Address: Land at Homeleigh, Thomas Road, Bowers Gifford  Site Area: Current Use:  0.41ha Residential /agricultural	<b>3</b> ·
--	------------

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

Essentially a rectangular sited located on the northwest corner of Thomas Road, Bowers Gifford, at its junction with Katherine Road. The land contains a detached chalet, stables, a yard area and a reasonably large lawn. There are a number of trees within the site, which has a rural character.

The site lies within a semi-rural area of residential development interspersed with vacant plots. Open farmland lies to the north and west.

Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.

### Planning History:

- ESBAS/0239/57 Residential development Refused 30.04.1957
- BAS/2108/72 Residential development Refused 12.10.1972
- BAS/0147/77 Garage Granted 1977

Ownership:	- Public Body?		No
	- Private Ind	dividual?	Yes
	- Company?		No
	- Unknown?	)	No
<b>Urban Area Site</b>	No		
<b>Green Belt Site</b>	Yes	Area: 0.41h	na
<b>Greenfield Site</b>	Yes	Area: 0.31h	na
Previously Developed Land	Yes	Area: 0.1ha	a

### **Site Access**: Thomas Road/Katherine

Access to Services (distance in m)

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

Public Open Space: <800m

Bus Stop: 300m

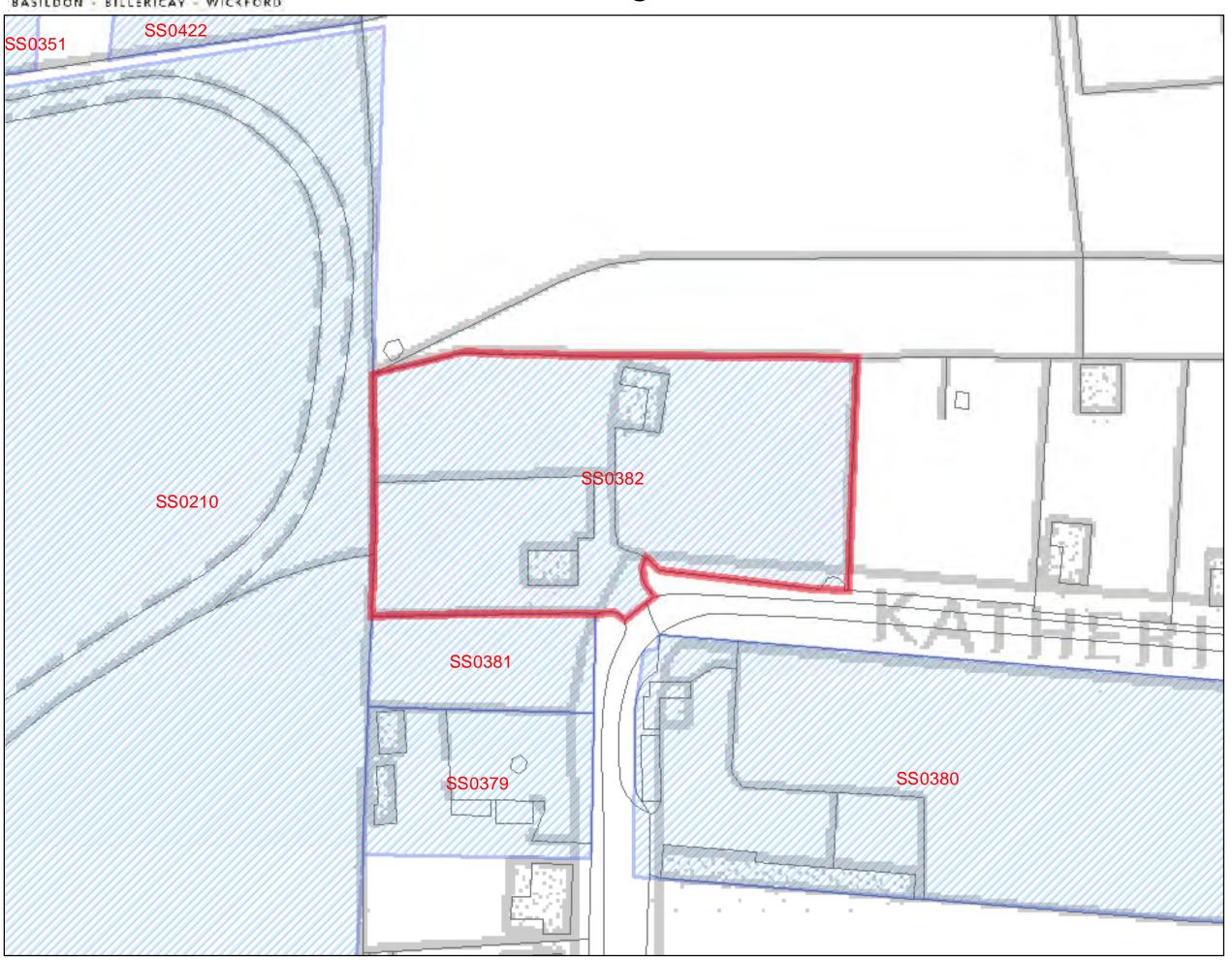
Railway Station: >1600m

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

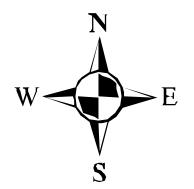
Address: Land at Homeleigh, Thomas Road, Bowers Gifford	Site Area: 0.41ha	Current Use: Residential /agricultural	Site Ref: SS0382			
H.E.R – 1 pillbox on adjacent site (SMR20106)		TPO		No		
		Archaeological Finds	s Area	No		
<b>Highway issues:</b> Access via narrow unmade roads without footways, which 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.						
Constraints (description):  Green Belt allocation in developmen Protected species alert area buffer Ground water vulnerability area Within Ramsar and SPA buffer  Could the constraints be overcome? Where Green Belt allocation is remo Where the site is investigated for po Where the site is investigated for green and SPA site unlikely to be	Yes oved from the rotected speci roundwater vi	ies and appropriate sa				
<ul> <li>Ramsar and SPA site unlikely to be</li> <li>What is the most suitable type of deve</li> </ul>		this site? Smallhold	ing, farmlan	d as part of a broader		
area, open space, woodland or as existing			g,	part or a product		
Site is NOT suitable for housing developmen	nt X					
Reason(s) why site is / is not suitable environment and therefore in isolation woul to the settlement, that site is significant and unsuitable in its isolated location in the gree on its own merits and is considered unsuital	d be unsuitab d unless it wer en belt. There	le. Whilst it is connected for allocated and fore, due to such unche.	ted to site S developed S ertainty the	S0210, which is adjacent S0382 would remain site has to be considered		
Is site available for development? If yes, when?		Yes. The site has be landowner and has		ed by or on behalf of the		



# Land at Homeleigh. Thomas Road



SHLAA 2011/2012



Address: Land adj to Roseville, Dry Stro Hills	eet, Langdo		e <b>Area</b> : 2ha	Current Use: Woodland		Site Ref: SS0383			
Description of Site (includ	ing planni	na stat	us)		Site	Access: D	rv Street	/ Soutl	าพลง
Small irregular shaped site comprising mostly the north side of Dry Street, at its junction wit setting. Surrounding area comprises a mixture high quality landscapes.  Development Plan: Allocated as Green Belt in			oodland ar Southway f plotlands	in a rural , woodland and		ess to Ser		<i>7</i> 3041	iway
Planning History: None	as Greett be	ent in trie	E BULP 19	96.					
Ownership:	- Puhl	ic Body	7	No	_				
Ownership.		ate Indiv		Yes					
		pany?	viduai:	No					
		nown?		No					
Urban Area Site	No	IOWIT:		NO	_				
Green Belt Site	Yes	0	.22ha		_				
Greenfield Site	Yes		.22ha .22ha						
Previously Developed Land	-	- 0	.ZZIIa						
Site Constraints	u jivo								
Areas excluded from the S	:LI A A			Constraints th	at m	av affoct	a cita/c v	<u>/iahilit</u>	v
Scheduled Monument	Within			Constraints that may affect Ancient Woodland		Within	/labilit	y	
<u>F</u>	Part of			Ancient Woodiai	nt woodiand		Part of S	ito	
	Adj. To						Within B		
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Sit	tos		Within	unci	
33313/ 3AC3 / 31 A3 / Railisai	Part of Site			Local Whalle Sh	103		Part of S	ito	
	Within Buf					Within B			
Local Nature Reserve (LNR)	Within	ici		Biodiversity Acti	on Dis	n (RAD)	Within	unei	
Local Nature Reserve (LINK)	Part of Site			Priority Habitat	OHILIC	(ואט) ווג	Part of S	ito	
	Within Buf			Thority Habitat			Within B		
Flood Zone	WILLIIII BUI	iei		Protected Specie	oc Alo	rt Aroa	VVILIIIII D	unei	
If yes, Zone 3? □				Frotected Specie	CS AIC	it Alea			
Washland				Protected Specie	مد ۵ام	rt ∆rea -			
Marshes Protection Area				10m Buffer	C3 AIC	it Alca -			
Existing, developed	Within			Tom Barron					
business/ industrial areas	Part of			Village Green &	Comr	mon Land			
Susmissis, muusimar ursus	Adj. To			Ground Water V Area					
Oil / Gas Pipelines				Conservation Ar	ea		Within		
				oonsor varion / ii	ou		Adj. To		
							Auj. 10		
Electricity Pylons				Listed Buildings			Within		
							Adj. To		
Immovable communications links				Potential Contar	minate	ed Land			
400m buffer zone around wastewater/sewage treatment plants				Definitive Footpa	ath (P	PRoW)			
				TPO					
				Archaeological F	inds /	Area			

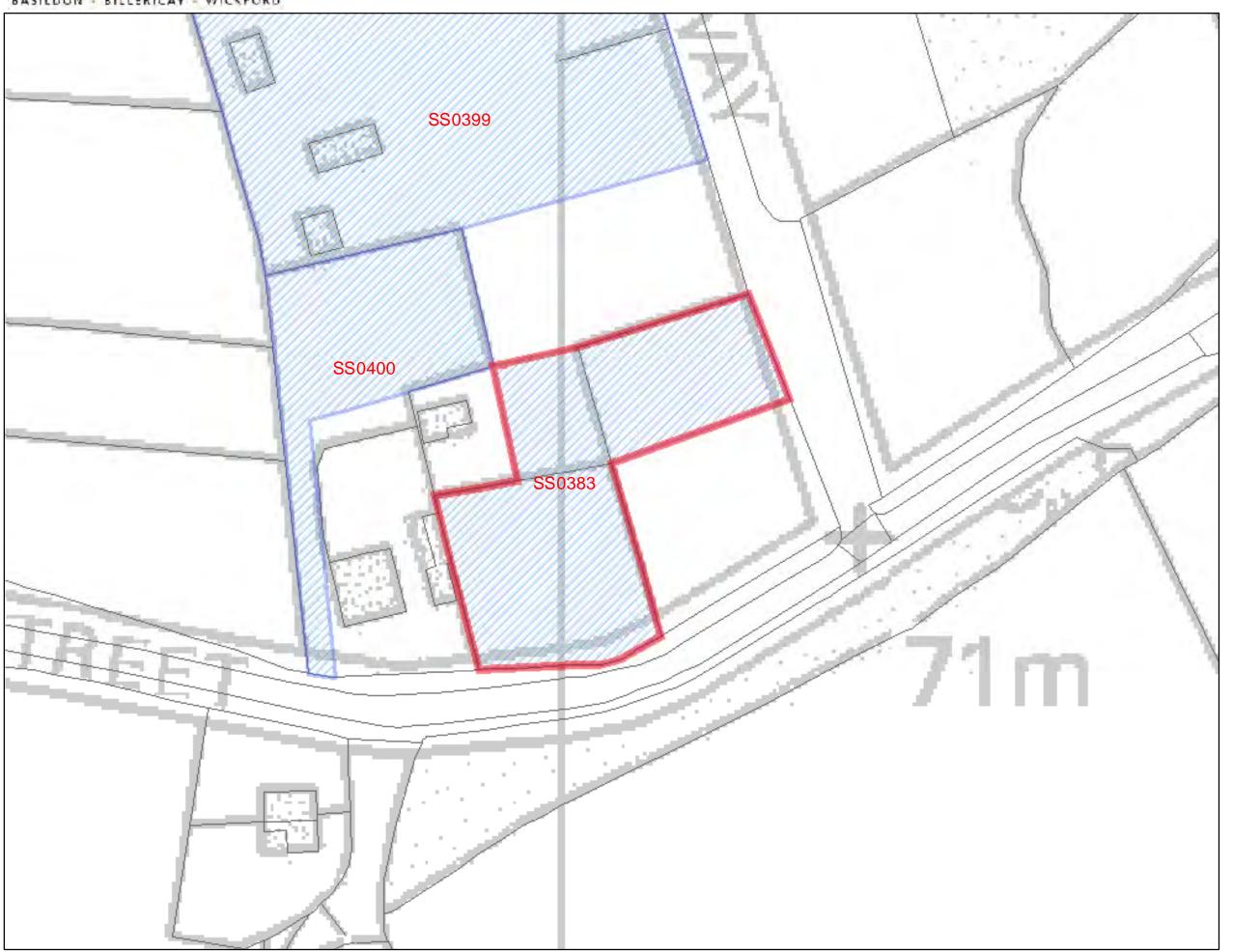
Address: Land adj to Roseville, Dry Street, Langdon Hills	Site Area: 0.22ha	Current Use: Woodland	Site Ref: SS0383	
Highway issues:				-
Constraints (description):				
Could the constraints be overcome?		-		
What is the most suitable type of deve	elopment for	this site?		
Site is not suitable for housing develo	pment x			
Reason(s) why site is not suitable for This site is located within a valued area of the	_	and will not be con	sidered through t	he SHLAA at this time.

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

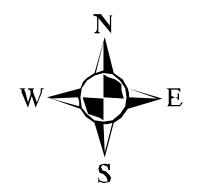
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Land adj to Roseville, Dry Street



SHLAA 2011/2012



	orm Part 1					
<b>Address</b> : Land at 216 Pound Gifford, Basildon	Lane, Bowers	Site Area: 0.04ha	Current Use: Residential gard	en Site Ref.: SS0384		
Description of Site (includ	ing planning	status)		Site Access: (	Cornwall Road	
•	0. 0	•			vices (distance	in m)
The site forms part of the rea						
Pound Lane. Part of the						
outbuilding, the other is laid						
that is generally rural in char			t in Pound Lane			
there is a cluster of more den	se developmen	ι.		Town Centre:	>800m	
The area is rural in characte	er and the site	is surrounde	ed by residential	Public Open Sn	ace.	
properties.	a by residential	Allotments > 8				
•					Spaces <800m	•
Designated as Green Belt in B	DLP 1998			Children and yo	oung people >40	00m;
				Churchyard <8		
Planning History:	6 11	' N. 047 F		Civic spaces >2		
None for the specific se				Country parks		
granted a rear extension i Ownership:	on in 1993). No	Educational fiel	ids >800m; mi natural >800	m·		
Ovvilci silip.	- Public B	ody? Individual(s)?		Outdoor sport		111,
	- Compar		No	Urban parks <2		
	- Unknow		No	Table Parito N		
Urban Area Site	No	11.	1140	Bus Stop: <100	)m	
Green Belt Site	Yes	Area: 0.04	ha	Railway Statior	n: >1.6km	
Greenfield Site	Yes	Area: 0.03				
Previously Developed Land	d Yes	Area: 0.00				
Site Constraints	·					
Areas excluded from the S	<del></del>		Constraints th		<del> </del>	_
Scheduled Monument	Within	No	Ancient Woodland		Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer	Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No			Within Buffer	No
Flood Zone	1		Protected Species Alert Area			NI-
		No				No
Washland		No	Protected Specie			No No
Washland Marshes Protection Area	Within	No No				
Washland Marshes Protection Area Existing, developed	Within Part of	No No No	Protected Specie 10m Buffer	es Alert Area -		No
Washland Marshes Protection Area	Part of	No No No No	Protected Specie 10m Buffer Village Green &	es Alert Area - Common Land		No No
Washland Marshes Protection Area Existing, developed		No No No	Protected Specie 10m Buffer Village Green & Ground Water V	es Alert Area - Common Land		No
Washland Marshes Protection Area Existing, developed business/ industrial areas	Part of	No No No No	Protected Specie 10m Buffer Village Green &	Common Land	Within	No No
Washland Marshes Protection Area Existing, developed business/ industrial areas	Part of	No No No No No	Protected Specie 10m Buffer Village Green & Ground Water V Area	Common Land		No No Yes No
Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	Part of	No No No No No	Protected Specie 10m Buffer Village Green & Ground Water V Area Conservation Ar	Common Land	Adj. To	No No Yes No No
Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	Part of	No No No No No	Protected Specie 10m Buffer Village Green & Ground Water V Area	Common Land	Adj. To Within	No No Yes No No No
Washland Marshes Protection Area Existing, developed	Part of	No No No No No	Protected Specie 10m Buffer Village Green & Ground Water V Area Conservation Ar	Common Land	Adj. To	No No Yes No No
Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines	Part of	No No No No No	Protected Specie 10m Buffer Village Green & Ground Water V Area Conservation Ar	Common Land ulnerability	Adj. To Within	No No Yes No No No
Washland Marshes Protection Area Existing, developed business/ industrial areas Oil / Gas Pipelines Electricity Pylons Immovable communications	Part of	No No No No No No	Protected Species 10m Buffer  Village Green & Ground Water V Area Conservation Ar  Listed Buildings	Common Land fulnerability ea	Adj. To Within Adj. To	No No Yes No No No

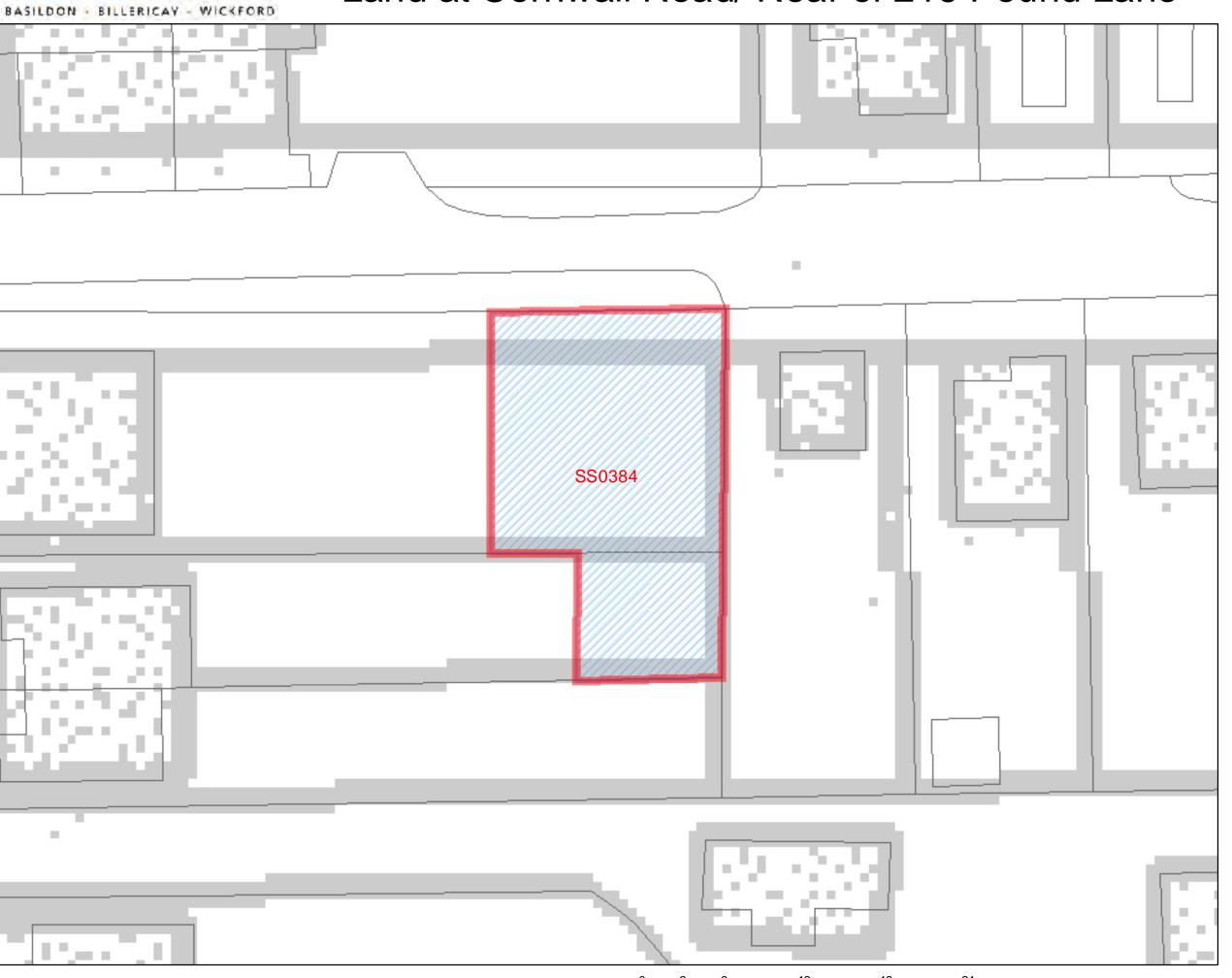
<b>Address</b> : Land at 216 Pound Lane, Bowers Gifford, Basildon	Site Area: 0.04ha	Current Use: Residential garden	Site Ref.: SS0384				
		Archaeological Finds	s Area	No			
Highway issues:			·				
No particular issues of access, though unma-	de nature of r	oad at this point may	need upgrading	g			
Constraints (description):							
<ul> <li>Designated as green belt in BDLP 19</li> </ul>	98						
Within SPA / Ramsar 5km buffer							
<ul> <li>Likely existence of contamination – no detailed assessment made.</li> </ul>							
Ground water vulnerability area							
Could the constraints be overcome?	Yes						
<ul> <li>Green belt – landscape character as:</li> </ul>	sessment to e	stablish value of site	to GB objective:	s; GB designation can			
be changed through LDF processes.							
<ul> <li>Within SPA / Ramsar 5km buffer – S</li> </ul>	ite assessmer	nt to establish presen	ce of any proted	cted species of flora or			
fauna (EIA if necessary)							
Likely existence of contamination – i	no detailed as	sessment made – Site	e investigation t	to establish presence			
of any contaminants.							
Ground water vulnerability area – er			ent contaminat	ion of water courses.			
What is the most suitable type of deve	lopment for	this site?					
Residential garden							
Site is NOT suitable for housing developmer	nt x						
Reason(s) why site is / is not suitable	for housing:	1					
The site is not within the settlement area or			ary. Nor is it abl	le to be combined			
with another site that is adjacent to the sett							
In addition, the location is beyond recomme	anded distanc	es for many nublic se	rvicas facilitias	and amenities			
including transport connections and conveni			i vices, raciilles	and amenities,			
Is site available for development?	• •		submitted through	gh the Call For Sites			

process by the landowner.

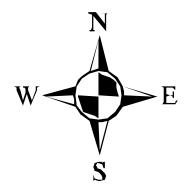
If yes, when?



### Land at Cornwall Road/ Rear of 216 Pound Lane



SHLAA 2011/2012



Address: Land south of Dunton Road, Basildon.	Current Use: Residential and	Site Ref: SS0385	
	commercial		

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

Generally rectangular shaped site on the south side of Dunton Road, between Dunton Road and the A127. The area is rural in character, although this submission site contains a number of dwellings and unspecified commercial uses.

The site has a number of natural features including substantial trees within it (particularly in the south and along boundaries) and a stream runs diagonally through the site from southwest to northeast. Surrounding the site is farmland and a few residential properties, the A127 duel carriageway to the south and the Dunton Technical Centre beyond the A127.

The site

Development Plan: Allocated as Green Belt in the BDLP 1998.

Planning History (various sites):

Steambridge:

07/00431/FULL - loft conversion - Granted

04/00088/FULL – Removal of unauthorised extensions and erection of

side and rear extensions - Granted

02/00666/FULL – Replace bungalow - Refused

02/01142/FULL - Replace bungalow - Granted

00/00806/BAS – single storey rear extension – Refused

01/01321/FULL - Replacement bungalow - Refused

BAS/945/79 – Bungalow – refused.

The Willows:

07/00346/FULL - Extensions - Refused

Pleasant View:

00/00422/BAS - Stable block - Refused

05/01377/OUT - Detached bungalow - Refused

ownership:	- Public Body?		No
-	- Private In	Yes	
	- Company?		No
	- Unknown	?	No
Urban Area Site	No		
Green Belt Site	Yes	Area: 2.72h	na
Greenfield Site	Yes Area: appro		ox. 2.28ha
Previously Developed Land	Yes Area: approx. 0.44ha		ox. 0.44ha
0 0			

Site Access: Dunton Road, Basildon

Access to Services (distance in m)
Primary School: >600m (Merrylands

1.7km)

Secondary School: >1500m (James

Hornsby 2.3km)

GPs / Health Centre: >800m (Presidents

Court 1.5km)

Neighbourhood Centre: >800m (Presidents Court 1.5km)

Town Centre: >800m (Laindon ~2km)

Public Open Space:

Allotments < 2km

Amenity Green Space >800m;

Children and young people space

>400m;

Churchyards > 2km

Educational fields >2km

Natural/semi-natural space >800m;

Outdoor Sports Facilities < 2km;

Urban Park < 2km.

Bus 1.4km+

Railway Station: >1.6km (Laindon

2.7km)

Site	Con	stra	ints

Areas excluded from the SHLAA			Constraints that may affect a site's viability			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat	Part of Site	No	

Address: Land south of Dunton Road, I	Basildon.	Site Area: 2.72ha	Current Use: Residential and commercial	Site Ref: SS0385		
	Within Buffer	No			Within Buffer	No
Flood Zone If yes, Zone 3? □	Yes	Zone 2 & 3	Protected Species A	lert Area		Yes
Washland		No	Protected Species A	lert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green & Cor	nmon Land		No
	Adj. To	Yes	Ground Water Vulne Area	erability		Yes
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contaminated Land		С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		Yes
			TPO			No
			Archaeological Find	s Area		No

### Highway issues:

Access via Dunton Road, which would likely need improvement to accommodate substantial traffic volumes.

### Constraints (description):

- o Green Belt allocation
- o Groundwater vulnerability area
- o Flood risk zone 2 majority of site, centred on river path.
- o Flood risk zone 3 narrow stretch following river path.
- o Protected species alert area following river path and southern wooded area
- o Protected species alert area 10m buffer within site due to alert areas and western & northern boundaries due to neighbouring alert area.
- o Likely existence of contamination no detailed assessment made.
- o A127 to the south of the site boundary.

#### **Could the constraints be overcome?** Partially

- o Green Belt landscape character assessment; designation change through LDF process.
- o Groundwater vulnerability site assessment / scoping report for whether engineering solution could limit potential contamination of ground water.
- o Flood risk zone 2 majority of site, centred on river path flood risk assessment; engineering solution.
- o Flood risk zone 3 narrow zone following river path flood risk assessment for site; design solution to avoid development in flood risk zone.
- Protected species alert area ecological site survey to establish presence of any protected species; EIA.
- Protected species alert area 10m buffer ecological site survey to establish presence of any protected species; EIA.
- o Likely existence of contamination invasive site investigation to establish presence of any contaminates.
- o A127 Design solution to retain buffer from highway; technological solution to reduce noise levels within dwellings/buildings

aweinings bananigs						
What is the most suitable type of development for this site?						
None						
Site is NOT suitable for housing development						

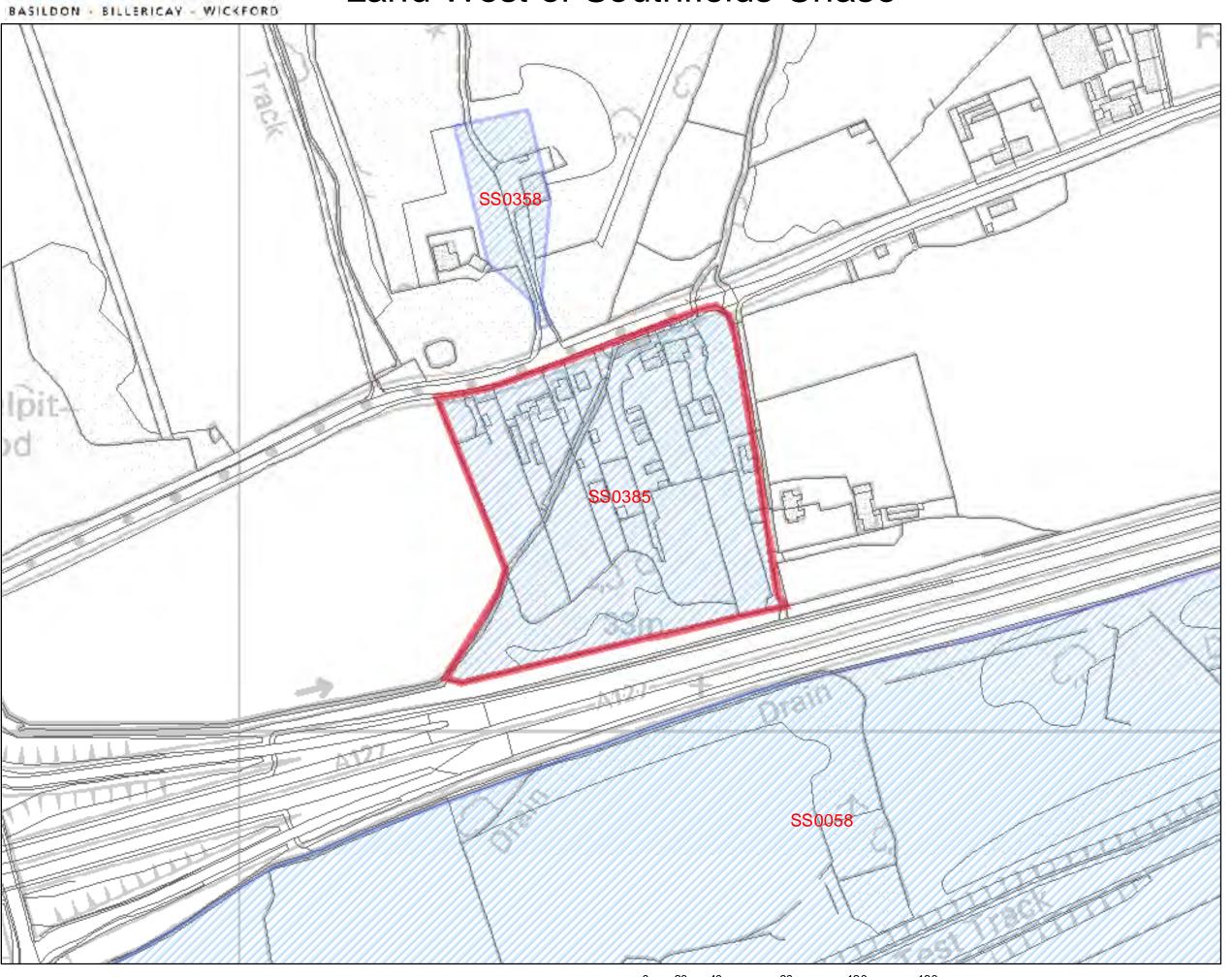
### Reason(s) why site is not suitable for housing:

The site is adjacent to the settlement boundary, on the north side of the A127, close to the Dunton Automotive Site. However, the A127 is a substantial physical constraint that isolates the site from the settlement boundary and therefore the site is unsuitable.

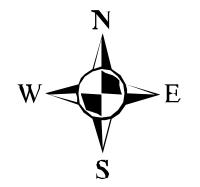
Address: Land south of Dunton Road, Basildon.	Site Area: 2.72ha	Current Use: Residential and commercial	Site Ref: SS0385			
In addition, the site is outside of preferred distances to many services, facilities and amenities, including public transport and convenience retail.						
Is site available for development? If yes, when?		Yes. This site was submitted through the Call For Sites process by the landowner.				



### Land West of Southfields Chase



SHLAA 2011/2012



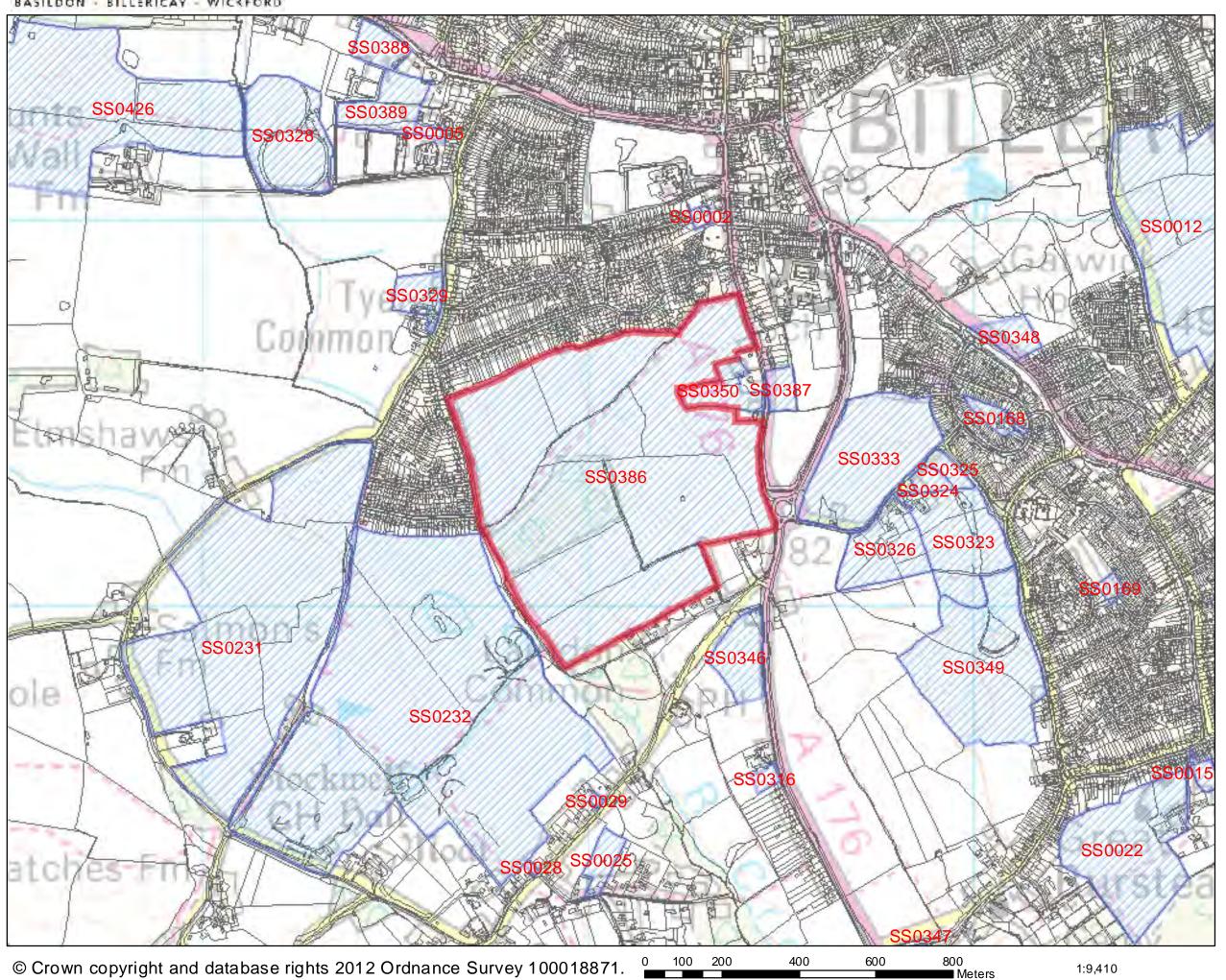
SHLAA Site Survey Form Part 1						
Address: Land east of Frithwood Lane,	Billericay	Site Area: 49.2ha	Current Use: Farmland and woodland	Site Ref: SS0386		
Description of Site (included Predominantly farmland contains woodland located on a large at Billerciay. The site adjoins the wooded, several isolated dwe to the south and east and mowest. A golf course also adjoing radually to the south and we be	lement of is largely and 19 <sup>th</sup> centuries to the north and land falls  198.  The ent, refused site lay outside County  The ent, refused and is reserved already been y Development accommodation don Road is  The elopment on in 1972 on the for residential oposed for sult in the erage treatment eady been	Site Access: Laindon Road  Access to Ser	rvices	d		
Ownership:	- Public B		No			
		Individual?	Yes			
	- Compar		No			
	- Unknow	/n?	No	_		
Urban Area Site	No					
Green Belt Site	Yes	Area: 49.2				
Greenfield Site	Yes	Area: 49.2	ha	_		
Previously Developed Land	<b>d</b> No					
Site Constraints						
Areas excluded from the S	HLAA				a site's viability	
Scheduled Monument	Within		Ancient Woodla	nd	Within	
	Part of				Part of Site	
Adj. To					Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Si	tes	Within	
Part of Site			1		Part of Site	
	Within Buffer				Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (RAP)	Within	
Local Natale Neselve (LIVK)	Part of Site		Priority Habitat	OTTIBLE (DAF)	Part of Site	
	Within Buffer	<u> </u>		Within Buffer		

Address: Land east of Frithwood Lane,	Billericay	Site Area: 49.2ha	Current Use: Farmland and woodland	Site Ref: SS0386		
Flood Zone If yes, Zone 3? □			Protected Species Al	ert Area		
Washland			Protected Species Al	ert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within					
business/ industrial areas	Part of		Village Green & Com			
	Adj. To		Ground Water Vulne Area	erability		
Oil / Gas Pipelines			Conservation Area		Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within	
					Adj. To	
Immovable communications links			Potential Contamina	ted Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)		
	•		TPO			
_			Archaeological Finds	Area		
Highway issues:						
Constraints (description):						
Could the constraints be o	vercome?					
What is the most suitable	type of deve	lopment for	this site?			
Site is not suitable for hou		-				
Reason(s) why site is not This site is located within a va As part of the Council's meth- identified where development considered against the five pro-	alued area of the odology the boot touch	ne green belt a roughs green antly undermin	belt has been consid te the value of the gre	ered on its r een belt. Thi	merits and speci is assessment w	fic areas ⁄as

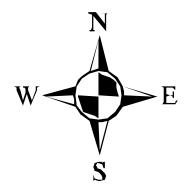
- to check unrestricted sprawl of large built-up areas;
   to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration by encouraging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



### Land East of Frithwood Lane



SHLAA 2011/2012



SS0386

1:9,410

Address: Land south of 115 Laindon Ro	oad, Bil		<b>Site Area</b> : 0.77ha	Current Use: grassland	Site Ref.: SS0387		
Description of Site (include	ling pl	anning s	tatus)		Site Access:	-	
					Laindon Road,		
Rectangular site mostly left to						rvices (distance	•
trees along the boundaries ar is to the south of a row of dw					,	: Quilters <600 ool: Billericay So	
a large plot. To the east and	_		,	0	<1500m	oor. Billericay Sc	,11001
School. The land is fairly flat		•	ayge.ae	o 2oouj		entre: 2 <800m	
,	•	5 1 5				none within 800r	
The site is designated as with	nin the	Green Be	It in the BDLI	P 1998.	Town Centre: I	Billericay <800m	1
					Public Open Sp		
No planning history.					Allotments >2k		
Our marchin.		Dublia Da	ndu?	No	Amenity Green Civic Space >2		
Ownership:		Public Bo	ndividual?	Yes	Churchyards >		
	<del></del>	Company		No	Country Parks		
		Unknowr		No	Education Field		
Urban Area Site		lo	11	140	Natural Open S		
Green Belt Site		'es	0.77ha		Outdoor sports	facilities <800r	n
Greenfield Site		'es	0.77ha		Urban Parks <	2km	
Previously Developed Lan		lo			Due Chair 50	0	
					Bus Stop: >50		5km
Site Constraints					ranway Station	n: Billericay ~1.5	IIIAC
Areas excluded from the S	Н ДД			Constraints th	at may affect	a site's viahili	tv
Scheduled Monument	Withir		No	Ancient Woodland		Within	No
22.10 a.a.10 mondinoni	Part c		No		- : <del>- :</del>	Part of Site	No
	Adj. T		No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	ocal Wildlife Sites		No
	Part c		No	1		Within Part of Site	No
		n Buffer	Yes	1		Within Buffer	No
Local Nature Reserve (LNR)	Withir	n	No	Biodiversity Action Plan (BAP) Priority Habitat		Within	No
	Part c	of Site	No			Part of Site	No
	Withir	n Buffer	No			Within Buffer	No
Flood Zone			No	Protected Species Alert Area			Yes
Washland			No	Protected Specie	es Alert Area -		No
Marshes Protection Area			No	10m Buffer			
Existing, developed	Withir	n	No				
business/ industrial areas	Part c		No	Village Green & Common Land			No
	Adj. T	Ō	No	Ground Water V Area	/ulnerability		Yes
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
						Adj. To	No
Immovable communications links			No	Potential Contar	minated Land	С	1
400m buffer zone around			No	Definitive Footp	ath (PRoW)	1	No
wastewater/sewage			1				
treatment plants							
·	1			TPO			No
				Archaeological F	inds Aroa		Yes

Addre Land s	ess: south of 115 Laindon Road, Billericay.	Site Area: 0.77ha	Current Use: grassland	Site Ref.: SS0387	
	way issues:				
	rticular issues.				
	traints (description):				
0	SSSI 2km buffer				
0	Protected species alert area (entire	site)			
0	Ground water vulnerability	!!! != 100	5		
0	Likely existence of contamination (w	ithin 100m o	f an unknown infill)		
0	Archaeological finds				
0	Hedgerows and trees around / withi	n the site			
0	Green belt				
	I the constraints be overcome?	Yes			
0	SSSI buffer – ecological survey to es				' FIA
0	Protected species alert area - ecolog				
0	Ground water vulnerability – engined				
0	Likely existence of contamination – s				
0	Archaeological finds – archaeologica				
0	Hedgerows and trees – Tree survey			ortant specimens;	ecological survey to
	establish presence of any important Green belt – landscape character as			o of sito to groop k	aalt ahioctivas:
0	designation through LDF process.	Sessinent to e	establish impurtance	3 01 Site to green L	Jeil Objectives,
İ	designation through LDF process.				
Wha	t is the most suitable type of deve	lonment for	this sita?		
	space; residential.	iopinent ioi	tilis site:		
•	•				
Site i	is suitable for housing developme	nt x			
Reas	on(s) why site is / is not suitable	for housing	:		
	ite is on the settlement boundary and			uld physically sepa	arate it from the
	dary. The site is therefore suitable. The				
	ded to remove this area of land from t				
				•	

Yes. This site was submitted through the Call For Sites

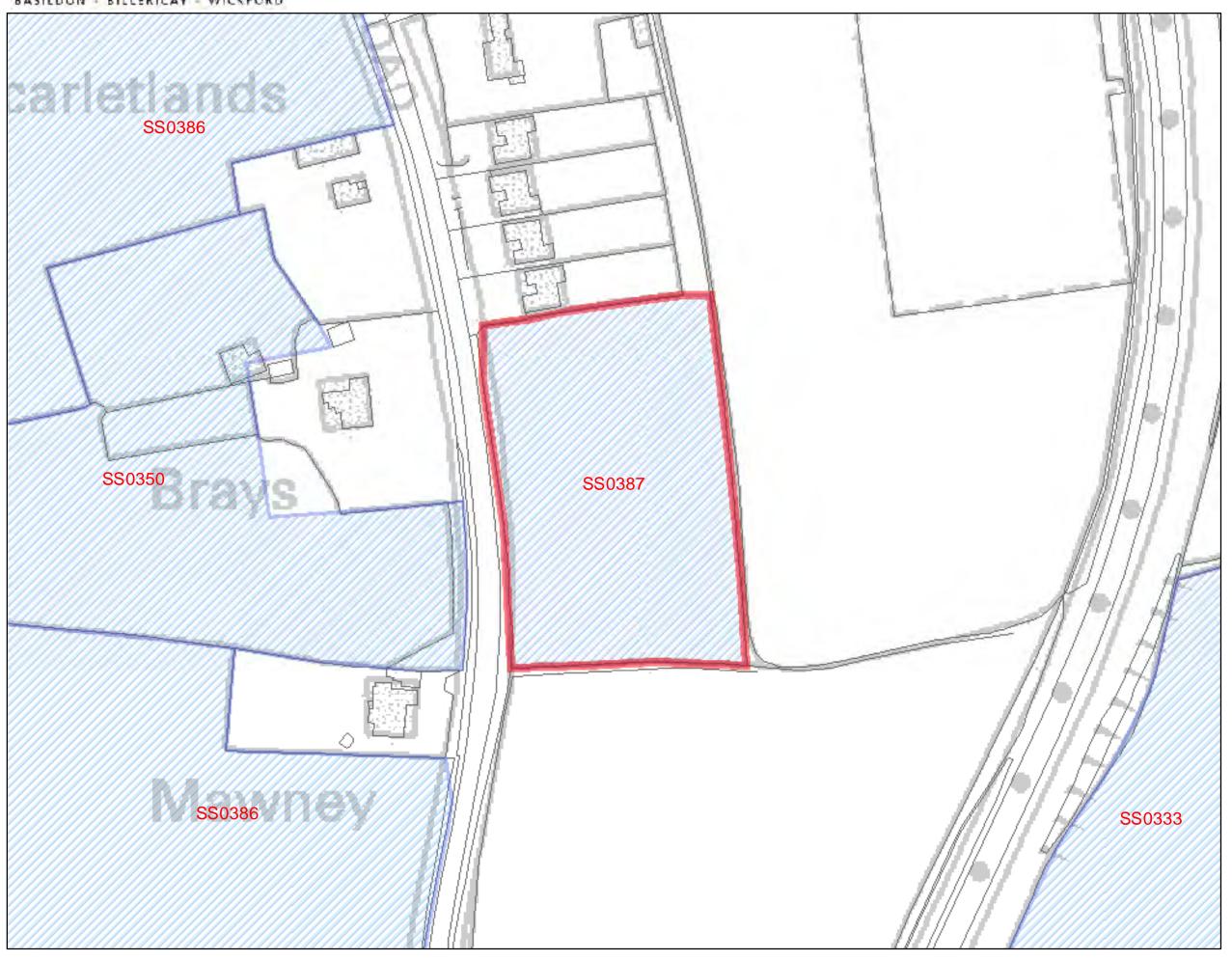
process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.

Is site available for development?

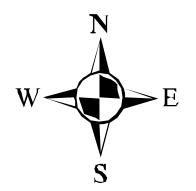
If yes, when?



### Land South of 115 Laindon Road



SHLAA 2011/2012

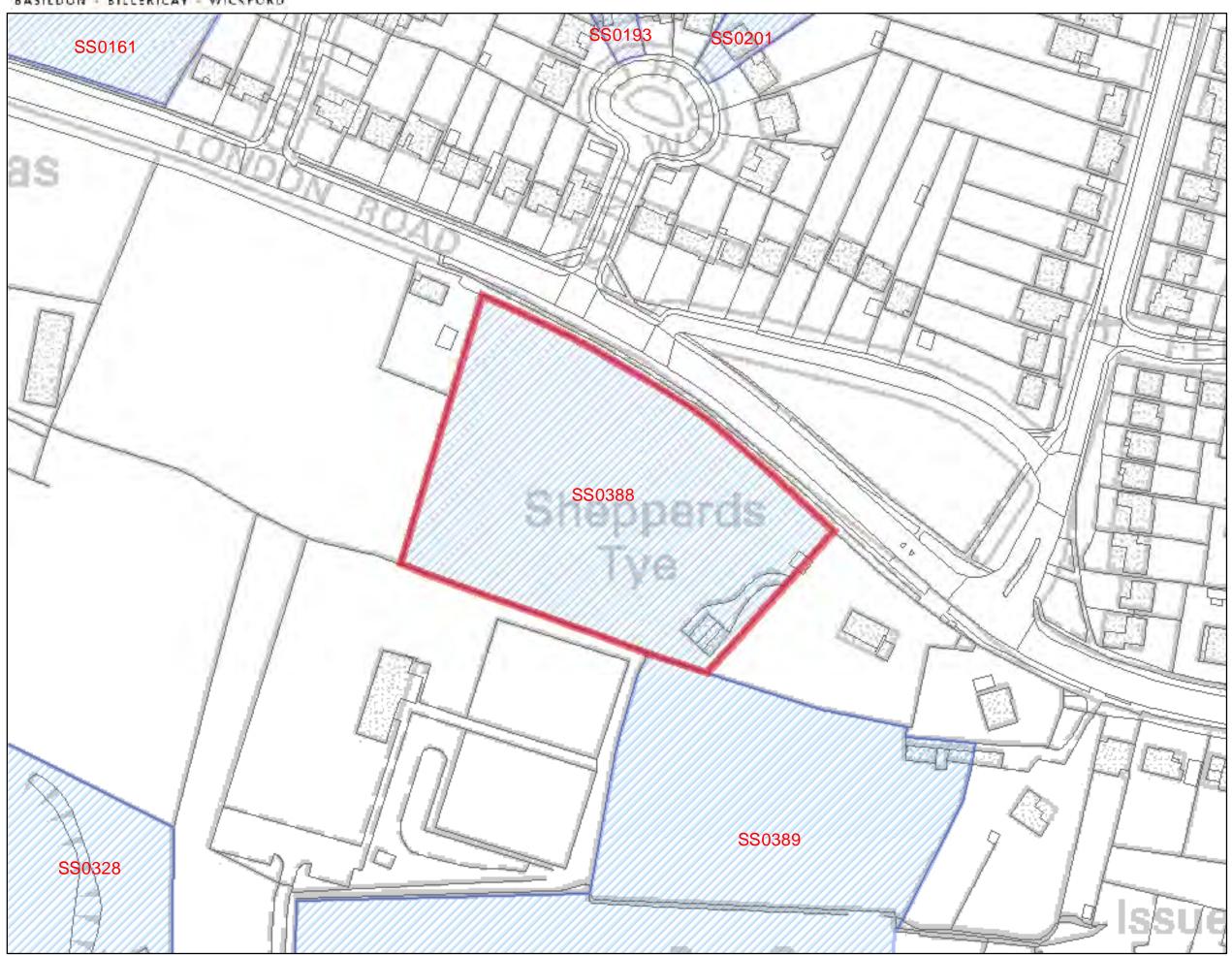


			Site Area: 1.17ha	Current Use: Vacant scrublan	Site Ref.: SS0388		
Description of Site (includ	ing planr	ning s	status)		Site Access:		
Irregular shaped parcel of lai	nd on the	urba	n boundary d	of Billericay. The		Shepperds Tye	Drive
site is mostly vacant, with a						vices (distance	in m)
which appears to have been						: None within 8	00m
site, Shepperds Tye now beer	n develope	ed into	a small resid	dential estate.	buffer (Quilters		
The cite is mainly grass/seruk	. with a f	FOW CI	ubstantial tra	os particularly in	,	ool: <1500m (B	illercay
The site is mainly grass/scrub the west of the site and is boo						entre: None witl	hin 800m
and east are residential prop						critic. None with	1111 000111
Association, to the west is a						<800m	
land.					Town Centre: I	Billericay <800m	1
					Public Open Sp		
The site is within the Green B	elt in the I	BDLP	1998		Allotments >2		
Planning History					,	Space <400m ing People <400	)m
08/01235/TEL – 8m telecom	munication	n mor	nopole on no	rth boundary of			/111
the site, alongside London Ro			•	•	Civic Space >2		
Ownership:		blic Bo		No	Country Parks		
-	- Pri	vate I	ndividual?	Yes	Education Field		
	- Coi	mpan	y?	No	Natural Green		
		knowi	n?	No Outdoor Sports Facilitie Urban Parks < 2km			m
Urban Area Site	No					2KM	
Green Belt Site	Yes		Area: 1.17		Bus Stop: <10	0m (London Roa	ad)
Greenfield Site	Yes			TALGA, I. INZHA		n: Billericay <1.2	
Previously Developed Land Site Constraints	<b>d</b> Yes		Area: 0.018	sna			
Areas excluded from the S	шл			Constraints th	at may affect	a cita/c viabili	+.,
Scheduled Monument	Within		No	Ancient Woodla		Within	No
Scheduled Worldment	Part of		No	Ancient Woodia	i i d	Part of Site	No
	Adj. To		No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	tes	Within	No
	Part of Si	ite	No			Part of Site	No
	Within Bu	uffer	Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within		No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of Si		No	Priority Habitat		Part of Site	No
	Within Bu	uffer	No			Within Buffer	No
Flood Zone			No	Protected Specie	es Alert Area		Yes
Washland			No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area			No	10m Buffer			
Existing, developed	Within		No				
business/ industrial areas	Part of		No	Village Green &			No
	Adj. To		Yes	Ground Water V Area	/ulnerability		No
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
						Adj. To	No
Immovable communications			No	Potential Contar	minated Land	C	
links							

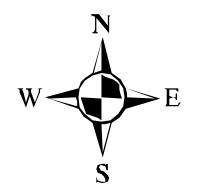
Address: Land south of London Road, Billeri	Site Area: 1.17ha	Current Use: Vacant scrubland	Site Ref.: SS0388	
400m buffer zone around	No	Definitive Footpath	(PRoW)	No
wastewater/sewage				
treatment plants				
		TPO		No
		Archaeological Find	s Area	No
<b>Highway issues:</b> No issues.				
Constraints (description):				
o SSSI 2km buffer				
<ul> <li>Existing employment area</li> </ul>	800m buffer			
<ul> <li>Protected species alert are</li> </ul>		<u>)</u>		
<ul> <li>Protected species alert are</li> </ul>	a 10m buffer – due to	alert area in western	half of site.	
<ul> <li>Likely existence of contam</li> </ul>	ination - no detailed as	ssessment made (with	nin 250m of unkno	own infill
developments)				
o Green belt				
Could the constraints be over				
o SSSI 2km buffer – ecologi				
<ul> <li>Existing employment area</li> </ul>		to Radford Way. Pred	dominantly resider	itial location and
therefore buffer is not a ling or Protected species alert are		ecoment to establish n	roconco of any pr	atactad species
<ul> <li>Protected species alert are</li> <li>Protected species alert are</li> </ul>				
species.	a rom bunci – ccologi	cai site assessificiti te	o catabilan presen	ce of any protected
<ul> <li>Likely existence of contam</li> </ul>	ination – site assessme	ent to establish preser	nce of any contam	inants.
<ul> <li>Green belt – landscape ch</li> </ul>				
designation through LDF p			,	·
What is the most suitable type	e of development for	this site?		
Open space; residential.	<u>-</u>	T		
Site is suitable for housing de	velopment x			
Reason(s) why site is / is not	suitable for housing	<u> </u>		
The site is adjacent to the Billerica the site from the boundary. The s			ysical constraints	that would separate
Is site available for developm		Yes. This site was process by the land	downer. The times	



### Land at London Road and Heath Close



SHLAA 2011/2012



SS0388

100 Meters

75

Address: Land west of Heath Close, Bill	ericay.		Site Area: 2.4ha	Current Use: Vacant scrublan	Site Re SS0389		
Description of Site (includ	ing plann	ing st	tatus)		Site Access Heath Close		
Irregular shaped parcel of gr The site is mostly vacant, wit corner of the site.					Access to S Primary Scho buffer (Quilt	Services (distance ool: None within 8 ers ~1km)	300m
The site is essentially split into two fields by a stream and a row running between them. The site is mainly grass/scrublan substantial trees/hedgerows along the boundaries. To the north a are residential properties, to the south are sports grounds and to is the Billericay Tennis Association.					School) GPs / Health buffer Local Centre	e: 1 <800m e: Billericay <800r	thin 800m
The site is within the Green B	elt in the E	BDLP 1	998		Allotments >		
Planning History – None.						oung People <40	0m
Ownership:	- Pul	olic Bo	dv?	No	Civic Space		
			idividual?	Yes	Country Parl		
		npany		No	Education Fi		
		known		No	Natural Gree	en Space <2km	
Urban Area Site	No			1	Outdoor Spo	orts Facilities < 400	)m
Green Belt Site	Yes		Area: 2.4ha		Urban Parks	<2km	
Greenfield Site	Yes		Area: 2.383		1		
Previously Developed Land					Bus Stop: >200m (Western Road/London Road) Railway Station: Billericay <1.2km		
Site Constraints					1		
Areas excluded from the S	HLAA					<mark>ct a site's viabil</mark>	ity
Scheduled Monument	Within		No	Ancient Woodla	nd	Within	No
	Part of		No			Part of Site	No
	Adj. To		No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within		No	Local Wildlife Si	tes	Within	No
	Part of Si	te	No			Part of Site	No
	Within Bu	ıffer	Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within		No	Biodiversity Acti	on Plan (BAP	) Within	No
	Part of Si	te	No	Priority Habitat		Part of Site	No
	Within Bu	ıffer	No			Within Buffer	No
Flood Zone			No	Protected Specie	es Alert Area		Yes
Washland			No	Protected Specie	es Alert Area	-	Yes
Marshes Protection Area			No	10m Buffer	2.2350		
Existing, developed	Within		No				
business/ industrial areas	Part of		No	Village Green &	Common Lar	nd	No
	Adj. To		No	Ground Water V Area			Yes
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
Oil / Gas Pipelines				Joneson vacioni Ai		Adj. To	No
			No. Listed D. Willia				1
Flectricity Pylons			No	No Listed Buildings			INO
Electricity Pylons			No	Listed Buildings		Within Adi To	No No
Electricity Pylons  Immovable communications links			No No	Potential Contar	minated Land	Adj. To	No No

Addre Land v	ess: vest of Heath Close, Billericay.	Site Area: 2.4ha	Current Use: Vacant scrubland	Site Ref.: SS0389			
waste	buffer zone around vater/sewage ent plants	No	Definitive Footpath	(PRoW)	Yes		
			TPO		No		
			Archaeological Find	ds Area	No		
No issu Const	raints (description):  SSSI 2km buffer  Protected species alert area – s  Protected species alert area 10  Likely existence of contamination  Green belt  Article 4 Direction.  Definitive footpath (south boun	m buffer – due to on – no detailed as			velopments)		
Could	Ground water vulnerability the constraints be overcome	? Yes					
Could	SSSI 2km buffer – ecological sit		ĪΑ				
0	Protected species alert area – e			oresence of any prot	ected species;		
0	Protected species alert area 10 species; EIA	m buffer – ecologi	cal site assessment t	o establish presence	of any protected		
0	Likely existence of contamination	on – site assessme	ent to establish prese	nce of any contamin	ants.		
0	Green belt – landscape character assessment to establish whether site meets GB objectives; alternative designation through LDF processes.						
0	Article 4 Direction – An article 4 requires consent to be granted for works which may otherwise be permitted						

Definitive footpath – design solution to respect and link into footpath

Open space; residential; mixed use

### Site is suitable for housing development x

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

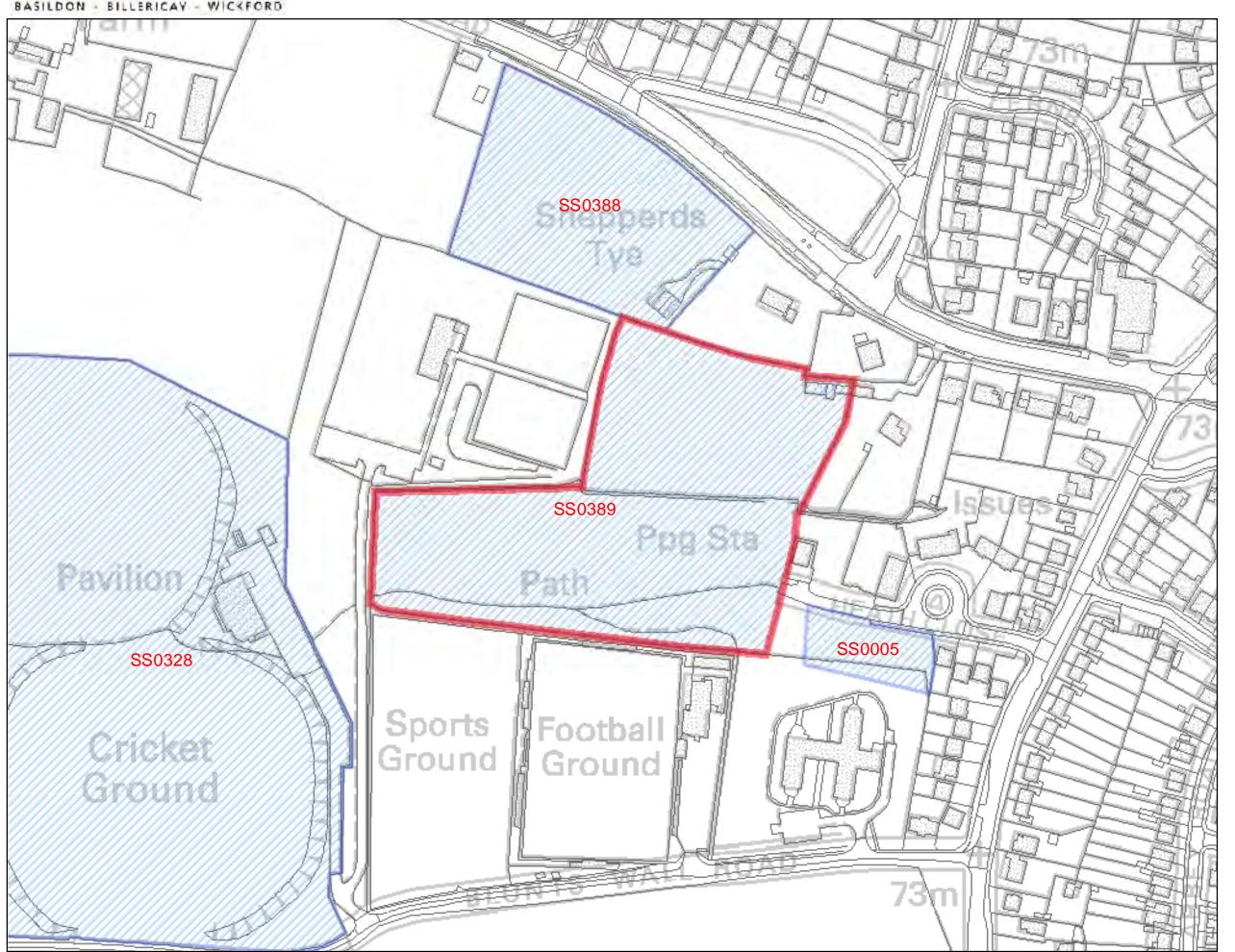
The site is adjacent to the Billericay settlement boundary and there are no physical constraints that would separate the site entirely from the boundary. The site is therefore suitable.

development. Given the scope of this SHLAA Assessment, the Art.4 is inconsequential.

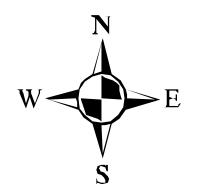
the site entirely from the boundary. The site is therefore suitable.						
Is site available for development? If yes, when?	Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.					



### Land at London Road and Heath Close



SHLAA 2011/2012



SHLAA Site Survey F	OIIIIII			1				
Address: Land at Sellers farm, Dunton Laindon.	Road,		Site Area: 9.89ha	Current Use: Agricultural	Site Ref: SS0390			
Description of Site (includ	ing pla	anning s	status)		Site Access: [	te Access: Dunton Road, Basildon		
Large site on the south side o A127 and Kings Road, Laindon Sellers Farm, not including the	n. The e farml	site inclu nouse an	des the farm d grounds. T	land around	Primary School Primary ~700n		use	
in character, at the edge of the The site includes a cluster of along the northern, southern to Sellers Farm.	trees ir	n the cen	tre of the site		Hornsby) GPs / Health Cobuffer Neighbourhood	ool: <1500m (Jentre: None wit	hin 800m er Drive)	
Surrounding the site is agricul properties to the east and the					Public Open Sp Allotments <80		1 ~ 1.2Km)	
Development Plan: Allocated					Amenity Green Children and yo		ace	
Planning History – none (Any barns, which are not included				mnouse and	>400m; Churchyards >	800km		
			ody?	No	Civic Space >2			
	-	Private I	ndividual?	Yes	Educational fie			
		Compan		No		atural space >8		
		Unknowi	n?	No	Outdoor Sports Facilities <400m; Urban Park <800m.			
Urban Area Site		lo						
Green Belt Site		es	Area: 9.89		Bus <100m			
Greenfield Site		'es	Area: 9.89	ha		n: >1km (Laindo	nn ~2km)	
Previously Developed Land	<b>d</b>   N	lo			Trainvay Station	1. > TKIII (Edillac	2KIII)	
Site Constraints				0 1 1 - 1 - 1 - 1	-1 661	11 - 7 1 - 1 - 11		
Areas excluded from the S	1	•	No	Constraints th			No	
Scheduled Monument	Within Part of		No No	Ancient Woodla	na	Within Part of Site	No	
	Adj. T		No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	tos	Within	No	
33313/ 3ACS / 3FAS / Railisal	Part o		No	Local Wilding Si	163	Part of Site	No	
		n Buffer	No			Within Buffer	No	
Local Nature Reserve (LNR)	Withir		No	Biodiversity Acti	on Plan (RAP)	Within	No	
Local Nature Reserve (LINK)	Part o		No	Priority Habitat	on rian (bar)	Part of Site	No	
		n Buffer	No	Thomas Habitat	ity Habitat		No	
Flood Zone If yes, Zone 3? □	VVICIIII	T Dunct	No	Protected Special	es Alert Area	Within Buffer	Yes	
Washland			No	Protected Specie	es Alert Area -		Yes	
Marshes Protection Area			No	10m Buffer				
Existing, developed	Withir	<u> </u>	No	<u>l</u>				
business/ industrial areas	Part o	of	No	Village Green &	Common Land		No	
	Adj. T	0	Yes	Ground Water V Area	'ulnerability		No	
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No	
						Adj. To	No	
Electricity Pylons			Yes	Listed Buildings		Within	No	
						Adj. To	No	
Immovable communications links			No	Potential Contar	minated Land	С	•	

Address: Land at Sellers farm, Dunton I Laindon.	<b>Site Area</b> : 9.89ha	Current Use: Agricultural	Site Ref: SS0390		
400m buffer zone around wastewater/sewage treatment plants	No	Definitive Footpath	(PRoW)	(adjacent to western boundary)	No
		TPO			No
		Archaeological Find	s Area		No

### **Highway issues:**

Access via Dunton Road, which would likely need improvement to accommodate substantial traffic volumes.

#### Constraints (description):

- o Green Belt allocation
- o Protected species alert area around central tree cluster and pond.
- o Protected species alert area 10m buffer within site due to alert areas and western boundary due to neighbouring alert area.
- o Employment area buffer (A127 Corridor).
- o Likely existence of contamination (no detailed assessment made) Sellers Farm site.
- o A127 to the south of the site boundary (noise).
- o Trees and hedgerows.
- o Electricity line.

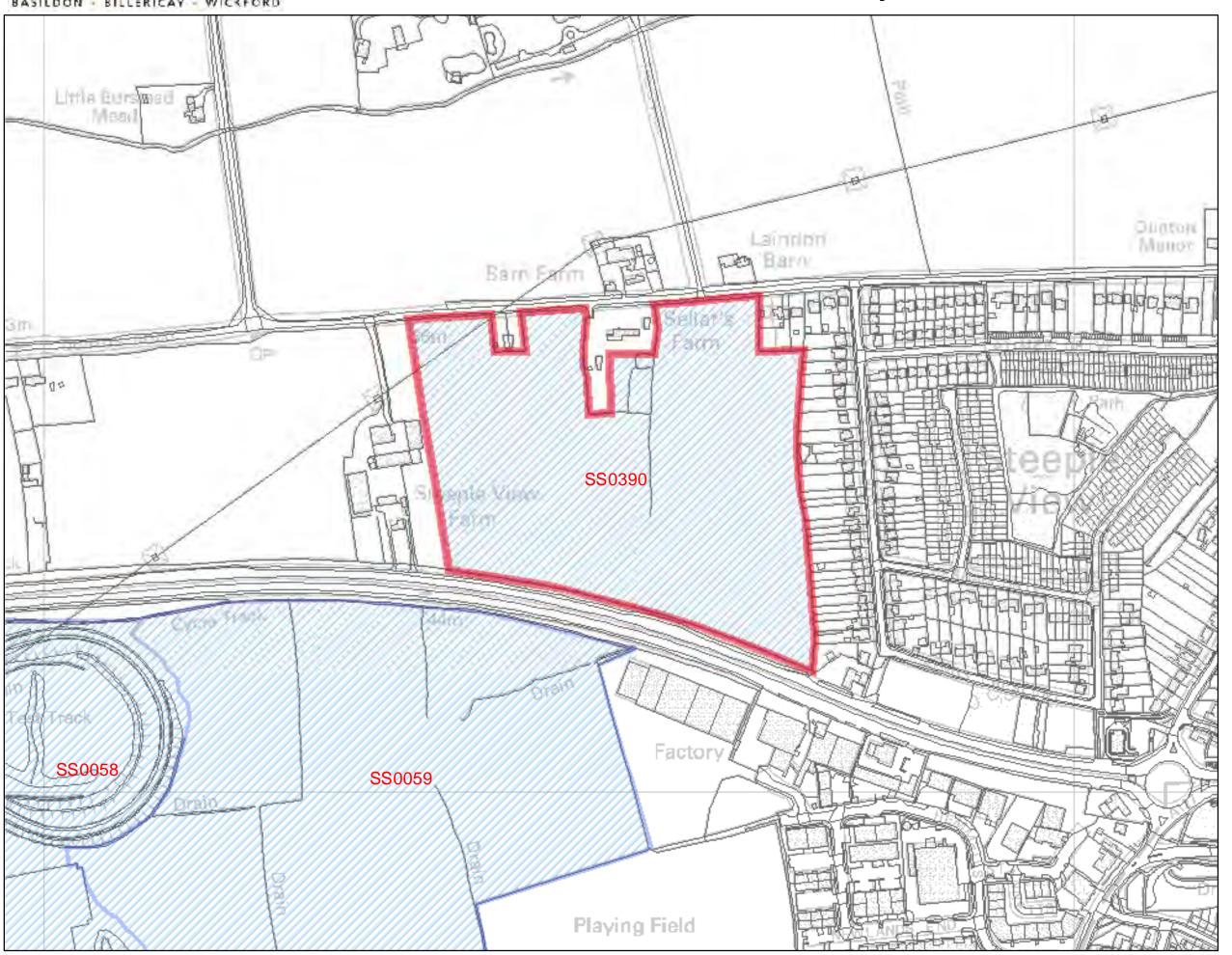
#### Could the constraints be overcome? Partially

- o Green Belt landscape character assessment; designation change through LDF process.
- o Protected species alert area ecological site survey to establish presence of any protected species; EIA.
- o Protected species alert area 10m buffer ecological site survey to establish presence of any protected species; EIA.
- o Employment area buffer due to access roads and substantially rural / residential nature of the location, the site is unlikely to be required to meet employment needs.
- o Likely existence of contamination invasive site investigation to establish presence of any contaminants.
- o A127 Design solution to reduce noise and retain buffer from highway; technological solution to reduce noise levels within dwellings/buildings
- o Trees and hedgerows tree survey to establish presence of any important specimens; design solution to retain trees and hedgerows

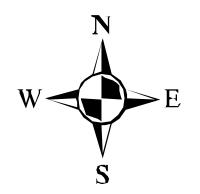
<ul> <li>Electricity line – design solution to respect position of cables and access requirements.</li> </ul>				
What is the most suitable type of development for this site?  Agricultural; housing.				
Site is suitable for housing development				
The site was put forward as part of the Call for process by the landowner.				



## Land south of Dunton Road, adj to Sellars Farm



SHLAA 2011/2012



Address: Land south of Chez Nous, Site Area: **Current Use:** Site Ref: Thomas Road, Bowers Gifford 0.1ha Residential garden SS0391

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

Rectangular shaped sited located at the southern end of Thomas Road, Bowers Gifford. The land forms the side garden to Chez Nous and is laid to lawn with a few ornamental features and an outbuilding in the southeast corner. There are several mature trees along the site boundaries and a shallow ditch separating the site from the adjacent fields. Th intersper and to a

Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.

Planning History: (in relation to Chez Nous):

- R/0875/77 Rear extension
- BAS/1685/87 side extension Refused 03.12.1987, allowed on appeal 04.05.1988

The site lies within a rural area of sporadic residential development	Local Centre: >800m
ersed with vacant plots. Open countryside lies to the west, south	Town Centre: >800m
an extent to the east.	Public Open Space: <800m

Bus Stop: 300m

Railway Station: >1600m

Site Access: Thomas Road

Secondary School: >1500m

GPs / Health Centre: >800m

Primary School: >600m

Access to Services (distance in m)

Ownership:	- Public Body?		No
	- Private In	dividual?	Yes
	- Company?		No
	- Unknown	?	No
Urban Area Site	No		
Green Belt Site	Yes	Area: 0.1h	a
<b>Greenfield Site</b>	Yes	Area: 0.09	ha
Previously Developed Land	Yes	Area: 0.01	ha
Site Constraints	•		

Areas excluded from the S	:Ш ЛЛ		Constraints that may affect	a cito's viabilit	·v
		No		T T T T T T T T T T T T T T T T T T T	No.
Scheduled Monument	Within		Ancient Woodland	Within	<u> </u>
	Part of	No	4	Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		No	Conservation Area	Within	No
·				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	В	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

Address: Land south of Chez Nous, Thomas Road, Bowers Gifford	Site Area: 0.1ha	Current Use: Residential garden	Site Ref: SS0391		
H.E.R – No records		TPO – T9 and T10 (	oaks)	TPO/44/96	Yes
		Archaeological Finds	S Area		No
Highway issues: Access via narrow unmad					Α
transport assessment carried out by ECC in A	April 2011 cla	ssified the Broad Loca	ition within v	which the site is	s included,
as Amber category.					
Constraints (description):					
<ul> <li>Green Belt allocation in development</li> </ul>	t plan				
<ul> <li>Protected species alert area buffer</li> </ul>					
<ul> <li>Ground water vulnerability area</li> </ul>					
<ul> <li>Within Ramsar and SPA buffer</li> </ul>					
<ul> <li>Tree Preservation Order present on order</li> </ul>	oak trees in s	outh east corner			
Could the constraints be overcome?	Yes				ļ
<ul> <li>Where Green Belt allocation is remo</li> </ul>					ļ
<ul> <li>Where the site is investigated for pr</li> </ul>					
<ul> <li>Where the site is investigated for gr</li> </ul>			priate safeg	uards put in pla	ace; and
<ul> <li>Where the positions of the protected</li> </ul>	d trees are re	spected			
<ul> <li>Ramsar and SPA site unlikely to be a</li> </ul>	affected.				
What is the most suitable type of devel	lopment for	this site? Smallhold	ing, farmlan	d, open space of	or as

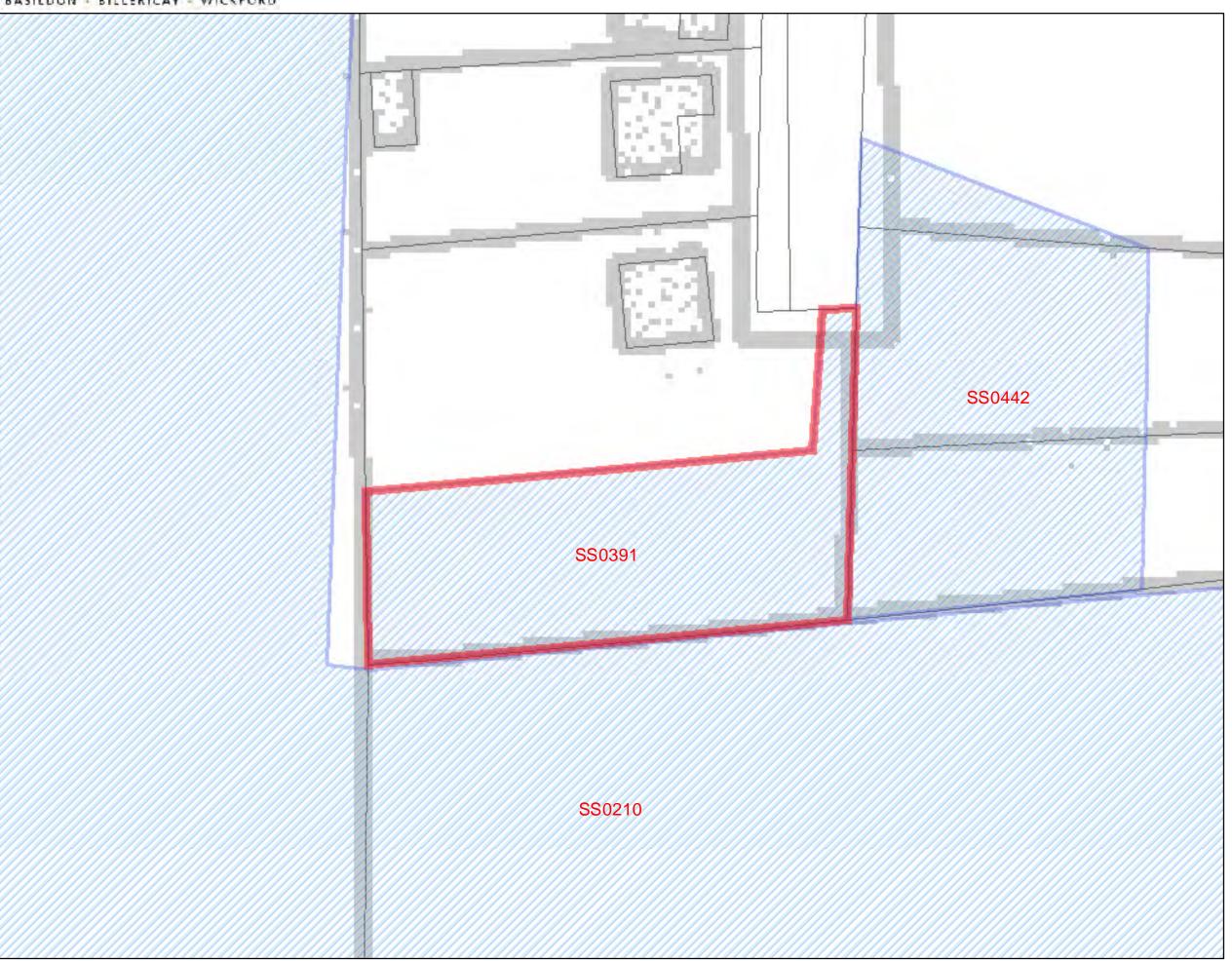
existing
Site is NOT suitable for housing development X

**Reason(s) why site is / is not suitable for housing**: 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 SS0391. 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.

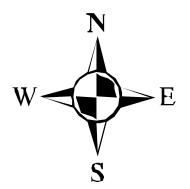
3	
Is site available for development?	Yes. This site was submitted through the Call For Sites
If yes, when?	process by the landowner.



# Land at Chez Nous, Thomas Road



SHLAA 2011/2012



between Glenwood and Sunnyview, North Benfleet  O.04ha  Paddock/grassland  SS0392		between Glenwood and Sunnyview, North			Site Ref: SS0392	
---	--	---------------------------------------	--	--	---------------------	--

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

Rectangular shaped site located on the north side of Carlton Road, North Benfleet. The land is composed of grassland and is flat.

It is situated within an area of sporadic residential development interspersed with vacant plots, in a semi-rural setting. Residential properties exist on adjoining sites to the north, east and west. Woodland/scrubland exists opposite the site on the land to the south.

Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.

### Planning History:

An old map from 1939 shows a structure present on the site at that time. Applications submitted (when part of Sunnyview):

- BAS/0514/00 Erection Of Detached Double Garage / Implement Shed Refused 21.07.2000
- BAS/0864/00 Replacement Bungalow And Detached Garage Withdrawn 24.11.2000
- ENF/14/00 Without planning permission the erection of garage, shed and animal cage, and change of use of land to residential – Appeal dismissed, Enforcement Notice varied 26.10.2001

Site Access: Carlton Road

Access to Services (distance in m)

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

Local Centre: >800m

Town Centre: Pitsea > 800m

Public Open Space:

Amenity Green Space >800m;

Churchyards <800m; Country Park <2km

Natural Green Space <800m; Outdoor Sports Facilities <2km;

Urban Park <800m

Bus Stop: >400m (Pound Lane) Railway Station: Pitsea > 2.5km

Ownership:	- Public Boo	olic Body? No	
	- Private In	dividual?	Yes
	- Company	?	No
	- Unknown	?	No
Urban Area Site	No		
Green Belt Site	Yes	Area: 0.041	na
<b>Greenfield Site</b>	Yes	Area: 0.04l	na
Previously Developed Land	No		·

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

Address: Land North of Carlton Road, between Glenwood and Sunnyview, North Benfleet	Site Area: 0.04ha	Current Use: Paddock/grassland	Site Ref: SS0392		
		Τ		Adj. To	No
Immovable communications links	No	Potential Contamina	ted Land		С
400m buffer zone around wastewater/sewage treatment plants	No	Definitive Footpath	(PRoW)		No
H.E.R – No records		TPO			No
		Archaeological Finds Area			No
transport assessment carried out by ECC in as Amber category.  Constraints (description):  Green Belt allocation in development and protected species alert area buffer (Description):  Potential contamination in vicinity — Employment area buffer	nt plan (as of land to no intrusive i	south)		which the si	te is included,
<ul> <li>Could the constraints be overcome?</li> <li>Where Green Belt allocation is reme</li> <li>Where the site is investigated for p</li> <li>Where the site is investigated for p appropriate.</li> <li>Employment area buffer of little co</li> </ul>	orotected spec potential conta onsequence du	cies, with appropriate samination and any remule to intervening uses	nediation me and distanc	easures are of	undertaken as loyment area.
What is the most suitable type of deve woodland or as existing.	elopment for	· this site? Smallhold	ing, residen	tial garden,	open space,
Site is NOT suitable for housing developme	nt X				

Yes. This site was submitted through the Call For Sites

process by the landowner.

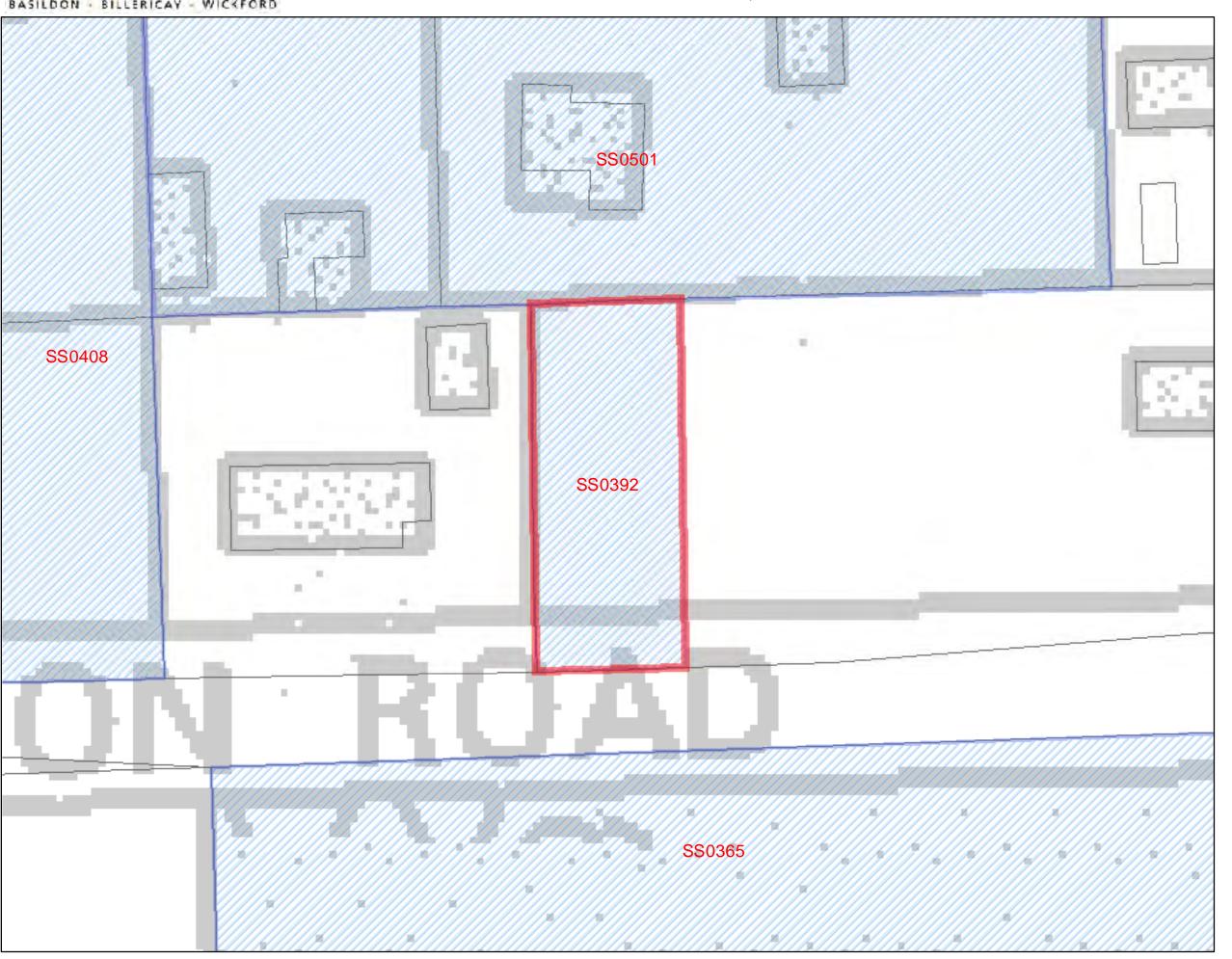
and is relatively remote from public services.

Is site available for development?

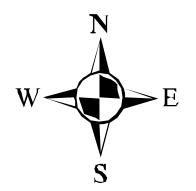
If yes, when?



## Land N of Carlton Road, beside Glenwood



SHLAA 2011/2012

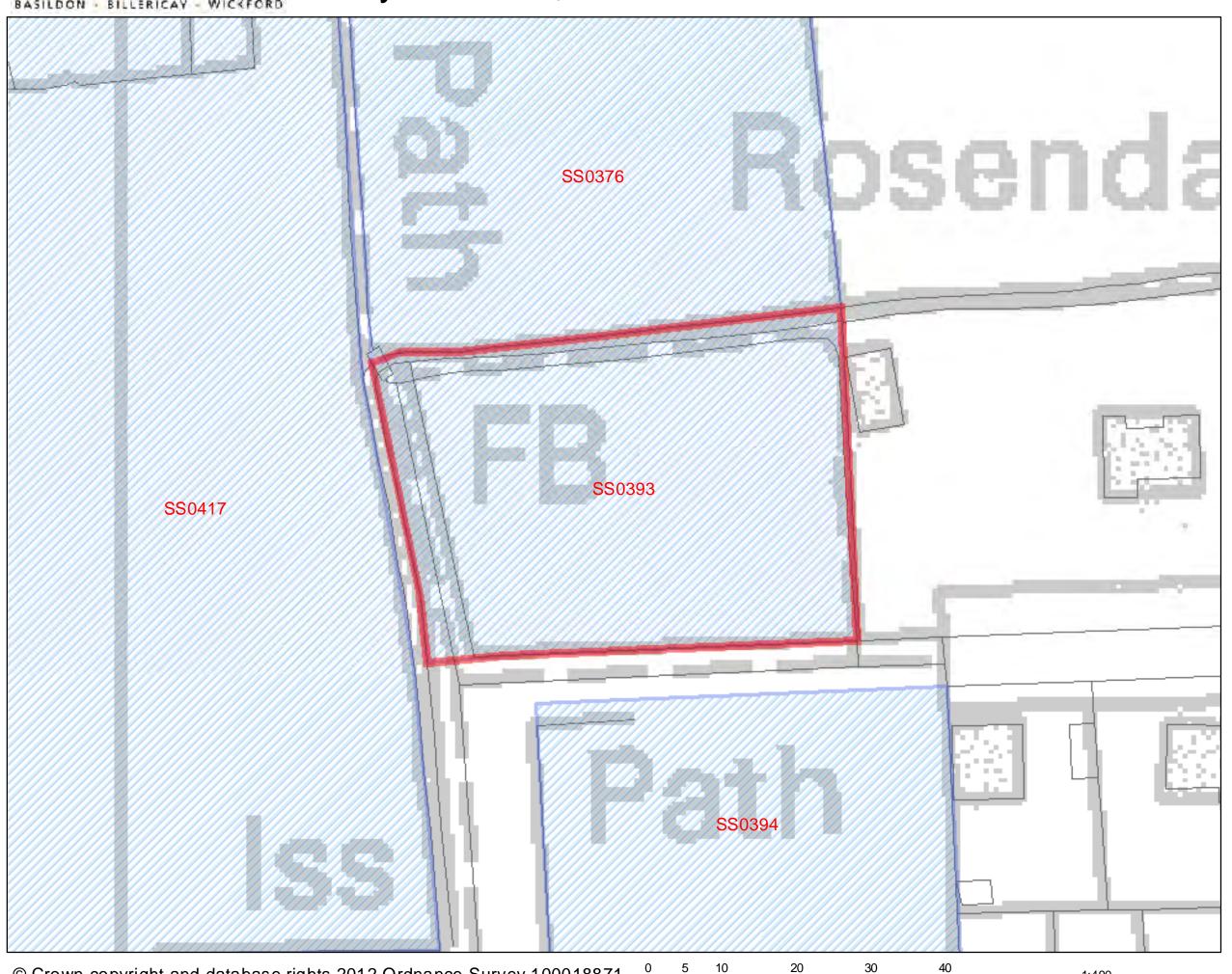


Address: Land west of Rosendale, Elm Road, North Benfleet			<b>Site Area</b> : 0.26ha	Grazing land / scrubland Site Ref: SS0393				
Description of Site (including planning status)					Site Access: Elm Road			
Rectangular shaped site locat								
Benfleet. The land is compose within an area of sporadic res	Access to Services (distance in m)							
vacant plots, in a semi-rural s	Primary School: >600m Secondary School: >1500m							
and west, a residential proper				GPs / Health Centre: >800m				
the south. A drainage ditch ru				Local Centre: >800m				
				Town Centre: F	Pitsea > 800m			
Development Plan: Allocated	as Gr	eenbelt in	the Basildon	Local Plan 1998.				
Diamaina History, None					Public Open Sp			
Planning History: None  Ownership:	- Public Body? No			Amenity Green Space < 800m				
Ownership.	ŀ	- Public Body? - Private Individual?		Yes	Churchyards >800m; Country Park <2km Natural Green Space <800m;			
		- Company?		No				
		- Unknowr		No		Facilities < 2km;		
Urban Area Site		No		Urban Park <400r		00m		
Green Belt Site		Yes	Area: 0.26	ha		_		
1		Yes	Area: 0.26	ha Bus Stop: >500				
<b>Previously Developed Lan</b>	d	No			Railway Station	ı: Pitsea > 2.5kn	<u> </u>	
Site Constraints								
Areas excluded from the S					that may affect a site's viability lland Within			
Scheduled Monument	Within		No	Ancient Woodla	Ancient Woodland		No	
	Part		No	_		Part of Site	No	
0001 / 040 / 004 / 0	Adj. To		No	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Sites		Within	No	
	Part of Site		No			Part of Site Within Buffer	No	
Local Nature Reserve (LNR)	Within Buffer Within		No No	Diadivarsity Asti	Biodiversity Action Plan (BAP)		No No	
	Part of Site		No	Priority Habitat			No	
		in Buffer	No	Thomy habitat		Part of Site Within Buffer	No	
Flood Zone	VVILI	iiii banci	No	Protected Speci	es Alert Area	Within Banci	Yes	
Washland			No	Protected Species Alert Area -			Yes	
Marshes Protection Area			No	10m Buffer				
J, I		thin No						
business/ industrial areas	Part of		No	Village Green & Common Land			No	
	With	in buffer	Yes	Ground Water Vulnerability			Yes	
Oil / Gas Pipelines			No	<u> </u>		Within	No	
			INO			Adj. To	No	
	1		1					
Electricity Pylons		No		Listed Buildings		Within	No	
						Adj. To	No	
Immovable communications links			No	Potential Contar	tial Contaminated Land		С	
400m buffer zone around	No		No	Definitive Footpath (PRoW)		Along western	Yes	
wastewater/sewage	ge <b> </b>					boundary		
treatment plants								
			i	LTDO		Ī	No	
H.E.R – No records				TPO Archaeological F			No	

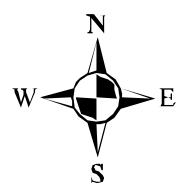
Address: Land west of Rosendale, Elm Road, North Benfleet	Site Area: 0.26ha	Current Use: Grazing land / scrubland	Site Ref: SS0393								
as Amber category.											
Constraints (description):     Green Belt allocation in development     Protected species alert area     Potential contamination in vicinity –     Ground water vulnerbaility area     Employment area buffer     Definitive footpath along western bo Could the constraints be overcome?	no intrusive ir	vestigation undertak	en								
<ul> <li>Where Green Belt allocation is removed from the development plan;</li> <li>Where the site is investigated for protected species and groundwater vulnerability, with appropriate safeguards put in place; and</li> <li>Where the site is investigated for potential contamination and remediation measures are undertaken as appropriate.</li> <li>Employment area buffer of little consequence due to intervening uses and distance from employment area.</li> <li>Definitive footpath's position should be respected</li> </ul>											
What is the most suitable type of development for this site? Smallholding, farmland as part of a broader area, open space, woodland or as existing.  Site is NOT suitable for housing development											
<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.											
Is site available for development? If yes, when?		Yes. This site was s process by the land	•	h the Call For Sites							



# Ivycott Field, Land at corner of Elm Road



SHLAA 2011/2012



Address: Land west of Elm Er North Benfleet	nd, Elr	,	<b>Site Area</b> : 0.33ha	Current Use: Grazing land	Site Ref: SS0394		
Description of Site (includ Square shaped site located or Barclay Road, North Benfleet. scrubland and is situated with development interspersed wit countryside lies to the north a	the some the	south side land is cor area of sp ant plots, est.	of Elm Road nposed of gra poradic reside in a semi-rura	essland and ential al setting. Open	Access to Ser Primary School Secondary Scho GPs / Health Co Local Centre: >	ool: >1500m entre: >800m -800m	
Development Plan: Allocated	as Gre	eenbelt in	the Basildon	Local Plan 1998.	Town Centre: F	Pitsea > 800m	
Planning History:  • BAS/0988/74 – Siting • CAR/0004/74- Carava					Public Open Sp Amenity Green Churchyards >	Space < 800m	
Ownership:		- Public Bo	ody?	No	Country Park <	2km	
		- Private I	ndividual?	Yes	Natural Green	•	
		- Compan	y?	No		Facilities < 2km	· ,
		- Unknow	า?	No	Urban Park <4	00m	
Urban Area Site		No			D C	<b>3</b>	
Green Belt Site		Yes	Area: 0.33	ha	Bus Stop: >500		_
Greenfield Site		Yes	Area: 0.33	ha	Kaliway Station	n: Pitsea > 2.5kn	n
Previously Developed Land	d	No					
Site Constraints							
Areas excluded from the S	HLA	4		Constraints th	nat may affect	a site's viabilit	:y
Scheduled Monument	With	in	No	Ancient Woodla	nd	Within	No
	Part	of	No	]		Part of Site	No
	Adj.	То	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With	in	No	Local Wildlife Si	tes	Within	No
	Part	of Site	No	]		Part of Site	No
	With	in Buffer	No	<u>l</u>		Within Buffer	No
Local Nature Reserve (LNR)	With	in	No	Biodiversity Act	ion Plan (BAP)	Within	No
1	Part	of Site	No	Priority Habitat	-	Part of Site	No
	With	in Buffer	No	<u>l</u>		Within Buffer	No
Flood Zone			No	Protected Speci	es Alert Area		Yes
Washland			No	Protected Speci	es Alert Area -		Yes
Marshes Protection Area			No	10m Buffer			
Existing, developed	With	in	No	1			
business/ industrial areas	Part		No	Village Green &	Common Land		No
		in buffer	Yes	Ground Water \ Area			No
Oil / Gas Pipelines			No	Conservation Ar	rea	Within	No
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
LIGGUIGHTY F YIUHS			INO	Listed buildings		Adj. To	No
Immovable communications links			No	Potential Contai	minated Land	C	
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	ath (PRoW)	To the west of the site	Yes
H.E.R – No records				TPO			No
				Archaeological I	inds Area		No
Highway issues: Access via	narro	w unmade	roads witho			e upgrading. A	1

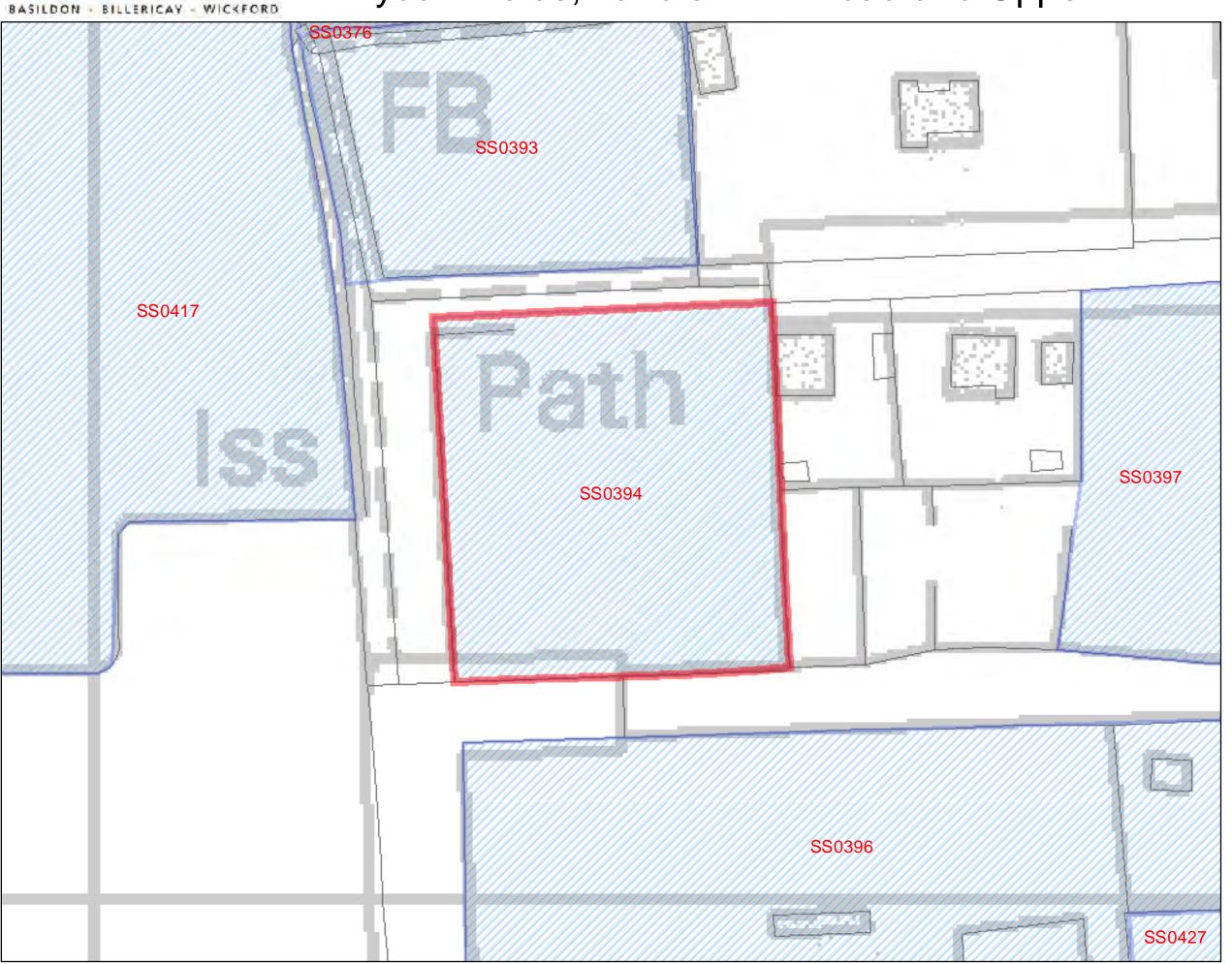
Address: Land west of Elm End, Elm Road, North Benfleet	Site Area: 0.33ha	Current Use: Grazing land	Site Ref: SS0394			
transport assessment carried out by ECC in A	April 2011 clas	sified the Broad Loca	tion within which	n the site is included,		
as Amber category.						
Constraints (description):						
<ul> <li>Green Belt allocation in developmen</li> </ul>	ı plan					
Protected species alert area						
Potential contamination in vicinity –	no intrusive ir	ivestigation undertak	en			
Employment area buffer						
Definitive footpath to west of site						
Could the constraints be overcome?	Yes					
Where Green Belt allocation is remo			. 6			
Where the site is investigated for process.						
<ul> <li>Where the site is investigated for period</li> <li>appropriate.</li> </ul>	otentiai contai	mination and remedia	ition measures a	re undertaken as		
<ul> <li>Employment area buffer of little cor</li> </ul>	isequence du	e to intervening uses	and distance fro	m employment area.		
<ul> <li>Definitive footpath of little consequence</li> </ul>	ence provided	its position is respec	ted			
What is the most suitable type of deve	lopment for	this site? Smallhold	ing, farmland as	part of a broader		
area, open space, woodland 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.						
Is site available for development?		Yes. This site was s	ubmitted throug	h the Call For Sites		

process by the landowner.

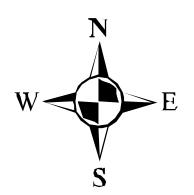
If yes, when?



# Ivycott Fields, Land at Elm Road and Upper Av



SHLAA 2011/2012



SHLAA Site Survey F	orm	Part 1						
Address: Land between Dawlish and Br Dry Street, Langdon Hills	rook C	Cottage,	Site Area: 0.09ha	Current Use: Domestic Garden/Woodla		Site Ref: SS0395		
Description of Site (includ	ina p	lanning	status)		Site	Access: D	ry Street	
Rectangular shaped site locate setting. Surrounding area com high quality landscapes. The s grass and forms part of the expression of the	ed on nprise site co	the north s a mixtur omprises r	side of Dry re of plotland nostly trees,	s, woodland and shrubs and		ess to Serv		
Development Plan: Allocated	as Gre	een Belt ir	the BDLP 19	998.				
<ul> <li>Planning History:</li> <li>Minor alterations and Cottage)</li> <li>04/00330/FULL – Der dwelling with room in double garage – Broo</li> </ul>	molitic roof,	on of dwel dormers,	ling and erec	t 3 bedroom y and detached				
Ownership:		- Public B	odv?	No	1			
ownersing.	_		ndividual?	Yes				
	F	- Compan		No				
	Ī	- Unknow		No	Ī			
Urban Area Site		No						
Green Belt Site		Yes	Area: 0.09	ha				
Greenfield Site		Yes	Area: 0.09					
Previously Developed Land		No						
Site Constraints			<b>-</b>					
Areas excluded from the S	HLA	4		Constraints th	nat m	nav affect	a site's viabili	tv
Scheduled Monument	With			Ancient Woodla			Within	
	Part			1			Part of Site	
	Adj.			1			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar				Local Wildlife Si	tes		Within	
		of Site		1			Part of Site	
		in Buffer		1			Within Buffer	
Local Nature Reserve (LNR)	With			Biodiversity Acti	ion Pl	an (BAP)	Within	
2004. 114.4.0 11000.10 (2.111)		of Site		Priority Habitat		(27.11)	Part of Site	
		in Buffer		1			Within Buffer	
Flood Zone If yes, Zone 3? □	VVICI	an Burrer		Protected Special	es Ale	ert Area	within Baner	
Washland				Protected Specie	es Ale	ert Area -		
Marshes Protection Area				10m Buffer				
Existing, developed	With	in		1				
business/ industrial areas	Part			Village Green &	Com	mon Land		
	Adj.			Ground Water V Area				
Oil / Gas Pipelines				Conservation Ar	ea		Within	
							Adj. To	
Electricity Pylons				Listed Buildings			Within	
							Adj. To	
Immovable communications				Potential Contar	minat	ed Land		-

links

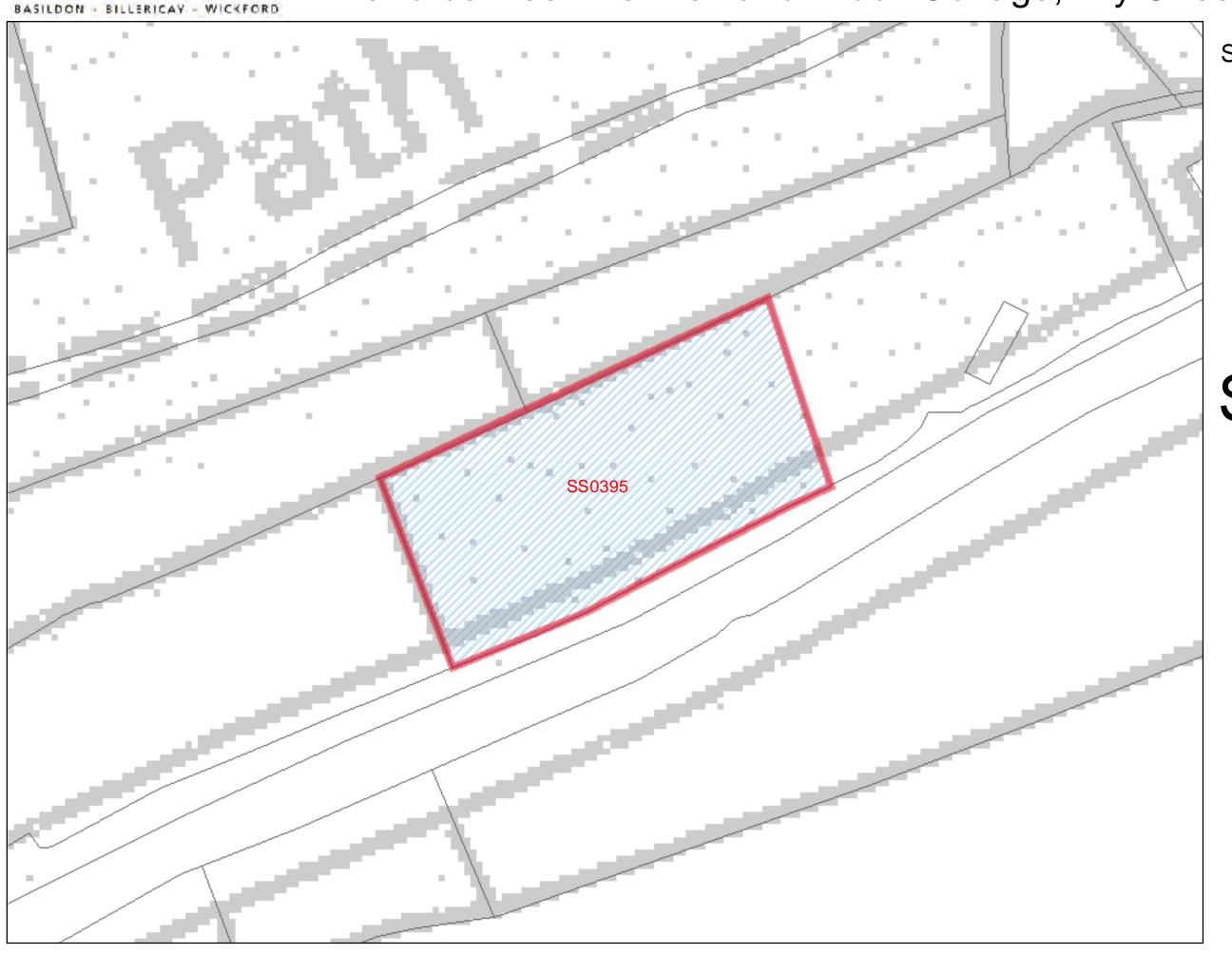
Address: Land between Dawlish and Brook Cottage, Dry Street, Langdon Hills		Site Area: 0.09ha	Current Use: Domestic Garden/Woodland	Site Ref: SS0395		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)		
			TPO			
			Archaeological Finds	s Area		
Highway issues:						
Constraints (description):						
Could the constraints be o	vercome?					
What is the most suitable	type of deve	lopment for	this site?			
Site is not suitable for housing developm		oment x				
Reason(s) why site is not						

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

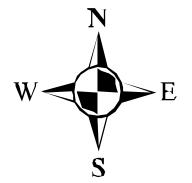
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Land between Dawlish and Brook Cottage, Dry Street



SHLAA 2011/2012



Address: Land at Murray's Farm, Acacia Road, North Benfleet		Site Ref: SS0396				
	grassland		1			

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

Largely rectangular shaped site located on the north side of Acacia Road, south side of Barclay Road, North Benfleet. The land comprises a bungalow and a number of mobile homes and outbuildings, with the remainder grassland.

The site appears to be linked to site SS0397 due to the 'closure' of Barclay Road (uncertain what happened but Barclay Road has been shortened). A telegraph line runs through the site, possibly as it once followed Barclay Road. The site is flat.

The land is situated within an area of sporadic residential development interspersed with vacant plots, in a semi-rural setting.

Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.

#### Planning History:

An old map of 1939 describes the site as Tar Hall Farm, also previously known as Terece. Applications submitted:

- BAS/1195/62 14 dwellings (outline) Refused 28.09.1962
- BAS/1019/63 Residential prefabricated bungalow (Outline to Plots 890/895) - Refused 30.09.1963
- BAS/0782/82 4 bed detached chalet Refused 03.08.1982
- BAS/0895/86 Rebuild bungalow Refused 1986
- BAS/0089/89 Replacement dwelling Refused 31.03.1989
- BAS/0926/89 Replacement dwelling and garage Refused 21.07. 1989, Allowed on appeal 06.08.1990
- BAS/1004/92 Resite replacement dwelling Granted 29.07.1993

Road	
Access to Services	(distance in m)

Site Access: Acacia Road or Barclay

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

Local Centre: >800m

Town Centre: Pitsea > 800m

Public Open Space: Churchyards >800m; Country Park < 2km

Natural Green Space < 800m; Outdoor Sports Facilities < 2km;

Urban Park <400m

Bus Stop: >500m (Pound Lane) Railway Station: Pitsea > 2.5km

Ownership:	- Public Body?		No
	- Private Individual?		Yes
	- Company?	?	No
	- Unknown?	?	No
Urban Area Site	No		
Green Belt Site	Yes	Area: 0.72	ha
Greenfield Site	Yes	Area: 0.52	ha
Previously Developed Land	Yes	Area: 0.2h	a

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

Address: Land at Murray's Farm, Acacia Road, North Benfleet		Site Area: 0.72ha	Current Use: Residential, farm, grassland	Site Ref: SS0396		
	Within buffer	Yes	Ground Water Vulne Area	erability		No
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No Listed Buildings			Within	No
, ,			-		Adj. To	No
Immovable communications links		No	Potential Contamina	ited Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		To the west	Yes
H.E.R – No records	•		TPO			No
			Archaeological Finds	s Area		No

**Highway issues:** 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.

### Constraints (description):

- Green Belt allocation in development plan
- Protected species alert area
- Potential contamination in vicinity no intrusive investigation undertaken
- Employment area buffer
- Definitive footpath runs alongside the western boundary of the site (Upper Avenue)

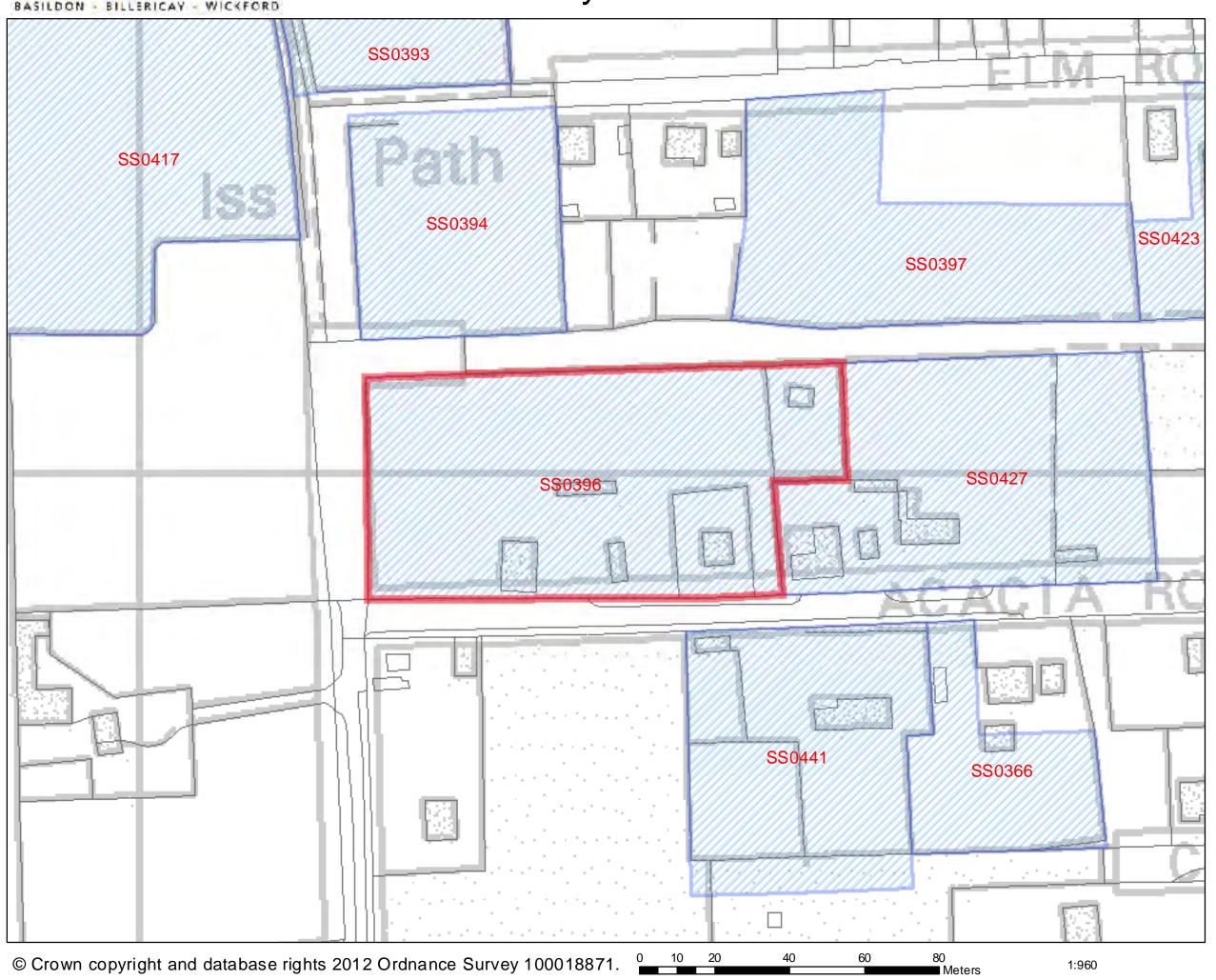
#### Could the constraints be overcome? Yes

- Where Green Belt allocation is removed from the development plan;
- Where the site is investigated for protected species and appropriate safeguards put in place; and
- Where the site is investigated for potential contamination and remediation measures are undertaken as appropriate.
- Employment area buffer of little consequence due to intervening uses and distance from employment area.
- Definitive footpath unlikely to be affected so long as its position is respected.

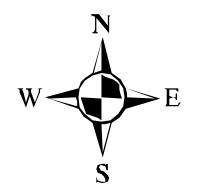
Definitive rootpath unlikely to be affected so long as its position is respected.						
What is the most suitable type of development for this site? Smallholding, farmland as part of a broader						
area, open space, woodland or as existing. (Leisure and recreation or mixed uses also sought in submission)						
Site is NOT suitable for housing development X						
Reason(s) why site is / is not suitable for housing:	Site is not within or adjacent to the settlement boundary					
and is relatively remote from public services.						
Is site available for development?	Yes. This site was submitted through the Call For Sites					
If yes, when?	process by the landowner.					



# Land at Murrays Farm



SHLAA 2011/2012



SS0396

1:960

Address: Land east of Rosem Road, North Benfleet	orm Part 1 ary, Elm	Site Area: 0.44ha	Current Use: Grazing land / scrubland	Site Ref: SS0397		
	of grassland and	Site Access: Elm Road or Barclay Road  Access to Services (distance in m)				
scrubland. Barclay Road has incorporated into (or at least (SS396), but is a separate su of trees around the boundariessentially flat.	Secondary Scho GPs / Health Co	ool: >1500m entre: >800m ·800m				
It is situated within an a interspersed with vacant plots			ial development	Public Open Space: Churchyards >800m; Country Park <2km		
Development Plan: Allocated	as Greenbelt	in the Basildon	Local Plan 1998.	Natural Green		1;
Planning History:  • BAS/0487/53 – Reside	ential develop	ment – Refuse	d 26.11.1953	Urban Park <40 Bus Stop: >500	00m 0m (Pound Lane	e)
Ownership:	- Public	Body?	No		ı: Pitsea > 2.5kı	
-	- Private	e Individual?	Yes	]		
	- Compa	any?	No			
	- Unkno	wn?	No			
Urban Area Site	No					
Green Belt Site	Yes	Area: 0.44	ha			
Greenfield Site	Yes	Area: 0.44	ha			
Previously Developed Land	d No					
Site Constraints		<u> </u>		,		
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodla		Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
		INO			Within Dunci	INO
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes		No
SSSIs/ SACs / SPAs / Ramsar	Within Part of Site Within Buffe	No No	Local Wildlife Si	tes	Within Part of Site	
	Part of Site Within Buffe	No No r No			Within Part of Site Within Buffer	No No No
SSSIs/ SACs / SPAs / Ramsar  Local Nature Reserve (LNR)	Part of Site Within Buffe Within	No No r No No	Local Wildlife Si Biodiversity Acti Priority Habitat		Within Part of Site Within Buffer Within	No No No
	Part of Site Within Buffe Within Part of Site	No No r No No No	Biodiversity Acti		Within Part of Site Within Buffer Within Part of Site	No No No No
	Part of Site Within Buffe Within	No No r No No No	Biodiversity Acti	on Plan (BAP)	Within Part of Site Within Buffer Within	No No No
Local Nature Reserve (LNR)	Part of Site Within Buffe Within Part of Site	No No r No No No r No No r No	Biodiversity Acti Priority Habitat Protected Speci	on Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site	No No No No No No
Local Nature Reserve (LNR)  Flood Zone  Washland	Part of Site Within Buffe Within Part of Site	No	Biodiversity Acti Priority Habitat	on Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site	No No No No No No Yes
Local Nature Reserve (LNR)  Flood Zone  Washland  Marshes Protection Area	Part of Site Within Buffe Within Part of Site	No	Biodiversity Acti Priority Habitat Protected Speci Protected Speci	on Plan (BAP) es Alert Area	Within Part of Site Within Buffer Within Part of Site	No No No No No No Yes
Local Nature Reserve (LNR)  Flood Zone  Washland  Marshes Protection Area  Existing, developed	Part of Site Within Buffe Within Part of Site Within Buffe Within Buffe	No N	Biodiversity Acti Priority Habitat Protected Speci Protected Speci 10m Buffer	on Plan (BAP) es Alert Area es Alert Area -	Within Part of Site Within Buffer Within Part of Site	No No No No No No Yes
Local Nature Reserve (LNR)  Flood Zone  Washland Marshes Protection Area	Part of Site Within Buffe Within Part of Site Within Buffe	No N	Biodiversity Acti Priority Habitat Protected Speci Protected Speci	on Plan (BAP) es Alert Area es Alert Area - Common Land	Within Part of Site Within Buffer Within Part of Site	No No No No No No Yes
Local Nature Reserve (LNR)  Flood Zone  Washland  Marshes Protection Area  Existing, developed business/ industrial areas	Part of Site Within Buffe Within Part of Site Within Buffe Within Buffe	No N	Biodiversity Active Priority Habitat  Protected Specive Protected Specive 10m Buffer  Village Green & Ground Water Narea	es Alert Area es Alert Area - Common Land	Within Part of Site Within Buffer Within Part of Site Within Buffer	No No No No No Yes Yes No No
Local Nature Reserve (LNR)  Flood Zone  Washland  Marshes Protection Area  Existing, developed	Part of Site Within Buffe Within Part of Site Within Buffe Within Buffe	No N	Biodiversity Acti Priority Habitat  Protected Speci Protected Speci 10m Buffer  Village Green & Ground Water \	es Alert Area es Alert Area - Common Land	Within Part of Site Within Buffer Within Part of Site	No No No No No Yes Yes
Local Nature Reserve (LNR)  Flood Zone  Washland  Marshes Protection Area  Existing, developed business/ industrial areas	Part of Site Within Buffe Within Part of Site Within Buffe Within Buffe	No N	Biodiversity Active Priority Habitat  Protected Specive Protected Specive 10m Buffer  Village Green & Ground Water Narea	on Plan (BAP) es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer  Within Buffer	No No No No No No Yes  Yes  No No No No
Local Nature Reserve (LNR)  Flood Zone  Washland  Marshes Protection Area  Existing, developed business/ industrial areas  Oil / Gas Pipelines	Part of Site Within Buffe Within Part of Site Within Buffe Within Buffe	No N	Biodiversity Acti Priority Habitat  Protected Speci Protected Speci 10m Buffer  Village Green & Ground Water \ Area Conservation Ar	on Plan (BAP) es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer Within Part of Site Within Buffer Within Buffer  Within Buffer	No No No No No No Yes  Yes  No

Address: Land east of Rosema Road, North Benfleet	ry, Elm	Site Area: 0.44ha	Current Use: Grazing land / scrubland	Site Ref: SS0397	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpat	h (PRoW)	No
H.E.R – No records			TPO		No
			Archaeological Fir	nds Area	No
as Amber category.  Constraints (description):  Green Belt allocation in Protected species alert Potential contamination Employment area buffer	area n in vicinity	•	nvestigation undert	aken	
Could the constraints be ov		Yes			
Where Green Belt allo					
	<ul> <li>Where the site is investigated for potential contamination and remediation measures are undertaken as</li> </ul>				
- Employment area buf	for of little		a ta intanyaning us	as and distance from amn	

• Employment area buffer of little consequence due to intervening uses and distance from employment area.

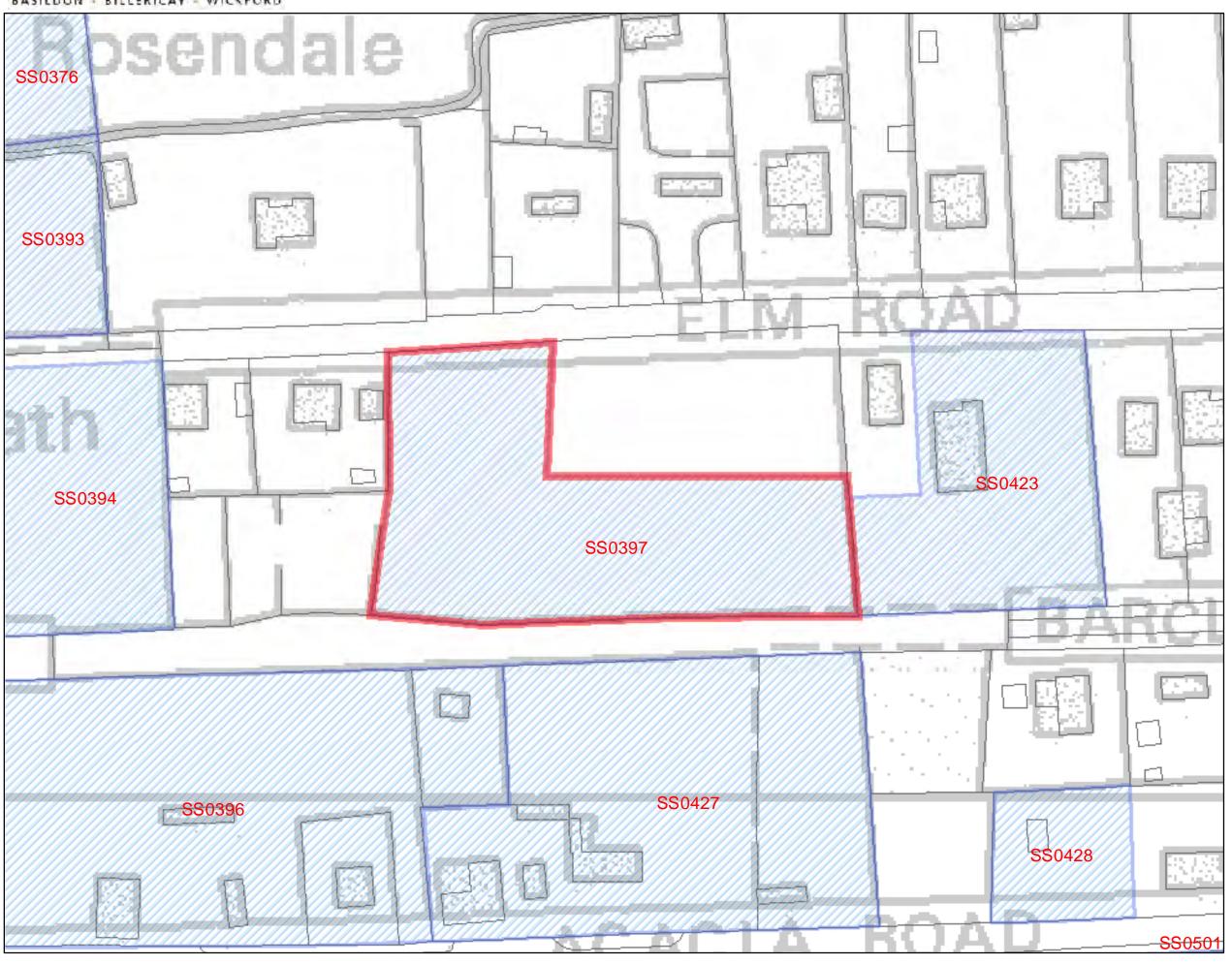
What is the most suitable type of development for this site? Smallholding, farmland as part of a broader.

What is the most suitable type of development for this site? Smallholding, farmland as part of a broader						
area, open space, woodland or as existing. (Leisure and recreation or mixed uses also sought in submission)						
Site is NOT suitable for housing development						
Reason(s) why site is / is not suitable for housing: and is relatively remote from public services.	Site is not within or adjacent to the settlement boundary					
Is site available for development?  If yes, when?  Yes. This site was submitted through the Call For Sprocess by the landowner.						

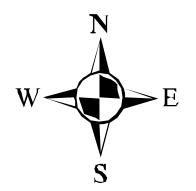
SHLAA Site Survey



# Land at Murrays Farm



SHLAA 2011/2012



<b>Address</b> : Land on the corner of Northlands approach and Dry Street, Langdon Hills, Basildon		Current Use: Grazing field	Site Ref.: SS0398	
December 1 and City Construction of Construction			/ 51 .1.1	

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

Rectangular site on the south side of Dry Street. The site is generally open but contains a number of trees (no significant examples) and two dilapidated sheds / corrugated outbuildings that are overrun by plants (they are of no particular constraint). The site is bounded by fencing and a sign indicates it is used for grazing.

Around the site are a small number of semi-rural properties and to the north are open fields and countryside.

Designated as Green Belt and plotland in BDLP 1998

### Planning History:

None

Ownership:	- Public Boo	No	
	- Private In	Yes	
	- Company?	No	
	- Unknown?	No	
Urban Area Site	No		
Green Belt Site	Yes	Area: 0.27	ha
<b>Greenfield Site</b>	Yes	Area: 0.27	ha
Previously Developed Land	No		

**Site Access**: Dry Street / Northlands Approach / Coombe Drive

Access to Services (distance in m)

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

Local Centre: >800m Town Centre: >800m

Public Open Space: Allotments >800m, Amenity Green Spaces <800m, children and young people <400m, Churchyard <400m, civic spaces >2km, country parks <400m (adjacent), educational fields >800m, natural and semi natural <400m, outdoor sport >2km, urban

Bus Stop: >500m Railway Station: >1.6km

parks > 2km

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

SHLAA Site Survey 1

	Site Area: 0.27 ha	Current Use: Grazing field	Site Ref.: SS0398	
access would require improvements to impro	ve safety.			
Constraints (description):  Designated as green belt and plotlane Away from services and facilities Ground water vulnerability area Protected species alert area Potential contaminated land	d in BDLP 19	98		
Could the constraints be overcome?  What is the most suitable type of devel	No	this site? Current	tuca Opan chaca	
Site is not suitable for housing development		Current	t use, Open space	
Reason(s) why site is not suitable for he The site is located in an area away from the the site would encroach upon the countrysic Furthermore, the site is away from services amenities, which makes the site unsustainable. For all the above reasons, the site is unsuita	settlement be le, which wou and facilities a ble.	lld be against nation and promotes the u	nal guidance set o	ut in PPG2.

Yes. This site was submitted through the Call For Sites

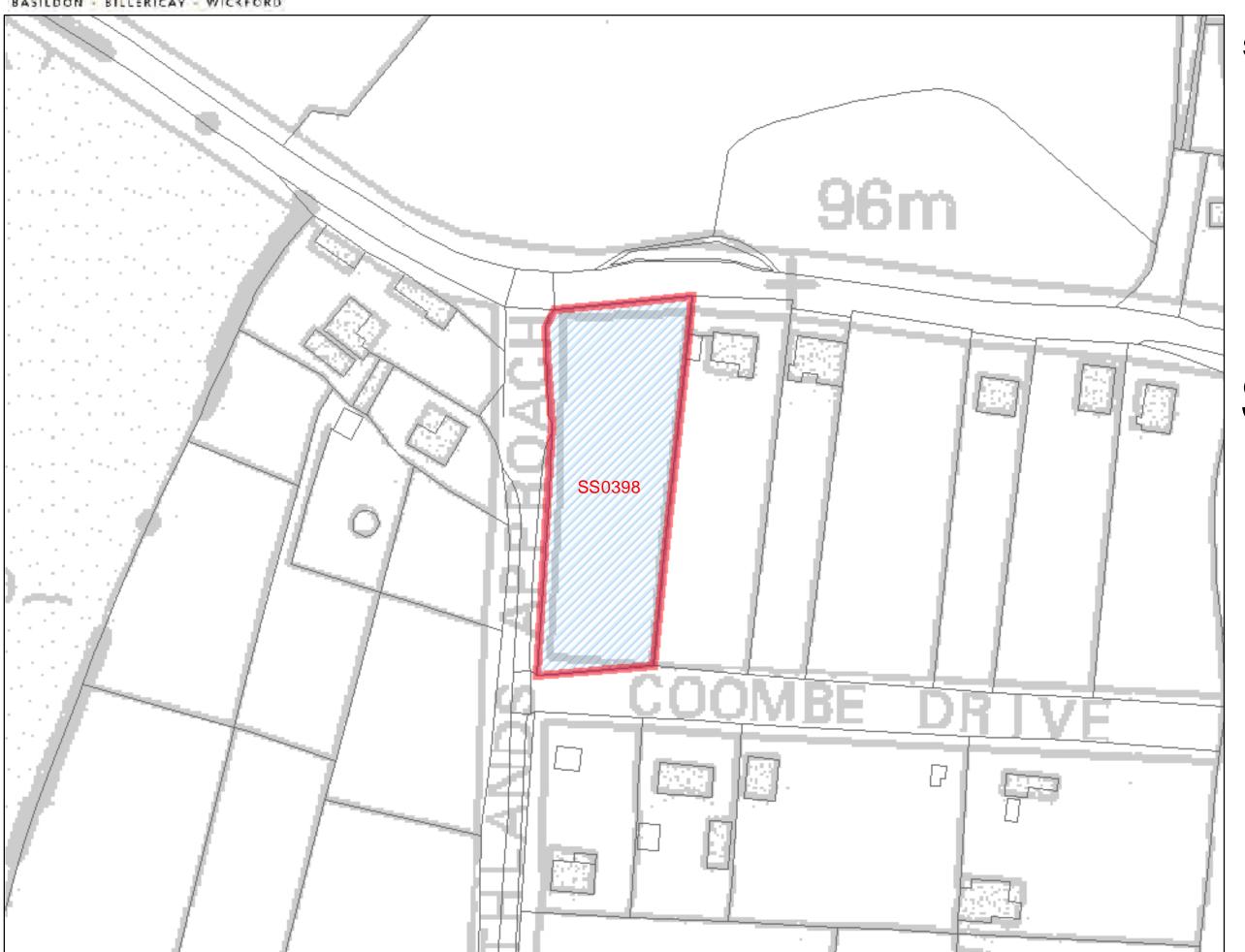
process by the landowner.

Is site available for development? If yes, when?

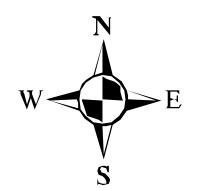
SHLAA Site Survey 2



### Land West of St, Meachand, on the Corner of North



SHLAA 2011/2012



Address: Southway Farm Nur Southway, Langdon Hills			Site Area: 0.4ha	Current Use: Nursery Smallholding		Site Ref: SS0399		
Description of Site (including planning status) Rectangular shaped site comprising a small garden nursery, gree and other temporary structures, located on the west side of Sout a rural setting. Several trees and hedgerows exist along the site boundaries. Surrounding area comprises a mixture of plotlands, wand high quality landscapes.						e Access: S ess to Serv		
Development Plan: Allocated a	as Green	Belt ir	the BDLP 19	98.				
Planning History:  BAS/0491/64 –Siting ( BAS/2798/72 – Outlin BAS/0688/00 – Agricu dismissed 2001	e 1 dwel	lling –	Refused 1973					
Ownership:	- Pı	ublic B	odv?	No				
			Individual?	Yes				
		ompan		No	1			
		nknow		No	1			
Urban Area Site	No			110				
Green Belt Site	Yes		0.4ha		1			
Greenfield Site	Yes		0.4na 0.3ha		1			
					1			
Previously Developed Land	d Yes	<u> </u>	0.1ha					
Site Constraints	111 0 0			Camatusinta th		and official in	it - / i -	la ilita
Areas excluded from the S Scheduled Monument	Within			Constraints the Ancient Woodla			Within	Dility
Scheduled Worldment				Ancient woodia	Hu	F		
	Part of			-		-	Part of Site	
0001 / 040 / 004 / 0	Adj. To			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			Within Buff	er
SSSIs/ SACs / SPAs / Ramsar		011		Local Wildlife Si	tes	H-	Within	
	Part of S						Part of Site	
	Within E	Buffer		<b>5.</b>		(5.45)	Within Buff	er
Local Nature Reserve (LNR)	Within			Biodiversity Acti	on Pl		Within	
	Part of S			Priority Habitat		F	Part of Site	
	Within E	Buffer					Within Buff	er
Flood Zone				Protected Specie	es Ale	ert Area		
If yes, Zone 3? □				5				
Washland				Protected Specie	es Ale	ert Area -		
Marshes Protection Area				10m Buffer				
Existing, developed	Within				_			
business/ industrial areas	Part of			Village Green &				
	Adj. To			Ground Water V Area	/ulner	rability		
Oil / Gas Pipelines				Conservation Ar	ea		Within	
							Adj. To	
Electricity Pylons				Listed Buildings			Within	
						Ī	Adj. To	
Immovable communications				Potential Contar	minat		<u>-</u>	

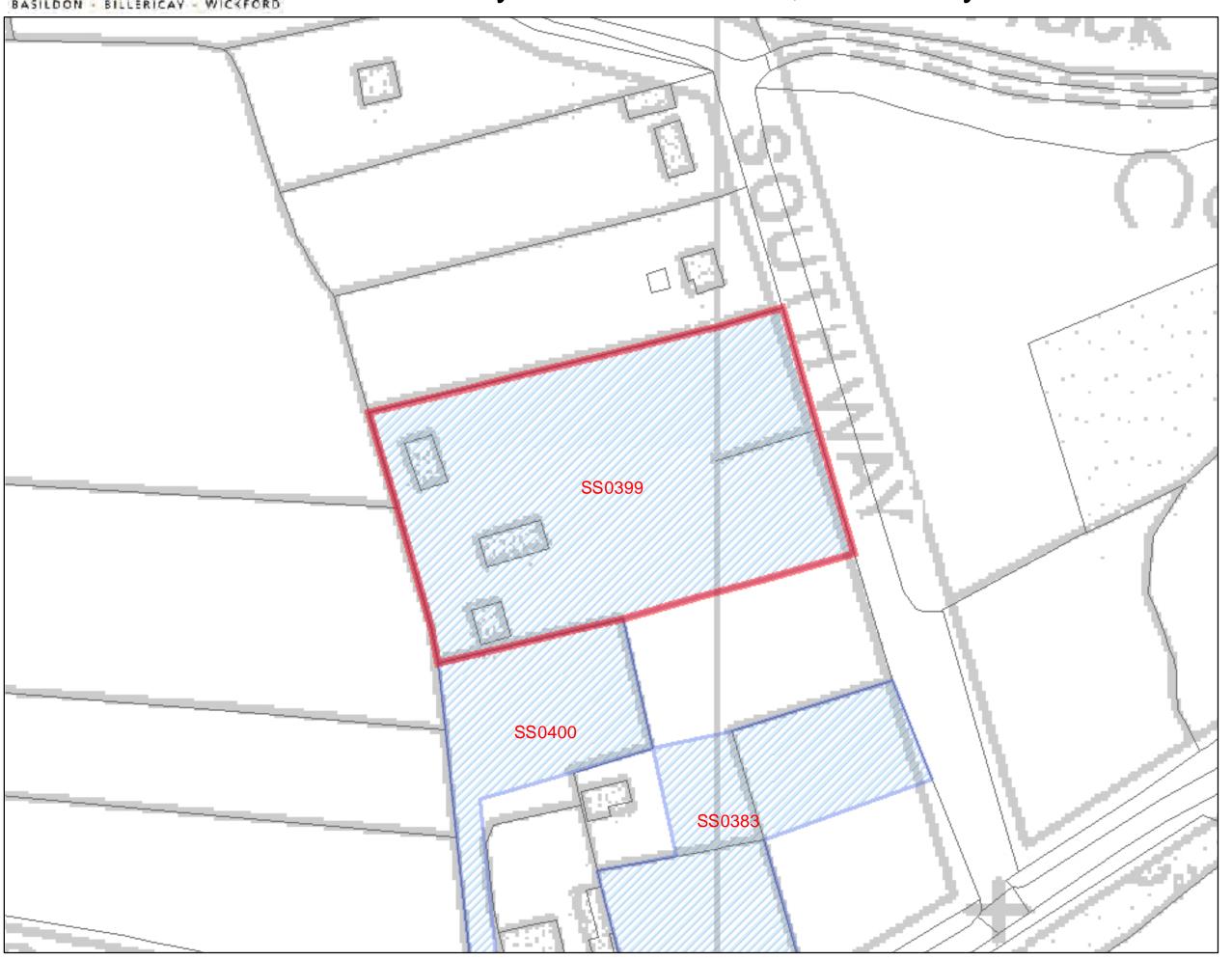
Address: Southway Farm Nu Southway, Langdon Hills	rseries,	Site Area: 0.4ha	Current Use: Nursery Smallholding	Site Ref: SS0399		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)		
			TPO			
			Archaeological Finds	s Area		
Highway issues:						
Constraints (description):						
Could the constraints be o	vercome?		•			
What is the most suitable	type of deve	lopment for	this site?			
Site is not suitable for hou	ısing develop	ment x				
Reason(s) why site is not	suitable for h	nousing:				

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:

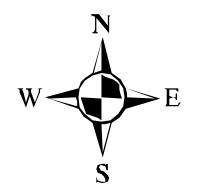
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Southway Farm Nurseries, Southway



SHLAA 2011/2012



SHLAA Site Survey F	orm Part 1					
Address: Land at rear of Ros Street, Langdon Hills	Site Area: 0.12ha	Current Use: Smallholding/ Garden	Site Ref: SS0400			
Description of Site (includ Small irregular shaped site loo to its junction with Southway comprises a mixture of plotlar The site comprises mostly gra structures. Development Plan: Allocated	cated on the no in a rural settin nds, woodland ass and a coupl	orth side of Dr ng. Surroundir and high qual e of temporar	ng area ity landscapes. y shed	Site Access: Access to Ser		
Planning History: None in rela applications for minor domest dwelling Roseville, to which th	ic alterations a	nd extensions				
Ownership:	- Public E	Body?	No	1		
	- Private	Individual?	Yes			
	- Compar	ıy?	No			
	- Unknow		No	1		
Urban Area Site	No					
Green Belt Site	Yes	0.12ha				
Greenfield Site	Yes	0.1ha				
Previously Developed Land	d Yes	0.02ha				
Site Constraints				,		
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viability	
Scheduled Monument	Within		Ancient Woodland		Within	
	Part of				Part of Site	
	Adj. To				Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Si	tes	Within	
	Part of Site		_		Part of Site	
	Within Buffer				Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (BAP)	Within	
	Part of Site		Priority Habitat	riority Habitat		
	Within Buffer				Within Buffer	
Flood Zone If yes, Zone 3? □			Protected Speci-			
Washland			Protected Speci	es Alert Area -		
Marshes Protection Area			10m Buffer			
Existing, developed	Within					
business/ industrial areas	Part of		Village Green &			
	Adj. To		Ground Water V Area	/ulnerability		
Oil / Gas Pipelines			Conservation Ar	ea	Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within	
					Adj. To	
Immovable communications links			Potential Contar	minated Land		
400m buffer zone around			Definitive Footp	(DD 144)		

Address: Land at rear of Roseville, Dry Street, Langdon Hills	Site Area: 0.12ha	Current Use: Smallholding/ Garden	Site Ref: SS0400		
		TPO		•	
		Archaeological Fi	nds Area		
Highway issues:					
Constraints (description):					
Could the constraints be overcome?					
What is the most suitable type of dev	elopment for	this site?			
Site is not suitable for housing develo	opment x				
Descen(s) why site is not suitable for	housing	•			

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

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

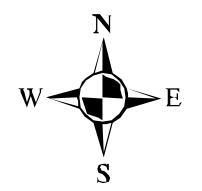
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Land at rear of Roseville Dry Street



SHLAA 2011/2012



	Current Use: Plotland –	Site Ref.: SS0401
	hardstanding	

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

A plotland site consisting of hard standing, currently containing mobile homes, outbuildings and vehicles associated with a neighbouring plot, Beony. The site contains a number of trees and hedging. The land is flat.

The neighbouring uses are residential and the area is rural plotland in character, with various uses including a mixture of residential and vacant plotlands, bordered by hedges and trees.

Designated as Green Belt and plotland in BDLP 1998

Planning History: Land adjacent –

- 09/00352/UCO Enforcement enquiry closed
- 10/00119/UBW Enforcement enquiry closed
- 10/00150/BC Enforcement enquiry closed
- 10/00313/UBW Enforcement enquiry closed
- 11/00364/FULL Demolition of existing bungalow and erection of 2 bedroom bungalow and detached garage granted

Access to Services (distance in m)

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

Local Centre: >800m Town Centre: >800m

Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard >800m, civic spaces <2km, country parks <2km, educational fields >800m, natural and semi natural <800m, outdoor sport <800m, urban parks <800m

Bus Stop: 200m

Railway Station: >1.6km

Ownership:	- Public Body?		No
	- Private Individual?		Yes
	- Company?		No
	- Unknown?		No
Urban Area Site	No		
Green Belt Site	Yes	Area: 0.05	ha
Greenfield Site	Yes	Area: 0.05	ha
Previously Developed Land	No		

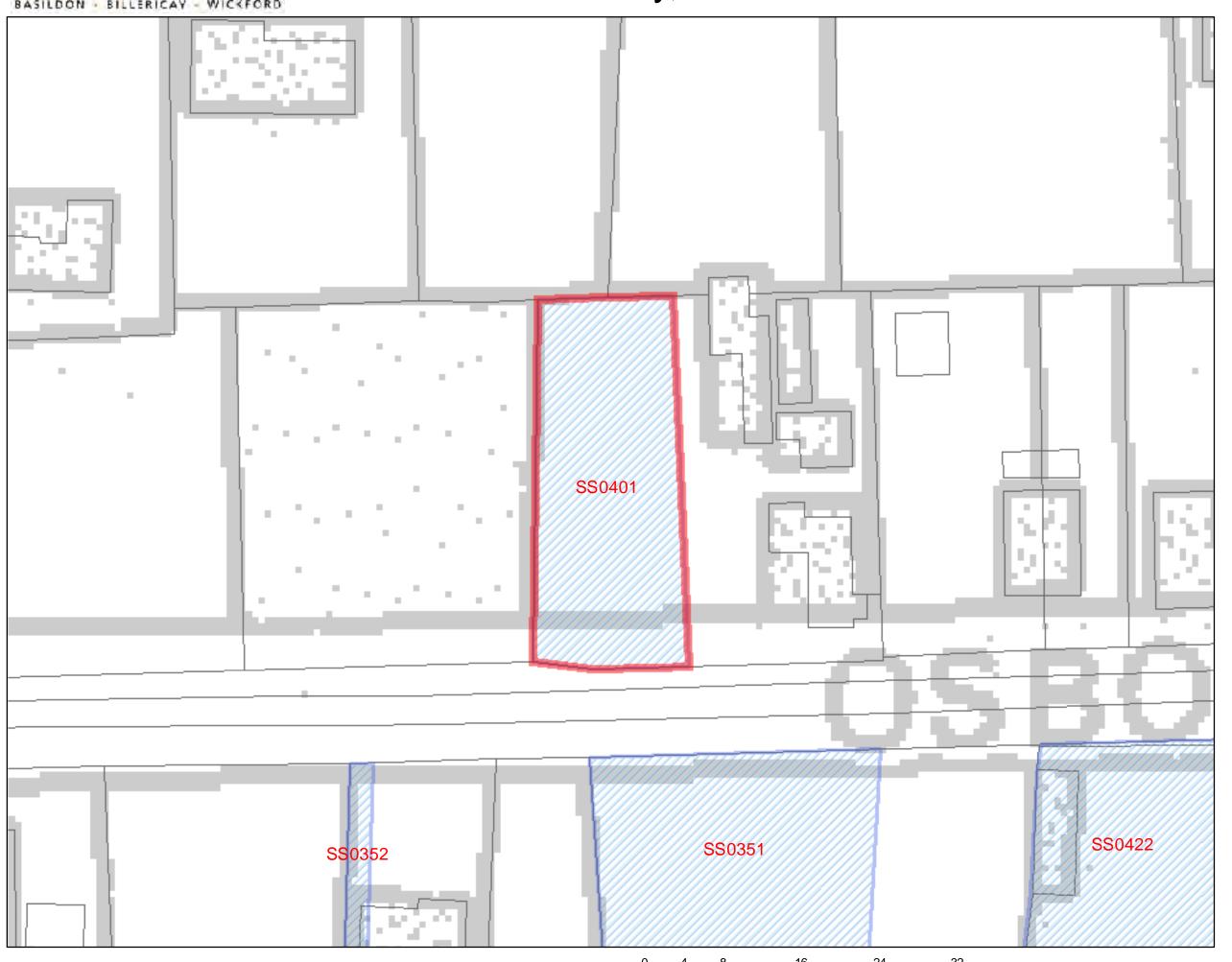
### **Site Constraints**

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

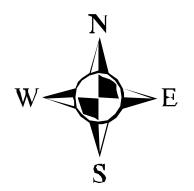
Address: Land adjacent to Be Osborne Road, Basildon	eony,	Site Area: 0.05 ha	Current Use: Plotland – hardstanding	Site Ref.: SS0401	
Immovable communications links		No	Potential Contamina	ated Land	С
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		Yes
Highway issues: Small acce			Archaeological Find		No
<ul> <li>Potential contaminate</li> <li>Could the constraints be o</li> <li>What is the most suitable</li> </ul>	vercome?	No lopment for	this site? Hardstan	ding, garden, open	n space
Site is NOT suitable for housi	ng developmer	nt X			
Reason(s) why site is / is The site is not within or adjace adjacent to the boundary. The In addition, the location is be including transport connection	cent to the sett e site is therefor yond recomme	lement bound ore unsuitable inded distanc	dary nor able to be co e. es for several public s		
Is site available for develo			Yes. The site was s process and it has		



# Land Wesr of Beoy, Osborne Road



SHLAA 2011/2012



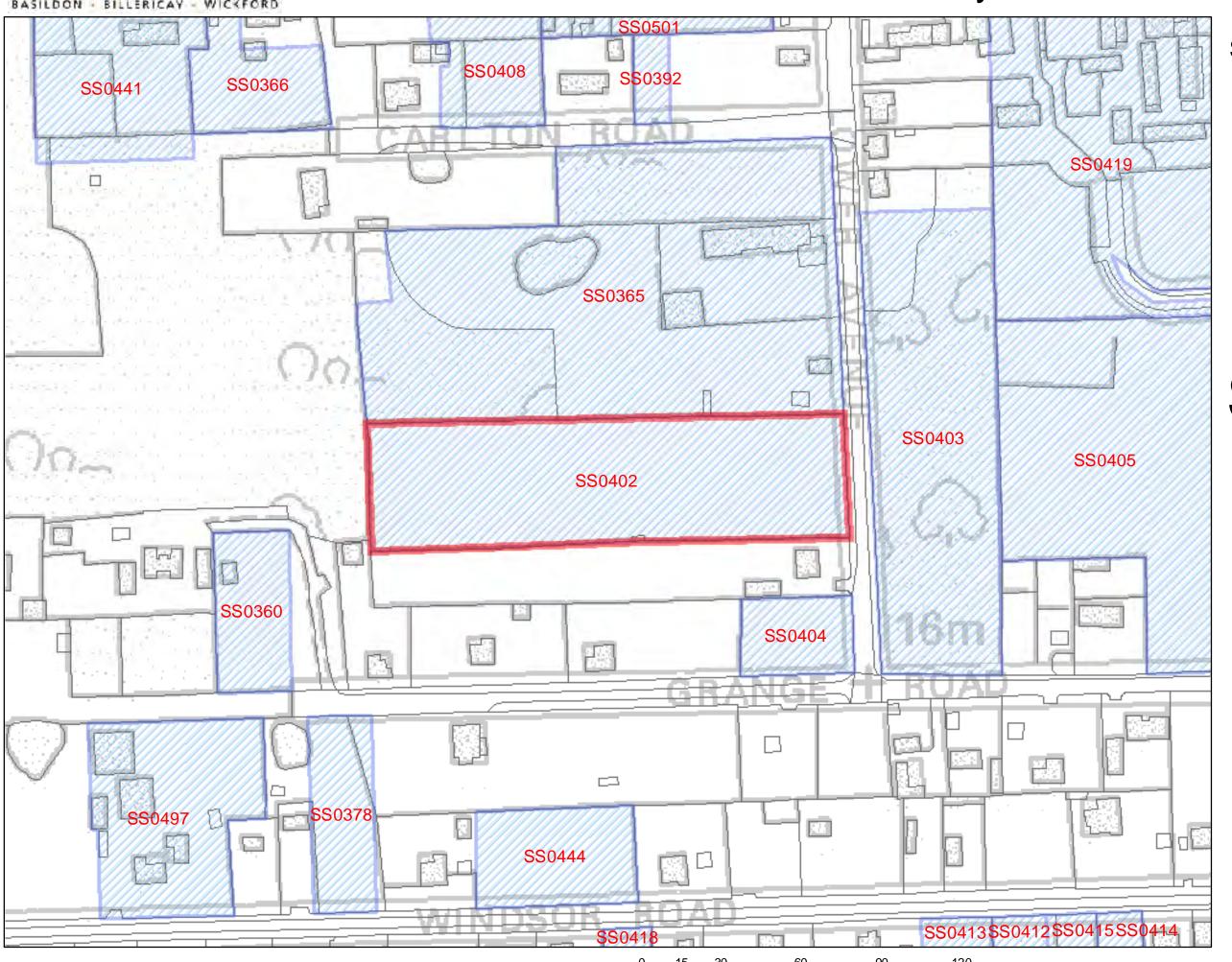
SHLAA Sile Survey F	omin art i					
Homestead and Sunnyside, Lo	and between The Willows / The omestead and Sunnyside, Lower Avenue,		Current Use: Vacant	Site Ref.: SS0402		
North Benfleet						
<b>Description of Site (includ</b> The site is rectangular, approx			n wide, within a	Site Access: Lower Avenue,	North Benfleet	
rural setting in North Benfleet					vices (distance	in m)
grassland, with a number of s	substantial bou	ndary trees to	the west.		l: None within bu	
					scoe; Eversley ~	
The site is within the plotland are mostly single dwellings in				,	ool: None within er Academy ~2kı	
heavily wooded area.	large plots of	vacant sites. 1	o the west is a		entre: 0 within 8	
				buffer	ond or o within c	,00111
The site is within the Green B	elt and a Plotla	nd area in the	BDLP 1998	Local Centre: 0	) within 800m bเ	uffer
<b>_</b>				Town Centre: I		
There is no planning history.	Dublio D	lody?	No	Public Open Sp		
Ownership:	- Public B	iody? Individual?	No Yes	Churchyard <8	Space < 800m;	
	- Compar		No	Country Park <		
	- Unknow		No	Natural Open S		
Urban Area Site	No		1	Outdoor Sports	Facilities < 2km	1;
Green Belt Site	Yes	0.84ha		Urban Park <8	00m.	
Greenfield Site	Yes	0.84ha		D Cl	0	
Previously Developed Land	<b>d</b> No			Bus Stop: >20	um n: Pitsea (~2.6kr	m)
Site Constraints				Kanway Station	1. Fitsea (~2.0Ki	11)
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodla		Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
	Part of Site	No	1		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
Flood 7-n-	Within Buffer	No	Duntantad Cunni	Alaut Ausa	Within Buffer	No
Flood Zone		No	Protected Speci-	es Alert Area		Yes
Washland		No	Protected Speci	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green &			No
	Adj. To	Yes	Ground Water V Area	/ulnerability		No
Oil / Gas Pipelines		No	Conservation Area Within		Within	No
·					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
Liedtholty i yions			Listed Ballalings		Adj. To	No
Immovable communications		No	Potential Contar	minated Land	C	1
links		N-	Definition 5	-H- (DD-144)		INI-
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ain (PKOW)		No
H.E.R – No records	• 		TPO			No
			Archaeological F	inds Area		No

					_	
Addre	ess:	Site Area:	Current Use:	Site Ref.:		
Land b	etween The Willows / The	0.84ha	Vacant	SS0402		
	stead and Sunnyside, Lower Avenue,					
North	Benfleet					
	vay issues:					
	de roads will need upgrading raints (description):					
COLIST	• •	no detailed as	sessment made (w	ithin 100m of post	-1953 infill)	
0						
0						
0	Protected species alert area					
0	5 1 (000 ) (0 1 1 1 5 1)					
Could	the constraints be overcome?	Yes / No				
0	Contamination – site investigation to	•	•			
0	<ul> <li>Boundary trees – Design solution to retain trees; tree survey to establish presence of any important</li> </ul>					
	specimens, with appropriate protection.					
0	,					
	consideration of green belt boundar			h processes of any	protected species	
0						
0	Employment area of no consequence due to rural, residential character of the area.					

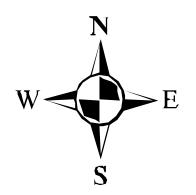
What is the most suitable type of development for None.	this site?			
NOTIC.				
Site is NOT suitable for housing development				
Reason(s) why site is / is not suitable for housing:				
The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.				
Is site available for development?	Yes. The site was submitted through the Call for Sites			
If yes, when?	process and it has access at this time.			



# Land between The Willows and Sunnyside



SHLAA 2011/2012



Address: Land East of The Willows, No	rth Benfleet	Site Area: 0.83ha	Current Use: Vacant	Site Ref.: SS0403		
<b>Description of Site (includ</b> The site is rectangular, appro mainly rural setting in North E	long and 40m		Site Access: Lower Avenue Benfleet	or Grange Aven	ue, North	
site, filled with trees.  The site is within the plotland used for various activities incl				Primary School (Felmores; Bris	rvices (distance : None within busce; Eversley ~ ool: None withir	uffer 1.5km)
northeast and residential prop	perties to the s	outh, north ar	nd west.	(Basildon Uppe GPs / Health C	er Academy ~2k entre: None with	m)
BDLP 1998	en and North	реппеет Рюпа	nu area in the	buffer Local Centre: N Town Centre: I	None within 800 Pitsea >800m	m buffer
There is no planning history.				Public Open Sp	oace:	
Ownership:	- Public E	Body?	No	Churchyard <8		
'		Individual?	Yes	Country Park <		
	- Compa		No	Natural Open S		
	- Unknov		No		Facilities <2km	1;
Urban Area Site	No		<u> </u>	Urban Park <8		
Green Belt Site	Yes	0.83ha		1		
Greenfield Site	Yes	0.83ha		Bus Stop: >200m		
Previously Developed Lan	<b>d</b> No		Railway Station		n: Pitsea (~2.6kı	n)
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	nat may affect	a site's viabili	tv
Scheduled Monument	Within	No	Ancient Woodla		Within	No
	Part of	No	]		Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites		Within	No
	Part of Site	No			Part of Site	No
	Within Buffer		1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat		Within	No
2000	Part of Site	No			Part of Site	No
	Within Buffer				Within Buffer	No
Flood Zone	Within Barrer	No	Protected Species Alert Area		Within Burier	Yes
Washland		No	Protected Speci	ies Alert Area -		No
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	Yes	Village Green & Common Land Ground Water Vulnerability Area			Yes
Oil / Gas Pipelines		No	Conservation A	rea	Within	No
·					Adj. To	No
Flootricity Dylama		No	Listed Duildings		\\/:+h:m	No
Electricity Pylons		No	Listed Buildings	•	Within	No
					Adj. To	No
Immovable communications links		No	Potential Conta	minated Land	A & (	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	oath (PRoW)		No
treatment plants						
treatment plants			TPO			No

	Site Ref.: SS0403	

### Highway issues:

No particular issues.

### Constraints (description):

- Contamination (A) Site investigated, land suitable for residential use. Northern most 10m of the site are covered by the investigation for DEV 117 for a new dwelling at Clissold in 2010 (10/01358/FULL). However, there is a possibility the mapping is flawed and the examination did not extend into this site.
- o Contamination (C) Likely existence of contamination, no detailed assessment made. Site is within 100m of post-1953 infill.
- o Substantial trees within the site
- o Green Belt designation
- o Protected species alert area
- o Employment area boundary (800m) (Courtauld Road)
- o Ground Water Vulnerability southeast corner.

#### Could the constraints be overcome?

o Contamination – site investigation to establish presence of any contaminants.

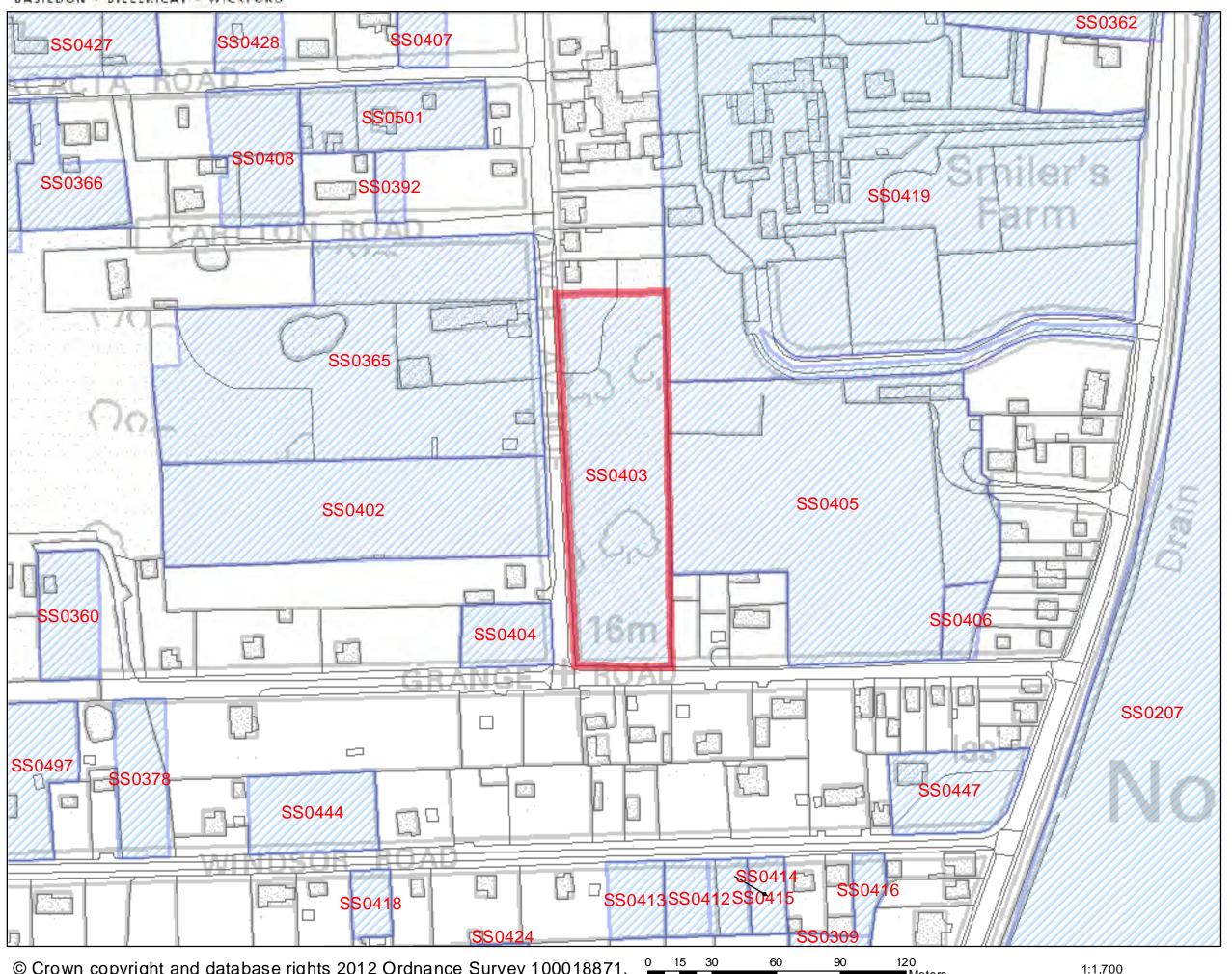
Yes

- o Trees Tree survey to establish presence of any important specimens, with appropriate protection.
- o Green Belt landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.
- o Protected species alert area ecological site assessment to establish presence of any protected species and appropriate action taken.
- o Employment area buffer of no consequence due to rural character of the area.
- o Ground water vulnerability engineering solution to avoid contamination of ground water; design solution to avoid development in area that could impact on ground water.

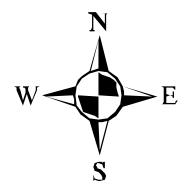
What is the most suitable type of development for None.	this site?			
Site is NOT suitable for housing development				
Reason(s) why site is / is not suitable for housing:				
The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is also remote from most services, facilities and amenities.				
Is site available for development? If yes, when?	Yes. The site was submitted through the Call for Sites process and it has access at this time.			



### Land South of Clissold Lower Avenue



SHLAA 2011/2012



OTILAA Site Survey I	<u> </u>					
Address: Land south of The Willows / T Homestead, North Benfleet	and south of The Willows / The 0.12ha Va		Current Use: Vacant	Site Ref.: SS0404		
Description of Site (including planning status)  Site Access:						
Small site, approximately 30m			nge Road and		or Grange Aven	ue North
Lower Avenue, within a mainly				Benfleet	or Grange Aven	ue, North
undeveloped, laid to grass wit					vices (distance	in m)
The site is used as part of the					: None within bu	•
to the north) but is separated					coe; Eversley ~	
10 mg mg, m, 24 mg 60 panaroa	o tat p. o	, po. t.j . o. t c			ool: None within	
The site is within the plotland	area, with a v	variety of surro	undina uses		er Academy ~2ki	
including light industrial / stor					entre: None with	
3 3	<i>3</i> .			buffer		
The site is within the Green B	elt and North	Benfleet Plotla	nd area in the		lone within 800r	m buffer
BDLP 1998				Town Centre: I		
06/01135 - rear extension to	existing garag	ge. Related to <sup>-</sup>	The Willows, had	Public Open Sp	ace:	
no impact on this parcel of lar				Churchyard <8		
Ownership:	- Public	Body?	No	Country Park <		
	- Private	Individual?	Yes	Natural Open S	Space <2km;	
	- Compa	ıny?	No		Facilities < 2km	1;
	- Unknov		No	Urban Park <8	00m.	
Urban Area Site	No					
Green Belt Site	Yes	0.12ha		Bus Stop: >200		
Greenfield Site	Yes	0.12ha		Railway Station	ı: Pitsea (~2.6kı	n)
Previously Developed Land				1		
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	tv
Scheduled Monument	Within	No	Ancient Woodland		Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No
333137 37103 7 31713 7 Rumsur	Part of Site	No	Local Wilding Si	103	Part of Site	No
	Within Buffer		1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Diadivarsity Acti	on Plan (PAP)	Within	No
Local Nature Reserve (LIVR)	Part of Site	No	Biodiversity Acti Priority Habitat	Uli Fiali (BAF)	Part of Site	No
			FПОПТУ Павітат			
Flood Zons	Within Buffer		Drotostad Care	oc Alort Are-	Within Buffer	No
Flood Zone		No	Protected Specie	es Alert Area		No
Washland		No	Drotostad Care	oc Alort Arr-		No
Washland		No	Protected Specion 10m Buffer	es Alert Area -		No
Marshes Protection Area	VACAL:	No	TOTTI BUTTET			
Existing, developed	Within	No	\text{\tin}\exitt{\text{\tin}\text{\tex{\tex			1
business/ industrial areas	Part of	No	Village Green &			No
	Adj. To	No	Ground Water V Area	/ulnerability		No
Oil / Gas Pipelines		No	Conservation Ar	rea	Within	No
					Adj. To	No
Floatricity Dylons		No	Listed Duildings		\\/ithip	No
Electricity Pylons		INU	Listed Buildings		Within	
					Adj. To	No
Immovable communications links		No	Potential Contar	minated Land	С	
400m buffer zone around		No	Definitive Footp	ath (PRoW)		No
wastewater/sewage				` ,		
treatment plants						
·	1		TPO			No
					<u> </u>	1

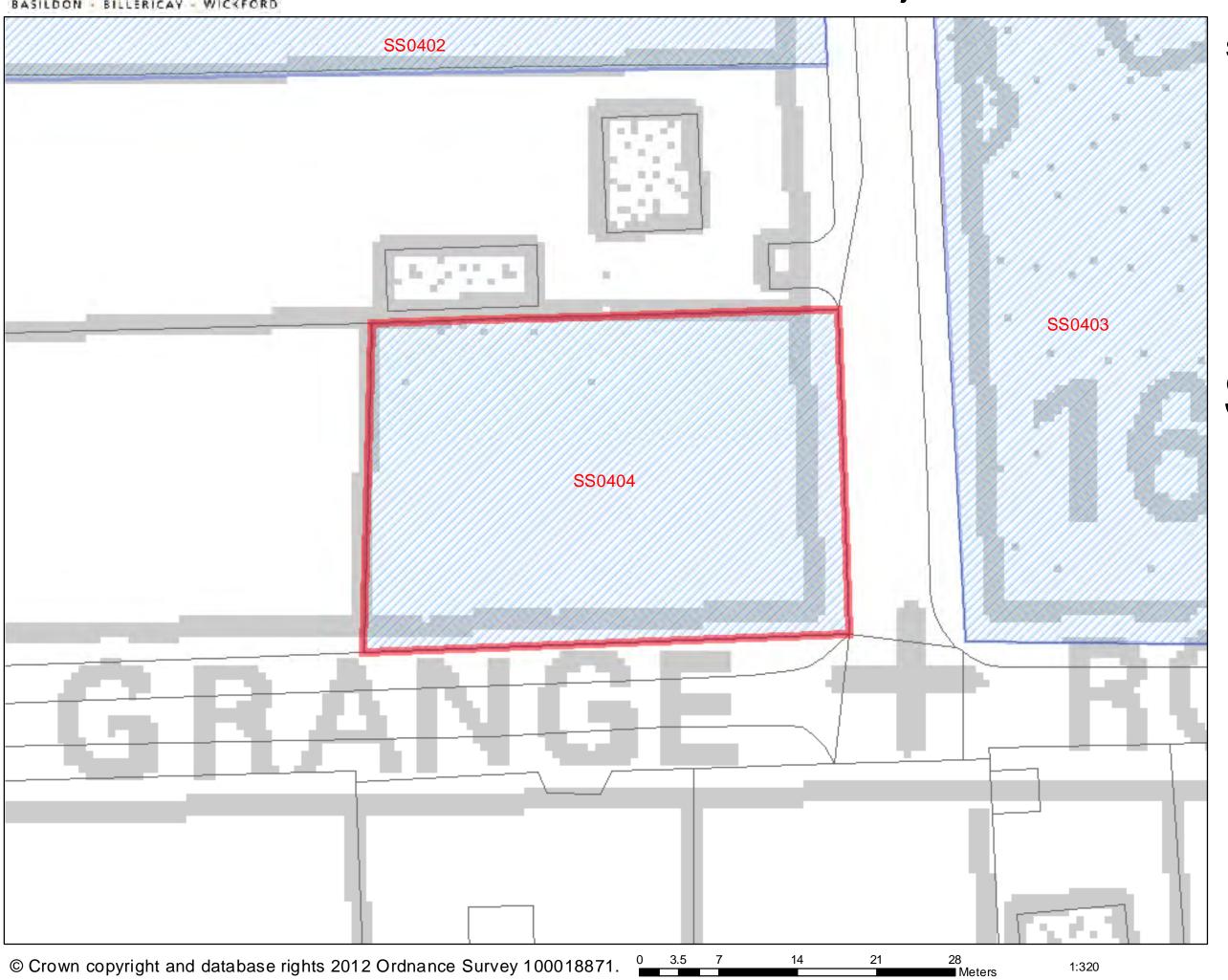
Address:	Site Area:	Current Use:	Site Ref.:			
Land south of The Willows / The	0.12ha	Vacant	SS0404			
Homestead, North Benfleet						
		Archaeological Find	ls Area	No		
Highway issues:						
Unmade roads would require improvement t	o enable suita	ible residential deved	opment			
Constraints (description):						
<ul> <li>Contamination (C) - Likely existence</li> </ul>	of contamina	tion, no detailed ass	essment made.	Site is within 250m of		
unknown infill.						
<ul> <li>Substantial trees along southern bound</li> </ul>	undary and no	ortheast corner.				
<ul> <li>Green Belt designation</li> </ul>						
Could the constraints be overcome?	Yes					
<ul> <li>Contamination – site investigation to</li> </ul>						
<ul> <li>Trees – Tree survey to establish pre-</li> </ul>		mportant specimens	, with appropria	te protection if		
necessary; Design solution to avoid						
o Green Belt – landscape character as		-	of the site to GB	objectives;		
consideration of green belt boundari	es through L	OF process.				
What is the most suitable type of deve	lopment for	this site?				
None.						
Site is NOT suitable for housing developmer	nt					
December of the interior of the interior						
Reason(s) why site is / is not suitable	for nousing:					
The site is not adjacent to the settlement by	aundary and a	eauld not be combine	d with another	sito to mako it		
The site is not adjacent to the settlement boundary and could not be combined with another site to make it adjacent to the settlement boundary. The site is remote from most services, facilities and amenities.						
	te is remote i					
is site available for development?	ite available for development?  Yes. The site was submitted through the Call for Sites					

process and it has access at this time.

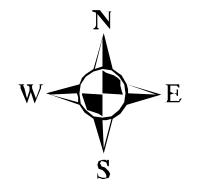
If yes, when?



# Land South of the Willows at the junc of



SHLAA 2011/2012



SHLAA Site Survey Form Part 1							
			Site Area: 1.66ha	Current Use: Stables and grazing land	Site Ref.: SS0405		
	Access to Services (distance in m) Primary School: None within buffer						
The site is within the North Benfleet plotland area, with parcels of land around the site used for various activities including Smilers Farm Industrial Estate to the north, a residential care home and residential properties to the east (on Pound Lane and Lawrence Road), residential properties to the south and a vacant site to the west.					GPs / Health Countries of the Countries	lone within 800r Pitsea >800m	nin 800m
The site is within the Green Belt and North Benfleet Plotland area in the BDLP 1998  The site has no planning history.					Churchyard < 8 Country Park < Natural Open S	00m; :2km;	;
Ownership:		Public Bo	ody?	No	Urban Park <8		,
•			ndividual?	Yes	]		
	- C	Compan	y?	No	Bus Stop: >200m		
	- L	- Unknown? No			Railway Statior	n: Pitsea (~2.6kr	n)
Urban Area Site	No	No					
Green Belt Site	Ye	:S	0.83ha		]		
Greenfield Site	Yes 0.83ha				]		
Previously Developed Land	d No	)					
Site Constraints			-		<u>'</u>		
Areas excluded from the S	HLAA			Constraints th	at may affect	a site's viabili	tv
Scheduled Monument	Within		No	Ancient Woodla		Within	No
	Part of		No			Part of Site	No
	Adj. To		No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	Local Wildlife Sites		No
	Part of	Site	No	1		Within Part of Site	No
	Within		Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within	Darror	No	Biodiversity Action Plan (BAP)		Within	No
Local Hataro Rossi vo (Littly	Part of	Site	No	Priority Habitat	on Harr (2711)	Part of Site	No
	Within		No	1		Within Buffer	No
Flood Zone	Yes	Dunei	Zone 2	Protected Species Alert Area		Within Duner	No
1 lood Zorie	163		Zone z	Frotected Specif	es Alei i Alea		INO
Washland			No	Protected Specie	os Alert Area -		Yes
Marshes Protection Area			No	10m Buffer	os Alci t Alea -		103
Existing, developed	Within		No	TOTAL BUILD			
business/ industrial areas			No	Villago Croop 9	Common Lond		No
business/ industrial areas	Part of			Village Green &			Yes
	Adj. To	)	No	Ground Water V	umerability		res
Oil / Cas Binolines			No	Area Conservation Ar	02	Within	No
Oil / Gas Pipelines			INO	Conservation Af	Ed		
						Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
			1			Adj. To	No
			1	<b>D</b>			1
Immovable communications links			No	Potential Contar	ninated Land	С	

Address: Land north of Grange Road, w 311 Pound Lane, North Benfle	d north of Grange Road, west of 287-		Current Use: Stables and grazing land	Site Ref.: SS0405	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)	No
			TPO		No
			Archaeological Finds	s Area	No

### Highway issues:

Unmade roads will require improvements to enable development.

#### Constraints (description):

- o Contamination (C) Likely existence of contamination, no detailed assessment made. Site is within 250m of unknown infill.
- o Number of substantial trees along southern and northern boundaries.
- o Green Belt designation
- o Protected species alert area 10m buffer western and south eastern boundaries.
- o Ground Water Vulnerability majority of site.
- o SPA & RAMSA 5km boundaries south east section of site.
- Flood Zone 2 central part of site

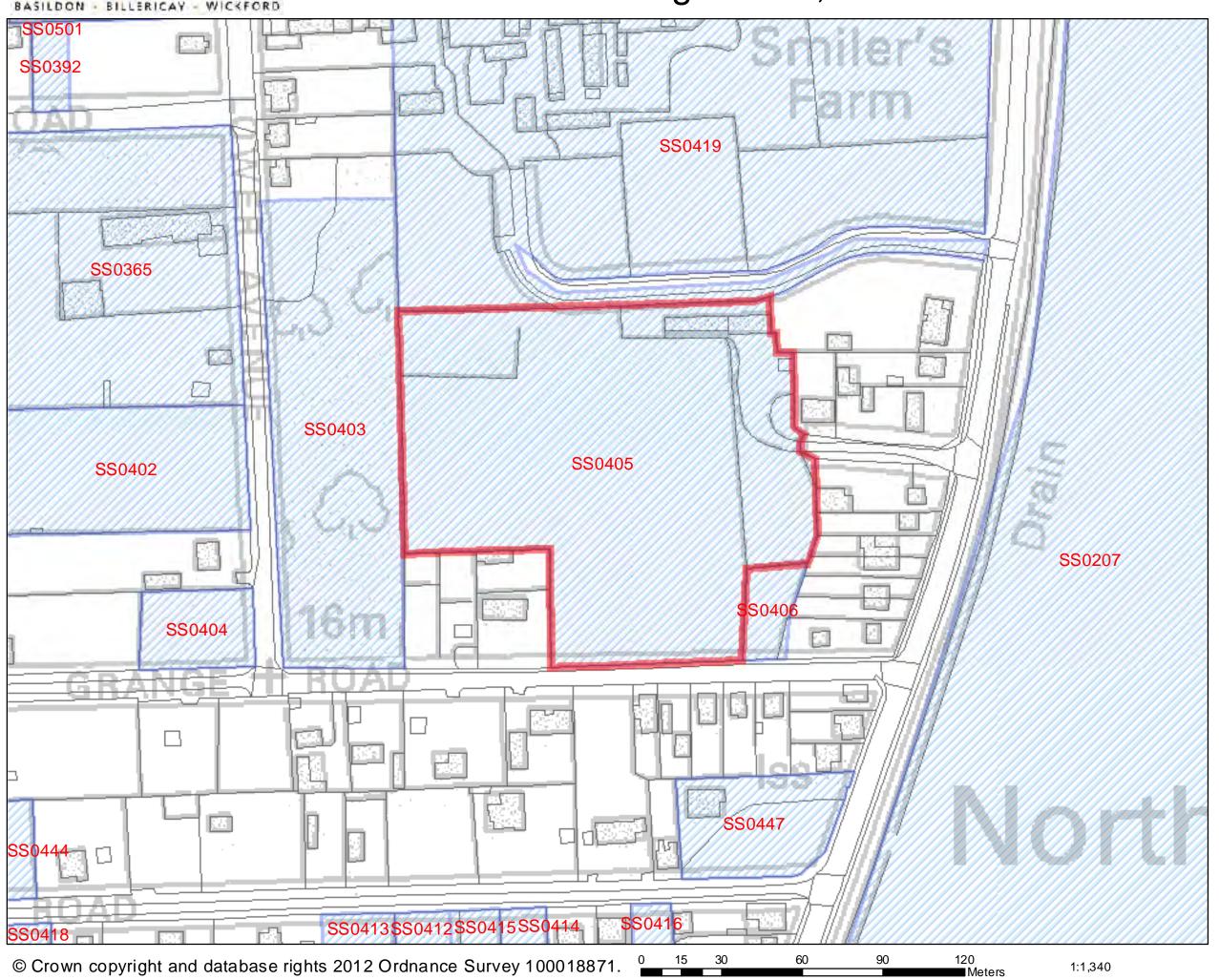
#### Could the constraints be overcome? Yes

- o Contamination site investigation to establish presence of any contaminants.
- o Trees Tree survey to establish presence of any important specimens, with appropriate protection; design solution to retain trees.
- o Green Belt landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.
- o Protected species alert area ecological site assessment to establish presence of any protected species and appropriate action taken.
- o Ground water vulnerability possible engineering solution to avoid contamination of ground water.
- o SPA & RAMSAR buffer ecological site assessment to establish presence of any protected species.
- o Flood Zone 2 Flood risk assessment; engineering solution for any proposed development.

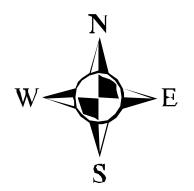
What is the most suitable type of development for this site?					
None.					
Site is NOT suitable for housing development					
one is the resultable for flouding development					
Reason(s) why site is / is not suitable for housing:					
The site is not adjacent to the settlement boundary and could not be combined with another site to bring it					
adjacent to the settlement boundary. The site is also remote from most services, facilities and amenities.					
Is site available for development?	Yes. The site was submitted through the Call for Sites				
If yes, when?	process and it has access at this time.				



# Land North of Grange Road, East of Clissold



SHLAA 2011/2012



Address: Land rear of 287 Pound Lane, Gifford, North Benfleet		Site Area: 0.06ha	Current Use: Vacant site	Site Ref.: SS0406		
Description of Site (includ	Site Access: Grange Road, I	Vorth Renfleet				
The site is a rectangular parco Nos. 287-293 Pound Lane. Th pending for stables. The land	Access to Ser Primary School (Felmores; Bris	vices (distance : None within b :coe; Eversley ~	uffer 1.5km)			
The site is within the North I immediately to the south and the west.				(Basildon Uppe GPs / Health Co buffer	ool: None withing Academy ~2kentre: None withing 800	m) hin 800m
The site is within the Green B	elt in the BDI	_P 1998		Town Centre: I		
11/00625/FULL – Proposed s 19-07-11				Churchyard < 8 Country Park <	00m; :2km;	
11/00771/FULL – Proposed scheme). Pending consideration	on as of 22-0	8-11.			Facilities < 2km	n;
Ownership:	- Public		No	_		
		e Individual?	Yes	•	Om (Pound Lane	•
	- Comp		No	Railway Station	n: Pitsea (~2.7k	m)
	- Unkno	own?	No			
Urban Area Site	No					
Green Belt Site	Yes	0.06ha				
Greenfield Site	Yes	0.06ha				
Previously Developed Land	<b>d</b> No					
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Buffe	er Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
` ,	Part of Site	No	Priority Habitat	, ,	Part of Site	No
	Within Buffe		<b>1</b>		Within Buffer	No
Flood Zone	Yes	Zone 2	Protected Special	es Alert Area		Yes
Washland		No	Protected Specie	es Alert Area -		No
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	1			
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	No	Ground Water V Area			Yes
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
· · · · · · · · · · · · · · · · · · ·					Adj. To	No
Immovable communications links		No	Potential Contar	minated Land	C	1

Address: Land rear of 287 Pound Lane, Gifford, North Benfleet	Site Area: 0.06ha	Current Use: Vacant site	Site Ref.: SS0406	
400m buffer zone around wastewater/sewage treatment plants	No	Definitive Footpath (PRoW)		No
		TPO		No
		Archaeological Finds	s Area	No

#### Highway issues:

Unmade roads will need improving

#### Constraints (description):

- o Contamination (C) Likely existence of contamination, no detailed assessment made. Site is within 250m of unknown infill.
- o Number of substantial trees along northern and western boundaries.
- o Green Belt designation
- o Protected species alert area entire site.
- o Ground Water Vulnerability entire site
- o RAMSAR & SPA 5km buffer
- o Flood Zone 2 southeast and northwest parts of site.

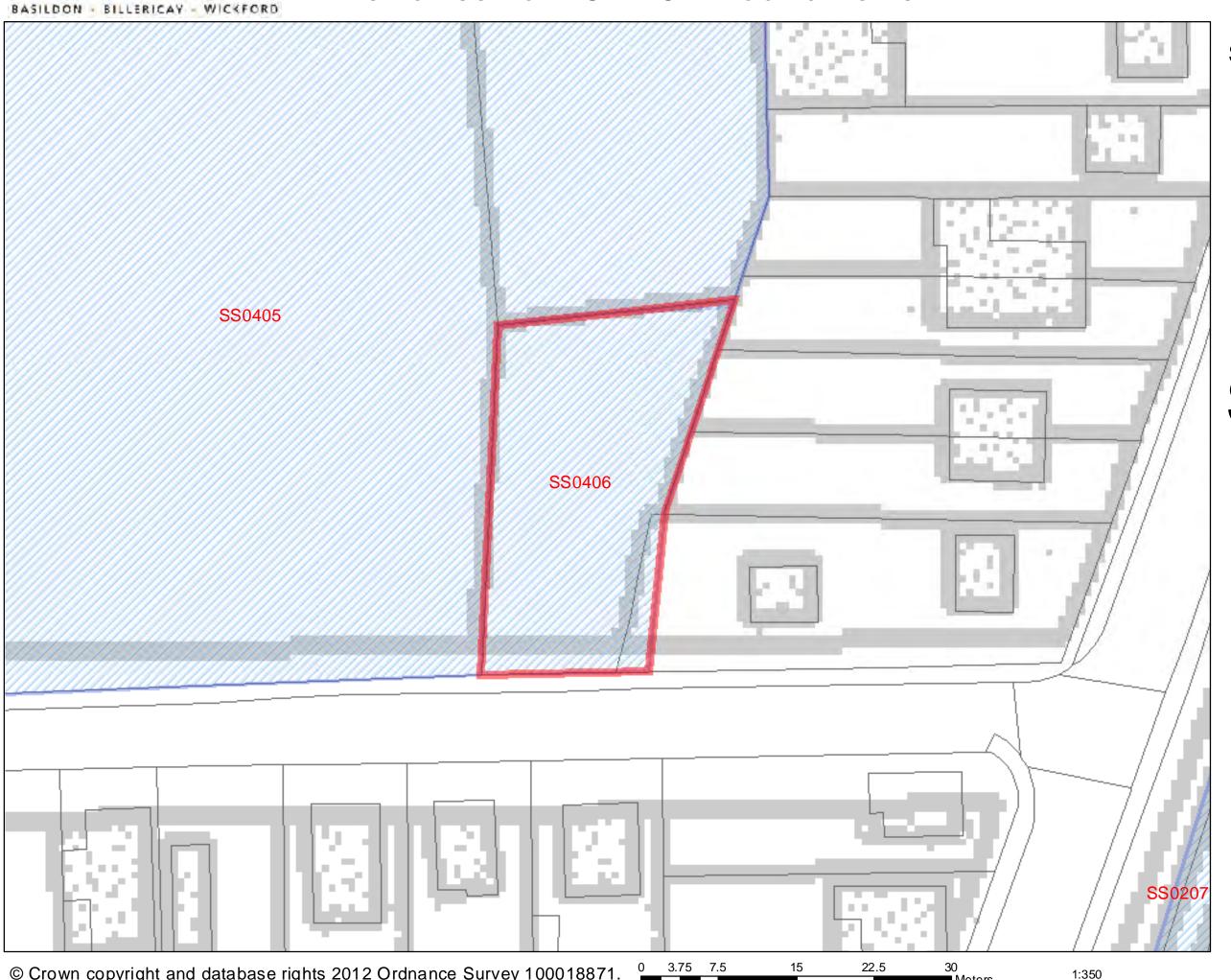
#### Could the constraints be overcome? Yes

- o Contamination site investigation to establish presence of any contaminants.
- Trees Tree survey to establish presence of any important specimens, with appropriate protection; design solution to retain trees.
- o Green Belt landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.
- o Protected species alert area ecological site assessment to establish presence of any protected species and appropriate action taken.
- o Ground water vulnerability possible engineering solution to avoid contamination of ground water.
- o SPA & RAMSAR buffer ecological site assessment to establish presence of any protected species.
- o Flood Zone 2 Flood risk assessment; engineering solution for any proposed development.

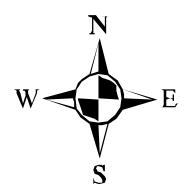
What is the most suitable type of development for None.	this site?					
Site is NOT suitable for housing development						
Reason(s) why site is / is not suitable for housing:						
The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from most services, facilities and amenities.						
Is site available for development? If yes, when?	Yes. The site was submitted through the Call for Sites process and it has access at this time.					



# Land rear of 287-291 Pound Lane



SHLAA 2011/2012



Address:	Site Area:	Current Use:	Site Ref.:	
The Brambles, Acacia Road, Bowers	0.069ha	Domestic light	SS0407	
Gifford, Basildon		industry		

## Description of Site (including planning status)

Small site within the North Benfleet Plotlands area, within a semi-rural location. The site is currently occupied by a chalet style dwelling (which might be a mobile home) and a number of vehicles. The site appears to be unoccupied with boarding securing the site. There are no environmental features. The land is flat.

There are residential properties to the north, west and south, with a vacant site to the east.

The BDLP 1998 has the site within the Green Belt.

#### Planning history:

The site has an uncertain history. In 2000 the site appears to have been part of the vacant space to the east. By 2006 the area had become a car park. In 2007 there were enforcement investigations due to residential development of the site without planning consent. The conclusions of those investigations are uncertain (pending).

The site now contains a substantial structure which is likely to be the domestic / light industrial use referred to in the submission. There is no planning history for residential or industrial use of the site.

#### Site Access:

Acacia Road, Basildon

Access to Services (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~ 1.4km) Secondary School: None within buffer (Basildon Upper Academy ~2.2km) GPs / Health Centre: None within buffer

Local Centre: None within buffer Town Centre: Pitsea > 800m

Public Open Space: Churchyards <800m; Country Park < 2km Natural Green Space < 800m; Outdoor Sports Facilities < 2km; Urban Park <800m

Bus Stop: >400m (Grange Road / Pound

Lane)

Railway Station: Pitsea > 2.5km

Ownership:	- Public Body?		No
	- Private In	dividual?	Yes
	- Company?		No
	- Unknown	?	No
Urban Area Site	No		
Green Belt Site	Yes	0.069ha	
<b>Greenfield Site</b>	No		
Previously Developed Land	Yes	0.069ha	
Site Constraints			

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

Address: The Brambles, Acacia Road, Bowers Gifford, Basildon	Site Area: 0.069ha	Current Use: Domestic light industry	Site Ref. SS0407	:	
Electricity Pylons	No	j		Within	No No
Immovable communications links	No	Potential Contaminated Land		Adj. To	C
400m buffer zone around wastewater/sewage treatment plants	No	Definitive Footpath (PRoW)			No
		TPO			No
		Archaeological Fin	ds Area		No
Highway issues: Unmade roads will need improvement Constraints (description):  o Protected Species Alert Area					
<ul> <li>Within employment area buff</li> </ul>		Road)			
a Likely existence of contamina	ation no detailed as	scossmont made			

o Likely existence of contamination – no detailed assessment made.

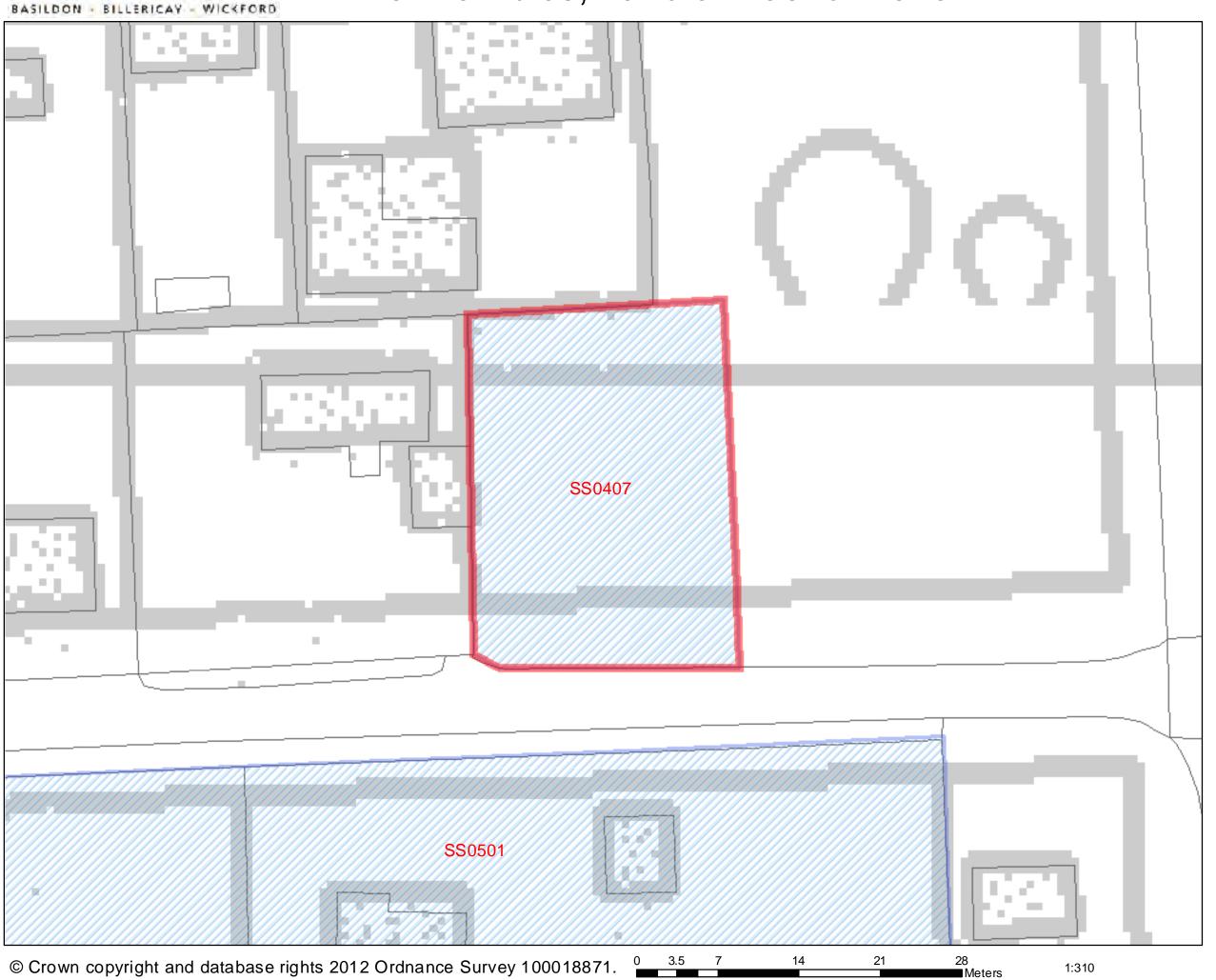
## Could the constraints be overcome? PARTIALLY

- o Protected Species Alert Area site has been completely developed and therefore this constraint is unlikely to be meaningful. The adjacent site is also a PSAA and therefore the site is within the 10m buffer and should therefore be investigated for presence of any protected species.
- o Within employment area 800m buffer The area is not generally suitable for employment uses due to access and surrounding residential uses, therefore buffer is of no consequence.

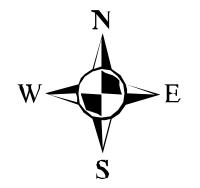
<ul> <li>Likely existence of contamination – intrusive site</li> </ul>	investigation to establish presence of any contaminants.					
What is the most suitable type of development for None	this site?					
Site is NOT suitable for housing development						
Reason(s) why site is / is not suitable for housing:  Site is not adjacent to the settlement boundary and cannot be combined with another submitted site to make it adjacent to the boundary and is therefore unsuitable. The site is remote from a number of services, facilities and amenities.						
Is site available for development? If yes, when?	Yes. The site was submitted through the Call for Sites process and it has access at this time.					



# The Brambles, Land at East of Panath



SHLAA 2011/2012

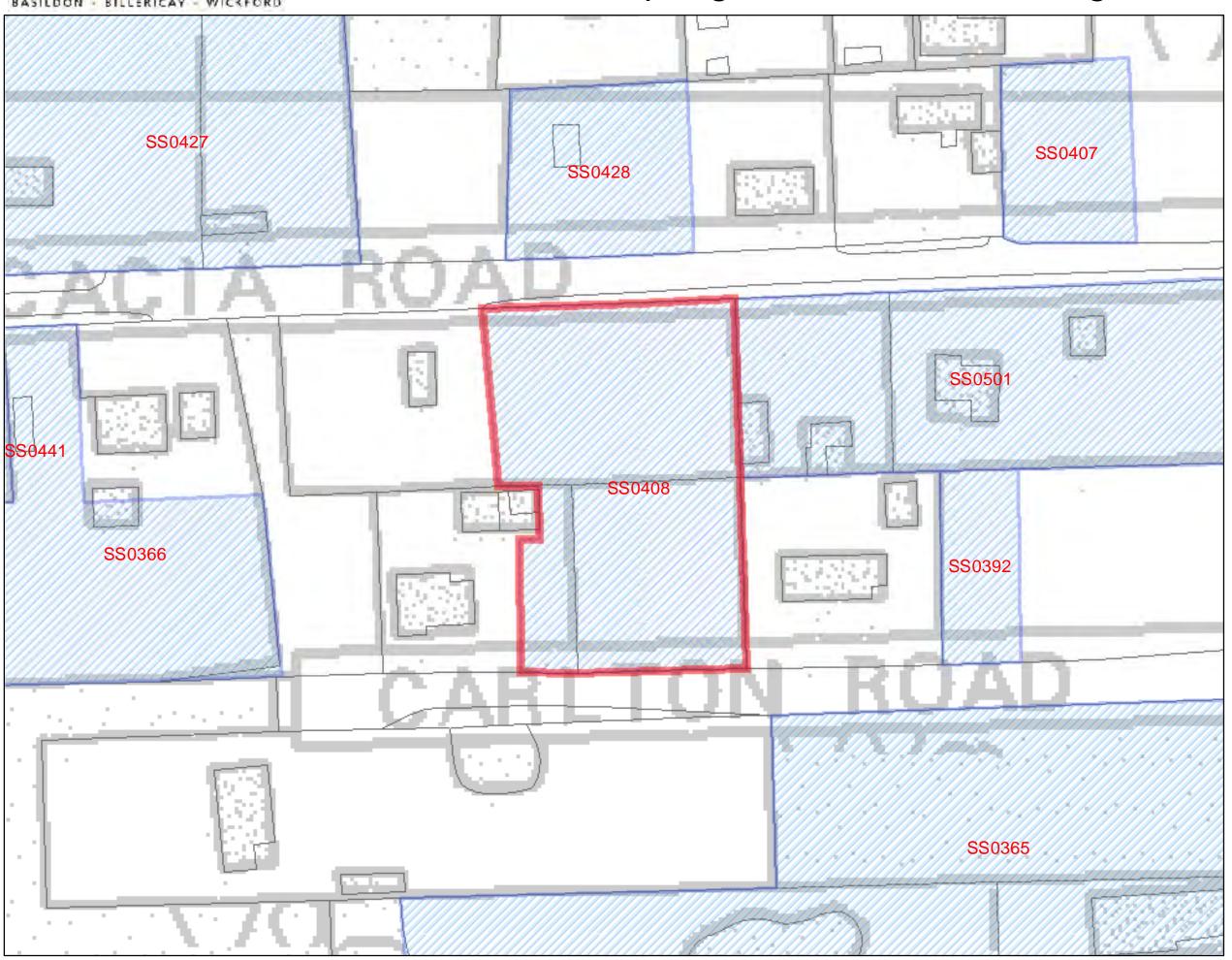


SHLAA Site Survey F	orm	Part 1						
Address: Land adjacent Springview, Ca Bowers Gifford, Basildon.	ırlton	Road,	Site Area: 0.25ha	Current Use: Residential gar		e Ref.: 0408		
Description of Site (includ	ling p	lanning	status)		Site Ad			
Approximately rectangular site Bowers Gifford. The site is the property, Springview. There is submitted site (garage and st a small number of trees along is flat.  The area has a rural characte	e extension a decident extension extension a decident extension exte	ended gard omestic ou ). It is pre boundarie	den for the a atbuilding wit dominantly l s and within	djoining hin the aid to grass with the site. The site	Access Primary (Felmon Second (Basildo GPs / H Local C	s to Ser y School res; Bris ary Schoon Uppe Iealth Ce entre: N	or Acacia Road, vices (distance : None within b coe; Eversley ~ col: None withir r Academy ~2.2 entre: None wit lone within buff Pitsea > 800m	in m) uffer 1.4km) n buffer 2km) hin buffer
The area has a rural characte	anu	is predon	illiantiy resid	ieritiai.	TOWITC	enne. P	ritsea > ouurii	
The BDLP 1998 has the site we Plotlands area.  There is no planning history.	vithin	the Greer	Belt and the	e North Benfleet	Amenity Churchy Country	yards <8 / Park <	Space <800m; 800m;	
Ownership:		- Public B	odv?	No			Facilities <2km	ղ։
	=		Individual?	Yes		Park < 80		• ,
		- Compan	ıy?	No				
		- Unknow	n?	No	Bus Stop: >400m (Grange Road / Po			ad / Pound
Urban Area Site		No			Lane) Railway Station: Pitsea > 2.5km			m
Green Belt Site		Yes	0.25ha		- Kanway	Station	1. 1 1t3ea / 2.5ki	"
Greenfield Site		No Yes	0 2Fbo					
Previously Developed Land Site Constraints	u	res	0.25ha					
Areas excluded from the S	HLA	Δ		Constraints t	hat may	affect	a site's viabili	tv
Scheduled Monument	With		No	Ancient Woodla			Within	No
	Part	of	No				Part of Site	No
	Adj.	To	No				Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	-		No	Local Wildlife S	ites		Within	No
		of Site	No				Part of Site	No
		nin Buffer	No			<del></del>	Within Buffer	No
Local Nature Reserve (LNR)	With		No	Biodiversity Act		(BAP)	Within	No
		of Site	No No	Priority Habitat			Part of Site Within Buffer	No No
Flood Zone	VVILI	iiii builei	No	Protected Spec	ies Alert	Area	Within Burier	Yes
Washland	†		No	Protected Spec	ies Alert	Area -		Yes
Marshes Protection Area			No	10m Buffer				. 55
Existing, developed	With	nin	No					
business/ industrial areas	Part	of	No	Village Green 8	& Commo	n Land		No
	Adj.	То	Yes	Ground Water Area	Vulnerabi	lity		No
Oil / Gas Pipelines			No	Conservation A	rea		Within	No
							Adj. To	No
Electricity Pylons	+		No	Listed Buildings	<u> </u>		Within	No
Liberiolty i yions			ING	Listed ballaring.	•		Adj. To	No
Immovable communications			No	Potential Conta	minated	Land	C C	1
links 400m buffer zone around wastewater/sewage			No	Definitive Foot	path (PRo	oW)		No
treatment plants								

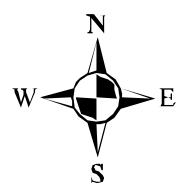
l .							
Addre		Site Area:	Current Use:	Site Ref.:			
	djacent Springview, Carlton Road,	0.25ha	Residential garden   SS0408				
Bower	s Gifford, Basildon.						
			TPO		No		
			Archaeological Finds	s Area	No		
Highv	vay issues:						
Unma	de roads will need upgrading.						
Const	raints (description):						
0	Protected Species Alert Area - north	ern half of sit	te.				
0	Substantial trees within site.						
0	Within employment area buffer 800	m (Courtauld	Road)				
0	Likely existence of contamination –	no detailed as	ssessment made (with	in 100m of	unknown post-1953 infill).		
Could	the constraints be overcome?	Yes					
0	Protected Species Alert Area – ecolo	gical site asse	essment for presence	of any prote	ected species.		
0	Tree survey to establish whether an	y specimens a	are worthy of protecti	on; design s	solution to retain trees.		
0	Within employment area 800m buffe				oyment uses due to		
	access and surrounding residential u						
0	Likely existence of contamination –	intrusive site	investigation to estab	ish presence	e of any contaminants.		
	is the most suitable type of deve	lopment for	this site?				
None							
Site is	NOT suitable for housing developmen	nt					
Reas	on(s) why site is / is not suitable	for housing	:				
	not adjacent to the settlement bound			another subi	mitted site to make it		
adjace	ent to the boundary and is therefore u	nsuitable. Th	e site is remote from	a number of	services, facilities and		
amen					·		
Is sit	e available for development?		Yes. The site was s	ubmitted thr	rough the Call for Sites		
	s, when?		process and it has a		<u> </u>		
			• •				



# Land at East of Springview and Acacia Bungalow



SHLAA 2011/2012



SHLAA Site Survey F	Omi art i					
Address: Land opposite Sunside Strip, Road, Bowers Gifford, Basildo		Site Area: 0.18ha	Grazing Site Ref.: SS0409 Iand/scrubland			
Description of Site (include	Site Access: Cornwall Road, Bowers Gifford					
Small rectangular shaped site The site is mainly laid to gras and an outbuilding around th end of Cornwall Road, which include vacant and wooded p	s and contains e periphery. T is rural in char	s a number of the site is toward acter. Surroun	rees, hedges rds the eastern ding land uses	Access to Ser Primary School (St. Margaret; Secondary Sch buffer (Basildo	rvices (distance : None within 8 Eversley <1500 ool: None withir n Upper Acaden	in m) 00m buffer m) n 1500m ny <2.5km)
farmland to the east.  The area is designated green	belt and plotla	and area in the	BDLP 1998		entre: None wit Ione within buff Pisea >800m	
No planning history				Public Open Sp	ace:	
Ownership:	- Public	Body?	No		Space <800m;	
	- Private	Individual?	Yes	Churchyard <8		
	- Compa	•	No		eld <800m (outs	ide of
	- Unkno	wn?	No	borough);	l	
Urban Area Site	No			Urban Park <2	km	
Green Belt Site	Yes	0.18ha		Rus Ston: > EC	Om (Pound Lan	0)
Greenfield Site	Yes	0.178ha			00m (Pound Lane) n: Pitsea (>2.5km)	
Previously Developed Lan	d Yes	0.002ha		Trailway Station	1. 11t3ca (>2.5k	
Site Constraints						
Areas excluded from the S		1	Constraints th			
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No	4		Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No
	Part of Site	No	1		Part of Site	No
Lacal Natura Dagamia (IND)	Within Buffer		Dia di canaite A ati	an Dian (DAD)	Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti Priority Habitat	on Plan (BAP)	Within	No
	Part of Site	No No	Thority Habitat		Part of Site	No
Flood Zone	Within Buffer		Drotostad Spaci	oc Alort Aroo	Within Buffer	No No
Flood Zone		No	Protected Speci	es alert area		INO
Washland		No	Protected Speci	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green &			No
	Adj. To	No	Ground Water \ Area	/ulnerability		Yes
Oil / Gas Pipelines		No	Conservation Ar	rea	Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contaminated Land C			
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ath (PRoW)		No
Historic Environment Record	<ul> <li>No records</li> </ul>		TPO			No
			Archaeological I	inds Area		No

Address:	Site Area:	Current Use:	Site Ref.:	
Land opposite Sunside Strip, Cornwall	0.18ha	Grazing	SS0409	
Road, Bowers Gifford, Basildon		land/scrubland		

#### No issues.

## Constraints (description):

- o RAMSAR and SPA 5km buffer
- o Protected Species alert area buffer (10m) east, west and southwest boundaries.
- Ground water vulnerability
- o Likely existence of contamination no detailed assessment made (within 100m of unknown infill)
- o Green belt designation.

#### **Could the constraints be overcome?** Partially

- RAMSAR, SPA and Protected Species Alert Ecological site assessment to establish presence of any protected species
- o Ground Water Vulnerability design / engineering solution to prevent contamination
- o Invasive site assessment to establish presence of any contaminants
- Landscape assessment to establish whether site is important to GB objectives; consideration of GB designation through LDF processes.

# What is the most suitable type of development for this site? Woodland, smallholding, open space Site is NOT suitable for housing development x

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

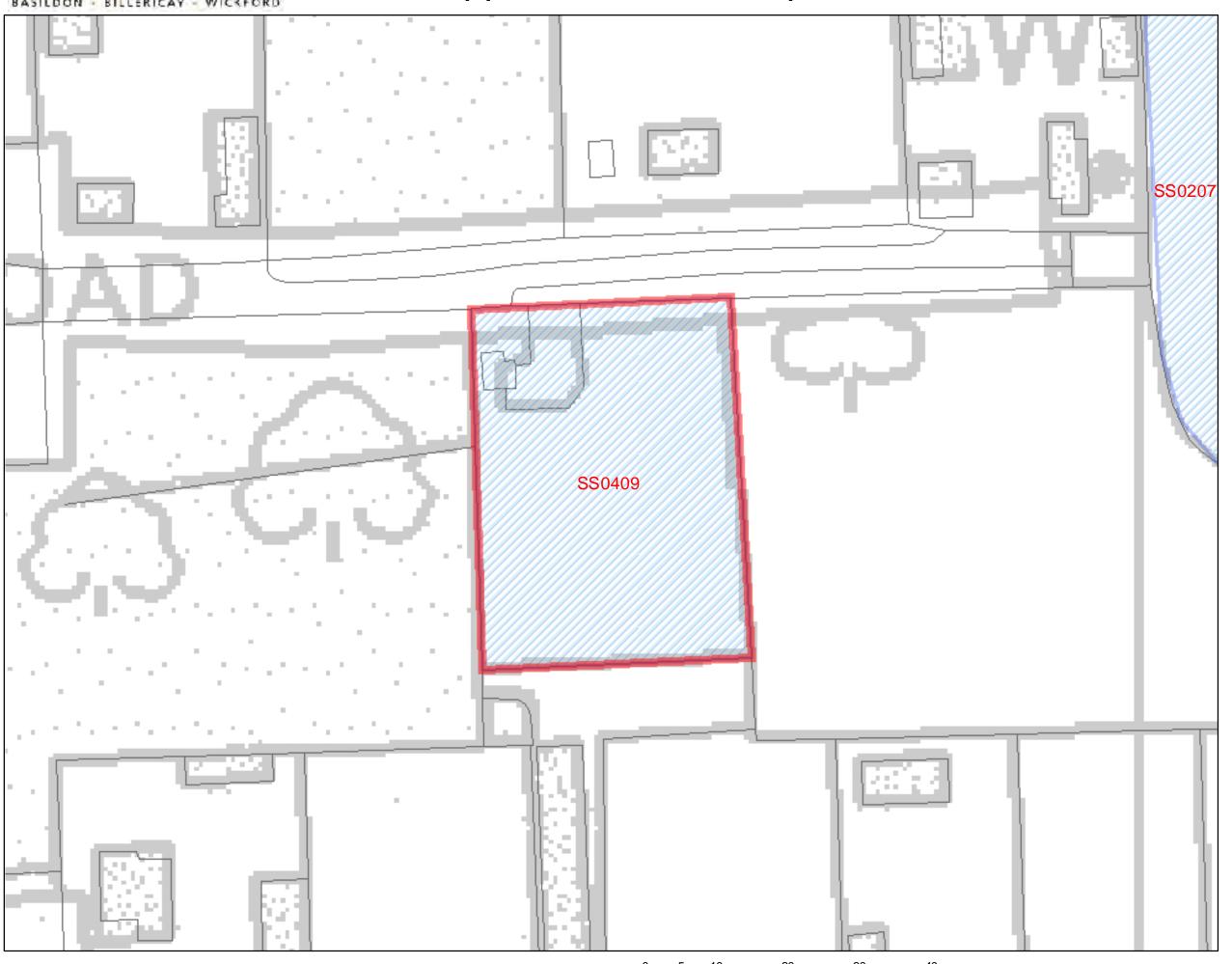
The site is not adjacent to the settlement boundary and cannot be combined with a neighbouring site to become adjacent to the settlement boundary and is therefore unsuitable.

The site is also remote from many services, amenities and facilities.

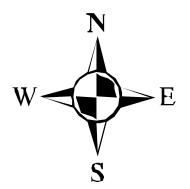
Is site available for development?	Yes. The site was submitted through the Call for Sites
If yes, when?	process and it has access at this time.



# Land opposite Sunset Strip, Cornwall Road



SHLAA 2011/2012



SHLAA Sile Sulvey F	onni a	<u> </u>							
<b>Address</b> : Land at Well Green Street, Langdon Hills	Cottage,	-	Site Area: 0.08ha	Current Use: Domestic Garder		Site Ref: SS0410			
Description of Site (includ Rectangular shaped site locate setting. Surrounding area com high quality landscapes. The s shrubs and forms part of the	ed on the nprises a site comp	e north mixture rises m	side of Dry S e of plotlands nostly grass,	s, woodland and trees and		Access: Description	_		
Development Plan: Allocated a	as Green	Belt in	the BDLP 19	98.					
<ul> <li>Planning History: <ul> <li>BAS/0477/66 – Siting of residential caravan, 6 stables and one tack room – Refused 1966</li> <li>BAS/0182/89 – Pair of detached dwelling houses – Refused 1989</li> <li>BAS/0155/91 – Pair of detached dwelling houses – Refused 1991</li> <li>BAS/0728/91 – Replacement of a pair of semi-detached cottages – Refused, 1991, Appeal Dismissed 1992</li> </ul> </li> <li>Ownership: <ul> <li>Public Body?</li> </ul> </li> </ul>									
Ownershin:	- Pı	ıhlic Bo	ndy?	No					
Ownersing.			ndividual?	Yes					
		ompany		No					
		nknown		No					
Urban Area Site	No	IKHUVVI	<u>                                     </u>	INU					
Green Belt Site	Yes		0.08ha						
Greenfield Site	Yes		0.0611a 0.075ha						
					ł				
Previously Developed Land	d Yes		0.005ha						
Site Constraints  Areas excluded from the S	111.00			Constraints th	at m	ov offoot	a cito	'a viobilit	
Scheduled Monument	1			Constraints th Ancient Woodlar		ay anect	Withi		У
Scheduled Mondinent	Within Part of		+	Alluent Woodia	lu			of Site	
	Part of		<del> </del>						
0001-1040-10040 / Domeon	Adj. To		-	\\/!!-  ;fo C;				in Buffer	
SSSIs/ SACs / SPAs / Ramsar			<del> </del>	Local Wildlife Sit	tes		Withi		
	Part of S		<u> </u>					of Site	
	Within B	utter				(T. 1. T.)		in Buffer	
Local Nature Reserve (LNR)	Within		<u> </u>	Biodiversity Action Plan (BAP)		an (BAP)	Withi		
	Part of S			Priority Habitat				of Site	
	Within B	uffer					Withi	in Buffer	
Flood Zone				Protected Specie	es Ale	ert Area			
If yes, Zone 3? □	<u> </u>								
Washland	<u> </u>			Protected Specie	es Ale	ert Area -			
Marshes Protection Area				10m Buffer					
Existing, developed	Within								
business/ industrial areas	Part of			Village Green &	Comi	mon Land			
	Adj. To			Ground Water V Area	ulner	rability			
Oil / Gas Pipelines				Conservation Are	ea		Withi	in	
·							Adj.	То	
Electricity Pylons			+	Listed Buildings			Withi	in	
Electricity r yions				Listed buildings			Adj.		
Immovable communications	<u> </u>			Potential Contan	ninate	ed I and	Auj.	10	
limico									

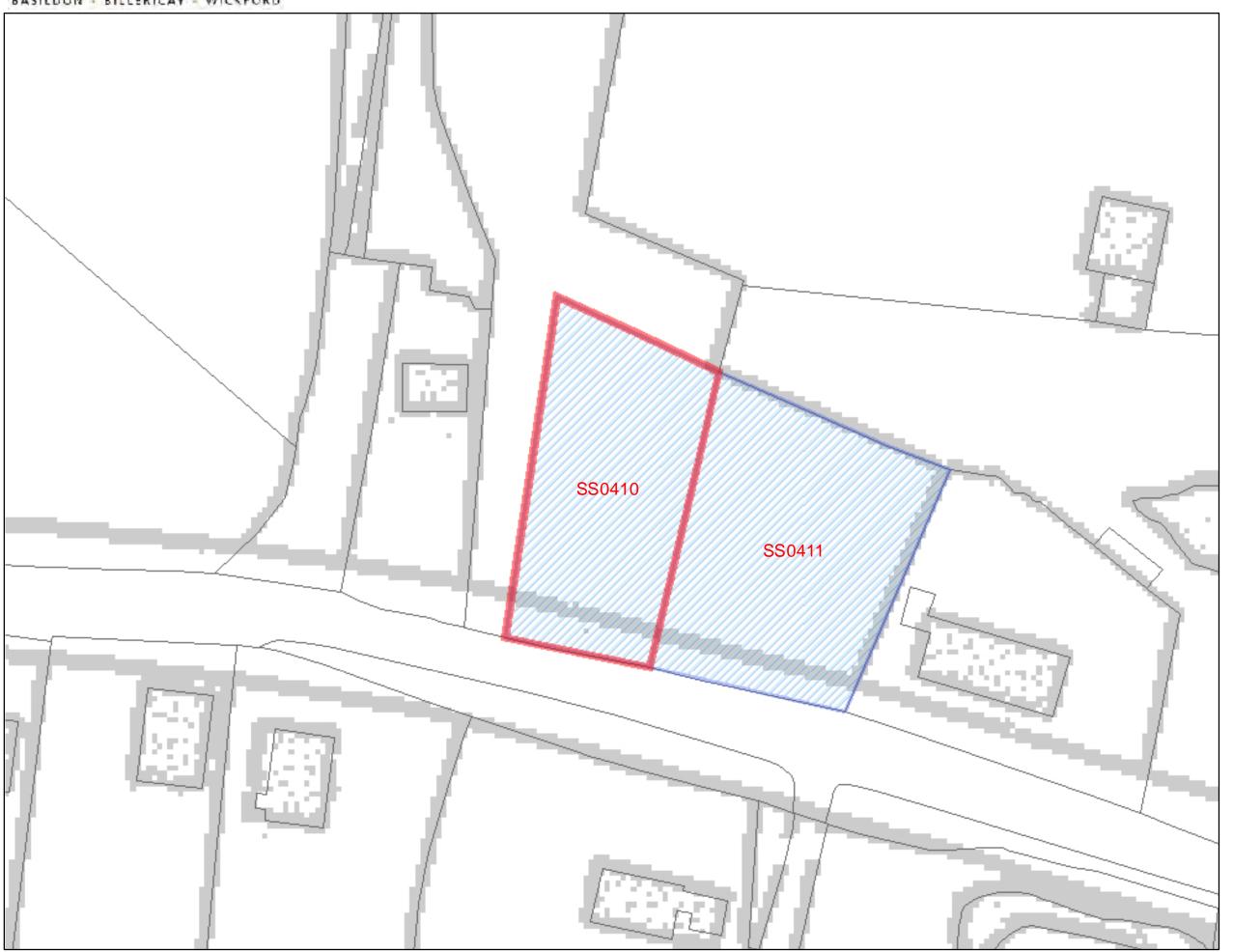
Address: Land at Well Green Street, Langdon Hills	Cottage, Dry	Site Area: 0.08ha	Current Use: Domestic Garden	Site Ref: SS0410		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)		•
			TPO			
			Archaeological Finds	s Area		
Highway issues:						
Constraints (description):						
Could the constraints be o	vercome?					
What is the most suitable	type of deve	lopment for	this site?			
Site is not suitable for hou	ısing develor	ment x				
Reason(s) why site is not	suitable for l	nousing:				

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:

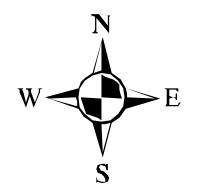
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Land at Well Green Cottage, Dry Street



SHLAA 2011/2012



SHLAA Sile Sulvey Fi	Jilli alt i					
<b>Address</b> : Land at Well Green Street, Langdon Hills	Cottage, Dry	Site Area: 0.09ha	Current Use: Domestic Garden	Site Ref: SS0411		
D : :: 60:: 6: 1 !!			l	0:1 0 5		
Description of Site (including Square shaped site located on setting. Surrounding area combigh quality landscapes. The shrubs and forms part of the organization of the structure of the structure.	the north side oprises a mixt site comprises	de of Dry Street ure of plotlands mostly grass,	t, in a rural s, woodland and trees and	Site Access: [ Access to Ser		
Development Plan: Allocated a	as Green Belt	in the BDLP 19	98.			
Planning History:  BAS/0477/66 – Siting tack room – Refused BAS/0182/89 – Pair of BAS/0155/91 – Pair of BAS/0728/91 – Replace – Refused, 1991, App	1966 f detached dv f detached dv cement of a p	velling houses - velling houses - pair of semi-deta	- Refused 1989 - Refused 1991			
Ownership:	- Public	Body?	No			
•		e Individual?	Yes			
	- Compa		No			
	- Unkno		No			
Urban Area Site	No		1.42			
Green Belt Site	Yes	0.09ha				
Greenfield Site	Yes	0.085ha				
Previously Developed Land		0.005ha				
Site Constraints	1 103	10.000114				
Areas excluded from the S	ШΔΔ		Constraints tha	et may affect	a site's viabilit	v
Scheduled Monument	Within		Ancient Woodlan		Within	
John Garden World Horn	Part of		Alloiotti Woodia	u	Part of Site	
	Adj. To		ł		Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Site	20	Within	
33313/ SACS / SFAS / Railisal			Local Wilding Site	<b>23</b>		
	Part of Site Within Buffe	_			Part of Site Within Buffer	
Land Matura Dacarus (LND)		r	Diadicardity Actio	Dlam (DAD)		
Local Nature Reserve (LNR)	Within		Biodiversity Actio Priority Habitat	n Pian (bar)	Within Part of Site	
	Part of Site		Phoniy Habitat			
e. 1.7	Within Buffe	r	D. J. Hard Charle	A1 1 A	Within Buffer	
Flood Zone			Protected Species	s Alert Area		
If yes, Zone 3? □			Distanted Charles	- Alast Araa		
Washland			Protected Species 10m Buffer	S Alert Area -		
Marshes Protection Area			TOM Buller			
Existing, developed	Within					
business/ industrial areas	Part of		Village Green & (			
	Adj. To		Ground Water Vu Area	ılnerability		
Oil / Gas Pipelines			Conservation Are	a	Within	
					Adj. To	
Electricity Pylons			Listed Buildings		Within	
			l		Adi. To	

<b>Address</b> : Land at Well Green Street, Langdon Hills		Site Area: 0.09ha	Current Use: Domestic Garden	Site Ref: SS0411	
Immovable communications links			Potential Contamina	ted Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)	
			TPO		
			Archaeological Finds	Area	
Highway issues:					
Constraints (description):					
Could the constraints be or	vercome?				
What is the most suitable	type of deve	lopment for	this site?		
Site is not suitable for hou	sing develop	ment x			

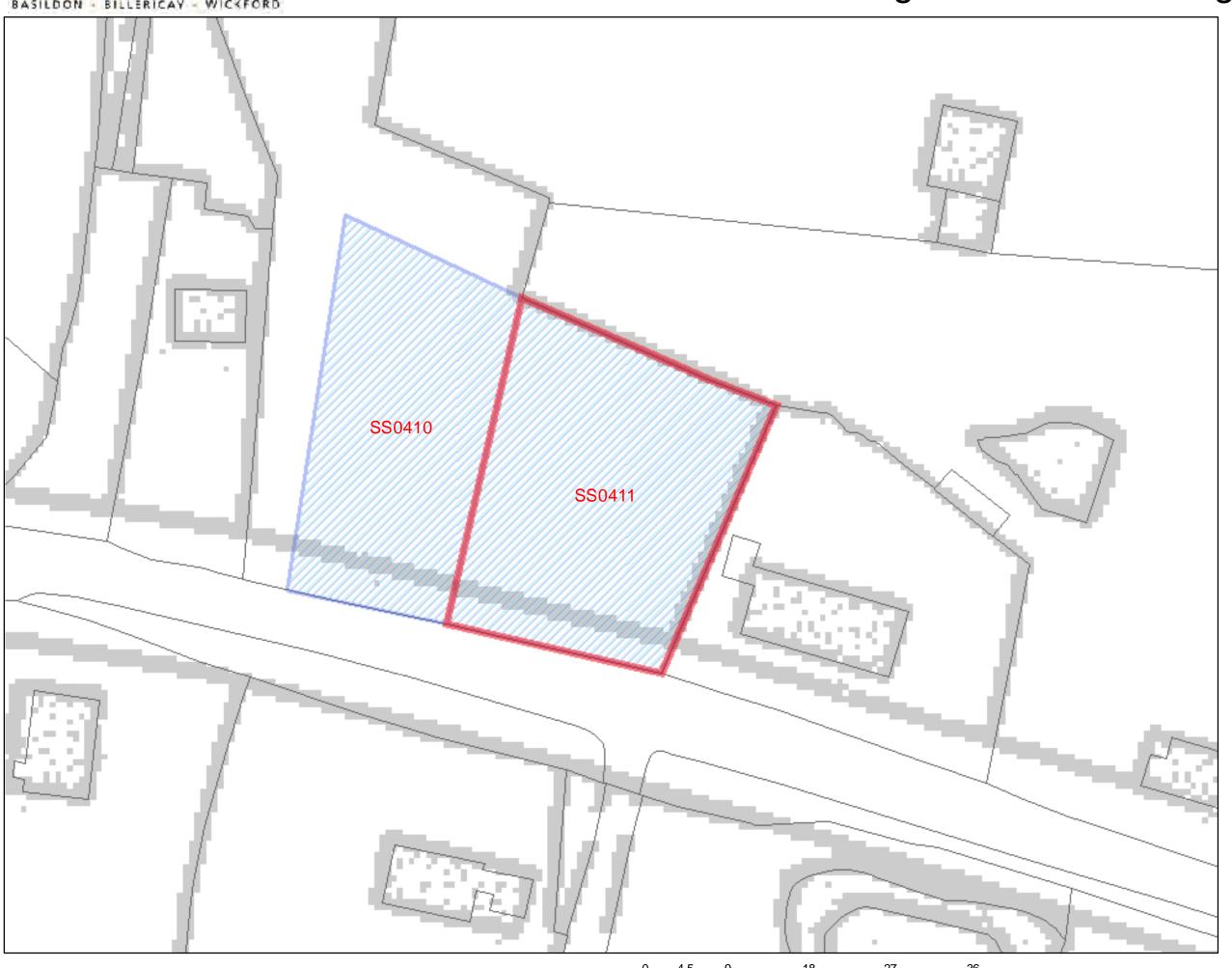
## Reason(s) why site is not suitable for housing:

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

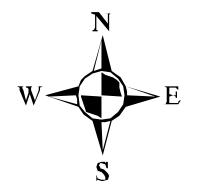
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Land between Well Green Cottage and Rose Cottage



SHLAA 2011/2012

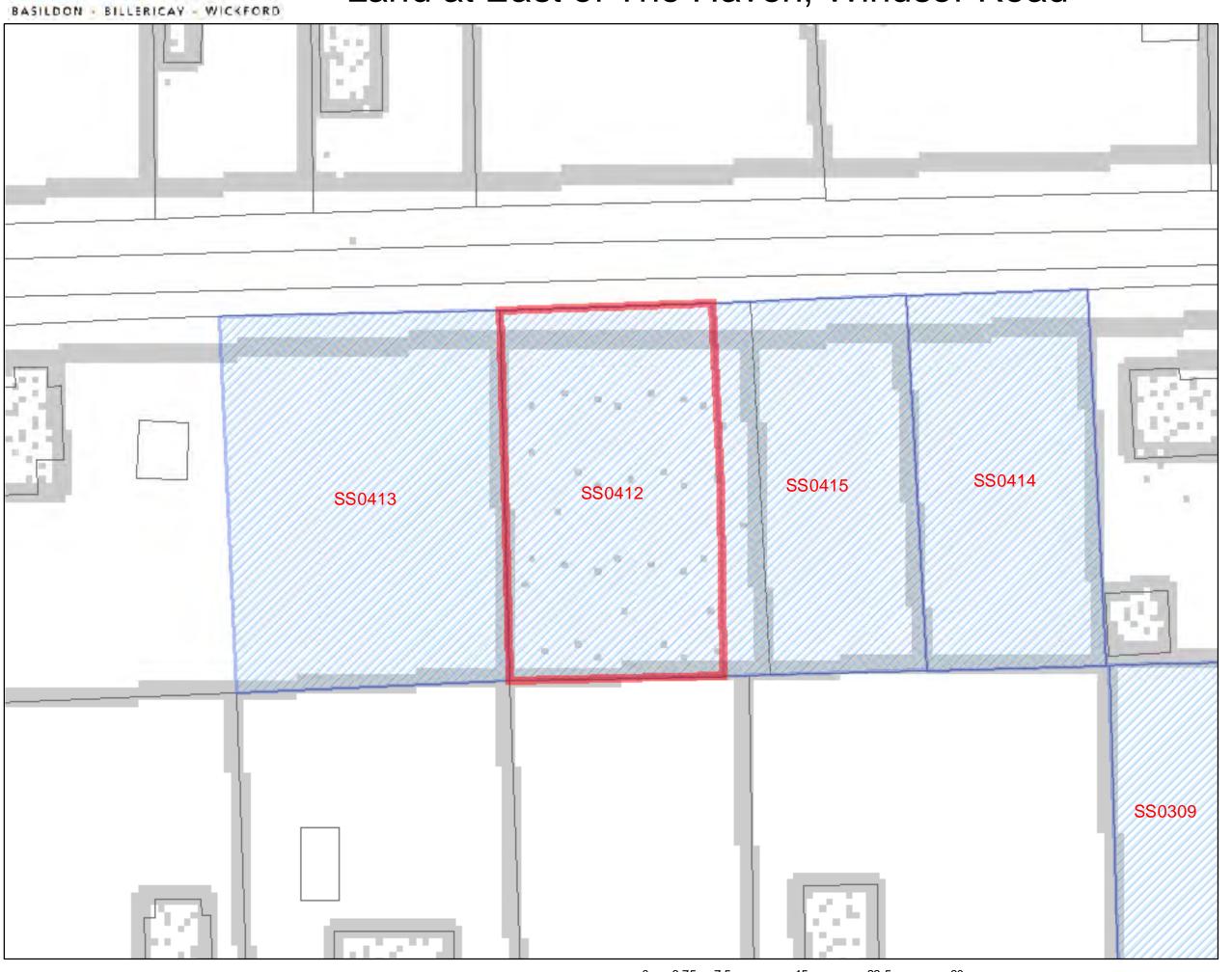


Address: Windsor Road, Bowers Gifford	d		Site Area: 0.074ha	Current Use: Vacant site	Site Ref.: SS0412			
Description of Site (includ	ing plar	nning	status)		Site Access: Windsor Road, Bowers Gifford, Basildon			
Rectangular vacant plot withis ite is mainly laid to grass has for use as an extension to the The Haven (the division of uncertain but is used by one towards the south of the site the plot appears to have presite to the east. The site is flat.	aving be residen the pare or bot and a feeviously t.	en larg tial gar rcel be h occu w on t been r	pely cleared of den of either etween the t piers). A sing he northeast merged with	of trees, possibly The Hoathley or wo dwellings is gle tree remains boundary where a similar vacant	Access to Ser Primary School (Felmores; Bris Secondary Sch (Basildon Uppe GPs / Health C	rvices (distance: None within becoe; Eversley - ool: None within er Academy ~21 entre: None within 800	e in m) puffer -1.3km) n buffer km) thin 800m	
The site is within the Green the BDLP 1998  No planning history.	Belt and	the No	orth Benfleet	Plotland area in	Public Open Sp Amenity Green Churchyard <8 Country Park < Natural Open S Outdoor Sports	Space 800m; 000m; 22km; Space <800m;	n.	
Ownership:	P	ublic B	ndv?	No	Urban Park <8		11,	
ownership.				No	Orbani ark <0	OOIII.		
		<ul><li>- Private Individual</li><li>- Company?</li></ul>		Yes	Bus Stop: >30	nm (Pound Lan	<u>e)</u>	
			*		Railway Station			
Lluban Anaa Cita		nknow	111	No	- Ranway Station	1. 1 1t3ca (> 2.51	arry	
Urban Area Site	No		0.0745-		-			
Green Belt Site	Yes		0.074ha		-			
Greenfield Site	Yes		0.074ha		-			
Previously Developed Land	<b>d</b> No							
Site Constraints				<u> </u>				
Areas excluded from the S	1			Constraints th				
Scheduled Monument	Within		No	Ancient Woodla	nd	Within	No	
	Part of		No			Part of Site	No	
	Adj. To		No			Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within		No	Local Wildlife Si	Local Wildlife Sites		No	
	Part of	Site	No			Part of Site	No	
	Within I	Buffer	Yes			Within Buffer	No	
Local Nature Reserve (LNR)	Within		No	Biodiversity Acti	on Plan (BAP)	Within	No	
	Part of	Site	No	Priority Habitat		Part of Site	No	
	Within I	Buffer	No			Within Buffer	No	
Flood Zone	Yes		Zone 2	Protected Specie	es Alert Area		Yes	
Washland			No	Protected Specie	es Alert Area -		No	
Marshes Protection Area			No	10m Buffer				
Existing, developed	Within		No	1				
business/ industrial areas	Part of		No	Village Green &	Common Land	1	No	
	Adj. To		No	Ground Water V			Yes	
	Auj. 10		110	Area			103	
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No	
						Adj. To	No	
Electricity Pylons			No	Listed Buildings		Within	No	
						Adj. To	No	
Immovable communications links			No	Potential Contar	minated Land	В		

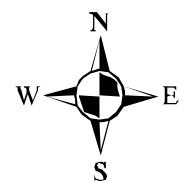
Address: Windsor Road, Bowers Gifford		Site Area: 0.074ha	Current Use: Vacant site	Site Ref.: SS0412	
Willusor Road, Dowers Gillord		0.07411a	vacant site	330412	
400m buffer zone around		No	Definitive Footpath	(PRoW)	No
wastewater/sewage					
treatment plants					
			TPO		No
			Archaeological Finds	s Area	No
Highway issues:				·	
Unmade road would need upg	ırading.				
Constraints (description):					
<ul> <li>Green Belt designation</li> </ul>		- 11			
o Protected species aler					
o Ground Water Vulnera		ite			
o RAMSAR & SPA 5km k	ourrer				
Could the constraints be o	vercome?	Yes			
o Green Belt – landscap				of the site to GI	B objectives;
consideration of greer				_	
		jical site asse	essment to establish p	presence of any	y protected species and
appropriate action tak					
o Ground water vulnera					
<ul> <li>SPA &amp; RAMSAR buffer</li> </ul>	– ecological sit	le assessmer	it to establish presend	ce or any prote	ected species.
What is the most suitable	type of devel	opment for	this site?		
None.					
			Site is NOT suital	ole for housir	ng development 🛚
Reason(s) why site is / is	not suitable f	or housing:			
The site is not adjacent to the					
adjacent to the settlement bo		e is remote f			
Is site available for develo	opment?				igh the Call for Sites
If yes, when?			process and it has a	access at this t	ime.



# Land at East of The Haven, Windsor Road



SHLAA 2011/2012

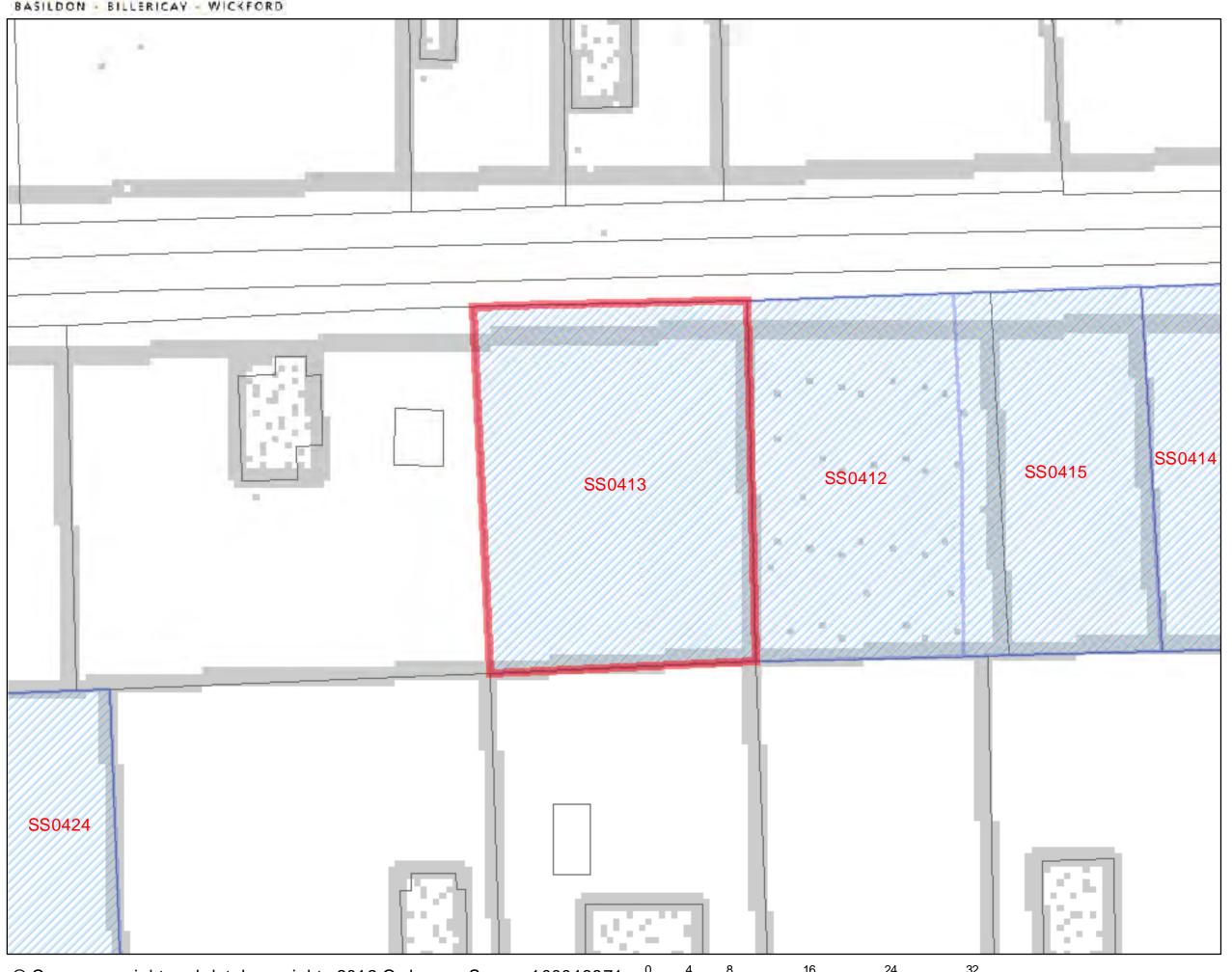


SHLAA Site Survey F	orm Part 1					
Address: Land at The Haven, Windsor I Gifford	Road, Bowers	Site Area: 0.095ha	Current Use: Residential gard	Site Ref.: SS0413		
Description of Site (includ	ing planning	status)	•	Site Access:		
Description of Site (includ Rectangular plot forming part Haven. The site contains a northern boundaries and wit containing mainly residential uses. The site is flat.  The site is within the Green the BDLP 1998  No planning history.	of the resider number of to hin the plot. To properties and Belt and the N	ntial garden to rees along th The area is ru nd a few bus Jorth Benfleet	e southern and ral in character, siness / storage Plotland area in	Access to Ser Primary School (Felmores; Bris Secondary Sch (Basildon Uppe GPs / Health Co buffer Local Centre: N Town Centre: I	: None within buccoe; Eversley ~ cool: None within or Academy ~2kientre: None with lone within 800r Pitsea >800m	in m) uffer 1.3km) buffer m) nin 800m
Ownership:	- Public E	Body?	No	Amenity Green	Space 800m;	
	- Private	Individual?	Yes	Churchyard <8		
	- Compar	ny?	No	Country Park <		
	- Unknov	vn?	No	Natural Open S		
Urban Area Site	No				Facilities < 2km	ı;
Green Belt Site	Yes	0.095ha		Urban Park <8	uum.	
Greenfield Site	Yes	0.095ha		D Cl	2 (D	`
Previously Developed Land	<b>d</b> No				Om (Pound Lane n: Pitsea (>2.5kr	
Site Constraints	I			Kanway Station	1. FILSEA (>2.JKI	11)
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	tv
Scheduled Monument	Within	No	Ancient Woodla		Within	No
Scheduled Worldment	Part of	No			Part of Site	No
	Adj. To	No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No
	Part of Site	No	Eccui Wilding Sites		Part of Site	No
	Within Buffer	Yes	1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No	1 1		Within Buffer	No
Flood Zone	333	No	Protected Special	es Alert Area		No
Washland		No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	1			
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	No	Ground Water V Area			Yes
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No
·					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contar	minated Land	В	1
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ath (PRoW)		No
			TPO			No

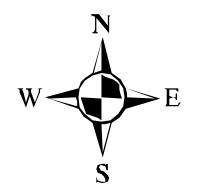
Address:	Site Area:	Current Use:	Site Ref.:										
Land at The Haven, Windsor Road, Bowers	0.095ha	Residential garden	SS0413										
Gifford													
Highway issues:													
Unmade road would require upgrading													
Constraints (description):													
o Green Belt designation	ffor cost sid	o of oito											
o Protected species alert area 10m bu		e or site											
RAMSAR & SPA 5km buffer	o Ground Water Vulnerability – entire site												
O KAWSAK & SFA SKIII BUITEI													
Could the constraints be overcome?	Could the constraints be overcome? Partial												
	r ar trai												
<ul> <li>Green Belt – landscape character as:</li> </ul>	sessment to e	stablish importance o	of the site to GB	objectives;									
consideration of green belt boundari				•									
<ul> <li>Protected species alert area buffer –</li> </ul>		te assessment to esta	ablish presence o	of any protected									
species and appropriate action taker													
<ul> <li>Ground water vulnerability – possible</li> </ul>													
<ul> <li>SPA &amp; RAMSAR buffer – ecological s</li> </ul>	ite assessmen	t to establish presend	ce of any protect	ted species.									
NA/leak in the word outlands to make a large													
What is the most suitable type of deve None.	iopment for	this site?											
None.													
		Site is NOT suital	ble for housing	development [									
Reason(s) why site is / is not suitable	for housing:	•											
The site is not adjacent to the settlement bo													
adjacent to the settlement boundary. The si	ite is remote f	rom many services, f	acilities and ame	enities.									
Is site available for development?		Yes. The site was s											
If yes, when?		process and it has a	access at this tin	ne.	·								



# Land at the Havens. Windsor Road



SHLAA 2011/2012



Address: Land west of The Hoathley, W Bowers Gifford	/indsor Road,	Site Area: 0.062ha	Current Use: Residential gard	Site Ref.: SS0414		
Description of Site (includ	ing planning	status)		Site Access:	D 0155 1	<b>5</b>
Rectangular plot currently for of The Hoathley. The site is contains a number of outbuild flat.  The area is rural in character, a few business / storage uses  The site is within the Green I	s partly laid t dings / storage containing ma	o grass with e and parking ainly residentia	a driveway and area. The site is al properties and	Access to Ser Primary School (Felmores; Bris Secondary Sch (Basildon Uppe GPs / Health C buffer Local Centre: N	Bowers Gifford, rvices (distance I: None within buscoe; Eversley ~ ool: None within er Academy ~2klentre: None with None within 800 Pitsea >800 m	in m) uffer 1.3km) buffer m) nin 800m
the BDLP 1998 01/01163/OUT – erection of 4 Invalid application (insufficien		ungalow and c	detached garage.	Public Open Sp Amenity Green Churchyard <8 Country Park <	Space 800m; 800m;	
Ownership:	- Public E	Body?	No	Natural Open Space <800m;		
·	- Private	Individual?	Yes	Outdoor Sports	Facilities < 2km	1;
	- Compai	ny?	No	Urban Park <8	00m.	
	- Unknov		No			
Urban Area Site	No			Bus Stop: >300m (Pound Lane)		
Green Belt Site	Yes	0.062ha		Railway Station	n: Pitsea (>2.5kı	n)
Greenfield Site	Yes	0.029ha				
Previously Developed Land		0.033ha				
Site Constraints		101000110		L		
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	tv
Scheduled Monument	Within	No	Ancient Woodla		Within	No
	Part of	No	1		Part of Site	No
	Adj. To	No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	_	No	Local Wildlife Si	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer		1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (RAP)	Within	No
Local Hataro Rosol Vo (LIVIV)	Part of Site	No	Priority Habitat	o (b/ 11 )	Part of Site	No
	Within Buffer		Thomas riabilities			No
Flood Zone	Yes	Zone 2	Protected Specie	es Alert Area	Within Bullot	No
Washland		No	Protected Specie	es Alert Area -		No
	I	I N I -	10mm Duffor		1	

10m Buffer

Area

Village Green & Common Land

**Ground Water Vulnerability** 

Potential Contaminated Land

Definitive Footpath (PRoW)

Conservation Area

Listed Buildings

No

Yes

No

No

No

No

No

В

Within

Adj. To

Within

Adj. To

No

No

No

No

No

No

No

No

Within

Part of

Adj. To

Immovable communications

400m buffer zone around

wastewater/sewage treatment plants

Marshes Protection Area

business/ industrial areas

Existing, developed

Oil / Gas Pipelines

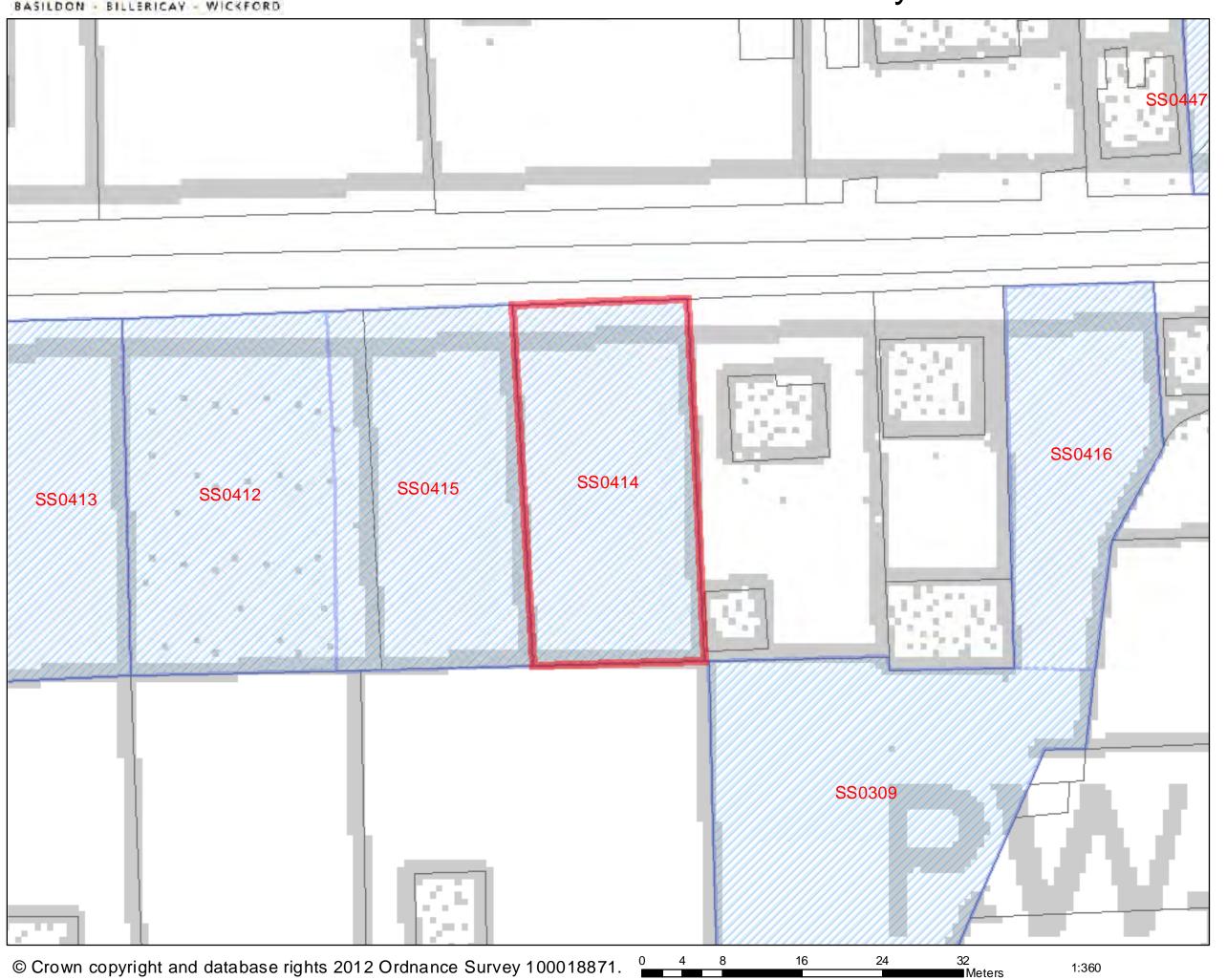
**Electricity Pylons** 

links

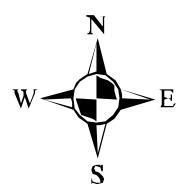
Address: Land west of The Hoathley, Windsor Road,	Site Area: 0.062ha	Current Use: Residential garden	Site Ref.: SS0414	
Bowers Gifford	<u> </u>			
		TPO		No
		Archaeological Finds	s Area	No
Highway issues:				
Unmade road would require upgrading.				
Constraints (description):				
<ul> <li>Green Belt designation</li> <li>Ground Water Vulnerability – entire</li> <li>RAMSAR &amp; SPA 5km buffer</li> <li>Flood zone 2 (northern half of site)</li> </ul>	site			
Could the constraints be overcome?	Yes			
<ul> <li>Green Belt – landscape character as consideration of green belt boundar</li> <li>Ground water vulnerability – possibl</li> <li>SPA &amp; RAMSAR buffer – ecological s</li> <li>Flood zone 2 – engineering solution</li> </ul>	ies through Ll e engineering ite assessmei	DF process. I solution to avoid con nt to establish presend	tamination of grour ce of any protected	nd water. species.
What is the most suitable type of deve None.	lopment for	this site?		
Site is NOT suitable for housing developmen	nt			
Reason(s) why site is / is not suitable	for housing	·		
The site is not adjacent to the settlement be adjacent to the settlement boundary. The s	oundary and o	could not be combined		
Is site available for development? If yes, when?		Yes. The site was s process and it has a		ne Call for Sites



# Land at the West of The Hoathley



SHLAA 2011/2012



SS0414

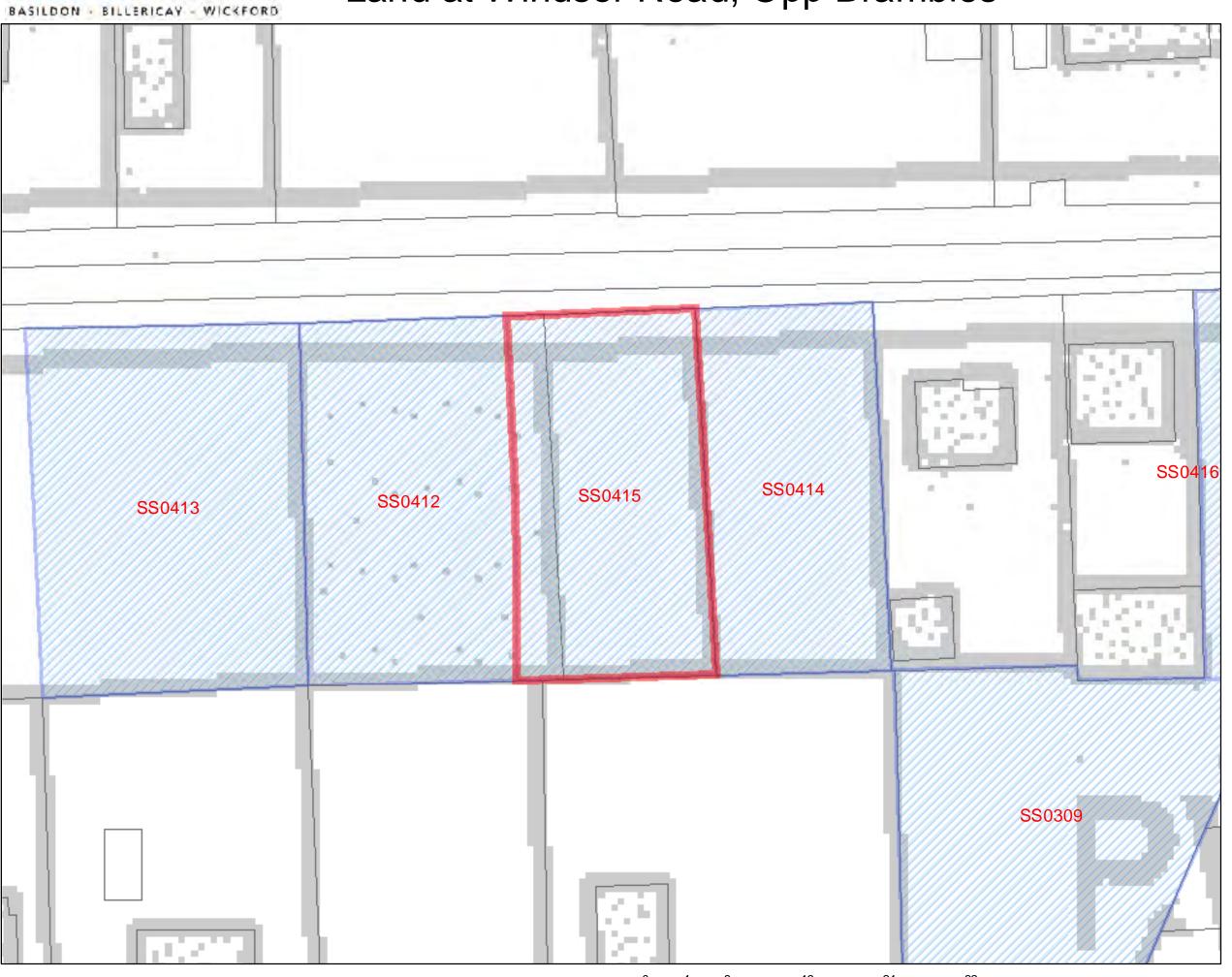
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SILAA SITE SURVEY FO	SHLAA Site Survey Form Part 1								
Address: Land north of Adelaide Cottag Road, Bowers Gifford	north of Adelaide Cottage, Windsor 0.068ha		Current Use: Vacant plot/ grassland	Site Ref.: SS0415					
Description of Site (includ	ing planning	status)		Site Access:	Bowers Gifford	Rasildon			
Rectangular shaped plot loc Bowers Gifford. The site has is mostly laid to grass with a site is fenced along the wased by neighbouring occupies garden. The land is flat.  The area is rural in characteristic properties and a few commerce.	been cleared resmall group of west and east ers but not as a steer, containing	recently but re trees to the n boundaries an an extension t g mainly spo	mains vacant. It northeast corner. ad appears to be to the residential	Access to Ser Primary School (Felmores; Bris Secondary Sch (Basildon Uppe GPs / Health Co buffer Local Centre: N	vices (distance: None within b coe; Eversley ~ cool: None within or Academy ~2k entre: None with	in m) uffer 1.3km) n buffer m) hin 800m			
The site is within the Green I identified in the Basildon Loca  No planning history	Plotland area as	Town Centre: Pitsea >800m  Public Open Space: Amenity Green Space 800m; Churchyard <800m; Country Park <2km;							
Ownership:	- Public E	Body?	No		Facilities < 2km	լ։			
	- Private Individual?			Urban Park <8		• /			
	- Company?		Yes No	J. San Falk N	J. 111.				
	- Unknow		No	Bus Stop: >300	Om (Pound Lane	<u>e)</u>			
Urban Araa Sita	1		INO	•	n: Pitsea (>2.5k				
Urban Area Site	No	0.04050		- Camba Station		• • • • •			
Green Belt Site	Yes	0.068ha		-					
Greenfield Site	Yes	0.068ha		-					
Previously Developed Land	d No								
Site Constraints	111.0.5		lo						
Areas excluded from the S			Constraints th						
Scheduled Monument	Within	No	Ancient Woodla	na	Within	No			
	Part of	No	l		Part of Site	No			
0001 / 000 / 000 / 0	Adj. To	No	, , , , , , , , , , , , , , , ,		Within Buffer	No			
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No			
	Part of Site	No			Part of Site	No			
	Within Buffer	Yes			Within Buffer	No			
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No			
	Part of Site	No	Priority Habitat		Part of Site	No			
	Within Buffer	No			Within Buffer	No			
Flood Zone	Yes	Zone 2	Protected Specie	es Alert Area		No			
Washland		No	Protected Specie	es Alert Area -		Yes			
Marshes Protection Area		No	10m Buffer						
Existing, developed	Within	No	1						
business/ industrial areas	Part of	No	Village Green &	Common Land		No			
and the second s	Adj. To	No	Ground Water V Area			Yes			
Oil / Gas Pipelines		No	Conservation Ar		Within	No			
on / oas ripellites		INO	JOHISCI VALIUH AL	Cu	Adj. To	No			
Floctricity Pylons		No	Listed Puildings		Within	No			
Electricity Pylons		INU	Listed Buildings			_			
					Adj. To	No			
Immovable communications links		No	Potential Contar	minated Land	В				
400m buffer zone around wastewater/sewage		No	Definitive Footp	ath (PRoW)		No			

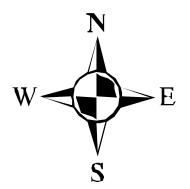
	C'L. A	0	C'L. D. C	
Address:	Site Area:	Current Use:	Site Ref.:	
Land north of Adelaide Cottage, Windsor Road, Bowers Gifford	0.068ha	Vacant plot/ grassland	SS0415	
Road, Bowers Gillord		T		
		TPO		No
		Archaeological Fir	nds Area	No
Highway issues:				
Unmade road would need upgrading.				
Constraints (description):				
<ul> <li>Green Belt designation</li> <li>Ground Water Vulnerability – wester</li> <li>RAMSAR &amp; SPA 5km buffer</li> <li>Flood zone 2 (northern section of section of section of section section)</li> </ul>	J	covering majority o	f site	
<ul> <li>Could the constraints be overcome?</li> <li>Green Belt – landscape character a consideration of green belt bounda</li> <li>Ground water vulnerability – possib</li> <li>SPA &amp; RAMSAR buffer – ecological</li> <li>Flood zone 2 – engineering solution</li> </ul>	ries through Ll ble engineering site assessmer n to establish s	DF process.  I solution to avoid on to establish presentable drainage ar	contamination of ence of any prot	f ground water. tected species.
What is the most suitable type of develore.	elopment for	this site?		
Site is NOT suitable for housing developme	ent			
Reason(s) why site is / is not suitable	for housing	:		
	ooundary and o	could not be combine	ned with anothe	er site to bring it
The site is not adjacent to the settlement by adjacent to the settlement boundary. The			s, facilities and a	menities.



# Land at Windsor Road, Opp Brambles



SHLAA 2011/2012

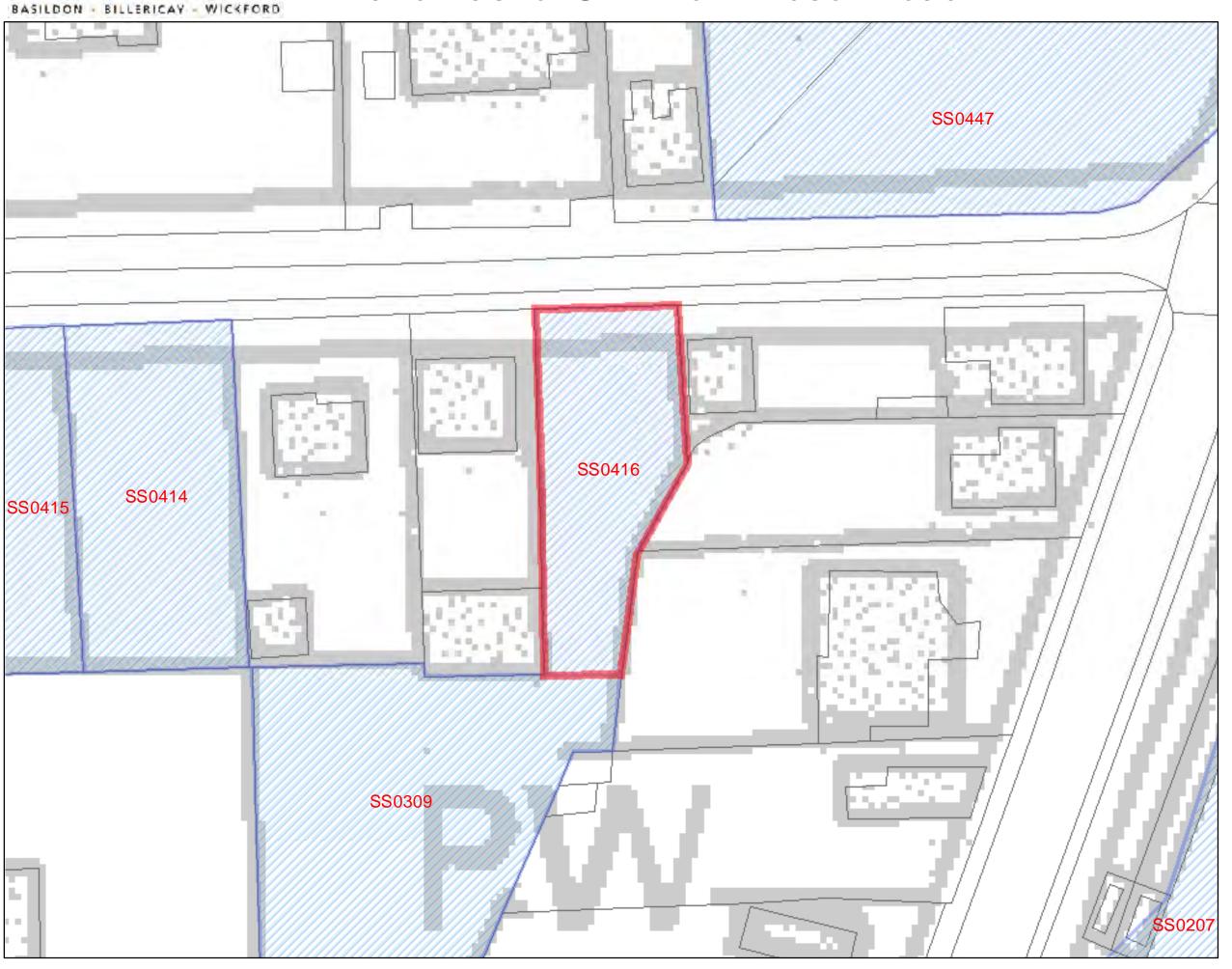


STILAA Site Survey I						
Address: Land east of St Elmo, Windson Bowers Gifford, Basildon	r Road,	Site Area: 0.047ha	Current Use: scrubland	Site Ref.: SS0416		
Description of Site (includ	Site Access:					
			Windsor Road, Bowers Gifford, Basildon  Access to Services (distance in m)  Primary School: None within buffer  (Felmores; Briscoe; Eversley ~1.3km)  Secondary School: None within buffer			
The area is rural in character, a few business / storage uses		ainly residentia	al properties and	,		
The site is within the Green the BDLP 1998	Belt and the f	North Benfleet	Plotland area in	Local Centre: N Town Centre: N		m buffer
98/00098/OUT – Erection of adjoining site to the south). R				Public Open Sp Amenity Green Churchyard <8	Space 800m;	
Ownership:	- Public I	Body?	No	Country Park <		
Ownership.		Individual?	Yes	-	Facilities <2km	,.
				Urban Park <8		1,
	- Compa		No	JUNAILE ALK < 0	OUIII.	
Huban Ansa Cita	- Unknov	/VI1 <i>!</i>	No	Bus Ston: >201	Om (Pound Lane	.)
Urban Area Site	No	0.0471		•	n: Pitsea (>2.5ki	
Green Belt Site	Yes	0.047ha		- Kanway Station	i. i itsca (>2.3Kl	''/
Greenfield Site	Yes	0.047ha		4		
Previously Developed Land	d No			1		
Site Constraints						
Areas excluded from the S			Constraints th			ty
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer	Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
,	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer				Within Buffer	No
Flood Zone	Yes	Zone 2	Protected Species Alert Area		Within Barrot	No
Washland		No	Protected Speci	es Alert Δrea -		No
Marshes Protection Area		No	10m Buffer	oo mort moa '		
Existing, developed	Within	No	J.S.III Balliol			
business/ industrial areas	Part of	No	Villago Croop 9	Common Land		No
business/ industrial areas	Adj. To	No		Village Green & Common Land Ground Water Vulnerability		Yes
Oil / Gas Pipelines		No	Conservation Ar	.03	Within	No
Oii / Gas ripelliles		INU	COUSELVATION AL	<b>⊏</b> d	Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contar	minated Land	В	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ath (PRoW)		No
·	<u> </u>		TPO			No
		*			•	

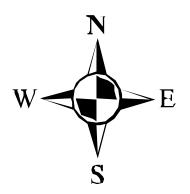
Address:	Site Area:					
Land east of St Elmo, Windsor Road,	0.047ha	scrubland SS0416				
Bowers Gifford, Basildon						
		Archaeological Finds	s Area	No		
Highway issues:						
Unmade road would require upgrading.						
Constraints (description):						
<ul> <li>Green Belt designation</li> </ul>						
<ul> <li>Ground Water Vulnerability – wester</li> </ul>	n boundary, o	covering majority of s	ite			
o RAMSAR & SPA 5km buffer						
<ul> <li>Flood zone 2 (northern section of sit</li> </ul>	e)					
Could the constraints be overcome?	Yes					
Could the constraints be overcome?	162					
o Green Belt – landscape character as:	sessment to e	stablish importance c	of the site to GR	ohiectives:		
consideration of green belt boundari			n the site to ob	objectives,		
Ground water vulnerability – possible			tamination of gr	ound water.		
<ul> <li>SPA &amp; RAMSAR buffer – ecological s</li> </ul>						
<ul> <li>Flood zone 2 – engineering solution</li> </ul>						
-		_	-			
What is the most suitable type of development for this site?						
None.		į				
Site is NOT suitable for housing development						
Reason(s) why site is / is not suitable	for housing	1				
iteaseries, with site is 7 is not suitable	.c. nousing.					
The site is not adjacent to the settlement boundary and could not be combined with another site to bring it						
adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.						
Is site available for development?		Yes. The site was s				
If yes, when?		process and it has a	9			
Jeep men and a m						



# Land East of St Elmo Windsor Road



SHLAA 2011/2012



Address: Land at Basildon Rose Gardens	Site Area:	Current Use:	Site Ref.:	
Ltd, Burnt Mills Road, Basildon.	2.85ha	Car park and	SS0417	
		grassland.		

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

Large site to the south of Burnt Mills Road. Site is predominantly laid to grass with a large car park fronting burnt Mills Road, together with a number of structures, currently accommodating the Children's Play Centre. There is a separate single storey building within the site. The southern most part of the site contains piles of rubble for no obvious reason. A portion of the front of the site has been separated by fencing, but has no obvious function.

The site separates the urban area from the North Benfleet plotlands. Around the site are open fields and residential dwellings. Neighbouring the site to the west, behind Rivendell, appear to be a number of commercial uses, although there is no planning history. There is an Public Open Space: employment area to the northwest. The land is flat.

Site is within the green belt in the BDLP 1998.

#### Planning History:

05/00584/OUT - Erect two chalet dwellings. Refused 14-06-05 04/00679/FULL - Replacement restaurant, café and toilet block (revised scheme) Granted 05-07-04

01/00008/FULL – Change of use of land from garden centre car park to curtilage of Rivendell. Granted 16-02-01

00/00693/BAS - Change of use of Garden Centre car park to an access road and enlarge cartilage of Rivendell. Refused 15-12-00

00/00541/BAS - Replacement building for children's nursery. Granted 99/00637/BAS – Replace restaurant, café and toilet block.

Granted 25-05-01

98/00036/BAS - Change of use to children's day care centre. Granted 97/00608/BAS - Change of use to children's day care centre. Never determined.

95/00300/BAS – use of land for contractor's depot. Refused

Ownership:	- Public Body?		No
	- Private Individual?		No
	- Company?		Yes
	- Unknown?	?	No
Urban Area Site	No		
Green Belt Site	Yes	2.85ha	
Greenfield Site	Yes 2.25ha		
Previously Developed Land	Yes	0.60ha	

# Site Access:

Burnt Mills Road

Access to Services (distance in m) Primary School: None within buffer. Felmores & Briscoe ~1km Secondary School: Basildon Lower

Academy ~2km

GPs / Health Centre: None within buffer. Felmores; Rectory Road ~1km Local Centre: None within buffer. Rectory Road and Felmores ~1km. Town Centre: Pitsea ~2.2km

Amenity Green Space: ~400m Children & Young Peoples Space:

~400m

Country Park < 2km Natural & Semi-natural OS < 800m Outdoor Sports Facilities < 2km

Urban Park < 400m

Bus Stop: ~1.5km

Railway Station: Pitsea ~2.7km

Site Constraints						
Areas excluded from the SHLAA			Constraints that may affect a site's viability			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat	Part of Site	No	
	Within Buffer	No		Within Buffer	No	

<b>Address</b> : Land at Basildon R Ltd, Burnt Mills Road, Basildo		Site Area: 2.85ha	Current Use: Car park and grassland.	Site Ref.: SS0417		
Flood Zone		No	Protected Species Alert Area			Yes
Washland		No	Protected Species A	lert Area -		No
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green & Con	nmon Land		No
	Adj. To	Yes	Ground Water Vulnerability Area			Yes
Oil / Gas Pipelines		No	Conservation Area		Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
, ,					Adj. To	No
Immovable communications links		No	Potential Contamina	ted Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		Yes
			TPO			No
			Archaeological Finds	s Area		No

**Highway issues:** Access is close to Burnt Mills Road / Courtauld Road Junction but no particular issues.

#### Constraints (description):

- o Within employment area buffer.
- o Green Belt area
- o Likely existence of contamination no detailed assessment made (infill site within 250m)
- o Ground Water Vulnerability (small section along eastern boundary).
- o Protected species alert area (all fields in the south of the site and along eastern boundary)
- Footpath along eastern boundary (not necessarily within the site)

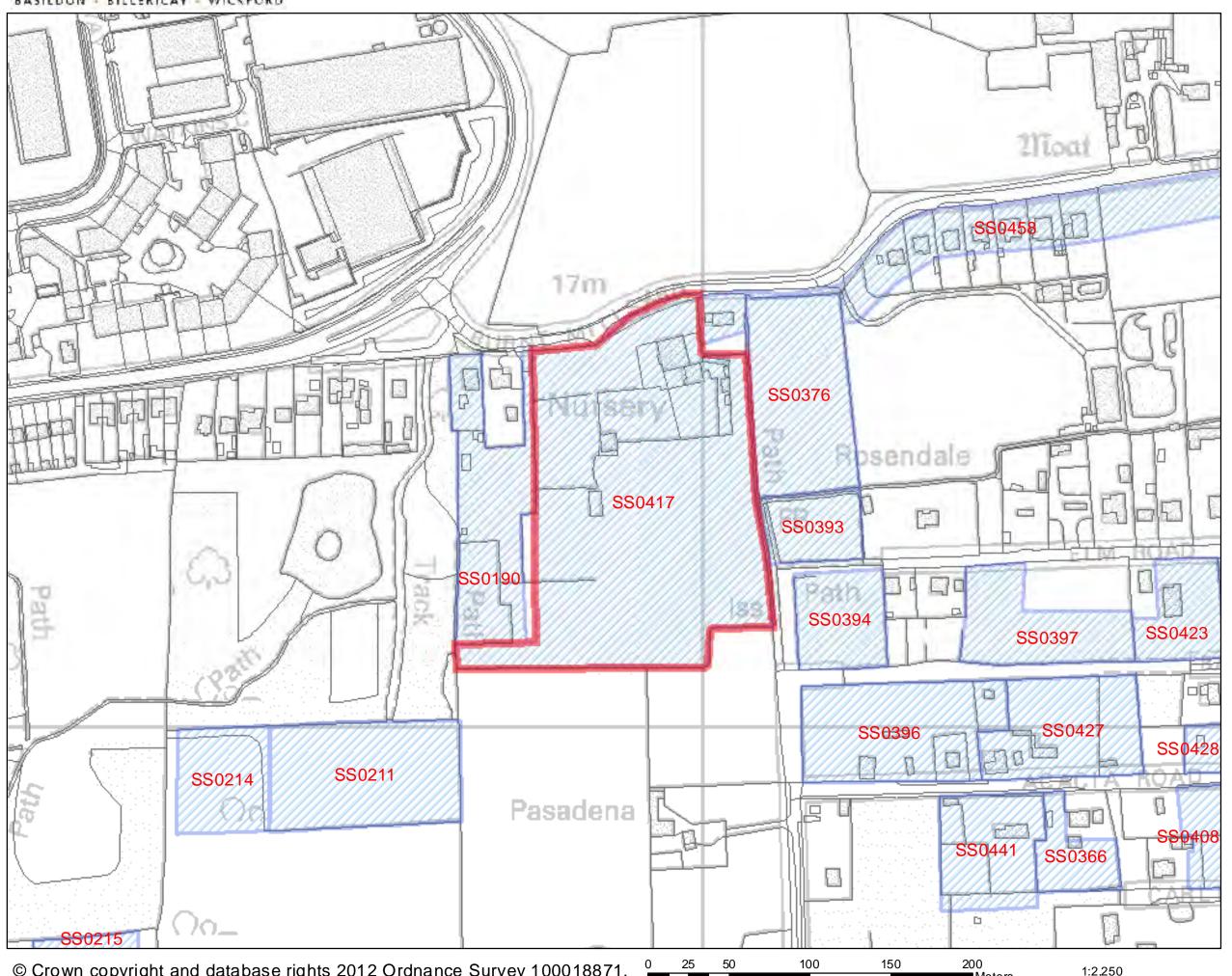
#### Could the constraints be overcome? Yes

- o Employment land assessment to determine need for employment land
- o Landscape assessment to determine whether the site is suitable for green belt designation; designation can be altered through the LDF process.
- o Site investigation to determine presence of any contamination.
- o Design or engineering solution to avoid / mitigate contamination of ground water.
- Ecological site assessment o establish presence of any protected or important species, with appropriate action.
- Design solution to integrate footpath / avoid impact on footpath or divert footpath.

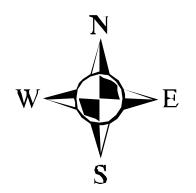
# What is the most suitable type of development for this site? Open space Site is suitable for housing development Reason(s) why site is / is not suitable for housing: The site is not adjacent to the settlement area but would be adjacent to the settlement area through an adjoining site (SS0190), which is itself considered suitable. However, this site is on the fringe of development along Burnt Mills Road and is remote from a number of services including transport connections and convenience retail. The site may be more suitable for employment uses. Is site available for development? If yes, when? Yes. The site was submitted through the Call for Sites process and it has access at this time. The timescale has been amended to reflect the need to alter policy if necessary.



# Land at Basildon Rose Gardens



SHLAA 2011/2012



SHLAA Site Survey Fo	Ulli Fait i					
Address:		Site Area:	Current Use:	Site Ref.:		
Land between Briar Walk and	•	0.057ha	Vacant plot	SS0418		
Windsor Road, north Benfleet						
Description of Site (includ	ing planning	status)		Site Access:	Daniera Ciffana	l Davildon
Destangular site between re	sidential prop	ortios on Win	dear Dood The	Windsor Road,		
Rectangular site between re submission describes the site						
neighbouring property a gard						
described as vacant. The site				,		
along the east and west b			•	,		
boundary fence. The land is fl	at.			GPs / Health C	,	•
				buffer		
The area is rural in character The OS map displays symbol to		,	ential properties.	Local Centre: N Town Centre: I		m buffer
In the 1998 BLDP the site is v	within the Gree	en Belt and th	ne North Renfleet	Public Open Sr	vace.	
Plotland area				Amenity Green		
				Country Park <		
No planning history.				Natural Open S		
	T		T	Outdoor Sports		Okm;
Ownership:	- Public E		No	Urban Park <8	00m.	
		Individual?	Yes	Pus Stop: > 20	Om (Dound Lan	0)
	- Compar		No No	Bus Stop: >200m (Pound Lane) Railway Station: Pitsea (>2.5km)		
Urban Area Site	No	VIII	INO			
Green Belt Site	Yes	0.057ha		-		
Greenfield Site	Yes	0.057ha				
Previously Developed Land		0,007,110		=		
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabil	ity
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tes	Within	No
	Part of Site	No	_		Part of Site	No
	Within Buffer	No		- (5.5)	Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
Flood Zone	Within Buffer	No	Drotocted Creek	os Alort Aros	Within Buffer	No No
rioua zone		No	Protected Special	es Aielt Afea		INO
Washland		No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green &			No
	Adj. To	No	Ground Water V Area			Yes
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contar	minated Land	С	L

Land b	ess: petween Briar Walk and or Road, north Benfleet	Tudor,	Site Area: 0.057ha	Current Use: Vacant plot	Site Ref.: SS0418	
wastev	buffer zone around water/sewage		No	Definitive Footpat	th (PRoW)	No
пеанн	nent plants	<u>I</u>		TDO		No
				TPO Archaeological Fir	nde Aroa	No No
Unmac	vay issues: de road would require u traints (description):	pgrading				
0 0	Likely existence of cor Green Belt designation Protected species aler	n t area 10m			otected species alert f	for woodland or
0	opposite side of Winds Ground Water Vulnera	•	ire site			
Could	I the constraints be o	vercome?	Yes			
0	Contamination – site i	nvestigation	n to establish pre	esence of any conta	aminants.	
0	Green Belt – landscap consideration of greer	e character	assessment to	establish importanc		jectives;
0	Protected species aler species and appropria	t area buffe te action ta	er – ecological s iken.	site assessment to e	•	
0	Ground water vulnera	Dility – pos:	sible engineering	J SOIUTION TO AVOID C	Ontamination of group	na water.
<b>What</b> None.	t is the most suitable	type of de	velopment for	this site?		
Sita is	NOT suitable for housing	ng developr	nent			
JILC 13						

adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.

Yes. This site was submitted through the Call For Sites

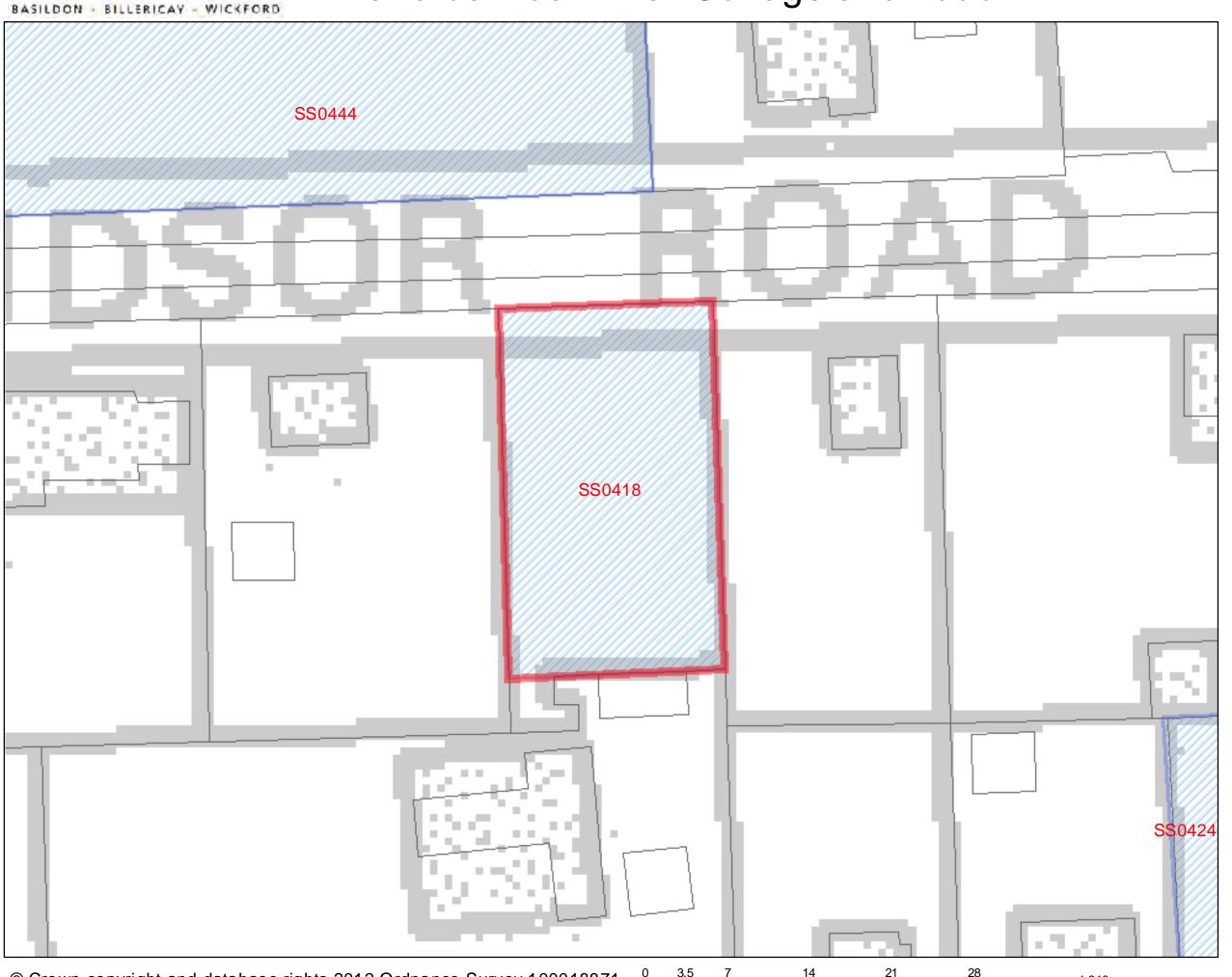
process by the landowner.

Is site available for development?

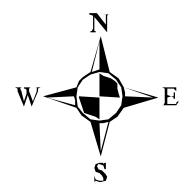
If yes, when?



# Land between Briar Cottage and Tudor



SHLAA 2011/2012



Address: Land at Smilers Farm and Isadene Boarding Kennels, Bowers Gifford,		Site Ref.: SS0419	
Basildon	commercial, livery,		
	boarding kennels		
	and open fields.		

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

A large, irregular shaped, mixed use site. It contains a residential property, open fields and a variety of commercial uses. There are a large | Secondary School: >1500m number of buildings and structures in the central part of the site, which accommodate the residence, a poultry business and a number of vehicle Local Centre: >800m repair businesses in light industrial units, together with car parking areas and a few mobile homes.

The open fields project from the built form of the site, to the north and south. The site is accessed from Pound Lane. There are a considerable Children and young people <400m; number of substantial trees within the site. The area is flat.

Site is comprised of two CFS submissions, the majority being Smilers Farm, with the other being a long strip of land to the south and west of the site, containing the kennels. The kennels are under separate ownership to Smilers Farm.

Designated as Green Belt in BDLP 1998

#### Planning History:

Cita Canatraint

91/00646/FULL – proposed re-locatable bungalow for residential use. Refused

07/00720/FULL – Retrospective consent for storage of caravans. Refused. Dismissed on appeal.

Ownership:	- Public Body?		No
	- Private Ind	dividual(s)?	Yes
	- Company?		No
	- Unknown?		No
<b>Urban Area Site</b>	No		
<b>Green Belt Site</b>	Yes	6.23ha	
<b>Greenfield Site</b>	Yes	4.72ha	
Previously Developed Land	Yes	1.51ha	

Part of

## Site Access: Pound Lane

Access to Services (distance in m)

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

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

Amenity Green Spaces >800m;

Churchyard < 400m; Civic spaces >2km; Country parks < 2km; Educational fields >800m; Natural and semi natural >800m;

Outdoor sport < 2km; Urban parks <800m

Bus Stop: >400mm Railway Station: >1.6km

> ect a site's viability Within

No

No

Site Constraints			
Areas excluded from th	Constraints that may affe		
Scheduled Monument	Within	No	Ancient Woodland
	Part of	No	

No

	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Yes	Zone 2 & 3	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No			

Village Green & Common Land

business/ industrial areas

<b>Address</b> : Land at Smilers Fal Isadene Boarding Kennels, Bo Basildon		Site Area: 6.23ha		Site Ref.: SS0419		
	Adj. To	Yes	Ground Water Vulnera Area	ability		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 Contaminate	ntial Contaminated Land C		1
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)			No
			TPO			No
			Archaeological Finds /	Area		Yes – adjacent

#### Highway issues:

No particular issues. Site is remote from rail and bus options.

## Constraints (description):

- Flood zone 2 & 3 north and south parts of the site, covering approximately half of the area.
- Ground Water Vulnerability covering the eastern and northern parts of the site.
- Protected Species Alert Area central to one of the eastern fields
- Protected Species Alert Area 10m buffer southwest and eastern boundaries of the site.
- Archaeological finds to the northeast of the site, around north Benfleet Hall
- Likely existence of contamination no detailed assessment made.
- Substantial trees within the site.

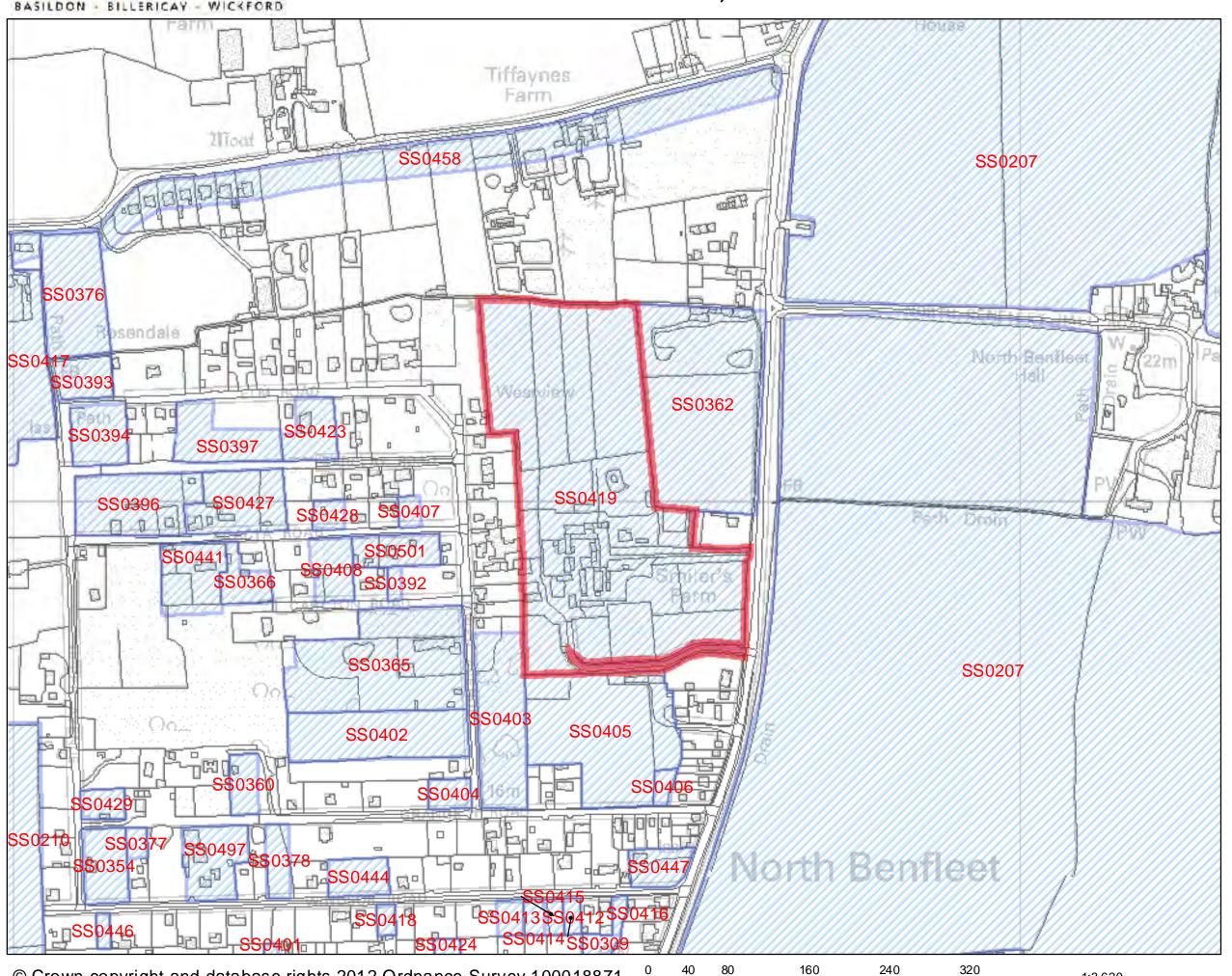
#### Could the constraints be overcome? No

- Flood zone 3 Cannot be overcome for housing.
- Ground Water Vulnerability Design and engineering solutions to reduce/eliminate contamination of ground water.
- Protected Species Alert Area ecological survey to establish presence of any protected species within the site
- Protected Species Alert Area 10m buffer ecological survey to establish presence of any protected species within the site.
- Archaeological finds Possible site investigations prior to excavation.
- Likely existence of contamination site survey to establish presence of any contaminants.
- Trees Tree survey to establish presence of any important specimens; design solution to retain trees.

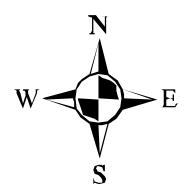
# What is the most suitable type of development for this site? Current use; open space Site is NOT suitable for housing development Reason(s) why site is / is not suitable for housing: The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site has a large extent of land in Flood Zone 3. The site is therefore unsuitable. In addition, the location is remote from several public services, facilities and amenities, including transport connections and convenience shopping. Is site available for development? Yes. This site was submitted through the Call For Sites process by the landowner.



# Land at Smilers Farm, Pound Lane



SHLAA 2011/2012



SS0419

■ Meters

Address: Land at The Whispering, Osbo Bowers Gifford	nd at The Whispering, Osborne Road, 0.064		Current Use: Residential garden Site Ref.: SS0420			
Description of Site (includ	ing planning	status)		Site Access:		
Rectangular plot forming part	of the reside	ntial gardon to	the west of The	Osborne Road, Bowers Gifford, Basildo Access to Services (distance in m)		
Whispering. The site is bou contains a domestic outbuilding	nded by tree			Primary Schoo (Felmores; Bri	l: None within b scoe; Eversley ~ lool: None withir	uffer 1 km)
The area is semi-rural in properties and a number of b			ainly residential	(Basildon Uppe		9km)
The site is within the Green B	elt in the BDL	P 1998			None within 800 Pitsea >800m	m buffer
No planning history.				Public Open S	oace:	
Ownership:	- Public	Body?	No	Amenity Green	Space 800m;	
<u> </u>	- Private	Individual?	Yes	Country Park «	<2km;	
	- Compa	iny?	No	Natural Open		
	- Unkno	wn?	No		s Facilities <800	m;
Urban Area Site	No			Urban Park <8	800m.	
Green Belt Site	Yes	0.064ha		D 01	0 (0 );	,
Greenfield Site	Yes	0.056ha		•	Om (Pound Lane	
Previously Developed Land	d Yes	0.008ha		Railway Statio	n: Pitsea (>2.4k	m)
Site Constraints		•				
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
	Part of Site	No	1		Part of Site	No
	Within Buffer	Yes	1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
` ′	Part of Site	No	Priority Habitat	,	Part of Site	No
	Within Buffer		1		Within Buffer	No
Flood Zone		No	Protected Specie	es Alert Area		No
Washland		No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	1			
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	No	Ground Water V Area			Yes
Oil / Gas Pipelines		No	Conservation Ar	ea	Within	No
'					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
			Liotod Bandings	š –		No
Immovable communications		No	Potential Contar	minated Land	Adj. To	140
links	-	No	Dofinitivo Foots	oth (DDoMA)	+	No
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	am (PKOW)		No
ti cutificiti piurits						
treatment plants	1		TPO			No

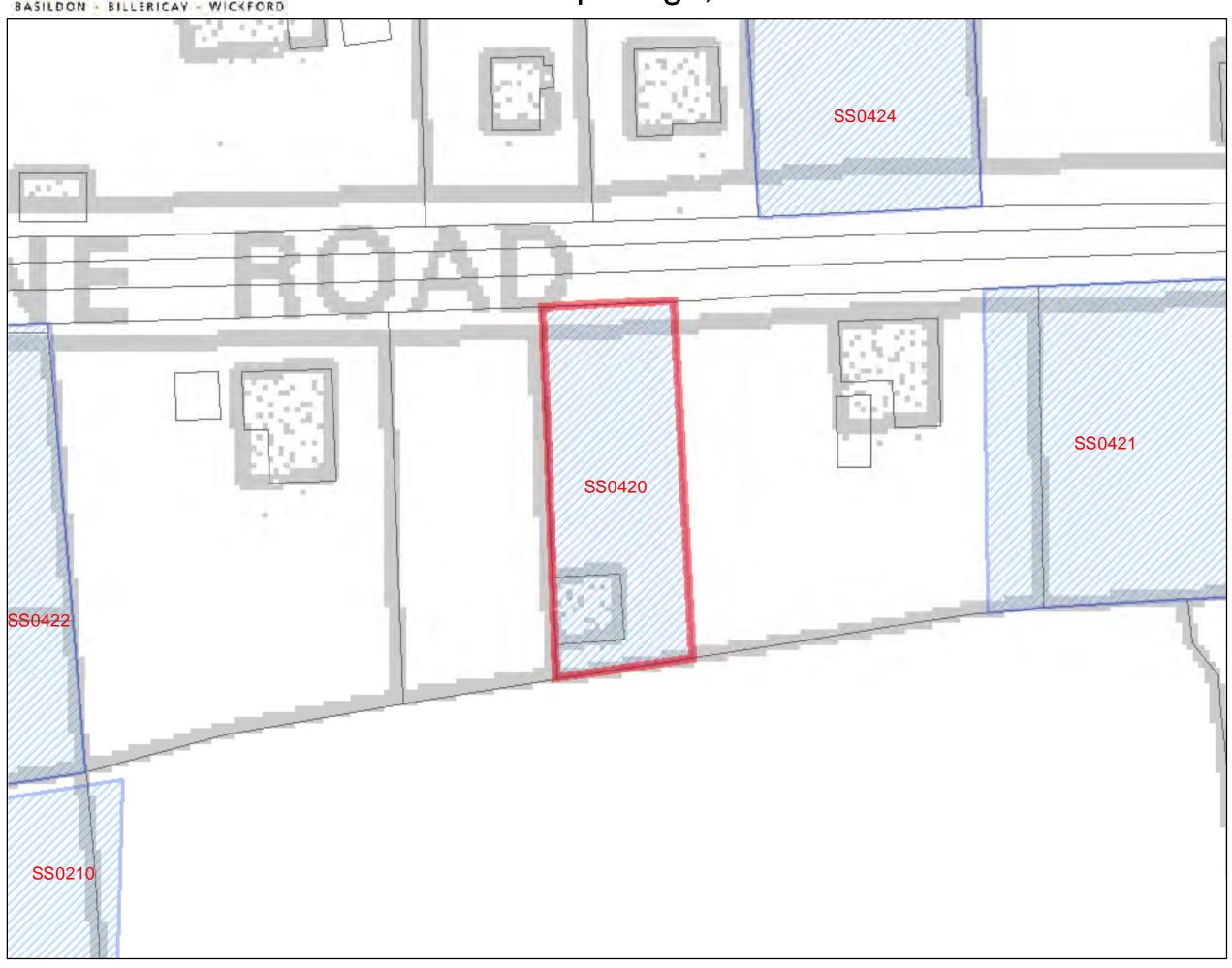
	ess: at The Whispering, Osborne Road, s Gifford	Site Area: 0.064ha	Current Use: Residential garden	Site Ref.: SS0420		
	vay issues: de road.					
	raints (description):					
0 0 0 0	Green Belt designation Protected species alert area 10m b Ground Water Vulnerability – entire Within SPA / Ramsar 5km buffer (E Potential existence of contamination	site enfleet Creek)		vithin 250m of เ	unknown infill)	
Could	the constraints be overcome?	Yes				
0	Green Belt – landscape character a consideration of green belt bounda		•	of the site to GB	objectives;	
0						
0	Ground water vulnerability – possik	le engineering				
0	SPA & RAMSAR buffer – ecological (intervening development may reduced)	ice purpose of	-	ce of any proted	cted species	

What is the most suitable type of development for this site? None.						
Site is NOT suitable for housing development						
Reason(s) why site is / is not suitable for housing:						
The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.						
Is site available for development?  If yes, when?  Yes. This site was submitted through the Call For Sites process by the landowner.						

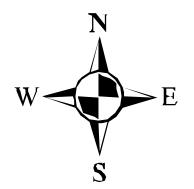
Contamination – site investigation to establish presence of any contaminants.



# Land at Whisperings, Osborne Road



SHLAA 2011/2012



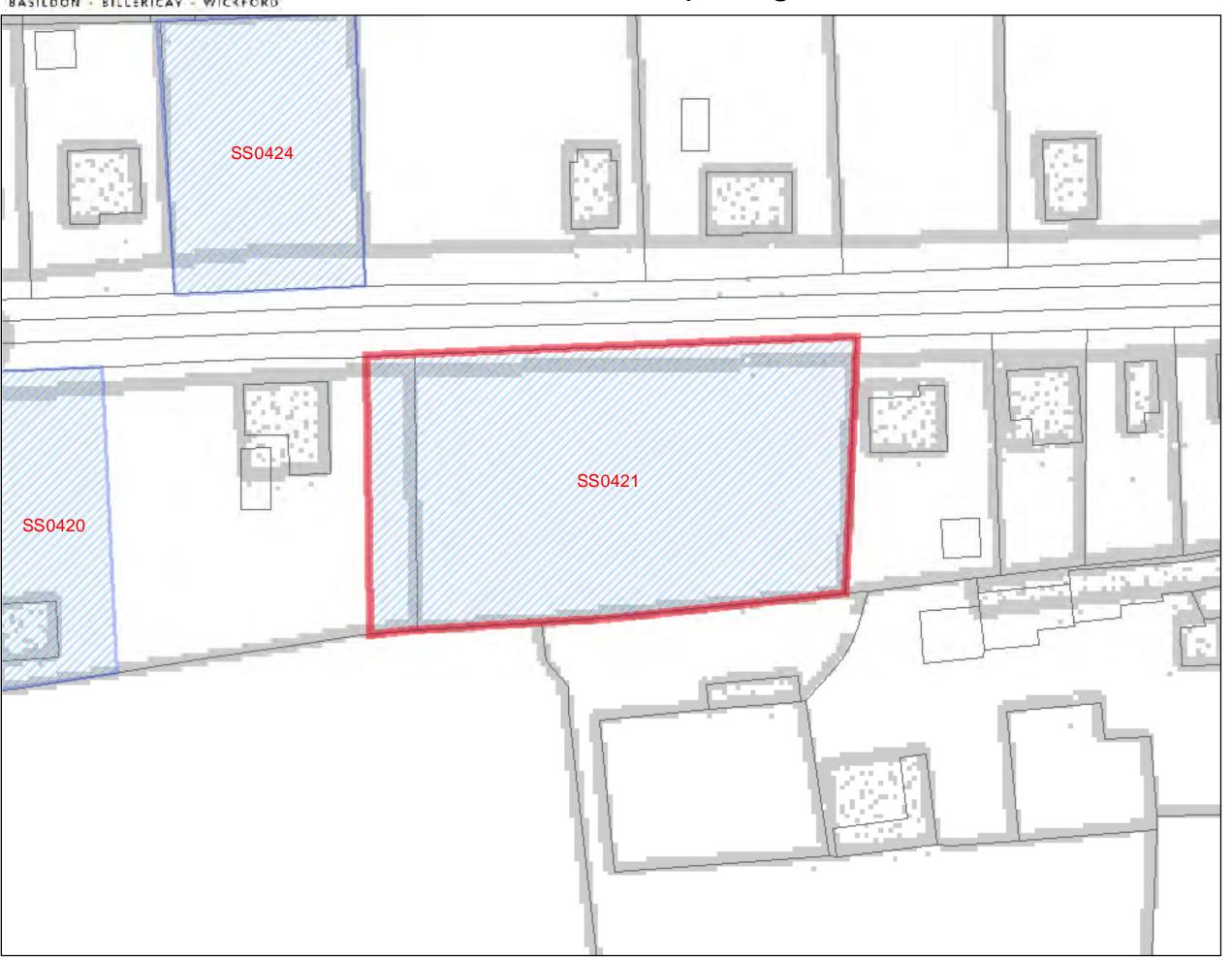
SHLAA Site Survey F	orm Part 1					
Address: Land at The Whispering, Osbo Bowers Gifford	orne Road,	Site Area: 0.23ha	Current Use: Residential garden Site Ref.: SS0421			
Description of Site (includ	ing planning	status)		Site Access:		
	0.	•		Osborne Road,	<b>Bowers Gifford</b>	, Basildon
Rectangular plot to the east Road, forming part of the ext The site is landscaped, predo to the south and west. There few specimens in the site. The	ended resident ominantly laid to are trees alon	tial garden of to grass but b	The Whispering. ounded by trees	Primary School (Felmores; Bris Secondary Sch (Basildon Uppe	vices (distance : None within b scoe; Eversley ~ ool: None withir er Academy ~1.9 entre: None with	uffer 1 km) n buffer 9km)
The area is rural in character, a number of business / storag		ainly residentia	al properties and	buffer	None within 800	
The site is within the Green B	elt in the BDLP	1998				
No planning history.				Public Open Sp Amenity Green Churchyard <8	Space 800m;	
Ownership:	- Public E	Body?	No	Country Park <		
•		Individual?	Yes	Natural Open S	Space <800m;	
	- Compar	ny?	No		Facilities <800	m;
	- Unknow	vn?	No	Urban Park <8	00m.	
Urban Area Site	No					
Green Belt Site	Yes	0.23ha		Bus Stop: >200m (Pound Lane)		
Greenfield Site	Yes	0.23ha		Railway Station: Pitsea (>2.4km)		
Previously Developed Land	d No					
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodla	nd	Within	No
	Part of	No			Part of Site	No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No
	Part of Site	No			Part of Site	No
	Within Buffer	Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No	1		Within Buffer	No
Flood Zone		No	Protected Special	es Alert Area		No
Washland		No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	No	Ground Water V Area			Yes
Oil / Gas Pipelines		No	Conservation Ar	rea	Within	No
					Adj. To	No
Electricity Pylons		No	9		Within	No
- <del>-</del>					Adj. To	No
Immovable communications links		No	Potential Contar	minated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ath (PRoW)		No

TPO

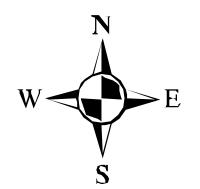
Address:	Site Area:	Current Use:	Site Ref.:						
Land at The Whispering, Osborne Road,	0.23ha	Residential garden	SS0421						
Bowers Gifford									
	Archaeological Finds Area No								
Highway issues:		-							
Unmade road accessing the site.									
Constraints (description):									
o Green Belt designation									
o Protected species alert area 10m bu		de of site							
o Ground Water Vulnerability – entire	site								
o RAMSAR & SPA 5km buffer			!n 250m - f						
Likely existence of contamination – i	no detalled as	sessment made (with	in 250m of u	nknown infili)					
Could the constraints be overcome?	Yes								
<ul> <li>Green Belt – landscape character as:</li> </ul>	sessment to e	establish importance o	of the site to	GB objectives;					
consideration of green belt boundari									
<ul> <li>Protected species alert area buffer –</li> </ul>	ecological si	te assessment to esta	ablish presen	ce of any protected					
species and appropriate action taker									
<ul> <li>Ground water vulnerability – possible</li> </ul>									
<ul> <li>SPA &amp; RAMSAR buffer – ecological s</li> </ul>			ce of any pro	tected species					
(intervening development may reduce									
o Contamination – site investigation to	establish pre	esence of any contam	inants.						
What is the most suitable time of days	lammant fam	this site?							
What is the most suitable type of deve None.	iopment for	this site?							
Site is NOT suitable for housing developmer	nt								
Reason(s) why site is / is not suitable	for housing:								
The site is not adjacent to the settlement be									
adjacent to the settlement boundary. The si	te is remote f								
Is site available for development?				ough the Call For Sites					
If yes, when?		process by the land	owner.						



# Land between Whisperings and No 5 Osborne



SHLAA 2011/2012



SHLAA Site Survey Fo	Site Ref.:						
Land at The Whispering, Osbo	orne Road.	rne Road, Site Area: Current Use: Residential gard					
Bowers Gifford	,		g	len <b>SS0422</b>			
Description of Site (includ	Site Access:						
			, Bowers Gifford,	, Basildon			
Irregular shaped plot, partly dwelling to the east, Celandividing boundary through the number of trees, particularly to the south and conifer the described as Greenfield, although the site, plus sheds. The area is rural in character, a number of business / storage.	dine, and par he centre of to the southwe crees fronting ough there is a he site is mainly containing ma he uses.	tly used for the site. The est and is boun Osborne Ro an outbuilding y laid to grass ainly residentia	stables, with a site contains a nded by a hedge ad. The site is g of about 50m2. The site is flat.	Primary Schoo (Felmores; Bri Secondary Sch (Basildon Uppo GPs / Health C buffer Local Centre: I	pace: n Space 800m;	uffer 1 km) 1 buffer Bkm) nin 800m	
No planning history.				Natural Open	Space <800m; s Facilities <800	m;	
Ownership:	- Public B	ody?	No	Urban Park <800m.			
	- Private	Individual?	Yes				
	- Compar	1 <b>y</b> ?	No	•	0m (Pound Lane	•	
	- Unknow	/n?	No	Railway Statio	Railway Station: Pitsea (>2.4km)		
Urban Area Site	No						
Green Belt Site	Yes	0.22ha					
Greenfield Site	Yes	0.215 ha					
Previously Developed Land	d Yes	0.005ha					
Site Constraints							
Areas excluded from the S					a site's viabili		
Scheduled Monument	Within	No Ancient Woodla		nd	Within	No	
	Part of No Adj. To No				Part of Site	No	
					Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within	No	
	Part of Site	No	1		Part of Site	No	
	Within Buffer	Yes			Within Buffer	No	
Allered Nieters December (LND)	VA (241- 2	L N L -	In it and	DI (DAD)	1 A P. L. L.	LAL-	

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

Address: Land at The Whispering, Osborne Road, Bowers Gifford		Site Area: 0.22ha	Current Use: Residential garden	Site Ref.: SS0422	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
	•		TPO		No
			Archaeological Finds	s Area	No
Highway issues: Unmade road would require u	uparadina.				

#### Constraints (description):

- o Green Belt designation
- o Protected species alert area and 10m buffer Southern half and north boundary of site.
- o Ground Water Vulnerability entire site
- o RAMSAR & SPA 5km buffer
- o Likely existence of contamination no detailed assessment made (within 250m of unknown infill)
- Substantial tress within site.

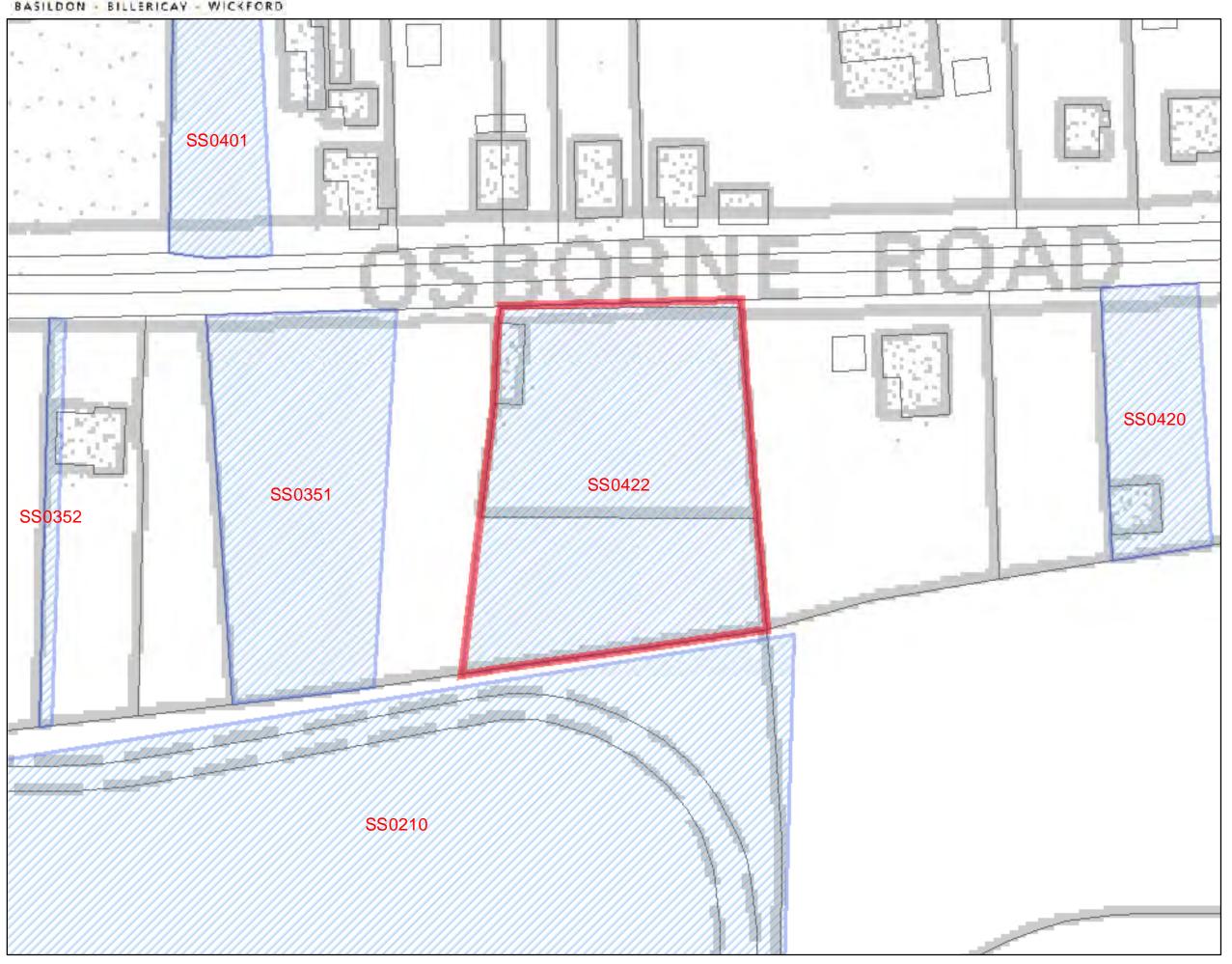
#### Could the constraints be overcome? Yes

- o Green Belt landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.
- o Protected species alert area buffer ecological site assessment to establish presence of any protected species and appropriate action taken.
- o Ground water vulnerability possible engineering solution to avoid contamination of ground water.
- o SPA & RAMSAR 5km buffer ecological site assessment to establish presence of any protected species (intervening development may reduce purpose of the buffer).
- o Contamination site investigation to establish presence of any contaminants.
- o Trees Tree survey to identify any important specimens and appropriate protection; design solution to retain trees.

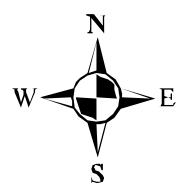
What is the most suitable type of development for this site? None.						
Site is NOT suitable for housing development						
Reason(s) why site is / is not suitable for housing:						
The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.						
Is site available for development? If yes, when?	Yes. This site was submitted through the Call For Sites process by the landowner.					



# Land West of Celandine



SHLAA 2011/2012



Address: Beatrice Cottage, Elm Road, Bowers Gifford	Current Use: Residential	Site Ref.: SS0423	

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

The submission is for the majority of a rectangular site known as Beatrice, Elm Road, but does not include the existing dwelling. The submitted site contains a garage reasonably large garden, to the east and south of Beatrice.

The site has a drainage ditch to the western boundary, a pond to the south and strip ponds on the eastern section of the garden. The ponds are man-made features to raise fish and could be easily filled in. To the south of the site are overgrown areas, some inert waste and a caravan. There are a few substantial trees. The land is flat. There site could access onto Barclay Road (south of the site). The orientation of the existing dwelling, facing east (Elm Road is to the north), would determine aspects of any design for new housing.

The area is rural, containing dwellings and small industry / business uses. There are residential properties immediately to the north, east and south, with a vacant site to the west.

**Previously Developed Land** 

The BDLP 1998 indicates the site within the Green Belt.						
There is no formal planning history.						
Ownership:	- Public Body?	No				
	- Private Individual?	Yes				

- Company? - Unknown? No **Urban Area Site** No **Green Belt Site** Yes 0.28ha **Greenfield Site** Yes 0.26ha

Yes

0.02ha

Site Access:

Elm Road or Barclay Road, Bowers Gifford.

Access to Services (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~ 1.4km) Secondary School: None within buffer (Basildon Upper Academy ~2.2km) GPs / Health Centre: None within buffer Local Centre: None within buffer Town Centre: Pitsea > 800m

Churchyards < 800m; Country Park < 2km Natural Green Space < 800m; Outdoor Sports Facilities < 2km; Urban Park <800m

Public Open Space:

Bus Stop: >500m (Pound Lane) Railway Station: Pitsea > 2.5km

Site Constraints		*				
Areas excluded from the S	HLAA		Constraints that may affect a site's viability			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	ocal Nature Reserve (LNR) Within No Biodiversity Action Plan (B		Biodiversity Action Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat	Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	Yes	Zone 2	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area -		Yes	
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	7			
business/ industrial areas	Part of	No	Village Green & Common Land		No	
	Adj. To	Yes	Ground Water Vulnerability Area		No	
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	

Address: Beatrice Cottage, Elm Road Bowers Gifford	d, Site Area: 0.28ha	Current Use: Residential	Site Ref.: SS0423				
Electricity Pylons	No	Listed Buildings	•	Within	No		
				Adj. To	No		
Immovable communications links	No	Potential Contami	nated Land		С		
400m buffer zone around wastewater/sewage treatment plants	No	Definitive Footpat	h (PRoW)		No		
·		TPO			No		
		Archaeological Fir	ds Area		No		
Highway issues: Access via an unmade road that woul Constraints (description):	ld need improvemen	t.					
o Protected Species Alert Area	10m buffer – wester	n and southern bou	ndaries				
<ul> <li>Within employment area buff</li> </ul>			iridai 100				
<ul> <li>Likely existence of contamina</li> </ul>			ithin 100m of	unknown infi	II).		
	Floridana O amenaturatak kalendaria						
<ul> <li>Substantial trees within site.</li> </ul>							
Could the constraints be overcon	ne? Yes						
<ul> <li>Protected Species Alert Area</li> </ul>	<ul> <li>Site investigation f</li> </ul>	for the presence of	any protected	species.			
<ul> <li>Within employment area 800</li> </ul>				loyment uses	due to		
access and surrounding resid							
<ul> <li>Likely existence of contamina</li> </ul>				ce of any cont	aminants		
<ul> <li>Flood zone 2 – Engineering of</li> </ul>	r design solution to	accommodate flood	potential.				

Site is NOT suitable for housing development

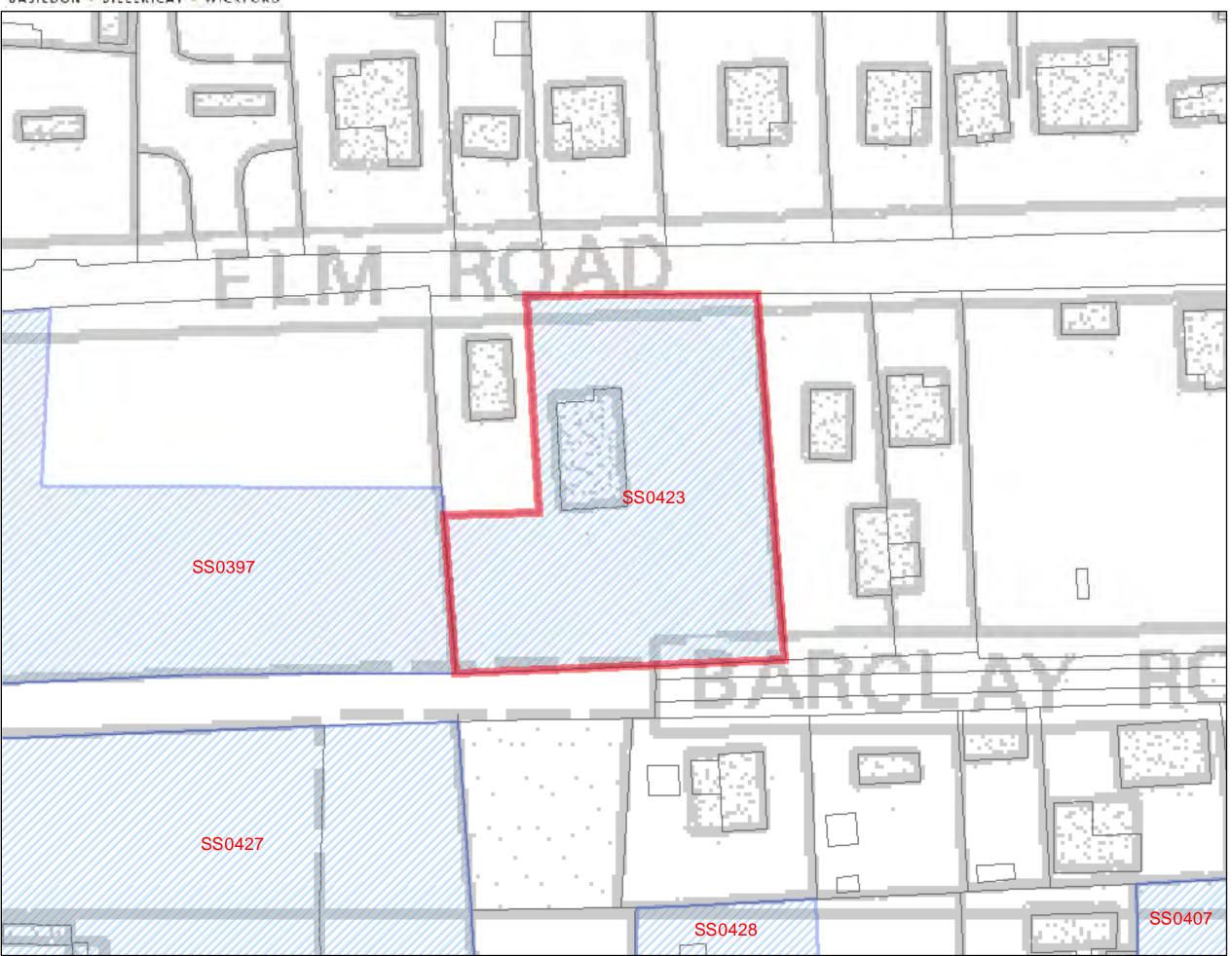
## Reason(s) why site is / is not suitable for housing:

Site is not adjacent to the settlement boundary and cannot be combined with another submitted site to make it adjacent to the boundary and is therefore unsuitable. The site is also remote from a number of services, facilities and amenities.

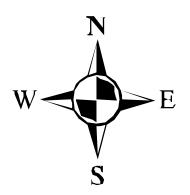
and amenities.	
Is site available for development?	Yes. This site was submitted through the Call For Sites
If yes, when?	process by the landowner.



# Land at Beatrice Cottage



SHLAA 2011/2012



Address: Land between Sunnyview and Osborne Road, North Benflee		Site Area: 0.095ha	Current Use: Natural / scrub land	Site Ref.: SS0424		
Description of Site (includ		status)	1	Site Access:		
Rectangular plot fronting Osk and impenetrable. It is a vaca north, east and west. The s development.	properties to the	Osborne Road, Access to Ser Primary School (Felmores; Bris Secondary Sch	Bowers Gifford rvices (distance : None within be scoe; Eversley ~ ool: None within	in m) uffer 1 km) n buffer		
The area is rural in character a number of business / storag	(Basildon Upper Academy ~1.9km) GPs / Health Centre: None within 800m buffer Local Centre: None within 800m buffer Town Centre: Pitsea >800m					
No planning history.	on in the BBE	1770		Public Open Sp	pace:	
Ownership:	- Public E	Body?	No	Amenity Green Churchyard <8	800m;	
	- Private	Individual?	Yes	Country Park <		
	- Compai		No	Natural Open S		
	- Unknov	vn?	No		Facilities < 800	m;
Urban Area Site	No			Urban Park <8	uum.	
Green Belt Site	Yes	0.95ha		Due Cten 200	Om (Dound Long	
Greenfield Site	Yes	0.95ha			Om (Pound Lane n: Pitsea (>2.4k)	
Previously Developed Land	<b>d</b> No			Railway Station	1: PIISea (>2.4K)	11)
Site Constraints						
Areas excluded from the S			Constraints that may affect			
Scheduled Monument	Within	No	Ancient Woodland		Within	No
	Part of	No	1	Pa		No
	Adj. To	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Si	tes	Within Part of Site	No
	Part of Site	No	_			No
	Within Buffer	Yes			Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No			Within Buffer	No
Flood Zone		No	Protected Special	es Alert Area		Yes
Washland		No	Protected Speci	es Alert Area -		No
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	1			
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	No	Ground Water V Area	/ulnerability		Yes
Oil / Gas Pipelines		No	Conservation Ar	rea	Within	No
· 					Adj. To	No
Electricity Pylons	Pylons No Listed Buildings			Within	No	
					Adj. To	No
Immovable communications links		No	Potential Contar	minated Land	C	
400m buffer zone around		No	Definitive Footp	ath (PRo\\\)	<del> </del>	No
wastewater/sewage treatment plants		NO	Deminive Footp	atti (i Kow)		NO
			TPO			No
T			Archaeological F	inda Aroa	•	No

Land between Sunnyview and Cranbrook, Osborne Road, North Benfleet  Highway issues: Unmade road would require upgrading  Constraints (description):  Green Belt designation  Protected species alert area - entire site Ground Water Vulnerability - entire site RAMSAR & SPA 5km buffer Likely existence of contamination - no detailed assessment made (within 250m of unknown infill)  Could the constraints be overcome? Partially Green Belt - landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process. Protected species alert area - ecological site assessment to establish presence of any protected spappropriate action taken. Ground water vulnerability - possible engineering solution to avoid contamination of ground water. SPA & RAMSAR buffer - ecological site assessment to establish presence of any protected species (intervening development may reduce purpose of the buffer). Contamination - site investigation to establish presence of any contaminants.  What is the most suitable type of development for this site? None.  Reason(s) why site is / is not suitable for housing:		Site Ref.:	Current Use:	Site Area:		Address:			
Highway issues: Unmade road would require upgrading  Constraints (description):		SS0424	Natural / scrub	0.095ha					
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What is the most suitable type of development for this site?  None.  Site is NOT suitable for housing development		· · · · · · · · · · · · · · · · · · ·							
None.  Site is NOT suitable for housing development		ninants.	***						
Site is NOT suitable for housing development			this site?	lopment for	ost suitable type of deve				
						None.			
Reason(s) why site is / is not suitable for housing:				nt	able for housing developmen	Site is NC			
			1	for housing:	v site is / is not suitable	Reason(			
The site is not adjacent to the settlement boundary and could not be combined with another site to bring it									

Yes. This site was submitted through the Call For Sites

process by the landowner.

services, facilities and amenities.

Is site available for development?

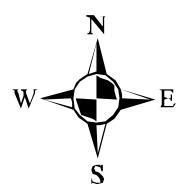
If yes, when?



# Land between Sunnyview and Cranbrook



SHLAA 2011/2012



	1					
.,	ne (		Current Use: Greenfield site.	Site Ref.: SS0425		
ing planni				or		
and a numl The site hars and a rur	oer of as res	f mature tree sidential prop aracter, altho	es, particularly perties to its ough reasonably	Access to Ser Primary School buffer (Vange I Secondary Sch GPs / Health Co buffer.	rvices (distance: None within 6 Primary ~900m ool: <1500m (Ventre: None wi	000m Noodlands) thin 800m
, ,						
BDLP 1998				Allotments > 8 Amenity Green	00m; Spaces <400n	
- Priva	ate Ir	ndividual?	No Yes No	Churchyard ~8 Civic spaces <2	00m; 2km;	,
- Unk			No	Educational fie	lds <800m;	Om (non-
				·		
				1		
		Area: 0.16	7ha	•		
110				•		
LILAA			Constraints th	at may affect	a cita/c viabil	itse
		No				No
			Ancient woodia	nu		No
			1			No
			Land Wildlife Ci			
			Local wholle Si	ies		No No
		Yes -	1		Within Buffer	Yes - adjacent
Within		No	Biodiversity Acti	on Plan (BAP)	Within	No
	е	No	Priority Habitat	` ,	Part of Site	No
	fer	No				Yes – adjacent
No			Protected Specie	es Alert Area		No
		No		es Alert Area -		Yes
		No	10m Buffer			
Within		No				
Part of		No	Village Green &	Common Land		No
Adj. To No			Ground Water Vulnerability Area			No
		No	Conservation Ar	ea	Within	No
					Adj. To	No
		No	9		Within Adi. To	No No
		No	Potential Contaminated Land		C	1
	ing planni on of two mand a number and a runce a. ble outbuild a rea. ble outbuild a rea. ble outbuild a rea. ble outbuild a runce a. ble outbuild a r	ing planning son of two minor and a number of the site has resers and a rural character.  ble outbuilding to the site of the site has resers and a rural character.  ble outbuilding to the site of the site has resers and a rural character.  ble outbuilding to the site of the site has resers and a rural character.  ble outbuilding to the site of the site	ing planning status) on of two minor roads. Site is and a number of mature tree. The site has residential propressions and a rural character, althorea.  ble outbuilding being constructed.  BLP 1998  - Public Body? - Private Individual? - Company? - Unknown? No Yes Area: 0.16 Yes Area: 0.16 Yes Area: 0.16 Yes Area: 0.16 Outbuilding No Part of No Within No Part of Site No Within Buffer No Within Buffer No Within Buffer No N	ry Bush Lane Hills, Basildon ling planning status)  on of two minor roads. Site is mostly laid to and a number of mature trees, particularly. The site has residential properties to its rs and a rural character, although reasonably rea.  ble outbuilding being constructed within the ble outbuilding being constructed within the label outbuilding label outbuildi	ing planning status)  Ing planning status)  Ing planning status)  In of two minor roads. Site is mostly laid to and a number of mature trees, particularly. The site has residential properties to its road a rural character, although reasonably rea.  In ordinary status and a rural character, although reasonably rea.  In ordinary School buffer (Vange I Secondary School Secondary	Site Access: Bells Hill Road of Hawkesbury Bush Lane on of two minor roads. Site is mostly laid to and a number of mature trees, particularly. The site has residential properties to its rand a rural character, although reasonably ea.    Disconding being constructed within the of the primary school: Access to Services (distance Primary School: None within Secondary School: <1500m (No GPs / Health Centre: None with Unifer. Cocal Centre: none within 800 Town Centre: Basildon >800m;   Amenity Green Spaces < 400m;   Amenity Green Spaces < 22km;   Country parks

Address: Land at junction of Hawkesbu and Bells Hill Road, Langdon I	ry Bush Lane	Site Area: 0.167ha	Current Use: Greenfield site.	Site Ref.: SS0425	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds	s Area	No
Highway issues: No particul	ar issues.				

#### Constraints (description):

- Designated as green belt.
- Within SSSI buffer (adjacent to SSSI site)
- Adjacent to Local Wildlife Sites and BAP priority habitats buffer
- Protected species alert area buffer (10m)
- Likely existence of contamination no detailed assessment made (within 250m of infill development).
- Substantial trees within the site.

#### Could the constraints be overcome? Yes

- Green Belt landscape character assessment to determine whether site meets GB objectives; re-designation through LDF processes.
- SSSI; LoWS; BAP & Protected species alert area Ecological site assessment to establish presence of any protected species of flora or fauna.
- Likely existence of contamination no detailed assessment made (within 250m of infill development).
- Trees Tree survey to establish presence of any important specimens; design solution.

# What is the most suitable type of development for this site? None Site is NOT suitable for housing development Reason(s) why site is / is not suitable for housing:

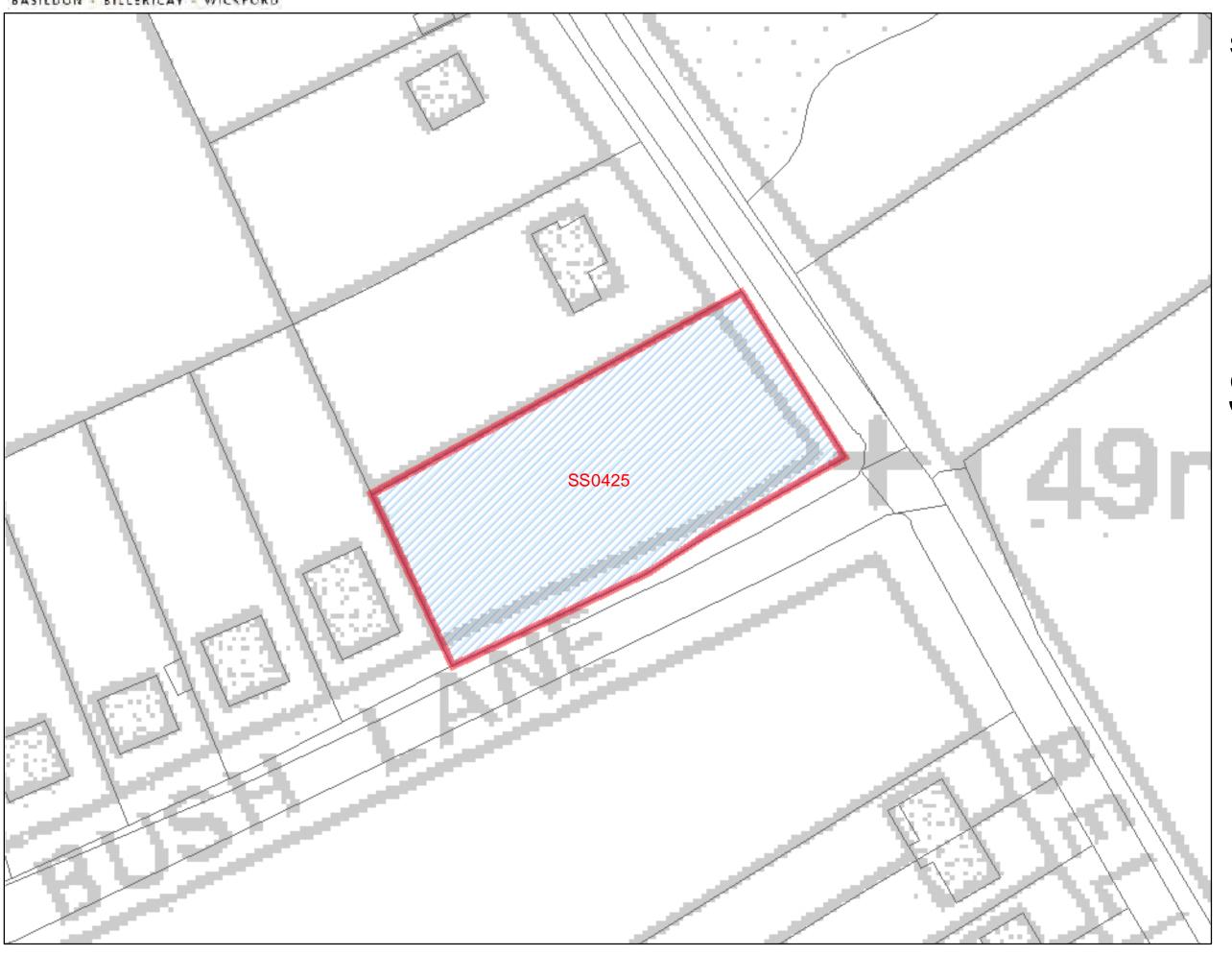
The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.

In addition, although the site is located close to the urban area, it is adjacent to a SSSI, a Local Wildlife Site and a BAP priority habitat. From an environmental perspective, development of the site would be potentially detrimental to these designated sites.

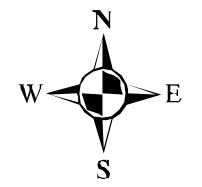
Is site available for development?	Yes. This site was submitted through the Call For Sites				
If yes, when?	process by the landowner.				



# Land at junction of Hawkesbury Bush Lane



SHLAA 2011/2012



Address: Land north and west of Blunts Billericay	Wall Farm,	Site Area: 27.9ha	Current Use: Farmland	armland SS0426		
Description of Site (includi	• .		ant of Dilloring.	Site Access: E	Blunts Wall Road	
Large area of farmland located to the west of the settle south of London Road and north and west of Blunts Wa comprises two main fields situated in an open rural sett farmland lies to the south and west, Billericay Cricket Cl residential properties to the north and, to an extent, to or drainage ditches exist on both east and western site draining the land to the north. Two field ponds also exist			Farm. The land g. Further to the east and e west. Streams oundaries within the land.	Access to Ser	vices	
Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None						
Ownership:	- Public B	ndv?	No	-		
Ownorship.		Individual?	Yes	-		
	- Compan		No	-		
	- Unknow		No			
Urban Area Site	No		1.22	1		
Green Belt Site	Yes	Area: 27.9	ha	1		
Greenfield Site	Yes	Area: 27.9		1		
Previously Developed Land			· · · · · · · · · · · · · · · · · · ·	1		
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabilit	у
Scheduled Monument	Within		Ancient Woodla	nd	Within	
	Part of		]		Part of Site	
	Adj. To		<u></u>		Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sit	tes	Within	
1	Part of Site		]		Part of Site	
	Within Buffer					
					Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Acti	on Plan (BAP)	Within	
Local Nature Reserve (LNR)			Biodiversity Action Priority Habitat	on Plan (BAP)	Within Part of Site	
. ,	Within			on Plan (BAP)	Within	
Flood Zone	Within Part of Site				Within Part of Site	
Flood Zone If yes, Zone 3? □	Within Part of Site		Priority Habitat Protected Specie	es Alert Area	Within Part of Site	
Flood Zone If yes, Zone 3? □ Washland	Within Part of Site		Priority Habitat	es Alert Area	Within Part of Site	
Flood Zone If yes, Zone 3? □ Washland Marshes Protection Area	Within Part of Site Within Buffer		Priority Habitat  Protected Specie  Protected Specie	es Alert Area	Within Part of Site	
Flood Zone If yes, Zone 3? □ Washland	Within Part of Site Within Buffer  Within Buffer		Priority Habitat Protected Specie Protected Specie 10m Buffer	es Alert Area es Alert Area -	Within Part of Site	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed	Within Part of Site Within Buffer		Priority Habitat  Protected Specie Protected Specie 10m Buffer  Village Green & Ground Water V	es Alert Area es Alert Area - Common Land	Within Part of Site	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed business/ industrial areas	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie  Protected Specie  10m Buffer  Village Green &  Ground Water V  Area	es Alert Area es Alert Area - Common Land //ulnerability	Within Part of Site Within Buffer	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie Protected Specie 10m Buffer  Village Green & Ground Water V	es Alert Area es Alert Area - Common Land //ulnerability	Within Part of Site Within Buffer  Within Buffer	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed business/ industrial areas	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie  Protected Specie  10m Buffer  Village Green &  Ground Water V  Area	es Alert Area es Alert Area - Common Land //ulnerability	Within Part of Site Within Buffer	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed business/ industrial areas	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie  Protected Specie  10m Buffer  Village Green &  Ground Water V  Area	es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer  Within Buffer	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed business/ industrial areas  Oil / Gas Pipelines	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie  Protected Specie  10m Buffer  Village Green &  Ground Water V  Area  Conservation Ar	es Alert Area es Alert Area - Common Land /ulnerability	Within Part of Site Within Buffer  Within Buffer  Within Adj. To	
Flood Zone If yes, Zone 3?  Washland Marshes Protection Area Existing, developed business/ industrial areas  Oil / Gas Pipelines	Within Part of Site Within Buffer  Within Buffer  Within Part of		Priority Habitat  Protected Specie  Protected Specie  10m Buffer  Village Green &  Ground Water V  Area  Conservation Ar	es Alert Area es Alert Area - Common Land /ulnerability rea	Within Part of Site Within Buffer  Within Buffer  Within  Within  Adj. To  Within	

Address: Land north and west of Blunts Wall Farm, Billericay	Site Area: 27.9ha	Current Use: Farmland	Site Ref: SS0426	
		ТРО		
		Archaeological Fir	nds Area	
Highway issues:				
Constraints (description):				
Could the constraints be overcome?		1		
What is the most suitable type of deve	elopment for	this site?		
Site is not suitable for housing develo	pment x			
December why site is not suitable for	housing.	-		

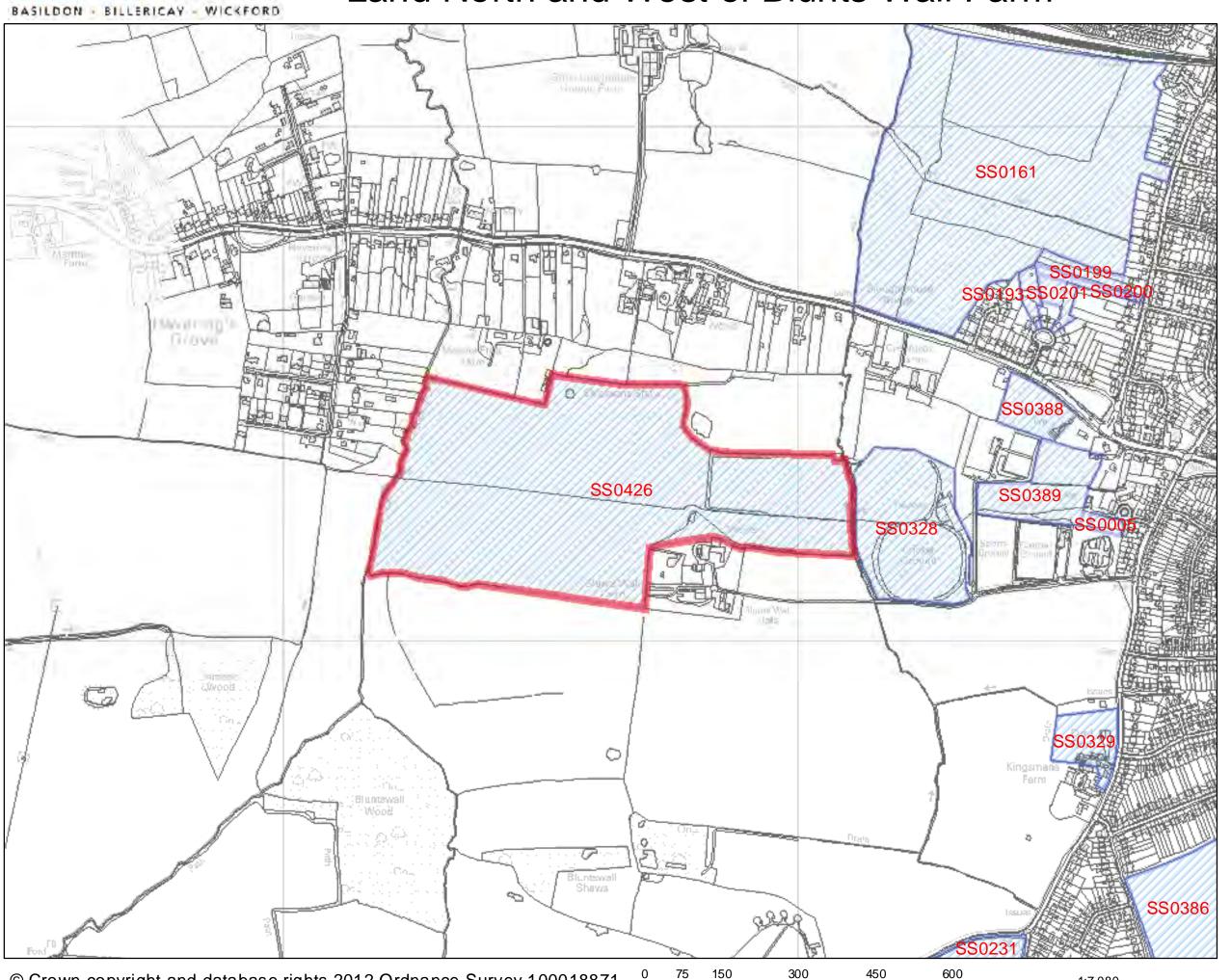
#### Reason(s) why site is not suitable for housing:

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

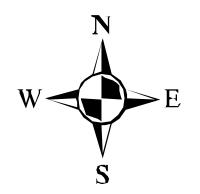
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Land North and West of Blunts Wall Farm



SHLAA 2011/2012



SS0426

1:7,080

0.55ha	Current Use: Residential and associated grounds	Site Ref.: SS0427	
	_		

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

An irregular shaped parcel of land incorporating a dwelling and an associated builders yard, which contains a number of insubstantial, dilapidated outbuildings, vehicles and some hardstanding. The reasonably extensive grounds are largely clear, with the dwelling and yard occupying the front of the site.

There are a number of substantial trees along the northern, eastern and southern boundaries, a ditch along the eastern boundary and a hedgerow along the southern boundary.

The area is rural in character and the site is surrounded by a mix of scrubland / woodland / vacant sites, residential properties and small businesses

The site are Designated as Green Belt in BDLP 1998

# Planning History (relate to various parts of the overall site, does not include enforcement matters and appeals):

- 08/01339/OUT Demolition of existing buildings and cessation of use of land as a builders yard and the construction of two detached bungalows with garages (detached) – refused
- 08/00727/LDC Establish lawfulness of use as builders yard for the storage, repair and maintenance of tools, plant and machinery and the storage of ancillary building materials. Granted 10-07-08.
- 07/01096/LDC Establish lawful use as building contractors yard. Refused 02-11-07.
- 05/00651/LDC Establish lawful use for builders/civil engineering business including plant, storage and vehicles. Refused 13-07-05.
- Prior applications from 1955-1983 for extensions and stables (refused).

Site Access: Acc	acia Road
------------------	-----------

Access to Services (distance in m)

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

Local Centre: >800m Town Centre: >800m

Public Open Space: Allotments >800m;

Amenity Green Spaces <800m; Children and young people >400m;

Churchyard >800m; Civic spaces >2km; Country parks <2km; Educational fields >800m;

Natural and semi natural <800m;

Outdoor sport <2km; Urban parks <400m

Bus Stop: >500m Railway Station: >1.6km

Ownership:	- Public Boo	dy?	No
	- Private In	dividual?	Yes
	- Company?		No
	- Unknown	?	No
Urban Area Site	No		
Green Belt Site	Yes	Yes Area: 0.55ha	
<b>Greenfield Site</b>	Yes Area: 0.496ha		6ha
Previously Developed Land	Yes	Area: 0.05	4ha

#### **Site Constraints** Areas excluded from the SHLAA Constraints that may affect a site's viability Within No **Ancient Woodland** Within No Scheduled Monument Part of No Part of Site No No No Adj. To Within Buffer 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 Within Biodiversity Action Plan (BAP) Local Nature Reserve (LNR) No Within No **Priority Habitat** 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 -Yes

<b>Address</b> : Charlesville and La Charlesville, Acacia Road, No Basildon.		Site Area: 0.55ha	Current Use: Residential and associated grounds	Site Ref.: SS0427		
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No	1			
business/ industrial areas	Part of	No	Village Green & Con	nmon Land		No
	Adj. To	Yes	Ground Water Vulnerability Area			No
Oil / Gas Pipelines	Oil / Gas Pipelines No Conservation Area			Within	No	
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contaminated Land		С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
	•		TPO		TPO/20/92	Yes
			Archaeological Finds	Area		No

#### **Highway issues:**

No particular issues, although road would need upgrading to accommodate high levels of traffic.

## Constraints (description):

- Designated as green belt in BDLP 1998
- Protected species alert area (northern half of the site)
- Protected species alert area buffer (due to northern half and land to the east and west)
- TPO/20/92 row of trees along the northern boundary and a single tree within the site. Protected trees also on land to the east of the site along the boundary (TPO/22/92).
- Likely existence of contamination no detailed assessment made (within 100m of unknown infill)
- Within existing employment buffer

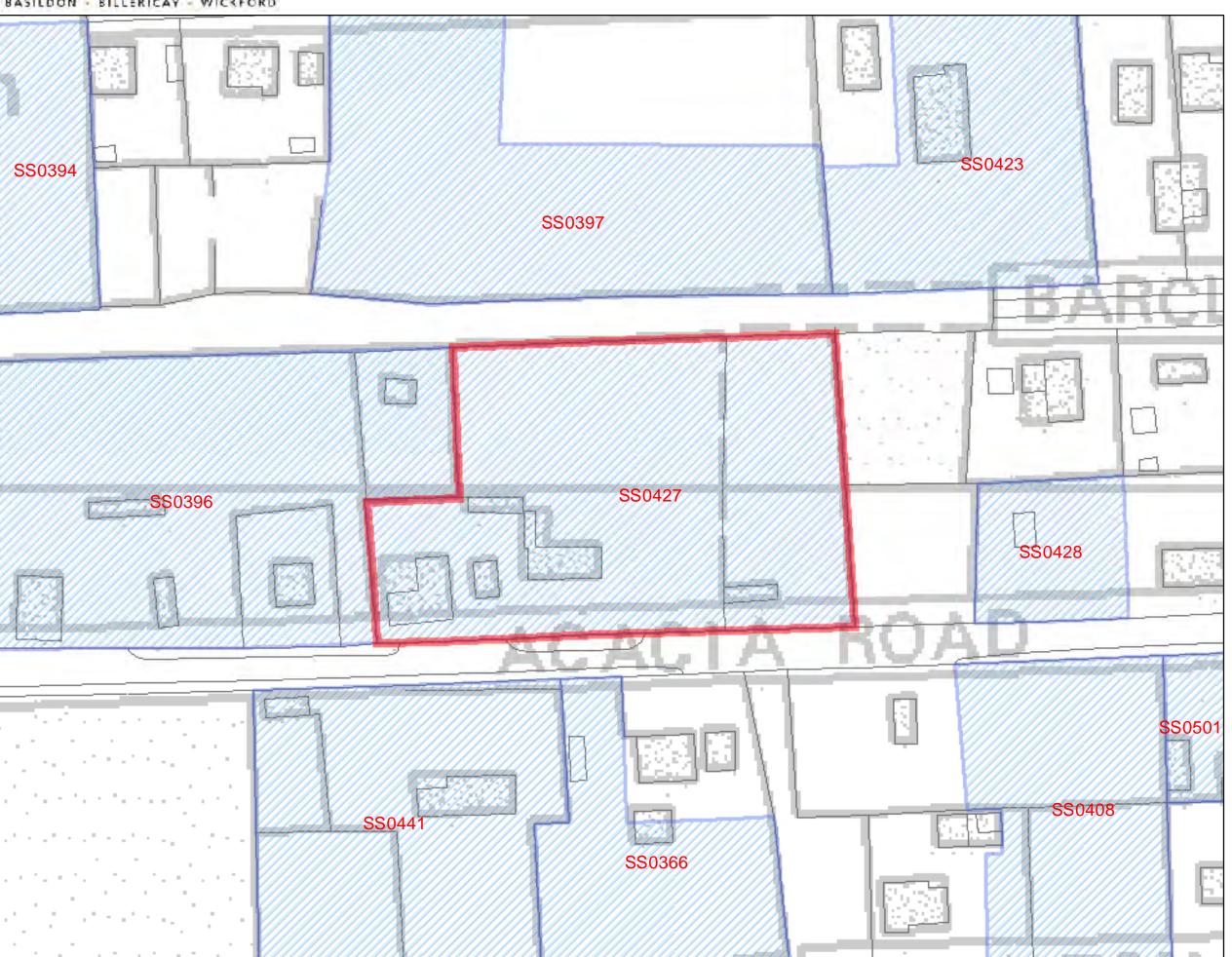
#### Could the constraints be overcome? Yes

- Green belt land character assessment to establish whether the site is important to GB objectives; consideration of GB designation in the LDF.
- Protected species alert area Ecological site assessment to establish presence of any protected species.
- Protected species alert area buffer Ecological site assessment to establish presence of any protected species.
- TPO/20/92 Design solution to protect important specimens from development.
- Contamination site investigation to establish presence of any contaminants.
- Employment area buffer Of little consequence due to residential nature of the area and generally unsuitable access.

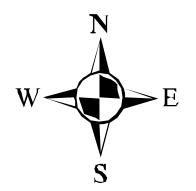
# What is the most suitable type of development for this site? None. Site is NOT suitable for housing development Reason(s) why site is / is not suitable for housing: The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary and is therefore unsuitable. In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping. Is site available for development? Yes. This site was submitted through the Call For Sites process by the landowner.



# Charlesville and Land East of Charlesville



SHLAA 2011/2012



Address: Land at The Shades Road, North Benfleet, Basildon		Site Area: 0.09ha	Current Use: Residential gard	en Site Ref.: SS0428		
Description of Site (includ	ing planning	status)		Site Access: Acacia Road		
Rectangular plot currently use being approximately half the paddock and contains one larger is partly converted to a drivew grass with a number of trees of the area is rural in character woodland / vacant sites, resident The site is designated as Green Planning History:  Ten applications between 19	ed as the extere e entire site. ge outbuilding way for The Shapon the boundarer and the site ential properties and Belt in BDLP	nded garden for The site is on the souther ades. The site ries.  The site is a surrounder and small be sand small be set the site of the s	described as a ern boundary. It is mainly laid to led by a mix of businesses.	Access to Ser Primary School Secondary Sch GPs / Health C Local Centre: Town Centre: Public Open Sp Allotments >80 Amenity Green Children and yc Churchyard <8 Civic spaces >2	rvices (distance): >600m ool: >1500m entre: >800m >800m >800m oace: 00m; Spaces <800m oung people >4000m; 2km;	· ;
1980); construct double gar (refused 1977).	age (granted	1980) and c	onstruct stables	Country parks <2km; Educational fields >800m;		
Ownership:	- Public B		No Yes	Natural and semi natural <800m;		m;
		- Private Individual?		Outdoor sport <2km;		
	- Compar	ıy?	No	No Urban parks <800m		
	- Unknow	n?	No			
Urban Area Site	No			Bus Stop: >50		
Green Belt Site	Yes	Area: 0.09	ha	Railway Statior	n: >1.6km	
<b>Greenfield Site</b>	Yes	Area: 0.08	2ha			
<b>Previously Developed Land</b>	<b>y</b> Yes	Area: 0.00	8ha			
Site Constraints						
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	ty
Scheduled Monument	Within	No	Ancient Woodlar		Within	No
	Part of	No	1		Part of Site	No
	Adj. To	No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Sit	tes	Within	No
2.1.2.2.2.2.1.0.7.1.0.11001	Part of Site	No	1		Part of Site	No
	Within Buffer	No	1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action	on Plan (BAP)	Within	No
(	Part of Site	No	Priority Habitat	(2, )	Part of Site	No
	Within Buffer	No	Therefore the second t		Within Buffer	No
Flood Zone	No	110	Protected Specie	es Alert Area	.vitimi banci	No
Washland		No	Protected Specie			Yes
Marshes Protection Area		No	10m Buffer	oo Alort Alba -		103
Existing, developed	Within	No	. 5 236.			
business/ industrial areas	Part of	No	Villago Croop 9	Common Land		No
pasificasi filiangiliai ai cas	Γαιιυι	INU	Village Green & Common Land			INU
	Adj. To	Yes	Ground Water V	ulporobility		No

Immovable communications

400m buffer zone around

wastewater/sewage treatment plants

Oil / Gas Pipelines

Electricity Pylons

links

No

No

No

No

Area

TPO

Conservation Area

Listed Buildings

Potential Contaminated Land

Definitive Footpath (PRoW)

No

No

No

No

No

No

С

Within

Adj. To

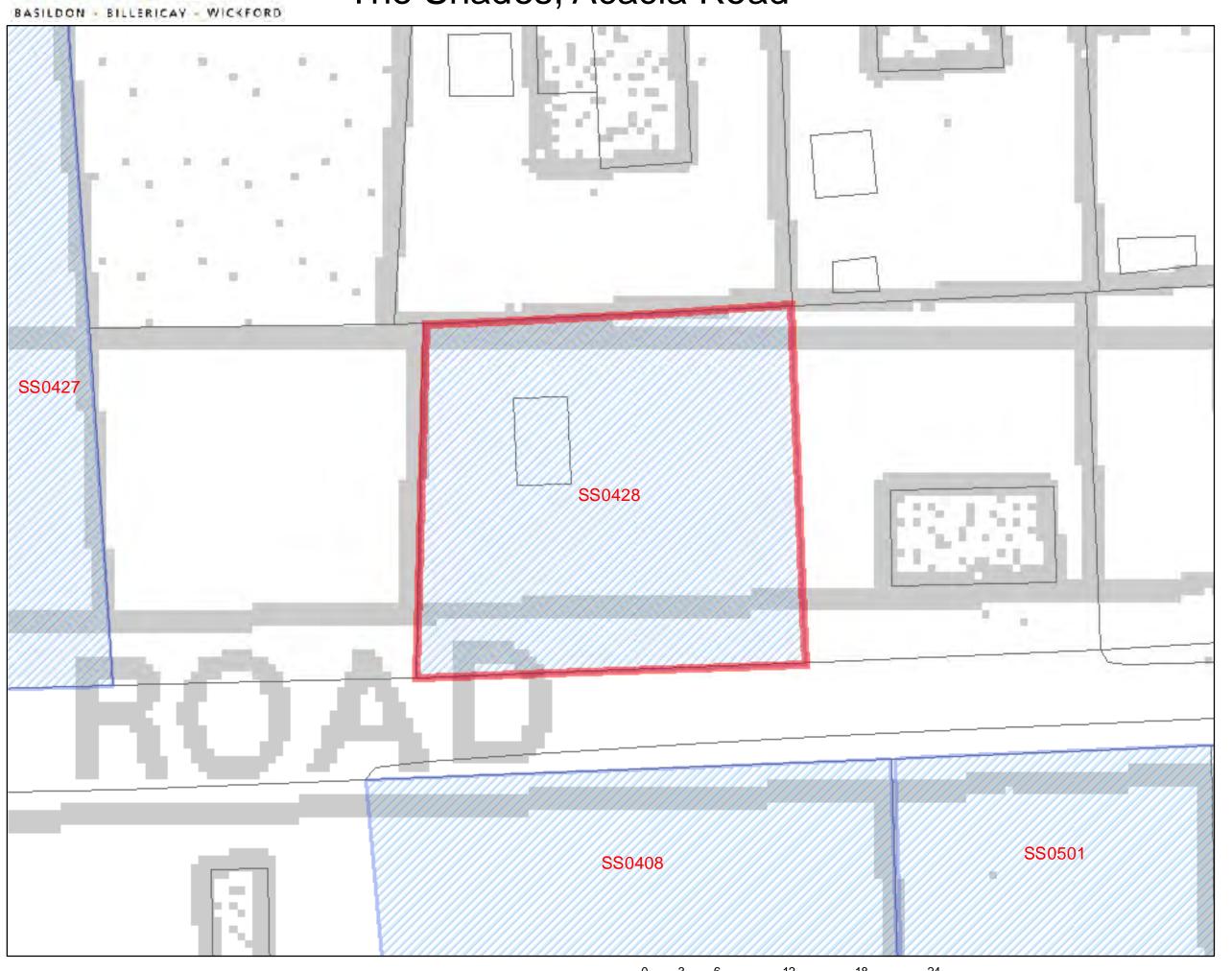
Within

Adj. To

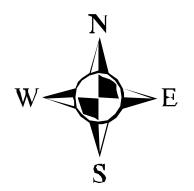
Address: Land at The Shades, Acacia	Site Area:	Current Use:	Site Ref.:					
Road, North Benfleet, Basildon.	0.09ha	Residential garden	SS0428					
			_					
Archaeological Finds Area No								
Highway issues:								
Unmade road would need upgrading.								
Constraints (description):								
<ul> <li>Designated as green belt in BDLP 19</li> </ul>								
<ul> <li>Protected species alert area buffer (</li> </ul>				t)				
<ul> <li>Protected trees on land to the west of the site, along boundary (TPO/22/92).</li> </ul>								
<ul> <li>Likely existence of contamination – no detailed assessment made (within 100m of unknown infill)</li> </ul>								
<ul> <li>Within existing employment buffer</li> </ul>								
Could the constraints be overcome?	es es							
<ul> <li>Green belt – land character assessm</li> </ul>	ent to establi	sh whether the site is	important to G	B objectives;				
consideration of GB designation in the	ne LDF.							
<ul> <li>Protected species alert area buffer -</li> </ul>	Ecological sit	e assessment to estab	olish presence o	of any protected				
species.								
<ul> <li>TPO/22/92 – Design solution to prot</li> </ul>				t.				
<ul> <li>Contamination – site investigation to</li> </ul>	establish pre	sence of any contam	inants.					
<ul> <li>Employment area buffer – Of little c</li> </ul>	onsequence d	ue to residential natu	re of the area a	ind generally				
unsuitable access.								
What is the most suitable type of deve	lopment for	this site?						
None	-							
Site is NOT suitable for housing developme	ont							
Site is NOT suitable for flousing developing	ent .							
Reason(s) why site is / is not suitable	for housing:							
The site is not within or adjacent to the set	lement bound	lary nor able to be co	mbined with an	other site that is				
adjacent to the boundary and is therefore u	adjacent to the boundary and is therefore unsuitable.							
In addition, the location is location is beyond recommended distances for several public services, facilities and								
amenities, including transport connections and convenience shopping.								
Is site available for development?		Yes. This site was s	ubmitted through	gh the Call For Sites				
If yes, when?		process by the land		<del>-</del>				
<del></del>		• • • • • • • • • • • • • • • • • • • •						



# The Shades, Acacia Road



SHLAA 2011/2012



<b>Address</b> : Land west of Wood Avenue, North Benfleet, Basilo		Site Area: 0.13ha	Current Use: Site Ref.: SS0429 and grazing				
Description of Site (include A rectangular plotland site cor and materials. It appears to be stables and grazing but has not and hedges to the north, sout trees within the site. The site roads.  The area is rural in character, plotland area, and residential nearby sites.  Designated as Green Belt in Berlanning History: None	ntaining a nume used as a buoformal use. The and west sides is difficult to a with farmland and business u	ber of outbuil uilding yard ra The site is bord des and there ccess at the e	ther than for dered by trees are a number of and of unmade space within the	Primary School Secondary Se	ool: >1500m entre: >800m >800m >800m pace: 00m; Spaces <800m oung people >40 000m; 2km; <2km;		
Ownership:	<ul><li>Public E</li><li>Private</li><li>Compar</li><li>Unknow</li></ul>	Individual? ny?	No Yes No No	Educational fields >800m; Natural and semi natural <400m; Outdoor sport <800m; Urban parks <400m			
Urban Area Site	No	VIII	INO	Bus Stop: <500m			
Green Belt Site	Yes	Area: 0.13	lha	Railway Station			
Greenfield Site	Yes	Area: 0.12		1			
Previously Developed Land		Area: 0.01		1			
Site Constraints	103	71100. 0.01	TIQ .				
Areas excluded from the S	HLAA		Constraints th	at may affect	a site's viabili	tv	
Scheduled Monument	Within	No	Ancient Woodla		Within	No	
	Part of	No			Part of Site	No	
	Adj. To	No	1		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	_	No	Local Wildlife Si	tes	Within	No	
ecolor crico y critic y mainisar	Part of Site	No	Local Wilding Ci		Part of Site	No	
	Within Buffer				Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Acti	on Plan (RAP)	Within	No	
Edda Hatara Hasar Va (E. M.)	Part of Site	No	Priority Habitat	on rian (2711)	Part of Site	No	
	Within Buffer				Within Buffer	No	
Flood Zone	No but surfac	е	Protected Speci	es Alert Area	Than Banci	No	
Washland		No	Protected Speci	es Alert Area -		Yes	
		1	10 0	/ / 00			

10m Buffer

Area

Village Green & Common Land

**Ground Water Vulnerability** 

Potential Contaminated Land

Definitive Footpath (PRoW)

Conservation Area

Listed Buildings

No

No

No

No

No

No

No

С

Within

Adj. To

Within

Adj. To

No

No

No

Yes

No

No

No

No

Within

Part of

Adj. To

Immovable communications

400m buffer zone around

wastewater/sewage treatment plants

Marshes Protection Area

business/ industrial areas

Existing, developed

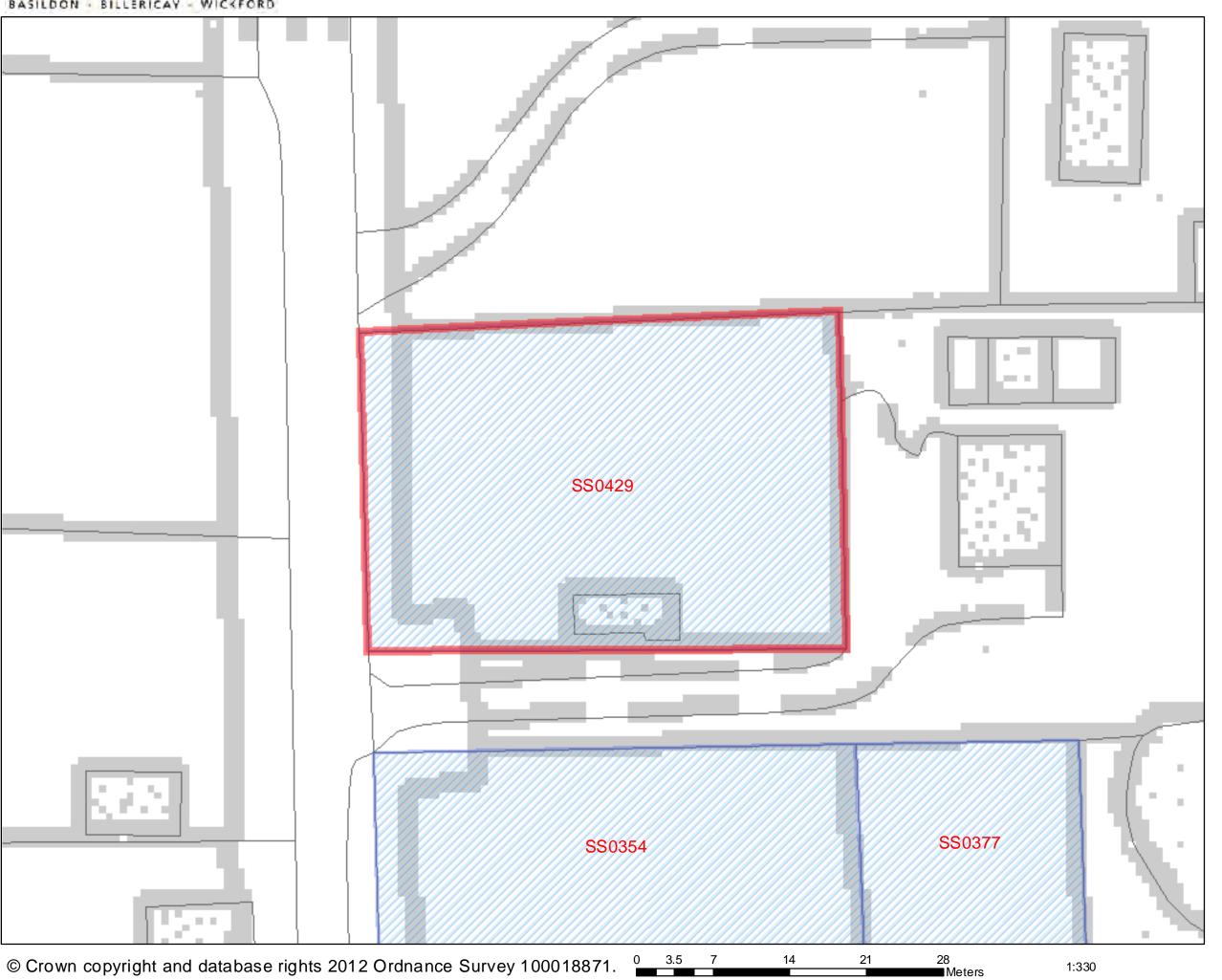
Oil / Gas Pipelines

**Electricity Pylons** 

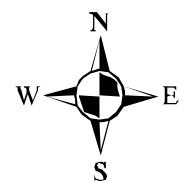
Address: Land west of Woodstock, Upper	Site Area:	Current Use:	Site Ref.:				
Avenue, North Benfleet, Basildon	0.13ha	Plotland – stables and grazing	SS0429				
		TPO		No			
		Archaeological Finds	s Area	No			
Highway issues: Accessed via unmade roa	ds which wou	ıld need improving.					
Constraints (description):							
<ul> <li>Designated as green belt in BDLP 19</li> </ul>	98						
<ul> <li>Within existing employment buffer</li> </ul>							
<ul> <li>Protected species alert area buffer – southern boundary.</li> </ul>							
<ul> <li>Potential existence of contamination – no detailed assessment made.</li> </ul>							
Could the constraints be overcome? Yes							
<ul> <li>Green Belt – landscape character ass</li> </ul>			through LDF	processes.			
<ul> <li>Employment area – Of no consequer</li> </ul>							
<ul> <li>Protected species alert area buffer –</li> </ul>							
<ul> <li>Potential existence of contamination</li> </ul>	<ul><li>site assess</li></ul>	ment to establish pre	sence of any	/ contamination			
What is the most suitable type of develope None	lopment for	this site?					
Site is NOT suitable for housing developmen	nt						
Reason(s) why site is not suitable for h The site is not within the settlement area no with another site that is adjacent to the bou	or adjacent to			ot able to be combined			
In addition, the location is beyond the recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping.							
Is site available for development?		No. Whilst the site	was submitte	ed through the Call for			
If yes, when?				representative/owner on			
		the site has been u					
		develop cannot be	established a	and is thus unavailable.			



### Land West of Woodstock



SHLAA 2011/2012



SHLAA Site Survey F	orm	Part 1					
Address: Land at junction of and Clarence, Bowers Gifford	Cros	s Road	Site Area: 0.12 ha	Current Use: Woodland	Site Ref.: SS0430		
Description of Site (includ The site fronts onto Cross Roa Bowers Gifford/North Benflee and hedgerows that is located residential development.  Designated as Green Belt and Planning History:  BAS/0726/81 – Two be dismissed 30.09.1981 infrastructure capacity Ownership:  Urban Area Site	ad an t. A red in the plotted oungage	d Clarence ectangular ne midst o and in BDI alows – Re green belt g hat time Public B	e Road within shaped site if sporadic and LP 1998 fused 26.05.1 grounds and ody? Individual?	filled with trees d scattered	Primary School Secondary Sch GPs / Health C Local Centre: Town Centre: Public Open Sp Amenity Green and young peo <800m, civic s parks >2km, e natural and sei	rvices (distance): >600m ool: >1500m entre: >800m >800m >800m >ace: Allotments Spaces <800m ople >400m, Chu paces >2km, co ducational fields mi natural >800 <2km, urban pa	>800m, , children urchyard untry s >800m, m,
Green Belt Site		Yes	Area: 0.12	ha			
Greenfield Site		Yes	Area: 0.12	ha			
Previously Developed Land	d	No					
Site Constraints							
Areas excluded from the S	HLA	A		Constraints th	nat may affect	a site's viabili	ty
Scheduled Monument	With	nin	No	Ancient Woodla	nd	Within	No
	Part	of	No			Part of Site	No
	Adj.	То	No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	With	nin	No	Local Wildlife Si	ites	Within	No
	Part	of Site	No			Part of Site	No
	With	nin Buffer	Yes	1		Within Buffer	No
Local Nature Reserve (LNR)	With	nin	No	Biodiversity Act	ion Plan (BAP)	Within	No
,	Part	of Site	No	Priority Habitat			No
	With	nin Buffer	No	1		Within Buffer	No
Flood Zone	No			Protected Speci	es Alert Area		Yes
Washland			No	Protected Speci			Yes
Marshes Protection Area			No	10m Buffer			
Existing, developed	With	nin	No				
business/ industrial areas			No	Village Green &	Common Land		No
	1 2.7 2.		No	Village Green & Common Land Ground Water Vulnerability Area			Yes
Oil / Gas Pipelines			No	Conservation A	rea	Within	No
				Conservation Area		Adj. To	No
Electricity Pylons			No	Listed Buildings		Within	No
- <del>-</del>						Adj. To	No
Immovable communications links			No	Potential Conta	minated Land	С	l
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	oath (PRoW)		No
Historic Environment Record -	- No	records		TPO		1	No
storio Environimont Record	. 10	. 5551 45		Archaeological	Finds Area	1	No
Highway issues: There is ad improvements.	ccess	to the site	from Clareno			likely to require	
Constraints (description):							

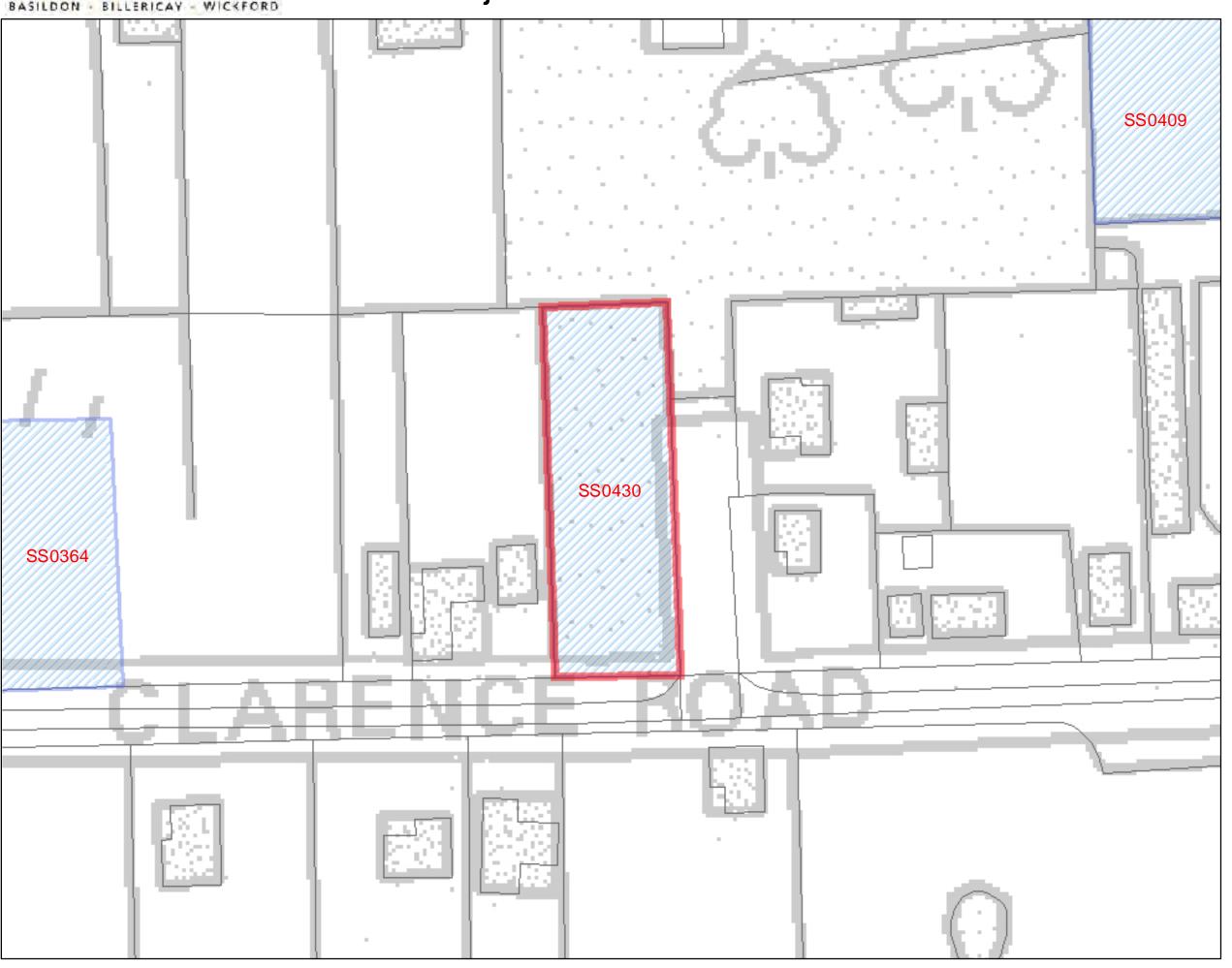
Address: Land at junction of Cross Road Site Area: **Current Use:** Site Ref.: and Clarence, Bowers Gifford 0.12 ha Woodland SS0430 Designated as green belt in BDLP 1998 Local services and facilities greater than 1km Within SPA / Ramsar buffer Ground water vulnerability area Protected species alert area Potential contaminated land Could the constraints be overcome? Nο What is the most suitable type of development for this site? Woodland or Open space Site is not suitable for housing development X Reason(s) why site is not suitable for housing: The site is located in an area away from the settlement boundary and within the green belt. Development within the site would encroach upon the countryside, which would be against national guidance set out in PPG2. Furthermore, the site is some distance away from local services and facilities, making private vehicle use the only viable transport option, which makes the site unsustainable. For all the above reasons, the site is considered unsuitable for housing development. Is site available for development? Yes. This site was submitted through the Call For Sites

process by the landowner.

If yes, when?



# Land at junc of Cross Road and Clarence



SHLAA 2011/2012



	Address: The Croft, Blackheath Chase, Langdon Hills, Basildon	4.0 ha	Current Use: Grazing Land and residential property	Site Ref.: SS0431	
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#### **Description of Site (including planning status)**

A considerable distance away from the Basildon settlement at the south west edge of the Basildon Borough boundary, the site is a selection of different shaped and sized fields situated with the Green Belt. There is a residential property to the north of the site with a small access road runs up to the dwelling. To the south of the site sits the Great Sutton Wood.

Private site used as residential and for the grazing and stabling of horses.

Designated as Green Belt and half of the site is within plotland in BDLP 1998

#### **Planning History:**

None

Access to Services (distance in m)
Primary School: >600m
Secondary School: >1500m
GPs / Health Centre: >800m
Local Centre: >800m

Site Access: Blackheath Chase

Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green Spaces >800m, children and young people >400m, Churchyard

parks <2km, educational fields >800m, natural and semi natural <800m, outdoor sport >2km, urban parks >2km

<800m, civic spaces >2km, country

Bus Stop: >500m

Railway Station: >1.6km

Ownership:	- Public Boo	dy?	No
	- Private In	dividual?	Yes
	- Company	?	No
	- Unknown	?	No
Urban Area Site	No		
Green Belt Site	Yes	Area: 4.0 h	na
Greenfield Site	Yes	Area: 3.8 h	na
Previously Developed Land	Yes	Area: 0.2 h	na
Site Constraints			

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

Address: The Croft, Blackheath Chase, Site Area: Site Ref.: Current Use: Langdon Hills, Basildon 4.0 ha Grazing Land and SS0431 residential property require significant improvements. Constraints (description): Designated as green belt and plotland in BDLP 1998 Away from services and facilities Within SPA / Ramsar buffer Ground water vulnerability area Protected species alert area Potential contaminated land Definitive footpath Could the constraints be overcome? No What is the most suitable type of development for this site? Current use, Open space Site is not suitable for housing development X Reason(s) why site is not suitable for housing: The site is located in an area away from the settlement boundary and within the green belt. 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, which promotes the use of a car to reach the necessary amenities and makes the site unsustainable.

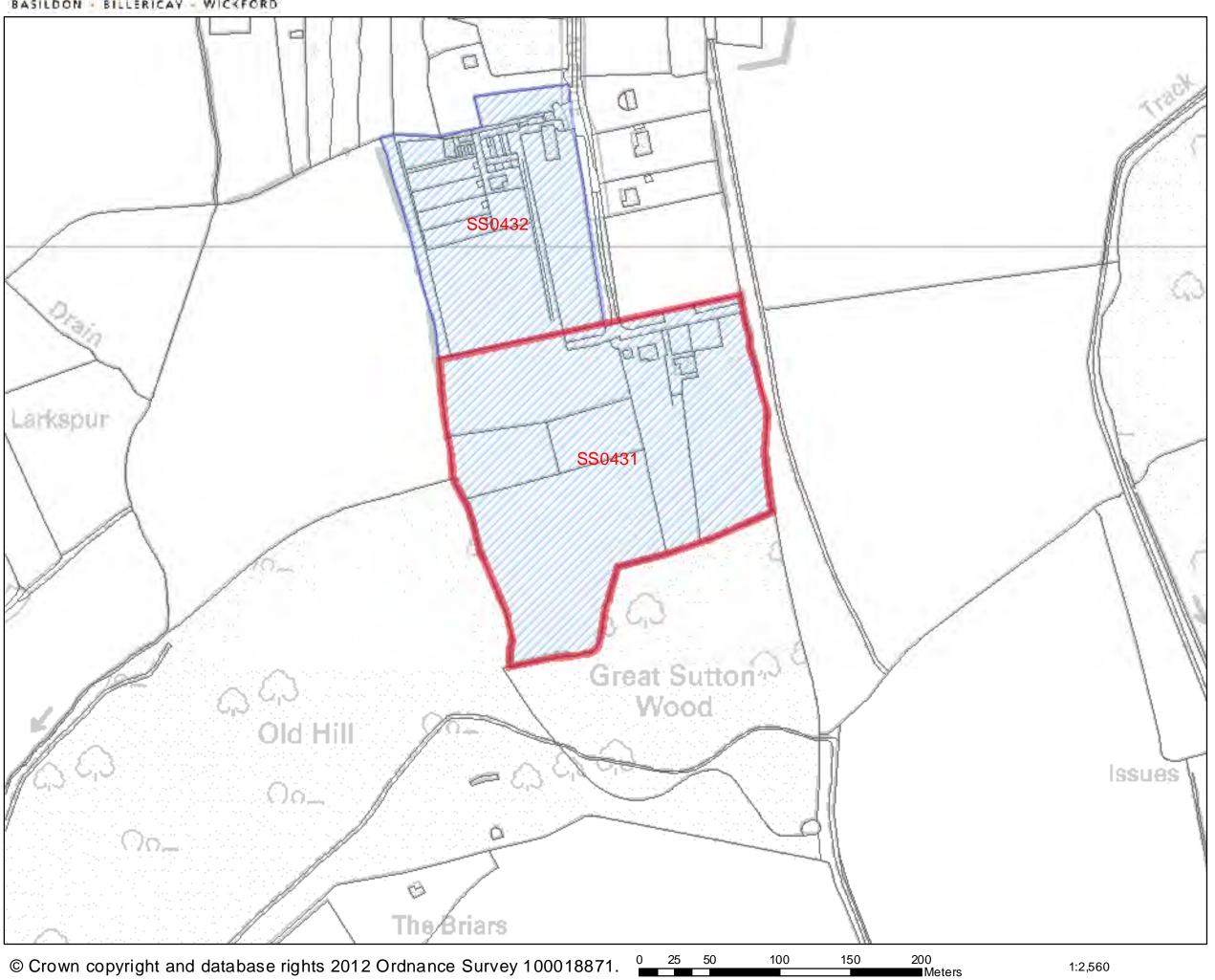
Yes. The site was put forward as part of the Call for

For all the above reasons, the site is unsuitable for housing development.

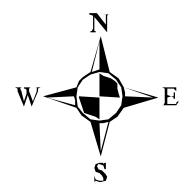
Is site available for development?



### The Croft Blackheath Chase



SHLAA 2011/2012



<b>Address</b> : Land at Fallowfield, Avenue, Langdon Hills, Basildo	_	Site Area: 2.0 ha	Current Use: Dog Kennels	Site Ref.: SS0432		
Description of Site (includ	ing planning	status)		Site Access: (	Grays Avenue	
A considerable distance away			nt near the south		vices (distance	in m)
west edge of the Basildon Bor	ough boundary	y, the site is a	selection of	Primary School	•	•
dog kennels situated with the	Green Belt. Th	nere is an area	a of grassland	Secondary Sch	ool: >1500m	
within the site and to the wes	t is an area of	large open sp	oace.	GPs / Health C	entre: >800m	
Designated as Green Belt and	plotland in BD	LP 1998		Local Centre: > Town Centre: > Public Open Sr		>800m
Planning History:					Spaces >800m	
• 08/00562/OUT - D	emolish existin	ng buildings a	nd enclosures		ple <400m, Chu	
related to kennels	and construct	2 no. detache	ed chalet style		paces >2km, co	•
dwellings – refuse	d				educational field	
					mi natural <800	-
Ownership:	- Public B		No		>2km, urban pa	rks >2kn
		Individual?	Yes	Bus Stop: >50		
	- Compar	,	No	Railway Statior	1: > I.6KM	
	- Unknow	/nː/	No	4		
Urban Area Site	No			_		
Green Belt Site	Yes	Area: 2.0				
Greenfield Site	Yes	Area: 1.4				
Previously Developed Land	<b>d</b> Yes	Area: 0.6	<u>na</u>	<u> </u>		
Site Constraints	111.00		Camatuainta th		o oito/o viobili	<b>L</b>
Areas excluded from the S Scheduled Monument	Within	No	Ancient Woodla	nat may affect	Within	No
Scrieduled Monument	Part of	No	Ancient Woodia	Hu	Part of Site	No
	Adj. To	No	1		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar		No	Local Wildlife Si	tos	Within	No
33313/ SACS / 3FAS / Railisai	Part of Site	No		162	Part of Site	No
	Within Buffer	Yes	1		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Act	on Dlan (RAD)	Within	No
Local Nature Reserve (LINK)	Part of Site	No	Priority Habitat	OII FIAIT (DAF)	Part of Site	No
	Within Buffer	No	Thority Habitat		Within Buffer	No
Flood Zone	No	INO	Protected Speci	os Mort Aroa	Within buller	Yes
Washland	INO	No	Protected Speci			Yes
Marshes Protection Area		No	10m Buffer	es Aleit Alea -		163
Existing, developed	Within	No	Tom Baner			
business/ industrial areas	Part of	No	Village Green &	Common Land		No
	Adj. To	No	Ground Water \		1	Yes
	,,. , o		Area	an iorability		. 55
Oil / Gas Pipelines		No	Conservation Ar	·ea	Within	No
1					Adj. To	No
Electricity D. I		NI -	11.4.15.""			
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contai		С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footp	ath (PRoW)		No
			TPO			No
			Archaeological I	inds Area		No

Address: Land at Fallowfield, Grays Site Area: **Current Use:** Site Ref.: Avenue, Langdon Hills, Basildon 2.0 ha Dog Kennels SS0432 Constraints (description): Designated as green belt and plotland in BDLP 1998 Away from services and facilities Within SPA / Ramsar buffer Ground water vulnerability area Protected species alert area Potential contaminated land Could the constraints be overcome? What is the most suitable type of development for this site? Current use, Open space Site is not suitable for housing development X Reason(s) why site is not suitable for housing: The site is located in an area away from the settlement boundary and within the green belt. 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, which promotes the use of a car to reach the necessary amenities and makes the site unsustainable. For all the above reasons, the site is unsuitable for housing development.

Yes. The site was put forward as part of the Call for

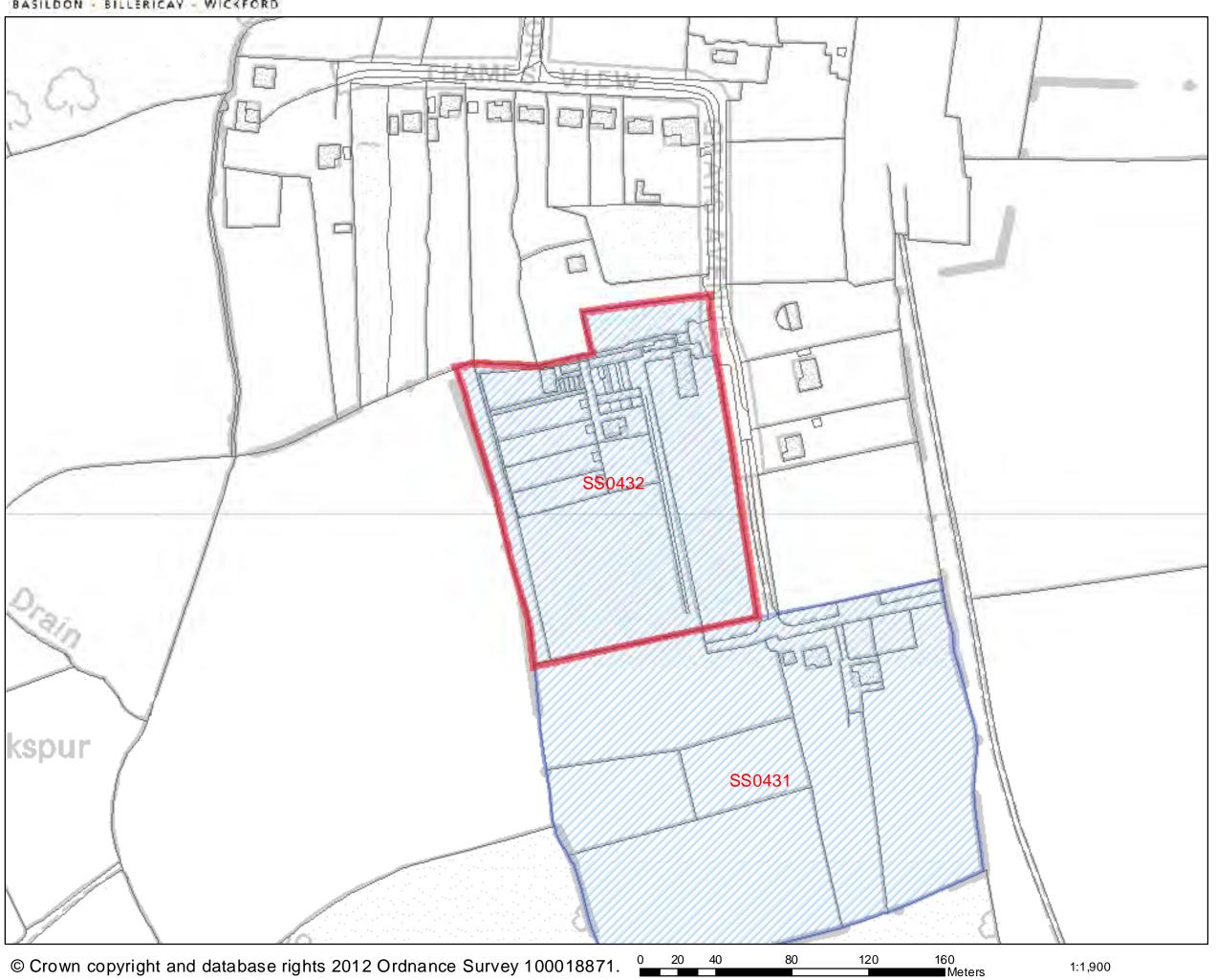
Sites process by the landowner.

Is site available for development?

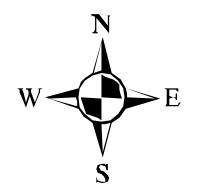
If yes, when?



### Land at Fallowfield



SHLAA 2011/2012



SHLAA Sile Survey F	0111111	arti						
Address: The Lodge, North of Brook, High Road	of Crool		<b>Site Area</b> : 0.86ha	Current Use: Smallholding	Site Ref: SS0433			
Description of Site (includ Irregular shaped sited located Tilbury to Southend railway la site is located within a small a temporary shed type structure	d in a seane in a area of	emi-rural an area do plotlands	setting to the ominated by and compris	marshland. The ses four	Site Access: Access to Se		ad/ Moore	s Ave
Development Plan: Allocated a	as Gree	en Belt in	the BDLP 19	98.				
Planning History:  BAS/0951/66 – Site a  EUBAS/4/78 –  BAS/0622/81 – Reten making business – Re  BAS/1077/84 – Chang of garden accessesori	ntion of efused f ge of us	f car breal 1981. se from s	king and repa	airs and dress				
Ownership:		Public Bo	ndv?	No				
Ownersing.			ndividual?	Yes				
		Company		No				
		Unknowr		No				
Linkson Area Cita			<u>1:</u>	INO				
Urban Area Site		<u>/oo</u>	10000					
Green Belt Site		es es	Area: 0.86					
Greenfield Site		<u>es</u>	Area: 0.811					
Previously Developed Land	d Y	es	Area: 0.051	ha				
Site Constraints								
Areas excluded from the S				Constraints th			viability	/
Scheduled Monument	Withir			Ancient Woodla	nd	Within		
	Part o	of		]		Part of	Site	
	Adj. T					Within	Buffer	
SSSIs/ SACs / SPAs / Ramsar	Withir	<u>n</u>		Local Wildlife Sit	tes	Within		
	Part o	of Site				Part of	Site	
	Withir	n Buffer	T	<u></u>		Within	Buffer	
Local Nature Reserve (LNR)	Withir	n		Biodiversity Acti	on Plan (BAP)	Within		
	Part o	of Site		Priority Habitat	-	Part of	Site	
	Withir	n Buffer			,		Buffer	
Flood Zone	1			Protected Specie	es Alert Area			
If yes, Zone 3? □				,				
Washland			1	Protected Specie	es Alert Area -			
Marshes Protection Area				10m Buffer				
Existing, developed	Withir	n		1				
business/ industrial areas	Part o			Village Green &	Common Land			
<b>Julius 1</b>	Adj. T		†	Village Green & Common Land Ground Water Vulnerability				
	, .a <sub>j</sub>	O		Area	uniciability			
Oil / Gas Pipelines			+	Conservation Ar	 ≙a	Within		
Oil / Odd i ipolitica				OOHSON VALISHES	Ca			
						Adj. To		
Electricity Pylons				Listed Buildings		Within		
				Ĭ		Adj. To	)	
Immovable communications				Potential Contar	ninated Land			

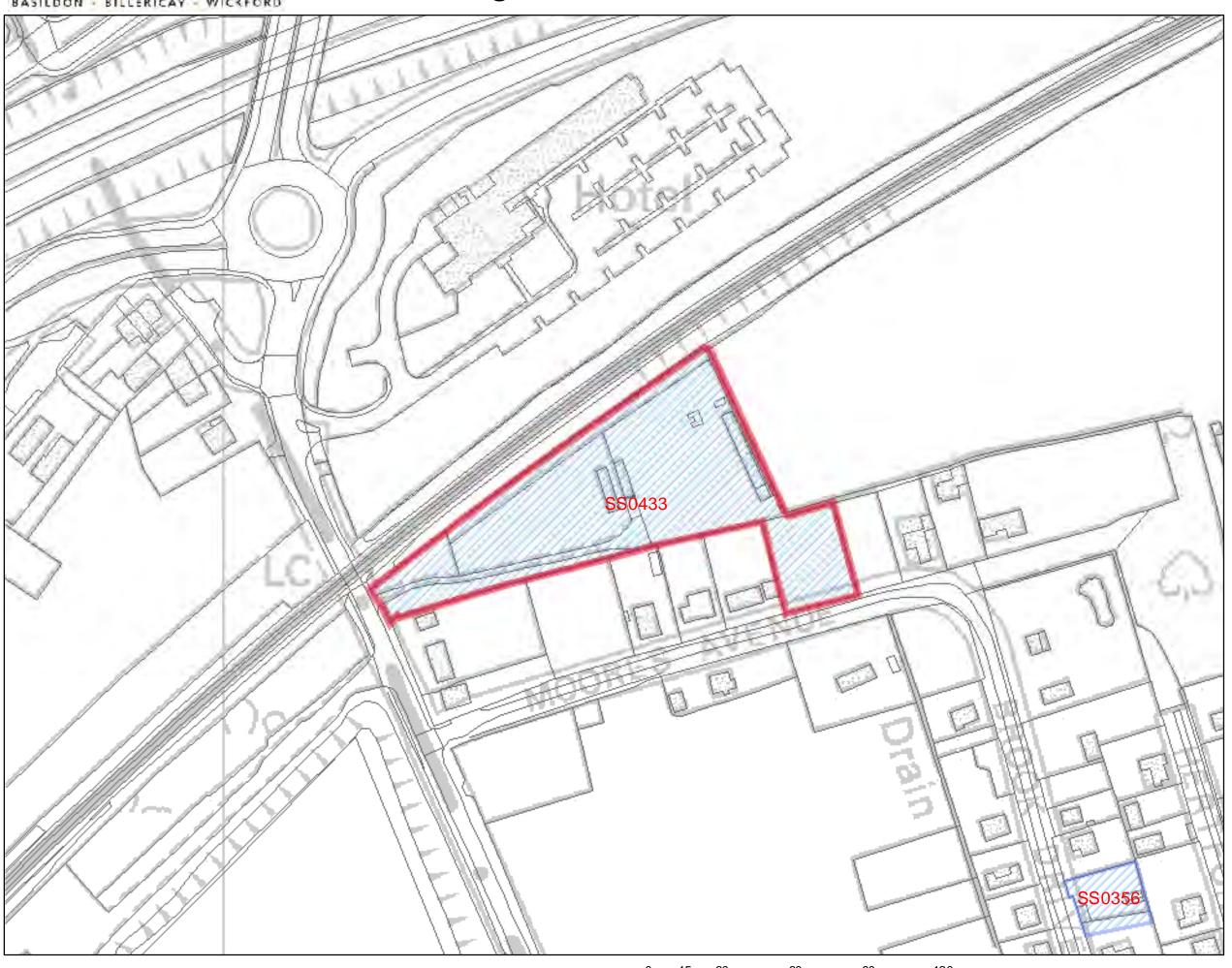
Address: The Lodge, North of Brook, High Road	f Crooked	Site Area: 0.86ha	Current Use: Smallholding	Site Ref: SS0433	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath	(PRoW)	
			TPO		
			Archaeological Finds	s Area	
Highway issues:					
Constraints (description):					
Could the constraints be o	vercome?				
What is the most suitable	type of deve	lopment for	this site?		
Site is not suitable for hou	ısing develor	ment x			
Reason(s) why site is not	suitable for l	nousing:			

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

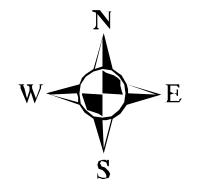
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



## The Lodge, North of Crooked Brook



SHLAA 2011/2012



Address: Land at junction of Stormants Langdon Hills	Way,		<b>Site Area</b> : ).19ha	Current Use: Scrubland	Site Ref: SS0434				
Description of Site (includ	ing plann	ina si	tatus)		Site	e Access: S	tormanst V	Vav/So	nuthway
Irregular shaped site located junction with Southway, in a mixture of plotlands, woodlan comprises mainly grassland, so Development Plan: Allocated	on the sou rural settin d and high some trees	th side g. Sur quali and s	e of Storman rounding are ty landscape crubland.	ea comprises a s. The site		ess to Ser		vay/ Sc	Sumway
Planning History: None									
Ownership:	- Puk	lic Bo	dv?	No					
			ndividual?	Yes	_				
		npany		No	_				
		(nown		No	_				
Urban Area Site	No		1		_				
Green Belt Site	Yes		Area: 0.19l	 na	_				
Greenfield Site	Yes		Area: 0.19l						
Previously Developed Land									
Site Constraints									
Areas excluded from the S	HLAA			Constraints th	at n	nay affect	a site's via	ability	/
Scheduled Monument	Within			Ancient Woodla			Within		
	Part of						Part of Site	е	
	Adj. To						Within Buf	fer	
SSSIs/ SACs / SPAs / Ramsar	Within			Local Wildlife Si	tes		Within		
	Part of Si	te					Part of Site	е	
	Within Bu	ıffer					Within Buf	fer	
Local Nature Reserve (LNR)	Within			Biodiversity Acti	on P	lan (BAP)	Within		
	Part of Si	te		Priority Habitat			Part of Site	е	
	Within Bu	ıffer		<b>.</b>			Within Buf	fer	
Flood Zone				Protected Specie	es Al	ert Area			
If yes, Zone 3? □				·					
Washland				Protected Specie	es Al	ert Area -			
Marshes Protection Area				10m Buffer					
Existing, developed	Within								
business/ industrial areas	Part of			Village Green & Common Land					
	Adj. To			Ground Water Vulnerability Area					
Oil / Gas Pipelines				Conservation Ar	ea		Within		
							Adj. To		
Electricity Pylons				Listed Buildings			Within		
							Adj. To		
Immovable communications links				Potential Contar	nina	ted Land			
400m buffer zone around wastewater/sewage treatment plants				Definitive Footp	ath (	PRoW)			
				TPO					
				Archaeological F	inds	Area			

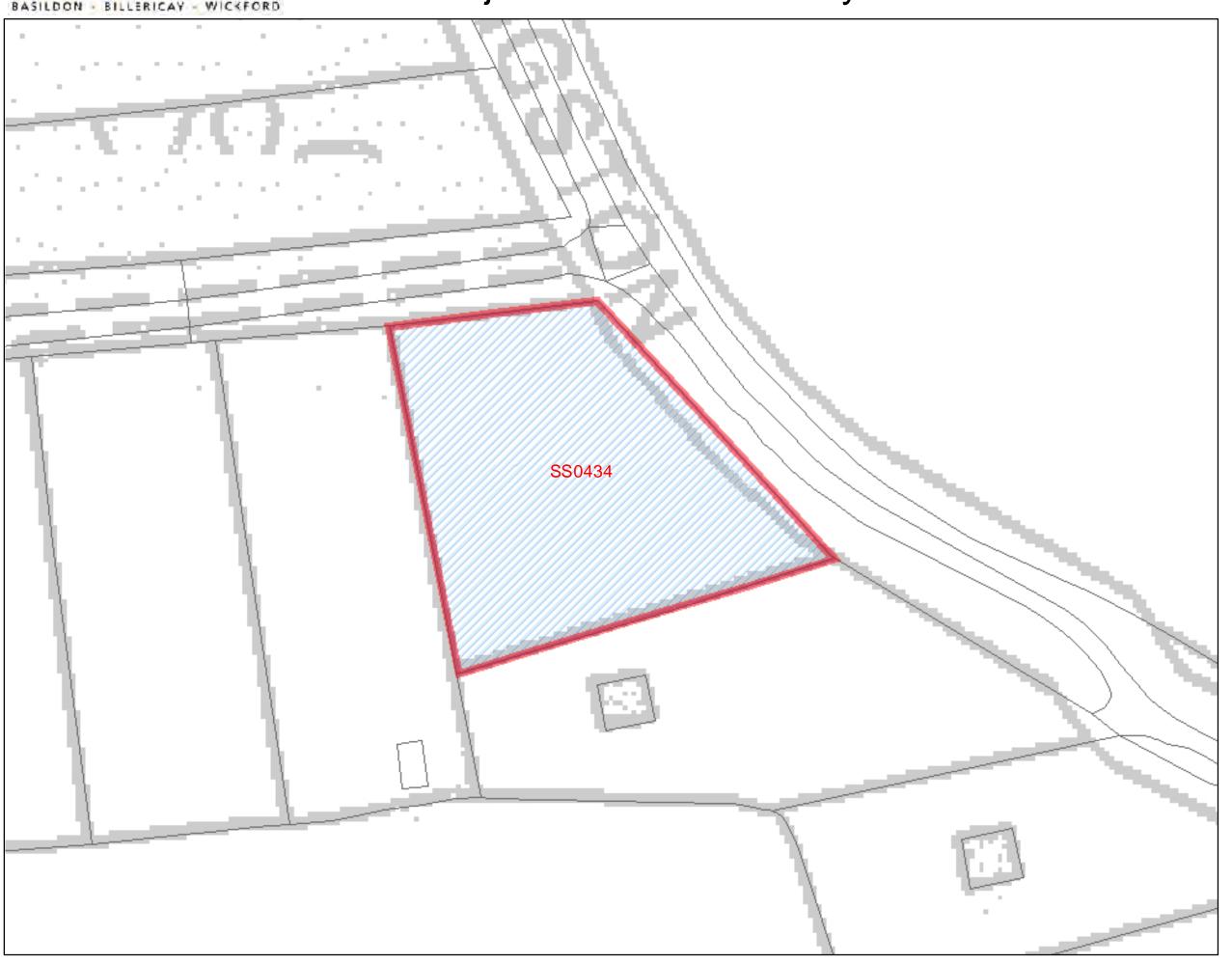
Address: Land at junction of Stormants Way, Langdon Hills	Site Area: 0.19ha	Current Use: Scrubland	Site Ref: SS0434	
Highway issues:				
Constraints (description):				
Could the constraints be overcome	?			
What is the most suitable type of d	evelopment for	this site?		
Site is not suitable for housing dev	elopment x			
Reason(s) why site is not suitable. This site is located within a valued area	of the green belt		•	

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

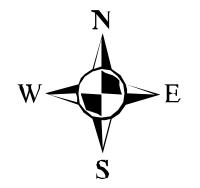
- 1. to check unrestricted sprawl of large built-up areas;
- 2. to prevent neighbouring towns from merging into one another;
- 3. to assist in safeguarding the countryside from encroachment;
- 4. to preserve the setting and special character of historic towns; and
- 5. to assist in urban regeneration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



# Land at jnct of Stormonts Way



SHLAA 2011/2012



Address: Land at Annwood Lodge Business Park, Southend Arterial Road	 Current Use: Farmland, highway	Site Ref: SS0435	
	embankment,		
	commercial		
	workshops		

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

Irregular shaped site located on the north side of the A127 Arterial Road at its junction with the A1245, to the east of the A130 and bordering the Rochford District to the north east. The London Liverpool Street railway line borders the site to the north. The land is situated in a rural area but dominated by road infrastructure, particularly the new A130 to the west and its supporting embankment. The land is partly in agricultural use and partly occupied by a commercial yard where several businesses operate from small units. The land is open in character.

Development Plan: Allocated as Green Belt and road improvements in the BDLP 1998

#### Planning History:

- BAS/0463/56 Outline for petrol filling station Refused
- BAS/0345/58 Green houses and agricultural dwelling Refused
- BAS/1487/61 Use 2 ground floor rooms as café Refused
- BAS/0854/76 Rear extension to house Granted
- BAS/1790/77 Two storey extension Refused
- BAS/1480/78 First floor extension and garage Refused
- BAS/2293/79 First floor rear extension and garage Refused
- BAS/2312/80 First floor extension and garage Granted
- BAS/0308/85 Car park extension Granted
- BAS/1107/88 Use of buildings for B1/B2 restricted Granted
- BAS/0522/90 Use of agriculture land for mobile home Refused
- BAS/0523/90 Extension of existing workshop units Refused
- BAS/1152/92 Extension of workshops for staff/toilets Granted
- BAS/0085/96 Car park extension Granted
- BAS/1119/97 Industrial unit for car maintenance Refused
- BAS/1121/97 Building for plant/vehicle maintenance Refused
- BAS/0252/98 Two storey side extension to house Refused
- BAS/0316/98 Raise level of field by 1 metre Withdrawn
- BAS/0966/98 Single storey side extension Refused/Dismissed
- EEB BAS/0266/01 Re-align electricity cables/pylons
- 01/000301/TEL 15m telecoms mast and ancillary works PD
- 02/00861/FULL Two storey side extension Granted
- 04/00517/FULL Recycling and Treatment Plant Withdrawn
- 04/00521/TFULL Replace 15m mast with 18m tower Granted
- 05/00241/ESS –Waste treatment facility (ESS/05/05/ROC)- Object
- 06/01276/FULL Detached dwelling Refused/Dismissed

		9	
Ownership:	- Public	Yes	
	- Private	Individual?	Yes
	- Compa	iny?	Yes
	- Unkno	wn?	No
Urban Area Site	No		
Green Belt Site	Yes	Area: 9.15	ha
Greenfield Site	Yes	Area: 8.15	ha (approx)
Previously Developed Land	Yes	Area: 1ha	(approx)

#### **Site Constraints**

Areas excluded from the SHLAA			Constraints that may affect	a site's viabilit	у
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No

Site Access: A127 slipway

Access to Services (distance in m)

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

Town Centre: >800m

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

>2km; Urban Park >2km

Bus Stop: /

Railway Station: > 1.6km

<b>Address</b> : Land at Annwood L Business Park, Southend Arte		Site Area: 9.15ha	Current Use: Farmland, highway embankment, commercial workshops	Site Ref: SS0435		
	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 P	lan (BAP)	Within	No
	Part of Site	No	Priority Habitat		Part of Site	No
	Within Buffer	No			Within Buffer	No
Flood Zone If yes, Zone 3? □	No but surface water flooding		Protected Species Al	ert Area		Yes
Washland		No	Protected Species Al	ert Area -		Yes
Marshes Protection Area		No	10m Buffer			
Existing, developed	Within	No				
business/ industrial areas	Part of	No	Village Green & Com	nmon Land		No
	Adj. To	No	Ground Water Vulne Area			No
Oil / Gas Pipelines		No	Conservation Area		Within	No
·					Adj. To	No
Electricity Pylons		Yes	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contamina	ted Land	С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)		No
H.E.R – Unknown find(s) wes <sup>.</sup> Lodge	of Annwood		TPO			No
			Archaeological Finds	Area	Area 57 & 87	Yes

**Highway issues:** Entry and exit to the site is via the speed reduction slipway of the A127 at its junction with the A1245. This is a particularly busy intersection and not one where a more intensive use of the site should be sought on highway safety grounds. Marked red from highways.

#### Constraints (description):

- Green belt allocation in the development plan
- Electricity pylons/line transects the site
- Protected species alert areas
- Likely contaminated land from commercial uses
- Archaeological finds areas
- Area of likely surface water flooding
- Within SPA/SAC/Ramsar buffer
- Island site surrounded by dual carriageways and a rail line no suitable access

#### Could the constraints be overcome? No

What is the most suitable type of development for this site? Farmland, forestry, transport or public utility infrastructure related uses

Site is NOT suitable for housing development x

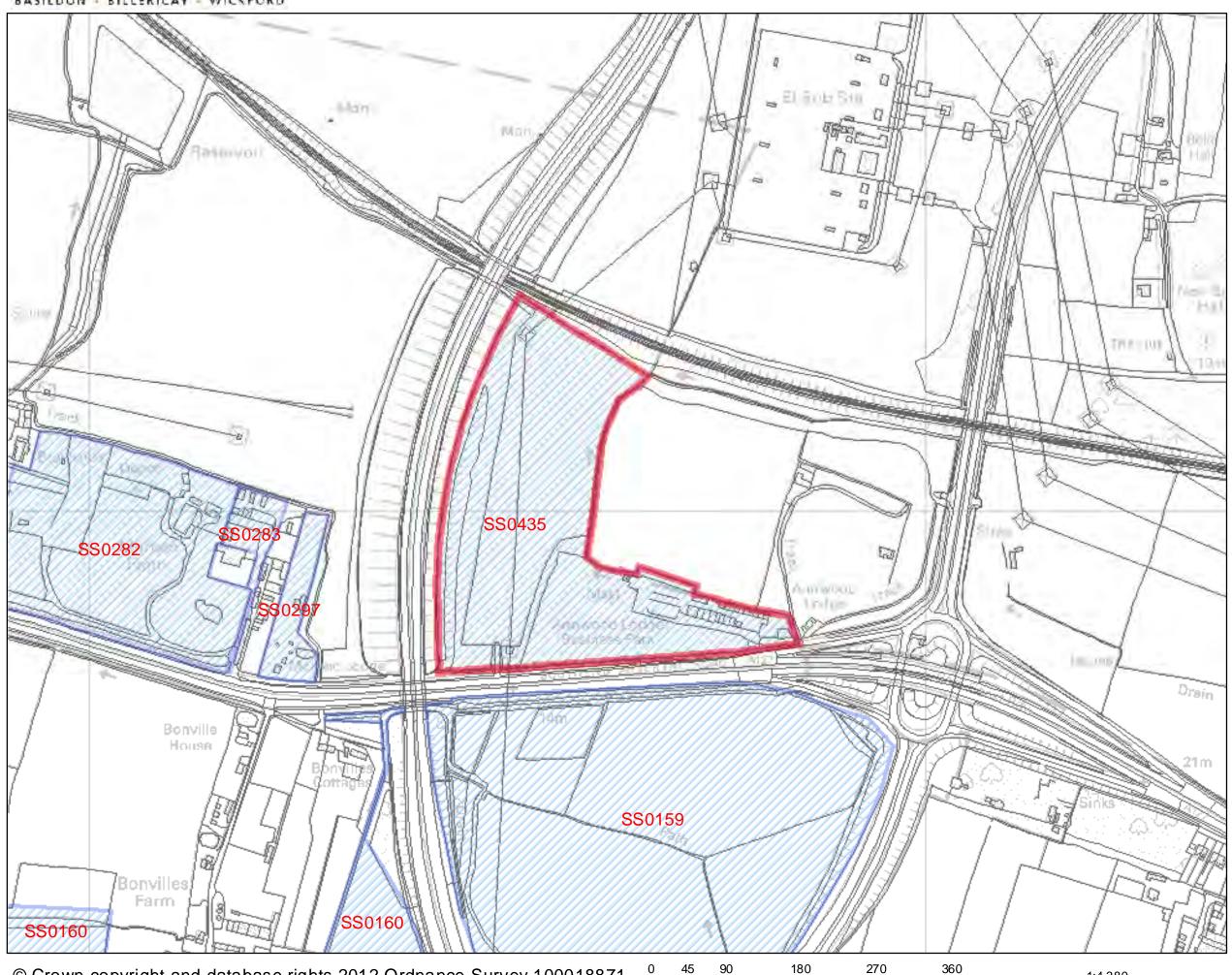
**Reason(s) why site is not suitable for housing**: The site is located in an area away from the settlement boundary and performs a strategic Green Belt function of preventing the merging of neighbouring towns, which is one of the five purposes of the Green Belt set out in national planning guidance, 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.

The access is heavily constrained by surrounding dual carriageway network and railway line. A more intensive use of the site would likely have highway safety implications. Road noise, proximity to high voltage electricity grid network and railway line, along with remoteness from public services, would prohibit residential use of the land.

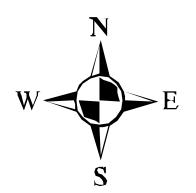
Address: Land at Annwood Lodge Business Park, Southend Arterial Road	Site Area: 9.15ha	Current Use: Farmland, highway embankment, commercial workshops	Site Ref: SS0435	
For all the above reasons, the site is unsu	itable for housir	ng development.	•	
Is site available for development? If yes, when?		Yes. This site was s process by the land	•	h the Call For Sites



## Land at Annewood Lodge, Business Park



SHLAA 2011/2012



			Site Ref: SS0436
	'	garden centre,	
		buildings and	
		arable land	

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

The site relates to the land immediately to the rear of the existing Summerhill Nursery, which contains ancillary nursery structures, glass houses, storage areas, storage containers and arable land. There is a large lake to the east of the site and the A127 is to the far south. Three ponds also exist on the site. A large green portal framed building contains all weathers outdoor clothing and equipment sales.

Development Plan: Allocated as Green Belt and plotland in the BDLP 1998

#### Planning History:

- 95/00804/BAS New Car-parking Area. (revised Planning Application) – withdrawn
- 95/00805/BAS Flood Level Over Flow Catchment Pond granted
- 96/00775/BAS Retention And Completion Of New Car Park And Retention Of Improvements To Existing Access And New Boundary Wall To A127 Frontage – granted
- 97/00097/BAS New Customer Security Entrance granted
- 98/00248/BAS Retail Sales Building For Sale Of Tropical /Cold Water Fish & Equipment (resubmission Of Application No. Bas/631/94)
- 99/00177/ABAS Non-illuminated Board Sign refused
- 00/00501/BAS Extension To Existing Premises To Provide New Entrance, Toilet Accommodation, Checkout Area And Café – granted
- 07/00465/UBW Possible unauthorised building works including the removal of trees and construction of fences – closed
- C/0118/95 Unauthorised Creation of a Car Park closed

<ul> <li>10/00717/FULL - Extensio</li> <li>11/00651/FULL - Single st pending</li> </ul>	n to existing	garden cen	tre – refused
Ownership:	- Public Body?		No
	- Private In	dividual?	No
	- Company?	)	No
	- Unknown?	)	Yes
Urban Area Site	No		
Green Belt Site	Yes	Area: 5.1ha	a .

Yes

Yes

Site Access: Pipps Hill Road North

Access to Services (distance in m)
Primary School: >600m
Secondary School: <1500m
GPs / Health Centre: >800m

Neighbourhood Centre: >800m

Town Centre: >800m

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

Bus Stop: /

Railway Station: > 1.6km

Note: The request by the proposer is to use the site for the relocation of Basildon Town Football Club alongside commercial (mix B1, B2 and B8) development, and not for housing.

Site	Constraints

**Previously Developed Land** 

**Greenfield Site** 

one constraints						
Areas excluded from the S	HLAA		Constraints that may affect	ct a site's viability		
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No	
	Part of Site	No	Priority Habitat	Part of Site	No	
	Within Buffer	No		Within Buffer	No	

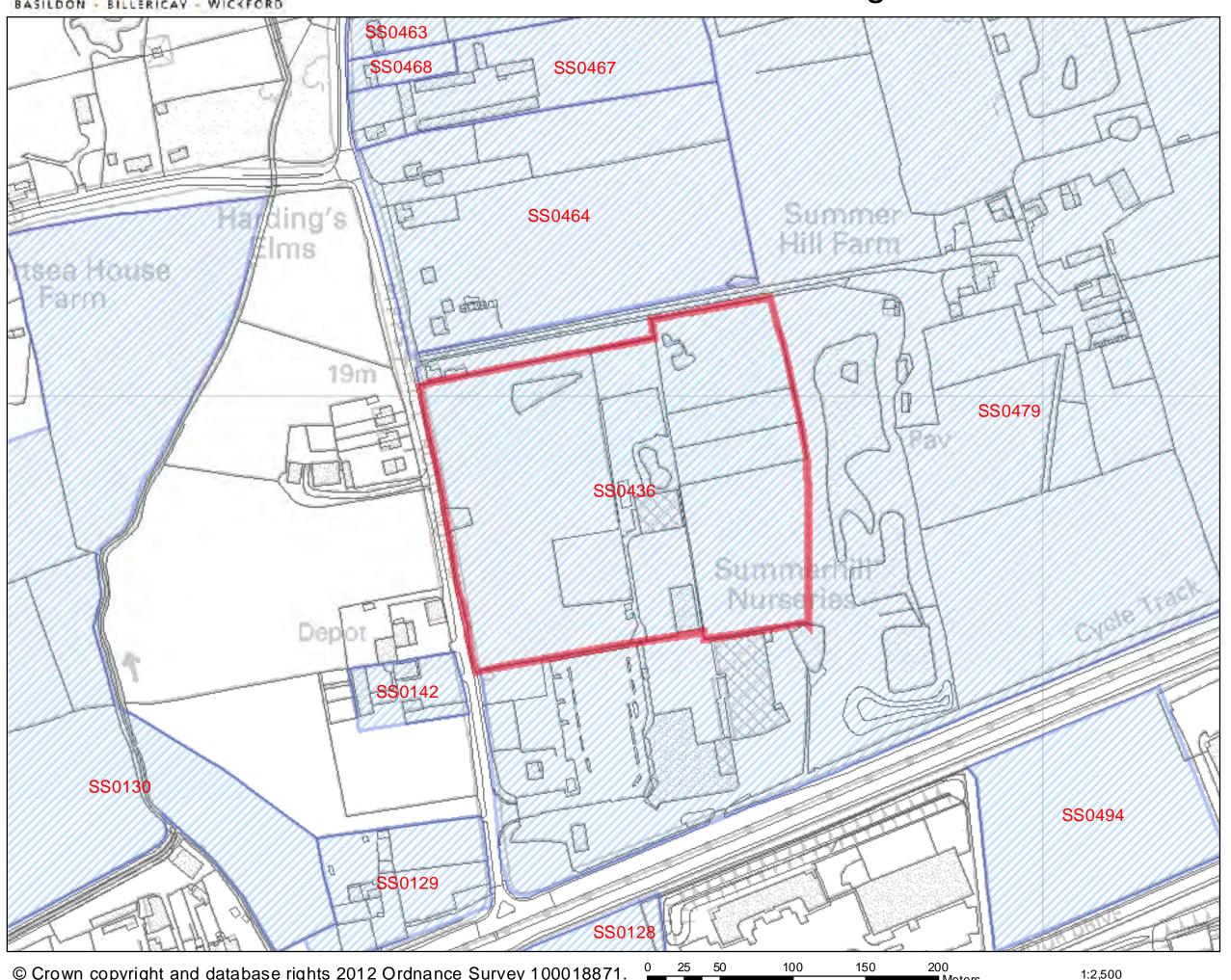
Area: 1.9ha (approx)

Area: 3.2ha (approx)

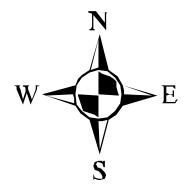
<b>Address</b> : Land North of Sum Nursery, Pipps Hill Road North		Site Area: 5.1ha	Current Use: Land ancillary to garden centre, buildings and arable land	Site Ref: SS0436			
Flood Zone If yes, Zone 3? □	No but surface water flooding		Protected Species Alert Area		Yes		
Washland		No	Protected Species Al	ert Area -			Yes
Marshes Protection Area		No	10m Buffer				
Existing, developed	Within	No					
business/ industrial areas	Part of	No	Village Green & Com				No
	Adj. To	Yes	Ground Water Vulne Area	erability			Yes
Oil / Gas Pipelines		Yes	Conservation Area		With	nin	No
		adjacent to the east of the site			Adj.	То	No
Electricity Pylons		No	Listed Buildings		With	nin	No
3 3			, and the second		Adj.	То	No
Immovable communications links		No	Potential Contamina	ted Land		С	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (	(PRoW)			No
Historic Environment Record -	- No records		TPO				No
			Archaeological Finds	Area			No
Highway issues: Pipps Hill F	•			However, fo	r a co	onsiderable	size
development, improvements of Constraints (description):      Green belt allocation adevelopment plan     Applicant does not was residential development     Away from services as	and plotland in ant site to be usent ant facilities	the sed for	<ul> <li>Area of likel</li> <li>With existing</li> <li>Ground wate</li> <li>Gas pipeline</li> <li>Protected sp</li> <li>Possible con</li> </ul>	g employme er vulnerabi e transects t pecies alert	ent bu lity a he sit areas	uffer rea te	
Could the constraints be o		No	4hia aita 2 Command oo		al a.s.		12
What is the most suitable	type of deve	iopment for	this site? Current us	se, Farmian	a, op	en space ei	iC .
Site is NOT suitable for housi	ng developmen	nt x					
Reason(s) why site is not Although the site is close to t Road forms a clear separation the Green Belt and from plan Furthermore, the site has a g A127. For the above reasons	he settlement to n. Development ning terms, wo as pipeline run the site is con	ooundary of B t permitted in uld be conside ning along the	this area could form ered against national e east border of the stable for housing devi	sporadic an planning gu ite and it is elopment.	id spr uidan close	awling grove ce set out i e to a busy	wth into n PPG2. road, the
Is site available for develoning the sit	opment?		Sites process, the lather request by the prelocation of Basildo commercial (mix B1)	No. Whilst the site was submitted through the Call for Sites process, the landowner is unknown. Furthermore, the request by the proposer is to use the site for the relocation of Basildon Town Football Club alongside commercial (mix B1, B2 and B8) development, and not for housing, thus the site is unavailable.			nermore, or the yside



## Land South of Summerhill Lodge



SHLAA 2011/2012



Address: Land at Junction of and Hovefields Avenue, Never	f Meado	w Way S	<b>Site Area</b> : 0.9ha	Current Use: Garden	Site Ref: SS0437		
Wickford	nuon,	U	. 711a	Garaen	330437		
Description of Site (includ Grazing land situated within the and north of Basildon, located northen end of Hovefield Average the east, a further bungalow open open countryside lies to open space and grassland fiel Development Plan: Allocated a Planning History:  None in relation	he Nevel at the nue. A on a decent the nor ds response as Gree ion to si	endon plo western of bungalow ep plot ex rth and w ectively.	tlands, soutlend of Mead vexists on a kists to the sest, in the following dy?	ow Way at the deep plot to outh, whilst orm of public	Access to Ser Primary School Secondary School GPs / Health Con Neighbourhood Town Centre: 2 Public Open Sp Space <400m; space <400m; Space <2km; Con Allotments >80 >800m; Natura	ool: <1500m entre: >800m I Centre: >800m >800m Pace: Amenity Gr Children/young Churchyard >80 Country Park <21 00m; Educationa al and semi-natu Outdoor Sport f	reen people Om; Civic km; I Field ral open
Urban Area Site	No				Railway Station	n: > 1.6km	
Green Belt Site	Ye		Area: 0.9ha	 a			
Greenfield Site	Ye		Area: 0.9ha				
Previously Developed Land				7			
Site Constraints	. • ·	-					
Areas excluded from the S	HLAA			Constraints th	at may affect	a site's viabili	tv
Scheduled Monument	Within		No	Ancient Woodla		Within	No
	Part of		No			Part of Site	No
	Adj. To		No			Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar			No	Local Wildlife Si	tes	Within	No
2.2.5. 2.133 / 31 / 13 / Hairisai	Part of		No			Part of Site	No
	-	Buffer	No			Within Buffer	No
Local Nature Reserve (LNR)	Within		No	Biodiversity Acti	on Plan (RAP)	Within	No
	Part of		No	Priority Habitat	(D/ 11 )	Part of Site	No
		Buffer	No	.,		Within Buffer	No
Flood Zone If yes, Zone 3? □	No but	t e water		Protected Special	es Alert Area	24101	Yes
Washland		-	No	Protected Specie	es Alert Area -		Yes
Marshes Protection Area			No	10m Buffer			
Existing, developed	Within		No				
business/ industrial areas	Part of	f	No	Village Green &	Common Land		No
	Adj. To	0	Yes	Ground Water V Area	ulnerability		No
Oil / Gas Pipelines			No	Conservation Ar	ea	Within	No
						Adj. To	No
Electricity Pylons			Yes	Listed Buildings		Within Adj. To	No No
Immovable communications links			No	Potential Contar	ninated Land	С	1
400m buffer zone around wastewater/sewage treatment plants			No	Definitive Footp	ath (PRoW)		No
				TPO			No
				Archaeological F	inds Area		No

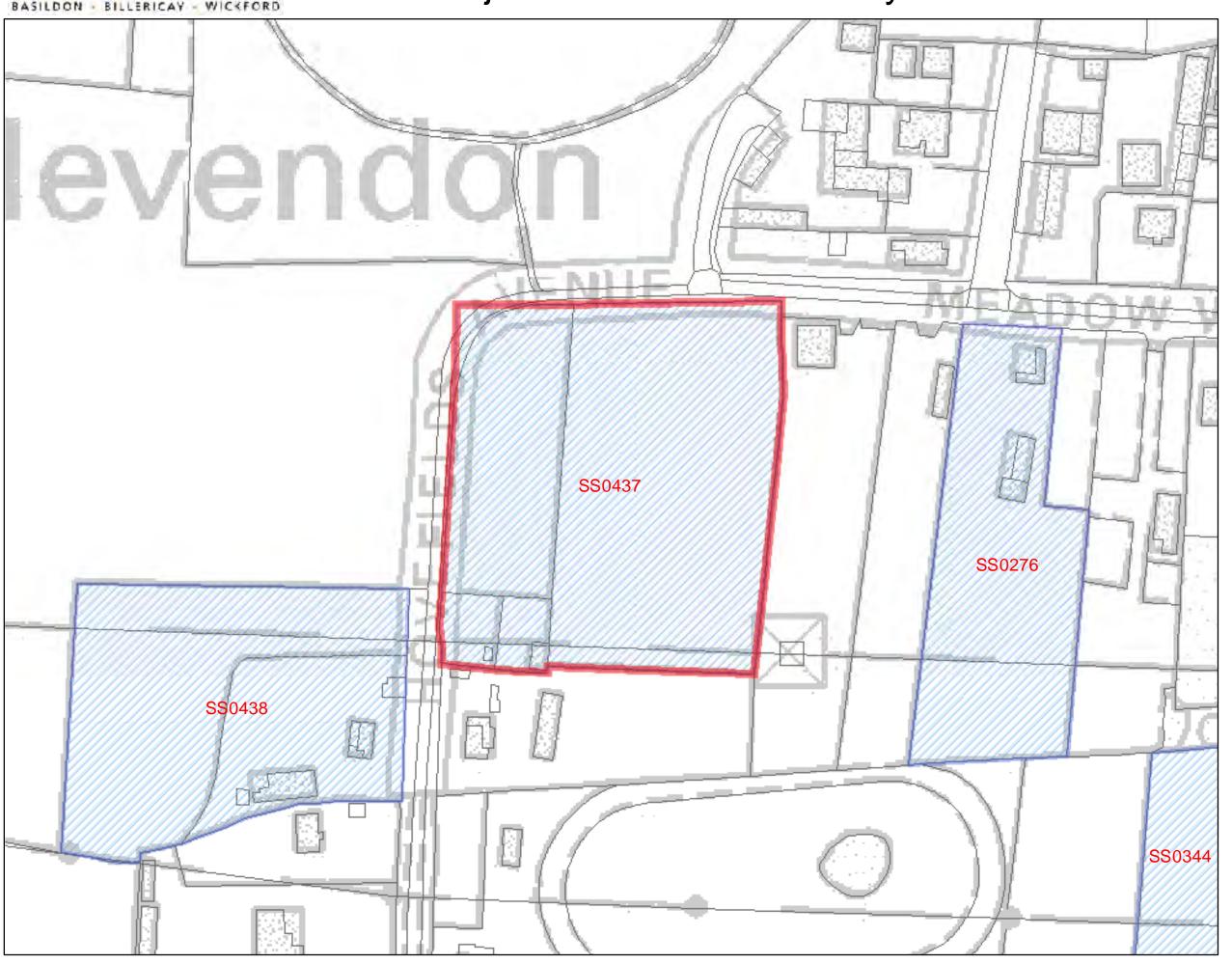
Address: Land at Junction of Meadow Way and Hovefields Avenue, Nevendon,	Site Area: 0.9ha	Current Use: Garden	Site Ref: SS0437
Wickford			
<b>Highway issues:</b> Hovefields Avenue is a na support any development. Meadow Way is a the site in its present form. A transport asserwithin which the site is included, as Amber.	lso a narrow ι	ınmade road and wo	uld not provide adequate access to
Constraints (description):		<ul> <li>Area of likel</li> </ul>	y surface water flooding
<ul> <li>Green belt allocation and plotland in</li> </ul>	the		g employment buffer
development plan		<ul> <li>Protected sy</li> </ul>	pecies alert areas
<ul> <li>Away from services and facilities</li> </ul>		<ul> <li>Possible cor</li> </ul>	taminated landin the vicinity
<ul> <li>Electricity pylons transects the site</li> </ul>			
Could the constraints be overcome?	No		
What is the most suitable type of deve	lopment for	this site? Grazing la	nd, woodland
Site is NOT suitable for housing developmer	nt x		
Reason(s) why site is not suitable for he are the site is not adjacent to an established se unsustainable location and thus would be confurthermore the Transport Assessment class.	ettlement bour onsidered unsu	uitable for developme	ent.
For these reasons the site is considered not		as contrary to the ac	cessibility and sustainability policies.
	suitable.	Voc. This site was a	ubmitted through the Call For Sites
Is site available for development?		Tes. This site was s	ubmitted through the Call For Sites

process by the landowner.

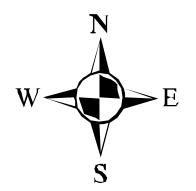
If yes, when?



## Land at junction of Meadow Way and Hovefield av



SHLAA 2011/2012



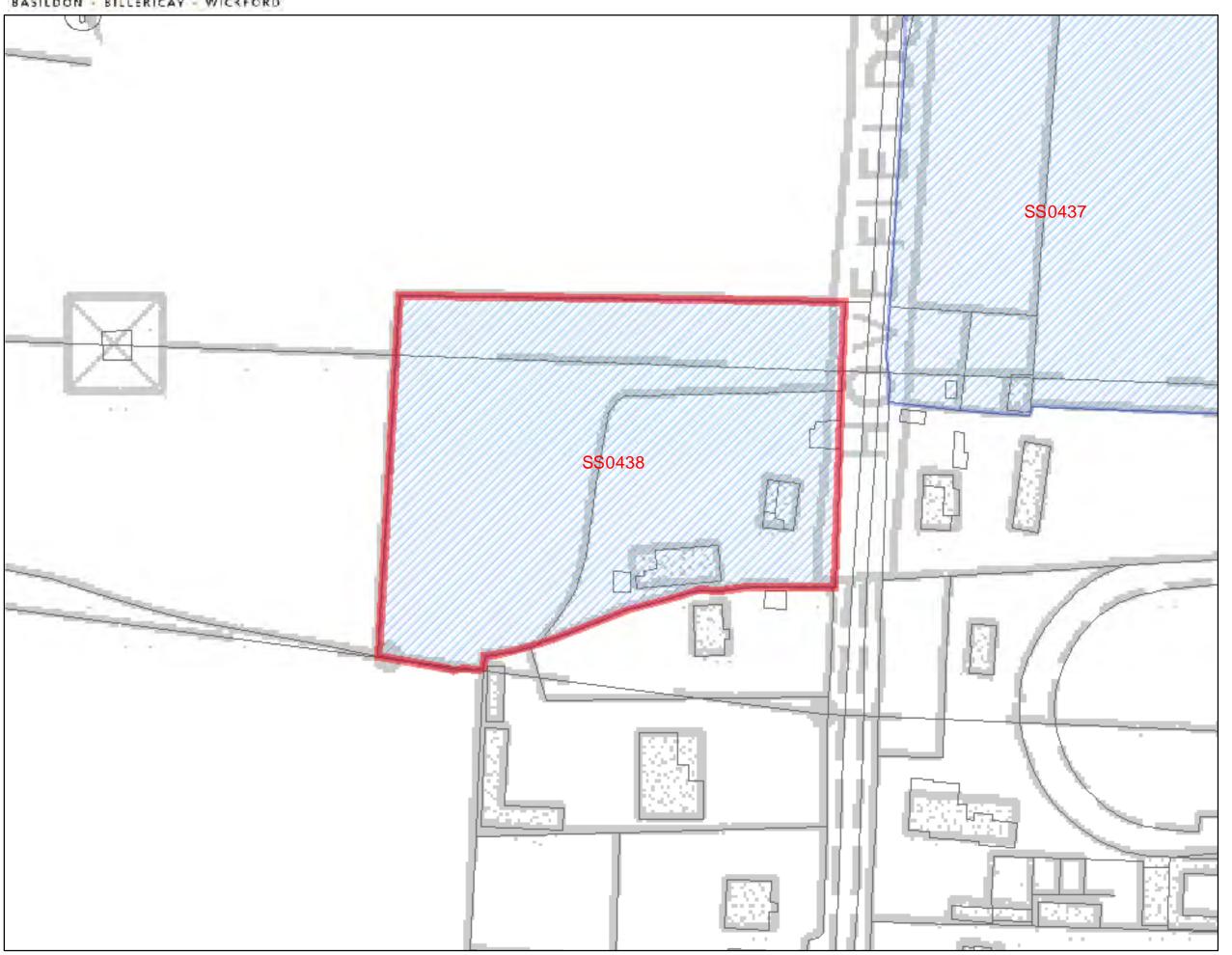
SHLAA Site Survey Form	Part 1				
Address: Novedene, Hovefield Ho Avenue, Basildon	ovefield	Site Area: 0.6ha	Current Use: Residential and associated groun	Site Ref: SS0438	
Description of Site (including Plotland site in Nevendon containincluding a number of outbuilding substantial trees.  The property is at the northern erresidential properties to the south north and west.  Development Plan: Allocated as General Planning History:  None	ng a dwelli s. The site nd of Hovef and east,	ing and assoce e contains a n fields Avenue and fields/co	umber of , with other untryside to the	Access to Serve Primary School: Secondary School: Secondary School: Secondary School: Secondary School: Neighbourhood Town Centre: > Public Open Space <400m; Opace <400m; Opace <400m; Opace <2km; Collotments >800m; Natural	ol: <1500m ntre: >800m Centre: >800m
Ownership:  Urban Area Site Green Belt Site Greenfield Site	- Public B - Private - Compar - Unknow No Yes Yes	Individual? ny? /n? Area: 0.6h	No Yes No No No Tha (approx)	>800m; Urban I Bus Stop: / Railway Station:	
Previously Developed Land Site Constraints	Yes		Bha (approx)		

#### 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 Part of Site No No Within Buffer No Within Buffer No Local Nature Reserve (LNR) Biodiversity Action Plan (BAP) No Within No Within Part of Site **Priority Habitat** Part of Site No No Within Buffer Within Buffer No No Flood Zone Protected Species Alert Area No No but If yes, Zone 3? □ surface water flooding Protected Species Alert Area -Washland No Yes 10m Buffer Marshes Protection Area No Existing, developed Within No business/ industrial areas Part of Village Green & Common Land No No Adj. To **Ground Water Vulnerability** No Yes Area Oil / Gas Pipelines No Conservation Area Within No Adj. To No **Electricity Pylons** Yes Within No Listed Buildings Adj. To No Immovable communications No Potential Contaminated Land С links Definitive Footpath (PRoW) 400m buffer zone around No No wastewater/sewage treatment plants TPO No

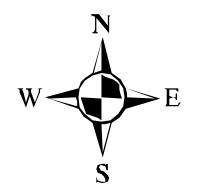
Address: Novedene, Hovefield Hovefield Avenue, Basildon	Site Area: 0.6ha	Current Use: Residential and associated grounds	Site Ref: SS0438		
		Archaeological Finds	s Area		No
<b>Highway issues:</b> Hovefields Avenue is a sn development.	nall access rou	ute and improvement	s would be r	equi	red to support any
<ul> <li>Constraints (description):         <ul> <li>Green belt allocation and plotland in development plan</li> <li>Away from services and facilities</li> <li>Electricity pylons transects the site</li> <li>Protected species alert areas buffer</li> <li>Likely contaminated land</li> </ul> </li> </ul>	the	<ul><li>Area of likel</li><li>With existin</li><li>Ground wat</li></ul>	g employme	nt b	uffer
Could the constraints be overcome?	No	•			
What is the most suitable type of deve	lopment for	this site? Current us	se, property	and	garden
Site is NOT suitable for housing developmer	nt x				
Reason(s) why site is not suitable for he The site is not adjacent to any established so location and thus unsuitable for development	ettlement bou	undary and therefore	considered t	to be	e in an unsustainable
Is site available for development? If yes, when?		Yes. This site was s process by the land		roug	h the Call For Sites



## Land at Novedene, Hovefields Ave



SHLAA 2011/2012



	Site Ref: SS0439			<b>Address</b> : Land West of Hannikins Farm, Billericay
--	---------------------	--	--	---

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

Located adjacent to Queens Park to the north west of Billericay settlement, the site is a rectangular shaped area of land. There are trees to the southern and northern boundary and a hedgerow forms the eastern boundary. There is also dense woodland to the south east of the site. The site previously comprised a small farmhouse, garages, pond and garden but was destroyed by fire January 2000.

Development Plan: Allocated as Green Belt in the BDLP 1998

Planning History in relation to a rectangular shaped area (0.63ha) in the centre of the wider site:

- 09/00955/COND Approval of Condition Nos. 3, 4, 5, & 6 of planning consent No. 09/00565/FULL – granted
- 09/00921/EXTBAS Extension of time limit for implementation of planning application no. 09/00565/FULL – granted
- 09/00565/FULL Amendment to previous planning consent, ref.
   03/01470/FULL, for a replacement two storey dwelling granted
- 03/01470/FULL Demolish existing dwelling and erect two storey dwelling – granted

Site Access: Rosebay Avenue

Access to Services (distance in m)

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

Town Centre: >800m

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

Bus Stop: 100m

Railway Station: <1.6km

Ownership:	- Public Body?		No
	- Private Individual?		Yes
	- Company	- Company?	
	- Unknown?		No
Urban Area Site	No		
Green Belt Site	Yes	Area: 2.3ha	
Greenfield Site	Yes	Area: 2.25ha	
Previously Developed Land	Yes	es Area: 0.05ha	

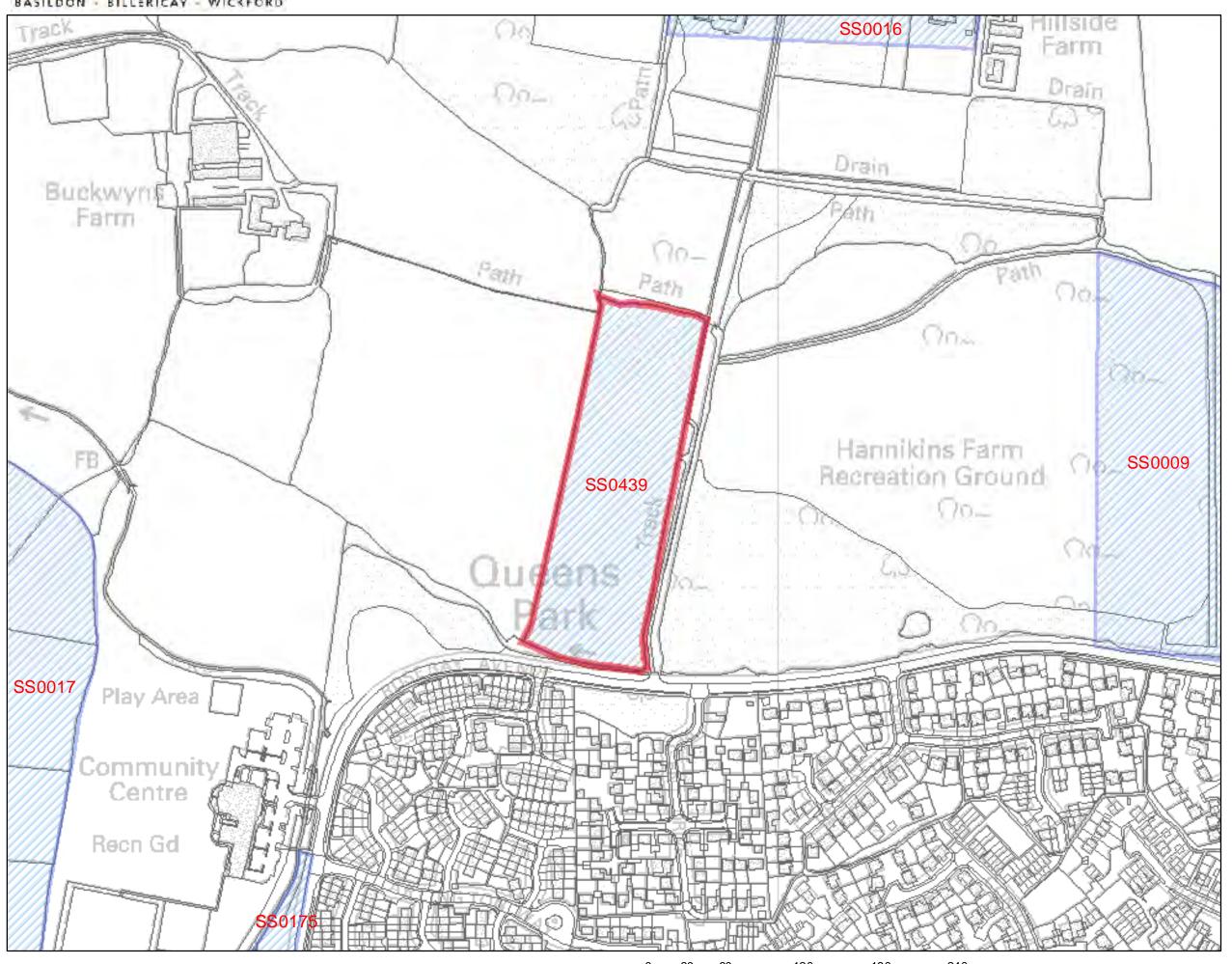
#### **Site Constraints**

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

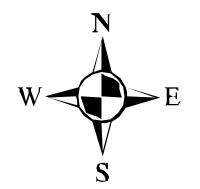
<b>Address</b> : Land West of Hann Billericay	ikins Farm,	Site Area: 2.3ha	Current Use: Open countryside	Site Ref: SS0439			
					Adj	. To	No
Immovable communications links		No	Potential Contamina	ited Land			С
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath	(PRoW)			Yes
			TPO				Yes - adjacen
			Archaeological Finds	s Area			No
<ul> <li>Constraints (description):</li> <li>Green belt allocation development plan</li> <li>Oil / gas pipeline tran</li> <li>Within SSSI buffer</li> </ul>	sects the site		<ul> <li>Adjacent to Local wildlif</li> <li>Protected s</li> <li>Likely conta</li> </ul>	e site and B pecies alert	AP p areas	riority a	
Could the constraints be o		No					
What is the most suitable Site is NOT suitable for housi			this site? Current u	se, open spa	ace		
Reason(s) why site is not Although the site is adjacent forms a clear separation and definitive footpaths, washland value to the area, and there constraints, the site is unsuita	to an establish does not crea d, tpos, a Loca s an oil / gas	ned settlemen te a natural ex al wildlife site a pipeline which	ktension of the built a and BAP priority area, transects the site. Ta	rea. The site which all ha	e is a ave h	djacent nigh env	to a few vironmental
Is site available for develo		<u>v</u> 1	The site was put fo process. Therefore				



### Land West of Hannikins Farm



SHLAA 2011/2012



SHLAA Site Survey Form Part 1				_	
Address: Land at Perceverance, Osborne Road, Bowers Gifford, Basildon	Site Area: 0.03 ha	Current Use: Residential and associated ground	Site Ref.: SS0440		
Description of Site (including planning status)  Site Access: Osborne Road					
A rectangular plot of land with a residential	property and g	gardens,	Access to Service	s (distance in m)	
predominantly laid to grass with associated of			Primary School: >6	00m	
Mature trees run alongside the boundaries a	site, with one	Secondary School:	>1500m		
particularly impressive specimen within the s	is flat.	GPs / Health Centre	e: >800m		

The site is at the southern extent of the plotland area, which contains a variety of housing and small businesses in a semi-rural setting. To the south of the site are open fields.

Designated as Green Belt and plotland in BDLP 1998

#### **Planning History:**

Land adjacent -

• 07/00123/FULL - Single storey rear extension - granted

• 07/00123/10LL 311910 3t	orcy rour chi	consion gro	intou
Ownership:	- Public Body?		No
-	- Private Ind	dividual?	Yes
	- Company?	)	No
	- Unknown?	·	No
Urban Area Site	No		
<b>Green Belt Site</b>	Yes	Area: 0.03 ha	
<b>Greenfield Site</b>	Yes	Area: 0.026 ha	
Previously Developed Land	Yes	Area: 0.004	1 ha

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 <400m, outdoor sport <800m, urban parks

<800m

Bus Stop: 350m

Railway Station: >1.6km

1 Toviously Beveloped Lane	100	7 ti ca. 0.00	71 Hu		
Site Constraints					
Areas excluded from the S	HLAA		Constraints that may affect	a site's viabilit	ty
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No	]	Part of Site	No
	Adj. To	No	1	Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No	]	Part of Site	No
_	Within Buffer	No	1	Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No	1	Within Buffer	No
Flood Zone	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed	Within	No	1		
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability		No
			Area		
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	С	<u>.                                    </u>
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
		1	TPO	1	No
		1	Archaeological Finds Area	1	No
Highway issues: Small acce	ss road that wo	uld require i	mprovement to accommodate dev	velopment	-1
riigiiway issues. Sinaii acce	33 TOAU THAT WO	ula require i	inprovement to accommodate de-	velopinent	

SHLAA Site Survey

Constraints (description):

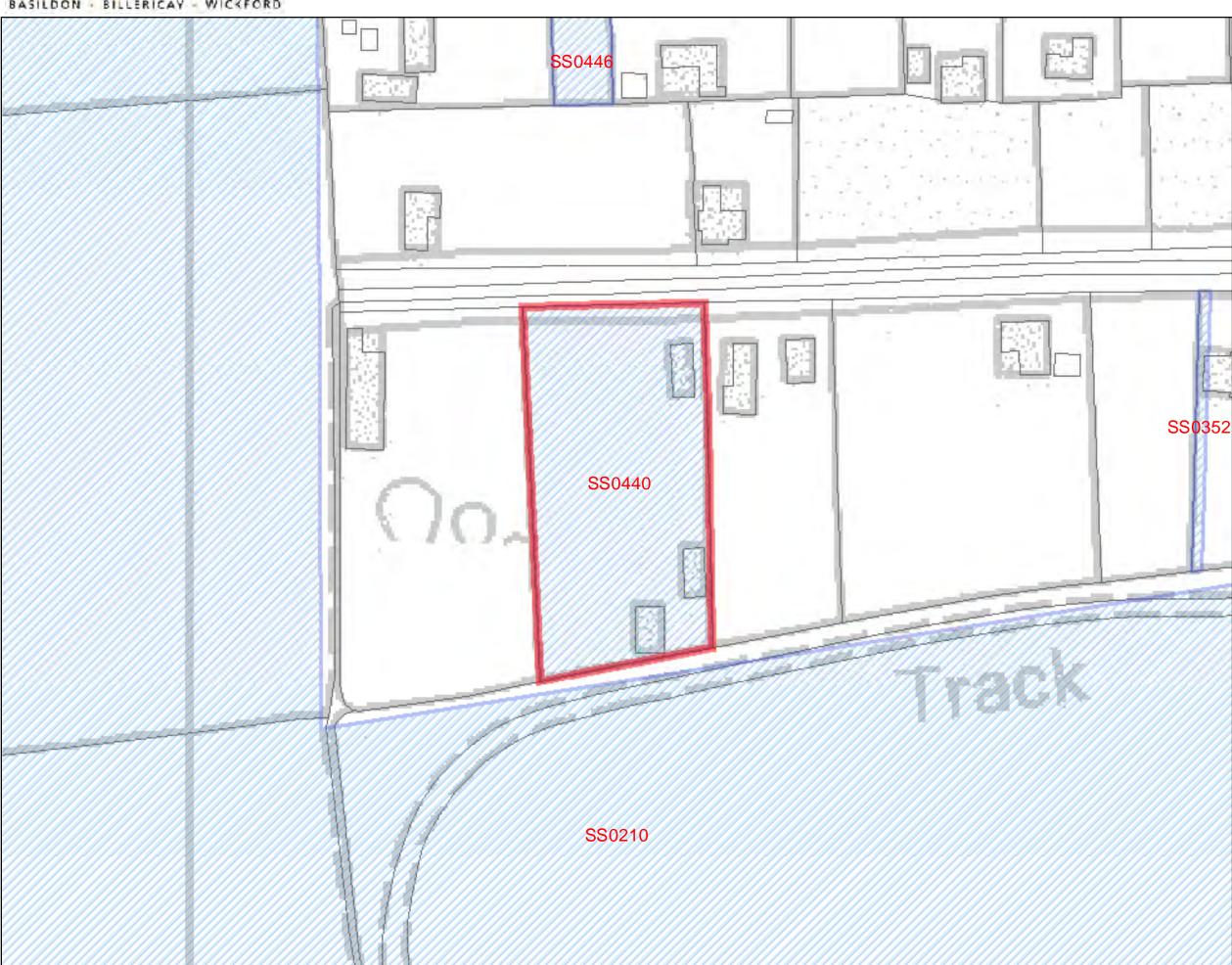
Address: Land at Perceverance, Osborne Site Area: Site Ref.: **Current Use:** Road, Bowers Gifford, Basildon 0.03 ha Residential and SS0440 associated grounds Designated as green belt and plotland in BDLP 1998 Not close to services and facilities Within protected species alert area buffer Potential contaminated land Mature tree(s) Could the constraints be overcome? No What is the most suitable type of development for this site? Current use, open space Site is NOT suitable for housing development X Reason(s) why site is / is not suitable for housing: The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable. In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping. Is site available for development? Yes. This site was submitted through the Call For Sites

process by the landowner.

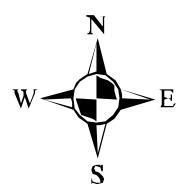
If yes, when?



### Land at Perseverance



SHLAA 2011/2012



Address: Ellesmere, Acacia Road, Bowers
Gifford, Basildon

Site Area:

O.04 ha

Current Use:
Residential and associated grounds

Site Ref.:
SS0441

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

A rectangular plot of land containing a residential property, garage with extensions and associated grounds. The land is flat. The scale of the existing property and its outbuildings would probably preclude a second dwelling without replacing part or all of Ellesmere.

The surrounding area contains semi-rural residential properties, a number of business uses and arable land.

Designated as Green Belt and plotland in BDLP 1998

#### **Planning History:**

- BAS/721/78 extensions and re-roofing bungalow refused
- BAS/721/78 Appeal split decision
- BAS/1571/80 reroofing of modified bungalow Refuse
- BAS/1571/80 Appeal Allowed
- BAS/56/85 rear extension Granted
- BAS/470/85 games room received
- D/BAS/65/85 Games room permitted development

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

Access to Services (distance in m)

Site Access: Acacia Road

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: 250m

Railway Station: >1.6km

Ownership:	- Public Body?		No
	- Private Individual?		Yes
	- Company	?	No
	- Unknown	?	No
Urban Area Site	No		
Green Belt Site	Yes	Area: 0.04	ha
Greenfield Site	Yes	Area: 0.03	6 ha
Previously Developed Land	Yes Area: 0.004 ha		4 ha
C'L - O L ! - L -			

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