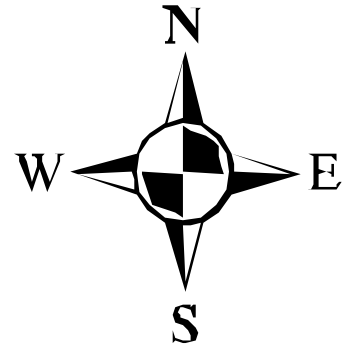
<b>Address:</b> Land to the North of the Glen, Brook Drive, Fobbing	<b>Site Area:</b> 0.07ha	<b>Current Use:</b> Smallholding	<b>Site Ref:</b> SS0356	
<b>Description of Site (including planning status)</b> Square shaped site located in a semi-rural setting to the south of the Tilbury to Southend railway lane in an area dominated by marshland. The site is located within a small area of plotlands and comprises two temporary structures with the remainder laid to grass and shrubs.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Brook Drive <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 0.07ha		
<b>Greenfield Site</b>	Yes	Area: 0.05ha		
<b>Previously Developed Land</b>	Yes	Area: 0.02ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)	
			TPO	
			Archaeological Finds Area	

<b>Address:</b> Land to the North of the Glen, Brook Drive, Fobbing	<b>Site Area:</b> 0.07ha	<b>Current Use:</b> Smallholding	<b>Site Ref:</b> SS0356	
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<p><b>Reason(s) why site is not suitable for housing:</b>  This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

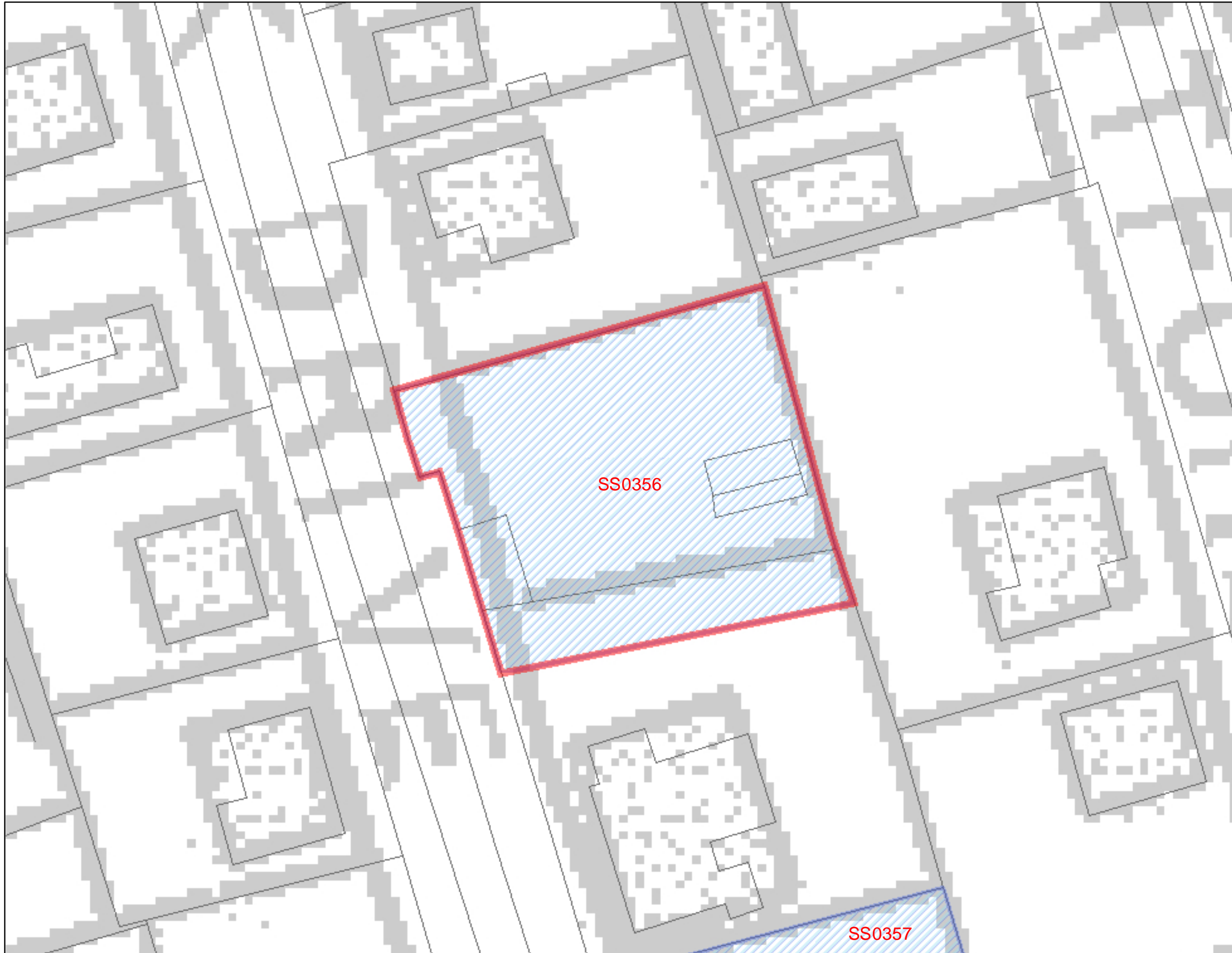


# Land to the North of the Glen, Brook Drive

SHLAA 2011/2012



## SS0356



## SHLAA Site Survey Form Part 1

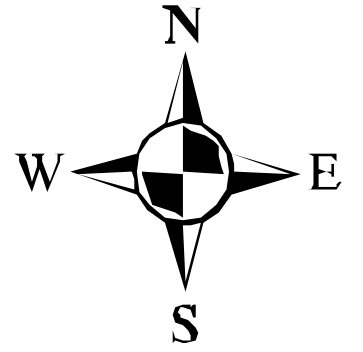
<b>Address:</b> Land to the south of the Glen, Brook Drive, Fobbing	<b>Site Area:</b> 0.08ha	<b>Current Use:</b> Smallholding	<b>Site Ref:</b> SS0357	
<b>Description of Site (including planning status)</b> 'L' shaped site located in a semi-rural setting to the south of the Tilbury to Southend railway lane in an area dominated by marshland. The site is located within a small area of plotlands and comprises several small temporary structures with the remainder laid to grass and shrubs.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Brook Drive/Woodlands Drive	
<b>Ownership:</b>			<b>Access to Services</b>	
	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 0.08ha		
<b>Greenfield Site</b>	Yes	Area: 0.07ha		
<b>Previously Developed Land</b>	Yes	Area: 0.01ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP)	Within
	Part of Site		Priority Habitat	Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area			Village Green & Common Land	
Existing, developed business/ industrial areas	Within		Ground Water Vulnerability Area	
	Part of			
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)	
			TPO	
			Archaeological Finds Area	



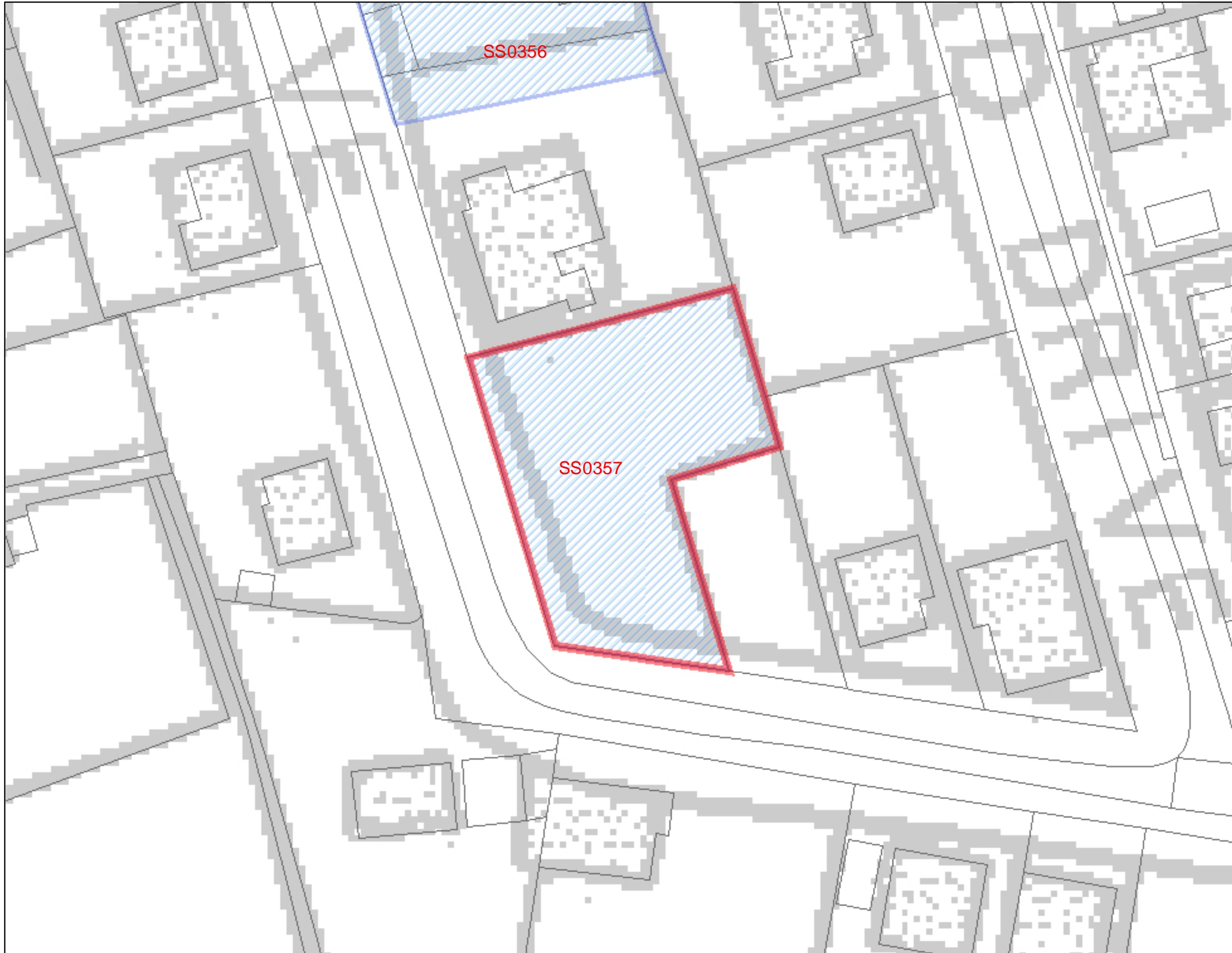
<b>Address:</b> Land to the south of the Glen, Brook Drive, Fobbing	<b>Site Area:</b> 0.08ha	<b>Current Use:</b> Smallholding	<b>Site Ref:</b> SS0357	
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

# Land South of the Glen, Brook Drive

SHLAA 2011/2012



# SS0357





## SHLAA Site Survey Form Part 1

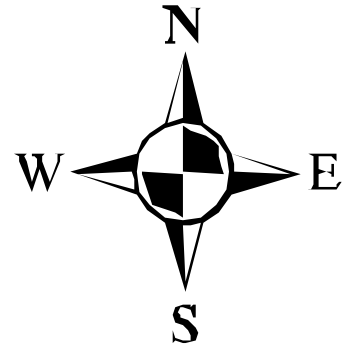
<b>Address:</b> Land at Ladysring Wood, Dunton Road, Billericay	<b>Site Area:</b> 0.39ha	<b>Current Use:</b> Grassland and hardstanding	<b>Site Ref:</b> SS0358		
<b>Description of Site (including planning status)</b> Small mainly rectangular shaped site located on the north side of Dunton Road in an area of established woodland. The land itself comprises an accesstrack and hardstanding area, with the remainder left to grass.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: (in relation to the whole of Ladyspring Wood): <ul style="list-style-type: none"> <li>• BAS/1625/76 – House – Refused 1977</li> <li>• BAS/2124/81 – Detached dwelling – Refused 1982</li> <li>• BAS/0409/89 – Outline one dwelling – Refused, Appeal Allowed 1990</li> <li>• BAS/0615/92 - Two storey and single storey side extension – Refused 1992</li> <li>• 98/00722/BAS - Construction Of Estate Office And Double Garage – Refused 1998, Appeal Dismissed 1999</li> <li>• 00/00237/LDCBAS - Continued Use Of Buildings &amp; Yard For The Repair And Sales Of Plant &amp; Machinery – Not Determined</li> <li>• 00/00650/LDCBAS - Continued Use Of Buildings &amp; Yard For The Repair &amp; Sales Of Plant &amp; Machinery - Granted 2001</li> <li>• 01/00607/FULL - Demolition of existig Industrial building, cessation of repair and sale of plant and machinery use and replacement with three detached dwellings – Refused 2001, Appeal Dismissed 2002</li> <li>• 02/00308/FULL - Continued residential use of dwelling without compliance with Agricultural Occupancy Condition (Planning Application BAS/0409/89, Condition No. 4) – Granted 2002</li> <li>• 03/00501/FULL - Side conservatory – Refused 2003</li> <li>• 03/01025/FULL - Demolish existing workshop and erect 1 No. 4 bed dwelling house with detached garage – Granted 2005</li> <li>• 05/00470/AGBAS - Erection of 1 No. steel framed agricultural building for storage of machinery and works associated with nursery – Permission Required 2005</li> <li>• 06/00488/FULL - Erection of farm machinery storage building required for the day-to-day running of a Tree Nursery Business – Refused 2006, Appeal Dismissed 2007</li> </ul>				<b>Site Access:</b> Dunton Road	
<b>Access to Services</b>					
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.39ha			
<b>Greenfield Site</b>	Yes	Area: 0.28ha			
<b>Previously Developed Land</b>	Yes	Area: 0.11ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	

<b>Address:</b> Land at Ladysring Wood, Dunton Road, Billericay		<b>Site Area:</b> 0.39ha	<b>Current Use:</b> Grassland and hardstanding	<b>Site Ref:</b> <b>SS0358</b>	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					



# Ladyspring Wood, Dunton Road

SHLAA 2011/2012



# SS0358



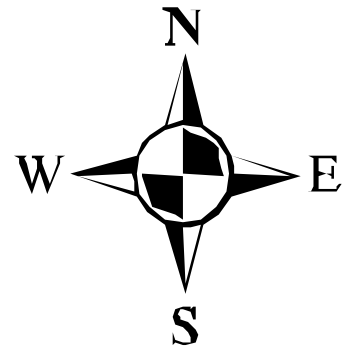
## SHLAA Site Survey Form Part 1

<b>Address:</b> Beatrice Villa, Katherine Road, Basildon	<b>Site Area:</b> 0.06 ha	<b>Current Use:</b> Plotland – residential and garden	<b>Site Ref.:</b> SS0359		
<b>Description of Site (including planning status)</b> A small rectangular plot of land within the extended garden area of a residential property. To the east are a few residential properties and there are dwellings to the south and west. To the north is more of the residential garden for the same dwelling (Beatrice Villa). The site is rural in character. The land is flat.  Designated as Green Belt and plotland in BDLP 1998			<b>Site Access:</b> Katherine Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard >800m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural > 800m, outdoor sport <2km, urban parks <2km Bus Stop: 150m Railway Station: >1.6km		
<b>Planning History:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 0.06 ha		
<b>Greenfield Site</b>		Yes	Area: 0.056 ha		
<b>Previously Developed Land</b>		Yes	Area: 0.004 ha		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No but surface water flooding		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Small access road that would require improvement to accommodate development					

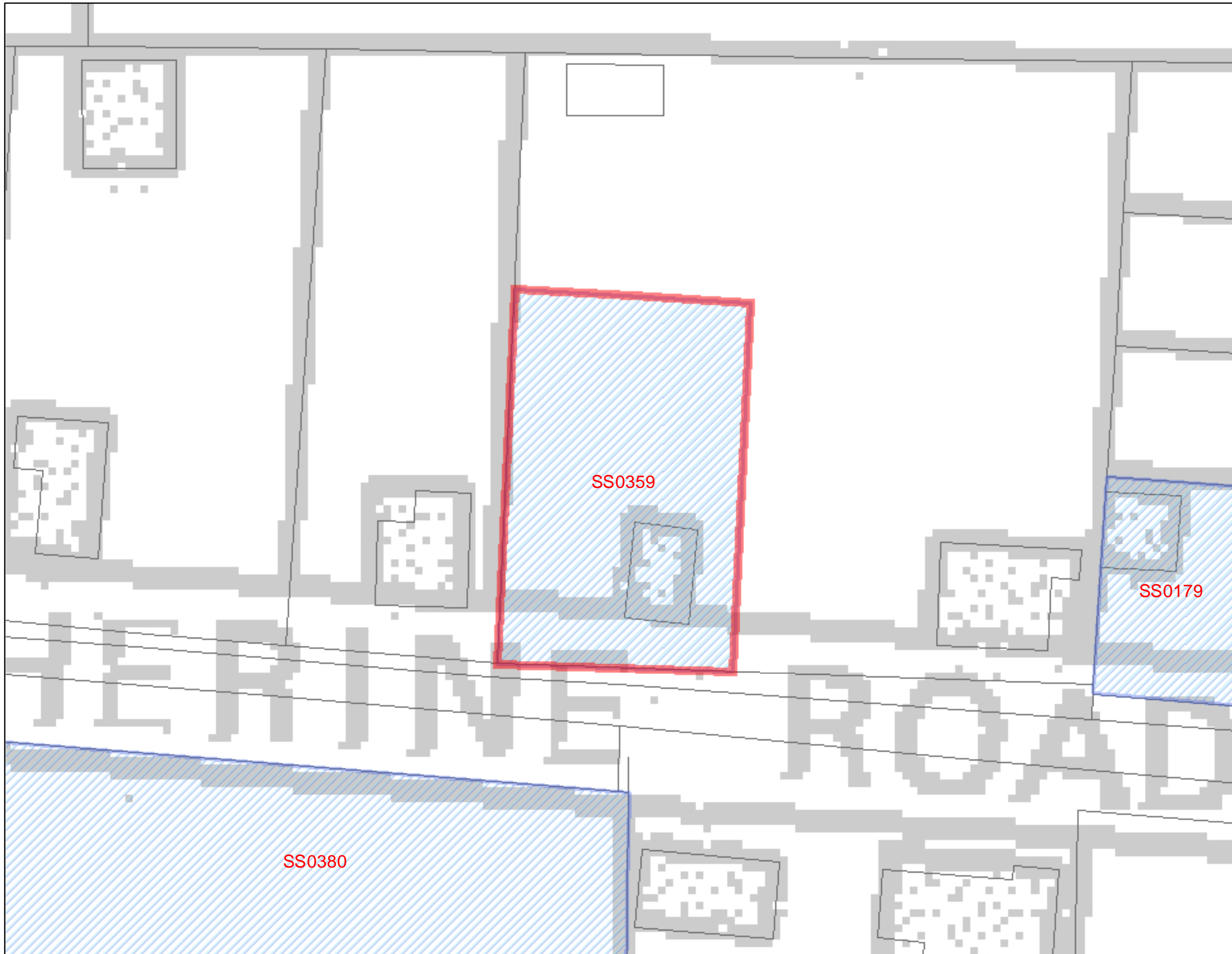


<b>Address:</b> Beatrice Villa, Katherine Road, Basildon	<b>Site Area:</b> 0.06 ha	<b>Current Use:</b> Plotland – residential and garden	<b>Site Ref.:</b> SS0359	
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within SPA / Ramsar buffer</li> <li>• Potential contaminated land</li> <li>• Ground water vulnerability area</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current used, open space				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b>				
The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.				
In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development?</b>				
<b>If yes, when?</b>				
Yes. This site was submitted through the Call For Sites process by the landowner.				

SHLAA 2011/2012



## SS0359





## SHLAA Site Survey Form Part 1

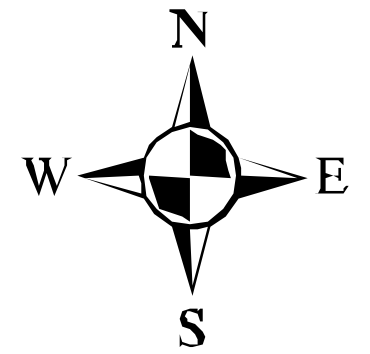
<b>Address:</b> Land North of Grange Road, East of Rainbow Cottage, Basildon	<b>Site Area:</b> 0.16 ha	<b>Current Use:</b> Plotland – outbuilding and garden	<b>Site Ref.:</b> <b>SS0360</b>		
<b>Description of Site (including planning status)</b> A rectangular plot of land which is undeveloped / overgrown. It contains one derelict building in the north west corner. There are no other obvious considerations for the site. To the east of the site is a track leading to Rainbow Cottage.  The surrounding area consists of residential properties apart from to the north of the site where the area is woodland.  Designated as Green Belt and plotland in BDLP 1998			<b>Site Access:</b> Grange Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard >800m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural < 800m, outdoor sport <800m, urban parks <800m Bus Stop: 250m Railway Station: >1.6km		
<b>No Planning History:</b>					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.16 ha			
<b>Greenfield Site</b>	Yes	Area: 0.156 ha			
<b>Previously Developed Land</b>	Yes	Area: 0.004 ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Small access road that would require improvement to accommodate development					
<b>Constraints (description):</b>					

<b>Address:</b> Land North of Grange Road, East of Rainbow Cottage, Basildon	<b>Site Area:</b> 0.16 ha	<b>Current Use:</b> Plotland – outbuilding and garden	<b>Site Ref.:</b> <b>SS0360</b>	
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within protected species alert area and existing employment buffer</li> <li>• Potential contaminated land</li> <li>• Ground water vulnerability area</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, open space				
Site is NOT suitable for housing development X				
<p><b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.</p> <p>In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping.</p>				
<p><b>Is site available for development?</b> <b>If yes, when?</b></p> <p>No. Whilst the site was initially submitted by the landowner the Council have been unable to contact them at their given address so are unable to confirm their development intentions and is thus considered unavailable.</p>				





SHLAA 2011/2012



# SS0360

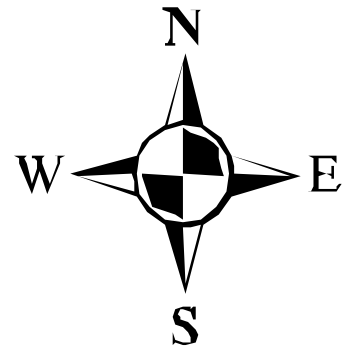
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent to Sellyhills, Clifton Road, Basildon	<b>Site Area:</b> 0.19 ha	<b>Current Use:</b> Plotland – garage and woodland	<b>Site Ref.:</b> <b>SS0361</b>		
<b>Description of Site (including planning status)</b> A rectangular plot of land containing a domestic garage and part garden associated with the neighbouring dwelling 'Sellyhills' and woodland/scrub over the majority of the site. The surrounding area consists of residential properties apart from to the north of the site where there is a small area of grassland. The site contained a dwelling, which has now been replaced on the adjacent land.  Designated as Green Belt and plotland in BDLP 1998  <b>Planning History:</b> <ul style="list-style-type: none"> <li>BAS/1478/88 – Detached garage – Granted 23.09.1988</li> <li>BAS/0703/93 - Replacement dwelling house – Granted 31.08.1993</li> </ul>			<b>Site Access:</b> Clifton Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard >800m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural >800m, outdoor sport >2km, urban parks <2km Bus Stop: 250m Railway Station: >1.6km		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.19 ha			
<b>Greenfield Site</b>	Yes	Area: 0.18 ha			
<b>Previously Developed Land</b>	Yes	Area: 0.01 ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Small access road that would require improvement to accommodate development					

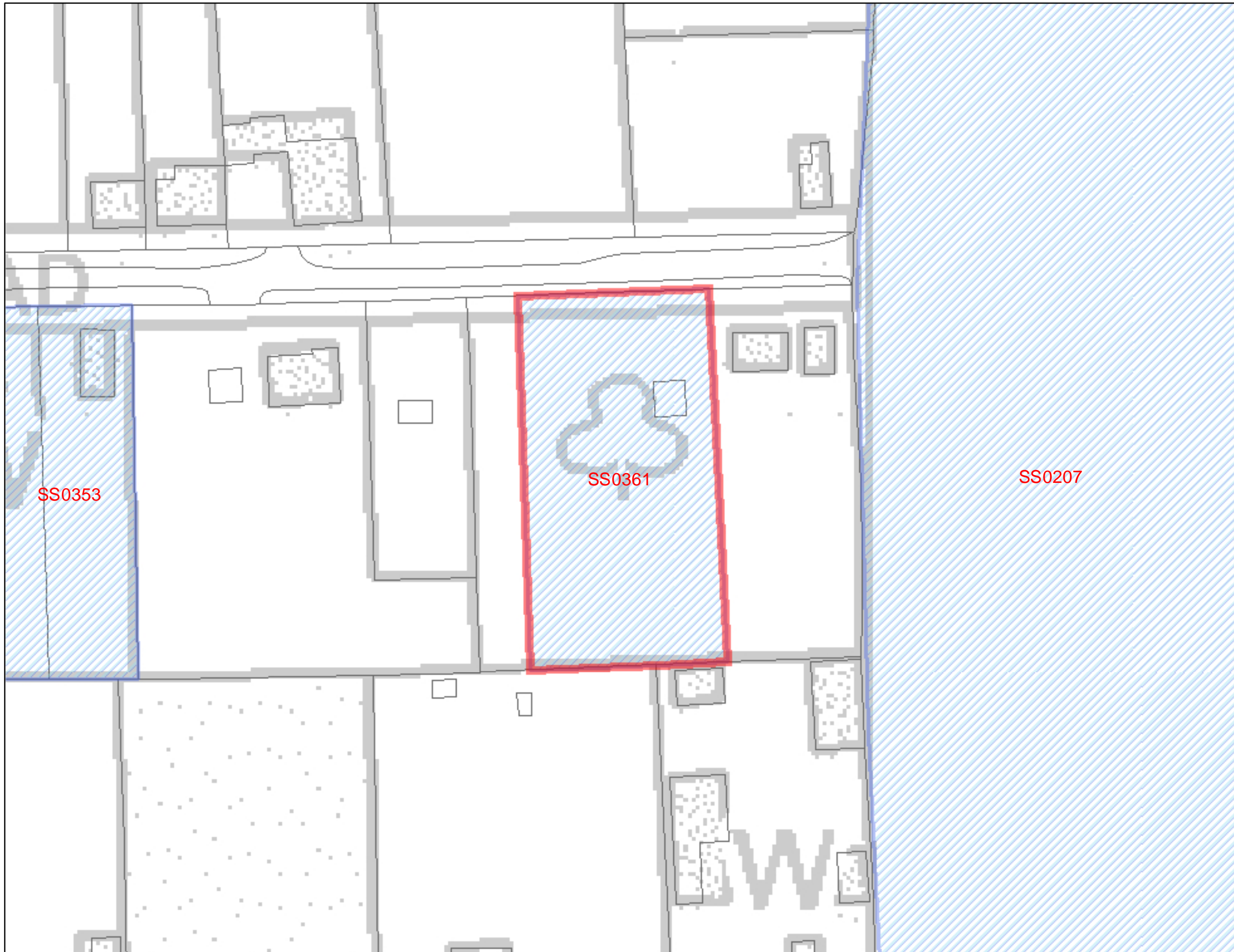


<b>Address:</b> Land adjacent to Sellyhills, Clifton Road, Basildon	<b>Site Area:</b> 0.19 ha	<b>Current Use:</b> Plotland – garage and woodland	<b>Site Ref.:</b> SS0361	
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within SPA / Ramsar buffer</li> <li>• Potential contaminated land</li> <li>• Ground water vulnerability area</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, open space				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.  The location is beyond public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. The site was submitted by or on behalf of the landowner and has access.	

SHLAA 2011/2012



## SS0361





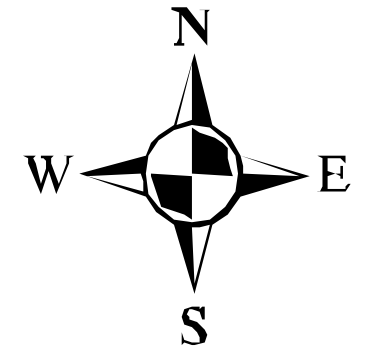
## SHLAA Site Survey Form Part 1

<b>Address:</b> North Benfleet Lodge, Pound Lane, Basildon	<b>Site Area:</b> 2.3 ha	<b>Current Use:</b> Residential, open space and vehicle storage	<b>Site Ref.:</b> <b>SS0362</b>		
<b>Description of Site (including planning status)</b> Medium sized rectangular site on Pound Lane, North Benfleet. The site contains a residential property, open fields and a domestic businesses storing mobile homes. There are a number of structures relating to the current uses. Environmentally, there are a few substantial trees in the northern section of the site (around the dwelling), a dried pond and hedgerows.  Designated as Green Belt and plotland in BDLP 1998  <b>Planning History:</b> BAS/968/81 - Temporary use of land for parking 25 caravans – Refused.			<b>Site Access:</b> Pound Lane <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces >800m, children and young people >400m, Churchyard <400m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural >800m, outdoor sport <2km, urban parks <800m Bus Stop: 350m Railway Station: >1.6km		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 2.3 ha			
<b>Greenfield Site</b>	Yes	Area: 0.1 ha			
<b>Previously Developed Land</b>	Yes	Area: 2.2 ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		Yes – adjacent

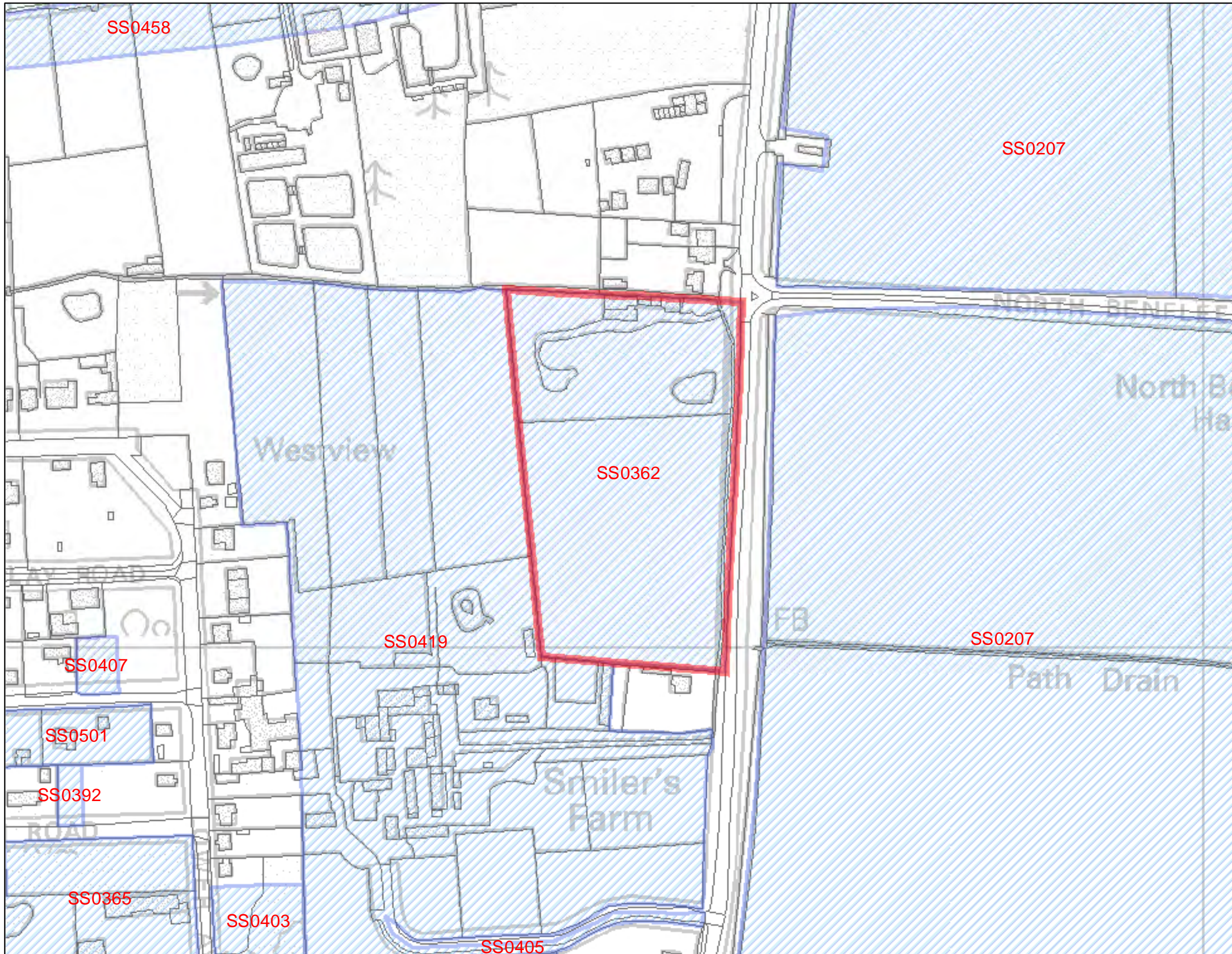
<b>Address:</b> North Benfleet Lodge, Pound Lane, Basildon	<b>Site Area:</b> 2.3 ha	<b>Current Use:</b> Residential, open space and vehicle storage	<b>Site Ref.:</b> <b>SS0362</b>	
<b>Highway issues:</b> Access from Pound Lane. No issues.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within existing employment buffer</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> <li>• Ground water vulnerability area</li> <li>• Archaeological find area adjacent</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, open space				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.  In addition, the location is segregated from several public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development? If yes, when?</b> Yes. This site was submitted through the Call For Sites process by the landowner.				



SHLAA 2011/2012



# SS0362





## SHLAA Site Survey Form Part 1

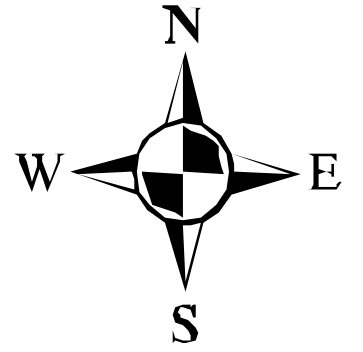
<b>Address:</b> Land between Thames View and Brooklands, Bells Hill Road, Basildon		<b>Site Area:</b> 0.3 ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> <b>SS0363</b>								
<b>Description of Site (including planning status)</b> Located off Bells Hill Road, a rectangular shaped area of grassland situated between two residential properties. To the east are some small plotlands and to the west there is a Site of Special Scientific Interest. The site is close to the Thurrock boundary and the Stanford le-hop-by-pass.  Designated as Green Belt and plotland in BDLP 1998  <b>Planning History:</b> <ul style="list-style-type: none"> <li>• 07/00080/FULL - Erection of a detached chalet style dwelling and detached double garage – refused</li> </ul>			<b>Site Access:</b> Bells Hill Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: <1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people <400m, Churchyard >800m, civic spaces <2km, country parks >2km, educational fields >800m, natural and semi natural >800m, outdoor sport <400m, urban parks <2km Bus Stop: 300m Railway Station: <1.6km									
			<b>Ownership:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 30%;">- Public Body?</td><td>No</td></tr> <tr><td>- Private Individual?</td><td>Yes</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>		- Public Body?	No	- Private Individual?	Yes	- Company?	No	- Unknown?	No
- Public Body?	No											
- Private Individual?	Yes											
- Company?	No											
- Unknown?	No											
<b>Urban Area Site</b>		No										
<b>Green Belt Site</b>		Yes	Area: 0.3 ha									
<b>Greenfield Site</b>		Yes	Area: 0.3 ha									
<b>Previously Developed Land</b>		No										
<b>Site Constraints</b>												
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>									
Scheduled Monument	Within	No	Ancient Woodland	Within	No							
	Part of	No		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	Yes - adjacent		Within Buffer	Yes - adjacent							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	Yes – adjacent							
Flood Zone	No		Protected Species Alert Area		Yes							
Washland		No	Protected Species Alert Area - 10m Buffer		Yes							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land		No						
	Part of	No	Ground Water Vulnerability Area		No							
	Adj. To	No			No							
Oil / Gas Pipelines		No	Conservation Area	Within	No							
				Adj. To	No							
Electricity Pylons		No	Listed Buildings	Within	No							
				Adj. To	No							
Immovable communications links		No	Potential Contaminated Land	C								
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No							
			TPO		No							
			Archaeological Finds Area		No							
<b>Highway issues:</b> Small access road that would require improvement to accommodate development												



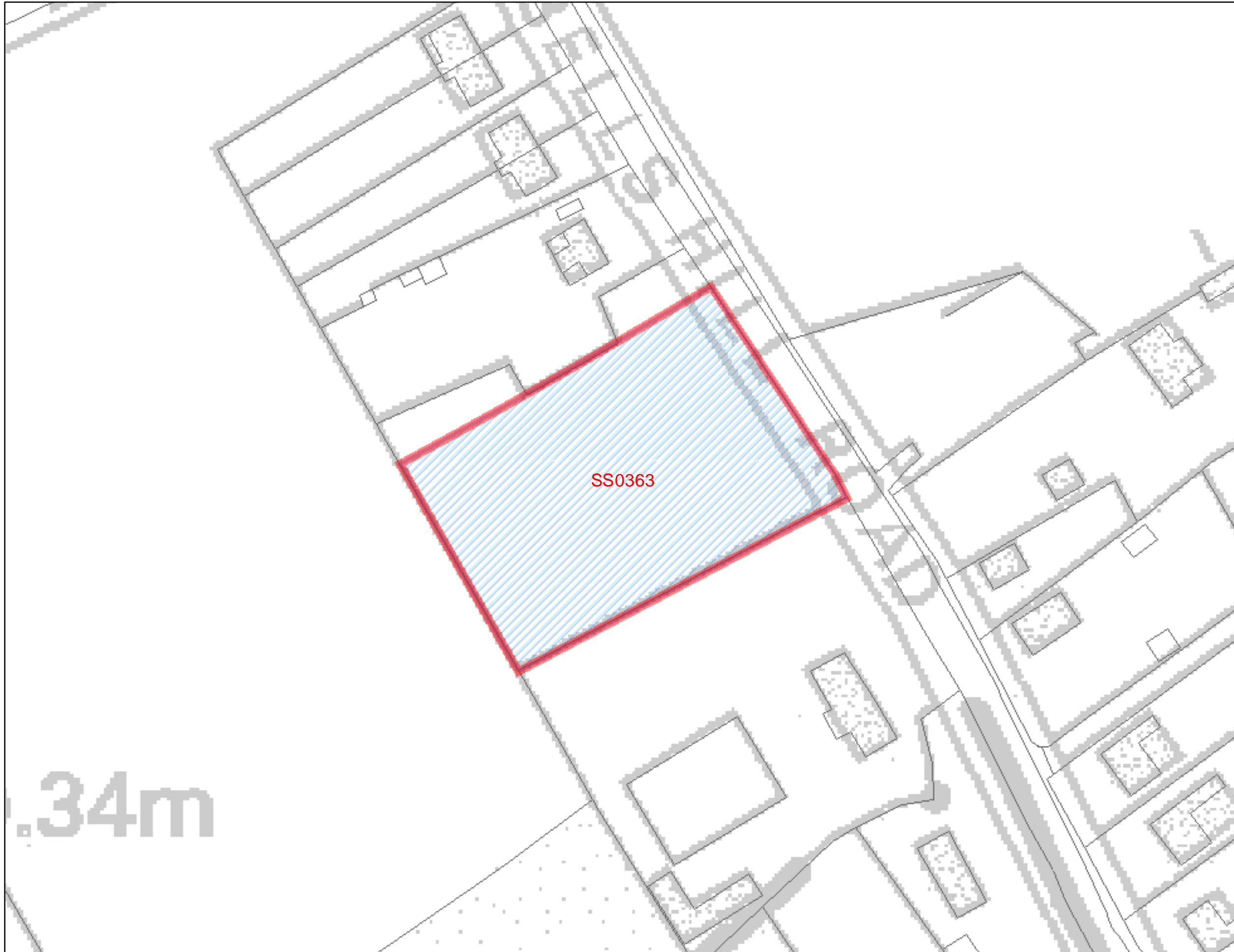
<b>Address:</b> Land between Thames View and Brooklands, Bells Hill Road, Basildon	<b>Site Area:</b> 0.3 ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> SS0363	
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within SSSI buffer</li> <li>• Adjacent to Local Wildlife Sites and BAP priority habitats</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Open space				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b>				
<p>For the same reasons that the planning application for this site was refused in 2007, the site is situated within an area of Green Belt, it is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.</p> <p>In addition, the location is segregated from several public services, facilities and amenities, including transport connections and convenience shopping. It is also located adjacent to a SSSI and a Local Wildlife Site and BAP priority habitat, which from an environmental perspective development on this site would be detrimental to the area.</p>				
<b>Is site available for development?</b>				
<b>If yes, when?</b>				
Yes. The site was submitted by the landowner through the Call For Sites process.				

# Land between Thames View and Brooklands

SHLAA 2011/2012



## SS0363





## SHLAA Site Survey Form Part 1

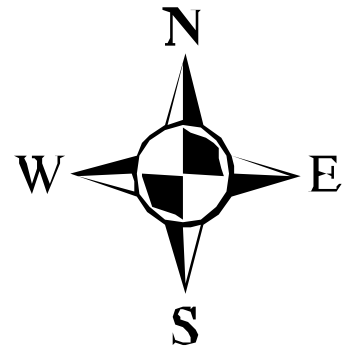
<b>Address:</b> Land Fronting North side of Clarence Road, Basildon	<b>Site Area:</b> 0.09 ha	<b>Current Use:</b> Woodland	<b>Site Ref.:</b> <b>SS0364</b>		
<b>Description of Site (including planning status)</b> An area of land containing trees and hedges amongst a cluster of chalets, bungalows and vacant plots. Land to the west is used for car repairs. Three cars were on the site in different states of repair at the time of the site visit.  Designated as Green Belt and plotland in BDLP 1998			<b>Site Access:</b> Clarence Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: <1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard >800m, civic spaces >2km, country parks >2km, educational fields >800m, natural and semi natural >800m, outdoor sport <2km, urban parks <2km Bus Stop: 300m Railway Station: >1.6km		
<b>Planning History:</b> None					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 0.09 ha		
<b>Greenfield Site</b>		Yes	Area: 0.09 ha		
<b>Previously Developed Land</b>		No			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Small access road that would require improvement to accommodate development					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Designated as green belt and plotland in BDLP 1998</li> <li>Local services and facilities greater than 1km away</li> <li>Within SPA / Ramsar buffer</li> <li>Protected species alert area</li> </ul>					

<b>Address:</b> Land Fronting North side of Clarence Road, Basildon	<b>Site Area:</b> 0.09 ha	<b>Current Use:</b> Woodland	<b>Site Ref.:</b> SS0364	
<ul style="list-style-type: none"> <li>Potential contaminated land</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Woodland, Open space				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b> The site it is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.  In addition, the location is segregated from several public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development?</b> <b>If yes, when?</b>				
Yes. This site was submitted through the Call For Sites process by the landowner.				

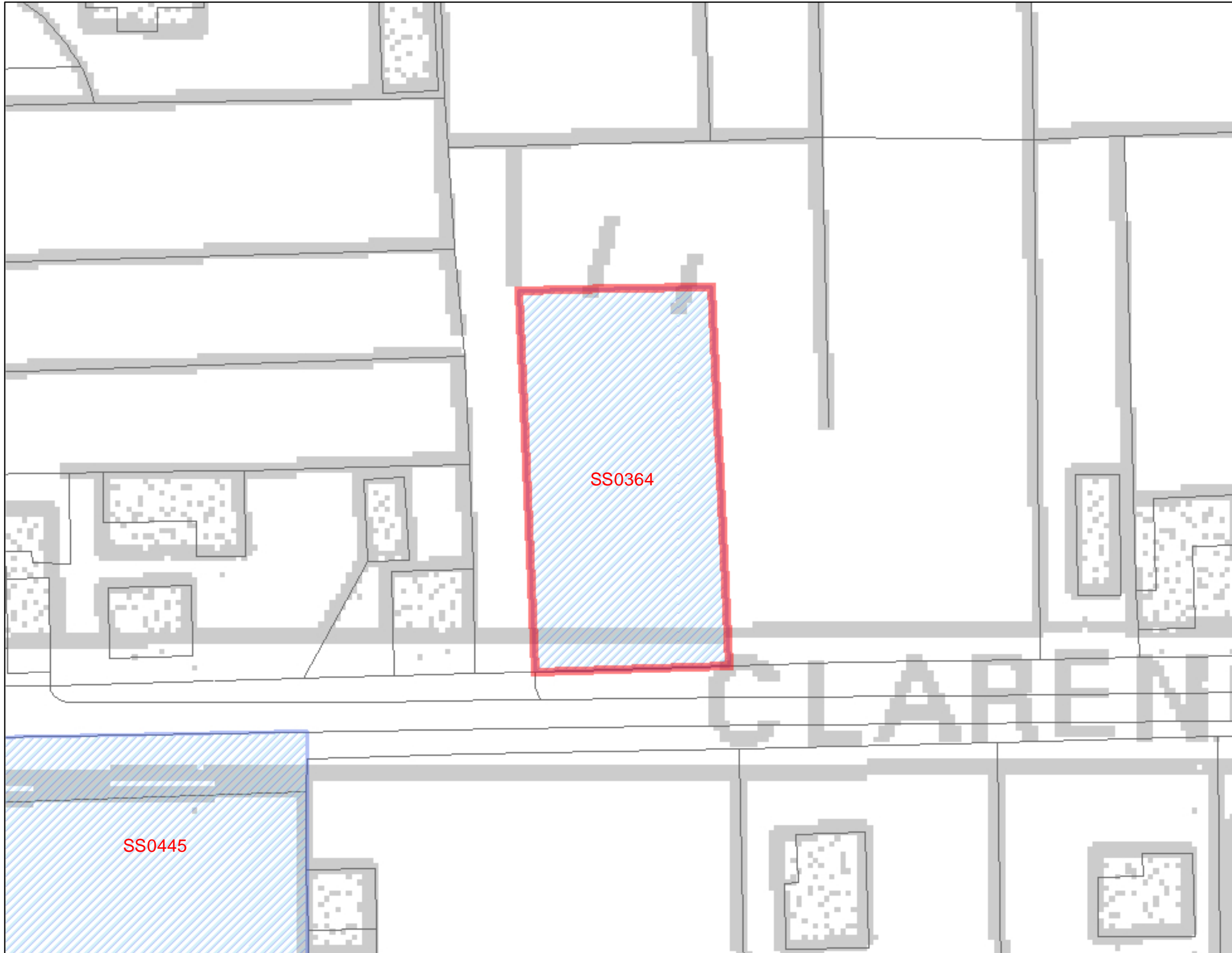


# Land Fronting North of Clarence Road

SHLAA 2011/2012



## SS0364



## SHLAA Site Survey Form Part 1

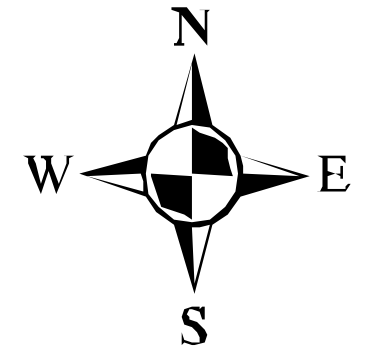
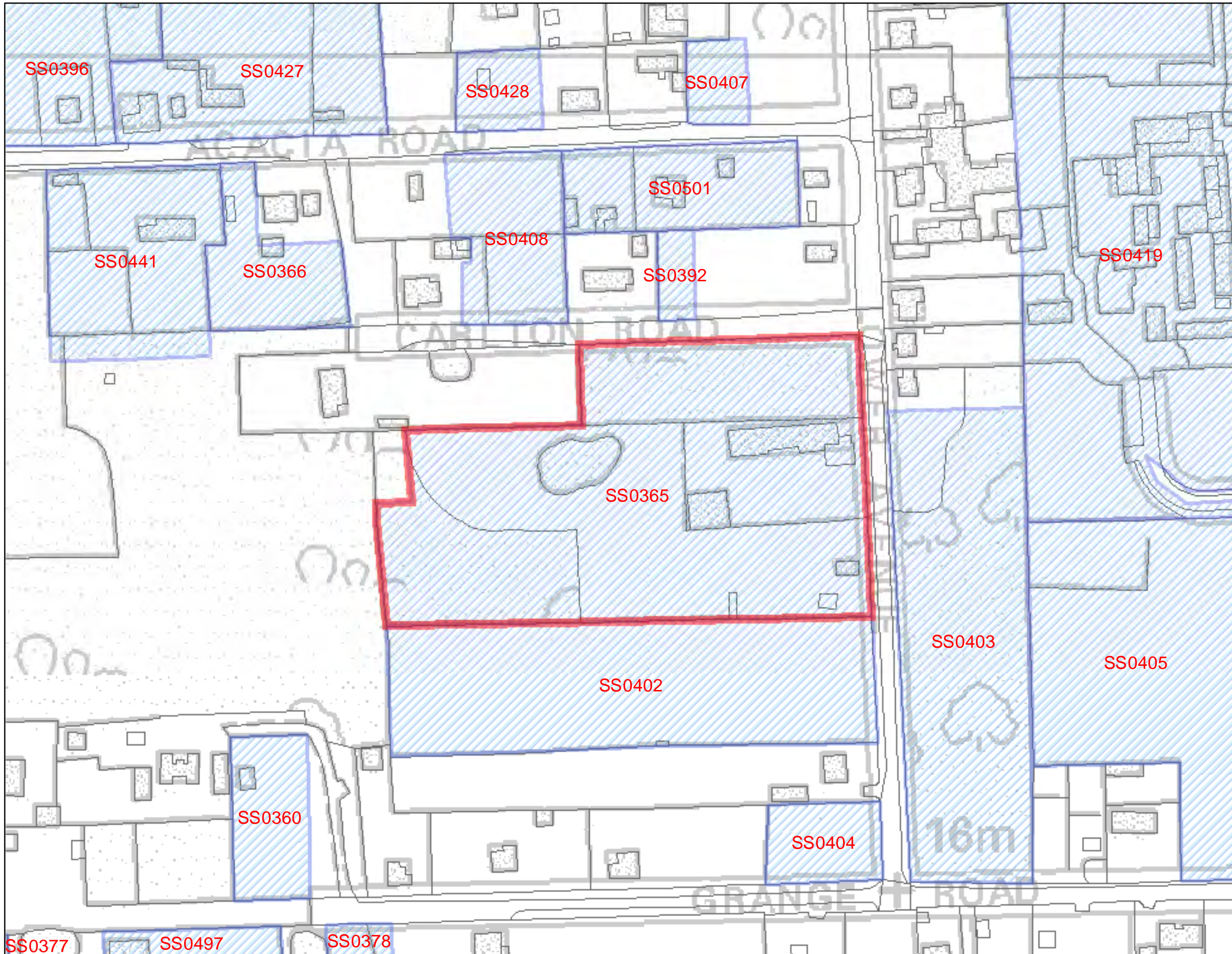
<b>Address:</b> Land at North of Carlton Road and west of Lower Avenue, Basildon	<b>Site Area:</b> 1.5 ha	<b>Current Use:</b> Residential and associated gardens	<b>Site Ref.:</b> <b>SS0365</b>		
<b>Description of Site (including planning status)</b> Large site bordering both Lower Avenue and Carlton Road. The site contains two dwellings and their gardens, several outbuildings (some of which are dilapidated), two mobile homes, a large ornamental pond and a large amount number of trees and boundary hedgerows.  There is a possibility that a small electric substation will be applied for in the near future, within the north of the site close to the entrance onto Carlton Road.  The wider area contains residential dwellings, a few business uses and areas of open space.  Designated as Green Belt and plotland in BDLP 1998  <b>Planning History:</b> <ul style="list-style-type: none"> <li>• 93/00911/FULL – Retention of existing extensions. Refuse.</li> <li>• 94/00547/LDC – retention of existing extensions. Granted.</li> </ul>			<b>Site Access:</b> Carlton Road and Lower Avenue  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard <800m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural <800m, outdoor sport <2km, urban parks <800m Bus Stop: 200m Railway Station: >1.6km		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 1.5 ha			
<b>Greenfield Site</b>	Yes	Area: 1.03 ha			
<b>Previously Developed Land</b>	Yes	Area: 0.47 ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No but surface water area		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No



<b>Address:</b> Land at North of Carlton Road and west of Lower Avenue, Basildon		<b>Site Area:</b> 1.5 ha	<b>Current Use:</b> Residential and associated gardens	<b>Site Ref.:</b> SS0365	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Small access road that would require improvement to accommodate development					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Current use, Open space					
Site is NOT suitable for housing development X					
<b>Reason(s) why site is / is not suitable for housing:</b>					
The site it is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.					
In addition, the location is segregated from several public services, facilities and amenities, including transport connections and convenience shopping.					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		



SHLAA 2011/2012



# SS0365



## SHLAA Site Survey Form Part 1

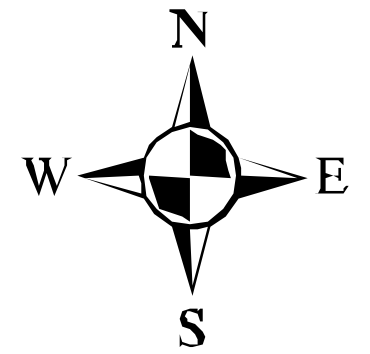
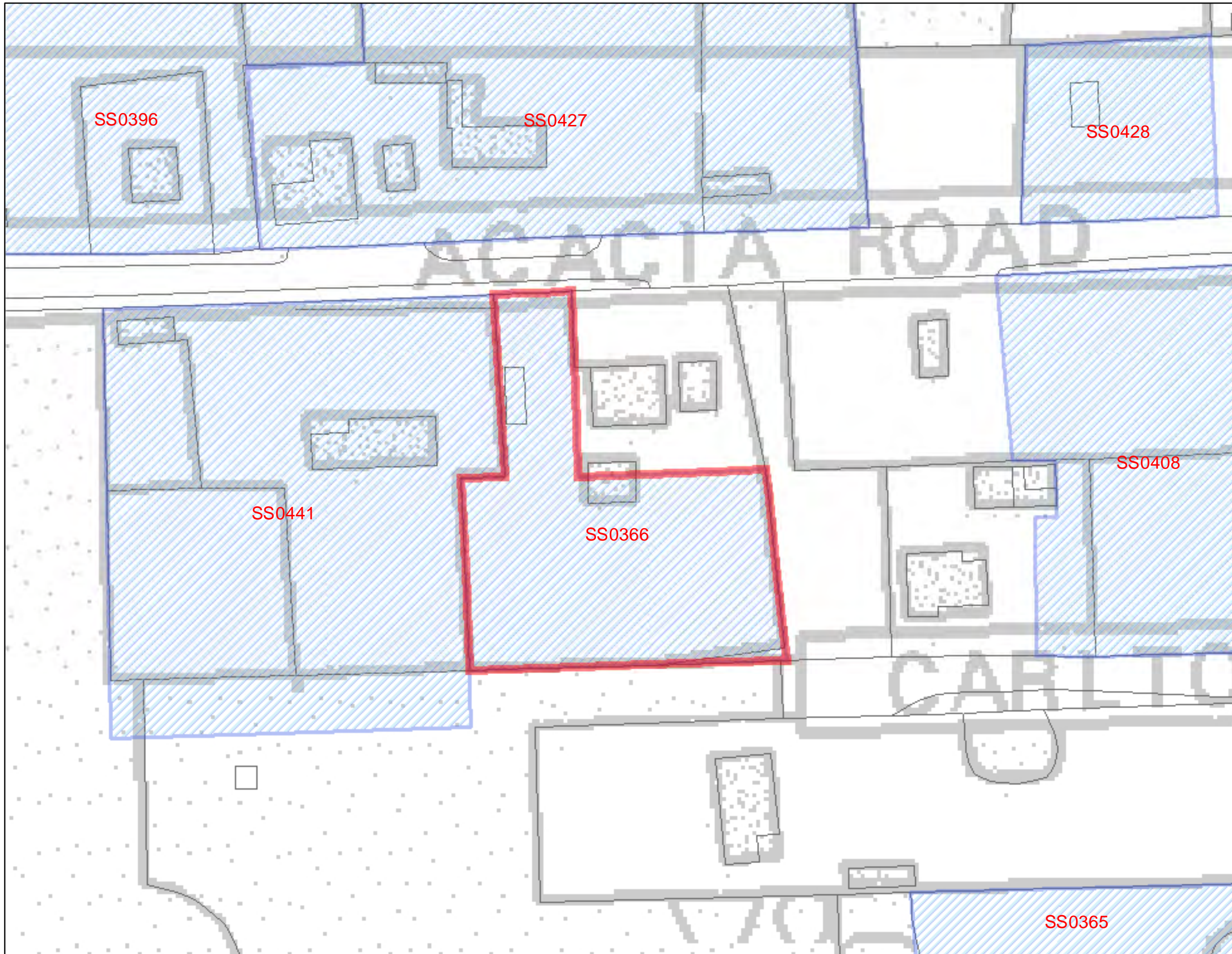
<b>Address:</b> Land at The Nook, Acacia Road, Basildon	<b>Site Area:</b> 0.19 ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> <b>SS0366</b>		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Acacia Road		
<p>The site is the residential garden for The Nook, a dwelling in the plotlands area of North Benfleet. The submission does not include the dwelling itself but comprises a 'yard' to the east of the dwelling, the garden, the original bungalow (used as an outbuilding following construction of a new dwelling) and the gardens. Due to the orientation and position of the dwelling, a second dwelling might be impractical unless Carlton Road (to the south) could be extended along the rear of The Nook. The land is flat.</p> <p>The wider area contains scattered residential dwellings and area of gardens and open space.</p> <p>Designated as Green Belt and plotland in BDLP 1998</p> <p><b>Planning History:</b></p> <ul style="list-style-type: none"> <li>• BAS/1943/80 – Extensions and alterations – Refused</li> <li>• BAS/1943/80 – Appeal regarding 1943/80 – Split decision.</li> <li>• BAS/1866/81 – Detached chalet – granted.</li> <li>• BAS/1480/83 – Detached garage – Refused.</li> <li>• BAS/1812/86 – Retention of existing building as outbuilding. Not determined.</li> <li>• BAS/0921/87 – alterations to building – Granted.</li> </ul>			<p><b>Access to Services</b> (distance in m)</p> <p>Primary School: &gt;600m                  Secondary School: &gt;1500m                  GPs / Health Centre: &gt;800m                  Local Centre: &gt;800m                  Town Centre: &gt;800m                  Public Open Space: Allotments &gt; 800m,                  Amenity Green Spaces &lt;800m, children and young people &gt;400m, Churchyard &gt;800m, civic spaces &gt;2km, country parks &lt;2km, educational fields &gt;800m, natural and semi natural &lt;800m, outdoor sport &lt;2km, urban parks &lt;400m                  Bus Stop: 450m                  Railway Station: &gt;1.6km</p>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.19 ha			
<b>Greenfield Site</b>	Yes	Area: 0.12 ha			
<b>Previously Developed Land</b>	Yes	Area: 0.07 ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No but surface water area		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No

<b>Address:</b> Land at The Nook, Acacia Road, Basildon		<b>Site Area:</b> 0.19 ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> SS0366		
					Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)			No
			TPO			No
			Archaeological Finds Area			No
<b>Highway issues:</b> unmade roads would require improvement to accommodate development						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within existing employment buffer</li> <li>• Protected species alert area buffer</li> <li>• Potential contaminated land</li> </ul>						
<b>Could the constraints be overcome?</b> No						
<b>What is the most suitable type of development for this site?</b> Current use						
Site is NOT suitable for housing development X						
<b>Reason(s) why site is / is not suitable for housing:</b>						
The site it is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.						
In addition, the location is segregated from several public services, facilities and amenities, including transport connections and convenience shopping.						
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.			



# Land adj to Acacia Bungalow, Acacia Road

SHLAA 2011/2012



# SS0366



## SHLAA Site Survey Form Part 1

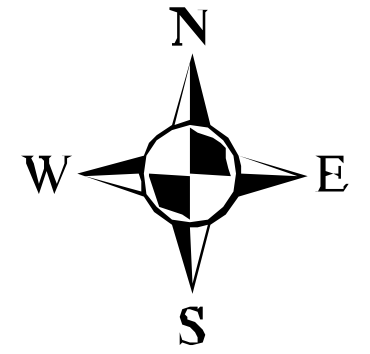
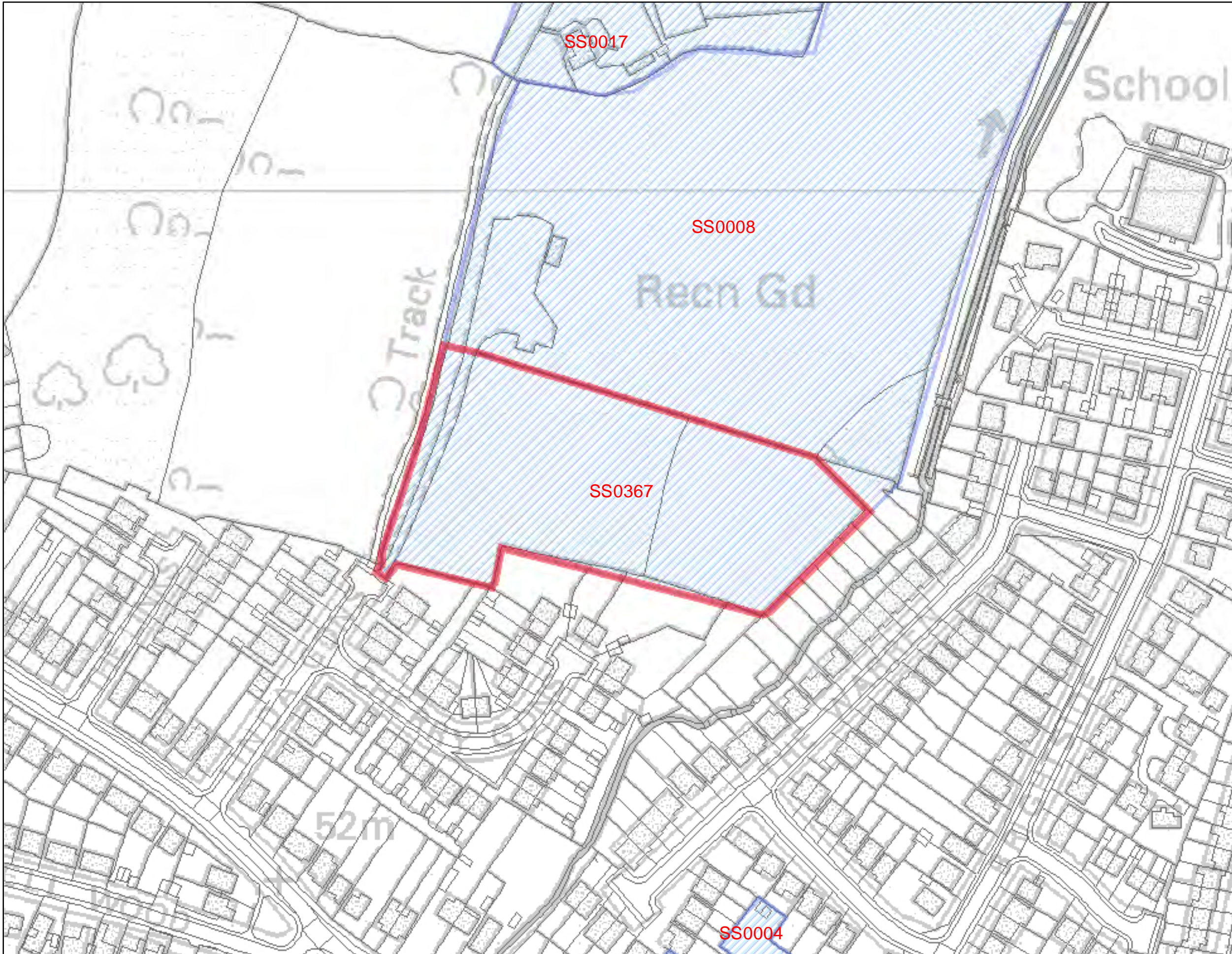
<b>Address:</b> Land North of Linda Gardens and Cherry Gardens, Billericay	<b>Site Area:</b> 1.38ha	<b>Current Use:</b> Grass/scrubland (private amenity)	<b>Site Ref:</b> <b>SS0367</b>		
<b>Description of Site (including planning status)</b> Area of grass/scrubland located to the west of Billericay. A recreation ground comprising a cricket pitch; all weather football pitch; and pavilion lies to the north, whilst residential areas border the site to the south and east. Woodland/scrubland lies to the west. The land is generally flat in nature. A brook leading to the River Wyd runs through the rear gardens of properties to the east. A tree belt surrounds much of the site, protected by a Tree Preservation Order.  Development Plan – Allocated as Green Belt and proposed open space in the BDLP 1998 (Although the latter has not been secured) Saved Policy BAS R4 states that 2.02 hectares (5 acres) of additional public open space will be provided in Billericay by the extension southwards of the Hannikins Farm public open space.  Planning History: None			<b>Site Access:</b> Linda Gardens  <b>Access to Services</b> (distance in m) Primary School: <600m (Brightside) Secondary School: 1.5km (St. Johns) GPs / Health Centre: 1 <800m (The Pantiles) Neighbourhood Centre: 2 <800m (Bridge Parade; The Pantiles) Town Centre: Billericay >800m Public Open Space: Amenity Green space <400m Children and young people space <400m; Educational Space <400m; Country Park <800m; Natural and semi-natural space <400m; Outdoor sports <400m; Urban Park <2km  Bus Stop: <170m (Mountnessing Road) Railway Station: <1.6km (Billericay)		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 1.38ha			
<b>Greenfield Site</b>	Yes	Area: 1.38ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar (Norsey Wood*)	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer*	Yes (SSSI)		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3?	Zones 2 and 3, + surface water flooding	Yes – small part East site	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Within buffer: Radford Way	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	



<b>Address:</b> Land North of Linda Gardens and Cherry Gardens, Billericay		<b>Site Area:</b> 1.38ha	<b>Current Use:</b> Grass/scrubland (private amenity)	<b>Site Ref:</b> SS0367	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
			TPO/0003/07 – T1-T6; G1-G5 (Oak; Hawthorn; Wild pear; Wild Cherry; Ash; Apple; Hazel)	TPO/0003/07	Yes
H.E.R - No			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access issues, though junctions to the existing road network will be required or will need enhancing to suit any strategic release of the site for development. <b>GREEN</b> category					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Definitive Footpath (along western boundary)</li> <li>TPOs present (along boundaries with Cherry Gardens; Linda Gardens and The Warren)</li> <li>Protected species alert area</li> <li>Within employment area buffer</li> <li>SSSI Buffer</li> <li>Article 4</li> </ul>			<ul style="list-style-type: none"> <li>Green Belt</li> <li>Allocated as proposed open space in development plan</li> <li>Flood zones 2 and 3 (small portion on eastern side of site)</li> <li>Employment area buffer</li> <li>Potential existence of contamination in vicinity – no detailed assessment made (unknown infill and former nursery site identified within 250m)</li> </ul>		
<b>Could the constraints be overcome?</b> Yes, partially.					
<ul style="list-style-type: none"> <li>Design solution to respect position of flood risk areas; TPOs; definitive footpath</li> <li>Removal of green belt designation through appropriate assessment and LDF processes.</li> <li>PPG17 Assessment to establish the value of the site to the local community.</li> <li>SSSI buffer and Employment area buffers of little consequence due to intervening urban development</li> <li>Article 4 of no consequence as this requires permitted development to require consent</li> <li>Intrusive investigation to establish presence of any contaminants.</li> </ul>					
<b>What is the most suitable type of development for this site?</b>					
Recreation and leisure / open space or residential					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site may not be suitable for housing:</b>					
The site is adjacent to the settlement boundary and there are no physical constraints that would necessarily make the entire site unsuitable prior to further assessments.					
<b>Is site available for development?</b>			Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.		
<b>If yes, when?</b>					



SHLAA 2011/2012



# SS0367



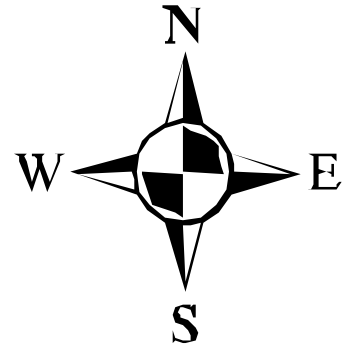
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent Empire House, Brickfield Road, Vange, Basildon	<b>Site Area:</b> 0.4 ha	<b>Current Use:</b> Woodland	<b>Site Ref.:</b> SS0368		
<b>Description of Site (including planning status)</b> A rectangular shaped site filled with trees and hedges abutting Brickfield Road, aligning to the edge of the built up area of Basildon to the east. The site is not obviously accessible. Although the site is within the Green Belt, Brickfield Road is split between urban development on the east side, with a more rural character on the west side (containing this site).  The A13 runs close to the south of the site and a large grassland area currently used for boot fairs is to the north and west.  Designated as Green Belt in BDLP 1998			<b>Site Access:</b> Brickfield Road <b>Access to Services</b> (distance in m) Primary School: <600m Secondary School: >1500m GPs / Health Centre: <800m Local Centre: <800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <400m, children and young people <400m, Churchyard <400m, civic spaces >2km, country parks >2km, educational fields <400m, natural and semi natural <400m (adjacent), outdoor sport <400m, urban parks >2km Bus Stop: 100m Railway Station: >1.6km		
<b>Planning History:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 0.4 ha		
<b>Greenfield Site</b>		Yes	Area: 0.4 ha		
<b>Previously Developed Land</b>		No			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No but surface water area		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No

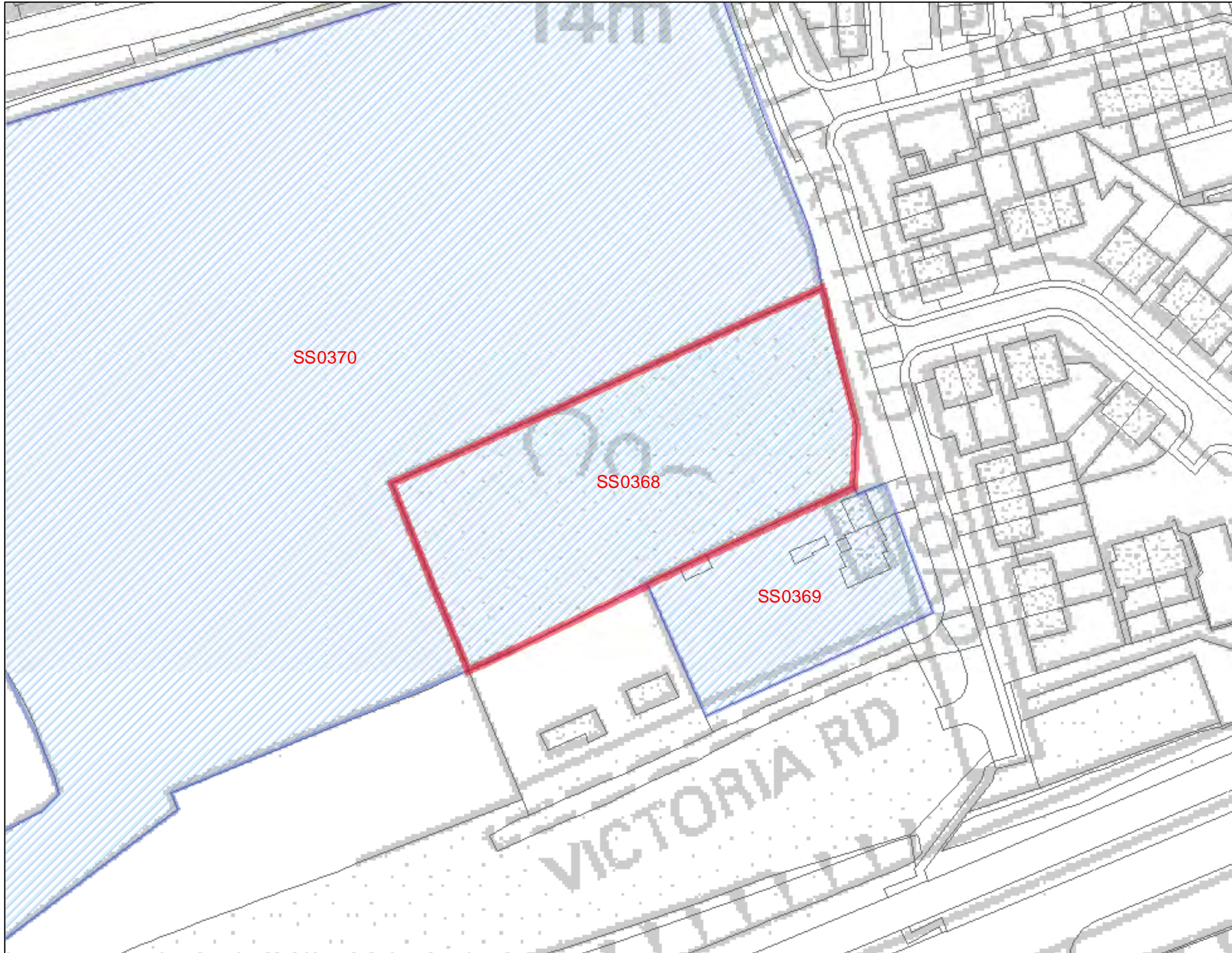
<b>Address:</b> Land adjacent Empire House, Brickfield Road, Vange, Basildon	<b>Site Area:</b> 0.4 ha	<b>Current Use:</b> Woodland	<b>Site Ref.:</b> SS0368	
		Archaeological Finds Area		No
<b>Highway issues:</b> There is access to the site from Brickfield Road. However, for a considerable size development, the access is likely to require improvements.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Designated as green belt in BDLP 1998</li> <li>• Within SSSI buffer</li> <li>• Close proximity to A13</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>• Removal of the Green Belt designation</li> <li>• As the site is adjacent to an existing urban area, the SSSI will not be affected</li> <li>• A noise buffer could be put in place to mitigate against the A13</li> <li>• Investigation and mitigation against protected species alert area and potential contaminated land</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Current use				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b> One of the main constraints of this site is the Green Belt designation and as the site is separated from the settlement boundary on the north and the east by two physical constraints, London Road and Brickfield Road, it is not suitable for development.  Furthermore, the site is within an area bordered by the A13 and B1464, which would require buffers to alleviate noise from any residential development. Due to the overwhelming number of constraints on the site, it is concluded that it is not suitable for residential development.				
<b>Is site available for development?</b> <b>If yes, when?</b>				
The site was put forward as part of the Call for Sites process by the landowner.				



SHLAA 2011/2012



# SS0368





## SHLAA Site Survey Form Part 1

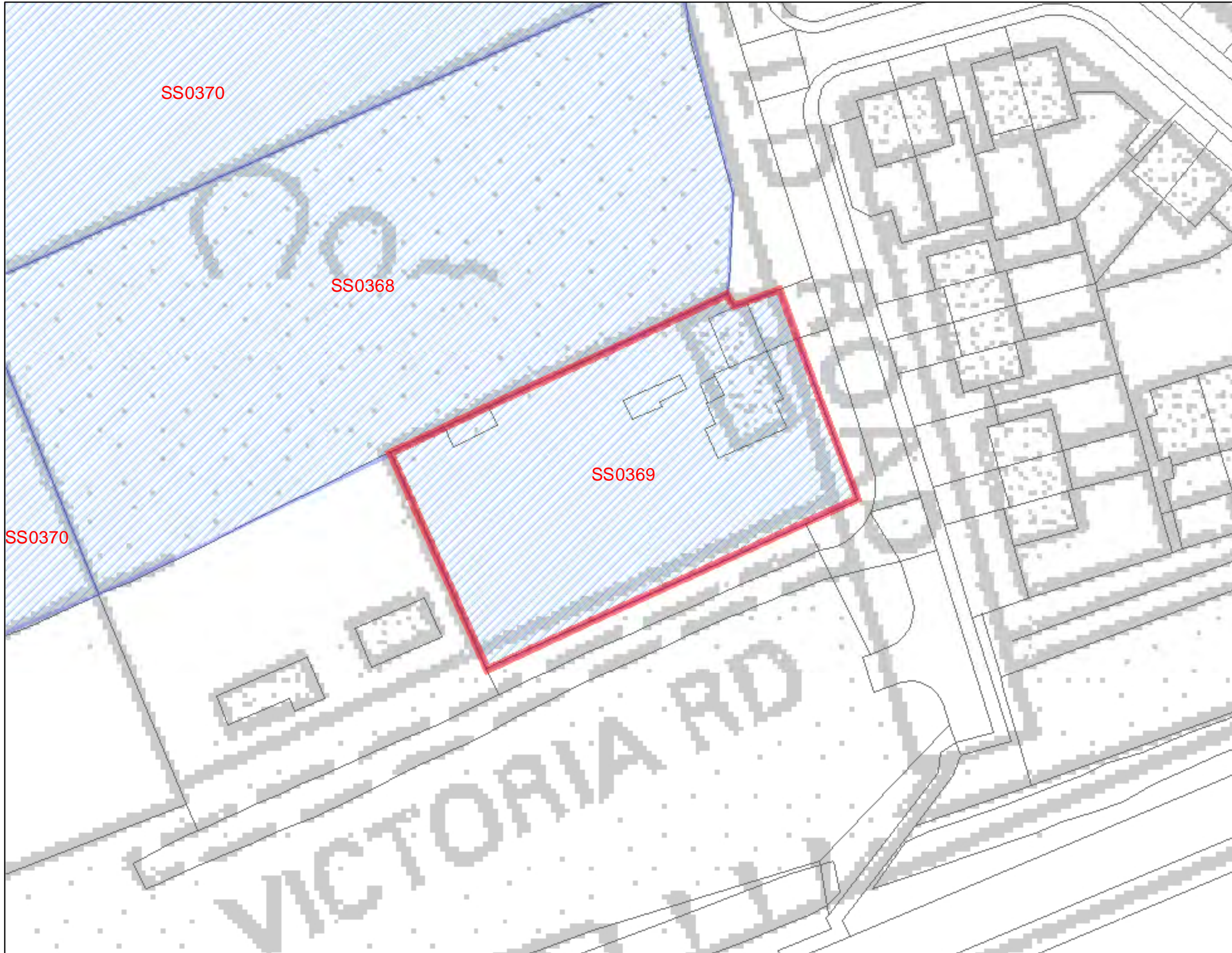
<b>Address:</b> Empire House, Brickfield Road, Vange, Basildon	<b>Site Area:</b> 0.17 ha	<b>Current Use:</b> Residential and garden	<b>Site Ref.:</b> <b>SS0369</b>		
<b>Description of Site (including planning status)</b> A rectangular shaped site accommodating a residential property, associated outbuildings and garden. The site abuts Brickfield Road aligning the edge of the built up area of Basildon to the east. The A13 runs close to the south of the site and two residential properties lay to the west, with a large grassland area beyond.  The east side of Brickfield Road is urban in character, while the western side is bounded by a field and this one building. The property appears tired and the garden cluttered. There are a number of substantial trees surrounding the site, particularly fronting Brickfield Road.  Designated as Green Belt in BDLP 1998			<b>Site Access:</b> Brickfield Road <b>Access to Services</b> (distance in m) Primary School: <600m Secondary School: >1500m GPs / Health Centre: <800m Local Centre: <800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <400m, children and young people <400m, Churchyard >400m, civic spaces <2km, country parks <2km, educational fields <400m, natural and semi natural <400m (adjacent), outdoor sport <400m, urban parks >2km Bus Stop: 100m Railway Station: >1.6km		
<b>Planning History:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>					
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.17 ha			
<b>Greenfield Site</b>	Yes	Area: 0.14 ha			
<b>Previously Developed Land</b>	Yes	Area: 0.03 ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No but surface water area		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	



<b>Address:</b> Empire House, Brickfield Road, Vange, Basildon		<b>Site Area:</b> 0.17 ha	<b>Current Use:</b> Residential and garden	<b>Site Ref.:</b> SS0369	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular issues.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Designated as green belt in BDLP 1998</li> <li>• Within SSSI buffer</li> <li>• Close proximity to A13</li> <li>• Protected species alert area buffer</li> <li>• Potential contaminated land</li> <li>• Scale and size of the site</li> <li>• Mature trees within the site</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>• Removal of the Green Belt designation</li> <li>• As the site is adjacent to an existing urban area, the SSSI will not be affected</li> <li>• A noise buffer could be put in place to mitigate against the A13</li> <li>• Investigation and mitigation against protected species alert area and potential contaminated land</li> <li>• Combine with other sites</li> <li>• Tree survey to establish presence of any important specimens</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Mixed use, residential, open space					
Site is suitable NOT for housing development X					
<b>Reason(s) why site is / is not suitable for housing:</b> 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. Furthermore, the surrounding submitted sites have also been found unsuitable due to constraints.					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		



SHLAA 2011/2012



# SS0369



# SHLAA Site Survey Form Part 1

<b>Address:</b> Land at junction of London Road and Brickfield Road, Vange, Basildon	<b>Site Area:</b> 2.4 ha	<b>Current Use:</b> Arable field	<b>Site Ref.:</b> SS0370	
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### Description of Site (including planning status)

A large area of open grassland on the edge of Basildon urban area. There are residential properties to the east and to the south. The A13 lies further south and All Saints Church, a Local Wildlife Site lies to the west. Vange Primary School and associated grounds are to the north.

Site has an incline to the west with an estimated rise of approx. 4m across the site. It is laid to grass with many substantial mature boundary trees and hedging. The site is currently used for boot fairs. The western boundary is very close to All Saints Church (listed building), which is clearly visible from within the site. A storage container is currently occupying a part of the site which is otherwise undeveloped.

Designated as Green Belt in BDLP 1998

### Planning History:

- BAS/0953/69 – Outline district offices and depot for Eastern Electricity Board, London Road/Brickfield Road – Refused 18.11.1969
- BAS/1008/71 – Outline residential development on land fronting London Road/Brickfield road – Refused 13.09.1971
- BAS/1392/73 – Outline residential development on land fronting London Road/Brickfield road – Refused 29.08.1973
- BAS/1076/76 – Roller skating rink, reception area, toilets and refreshment bar, Parking for 50 cars, Brickfield Road – Refused 13.10.1976
- BAS/0950/78 – House, west of Brickfield Road – Refused 19.07.78
- BAS/1651/86 – Residential development, south and west of Brickfield Road – Refused 16.03.1987
- BAS/0008/89 – Residential development on land at London Road/Brickfields Road – Refused 10.03.1989
- BAS/0110/89 – Residential development – Refused 10.03.1989

### Site Access: Brickfield Road

### Access to Services (distance in m)

Primary School: <600m (Vange Primary School and Nursery)  
 Secondary School: >1500m  
 GPs / Health Centre: <800m  
 Local Centre: <800m  
 Town Centre: >800m  
 Public Open Space: Allotments > 800m, Amenity Green Spaces <400m, children and young people <400m, Churchyard <400m, civic spaces <2km, country parks <2km, educational fields <400m, natural and semi natural <400m (adjacent), outdoor sport <400m, urban parks >2km  
 Bus Stop: 100m  
 Railway Station: >1.6km

<b>Ownership:</b>	- Public Body?	No
	- Private Individual?	No
	- Company?	Yes
	- Unknown?	No
<b>Urban Area Site</b>	No	
<b>Green Belt Site</b>	Yes	Area: 2.4 ha
<b>Greenfield Site</b>	Yes	Area: 2.4 ha
<b>Previously Developed Land</b>	No	

### Site Constraints

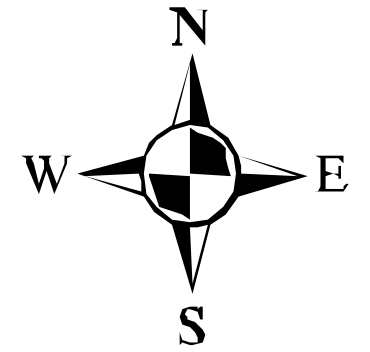
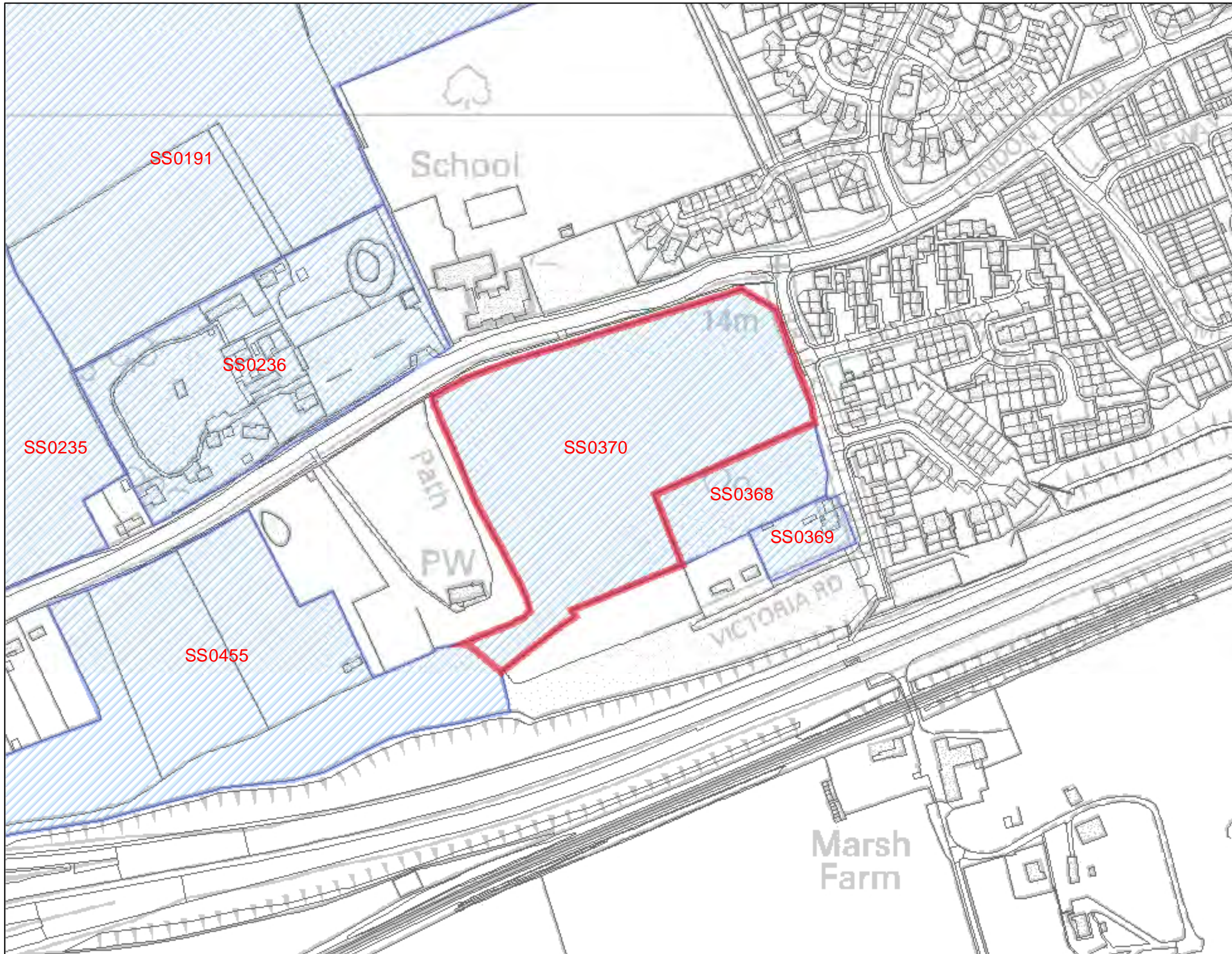
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within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

<b>Address:</b> Land at junction of London Road and Brickfield Road, Vange, Basildon		<b>Site Area:</b> 2.4 ha	<b>Current Use:</b> Arable field	<b>Site Ref.:</b> SS0370	
Marshes Protection Area		No	10m Buffer		
Existing, developed business/ industrial areas	Within	No			
	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	Yes
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes - adjacent
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular issues					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Designated as green belt in BDLP 1998</li> <li>• Within SSSI buffer</li> <li>• Close proximity to A13</li> <li>• Gas pipeline runs through eastern side of site</li> <li>• Adjacent to Local Wildlife Site and BAP priority area, listed building and definitive footpath</li> <li>• Protected species alert area buffer</li> <li>• Potential contaminated land</li> <li>• Mature trees</li> </ul>					
<b>Could the constraints be overcome?</b> Partially					
<ul style="list-style-type: none"> <li>• Removal of the Green Belt designation</li> <li>• As the site is adjacent to an existing urban area, the SSSI will not be affected</li> <li>• A noise buffer could be put in place to mitigate against the A13</li> <li>• Scheme to recognise gas pipeline position</li> <li>• Sensitive development to take into consideration the local wildlife site and BAP priority area, the definitive footpath and listed building</li> <li>• Investigation and mitigation against protected species alert area and potential contaminated land</li> <li>• Tree survey to establish presence of any important species</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Mixed use, open space					
Site is NOT suitable for housing development X					
<b>Reason(s) why site is / is not suitable for housing:</b>					
One of the main constraints of this site is the Green Belt designation and as the site is separated from the settlement boundary on the north and the east by two physical constraints, London Road and Brickfield Road it is not suitable for development. Furthermore, there is an oil / gas pipeline running under the site and the site is within an area bordered by the A13 and B1464, which would require buffers to alleviate noise from any residential development. Due to the overwhelming number of constraints on the site, it is concluded that it is not suitable for residential development.					
<b>Is site available for development? If yes, when?</b>			The site was put forward as part of the Call for Sites process by the landowner.		



# Land at junction of London Road and Brickfield Rod

SHLAA 2011/2012



# SS0370



## SHLAA Site Survey Form Part 1

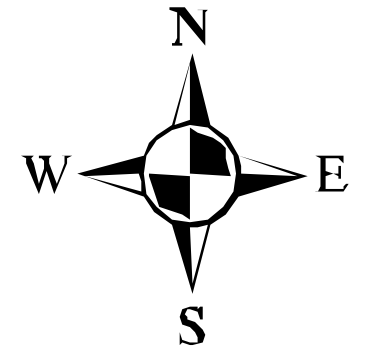
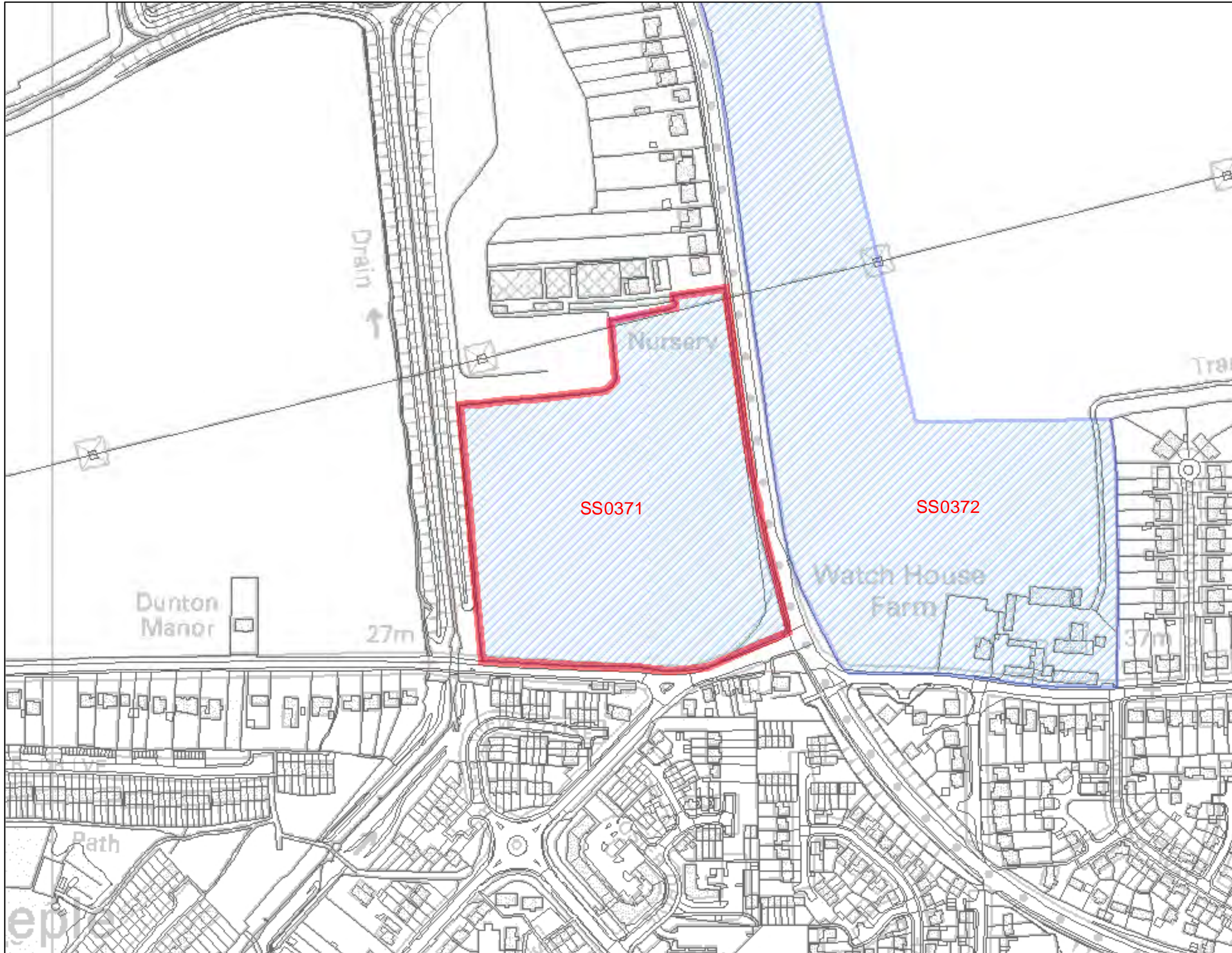
<b>Address:</b> Land at Watch House Farm and Bensons Farm, Noak Hill Road, Billericay	<b>Site Area:</b> 4.5ha	<b>Current Use:</b> Arable farmland	<b>Site Ref:</b> SS0371	
<b>Description of Site (including planning status)</b> Largely square shaped arable field located on the west side of Noak Hill Road, Billericay at its junction with Dunton Road. The land is flat in nature with few trees around the field boundaries. A drainage channel to the west of the land drains into the nearby River Crouch to the north. Further arable fields exist to the east and west, with residential enclaves to the north and south. A row of electricity pylons transect through the northern portion of the land, though are located in adjoining fields.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Noak Hill Road/ Dunton Road  <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	No		
	- Company?	Yes		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 4.5ha		
<b>Greenfield Site</b>	Yes	Area: 4.5ha		
<b>Previously Developed Land</b>	No			
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)	



<b>Address:</b> Land at Watch House Farm and Bensons Farm, Noak Hill Road, Billericay	<b>Site Area:</b> 4.5ha	<b>Current Use:</b> Arable farmland	<b>Site Ref:</b> SS0371	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

# Land at Watch House Farm, and Bensons Farm

SHLAA 2011/2012



# SS0371



## SHLAA Site Survey Form Part 1

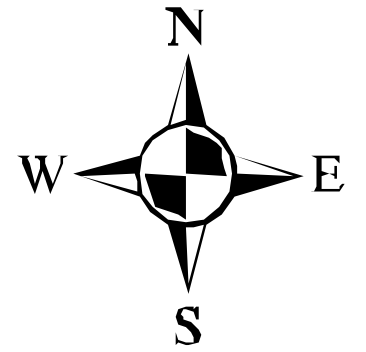
<b>Address:</b> Land at Watch House Farm, Wash Road, Basildon	<b>Site Area:</b> 8.2ha	<b>Current Use:</b> Arable farmland, farm house and farm storage buildings	<b>Site Ref:</b> <b>SS0372</b>		
<b>Description of Site (including planning status)</b> Irregular shaped site forming a section of an arable field and associated farm buildings, located on the East side of Noak Hill Road at its junction with Wash Road. The site includes Watch House Farm House and several ancillary farm/commercial storage barns around a large farm yard. The land adjoins the River Crouch to the north. Further arable fields exist to the east and west, with residential enclaves to the north and south. A row of electricity pylons transects through the centre of the land in an east to west direction.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/477/72 – Grain store – Granted 1972</li> <li>• D/BAS/18/76 – Dutch barn and implement store – Permitted Development 1976</li> <li>• BAS/245/76 – Dutch barn and implement shed – Permitted Development 1976</li> <li>• AGBAS/787/92 – Erection of ducth barn – not determined</li> <li>• BAS/0420/96 – Change of use of open shed from agricultural/storage to retail use and erection of single storey extension for agricultural use - Granted 1997</li> <li>• BAS/0029/98 – Single and two storey rear extensions – Refused 1998</li> <li>• BAS/0606/98 – Demolish single storey extension and erect part single, part two storey extension – Refused 1998</li> <li>• 98/01022/TELBAS - 15 Metre Pole Mounted 3 No. Polar Antennas And Equipment Cabinet – Permitted Development</li> <li>• BAS/0327/99 – Ground floor and first floor extension – Granted 1999</li> <li>• 06/00039/FULL - Change of use from storage to business use (Class B1) and alterations to external elevations – Granted 2006</li> <li>• 11/01273/TFULL - Installation of 17.5 metre lattice tower supporting 12 no. antennas to replace existing 17.6 metre monopole, and extension of existing compound – refused 2012</li> </ul>			<b>Site Access:</b> Noak Hill Road/ Wash Road  <b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	No			
	- Company?	Yes			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 8.2ha			
<b>Greenfield Site</b>	Yes	Area: 7.7ha			
<b>Previously Developed Land</b>	No	Area: 0.5ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	

<b>Address:</b> Land at Watch House Farm, Wash Road, Basildon		<b>Site Area:</b> 8.2ha	<b>Current Use:</b> Arable farmland, farm house and farm storage buildings	<b>Site Ref:</b> <b>SS0372</b>	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:  1. to check unrestricted sprawl of large built-up areas; 2. to prevent neighbouring towns from merging into one another; 3. to assist in safeguarding the countryside from encroachment; 4. to preserve the setting and special character of historic towns; and 5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.					

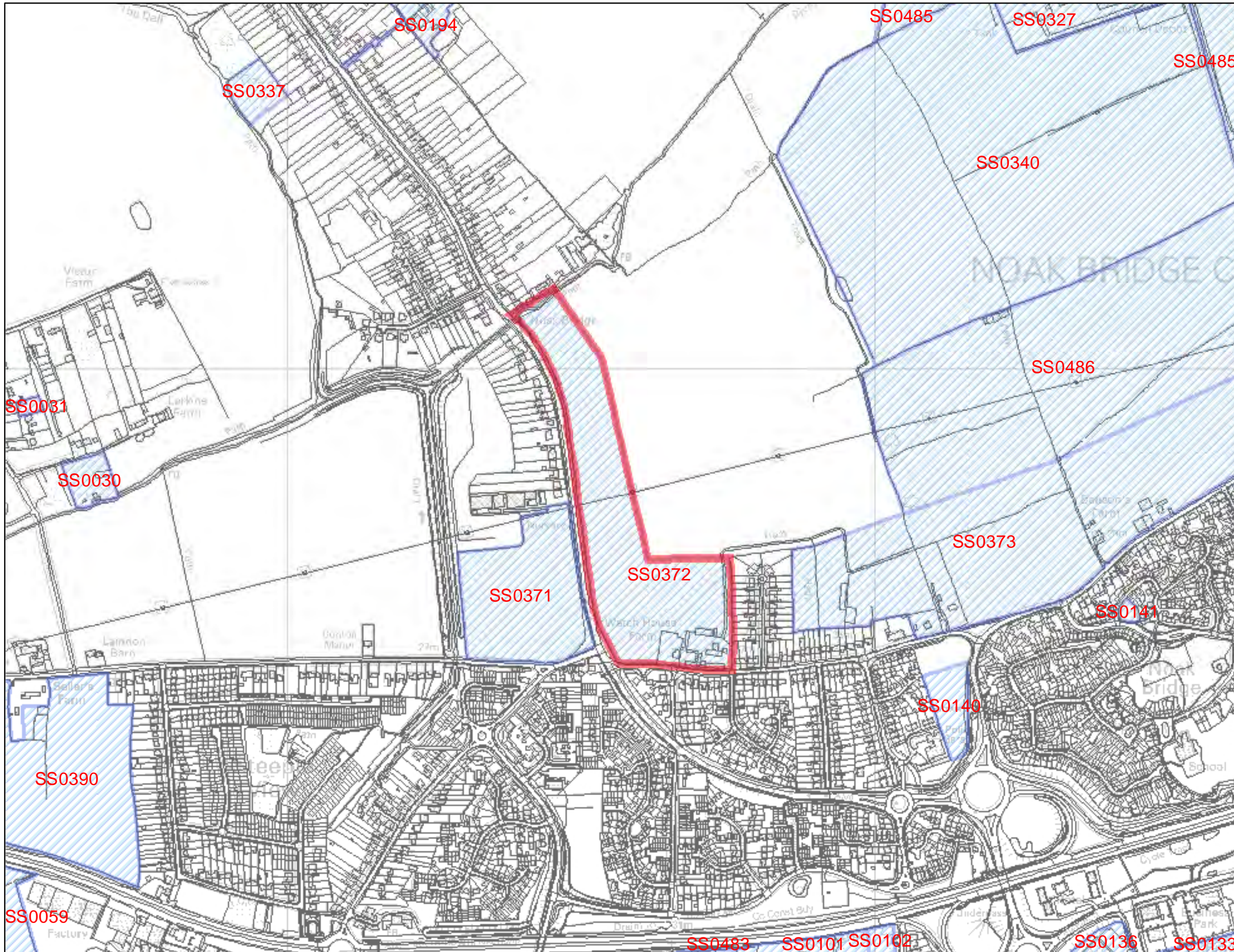


# Land at Watch house Farm

SHLAA 2011/2012



# SS0372





## SHLAA Site Survey Form Part 1

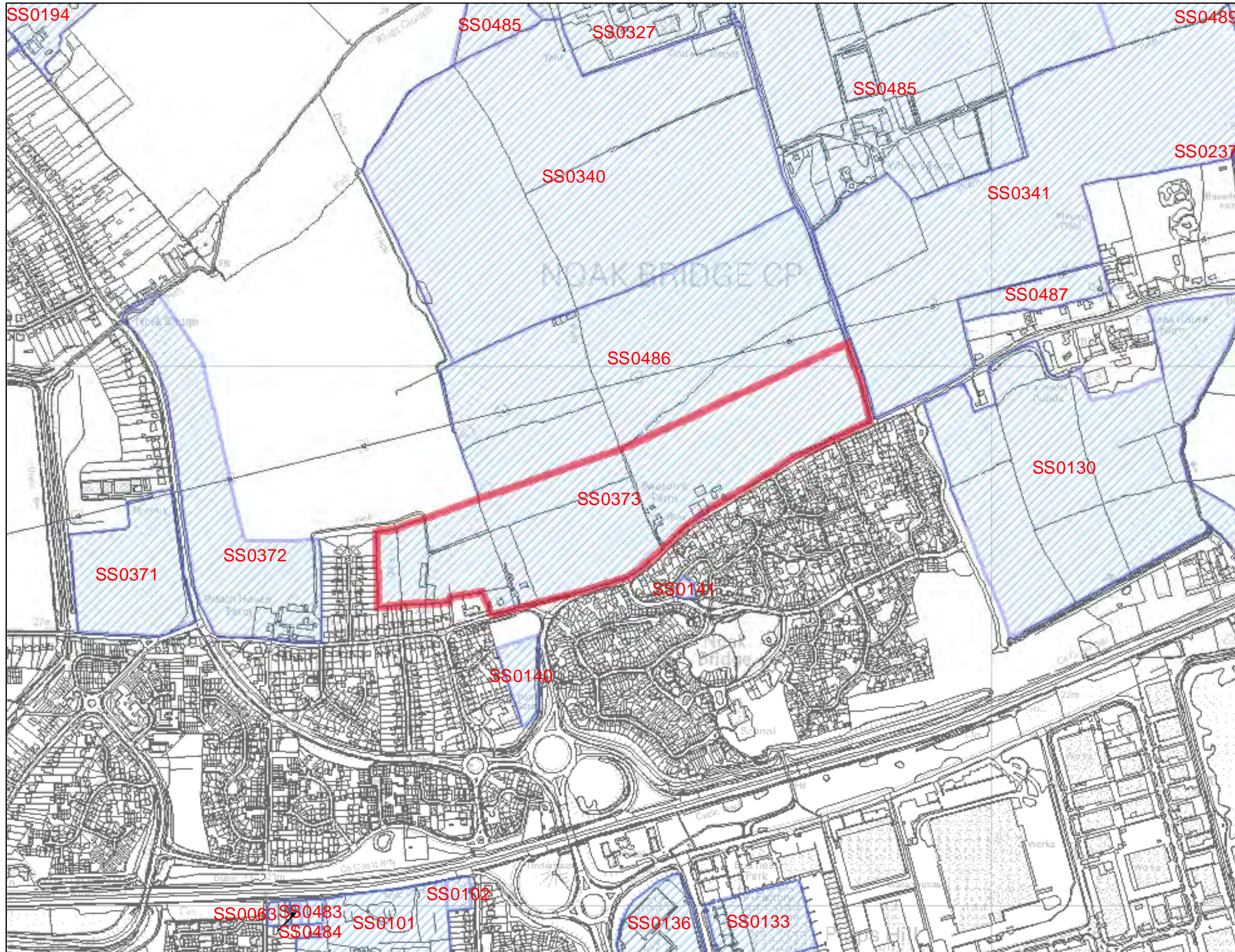
<b>Address:</b> Land at Bensons Farm, North of Wash Road, Basildon	<b>Site Area:</b> 17.3ha	<b>Current Use:</b> Farmland and residential	<b>Site Ref:</b> <b>SS0373</b>	
<b>Description of Site (including planning status)</b> Large area of mostly farm land fronting onto the north side of Wash Road, Basildon. The site has a rural appearance and comprises four arable fields, grassland, a farm house and ancilliary farm buildings, along with two further detached dwelling houses on large plots. Noak Bridge village lies to the south of the land.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: Previous applications relating domestic alterations and extensions to the dwellings houses, and the following at Bensons Farm: <ul style="list-style-type: none"> <li>• ES/BIL/289/49 – Farm dwelling – Granted 1949</li> <li>• BAS/0381/69 – Extensions – Refused 1969</li> <li>• BAS/829/69 – Residential – Refused 1969</li> <li>• EUBAS/4/76 – Plant hire equipment servicing and repair – Refused 1976</li> <li>• BAS/1168/80 – Two storey front extension – Granted 1980</li> <li>• BAS/1904/83 – Side extension – Refused 1984</li> <li>• AGBAS/624/92 - General purpose agricultural building – Permission Required 1992</li> <li>• BAS/0872/92 – General purpose agricultural building – Granted 1992</li> <li>• BAS/1223/98 – Change Of Use From Agricultural Barn To Dog Training School – Granted 1998</li> <li>• TEL/1335/01 - 15 metre monopole and equipment cabin – Permitted Development 2001</li> </ul>			<b>Site Access:</b> Wash Road	
			<b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	No		
	- Company?	Yes		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 17.3ha		
<b>Greenfield Site</b>	Yes	Area: 16.8ha		
<b>Previously Developed Land</b>	Yes	Area: 0.5ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP)	Within
	Part of Site		Priority Habitat	Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area -	
Marshes Protection Area			10m Buffer	



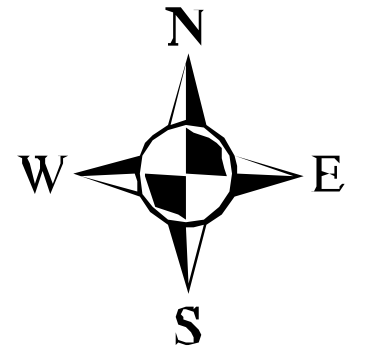
<b>Address:</b> Land at Bensons Farm, North of Wash Road, Basildon		<b>Site Area:</b> 17.3ha	<b>Current Use:</b> Farmland and residential	<b>Site Ref:</b> SS0373	
Existing, developed business/ industrial areas	Within				
	Part of		Village Green & Common Land		
	Adj. To		Ground Water Vulnerability Area		
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					



# Land at Watch House Farm



SHLAA 2011/2012



# SS0373



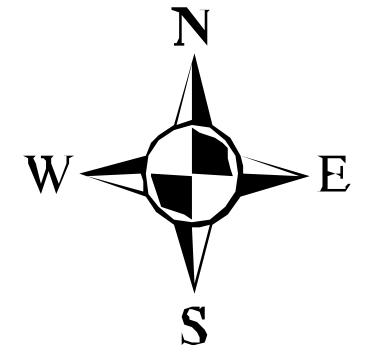
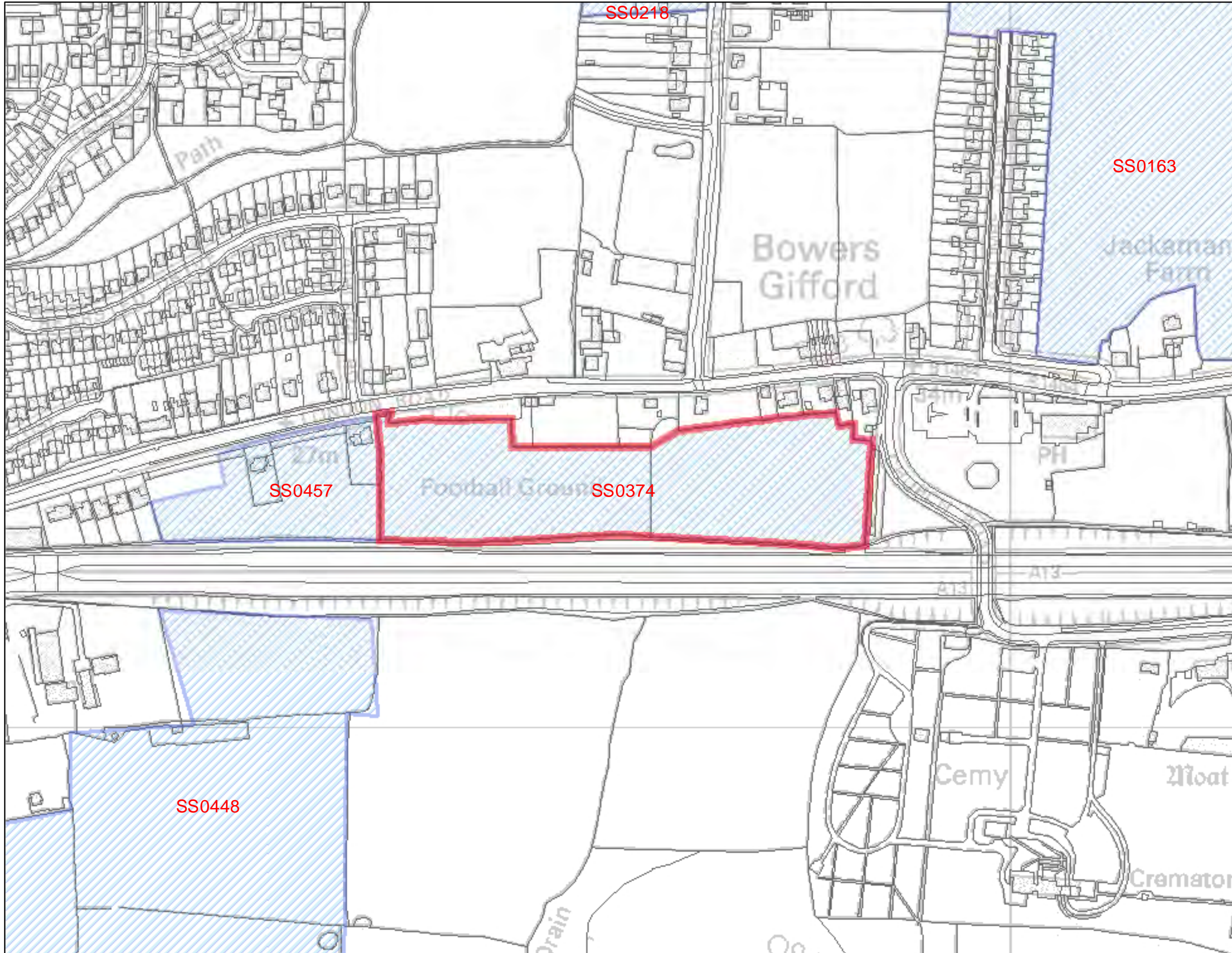
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land South of London Road and Old School House, Basildon	<b>Site Area:</b> 2.7 ha	<b>Current Use:</b> Football Ground	<b>Site Ref.:</b> <b>SS0374</b>		
<b>Description of Site (including planning status)</b> A large irregular shaped area of open land. The site is to the south of a number of residential properties that front London Road. The A13 lies to the south of the site and a public house and associated grounds are located to the east, on the other side of Church Road.  The site is grassland, sloping down to the south, with a number of trees along boundaries. In 2011 the site is partly being used to enable the A13/Sadlers Farm improvement works.  Designated as Green Belt in BDLP 1998			<b>Site Access:</b> London Road <b>Access to Services</b> (distance in m) Primary School: <600m Secondary School: <1500m GPs / Health Centre: <800m Local Centre: >800m Town Centre: <800m Public Open Space: Allotments > 800m, Amenity Green Spaces <400m, children and young people <400m, Churchyard <400m, civic spaces <2km, country parks <2km, educational fields <400m, natural and semi natural >800m, outdoor sport <400m, urban parks <400m Bus Stop: 150m Railway Station: >1km		
<b>Planning History:</b> <ul style="list-style-type: none"> <li>• 08/01081/CCBAS - Upgrading of the A13/A130/B1464 Sadlers Farm Junction and the adjoining A13 west to the Pitsea Interchange and A130 north to the Rayleigh Spur Roundabout (DC/JD/CC/BAS/87/08 &amp; CC/CPT/88/08) – no objection. South portion of site</li> <li>• 07/01016/CCBAS - A13/A130 Sadlers Farm Junction Improvement (Ref: DC/JD/CC/BAS/105/07 &amp; CC/CPT/106/07) – no objection. South portion of site.</li> <li>• 04/00231/OUT - Three detached dwellings – refused. Western boundary, including a small portion of this submitted site.</li> </ul>					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 2.7 ha		
<b>Greenfield Site</b>		Yes	Area: 2.7 ha		
<b>Previously Developed Land</b>		No			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Flood Zone	No but surface water area		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No

<b>Address:</b> Land South of London Road and Old School House, Basildon		<b>Site Area:</b> 2.7 ha	<b>Current Use:</b> Football Ground	<b>Site Ref.:</b> SS0374		
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> There is access to the site from London Road. However, for a considerable size development, the access is likely to require improvements.						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>• Designated as green belt in BDLP 1998</li> <li>• Within SSSI / SPA / Ramsar buffer</li> <li>• Close proximity to A13</li> <li>• Adjacent to Local Wildlife Site and BAP priority area</li> <li>• Ground water vulnerability area</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> </ul>						
<b>Could the constraints be overcome?</b> No						
<b>What is the most suitable type of development for this site?</b> Open space						
Site is not suitable for housing development						
<b>Reason(s) why site is not suitable for housing:</b>						
<p>Although the site is close to the settlement boundary of Basildon, the physical constraint of the London Road forms a clear separation. Development permitted in this area would form sporadic and sprawling growth into the Green Belt and from planning terms, would be against national guidance set out in PPG2.</p> <p>Furthermore, the site is within a SSSI buffer, a SPA buffer and Ramsar buffer, adjacent to Local Wildlife Site and BAP priority area and in close proximity to a busy road, the A13. For all the above reasons, the site is unsuitable for housing development.</p>						
<b>Is site available for development? If yes, when?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.			



SHLAA 2011/2012



# SS0374



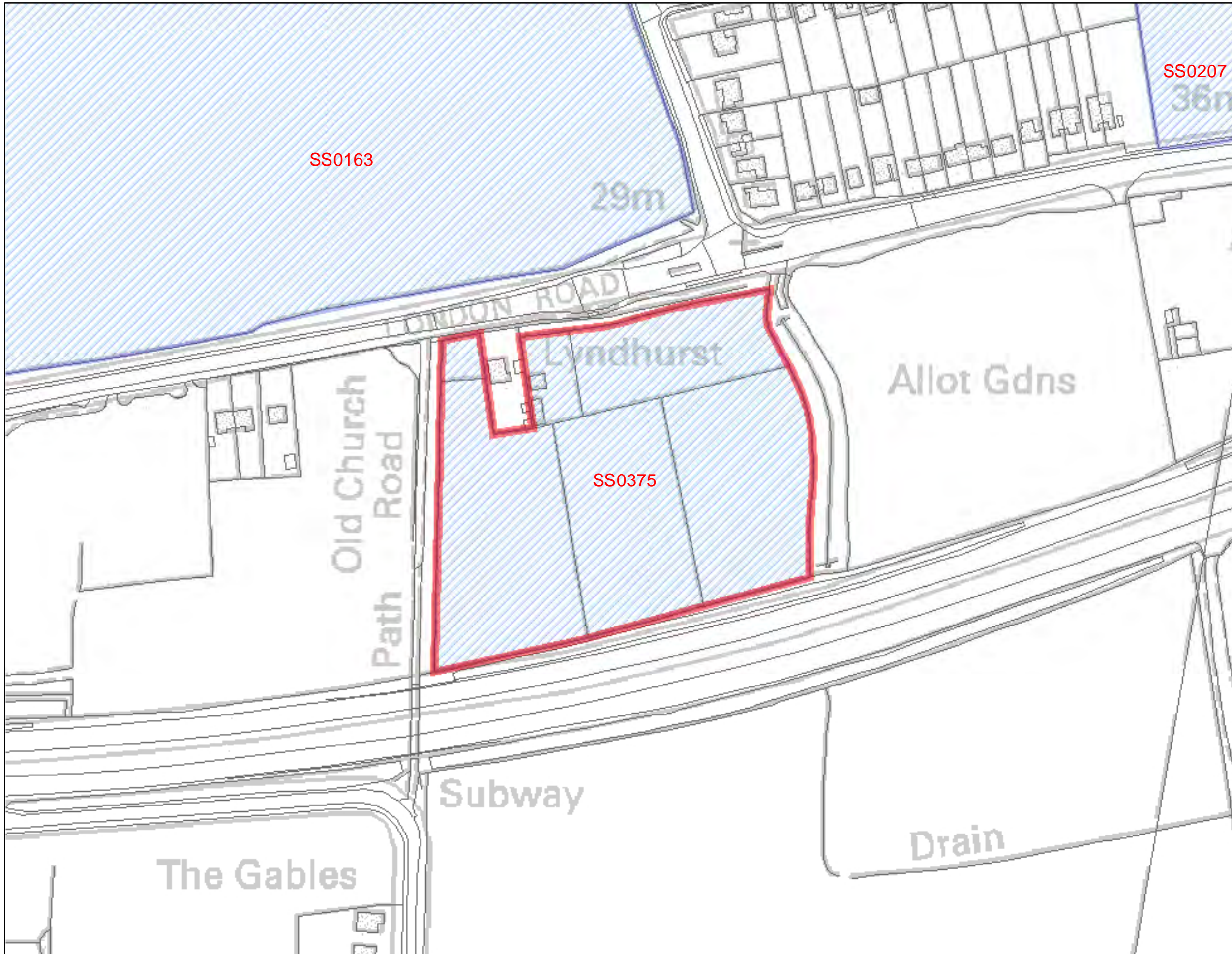
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land South of London Road, east of Old Church Road, Basildon	<b>Site Area:</b> 2.2 ha	<b>Current Use:</b> Grazing and outbuildings	<b>Site Ref.:</b> <b>SS0375</b>		
<b>Description of Site (including planning status)</b> The site sits between London Road and the A13, to the south of the settlement of Bowers Gifford. There are several fields divided by hedgerows that form the site and to the north there is a residential property with some outbuildings adjacent.  The site is currently partly used for half of the Bowers Gifford Allotments; partly to enable improvements to the A13 / Sadlers Farms Junction; and partly a paddock associated with the dwelling, Lyndhurst.  Designated as Green Belt in BDLP 1998			<b>Site Access:</b> London Road / Old Church Road  <b>Access to Services</b> (distance in m) Primary School: <600m Secondary School: <1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments <400m, Amenity Green Spaces <400m, children and young people <400m, Churchyard <800m, civic spaces <2km, country parks <2km, educational fields <400m, natural and semi natural >800m, outdoor sport <400m, urban parks <2km Bus Stop: 100m Railway Station: >1.6km		
<b>Planning History:</b> <ul style="list-style-type: none"> <li>• 08/01081/CCBAS - Upgrading of the A13/A130/B1464 Sadlers Farm Junction and the adjoining A13 west to the Pitsea Interchange and A130 north to the Rayleigh Spur Roundabout (DC/JD/CC/BAS/87/08 &amp; CC/CPT/88/08) – no objection</li> <li>• 07/01016/CCBAS - A13/A130 Sadlers Farm Junction Improvement (Ref: DC/JD/CC/BAS/105/07 &amp; CC/CPT/106/07) – no objection</li> </ul>					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 2.2 ha		
<b>Greenfield Site</b>		Yes	Area: 2.18 ha		
<b>Previously Developed Land</b>		Yes	Area: 0.02 ha		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No but surface water area		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No

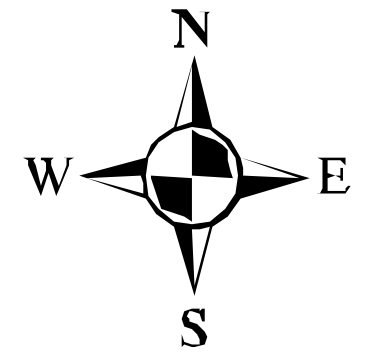


<b>Address:</b> Land South of London Road, east of Old Church Road, Basildon		<b>Site Area:</b> 2.2 ha	<b>Current Use:</b> Grazing and outbuildings	<b>Site Ref.:</b> SS0375	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> There is access to the site from London Road. However, for a considerable size development, the access is likely to require improvements.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Designated as green belt in BDLP 1998</li> <li>• Within SSSI / SPA / Ramsar buffer</li> <li>• Close proximity to A13</li> <li>• Ground water vulnerability area</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Open space					
Site is not suitable for housing development X					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>Although the site is close to the settlement boundary of Bowers Gifford, the physical constraint of the London Road forms a clear separation. Development permitted in this area would form sporadic and sprawling growth into the Green Belt and from planning terms, would be against national guidance set out in PPG2.</p> <p>Furthermore, the site is within a SSSI buffer, a SPA buffer and Ramsar buffer and in close proximity to a busy road, the A13. For all the above reasons, the site is unsuitable for housing development.</p>					
<b>Is site available for development?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.		
<b>If yes, when?</b>					

# Land South of London Road, east of old church road



SHLAA 2011/2012



# SS0375



## SHLAA Site Survey Form Part 1

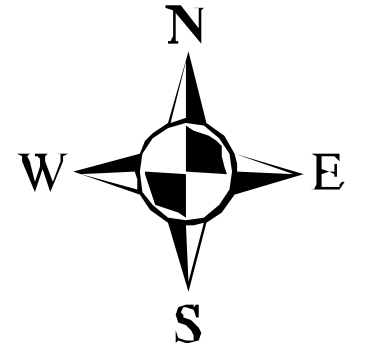
<b>Address:</b> Land off Burnt Mills Road between Tarr Hall Cottage and Ohio, Basildon	<b>Site Area:</b> 0.7 ha	<b>Current Use:</b> Grazing	<b>Site Ref.:</b> SS0376		
<b>Description of Site (including planning status)</b> Sited off Burnt Mills Road (although without an entrance onto Burnt Mills Road), the site is a rectangular area of grassland that is currently used for grazing. The site is flat with no outstanding features.  The land to the west is occupied by a play centre, to the east are a row of dwellings. To the north is open space.  Designated as Green Belt and plotland in BDLP 1998  <b>No Planning History</b>			<b>Site Access:</b> Burnt Mills Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard >800m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural >800m, outdoor sport <2km, urban parks <400m Bus Stop: 300m Railway Station: >1.6km		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.7 ha			
<b>Greenfield Site</b>	Yes	Area: 0.7 ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	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 area		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
			TPO		No
			Archaeological Finds Area		No

<b>Address:</b> Land off Burnt Mills Road between Tarr Hall Cottage and Ohio, Basildon	<b>Site Area:</b> 0.7 ha	<b>Current Use:</b> Grazing	<b>Site Ref.:</b> SS0376	
<b>Highway issues:</b> There is access to the site from Burnt Mills Road. However, for a considerable size development, the access is likely to require improvements.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Designated as green belt in BDLP 1998</li> <li>• Away from services and facilities</li> <li>• Within existing employment buffer</li> <li>• Ground water vulnerability area</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> <li>• Definitive footpath</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Open space				
Site is not suitable for housing development X				
<b>Reason(s) why site is not suitable for housing:</b> The site is away from the settlement boundary and development within the site would encroach upon the countryside, which would be against national guidance set out in PPG2. Furthermore, the site is away from services and facilities, and promotes the use of a car to reach the necessary amenities, which makes the site unsustainable.  For all the above reasons, the site is unsuitable for housing development.				
<b>Is site available for development?</b> <b>If yes, when?</b> Yes. This site was submitted through the Call For Sites process by the landowner.				

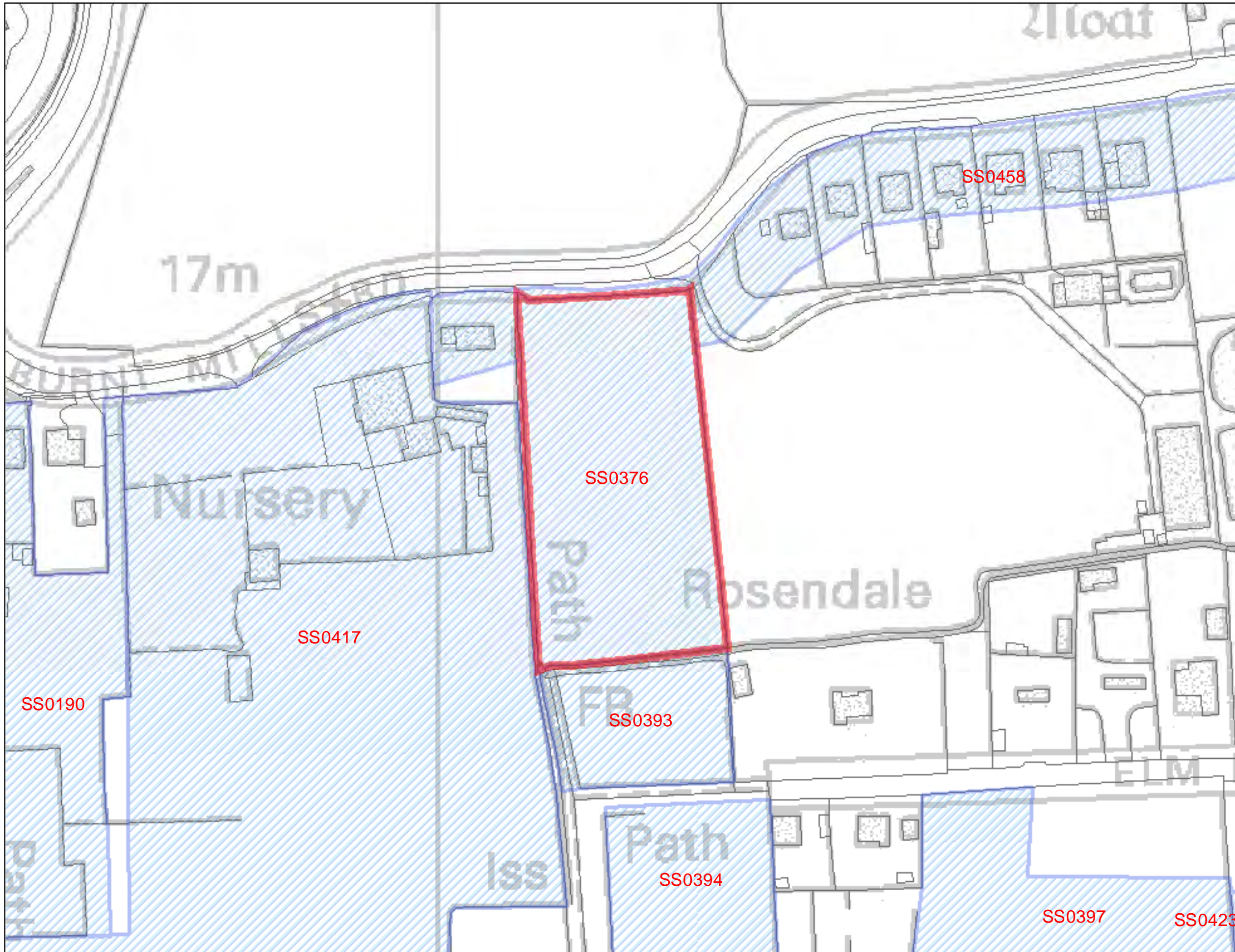


# Land of Burnt Mills Road between Tar Hall Cott

SHLAA 2011/2012



# SS0376





## SHLAA Site Survey Form Part 1

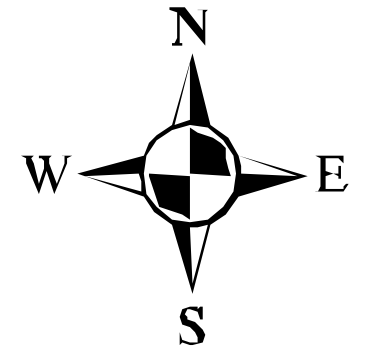
<b>Address:</b> Rear of Woodbine Cottage, Windsor Road, North Benfleet	<b>Site Area:</b> 0.06 Ha	<b>Current Use:</b> Greenfield	<b>Site Ref.:</b> <b>SS0377</b>		
<b>Description of Site (including planning status)</b> Back garden of rectangular shape. Hedgerows border the site and separate it from neighbouring sites. The site is surrounded by other houses and horse grazing land, and is located within North Benfleet plotland.			<b>Site Access:</b> The site is located at the back of Woodbine Cottage and no access is possible without knocking out the house or an access will need to be created through alley leading to Woodstock.		
<b>Planning history</b> On the site: <ul style="list-style-type: none"> <li>▪ No planning application;</li> </ul> In the vicinity: <ul style="list-style-type: none"> <li>▪ 01/00151/FULL – Granted – Retention of horse shelters, sitting of touring caravan and replacement and relocation of new hay container;</li> <li>▪ 05/00353/FULL – Refused – Demolition of existing bungalow and erection of new chalet style dwelling;</li> <li>▪ 11/00034/REM – Granted – Erection of a new bungalow and detached garage (Reserved Matters Application relating to application 07/01444/OUT);</li> <li>▪ 10/01256/EXTBAS – Granted – To renew extant consent 07/01444/OUT for demolition of existing dwelling and erection of detached bungalow and garage;</li> <li>▪ 07/01444/OUT – Granted – demolition of existing dwelling and erection of a new bungalow and detached garage;</li> <li>▪ BAS/635/83 – Granted – DETACHED CHALET &amp; GARAGE;</li> <li>▪ BAS/2119/81 – Refused – REPLACEMENT DETACHED CHALET AND GARAGE;</li> <li>▪ E/U/BAS/1/75 – Granted – SERVICING OF LAWN MOWERS;</li> <li>▪ ES/BAS/297/63 – Refused – Sitting of caravan;</li> </ul>			<b>Access to Services</b> (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;		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	0.06 Ha		
<b>Greenfield Site</b>		Yes	0.06 Ha		
<b>Previously Developed Land</b>		No			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area		Yes



<b>Address:</b> Rear of Woodbine Cottage, Windsor Road, North Benfleet		<b>Site Area:</b> 0.06 Ha	<b>Current Use:</b> Greenfield	<b>Site Ref.:</b> <b>SS0377</b>	
Marshes Protection Area		No	- 10m Buffer		
Existing, developed business/ industrial areas	Within Buffer	Yes			
	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: issues around general policy DM1 and DM9 accessibility and sustainability.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>▪ The site lays within the 800m buffer of Existing Employment area as defined by 1998 Local Plan;</li> <li>▪ Likely existence of contamination, however no detailed assessment has been made;</li> <li>▪ The site is within the 10m buffer of Protected Species Alert Areas;</li> <li>▪ Green Belt designation.</li> </ul>					
<b>Could the constraints be overcome?</b> <ul style="list-style-type: none"> <li>▪ Existing employment buffer is not likely to be a particular constraint;</li> <li>▪ Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures;</li> <li>▪ Ecological impact assessment and mitigation measures to protect protected species;</li> <li>▪ Review of Green Belt designation and review of the function of the green belt</li> </ul>					
<b>What is the most suitable type of development for this site?</b>					
Site is NOT suitable for housing development					
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not adjacent to the settlement boundary and is located far away from amenities and services (school, GPs, local and town centres), this will increase the use of cars which makes the location of this site not sustainable. The Transport Assessment classified the site as contrary to the accessibility and sustainability policies. The site is located at the back of Woodbine Cottage and no access is possible without knocking out the house or an access will need to be created through alley leading to Woodstock (which has not been submitted).					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		

# Rear of Woodbine Cottage, Windsor Road

SHLAA 2011/2012



# SS0377



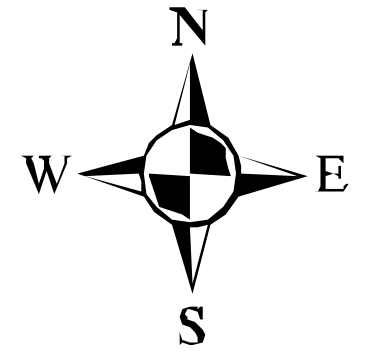
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent to Windsor Lodge, New Oak Lodge and between Grange Road and Windsor Road	<b>Site Area:</b> 0.17ha	<b>Current Use:</b> Vacant plot/ grassland	<b>Site Ref:</b> <b>SS0378</b>			
<b>Description of Site (including planning status)</b> Rectangular shaped sited located on the north side of Windsor Road, North Benfleet and also backing onto Grange Road. The site is split into two elements, the south portion of which has a railing and is laid to grass, but not residential, the north portion is overgrown.  The site lies within an area of sporadic residential development interspersed with vacant plots. This particular site is vacant and is composed of grassland with some boundary hedges.  Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.  Planning History: None relating to the site			<b>Site Access:</b> Windsor Road  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: 800m Railway Station: >1600m			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	No				
	- Company?	Yes				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.17ha				
<b>Greenfield Site</b>	Yes	Area: 0.17ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO		No	

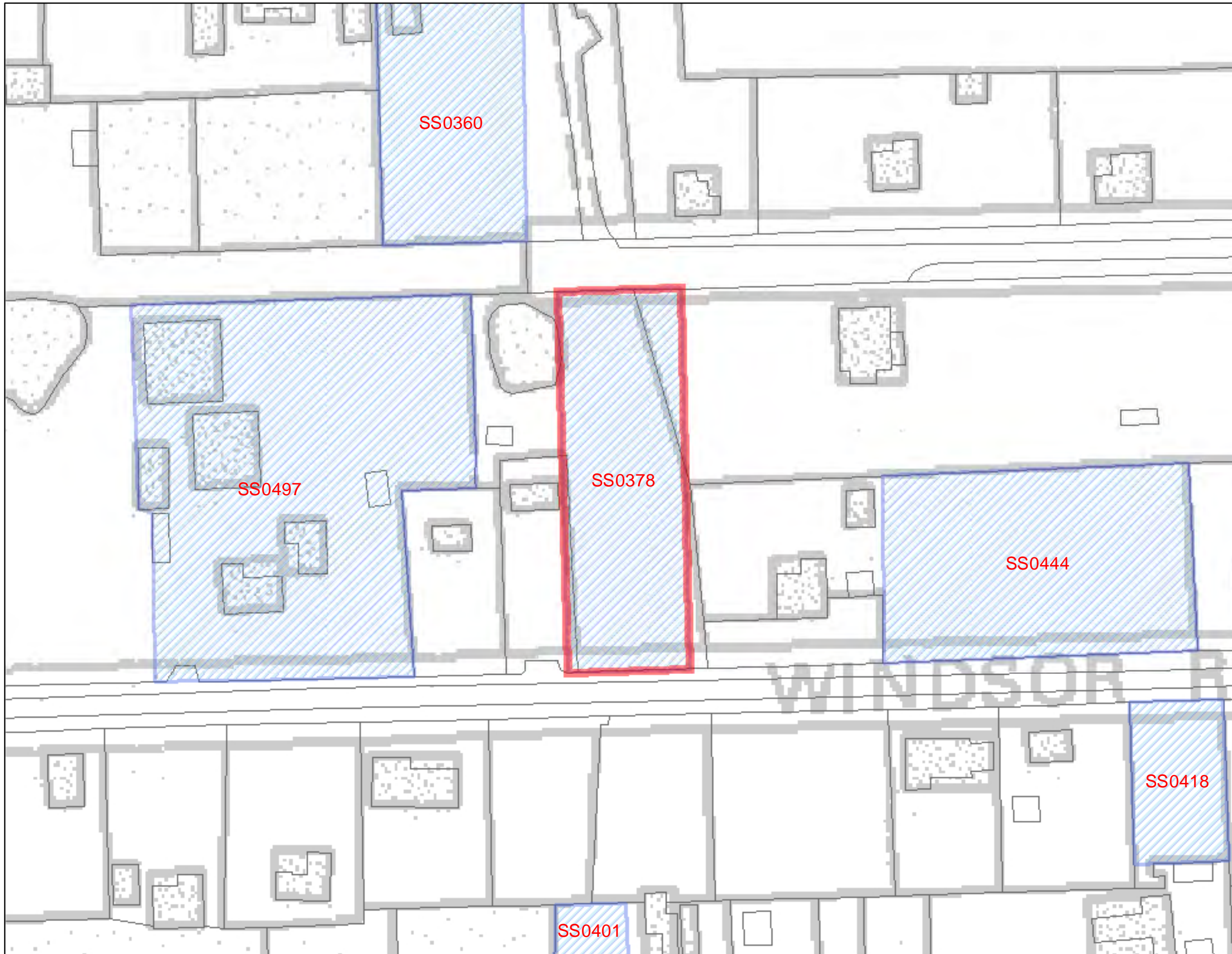
<b>Address:</b> Land adjacent to Windsor Lodge, New Oak Lodge and between Grange Road and Windsor Road	<b>Site Area:</b> 0.17ha	<b>Current Use:</b> Vacant plot/ grassland	<b>Site Ref:</b> <b>SS0378</b>	
		Archaeological Finds Area		No
<b>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber category.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> <li>• Potential contamination in vicinity – no intrusive investigation undertaken</li> <li>• Employment area buffer</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan;</li> <li>• Where the site is investigated for protected species and appropriate safeguards put in place; and</li> <li>• Where the site is investigated for potential contamination, with remediation undertaken as appropriate.</li> <li>• Employment area buffer of little consequence due to intervening uses</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Smallholding, farmland, open space				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b> Site is not within or adjacent to the settlement boundary and is relatively remote from public services				
<b>Is site available for development?</b>				
<b>If yes, when?</b> Yes. This site was submitted through the Call For Sites process by the landowner.				



SHLAA 2011/2012



# SS0378



## SHLAA Site Survey Form Part 1

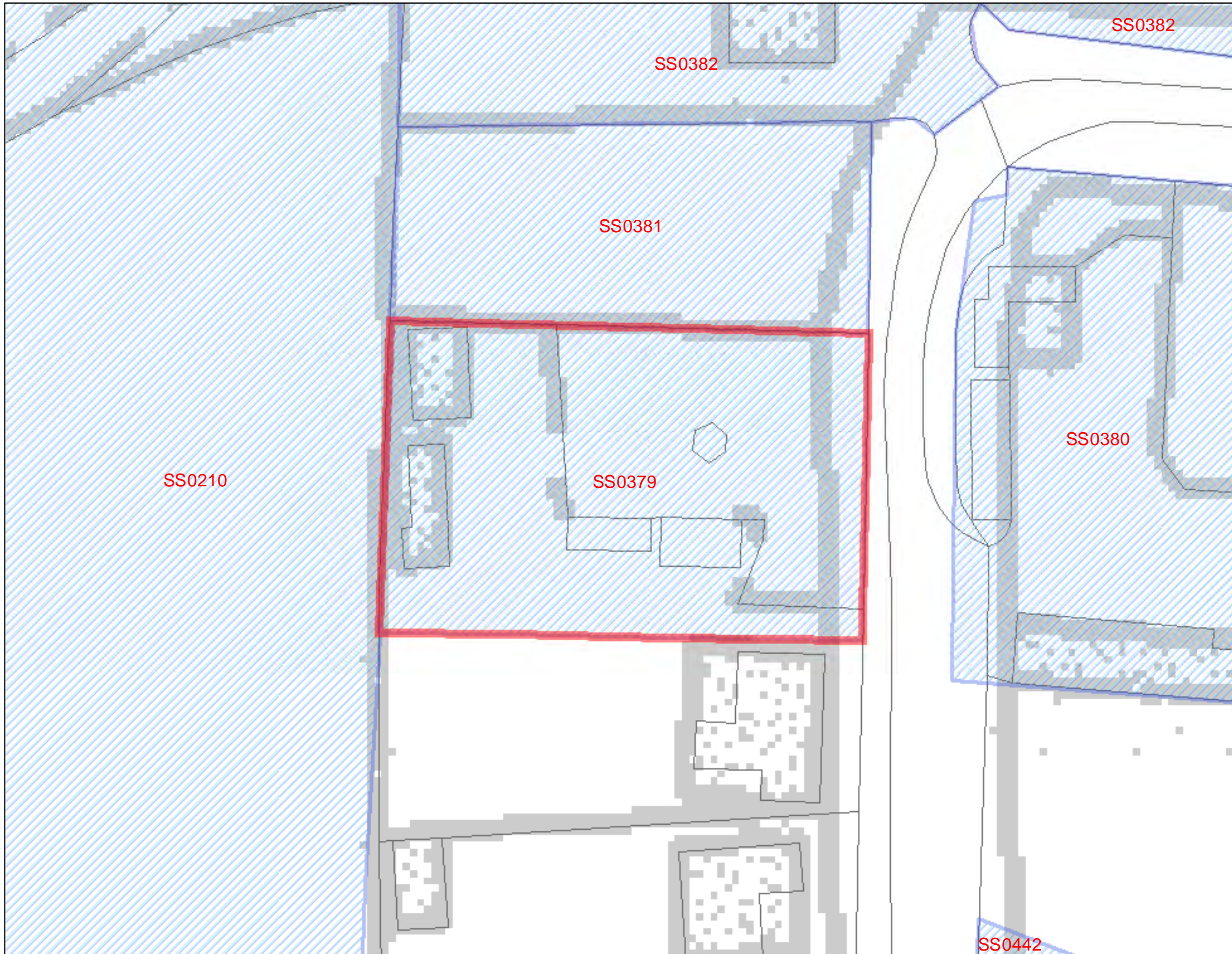
<b>Address:</b> Land adjacent Toledo, Thomas Road, Bowers Gifford	<b>Site Area:</b> 0.12ha	<b>Current Use:</b> Residential garden	<b>Site Ref:</b> SS0379			
<b>Description of Site (including planning status)</b> Rectangular shaped sited located on the west side of Thomas Road, Bowers Gifford. The land forms part of the side garden to Toledo and comprises several outbuildings and driveway, with the remainder of the land laid to lawn. The site lies within a rural area of sporadic residential development interspersed with vacant plots. The land is flat.  Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.  Planning History: None, other than extensions and alterations to the dwelling 'Toledo' on the adjoining plot.			<b>Site Access:</b> Thomas Road  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: 300m Railway Station: >1600m			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.12ha				
<b>Greenfield Site</b>	Yes	Area: 0.06ha				
<b>Previously Developed Land</b>	Yes	Area: 0.06ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area			Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	B		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included,						



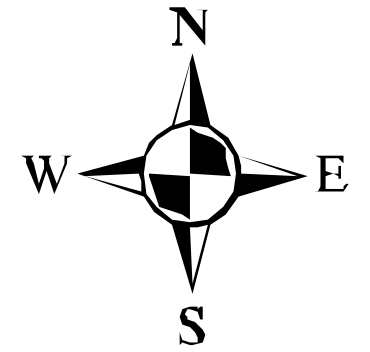
<b>Address:</b> Land adjacent Toledo, Thomas Road, Bowers Gifford	<b>Site Area:</b> 0.12ha	<b>Current Use:</b> Residential garden	<b>Site Ref:</b> SS0379	
as Amber category.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area buffer</li> <li>• Ground water vulnerability area</li> <li>• Within Ramsar and SPA buffer</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan;</li> <li>• Where the site is investigated for protected species and appropriate safeguards put in place; and</li> <li>• Where the site is investigated for groundwater vulnerability and appropriate safeguards put in place.</li> <li>• Ramsar and SPA site unlikely to be affected.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Smallholding, farmland, open space or as existing				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b> The site individually is clearly separated from the built environment and therefore in isolation would be unsuitable. Due to the uncertainty of the adjacent site (SS0210) coming forward and that the whole may not necessary be suitable for residential development, based on this site individual merits it is unsuitable. As it is adjacent to site SS0210 which has been determined as suitable, if developed it could impact on the suitability of this site SS0379. However, this would need to be continually reviewed through the LDF process and timescales amended to reflect a much longer delivery timeframe. It should be noted that should the adjacent site not be pursued this site will revert to unsuitable and undevelopable.				
<b>Is site available for development?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.	
<b>If yes, when?</b>				



# Land at corner of Thomas Road and Katherine Road



SHLAA 2011/2012



# SS0379



## SHLAA Site Survey Form Part 1

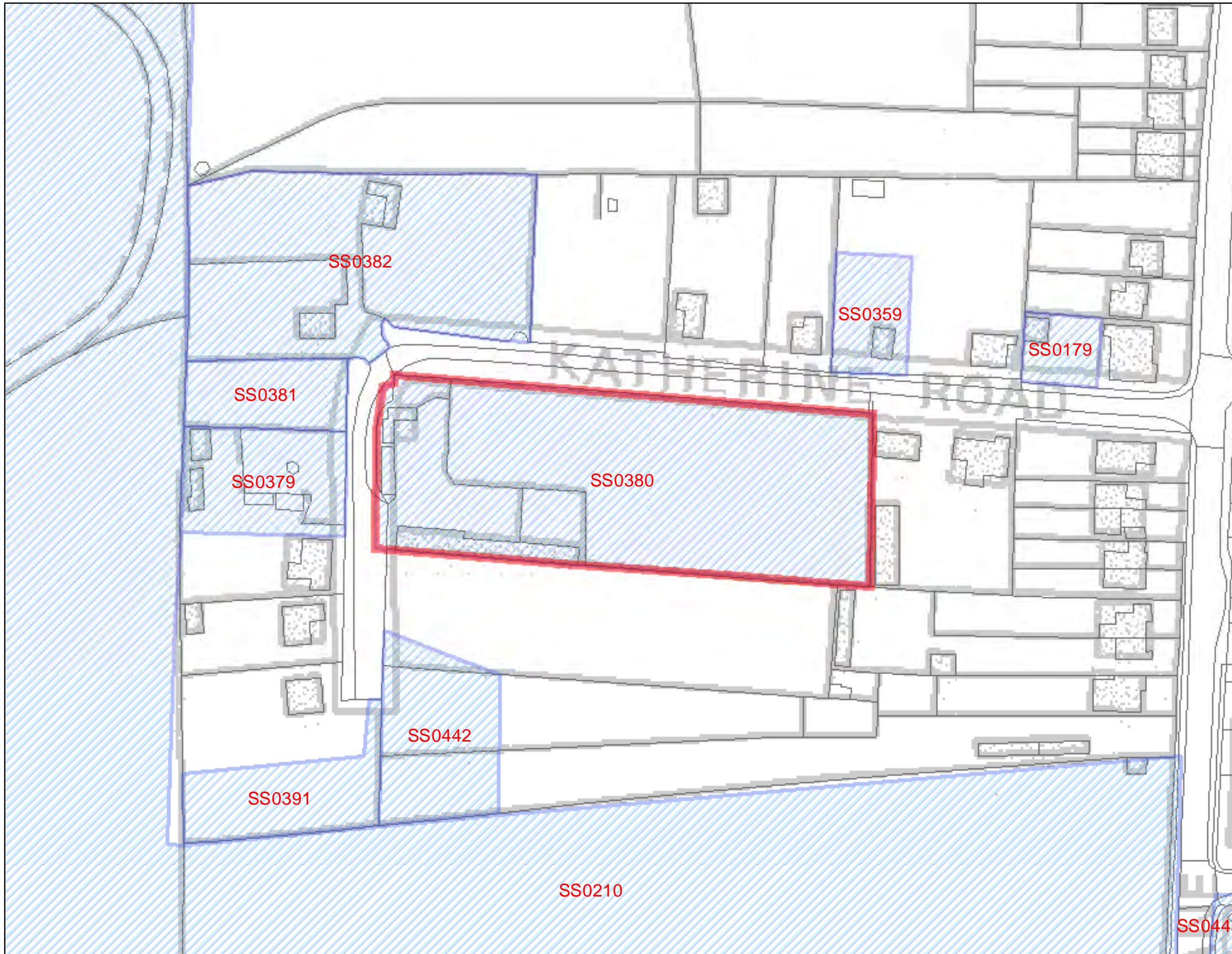
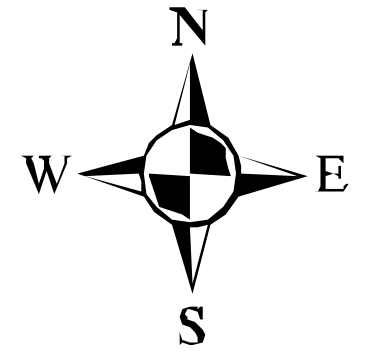
<b>Address:</b> Land at corner of Thomas Road and Katherine Road, Bowers Gifford	<b>Site Area:</b> 0.58ha	<b>Current Use:</b> Grazing land/ stables	<b>Site Ref:</b> <b>SS0380</b>		
<b>Description of Site (including planning status)</b> Rectangular shaped sited located on the corner of Thomas Road and Katherine Road, Bowers Gifford. The land comprises mostly grassland and several mature trees, but also a small stable/yard area accessed from Thomas Road. The site lies within a rural area of sporadic residential development interspersed with vacant plots. The land is flat.  Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• ESBAS/0239/57 – Residential development – Refused 30.04.1957</li> </ul>			<b>Site Access:</b> Thomas Road  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: 200m Railway Station: >1600m		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.58ha			
<b>Greenfield Site</b>	Yes	Area: 0.43ha			
<b>Previously Developed Land</b>	Yes	Area: 0.15ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included,					

<b>Address:</b> Land at corner of Thomas Road and Katherine Road, Bowers Gifford	<b>Site Area:</b> 0.58ha	<b>Current Use:</b> Grazing land/ stables	<b>Site Ref:</b> <b>SS0380</b>	
as Amber category.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Ground water vulnerability area</li> <li>• Within Ramsar and SPA buffer</li> <li>• Mature trees within the site</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan; and</li> <li>• Where the site is investigated for groundwater vulnerability and appropriate safeguards put in place.</li> <li>• Ramsar and SPA site unlikely to be affected.</li> <li>• Tree survey to establish presence of any important specimens</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Smallholding, farmland, open space or as existing				
Site is NOT suitable for housing development    X				
<b>Reason(s) why site is / is not suitable for housing:</b> Site is not within or adjacent to the settlement boundary and is relatively remote from public services. Even with the nearby site (SS0207) coming forward, the site is detached and would provide urban sprawl into the Green Belt.				
<b>Is site available for development?</b>				
<b>If yes, when?</b> Yes. This site was submitted through the Call For Sites process by the landowner.				



# Land at corner of Thomas Road

SHLAA 2011/2012



# SS0380



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land between Toledo and Homeleigh, Thomas Road, Bowers Gifford	<b>Site Area:</b> 0.08ha	<b>Current Use:</b> Vacant/scrubland	<b>Site Ref:</b> <b>SS0381</b>			
<b>Description of Site (including planning status)</b> Small rectangular shaped sited located on the west side of Thomas Road, Bowers Gifford. The land is vacant and covered in scrub. The site lies within an area with a rural character, with sporadic residential development interspersed with vacant plots. Open farmland lies to the west.  Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.  Planning History: None			<b>Site Access:</b> Thomas Road  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: 300m Railway Station: >1600m			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.08ha				
<b>Greenfield Site</b>	Yes	Area: 0.08ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	B		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber category.						

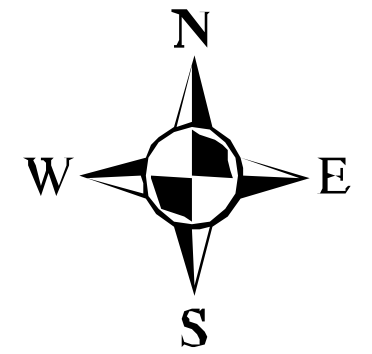
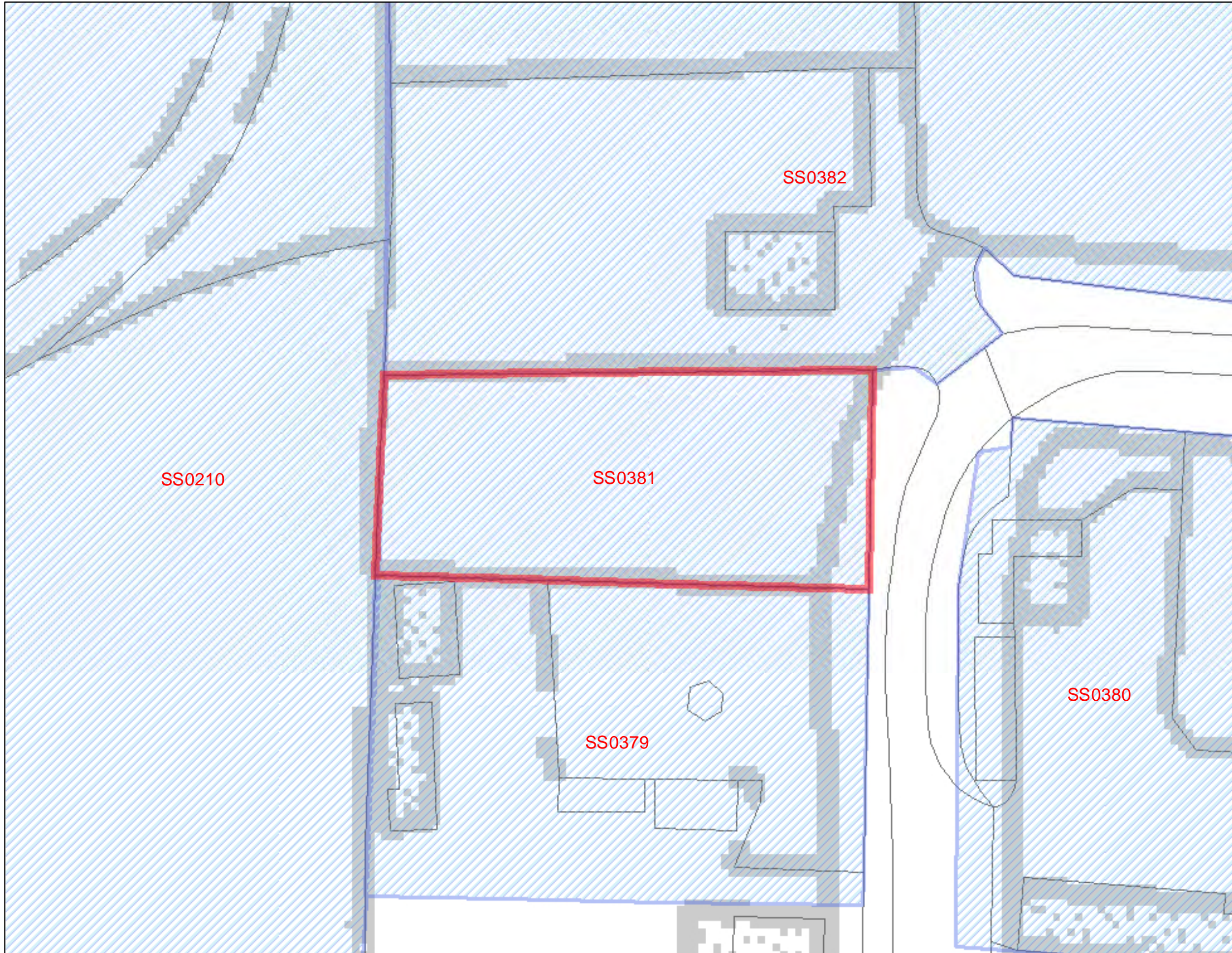


<b>Address:</b> Land between Toledo and Homeleigh, Thomas Road, Bowers Gifford	<b>Site Area:</b> 0.08ha	<b>Current Use:</b> Vacant/scrubland	<b>Site Ref:</b> SS0381	
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> <li>• Ground water vulnerability area</li> <li>• Within Ramsar and SPA buffer</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan;</li> <li>• Where the site is investigated for protected species and appropriate safeguards put in place; and</li> <li>• Where the site is investigated for groundwater vulnerability and appropriate safeguards put in place.</li> <li>• Ramsar and SPA site unlikely to be affected.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Smallholding, farmland as part of a broader area, open space or woodland				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b> The site individually is clearly separated from the built environment and therefore in isolation would be unsuitable. Due to the uncertainty of the adjacent site (SS0210) coming forward and that the whole may not necessary be suitable for residential development, based on this site individual merits it is unsuitable. As it is adjacent to site SS0210 which has been determined as suitable, if developed it could impact on the suitability of this site SS0381. However, this would need to be continually reviewed through the LDF process and timescales amended to reflect a much longer delivery timeframe. It should be noted that should the adjacent site not be pursued this site will revert to unsuitable and undevelopable.				
<b>Is site available for development?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.	
<b>If yes, when?</b>				



# Land between Toldeo and Homeleigh, Thomas Road

SHLAA 2011/2012



# SS0381