

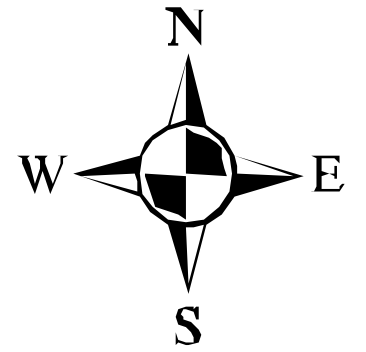
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Homeleigh, Thomas Road, Bowers Gifford	<b>Site Area:</b> 0.41ha	<b>Current Use:</b> Residential /agricultural	<b>Site Ref:</b> <b>SS0382</b>		
<b>Description of Site (including planning status)</b> 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: <ul style="list-style-type: none"> <li>• ESBAS/0239/57 – Residential development – Refused 30.04.1957</li> <li>• BAS/2108/72 – Residential development – Refused 12.10.1972</li> <li>• BAS/0147/77 – Garage – Granted 1977</li> </ul>			<b>Site Access:</b> Thomas Road/Katherine Road  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: 300m Railway Station: >1600m		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.41ha			
<b>Greenfield Site</b>	Yes	Area: 0.31ha			
<b>Previously Developed Land</b>	Yes	Area: 0.1ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

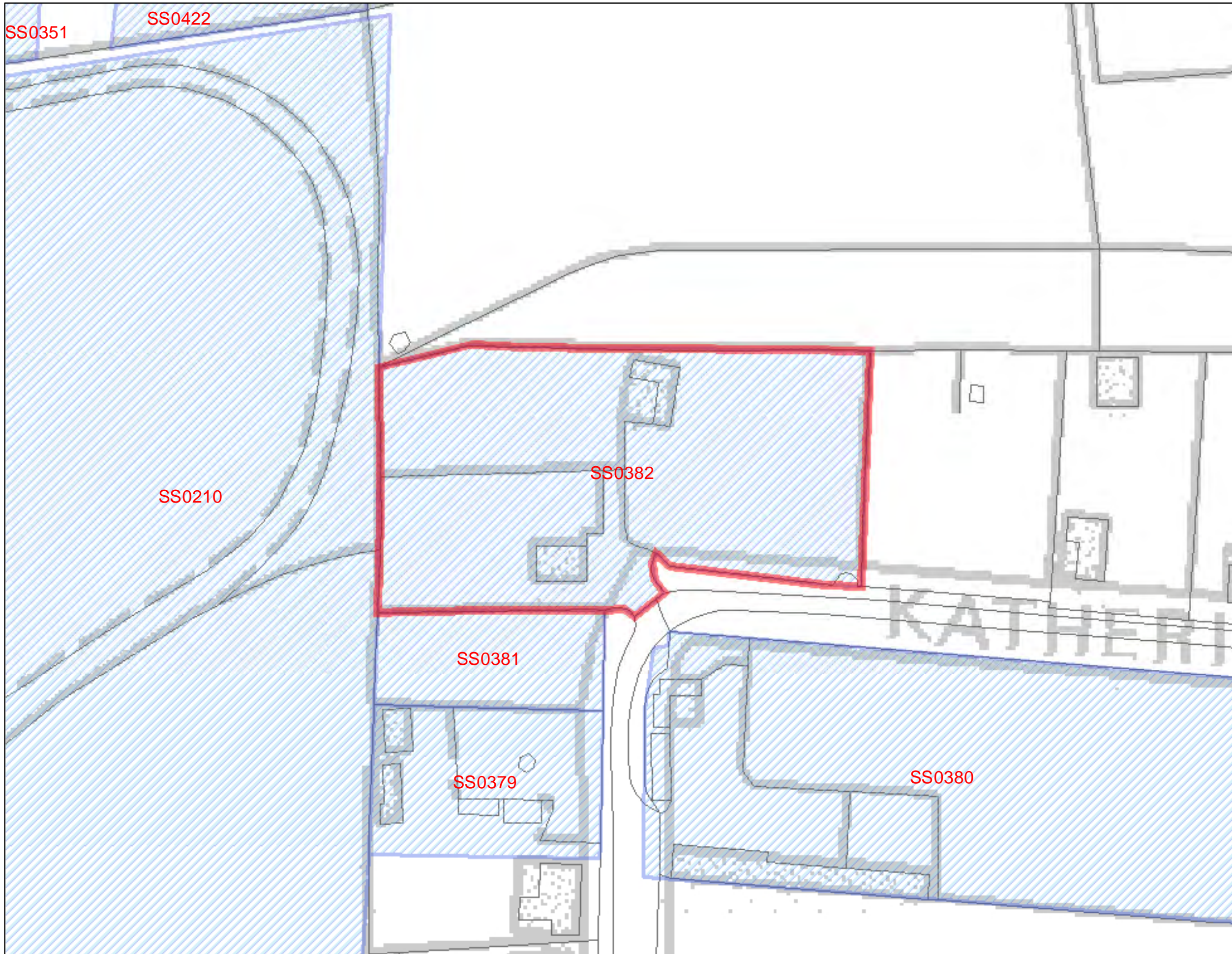
<b>Address:</b> Land at Homeleigh, Thomas Road, Bowers Gifford	<b>Site Area:</b> 0.41ha	<b>Current Use:</b> Residential /agricultural	<b>Site Ref:</b> SS0382	
H.E.R – 1 pillbox on adjacent site (SMR20106)		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber category.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area buffer</li> <li>• Ground water vulnerability area</li> <li>• Within Ramsar and SPA buffer</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan;</li> <li>• Where the site is investigated for protected species and appropriate safeguards put in place; and</li> <li>• Where the site is investigated for groundwater vulnerability and appropriate safeguards put in place.</li> <li>• Ramsar and SPA site unlikely to be affected.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Smallholding, farmland 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> The site individually is clearly separated from the built environment and therefore in isolation would be unsuitable. Whilst it is connected to site SS0210, which is adjacent to the settlement, that site is significant and unless it were fully allocated and developed SS0382 would remain unsuitable in its isolated location in the green belt. Therefore, due to such uncertainty the site has to be considered on its own merits and is considered unsuitable at this time.				
<b>Is site available for development? If yes, when?</b>				
Yes. The site has been submitted by or on behalf of the landowner and has access.				



SHLAA 2011/2012



# SS0382





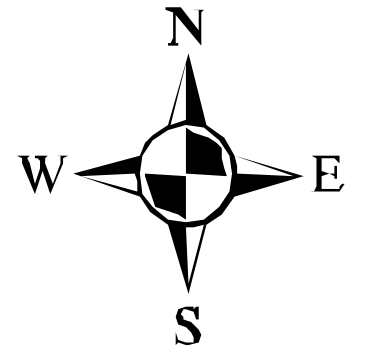
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adj to Roseville, Dry Street, Langdon Hills	<b>Site Area:</b> 0.22ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0383		
<b>Description of Site (including planning status)</b> Small irregular shaped site comprising mostly woodland and located on the north side of Dry Street, at its junction with Southway in a rural setting. Surrounding area comprises a mixture of plotlands, woodland and high quality landscapes.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Dry Street / Southway <b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.22ha			
<b>Greenfield Site</b>	Yes	0.22ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		

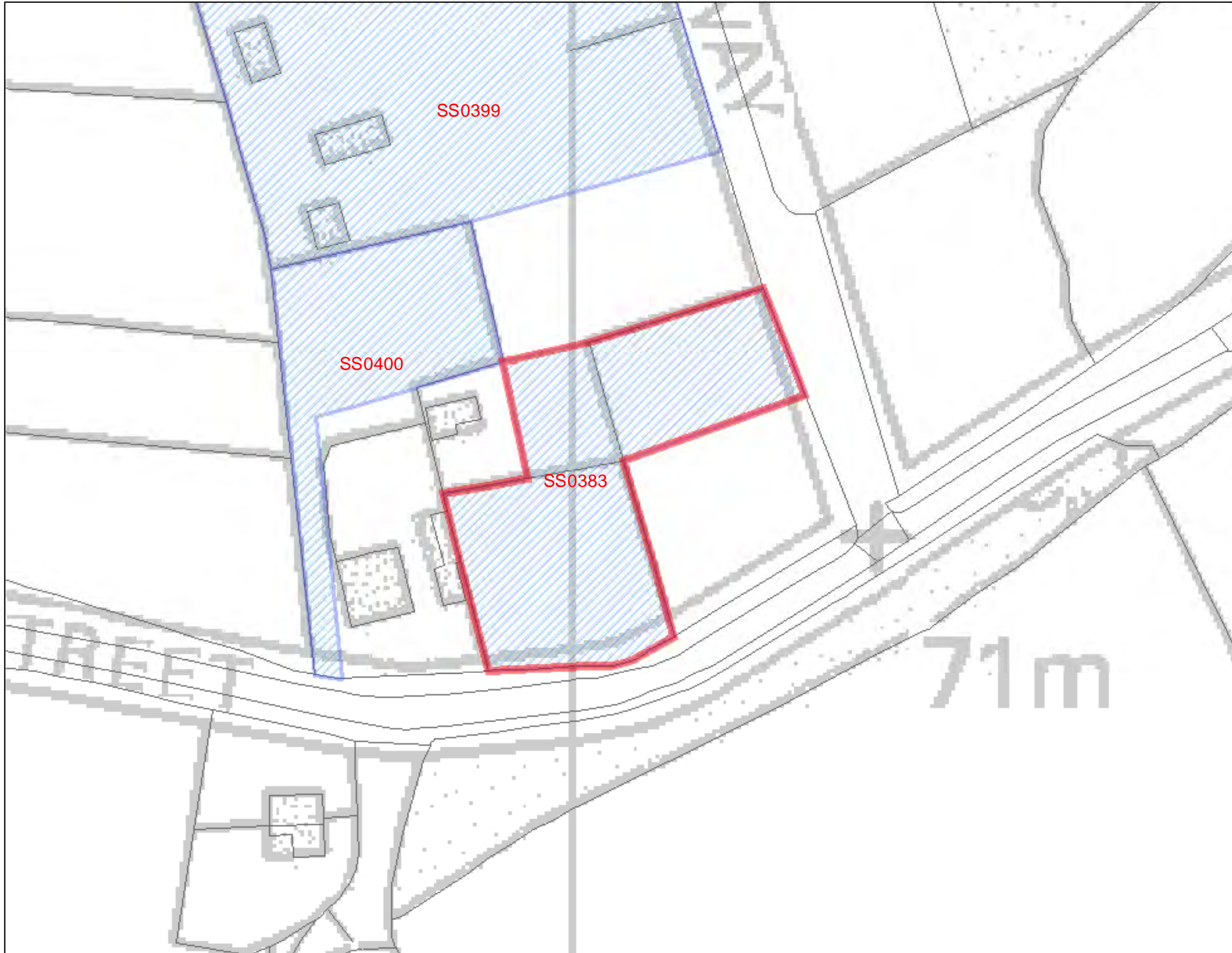


<b>Address:</b> Land adj to Roseville, Dry Street, Langdon Hills	<b>Site Area:</b> 0.22ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0383	
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

SHLAA 2011/2012



# SS0383



## SHLAA Site Survey Form Part 1

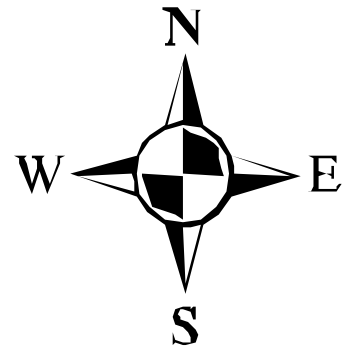
<b>Address:</b> Land at 216 Pound Lane, Bowers Gifford, Basildon	<b>Site Area:</b> 0.04ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> SS0384		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Cornwall Road		
<p>The site forms part of the rear gardens of two properties, No.214 and 216 Pound Lane. Part of the site is overgrown/scrub and contains an outbuilding, the other is laid to grass. The site is within a residential area that is generally rural in character, although at this point in Pound Lane there is a cluster of more dense development.</p> <p>The area is rural in character and the site is surrounded by residential properties.</p> <p>Designated as Green Belt in BDLP 1998</p>			<p><b>Access to Services</b> (distance in m)</p> <p>Primary School: &gt;600m Secondary School: &gt;1500m GPs / Health Centre: &gt;800m Local Centre: &gt;800m Town Centre: &gt;800m</p> <p>Public Open Space: Allotments &gt; 800m; Amenity Green Spaces &lt;800m; Children and young people &gt;400m; Churchyard &lt;800m; Civic spaces &gt;2km; Country parks &gt;2km; Educational fields &gt;800m; Natural and semi natural &gt;800m; Outdoor sport &lt;2km; Urban parks &lt;2km.</p> <p>Bus Stop: &lt;100m Railway Station: &gt;1.6km</p>		
<b>Planning History:</b>					
None for the specific section of the site, No.216 Pound Lane was granted a rear extension in 1993 (refused side extension in 1993).					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual(s)?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.04ha			
<b>Greenfield Site</b>	Yes	Area: 0.038ha			
<b>Previously Developed Land</b>	Yes	Area: 0.002ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No



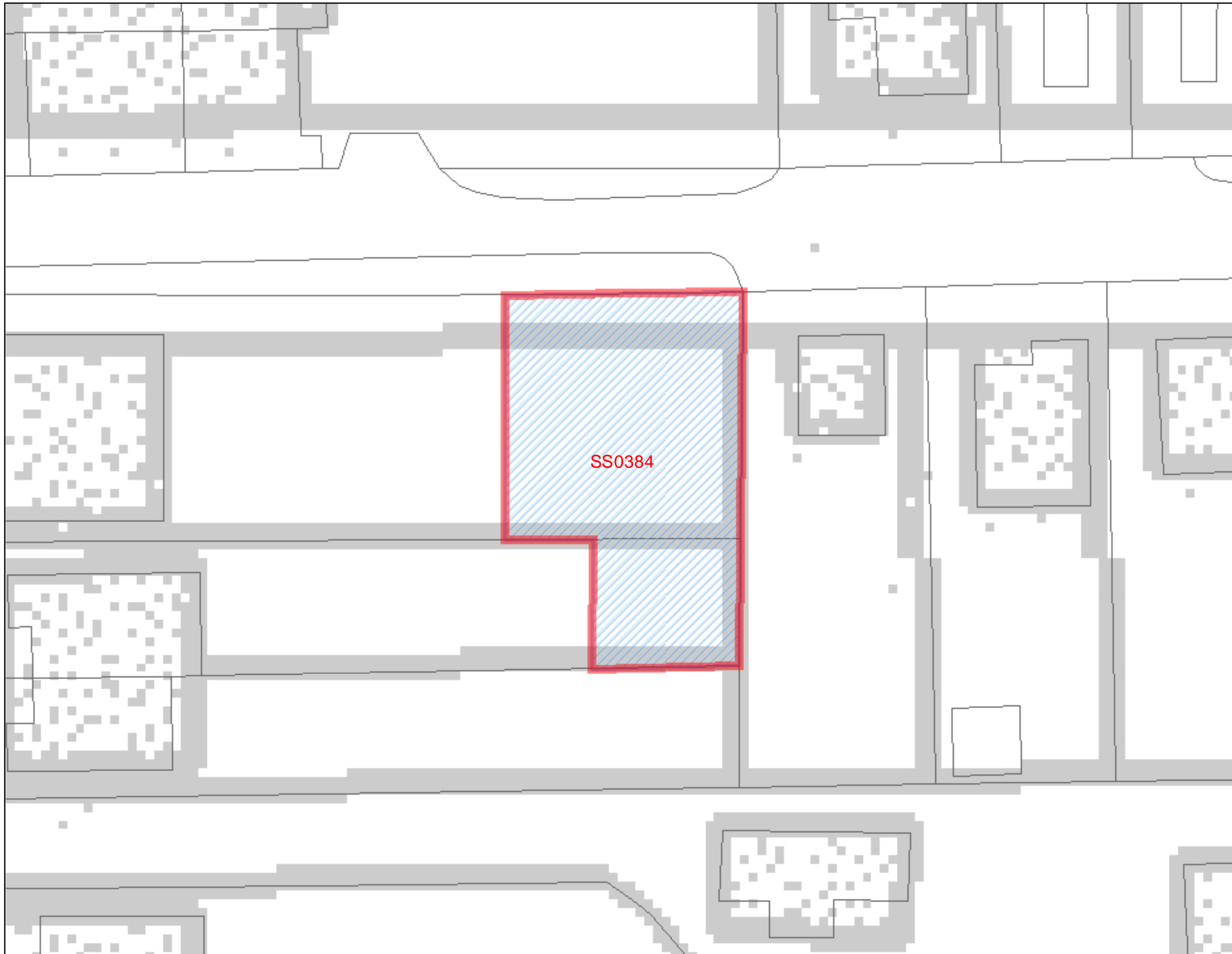
<b>Address:</b> Land at 216 Pound Lane, Bowers Gifford, Basildon	<b>Site Area:</b> 0.04ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> SS0384	
		Archaeological Finds Area		No
<b>Highway issues:</b> No particular issues of access, though unmade nature of road at this point may need upgrading				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Designated as green belt in BDLP 1998</li> <li>• Within SPA / Ramsar 5km buffer</li> <li>• Likely existence of contamination – no detailed assessment made.</li> <li>• Ground water vulnerability area</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>• Green belt – landscape character assessment to establish value of site to GB objectives; GB designation can be changed through LDF processes.</li> <li>• Within SPA / Ramsar 5km buffer – Site assessment to establish presence of any protected species of flora or fauna (EIA if necessary)</li> <li>• Likely existence of contamination – no detailed assessment made – Site investigation to establish presence of any contaminants.</li> <li>• Ground water vulnerability area – engineering solution to reduce / prevent contamination of water courses.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Residential garden				
Site is NOT suitable for housing development    x				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within the settlement area or adjacent to the settlement boundary. Nor is it able to be combined with another site that is adjacent to the settlement boundary. The site is therefore unsuitable.  In addition, the location is beyond recommended distances for many public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development?</b> <b>If yes, when?</b>				
Yes. This site was submitted through the Call For Sites process by the landowner.				

# Land at Cornwall Road/ Rear of 216 Pound Lane

SHLAA 2011/2012



# SS0384



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land south of Dunton Road, Basildon.	<b>Site Area:</b> 2.72ha	<b>Current Use:</b> Residential and commercial	<b>Site Ref:</b> SS0385		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Dunton Road, Basildon		
<p>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.</p> <p>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 dual carriageway to the south and the Dunton Technical Centre beyond the A127.</p> <p>The site Development Plan: Allocated as Green Belt in the BDLP 1998.</p> <p>Planning History (various sites):</p> <p>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.</p> <p>The Willows: 07/00346/FULL – Extensions – Refused</p> <p>Pleasant View: 00/00422/BAS – Stable block - Refused 05/01377/OUT – Detached bungalow – Refused</p>			<p><b>Access to Services</b> (distance in m) Primary School: &gt;600m (Merrylands 1.7km) Secondary School: &gt;1500m (James Hornsby 2.3km) GPs / Health Centre: &gt;800m (Presidents Court 1.5km) Neighbourhood Centre: &gt;800m (Presidents Court 1.5km) Town Centre: &gt;800m (Laindon ~2km)</p> <p>Public Open Space: Allotments &lt;2km Amenity Green Space &gt;800m; Children and young people space &gt;400m; Churchyards &gt;2km Educational fields &gt;2km Natural/semi-natural space &gt;800m; Outdoor Sports Facilities &lt;2km; Urban Park &lt;2km.</p> <p>Bus 1.4km+ Railway Station: &gt;1.6km (Laindon 2.7km)</p>		
<b>ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 2.72ha			
<b>Greenfield Site</b>	Yes	Area: approx. 2.28ha			
<b>Previously Developed Land</b>	Yes	Area: approx. 0.44ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No



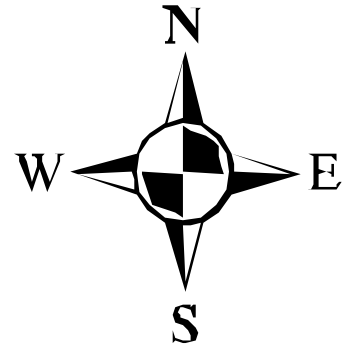
<b>Address:</b> Land south of Dunton Road, Basildon.		<b>Site Area:</b> 2.72ha	<b>Current Use:</b> Residential and commercial	<b>Site Ref:</b> SS0385	
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Yes	Zone 2 & 3	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access via Dunton Road, which would likely need improvement to accommodate substantial traffic volumes.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Green Belt allocation</li> <li>o Groundwater vulnerability area</li> <li>o Flood risk zone 2 – majority of site, centred on river path.</li> <li>o Flood risk zone 3 – narrow stretch following river path.</li> <li>o Protected species alert area – following river path and southern wooded area</li> <li>o Protected species alert area 10m buffer – within site due to alert areas and western &amp; northern boundaries due to neighbouring alert area.</li> <li>o Likely existence of contamination – no detailed assessment made.</li> <li>o A127 to the south of the site boundary.</li> </ul>					
<b>Could the constraints be overcome?</b> Partially <ul style="list-style-type: none"> <li>o Green Belt – landscape character assessment; designation change through LDF process.</li> <li>o Groundwater vulnerability – site assessment / scoping report for whether engineering solution could limit potential contamination of ground water.</li> <li>o Flood risk zone 2 – majority of site, centred on river path – flood risk assessment; engineering solution.</li> <li>o Flood risk zone 3 – narrow zone following river path – flood risk assessment for site; design solution to avoid development in flood risk zone.</li> <li>o Protected species alert area – ecological site survey to establish presence of any protected species; EIA.</li> <li>o Protected species alert area 10m buffer – ecological site survey to establish presence of any protected species; EIA.</li> <li>o Likely existence of contamination – invasive site investigation to establish presence of any contaminants.</li> <li>o A127 – Design solution to retain buffer from highway; technological solution to reduce noise levels within dwellings/buildings</li> </ul>					
<b>What is the most suitable type of development for this site?</b> None					
Site is NOT suitable for housing development					
<b>Reason(s) why site is not suitable for housing:</b>  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.					

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

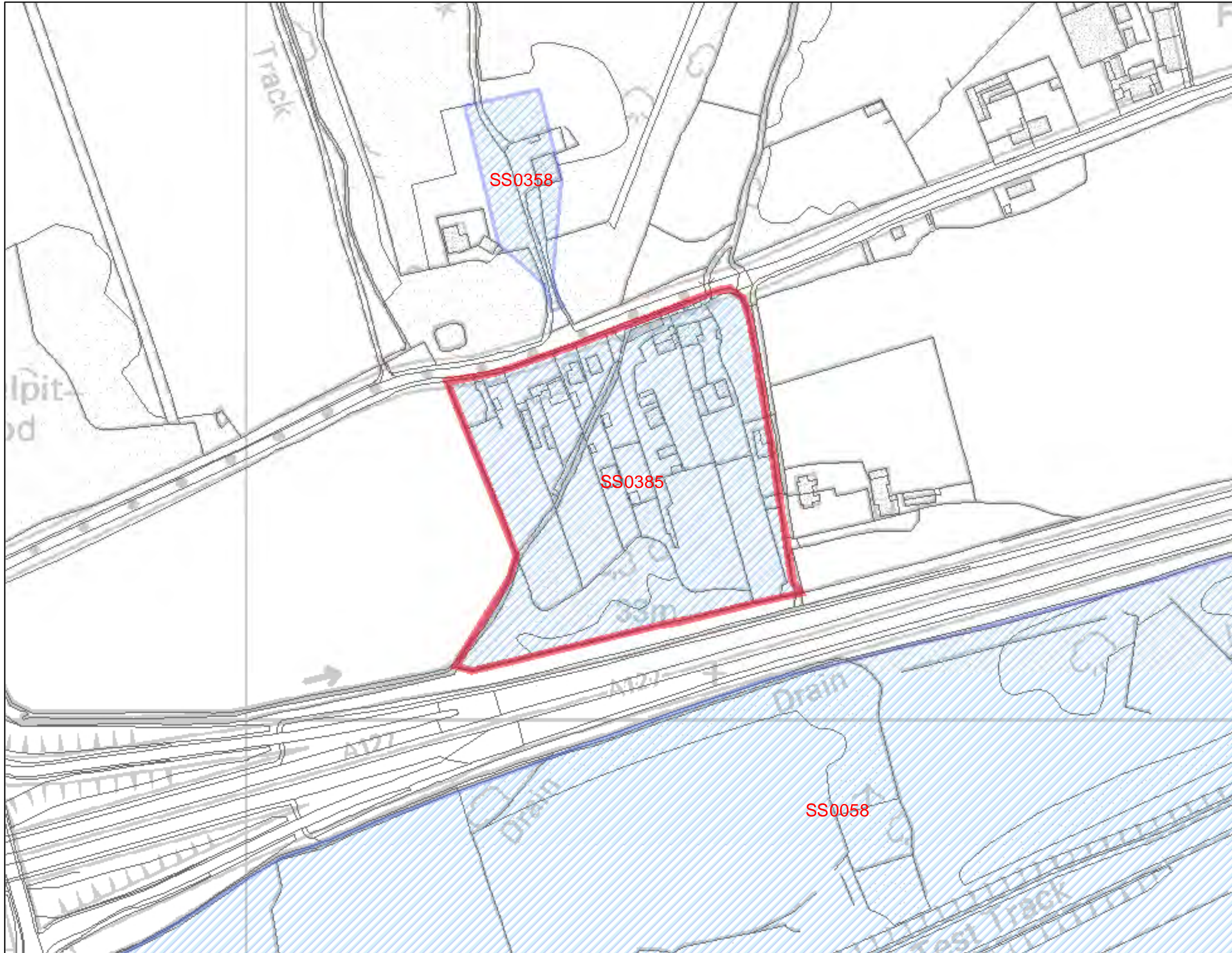


# Land West of Southfields Chase

SHLAA 2011/2012



# SS0385





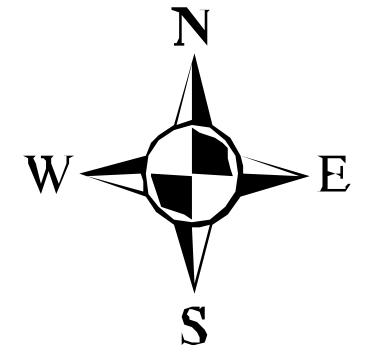
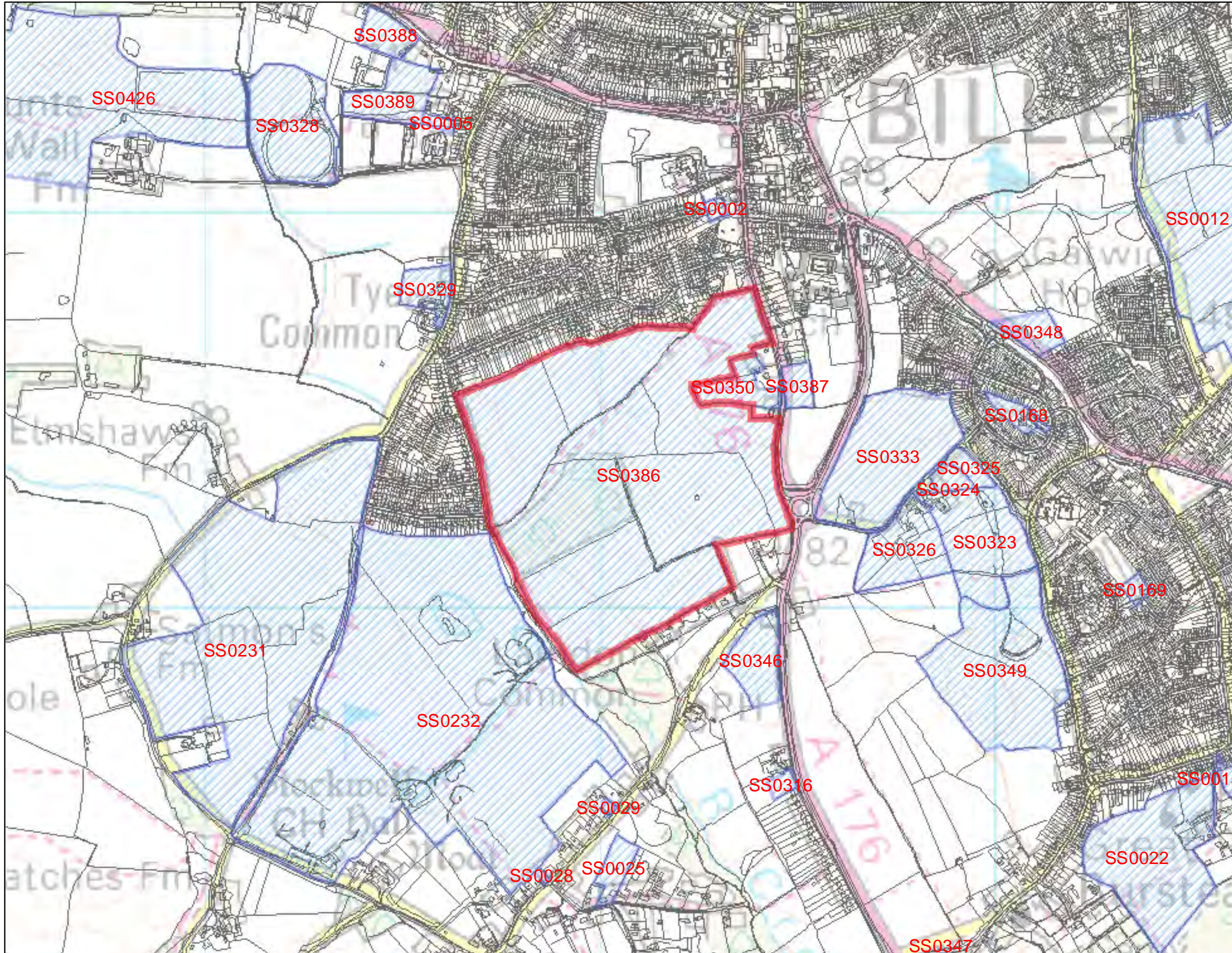
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land east of Frithwood Lane, Billericay		<b>Site Area:</b> 49.2ha	<b>Current Use:</b> Farmland and woodland	<b>Site Ref:</b> SS0386	
<b>Description of Site (including planning status)</b> Predominantly farmland contained within 7 fields and an area of ancient woodland located on a large area of land south of the settlement of Billericay. The site adjoins the old Laindon common which is largely wooded, several isolated dwellings largely from the 18 <sup>th</sup> and 19 <sup>th</sup> centuries to the south and east and more modern residential areas to the north and west. A golf course also adjoins the land to the west. The land falls gradually to the south and west.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS-0025-55: Application for residential development, refused planning permission in 1955, on grounds that the site lay outside the areas reserved for residential purposes in the County Development Plan.</li> <li>• BAS-560-55: Application for residential development, refused planning permission in 1955 on grounds that the land is reserved for rural agricultural purposes, adequate land has already been reserved for residential development in the County Development Plan to meet present and anticipated demand for accommodation in the district and that part of the site fronting Laindon Road is zoned for educational purposes.</li> <li>• BAS-251-424-72 – Application for residential development on northern end of site adjacent Scrub Rise, refused in 1972 on grounds that the site lay outside the area allocated for residential development in the County Development Plan, proposed for allocation as Green Belt, that if approved would result in overloading of the foul drainage network and sewerage treatment works, and residential provision elsewhere has already been allocated to meet the needs of the planned development area. Subsequent appeal withdrawn.</li> </ul>			<b>Site Access:</b> Frithwood Lane and Laindon Road  <b>Access to Services</b>		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 49.2ha			
<b>Greenfield Site</b>	Yes	Area: 49.2ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	

<b>Address:</b> Land east of Frithwood Lane, Billericay		<b>Site Area:</b> 49.2ha	<b>Current Use:</b> Farmland and woodland	<b>Site Ref:</b> SS0386	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within		Village Green & Common Land		
	Part of		Ground Water Vulnerability Area		
	Adj. To		Conservation Area	Within	
Oil / Gas Pipelines				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					



SHLAA 2011/2012



# SS0386



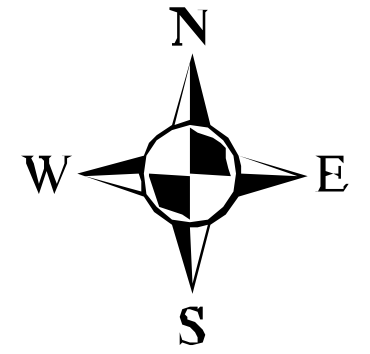
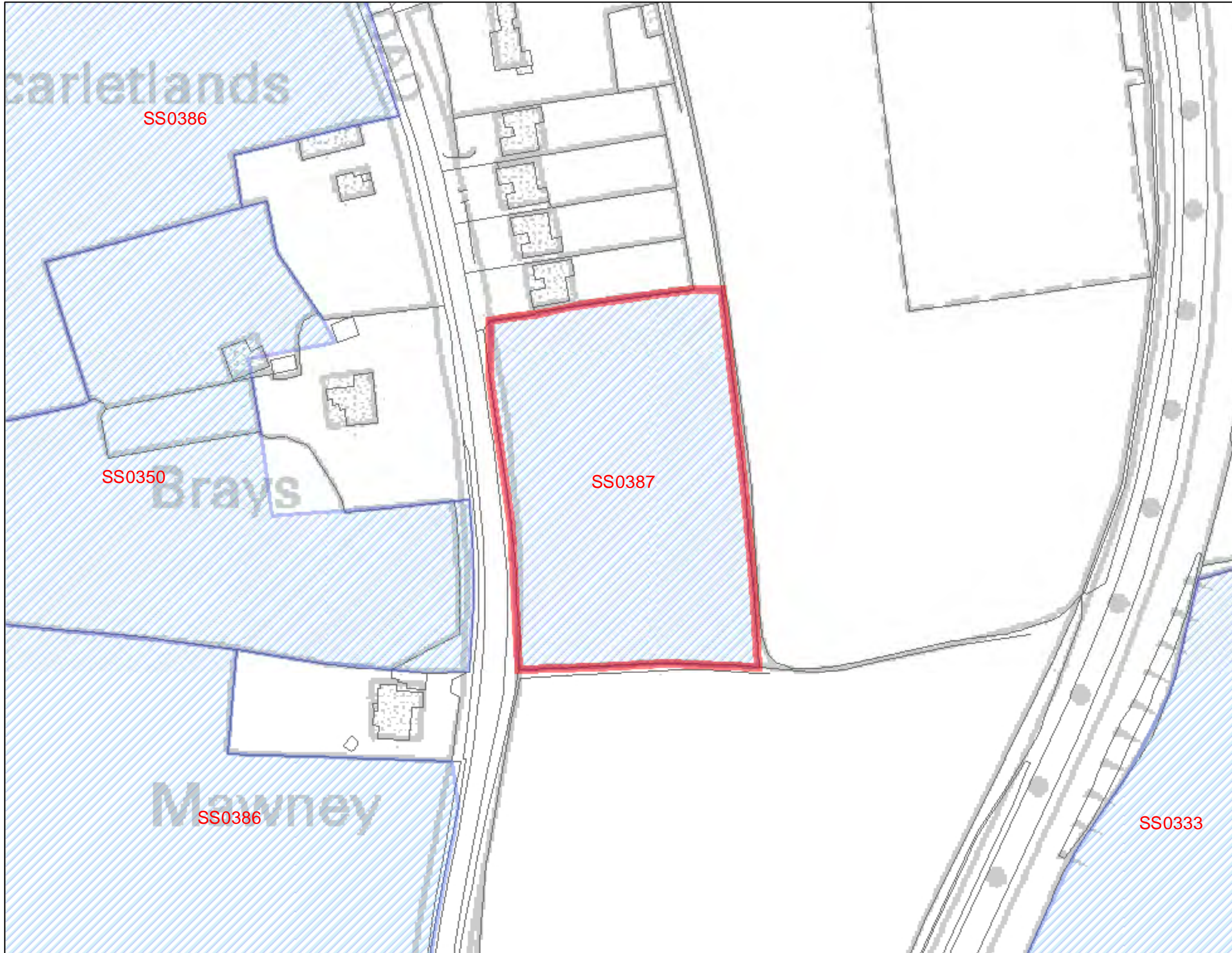
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land south of 115 Laindon Road, Billericay.	<b>Site Area:</b> 0.77ha	<b>Current Use:</b> grassland	<b>Site Ref.:</b> <b>SS0387</b>		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Laindon Road, Billericay		
<p>Rectangular site mostly left to grassland and scrub, with hedgerows and trees along the boundaries and a number of trees within the site. The site is to the south of a row of dwellings and faces 'Brays', a single dwelling on a large plot. To the east and south are the playing fields for the Billericay School. The land is fairly flat in topography.</p> <p>The site is designated as within the Green Belt in the BDLP 1998.</p> <p>No planning history.</p>			<p><b>Access to Services</b> (distance in m)                  Primary School: Quilters &lt;600m                  Secondary School: Billericay School &lt;1500m                  GPs / Health Centre: 2 &lt;800m                  Local Centre: none within 800m                  Town Centre: Billericay &lt;800m                  Public Open Space:                  Allotments &gt;2km                  Amenity Green Space &lt;800m                  Civic Space &gt;2km                  Churchyards &gt;800m                  Country Parks &gt;2km                  Education Fields &lt;400m                  Natural Open Space &lt;400m                  Outdoor sports facilities &lt;800m                  Urban Parks &lt;2km</p> <p>Bus Stop: &gt;500m                  Railway Station: Billericay ~1.5km</p>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.77ha			
<b>Greenfield Site</b>	Yes	0.77ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		Yes

<b>Address:</b> Land south of 115 Laindon Road, Billericay.	<b>Site Area:</b> 0.77ha	<b>Current Use:</b> grassland	<b>Site Ref.:</b> SS0387	
<b>Highway issues:</b> No particular issues.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o SSSI 2km buffer</li> <li>o Protected species alert area (entire site)</li> <li>o Ground water vulnerability</li> <li>o Likely existence of contamination (within 100m of an unknown infill)</li> <li>o Archaeological finds</li> <li>o Hedgerows and trees around / within the site</li> <li>o Green belt</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>o SSSI buffer – ecological survey to establish presence of any protected species; EIA.</li> <li>o Protected species alert area - ecological survey to establish presence of any protected species; EIA.</li> <li>o Ground water vulnerability – engineering solution to reduce / avoid contamination of ground water</li> <li>o Likely existence of contamination – site survey to establish presence of any contaminants</li> <li>o Archaeological finds – archaeological survey prior to any development (planning conditions)</li> <li>o Hedgerows and trees – Tree survey to establish presence of any important specimens; ecological survey to establish presence of any important of protected flora and fauna.</li> <li>o Green belt – landscape character assessment to establish importance of site to green belt objectives; designation through LDF process.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Open space; residential.				
<b>Site is suitable for housing development</b> x				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is on the settlement boundary and there are no constraints that would physically separate it from the boundary. The site is therefore suitable. The site is in the Green Belt though and the policy would have to be amended to remove this area of land from the Green Belt. The timeframe for development would need to reflect this.				
<b>Is site available for development?</b> <b>If yes, when?</b>				
Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.				



SHLAA 2011/2012



# SS0387



## SHLAA Site Survey Form Part 1

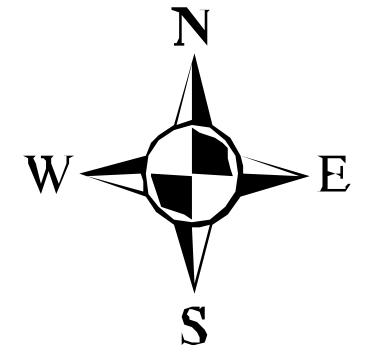
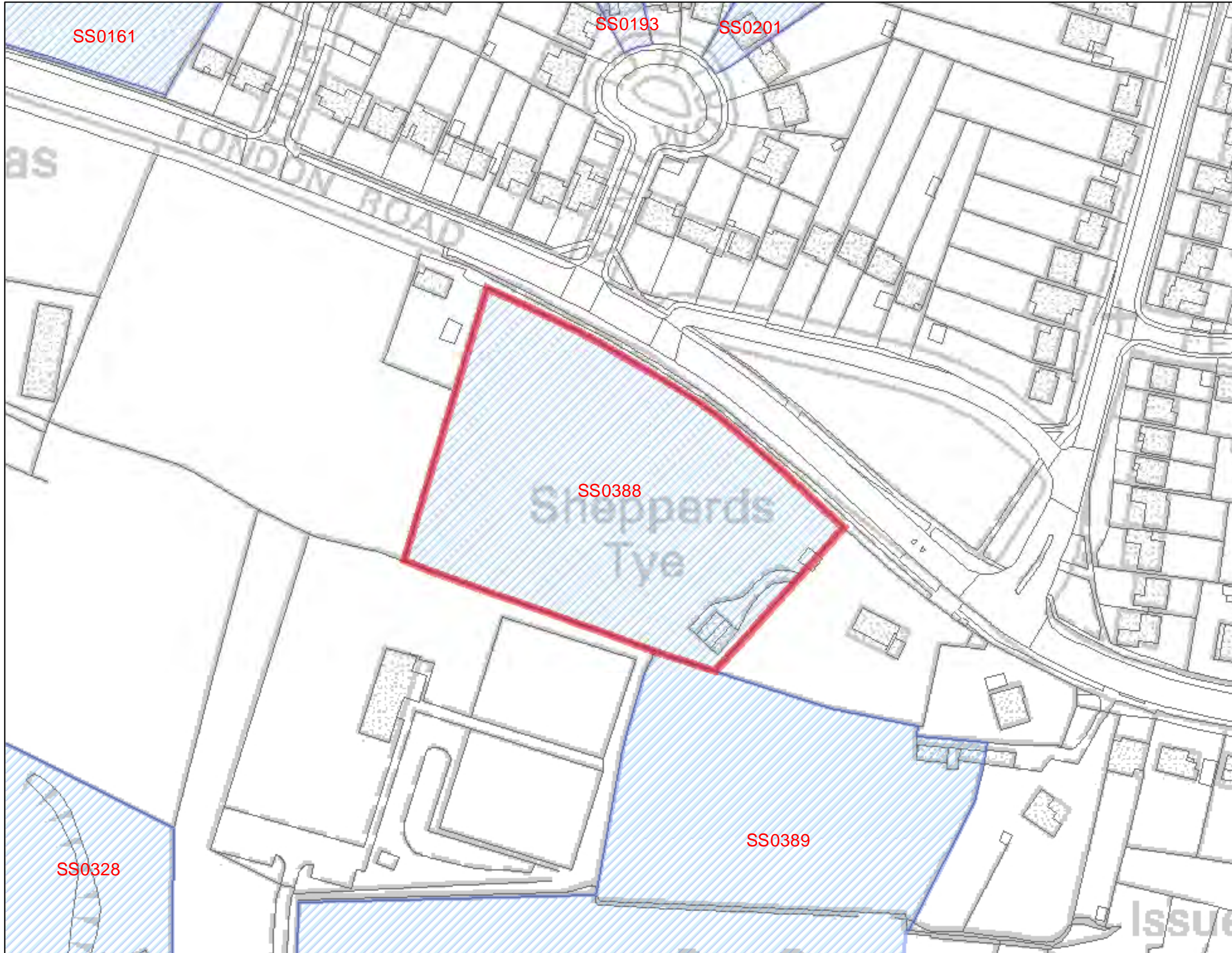
<b>Address:</b> Land south of London Road, Billericay	<b>Site Area:</b> 1.17ha	<b>Current Use:</b> Vacant scrubland	<b>Site Ref.:</b> <b>SS0388</b>			
<b>Description of Site (including planning status)</b>			<b>Site Access:</b>			
<p>Irregular shaped parcel of land on the urban boundary of Billericay. The site is mostly vacant, with a stable building in the southeast of the site, which appears to have been previously used in relation to a neighbouring site, Shepperds Tye now been developed into a small residential estate.</p> <p>The site is mainly grass/scrub, with a few substantial trees particularly in the west of the site and is bounded by trees and hedgerows. To the north and east are residential properties, to the south is the Billericay Tennis Association, to the west is a single residential dwelling and further scrub land.</p> <p>The site is within the Green Belt in the BDLP 1998</p> <p>Planning History 08/01235/TEL – 8m telecommunication monopole on north boundary of the site, alongside London Road. (not present at time of site visit)</p>			<p>London Road / Shepperds Tye Drive Billericay</p> <p><b>Access to Services</b> (distance in m) Primary School: None within 800m buffer (Quilters ~1km) Secondary School: &lt;1500m (Billericay School) GPs / Health Centre: None within 800m buffer Local Centre: 1 &lt;800m Town Centre: Billericay &lt;800m Public Open Space: Allotments &gt;2km Amenity Green Space &lt;400m Children &amp; Young People &lt;400m Churchyards &gt;800m Civic Space &gt;2km Country Parks &lt;2km Education Fields &lt;800m Natural Green Space &lt;800m Outdoor Sports Facilities &lt;400m Urban Parks &lt;2km</p> <p>Bus Stop: &lt;100m (London Road) Railway Station: Billericay &lt;1.2km</p>			
<b>Ownership:</b>						
- Public Body?			No			
- Private Individual?			Yes			
- Company?			No			
- Unknown?			No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 1.17ha				
<b>Greenfield Site</b>	Yes	Area: 1.152ha				
<b>Previously Developed Land</b>	Yes	Area: 0.018ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		

<b>Address:</b> Land south of London Road, Billericay		<b>Site Area:</b> 1.17ha	<b>Current Use:</b> Vacant scrubland	<b>Site Ref.:</b> SS0388	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No issues.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o SSSI 2km buffer</li> <li>o Existing employment area 800m buffer</li> <li>o Protected species alert area – western half of site</li> <li>o Protected species alert area 10m buffer – due to alert area in western half of site.</li> <li>o Likely existence of contamination – no detailed assessment made (within 250m of unknown infill developments)</li> <li>o Green belt</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>o SSSI 2km buffer – ecological site assessment or EIA.</li> <li>o Existing employment area 800m buffer – Relates to Radford Way. Predominantly residential location and therefore buffer is not a limiting factor.</li> <li>o Protected species alert area – ecological site assessment to establish presence of any protected species.</li> <li>o Protected species alert area 10m buffer – ecological site assessment to establish presence of any protected species.</li> <li>o Likely existence of contamination – site assessment to establish presence of any contaminants.</li> <li>o Green belt – landscape character assessment to establish whether site meets GB objectives; alternative designation through LDF processes.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Open space; residential.					
<b>Site is suitable for housing development</b> x					
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is adjacent to the Billericay settlement boundary and there are no physical constraints that would separate the site from the boundary. The site is therefore suitable.					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.		



# Land at London Road and Heath Close

SHLAA 2011/2012



# SS0388



## SHLAA Site Survey Form Part 1

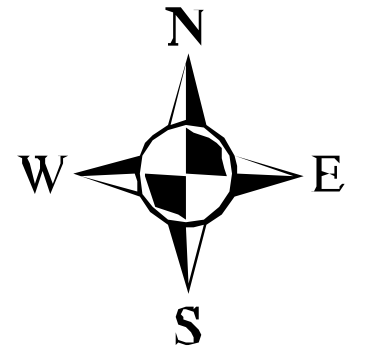
<b>Address:</b> Land west of Heath Close, Billericay.	<b>Site Area:</b> 2.4ha	<b>Current Use:</b> Vacant scrubland	<b>Site Ref.:</b> <b>SS0389</b>		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Heath Close, Billericay		
<p>Irregular shaped parcel of grassland on the urban boundary of Billericay. The site is mostly vacant, with a small row of structures in the northeast corner of the site.</p> <p>The site is essentially split into two fields by a stream and a row of trees running between them. The site is mainly grass/scrubland, with substantial trees/hedgerows along the boundaries. To the north and east are residential properties, to the south are sports grounds and to the west is the Billericay Tennis Association.</p> <p>The site is within the Green Belt in the BDLP 1998</p> <p>Planning History – None.</p>			<p><b>Access to Services</b> (distance in m)                  Primary School: None within 800m buffer (Quilters ~1km)                  Secondary School: &lt;1500m (Billericay School)                  GPs / Health Centre: None within 800m buffer                  Local Centre: 1 &lt;800m                  Town Centre: Billericay &lt;800m                  Public Open Space:                  Allotments &gt;2km                  Amenity Green Space &lt;400m                  Children &amp; Young People &lt;400m                  Churchyards &gt;800m                  Civic Space &gt;2km                  Country Parks &gt;2km                  Education Fields &lt;800m                  Natural Green Space &lt;2km                  Outdoor Sports Facilities &lt;400m                  Urban Parks &lt;2km</p>		
<b>Ownership:</b>	- Public Body?	No	Bus Stop: >200m (Western Road/London Road) Railway Station: Billericay <1.2km		
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 2.4ha			
<b>Greenfield Site</b>	Yes	Area: 2.383ha			
<b>Previously Developed Land</b>	Yes	Area: 0.017ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

<b>Address:</b> Land west of Heath Close, Billericay.		<b>Site Area:</b> 2.4ha	<b>Current Use:</b> Vacant scrubland	<b>Site Ref.:</b> SS0389	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No issues.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o SSSI 2km buffer</li> <li>o Protected species alert area – southern parcel</li> <li>o Protected species alert area 10m buffer – due to alert area in southern parcel.</li> <li>o Likely existence of contamination – no detailed assessment made (within 100m of infill developments)</li> <li>o Green belt</li> <li>o Article 4 Direction.</li> <li>o Definitive footpath (south boundary)</li> <li>o Ground water vulnerability</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>o SSSI 2km buffer – ecological site assessment or EIA.</li> <li>o Protected species alert area – ecological site assessment to establish presence of any protected species; EIA.</li> <li>o Protected species alert area 10m buffer – ecological site assessment to establish presence of any protected species; EIA</li> <li>o Likely existence of contamination – site assessment to establish presence of any contaminants.</li> <li>o Green belt – landscape character assessment to establish whether site meets GB objectives; alternative designation through LDF processes.</li> <li>o Article 4 Direction – An article 4 requires consent to be granted for works which may otherwise be permitted development. Given the scope of this SHLAA Assessment, the Art.4 is inconsequential.</li> <li>o Definitive footpath – design solution to respect and link into footpath</li> <li>o Ground water vulnerability – engineering solution to limit / avoid contamination of ground water.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Open space; residential; mixed use					
<b>Site is suitable for housing development</b> x					
<b>Reason(s) why site is not suitable for housing:</b>  The site is adjacent to the Billericay settlement boundary and there are no physical constraints that would separate the site entirely from the boundary. The site is therefore suitable.					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner. The timescale has been amended to reflect the need to alter policy if necessary.		

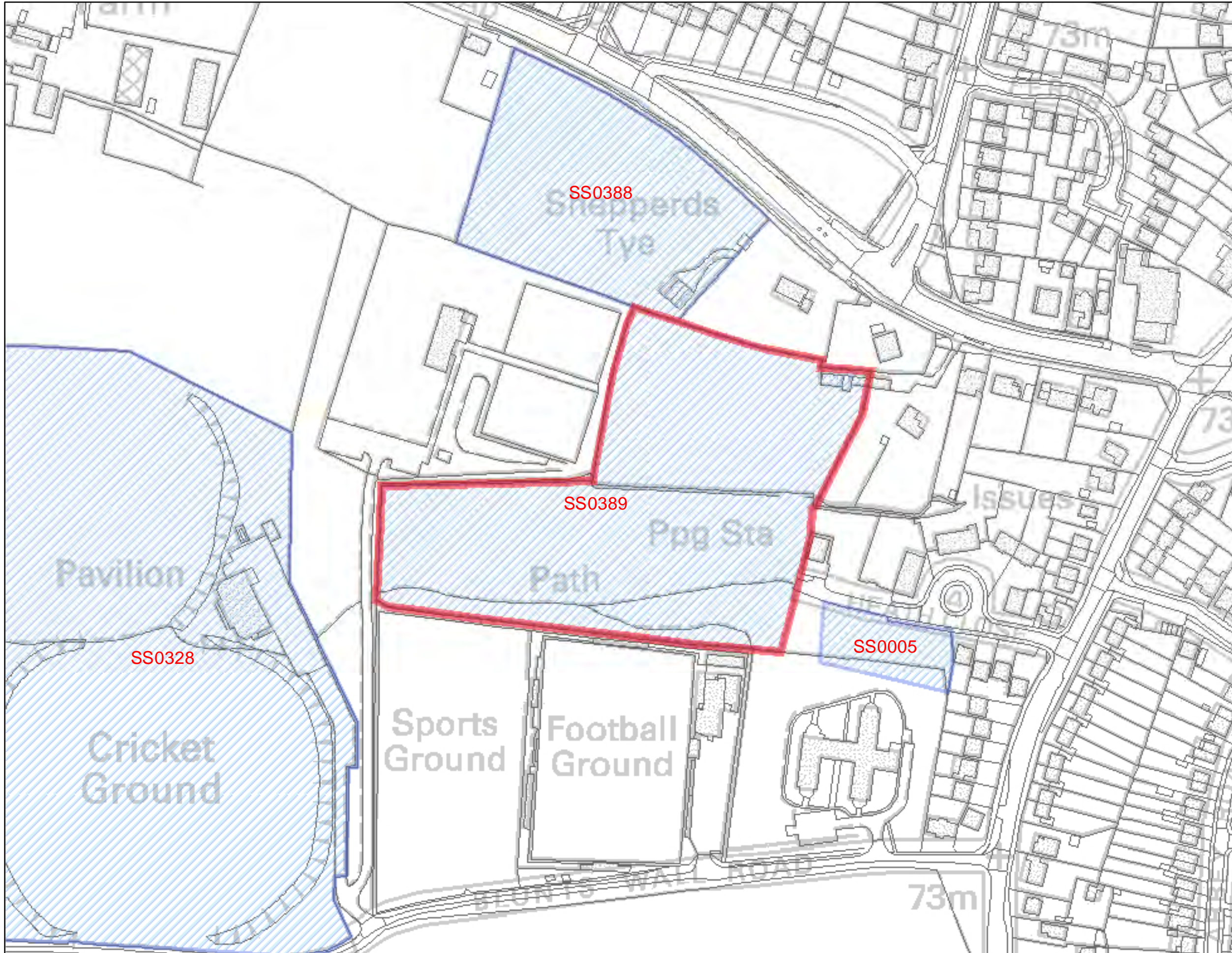


# Land at London Road and Heath Close

SHLAA 2011/2012



# SS0389





## SHLAA Site Survey Form Part 1

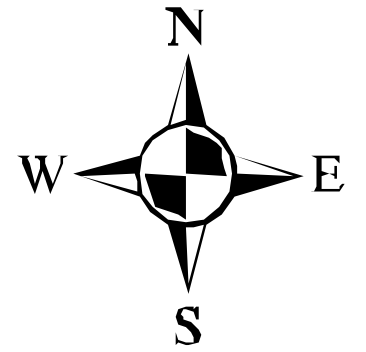
<b>Address:</b> Land at Sellers farm, Dunton Road, Laindon.		<b>Site Area:</b> 9.89ha	<b>Current Use:</b> Agricultural	<b>Site Ref:</b> SS0390		
<b>Description of Site (including planning status)</b>  Large site on the south side of Dunton Road, between Dunton Road, the A127 and Kings Road, Laindon. The site includes the farmland around Sellers Farm, not including the farmhouse and grounds. The area is rural in character, at the edge of the urban extent of Basildon.  The site includes a cluster of trees in the centre of the site, hedgerows along the northern, southern and eastern boundaries and a pond adjacent to Sellers Farm.  Surrounding the site is agricultural land to the north and west, residential properties to the east and the A127 dual carriageway to the south.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History – none (Any applications relate to the farmhouse and barns, which are not included in the submitted site area).			<b>Site Access:</b> Dunton Road, Basildon			
			<b>Access to Services</b> (distance in m) Primary School: >600m Millhouse Primary ~700m Secondary School: <1500m (James Hornsby) GPs / Health Centre: None within 800m buffer Neighbourhood Centre: 1 (Osier Drive) Town Centre: >800m (Laindon ~1.2km)  Public Open Space: Allotments <800m Amenity Green Space <40m; Children and young people space >400m; Churchyards >800m Civic Space >2km Educational fields <400m; Natural/semi-natural space >800m; Outdoor Sports Facilities <400m; Urban Park <800m.  Bus <100m Railway Station: >1km (Laindon ~2km)			
<b>ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 9.89ha				
<b>Greenfield Site</b>	Yes	Area: 9.89ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		Yes	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		

<b>Address:</b> Land at Sellers farm, Dunton Road, Laindon.		<b>Site Area:</b> 9.89ha	<b>Current Use:</b> Agricultural	<b>Site Ref:</b> SS0390	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)	(adjacent to western boundary)	No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access via Dunton Road, which would likely need improvement to accommodate substantial traffic volumes.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Green Belt allocation</li> <li>o Protected species alert area – around central tree cluster and pond.</li> <li>o Protected species alert area 10m buffer – within site due to alert areas and western boundary due to neighbouring alert area.</li> <li>o Employment area buffer (A127 Corridor).</li> <li>o Likely existence of contamination (no detailed assessment made) – Sellers Farm site.</li> <li>o A127 to the south of the site boundary (noise).</li> <li>o Trees and hedgerows.</li> <li>o Electricity line.</li> </ul>					
<b>Could the constraints be overcome?</b> Partially <ul style="list-style-type: none"> <li>o Green Belt – landscape character assessment; designation change through LDF process.</li> <li>o Protected species alert area – ecological site survey to establish presence of any protected species; EIA.</li> <li>o Protected species alert area 10m buffer – ecological site survey to establish presence of any protected species; EIA.</li> <li>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.</li> <li>o Likely existence of contamination – invasive site investigation to establish presence of any contaminants.</li> <li>o A127 – Design solution to reduce noise and retain buffer from highway; technological solution to reduce noise levels within dwellings/buildings</li> <li>o Trees and hedgerows – tree survey to establish presence of any important specimens; design solution to retain trees and hedgerows</li> <li>o Electricity line – design solution to respect position of cables and access requirements.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Agricultural; housing.					
<b>Site is suitable for housing development</b>					
<b>Is site available for development? If yes, when?</b>			The site was put forward as part of the Call for Sites process by the landowner.		

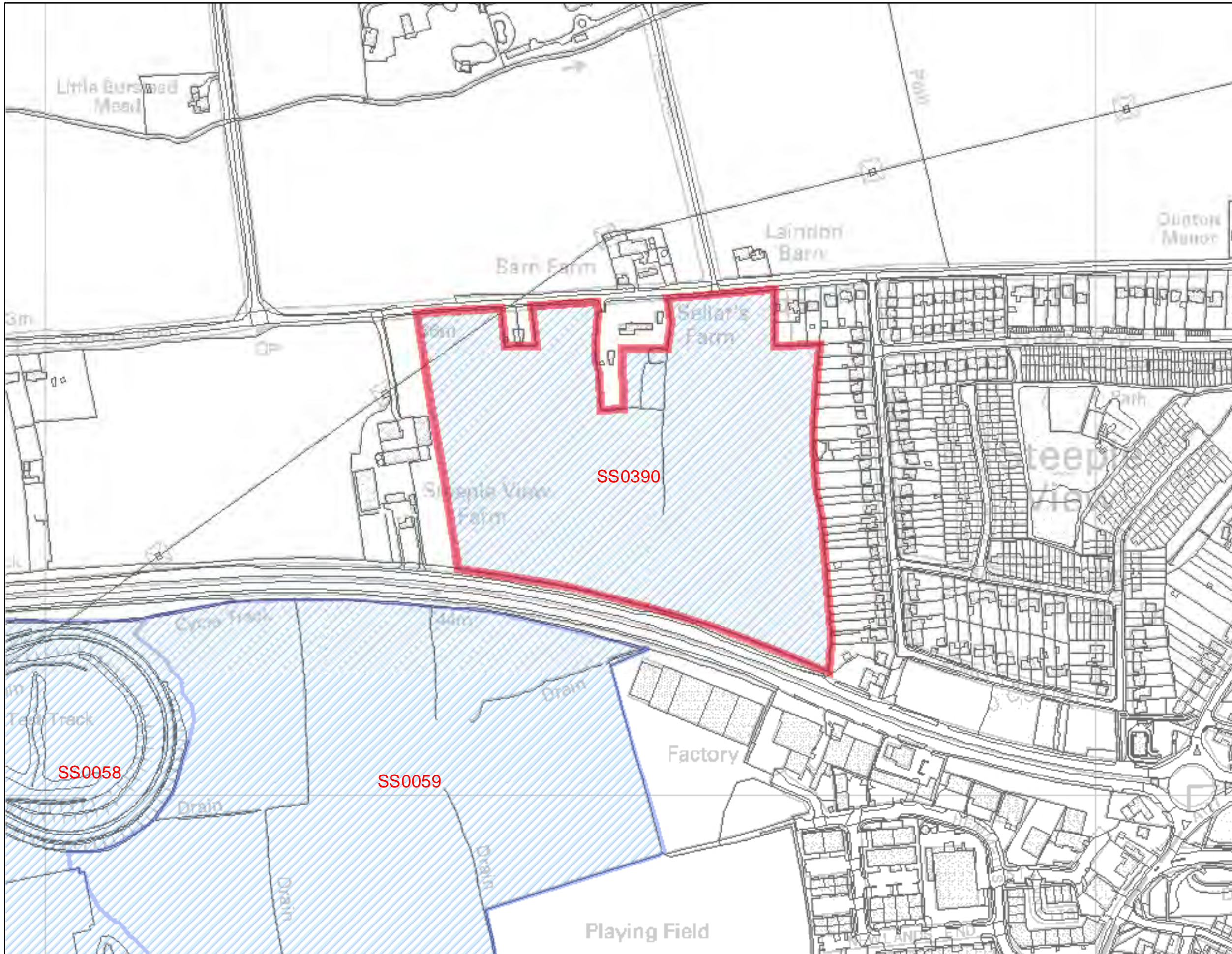


# Land south of Dunton Road, adj to Sellars Farm

SHLAA 2011/2012



# SS0390





## SHLAA Site Survey Form Part 1

<b>Address:</b> Land south of Chez Nous, Thomas Road, Bowers Gifford	<b>Site Area:</b> 0.1ha	<b>Current Use:</b> Residential garden	<b>Site Ref:</b> <b>SS0391</b>		
<b>Description of Site (including planning status)</b> 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. The site lies within a rural area of sporadic residential development interspersed with vacant plots. Open countryside lies to the west, south and to an extent to the east.  Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.  Planning History: (in relation to Chez Nous): <ul style="list-style-type: none"> <li>R/0875/77 – Rear extension</li> <li>BAS/1685/87 – side extension – Refused 03.12.1987, allowed on appeal 04.05.1988</li> </ul>			<b>Site Access:</b> Thomas Road  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: 300m Railway Station: >1600m		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.1ha			
<b>Greenfield Site</b>	Yes	Area: 0.09ha			
<b>Previously Developed Land</b>	Yes	Area: 0.01ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

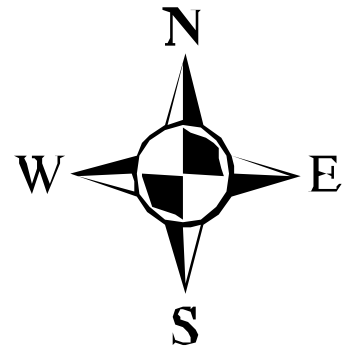


<b>Address:</b> Land south of Chez Nous, Thomas Road, Bowers Gifford		<b>Site Area:</b> 0.1ha	<b>Current Use:</b> Residential garden	<b>Site Ref:</b> <b>SS0391</b>	
H.E.R – No records			TPO – T9 and T10 (oaks)	TPO/44/96	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber category.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area buffer</li> <li>• Ground water vulnerability area</li> <li>• Within Ramsar and SPA buffer</li> <li>• Tree Preservation Order present on oak trees in south east corner</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan;</li> <li>• Where the site is investigated for protected species and appropriate safeguards put in place;</li> <li>• Where the site is investigated for groundwater vulnerability and appropriate safeguards put in place; and</li> <li>• Where the positions of the protected trees are respected</li> <li>• Ramsar and SPA site unlikely to be affected.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Smallholding, farmland, open space or as existing					
Site is NOT suitable for housing development X					
<b>Reason(s) why site is / is not suitable for housing:</b> The site individually is clearly separated from the built environment and therefore in isolation would be unsuitable. Due to the uncertainty of the adjacent site (SS0210) coming forward and that the whole may not necessary be suitable for residential development, based on this site individual merits it is unsuitable. As it is adjacent to site SS0210 which has been determined as suitable, if developed it could impact on the suitability of this site 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.					
<b>Is site available for development?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		
<b>If yes, when?</b>					

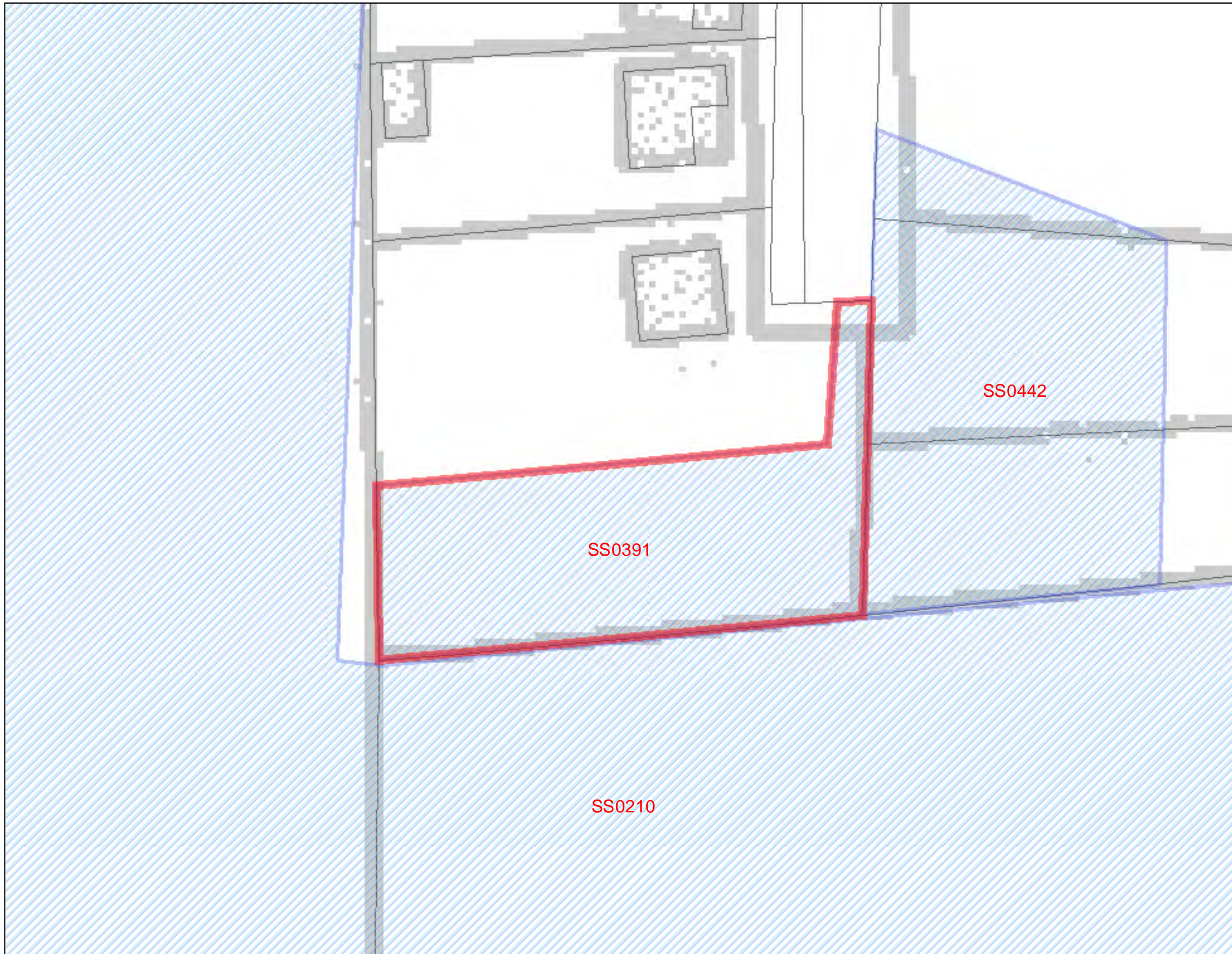


# Land at Chez Nous, Thomas Road

SHLAA 2011/2012



# SS0391





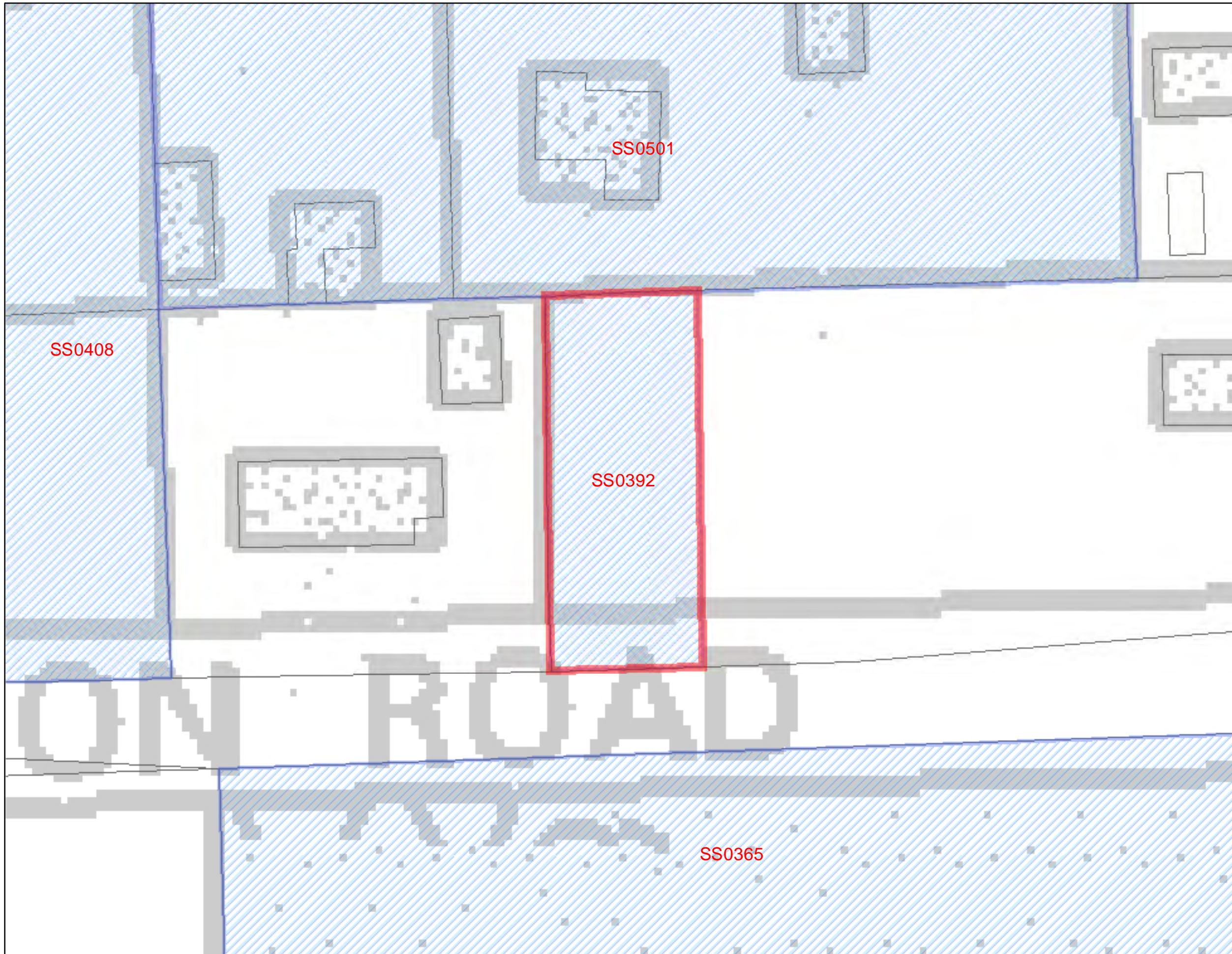
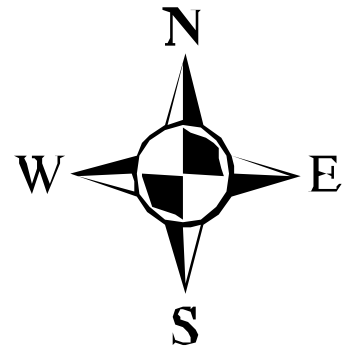
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land North of Carlton Road, between Glenwood and Sunnyview, North Benfleet	<b>Site Area:</b> 0.04ha	<b>Current Use:</b> Paddock/grassland	<b>Site Ref:</b> <b>SS0392</b>		
<b>Description of Site (including planning status)</b> 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): <ul style="list-style-type: none"> <li>BAS/0514/00 - Erection Of Detached Double Garage / Implement Shed – Refused 21.07.2000</li> <li>BAS/0864/00 - Replacement Bungalow And Detached Garage – Withdrawn 24.11.2000</li> <li>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</li> </ul>			<b>Site Access:</b> Carlton Road		
			<b>Access to Services</b> (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		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.04ha			
<b>Greenfield Site</b>	Yes	Area: 0.04ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area -		Yes
Marshes Protection Area		No	10m Buffer		
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		No
	Within buffer	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No

<b>Address:</b> Land North of Carlton Road, between Glenwood and Sunnyview, North Benfleet		<b>Site Area:</b> 0.04ha	<b>Current Use:</b> Paddock/grassland	<b>Site Ref:</b> SS0392		
					Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber category.						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area buffer (as of land to south)</li> <li>• Potential contamination in vicinity – no intrusive investigation undertaken</li> <li>• Employment area buffer</li> </ul>						
<b>Could the constraints be overcome?</b> Yes						
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan;</li> <li>• Where the site is investigated for protected species, with appropriate safeguards put in place; and</li> <li>• Where the site is investigated for potential contamination and any remediation measures are undertaken as appropriate.</li> <li>• Employment area buffer of little consequence due to intervening uses and distance from employment area.</li> </ul>						
<b>What is the most suitable type of development for this site?</b> Smallholding, residential garden, 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.						
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.			



SHLAA 2011/2012



# SS0392



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of Rosendale, Elm Road, North Benfleet	<b>Site Area:</b> 0.26ha	<b>Current Use:</b> Grazing land / scrubland	<b>Site Ref:</b> <b>SS0393</b>		
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the north side of Elm Road, North Benfleet. The land is composed of grassland and scrubland and is situated within an area of sporadic residential development interspersed with vacant plots, in a semi-rural setting. Open countryside lies to the north and west, a residential property to the east and further grazing land to the south. A drainage ditch runs along the north and west boundaries  Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.  Planning History: None			<b>Site Access:</b> Elm Road  <b>Access to Services</b> (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 <400m  Bus Stop: >500m Railway Station: Pitsea > 2.5km		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.26ha			
<b>Greenfield Site</b>	Yes	Area: 0.26ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Within buffer	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)	Along western boundary	Yes
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included,					

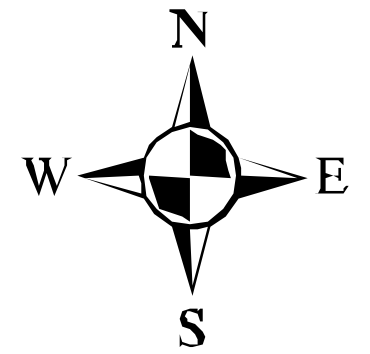
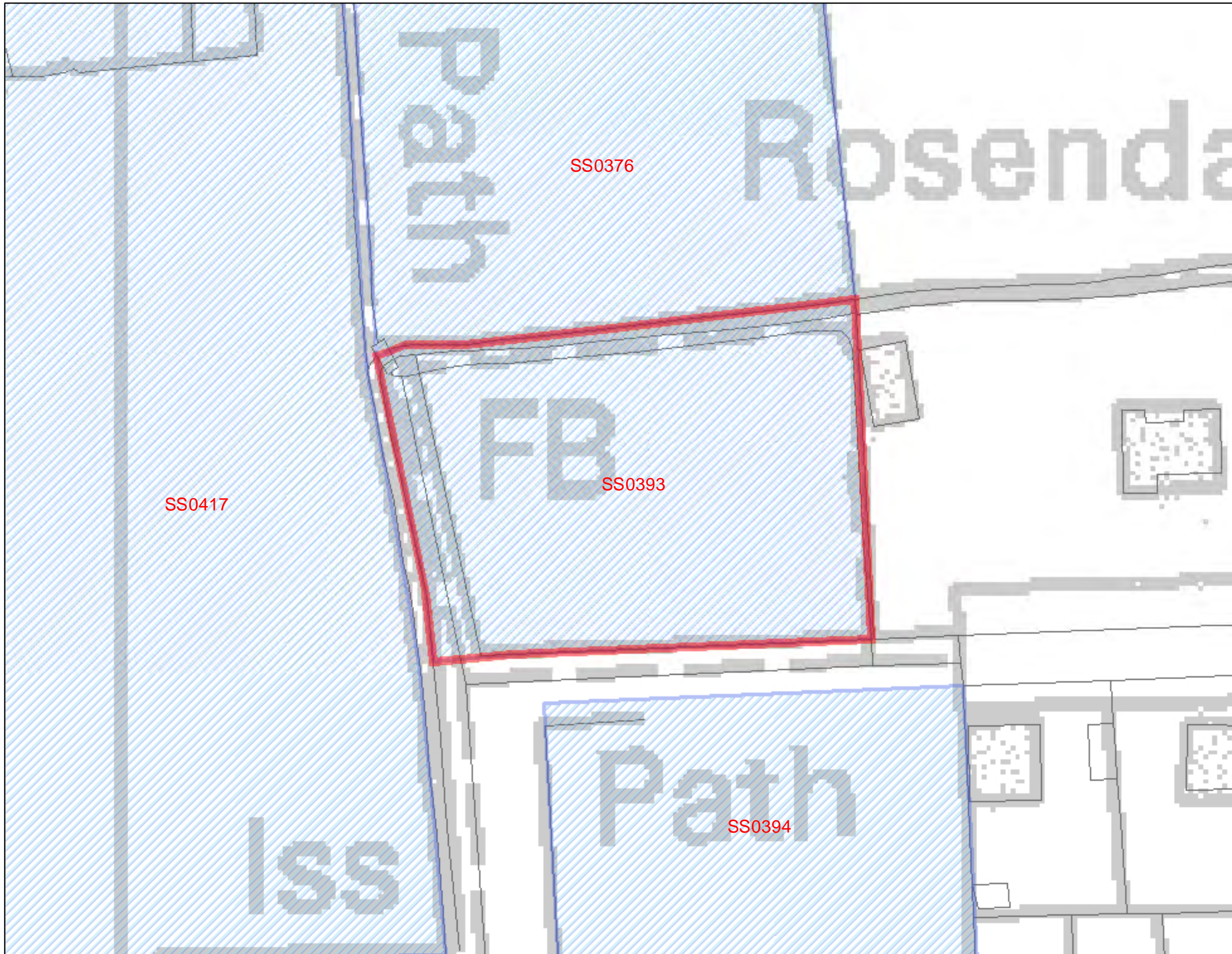


<b>Address:</b> Land west of Rosendale, Elm Road, North Benfleet	<b>Site Area:</b> 0.26ha	<b>Current Use:</b> Grazing land / scrubland	<b>Site Ref:</b> <b>SS0393</b>	
as Amber category.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> <li>• Potential contamination in vicinity – no intrusive investigation undertaken</li> <li>• Ground water vulnerability area</li> <li>• Employment area buffer</li> <li>• Definitive footpath along western boundary</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan;</li> <li>• Where the site is investigated for protected species and 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>				
<b>What is the most suitable type of development for this site?</b> 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.				
<b>Is site available for development?</b>				
<b>If yes, when?</b> Yes. This site was submitted through the Call For Sites process by the landowner.				



# Ivycott Field, Land at corner of Elm Road

SHLAA 2011/2012



# SS0393



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of Elm End, Elm Road, North Benfleet	<b>Site Area:</b> 0.33ha	<b>Current Use:</b> Grazing land	<b>Site Ref:</b> SS0394		
<b>Description of Site (including planning status)</b> Square shaped site located on the south side of Elm Road, north side of Barclay Road, North Benfleet. The land is composed of grassland and scrubland and is situated within an area of sporadic residential development interspersed with vacant plots, in a semi-rural setting. Open countryside lies to the north and west.  Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/0988/74 – Siting of a caravan – Refused 13.08.1974</li> <li>• CAR/0004/74- Caravan site licence – See BAS/0988/74</li> </ul>			<b>Site Access:</b> Elm Road or Barclay Road  <b>Access to Services</b> (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 <400m  Bus Stop: >500m Railway Station: Pitsea > 2.5km		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.33ha			
<b>Greenfield Site</b>	Yes	Area: 0.33ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land Ground Water Vulnerability Area		No
	Part of	No			No
	Within buffer	Yes			No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)	To the west of the site	Yes
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading.					A

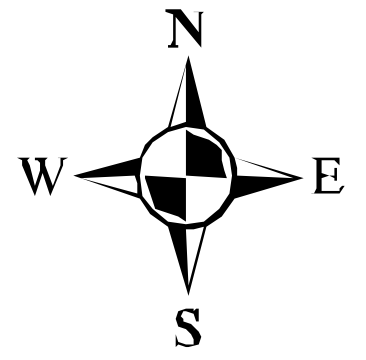
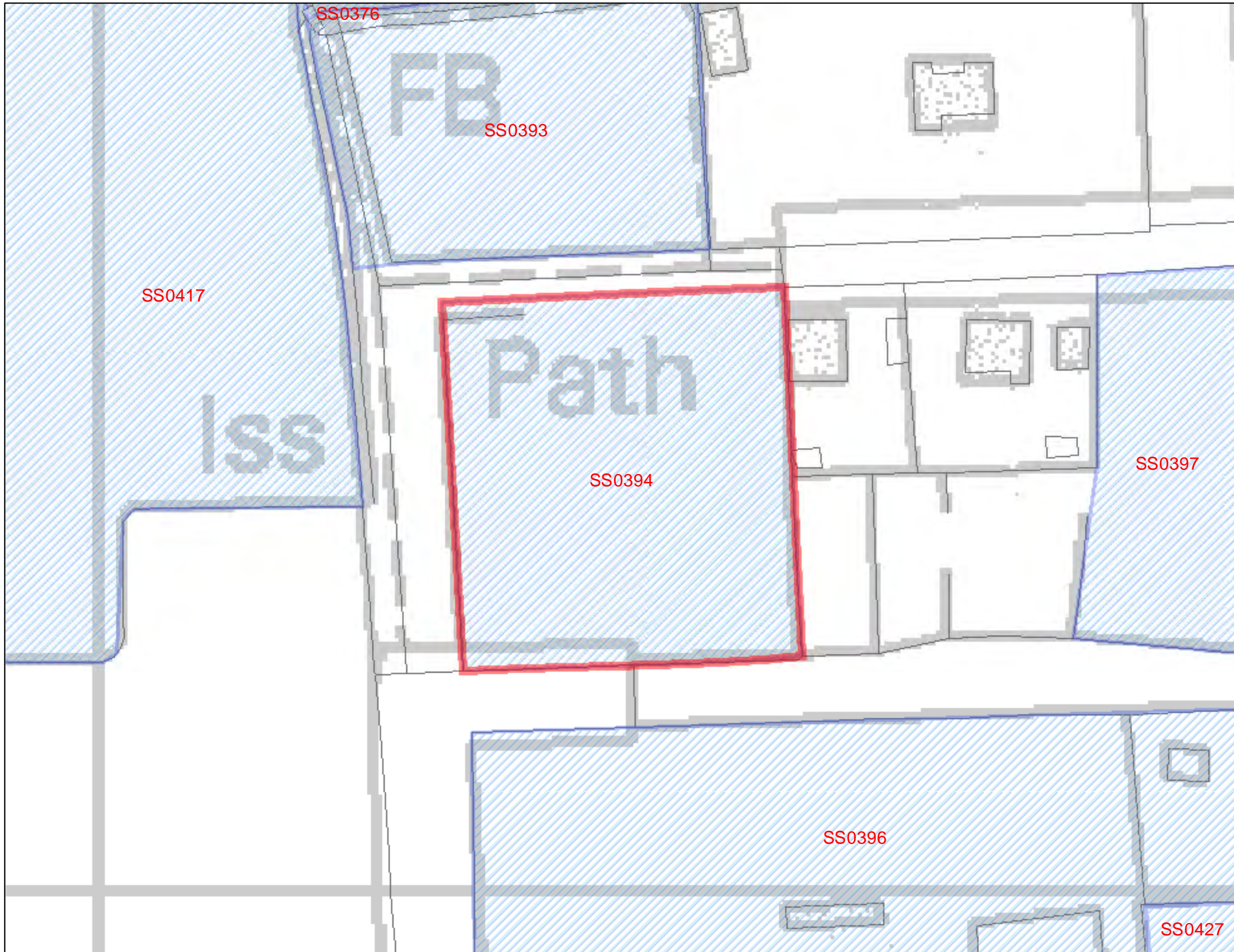


<b>Address:</b> Land west of Elm End, Elm Road, North Benfleet	<b>Site Area:</b> 0.33ha	<b>Current Use:</b> Grazing land	<b>Site Ref:</b> SS0394	
transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber category.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> <li>• Potential contamination in vicinity – no intrusive investigation undertaken</li> <li>• Employment area buffer</li> <li>• Definitive footpath to west of site</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan;</li> <li>• Where the site is investigated for protected species and appropriate safeguards put in place; and</li> <li>• Where the site is investigated for potential contamination 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 of little consequence provided its position is respected</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Smallholding, farmland as part of a broader area, open space, 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.				
<b>Is site available for development?</b>				
<b>If yes, when?</b> Yes. This site was submitted through the Call For Sites process by the landowner.				



# Ivycott Fields, Land at Elm Road and Upper Av

SHLAA 2011/2012



# SS0394



## SHLAA Site Survey Form Part 1

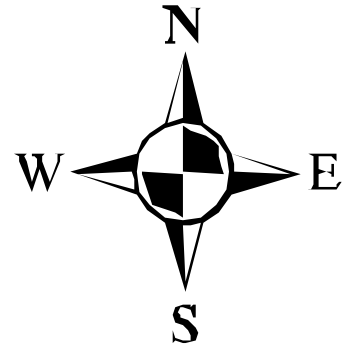
<b>Address:</b> Land between Dawlish and Brook Cottage, Dry Street, Langdon Hills	<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Domestic Garden/Woodland	<b>Site Ref:</b> SS0395			
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the north side of Dry Street, in a rural setting. Surrounding area comprises a mixture of plotlands, woodland and high quality landscapes. The site comprises mostly trees, shrubs and grass and forms part of the extended garden to Brook Cottage.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>Minor alterations and extensions to original dwelling (Brook Cottage)</li> <li>04/00330/FULL – Demolition of dwelling and erect 3 bedroom dwelling with room in roof, dormers, conservatory and detached double garage – Brook Cottage, Dry Street – Granted 2004</li> </ul>			<b>Site Access:</b> Dry Street <b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.09ha				
<b>Greenfield Site</b>	Yes	Area: 0.09ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within			Village Green & Common Land		
	Part of		Ground Water Vulnerability Area			
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			

<b>Address:</b> Land between Dawlish and Brook Cottage, Dry Street, Langdon Hills		<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Domestic Garden/Woodland	<b>Site Ref:</b> <b>SS0395</b>	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

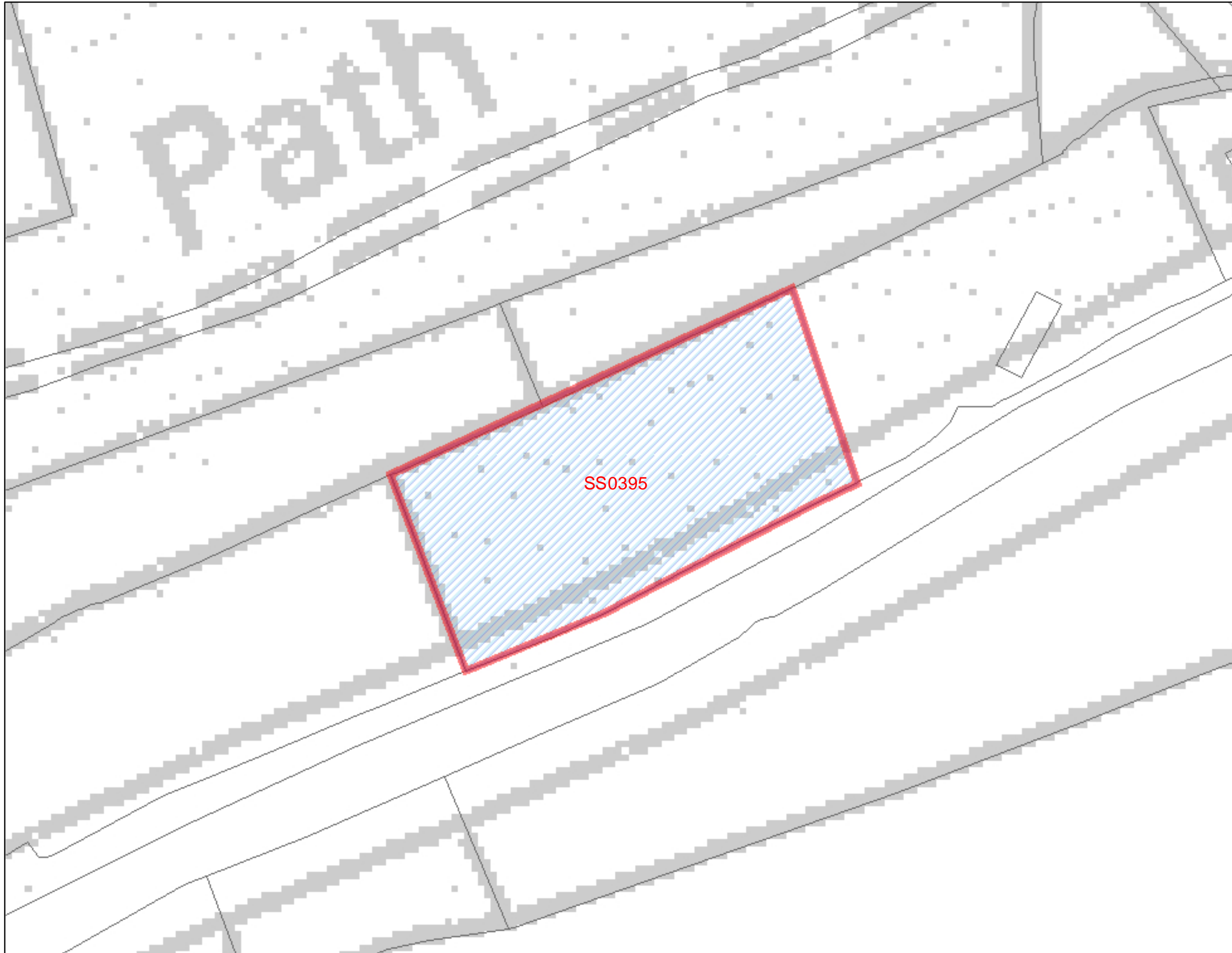


# Land between Dawlish and Brook Cottage, Dry Street

SHLAA 2011/2012



# SS0395



## SHLAA Site Survey Form Part 1

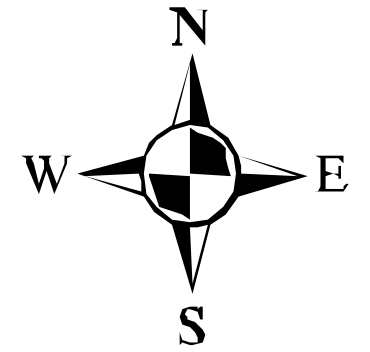
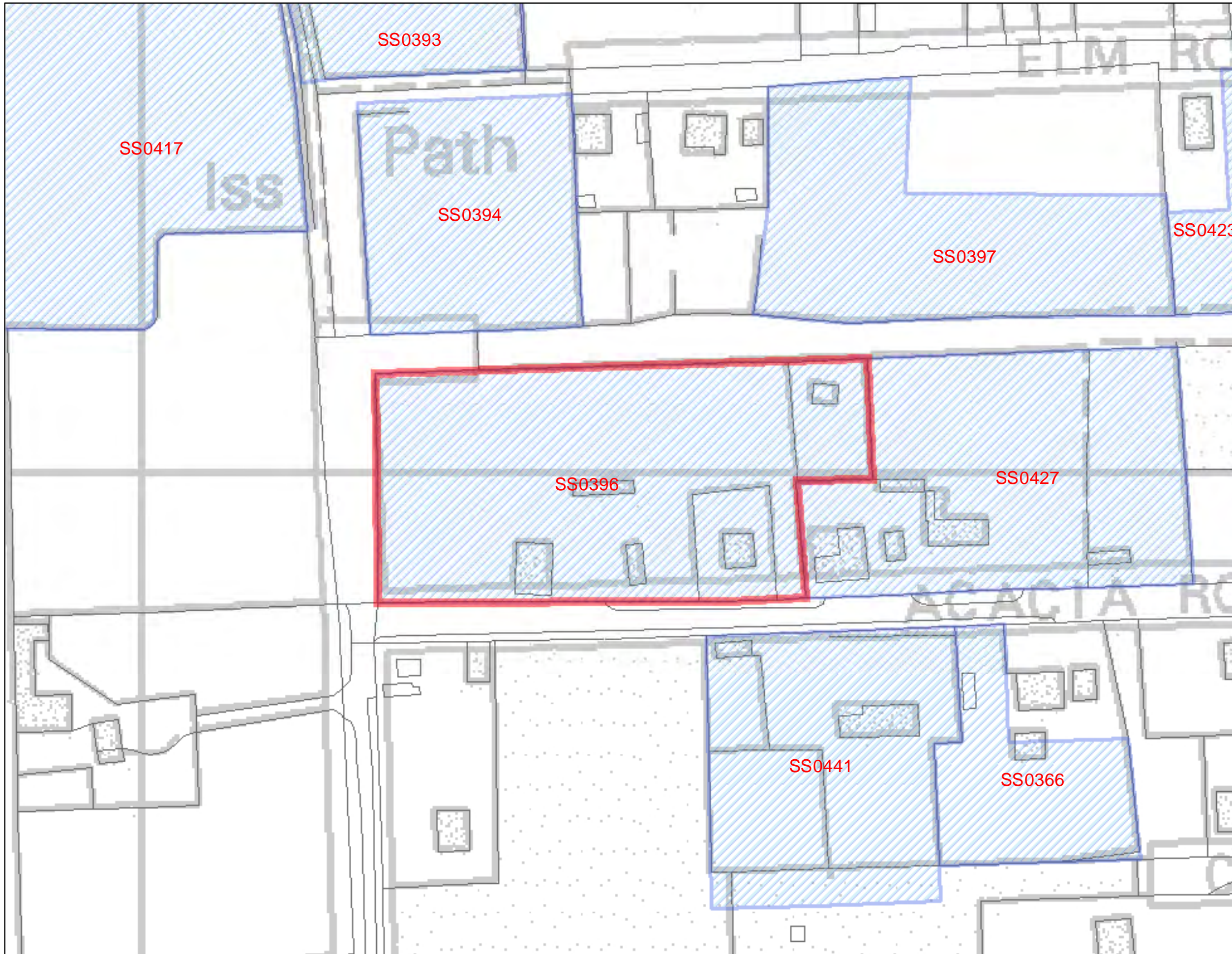
<b>Address:</b> Land at Murray's Farm, Acacia Road, North Benfleet	<b>Site Area:</b> 0.72ha	<b>Current Use:</b> Residential, farm, grassland	<b>Site Ref:</b> <b>SS0396</b>		
<b>Description of Site (including planning status)</b> Largely rectangular shaped site located on the north side of Acacia Road, 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: <ul style="list-style-type: none"> <li>• BAS/1195/62 – 14 dwellings (outline) – Refused 28.09.1962</li> <li>• BAS/1019/63 – Residential prefabricated bungalow (Outline to Plots 890/895) – Refused 30.09.1963</li> <li>• BAS/0782/82 – 4 bed detached chalet – Refused 03.08.1982</li> <li>• BAS/0895/86 – Rebuild bungalow – Refused 1986</li> <li>• BAS/0089/89 – Replacement dwelling – Refused 31.03.1989</li> <li>• BAS/0926/89 – Replacement dwelling and garage – Refused 21.07. 1989, Allowed on appeal 06.08.1990</li> <li>• BAS/1004/92 – Resite replacement dwelling – Granted 29.07.1993</li> </ul>			<b>Site Access:</b> Acacia Road or Barclay Road  <b>Access to Services</b> (distance in m) 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		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 0.72ha		
<b>Greenfield Site</b>		Yes	Area: 0.52ha		
<b>Previously Developed Land</b>		Yes	Area: 0.2ha		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No			



<b>Address:</b> Land at Murray's Farm, Acacia Road, North Benfleet		<b>Site Area:</b> 0.72ha	<b>Current Use:</b> Residential, farm, grassland	<b>Site Ref:</b> <b>SS0396</b>	
	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
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
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 Area		No
<b>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber category.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> <li>• Potential contamination in vicinity – no intrusive investigation undertaken</li> <li>• Employment area buffer</li> <li>• Definitive footpath runs alongside the western boundary of the site (Upper Avenue)</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan;</li> <li>• Where the site is investigated for protected species and appropriate safeguards put in place; and</li> <li>• Where the site is investigated for potential contamination 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 unlikely to be affected so long as its position is respected.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Smallholding, farmland as part of a broader area, open space, woodland or as existing. (Leisure and recreation or mixed uses also sought in submission)					
Site is NOT suitable for housing development X					
<b>Reason(s) why site is / is not suitable for housing:</b> Site is not within or adjacent to the settlement boundary and is relatively remote from public services.					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		



SHLAA 2011/2012



# SS0396



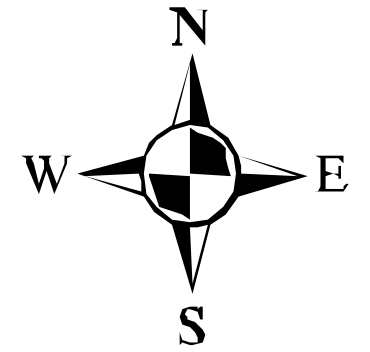
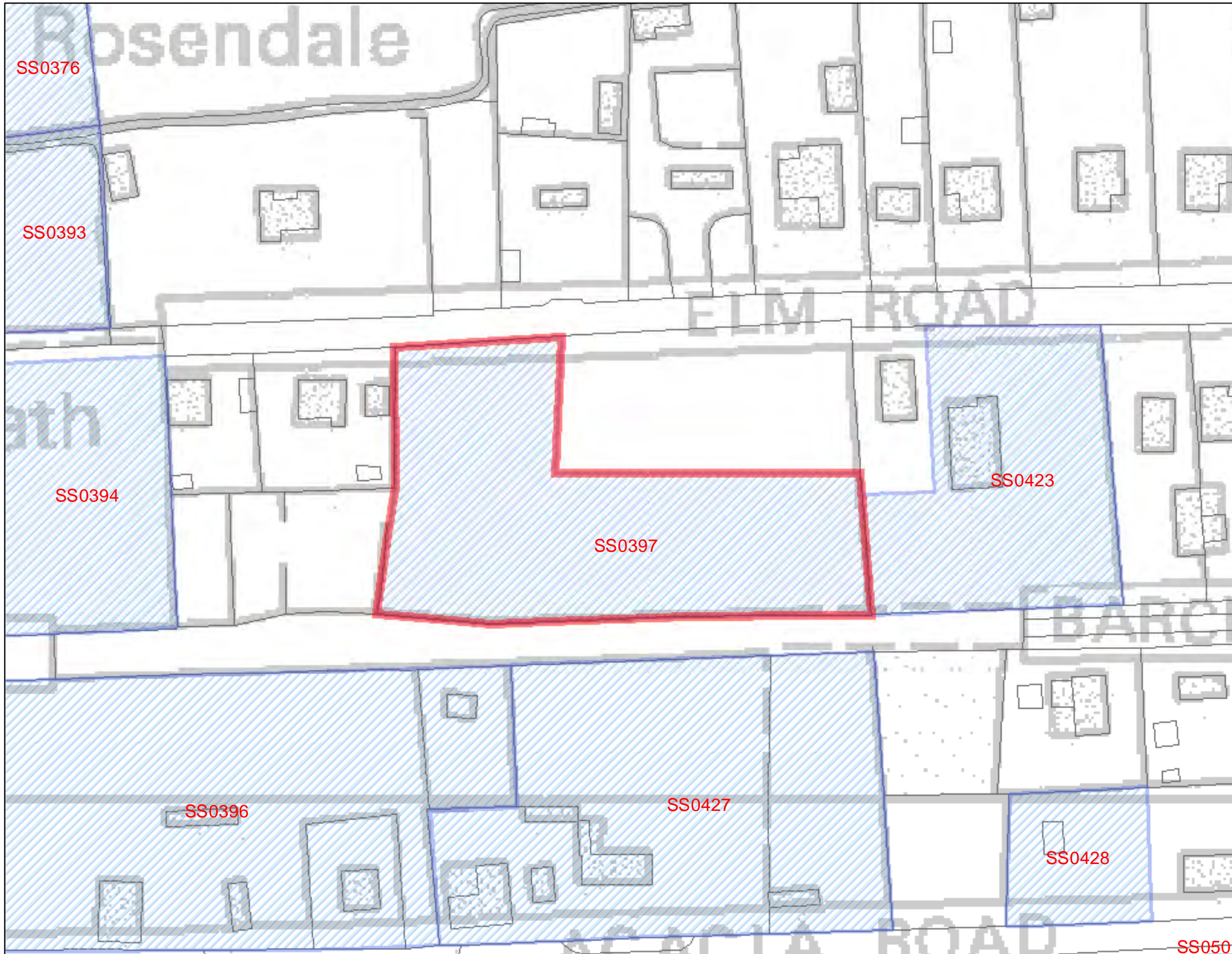
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land east of Rosemary, Elm Road, North Benfleet	<b>Site Area:</b> 0.44ha	<b>Current Use:</b> Grazing land / scrubland	<b>Site Ref:</b> <b>SS0397</b>			
<b>Description of Site (including planning status)</b> 'L' shaped site located on the south side of Elm Road, north side of Barclay Road, North Benfleet. The land is composed of grassland and scrubland. Barclay Road has been shortened and this parcel has been incorporated into (or at least used by the occupiers of) a site to the south (SS396), but is a separate submission. The site contains a large number of trees around the boundaries but no exceptional examples. The land is essentially flat.  It 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: <ul style="list-style-type: none"> <li>• BAS/0487/53 – Residential development – Refused 26.11.1953</li> </ul>			<b>Site Access:</b> Elm Road or Barclay Road  <b>Access to Services</b> (distance in m) 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			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.44ha				
<b>Greenfield Site</b>	Yes	Area: 0.44ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Within buffer	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		

<b>Address:</b> Land east of Rosemary, Elm Road, North Benfleet		<b>Site Area:</b> 0.44ha	<b>Current Use:</b> Grazing land / scrubland	<b>Site Ref:</b> SS0397	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber category.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> <li>• Potential contamination in vicinity – no intrusive investigation undertaken</li> <li>• Employment area buffer</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan;</li> <li>• Where the site is investigated for protected species and appropriate safeguards put in place; and</li> <li>• Where the site is investigated for potential contamination 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> </ul>					
<b>What is the most suitable type of development for this site?</b> Smallholding, farmland as part of a broader area, open space, woodland or as existing. (Leisure and recreation or mixed uses also sought in submission)					
<b>Site is NOT suitable for housing development</b>					
<b>Reason(s) why site is / is not suitable for housing:</b> Site is not within or adjacent to the settlement boundary and is relatively remote from public services.					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		



SHLAA 2011/2012



# SS0397



# SHLAA Site Survey Form Part 1

<b>Address:</b> Land on the corner of Northlands approach and Dry Street, Langdon Hills, Basildon	<b>Site Area:</b> 0.27 ha	<b>Current Use:</b> Grazing field	<b>Site Ref.:</b> SS0398	
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<b>Description of Site (including planning status)</b> 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		<b>Site Access:</b> Dry Street / Northlands Approach / Coombe Drive <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: 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 parks >2km Bus Stop: >500m Railway Station: >1.6km								
<b>Ownership:</b> <ul style="list-style-type: none"> <li>None</li> </ul>	<table border="1"> <tr><td>- Public Body?</td><td>No</td></tr> <tr><td>- Private Individual?</td><td>Yes</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>	- Public Body?	No	- Private Individual?	Yes	- Company?	No	- Unknown?	No	
- Public Body?	No									
- Private Individual?	Yes									
- Company?	No									
- Unknown?	No									
<b>Urban Area Site</b>	No									
<b>Green Belt Site</b>	Yes	Area: 0.27 ha								
<b>Greenfield Site</b>	Yes	Area: 0.27 ha								
<b>Previously Developed Land</b>	No									

## Site Constraints

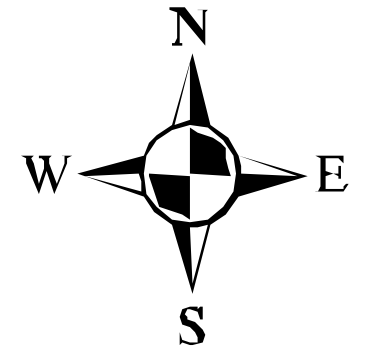
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within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

**Highway issues:** There is access to the site from Dry Street / Northlands Approach / Coombe Drive. However, the

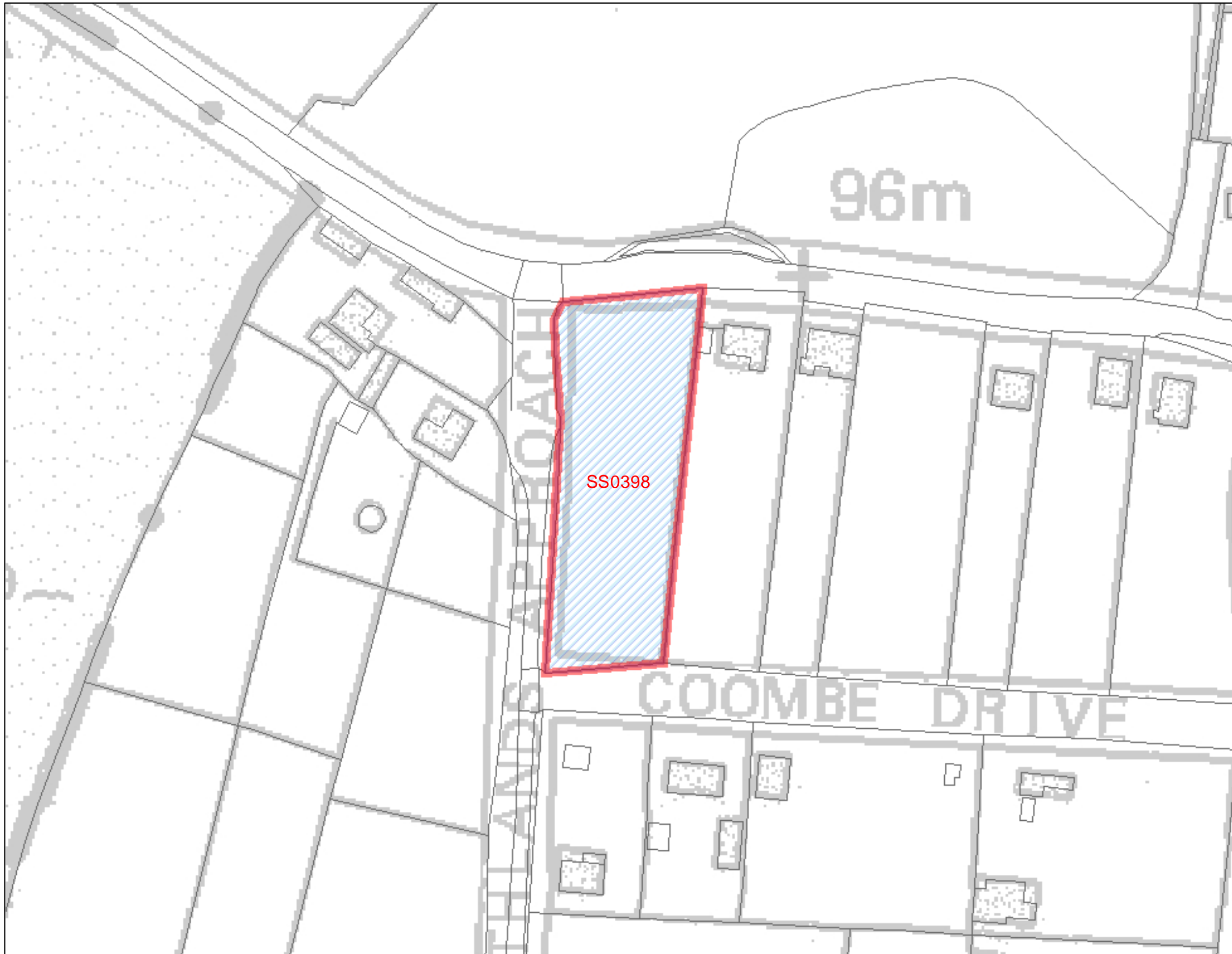


<b>Address:</b> Land on the corner of Northlands approach and Dry Street, Langdon Hills, Basildon	<b>Site Area:</b> 0.27 ha	<b>Current Use:</b> Grazing field	<b>Site Ref.:</b> SS0398	
access would require improvements to improve safety.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Away from services and facilities</li> <li>• Ground water vulnerability area</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, Open space				
Site is not suitable for housing development X				
<b>Reason(s) why site is not suitable for housing:</b>				
<p>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 and promotes the use of a car to reach the necessary amenities, which makes the site unsustainable.</p> <p>For all the above reasons, the site is unsuitable for housing development.</p>				
<b>Is site available for development?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.	
<b>If yes, when?</b>				

SHLAA 2011/2012



## SS0398





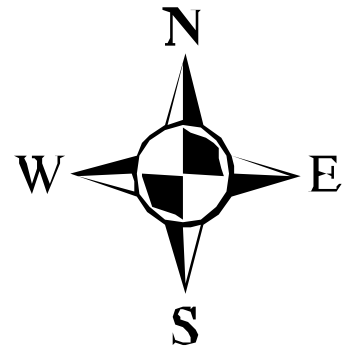
## SHLAA Site Survey Form Part 1

<b>Address:</b> Southway Farm Nurseries, Southway, Langdon Hills	<b>Site Area:</b> 0.4ha	<b>Current Use:</b> Nursery Smallholding	<b>Site Ref:</b> <b>SS0399</b>	
<b>Description of Site (including planning status)</b> Rectangular shaped site comprising a small garden nursery, greenhouses and other temporary structures, located on the west side of Southway in a rural setting. Several trees and hedgerows exist along the site boundaries. Surrounding area comprises a mixture of plotlands, woodland and high quality landscapes.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0491/64 –Siting of caravan for occasional use –Refused 1964</li> <li>BAS/2798/72 – Outline 1 dwelling – Refused 1973</li> <li>BAS/0688/00 – Agricultural dwelling – Refused 2000, Appeal dismissed 2001</li> </ul>			<b>Site Access:</b> Southway <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	0.4ha		
<b>Greenfield Site</b>	Yes	0.3ha		
<b>Previously Developed Land</b>	Yes	0.1ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	

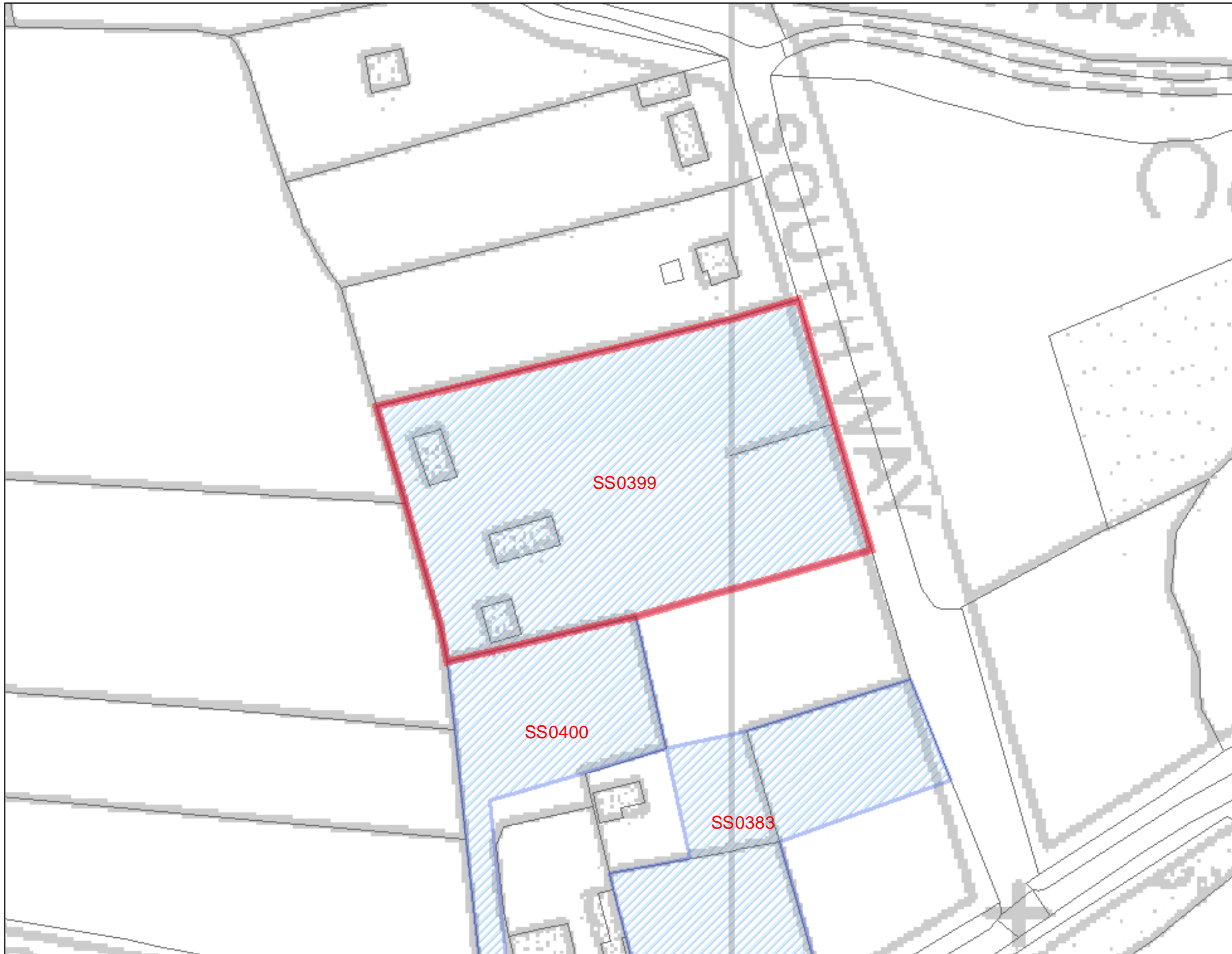
<b>Address:</b> Southway Farm Nurseries, Southway, Langdon Hills		<b>Site Area:</b> 0.4ha	<b>Current Use:</b> Nursery Smallholding	<b>Site Ref:</b> SS0399	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					



SHLAA 2011/2012



## SS0399



## SHLAA Site Survey Form Part 1

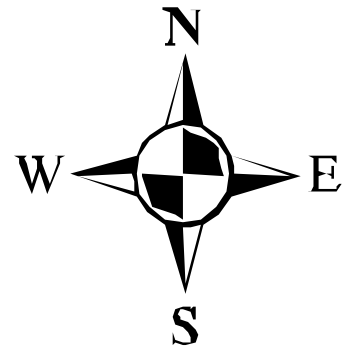
<b>Address:</b> Land at rear of Roseville, Dry Street, Langdon Hills	<b>Site Area:</b> 0.12ha	<b>Current Use:</b> Smallholding/ Garden	<b>Site Ref:</b> <b>SS0400</b>	
<b>Description of Site (including planning status)</b> Small irregular shaped site located on the north side of Dry Street, close to its junction with Southway in a rural setting. Surrounding area comprises a mixture of plotlands, woodland and high quality landscapes. The site comprises mostly grass and a couple of temporary shed structures.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None in relation to the site, however there have been applications for minor domestic alterations and extensions to original dwelling Roseville, to which the site is currently attached.			<b>Site Access:</b> Dry Street <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	0.12ha		
<b>Greenfield Site</b>	Yes	0.1ha		
<b>Previously Developed Land</b>	Yes	0.02ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)	



<b>Address:</b> Land at rear of Roseville, Dry Street, Langdon Hills	<b>Site Area:</b> 0.12ha	<b>Current Use:</b> Smallholding/ Garden	<b>Site Ref:</b> SS0400	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b>				
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

# Land at rear of Roseville Dry Street

SHLAA 2011/2012



# SS0400





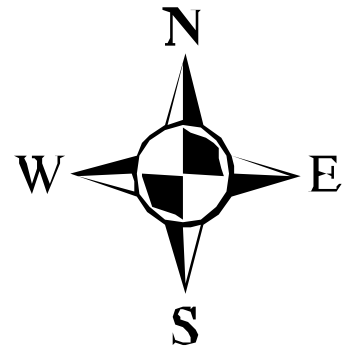
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent to Beony, Osborne Road, Basildon	<b>Site Area:</b> 0.05 ha	<b>Current Use:</b> Plotland – hardstanding	<b>Site Ref.:</b> <b>SS0401</b>			
<b>Description of Site (including planning status)</b> 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 – <ul style="list-style-type: none"> <li>09/00352/UCO – Enforcement enquiry – closed</li> <li>10/00119/UBW - Enforcement enquiry – closed</li> <li>10/00150/BC - Enforcement enquiry – closed</li> <li>10/00313/UBW - Enforcement enquiry – closed</li> <li>11/00364/FULL - Demolition of existing bungalow and erection of 2 bedroom bungalow and detached garage - granted</li> </ul>			<b>Site Access:</b> Osborne Road  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard >800m, civic spaces <2km, country parks <2km, educational fields >800m, natural and semi natural <800m, outdoor sport <800m, urban parks <800m Bus Stop: 200m Railway Station: >1.6km			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.05 ha				
<b>Greenfield Site</b>	Yes	Area: 0.05 ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	surface water area	No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	

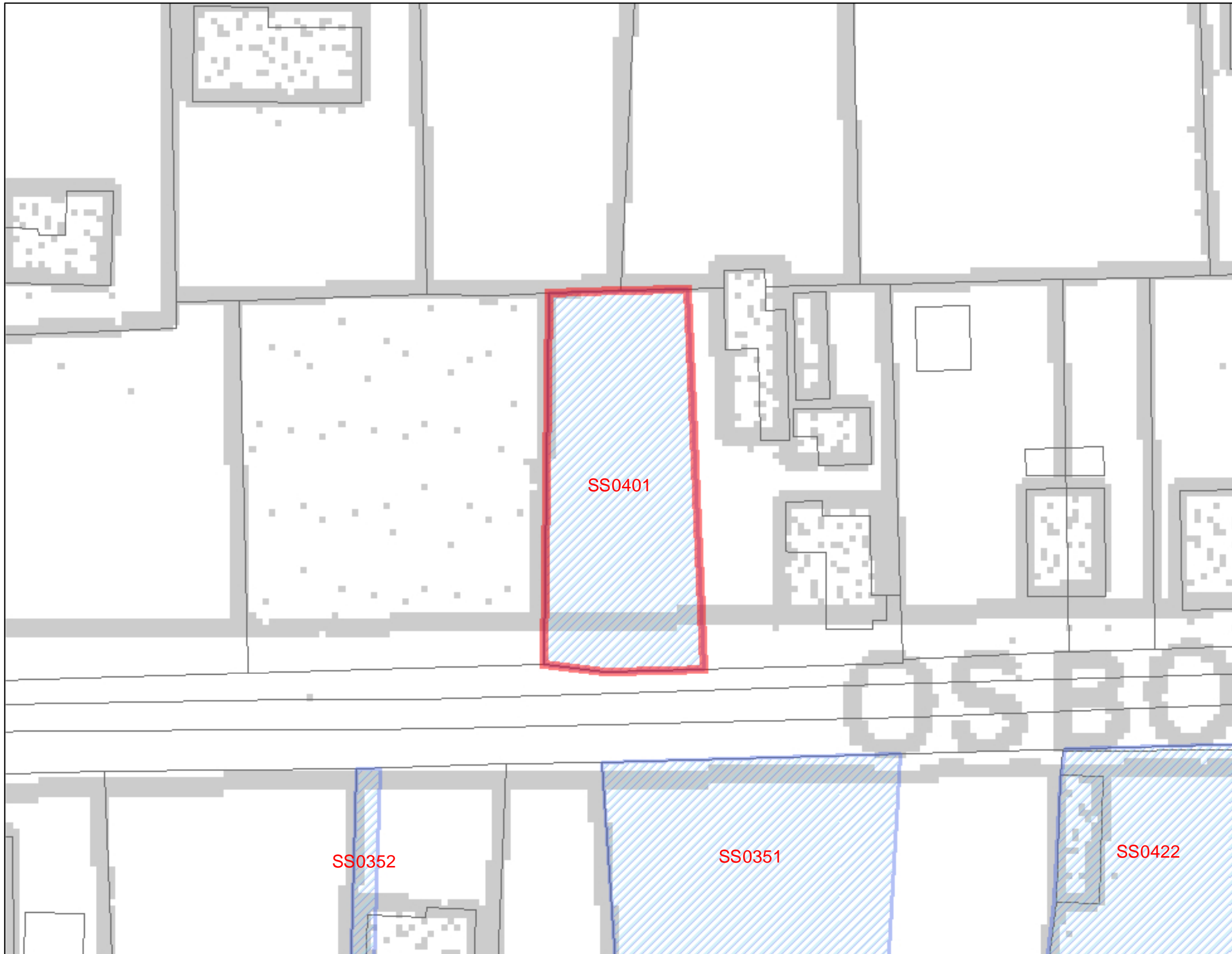
<b>Address:</b> Land adjacent to Beony, Osborne Road, Basildon		<b>Site Area:</b> 0.05 ha	<b>Current Use:</b> Plotland – hardstanding	<b>Site Ref.:</b> <b>SS0401</b>	
Immovable communications links		No	Potential Contaminated Land		C
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> Small access road that would require improvement to accommodate development					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Protected species alert area buffer</li> <li>• Potential contaminated land</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Hardstanding, garden, open space					
Site is NOT suitable for housing development X					
<b>Reason(s) why site is / is not suitable for housing:</b>					
The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.					
In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping.					
<b>Is site available for development? If yes, when?</b>			Yes. The site was submitted through the Call for Sites process and it has access at this time.		



SHLAA 2011/2012



## SS0401



## SHLAA Site Survey Form Part 1

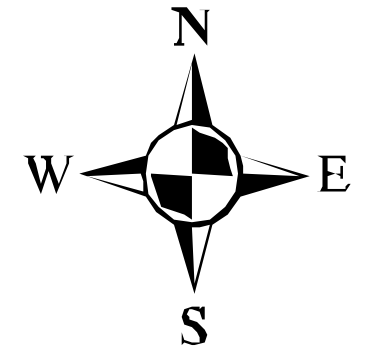
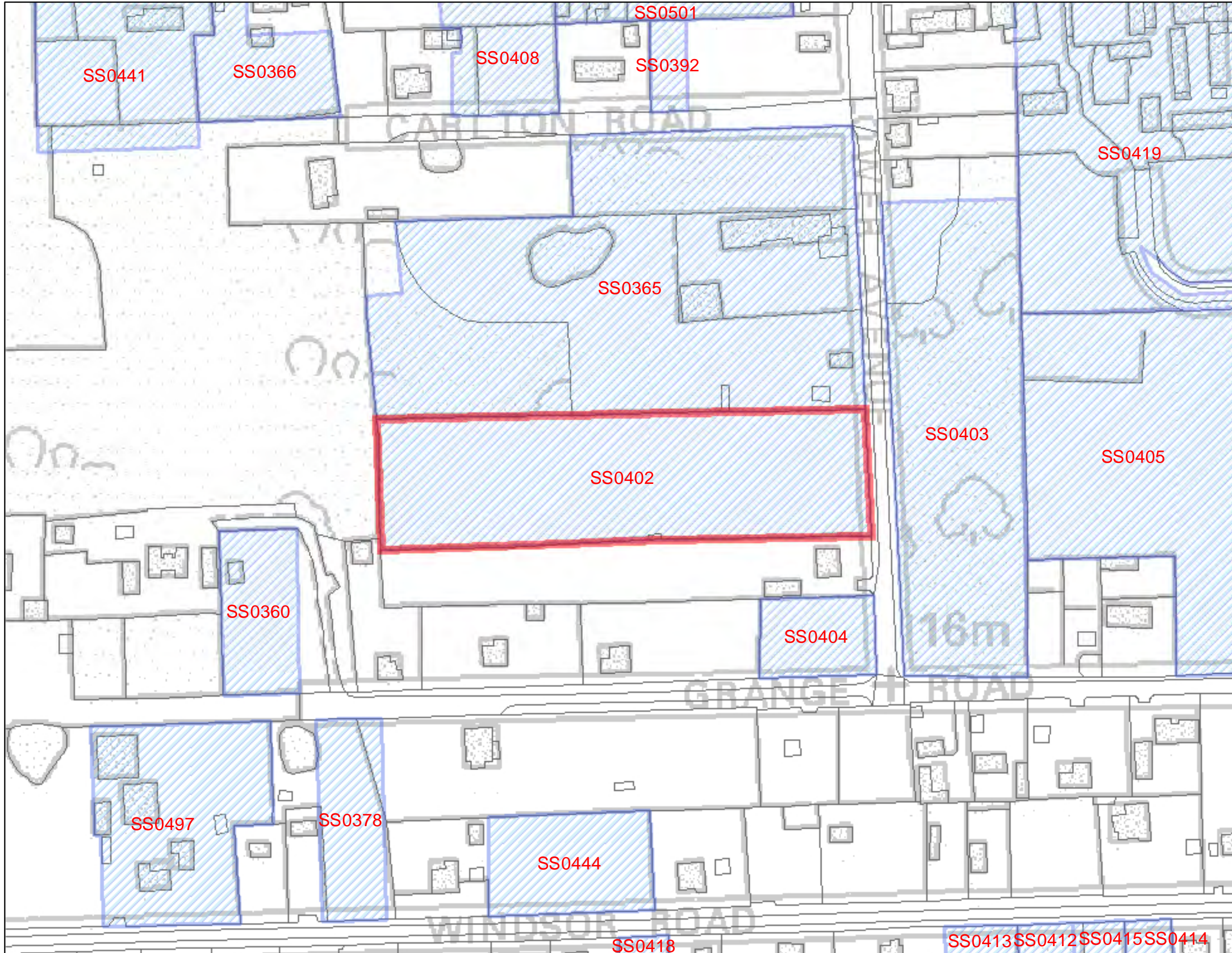
<b>Address:</b> Land between The Willows / The Homestead and Sunnyside, Lower Avenue, North Benfleet	<b>Site Area:</b> 0.84ha	<b>Current Use:</b> Vacant	<b>Site Ref.:</b> SS0402		
<b>Description of Site (including planning status)</b> The site is rectangular, approximately 180m long and 40m wide, within a rural setting in North Benfleet. The site is predominantly scrub and grassland, with a number of substantial boundary trees to the west.  The site is within the plotland area and the parcels of land around the site are mostly single dwellings in large plots or vacant sites. To the west is a heavily wooded area.  The site is within the Green Belt and a Plotland area in the BDLP 1998  There is no planning history.			<b>Site Access:</b> Lower Avenue, North Benfleet  <b>Access to Services</b> (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~1.4km) Secondary School: None within buffer (Basildon Upper Academy ~2km) GPs / Health Centre: 0 within 800m buffer Local Centre: 0 within 800m buffer Town Centre: Pitsea >800m Public Open Space: Amenity Green Space <800m; Churchyard <800m; Country Park <2km; Natural Open Space <2km; Outdoor Sports Facilities <2km; Urban Park <800m.  Bus Stop: >200m Railway Station: Pitsea (~2.6km)		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.84ha			
<b>Greenfield Site</b>	Yes	0.84ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	Yes			No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No

<b>Address:</b> Land between The Willows / The Homestead and Sunnyside, Lower Avenue, North Benfleet	<b>Site Area:</b> 0.84ha	<b>Current Use:</b> Vacant	<b>Site Ref.:</b> SS0402	
<b>Highway issues:</b> Unmade roads will need upgrading				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>○ Likely existence of contamination – no detailed assessment made (within 100m of post-1953 infill)</li> <li>○ Substantial trees along boundaries</li> <li>○ Green Belt designation</li> <li>○ Protected species alert area</li> <li>○ Employment area boundary (800m) (Courtauld Road)</li> </ul>				
<b>Could the constraints be overcome?    Yes / No</b> <ul style="list-style-type: none"> <li>○ Contamination – site investigation to establish presence of any contaminants</li> <li>○ Boundary trees – Design solution to retain trees; tree survey to establish presence of any important specimens, with appropriate protection.</li> <li>○ Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>○ Protected species alert area – ecological site assessment to establish presence of any protected species.</li> <li>○ Employment area of no consequence due to rural, residential character of the area.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None.				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is not adjacent to the settlement boundary and 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. The site was submitted through the Call for Sites process and it has access at this time.	



# Land between The Willows and Sunnyside

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# SS0402

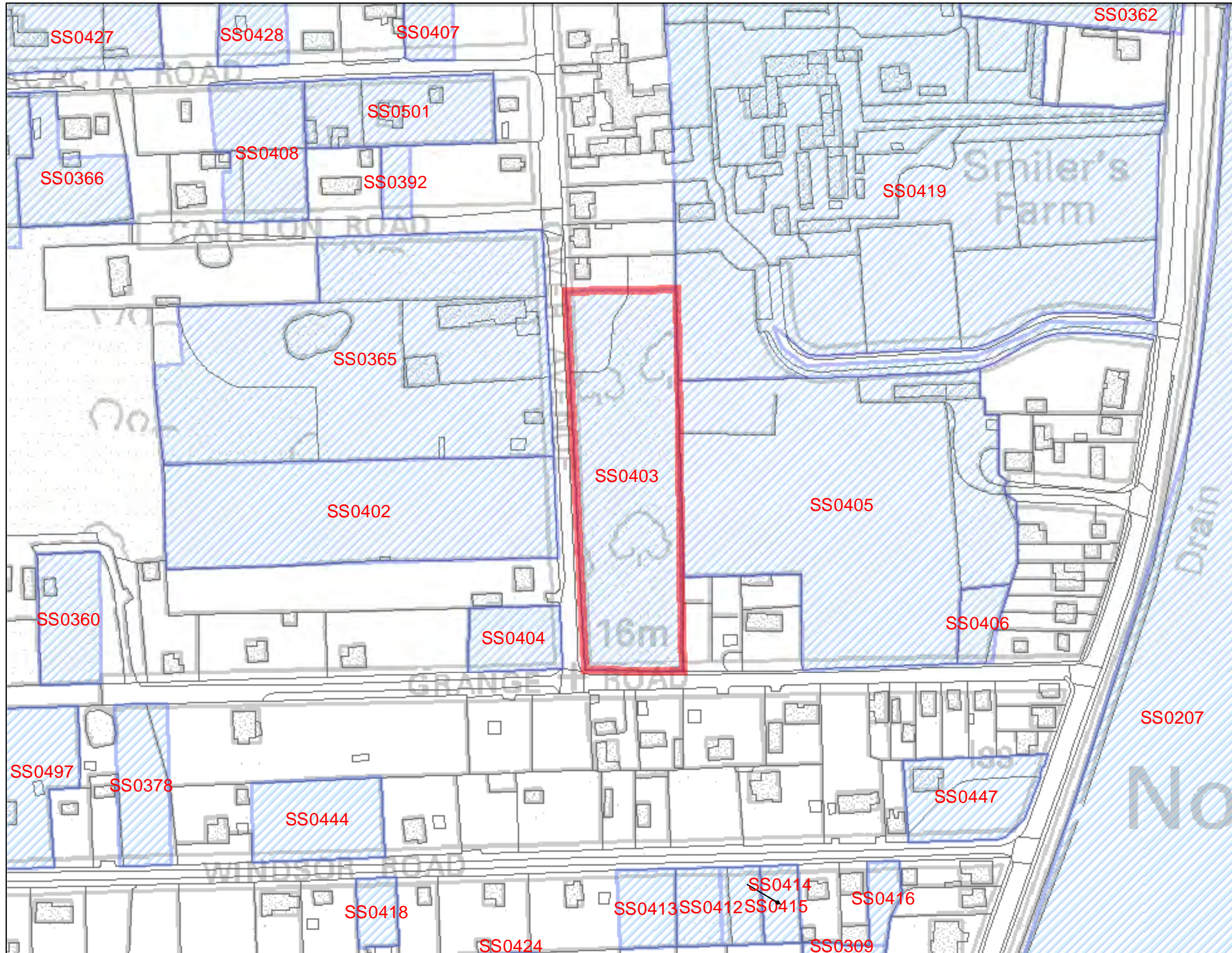


## SHLAA Site Survey Form Part 1

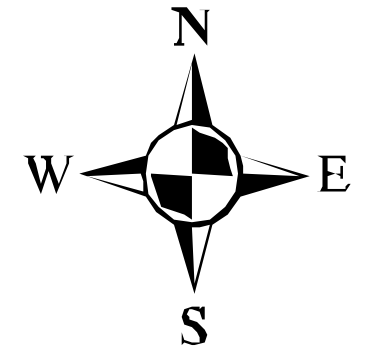
<b>Address:</b> Land East of The Willows, North Benfleet	<b>Site Area:</b> 0.83ha	<b>Current Use:</b> Vacant	<b>Site Ref.:</b> SS0403		
<b>Description of Site (including planning status)</b> The site is rectangular, approximately 170m long and 40m wide, within a mainly rural setting in North Benfleet. The site is a undeveloped, natural site, filled with trees.  The site is within the plotland area, with parcels of land around the site used for various activities including Smilers Farm Industrial Estate to the northeast and residential properties to the south, north and west.  The site is within the Green Belt and North Benfleet Plotland area in the BDLP 1998  There is no planning history.			<b>Site Access:</b> Lower Avenue or Grange Avenue, North Benfleet  <b>Access to Services</b> (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~1.5km) Secondary School: None within buffer (Basildon Upper Academy ~2km) GPs / Health Centre: None within 800m buffer Local Centre: None within 800m buffer Town Centre: Pitsea >800m  Public Open Space: Churchyard <800m; Country Park <2km; Natural Open Space <2km; Outdoor Sports Facilities <2km; Urban Park <800m.  Bus Stop: >200m Railway Station: Pitsea (~2.6km)		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.83ha			
<b>Greenfield Site</b>	Yes	0.83ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	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	A & C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No

<b>Address:</b> Land East of The Willows, North Benfleet	<b>Site Area:</b> 0.83ha	<b>Current Use:</b> Vacant	<b>Site Ref.:</b> SS0403	
<b>Highway issues:</b> No particular issues.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Contamination (C) - Likely existence of contamination, no detailed assessment made. Site is within 100m of post-1953 infill.</li> <li>○ Substantial trees within the site</li> <li>○ Green Belt designation</li> <li>○ Protected species alert area</li> <li>○ Employment area boundary (800m) (Courtauld Road)</li> <li>○ Ground Water Vulnerability – southeast corner.</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>○ Contamination – site investigation to establish presence of any contaminants.</li> <li>○ Trees – Tree survey to establish presence of any important specimens, with appropriate protection.</li> <li>○ Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>○ Protected species alert area – ecological site assessment to establish presence of any protected species and appropriate action taken.</li> <li>○ Employment area buffer of no consequence due to rural character of the area.</li> <li>○ Ground water vulnerability – engineering solution to avoid contamination of ground water; design solution to avoid development in area that could impact on ground water.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None.				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is not adjacent to the settlement boundary and 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. The site was submitted through the Call for Sites process and it has access at this time.	





SHLAA 2011/2012



# SS0403



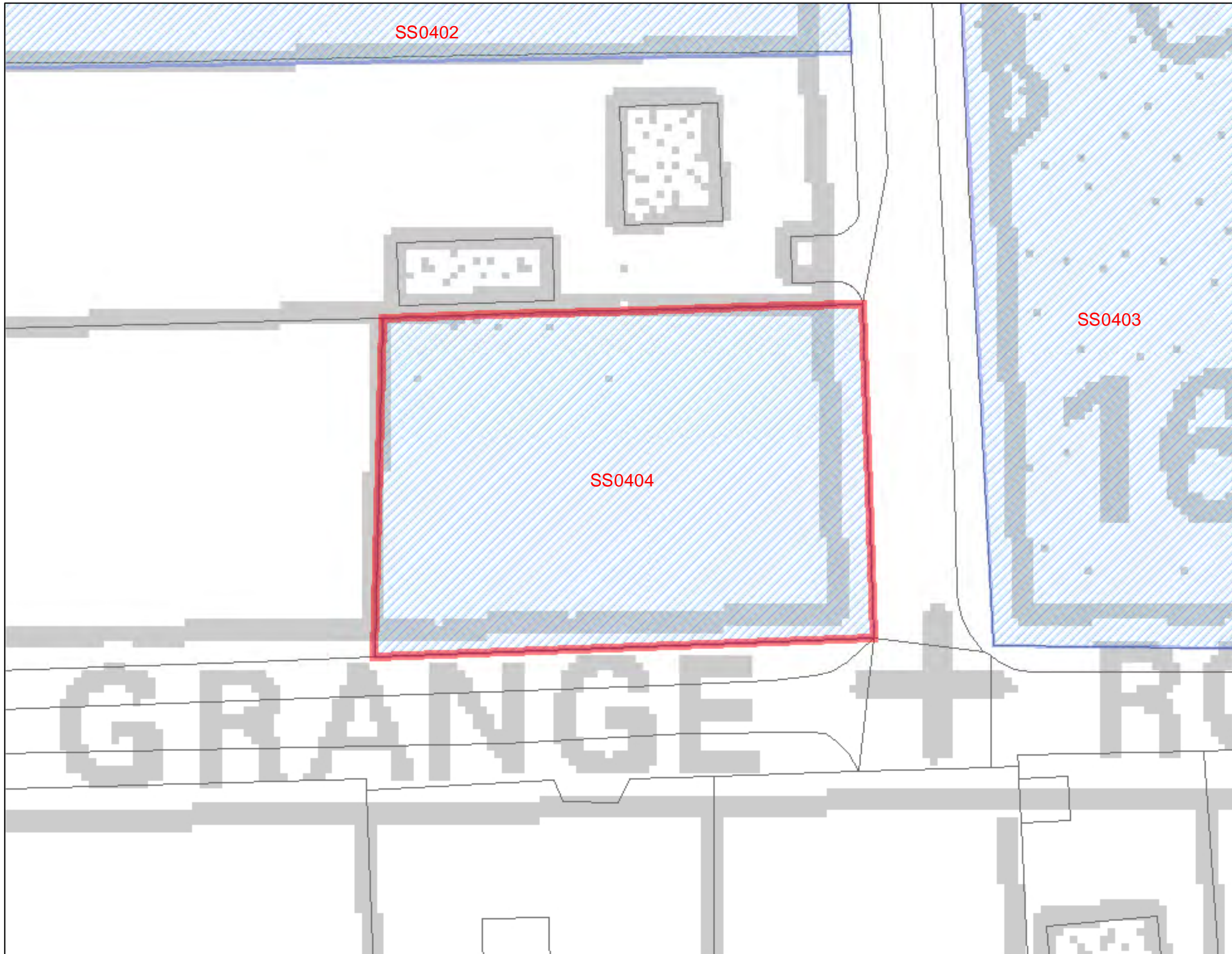
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land south of The Willows / The Homestead, North Benfleet		<b>Site Area:</b> 0.12ha	<b>Current Use:</b> Vacant	<b>Site Ref.:</b> SS0404		
<b>Description of Site (including planning status)</b> Small site, approximately 30m x 40m on the corner of Grange Road and Lower Avenue, within a mainly rural setting in North Benfleet. The site is undeveloped, laid to grass with a number of substantial boundary trees. The site is used as part of the residential garden for The Willows (directly to the north) but is separated from that property for this submission.  The site is within the plotland area, with a variety of surrounding uses including light industrial / storage, residential and other vacant sites.  The site is within the Green Belt and North Benfleet Plotland area in the BDLP 1998  06/01135 – rear extension to existing garage. Related to The Willows, had no impact on this parcel of land. Granted.1			<b>Site Access:</b> Lower Avenue or Grange Avenue, North Benfleet			
			<b>Access to Services</b> (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~1.5km) Secondary School: None within buffer (Basildon Upper Academy ~2km) GPs / Health Centre: None within 800m buffer Local Centre: None within 800m buffer Town Centre: Pitsea >800m  Public Open Space: Churchyard <800m; Country Park <2km; Natural Open Space <2km; Outdoor Sports Facilities <2km; Urban Park <800m.  Bus Stop: >200m Railway Station: Pitsea (~2.6km)			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	0.12ha				
<b>Greenfield Site</b>	Yes	0.12ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		No	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	

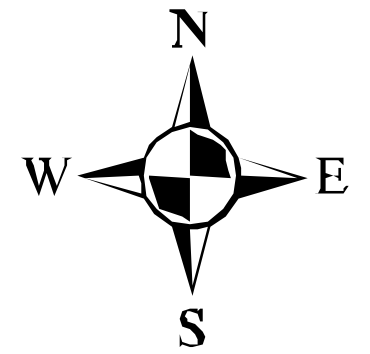
<b>Address:</b> Land south of The Willows / The Homestead, North Benfleet	<b>Site Area:</b> 0.12ha	<b>Current Use:</b> Vacant	<b>Site Ref.:</b> SS0404	
		Archaeological Finds Area		No
<b>Highway issues:</b> Unmade roads would require improvement to enable suitable residential development				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>○ Contamination (C) - Likely existence of contamination, no detailed assessment made. Site is within 250m of unknown infill.</li> <li>○ Substantial trees along southern boundary and northeast corner.</li> <li>○ Green Belt designation</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>○ Contamination – site investigation to establish presence of any contaminants.</li> <li>○ Trees – Tree survey to establish presence of any important specimens, with appropriate protection if necessary; Design solution to avoid loss of trees.</li> <li>○ Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None.				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is not adjacent to the settlement boundary and 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. The site was submitted through the Call for Sites process and it has access at this time.	



# Land South of the Willows at the junc of



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# SS0404

## SHLAA Site Survey Form Part 1

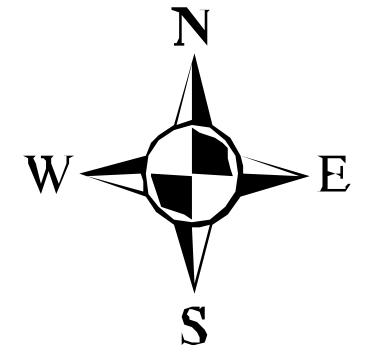
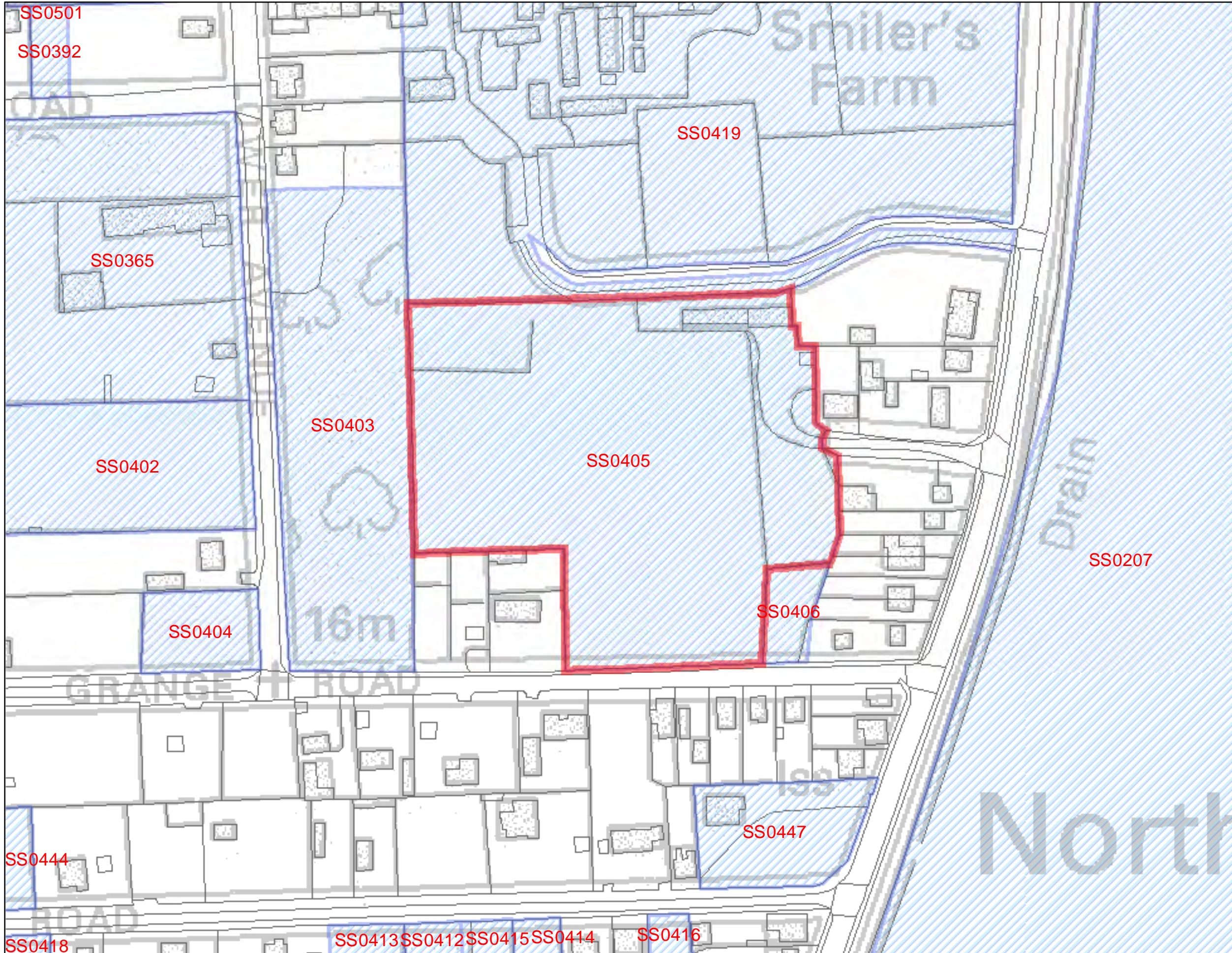
<b>Address:</b> Land north of Grange Road, west of 287-311 Pound Lane, North Benfleet	<b>Site Area:</b> 1.66ha	<b>Current Use:</b> Stables and grazing land	<b>Site Ref.:</b> SS0405			
<b>Description of Site (including planning status)</b>			<b>Site Access:</b>			
<p>The site is an irregular shaped parcel of land to the rear of several residential properties along Grange Road, Pound Lane and Lawrence Road, North Benfleet. The site is currently accessed from Lawrence Road and it used for stabling and grazing animals. It contains a number of structures and a parking area.</p> <p>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.</p> <p>The site is within the Green Belt and North Benfleet Plotland area in the BDLP 1998</p> <p>The site has no planning history.</p>			<p>Grange Avenue or Lawrence Road, North Benfleet</p> <p><b>Access to Services</b> (distance in m)            Primary School: None within buffer (Felmores; Briscoe; Eversley ~1.5km)            Secondary School: None within buffer (Basildon Upper Academy ~2km)            GPs / Health Centre: None within 800m buffer            Local Centre: None within 800m buffer            Town Centre: Pitsea &gt;800m</p> <p>Public Open Space:            Churchyard &lt;800m;            Country Park &lt;2km;            Natural Open Space &lt;2km;            Outdoor Sports Facilities &lt;2km;            Urban Park &lt;800m.</p> <p>Bus Stop: &gt;200m            Railway Station: Pitsea (~2.6km)</p>			
<b>Ownership:</b>						
- Public Body?			No			
- Private Individual?			Yes			
- Company?			No			
- Unknown?			No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	0.83ha				
<b>Greenfield Site</b>	Yes	0.83ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	Yes	Zone 2	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		



<b>Address:</b> Land north of Grange Road, west of 287-311 Pound Lane, North Benfleet		<b>Site Area:</b> 1.66ha	<b>Current Use:</b> Stables and grazing land	<b>Site Ref.:</b> SS0405	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Unmade roads will require improvements to enable development.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Contamination (C) - Likely existence of contamination, no detailed assessment made. Site is within 250m of unknown infill.</li> <li>o Number of substantial trees along southern and northern boundaries.</li> <li>o Green Belt designation</li> <li>o Protected species alert area 10m buffer – western and south eastern boundaries.</li> <li>o Ground Water Vulnerability – majority of site.</li> <li>o SPA &amp; RAMSA 5km boundaries – south east section of site.</li> <li>o Flood Zone 2 – central part of site</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>o Contamination – site investigation to establish presence of any contaminants.</li> <li>o Trees – Tree survey to establish presence of any important specimens, with appropriate protection; design solution to retain trees.</li> <li>o Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>o Protected species alert area – ecological site assessment to establish presence of any protected species and appropriate action taken.</li> <li>o Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> <li>o SPA &amp; RAMSAR buffer – ecological site assessment to establish presence of any protected species.</li> <li>o Flood Zone 2 – Flood risk assessment; engineering solution for any proposed development.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> None.					
Site is NOT suitable for housing development					
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not adjacent to the settlement boundary and 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. The site was submitted through the Call for Sites process and it has access at this time.		



SHLAA 2011/2012



# SS0405



## SHLAA Site Survey Form Part 1

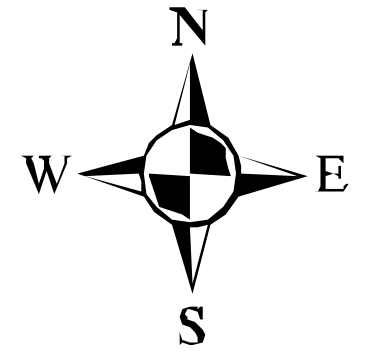
<b>Address:</b> Land rear of 287 Pound Lane, Bowers Gifford, North Benfleet		<b>Site Area:</b> 0.06ha	<b>Current Use:</b> Vacant site	<b>Site Ref.:</b> <b>SS0406</b>								
<b>Description of Site (including planning status)</b>  The site is a rectangular parcel of land off Grange Road, extending behind Nos. 287-293 Pound Lane. The site is currently vacant, with an application pending for stables. The land is flat.  The site is within the North Benfleet plotland area, with residential plots immediately to the south and east, and a modest field used for grazing to the west.  The site is within the Green Belt in the BDLP 1998  11/00625/FULL – Proposed stables, outbuilding and fencing. Withdrawn 19-07-11  11/00771/FULL – Proposed stables, outbuilding and fencing (revised scheme). Pending consideration as of 22-08-11.			<b>Site Access:</b> Grange Road, North Benfleet  <b>Access to Services</b> (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~1.5km) Secondary School: None within buffer (Basildon Upper Academy ~2km) GPs / Health Centre: None within 800m buffer Local Centre: None within 800m buffer Town Centre: Pitsea >800m  Public Open Space: Churchyard <800m; Country Park <2km; Natural Open Space <2km; Outdoor Sports Facilities <2km; Urban Park <2km.  Bus Stop: >100m (Pound Lane) Railway Station: Pitsea (~2.7km)									
			<b>Ownership:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td>No</td></tr> <tr><td>- Private Individual?</td><td>Yes</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>		- Public Body?	No	- Private Individual?	Yes	- Company?	No	- Unknown?	No
- Public Body?	No											
- Private Individual?	Yes											
- Company?	No											
- Unknown?	No											
<b>Urban Area Site</b>		No										
<b>Green Belt Site</b>		Yes	0.06ha									
<b>Greenfield Site</b>		Yes	0.06ha									
<b>Previously Developed Land</b>		No										
<b>Site Constraints</b>												
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>									
Scheduled Monument	Within	No	Ancient Woodland	Within	No							
	Part of	No		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	Yes		Within Buffer	No							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Flood Zone	Yes	Zone 2	Protected Species Alert Area		Yes							
Washland		No	Protected Species Alert Area - 10m Buffer		No							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No							
	Part of	No		Ground Water Vulnerability Area		Yes						
	Adj. To	No										
Oil / Gas Pipelines		No	Conservation Area	Within	No							
				Adj. To	No							
Electricity Pylons		No	Listed Buildings	Within	No							
				Adj. To	No							
Immovable communications links		No	Potential Contaminated Land	C								

<b>Address:</b> Land rear of 287 Pound Lane, Bowers Gifford, North Benfleet		<b>Site Area:</b> 0.06ha	<b>Current Use:</b> Vacant site	<b>Site Ref.:</b> SS0406	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Unmade roads will need improving					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Contamination (C) - Likely existence of contamination, no detailed assessment made. Site is within 250m of unknown infill.</li> <li>o Number of substantial trees along northern and western boundaries.</li> <li>o Green Belt designation</li> <li>o Protected species alert area – entire site.</li> <li>o Ground Water Vulnerability – entire site</li> <li>o RAMSAR &amp; SPA 5km buffer</li> <li>o Flood Zone 2 – southeast and northwest parts of site.</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>o Contamination – site investigation to establish presence of any contaminants.</li> <li>o Trees – Tree survey to establish presence of any important specimens, with appropriate protection; design solution to retain trees.</li> <li>o Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>o Protected species alert area – ecological site assessment to establish presence of any protected species and appropriate action taken.</li> <li>o Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> <li>o SPA &amp; RAMSAR buffer – ecological site assessment to establish presence of any protected species.</li> <li>o Flood Zone 2 – Flood risk assessment; engineering solution for any proposed development.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> None.					
Site is NOT suitable for housing development					
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is not adjacent to the settlement boundary and 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. The site was submitted through the Call for Sites process and it has access at this time.		

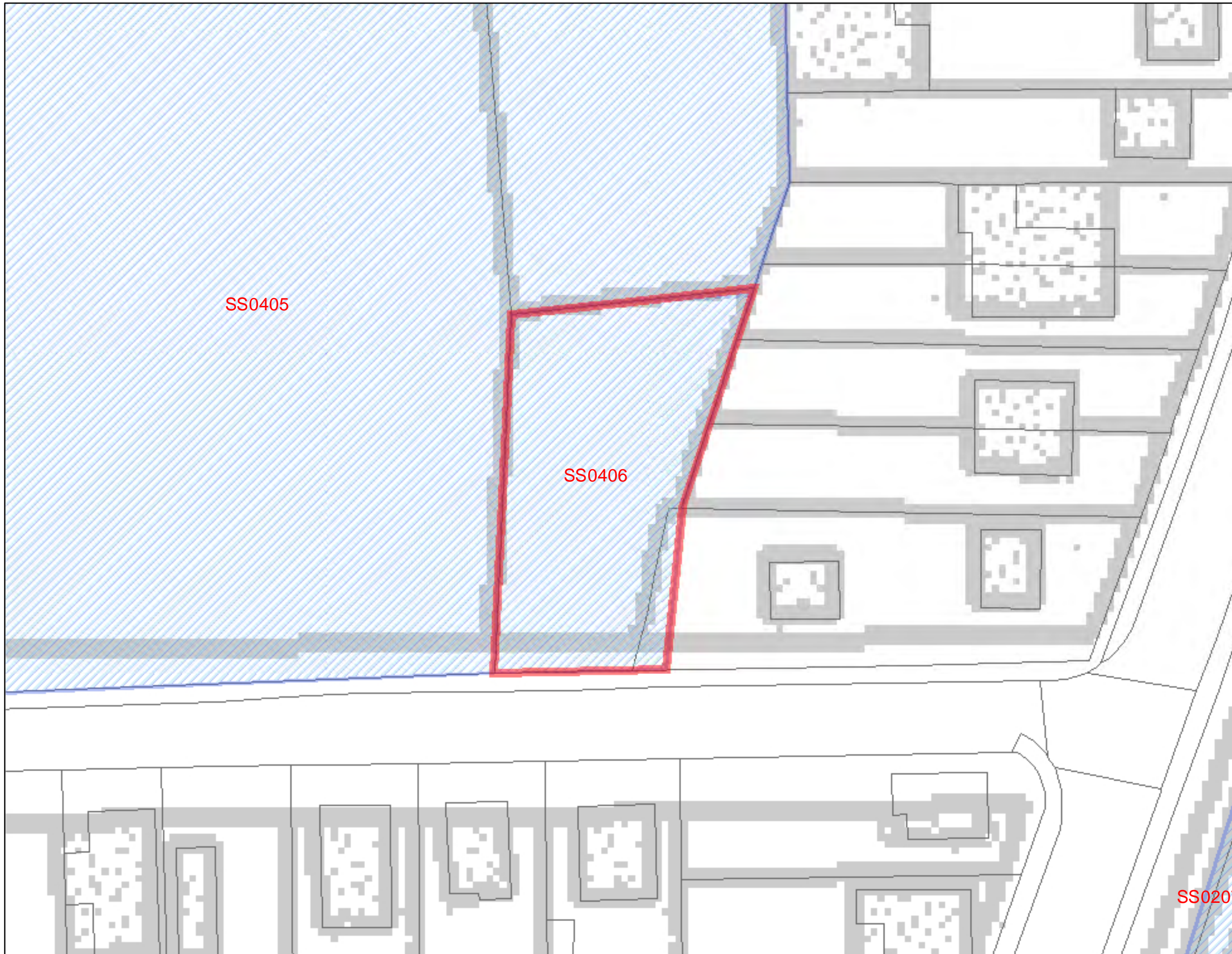


# Land rear of 287-291 Pound Lane

SHLAA 2011/2012



# SS0406





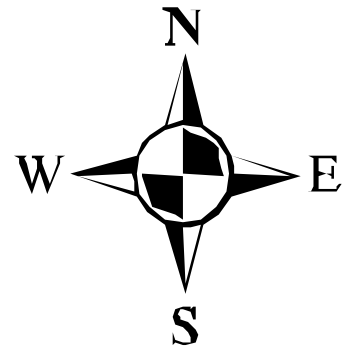
## SHLAA Site Survey Form Part 1

<b>Address:</b> The Brambles, Acacia Road, Bowers Gifford, Basildon	<b>Site Area:</b> 0.069ha	<b>Current Use:</b> Domestic light industry	<b>Site Ref.:</b> <b>SS0407</b>									
<b>Description of Site (including planning status)</b>  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.  <b>Planning history:</b> 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.			<b>Site Access:</b> Acacia Road, Basildon  <b>Access to Services</b> (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									
<b>Ownership:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">- Public Body?</td> <td style="width: 50%;">No</td> </tr> <tr> <td>- Private Individual?</td> <td>Yes</td> </tr> <tr> <td>- Company?</td> <td>No</td> </tr> <tr> <td>- Unknown?</td> <td>No</td> </tr> </table>			- Public Body?	No	- Private Individual?	Yes	- Company?	No	- Unknown?	No		
- Public Body?	No											
- Private Individual?	Yes											
- Company?	No											
- Unknown?	No											
<b>Urban Area Site</b>	No											
<b>Green Belt Site</b>	Yes	0.069ha										
<b>Greenfield Site</b>	No											
<b>Previously Developed Land</b>	Yes	0.069ha										
<b>Site Constraints</b>												
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>									
Scheduled Monument	Within	No	Ancient Woodland	Within	No							
	Part of	No		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Flood Zone		No	Protected Species Alert Area		Yes							
Washland		No	Protected Species Alert Area - 10m Buffer		Yes							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No							
	Part of	No		Ground Water Vulnerability Area		No						
	Adj. To	Yes										
Oil / Gas Pipelines		No	Conservation Area	Within	No							
				Adj. To	No							

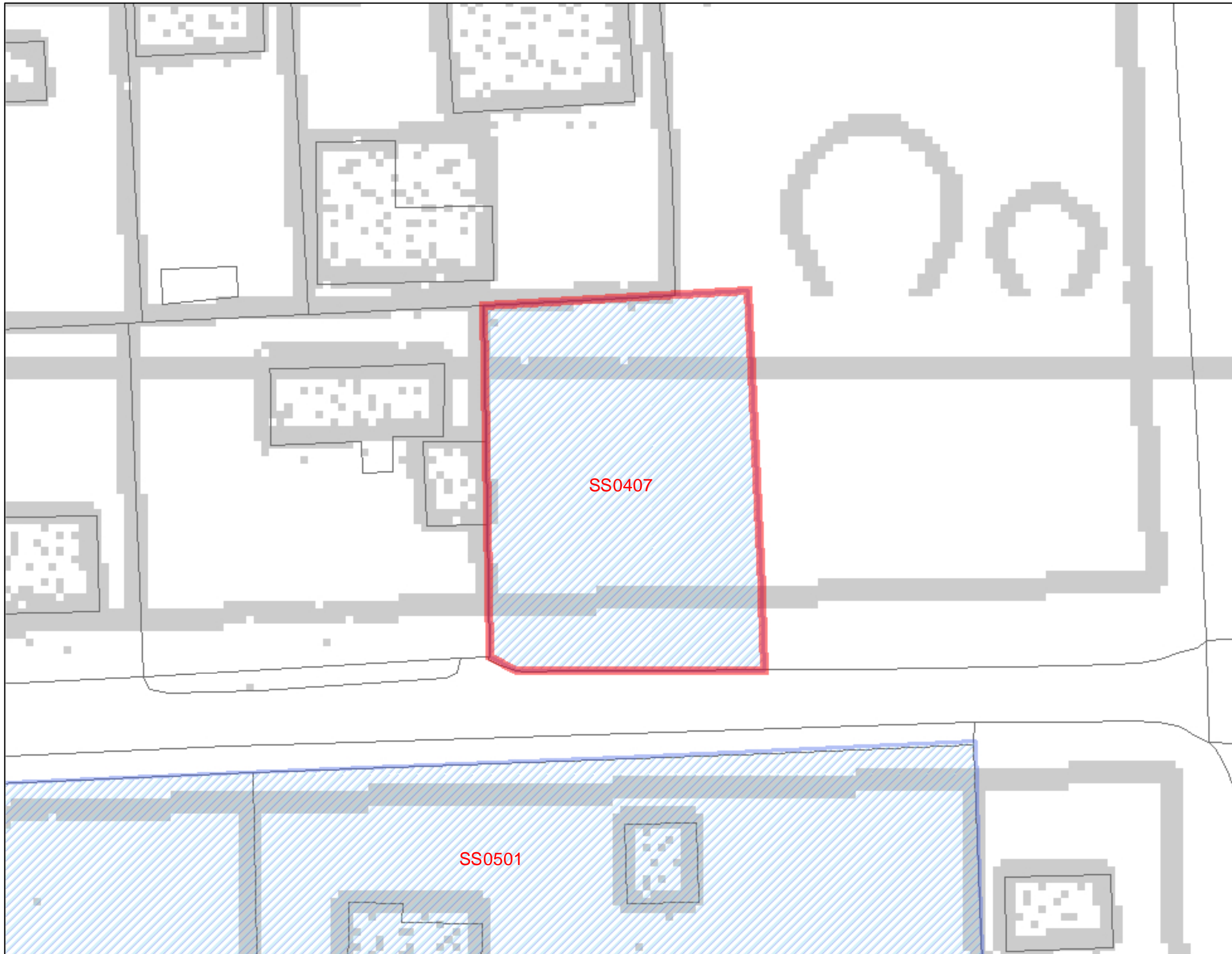


<b>Address:</b> The Brambles, Acacia Road, Bowers Gifford, Basildon		<b>Site Area:</b> 0.069ha	<b>Current Use:</b> Domestic light industry	<b>Site Ref.:</b> <b>SS0407</b>		
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Unmade roads will need improvement.						
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Protected Species Alert Area – entire site.</li> <li>o Within employment area buffer 800m (Courtauld Road)</li> <li>o Likely existence of contamination – no detailed assessment made.</li> </ul>						
<b>Could the constraints be overcome? PARTIALLY</b> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>o Likely existence of contamination – intrusive site investigation to establish presence of any contaminants.</li> </ul>						
<b>What is the most suitable type of development for this site?</b> None						
Site is NOT suitable for housing development						
<b>Reason(s) why site is / is not suitable for housing:</b> 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.						
<b>Is site available for development? If yes, when?</b>			Yes. The site was submitted through the Call for Sites process and it has access at this time.			

SHLAA 2011/2012



## SS0407





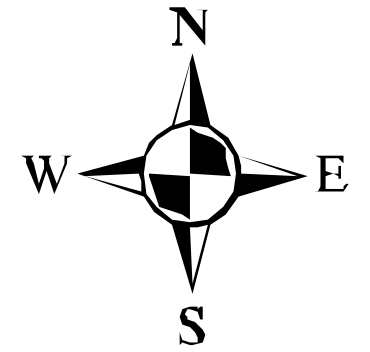
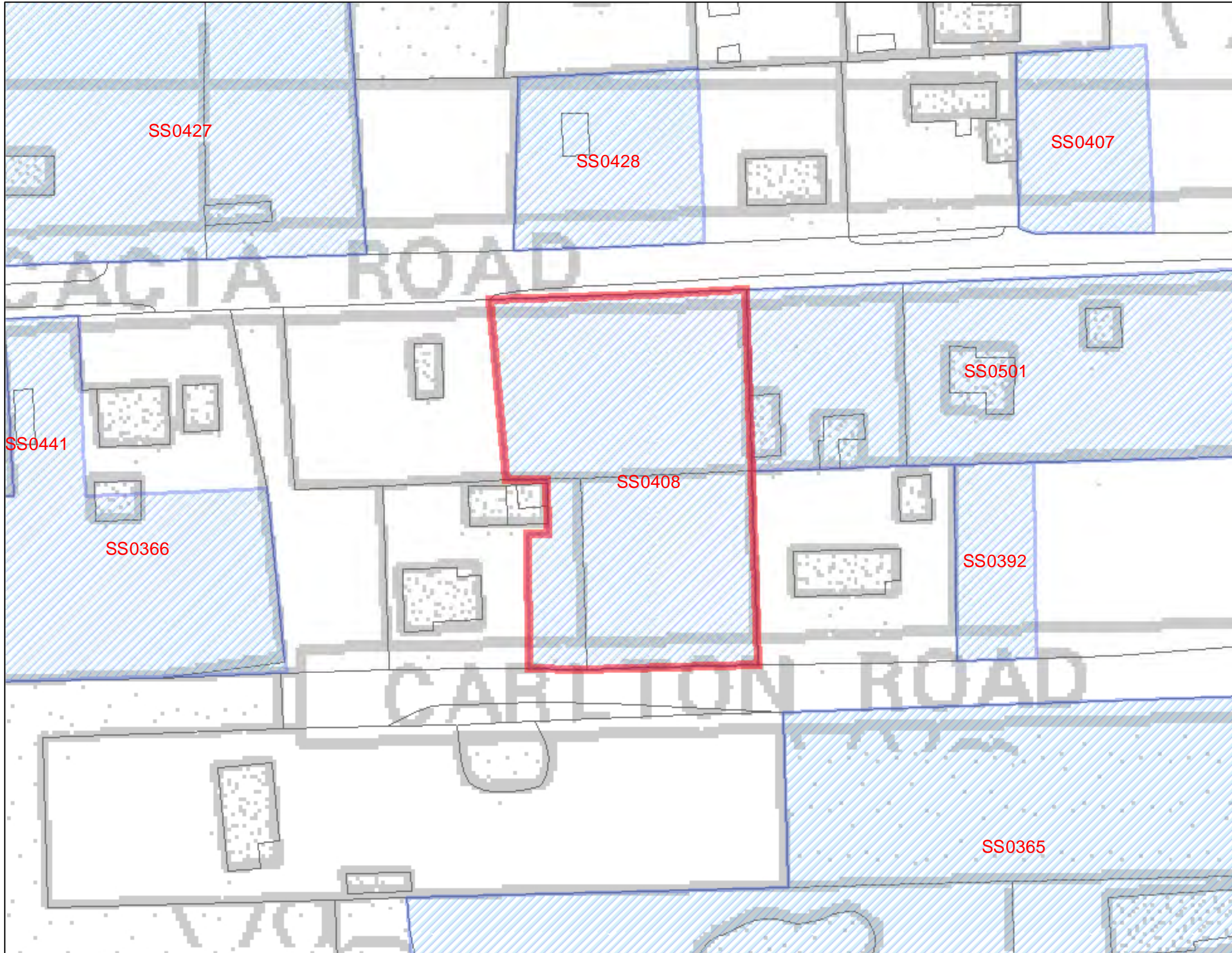
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent Springview, Carlton Road, Bowers Gifford, Basildon.	<b>Site Area:</b> 0.25ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> <b>SS0408</b>			
<b>Description of Site (including planning status)</b>			<b>Site Access:</b>			
<p>Approximately rectangular site between Carlton Road and Acacia Road in Bowers Gifford. The site is the extended garden for the adjoining property, Springview. There is a domestic outbuilding within the submitted site (garage and stables). It is predominantly laid to grass with a small number of trees along the boundaries and within the site. The site is flat.</p> <p>The area has a rural character and is predominantly residential.</p> <p>The BDLP 1998 has the site within the Green Belt and the North Benfleet Plotlands area.</p> <p>There is no planning history.</p>			<p>Carlton Road, or Acacia Road, Basildon</p> <p><b>Access to Services</b> (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 &gt; 800m</p> <p>Public Open Space:            Amenity Green Space &lt;800m;            Churchyards &lt;800m;            Country Park &lt;2km            Natural Green Space &lt;800m;            Outdoor Sports Facilities &lt;2km;            Urban Park &lt;800m</p> <p>Bus Stop: &gt;400m (Grange Road / Pound Lane)            Railway Station: Pitsea &gt; 2.5km</p>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	0.25ha				
<b>Greenfield Site</b>	No					
<b>Previously Developed Land</b>	Yes	0.25ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	

<b>Address:</b> Land adjacent Springview, Carlton Road, Bowers Gifford, Basildon.	<b>Site Area:</b> 0.25ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> <b>SS0408</b>	
		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Unmade roads will need upgrading.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Protected Species Alert Area – northern half of site.</li> <li>o Substantial trees within site.</li> <li>o Within employment area buffer 800m (Courtauld Road)</li> <li>o Likely existence of contamination – no detailed assessment made (within 100m of unknown post-1953 infill).</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>o Protected Species Alert Area – ecological site assessment for presence of any protected species.</li> <li>o Tree survey to establish whether any specimens are worthy of protection; design solution to retain trees.</li> <li>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.</li> <li>o Likely existence of contamination – intrusive site investigation to establish presence of any contaminants.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b> 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.				
<b>Is site available for development? If yes, when?</b>		Yes. The site was submitted through the Call for Sites process and it has access at this time.		



SHLAA 2011/2012



# SS0408



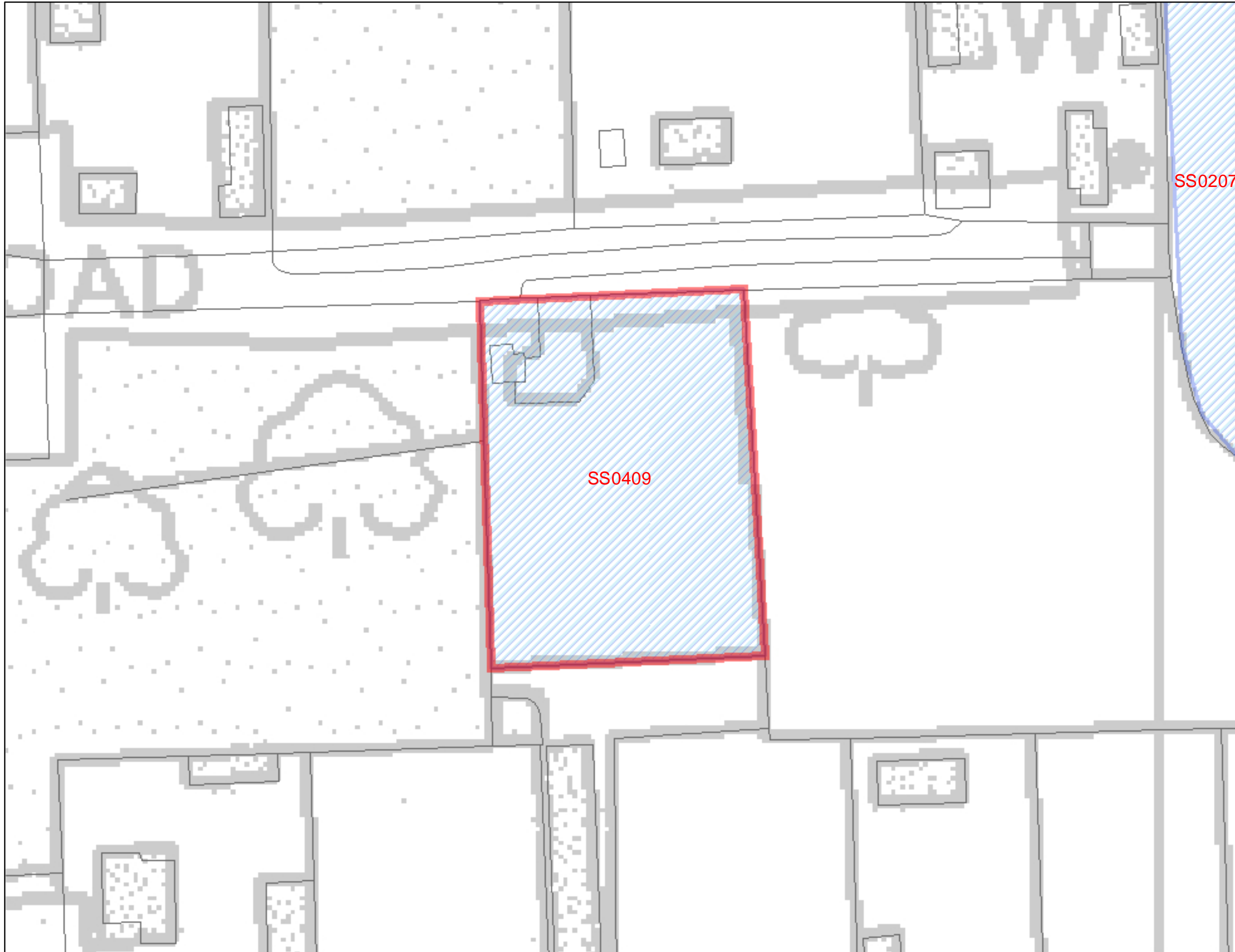
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land opposite Sunside Strip, Cornwall Road, Bowers Gifford, Basildon	<b>Site Area:</b> 0.18ha	<b>Current Use:</b> Grazing land/scrubland	<b>Site Ref.:</b> SS0409		
<b>Description of Site (including planning status)</b>  Small rectangular shaped site within the plotlands area of Bowers Gifford. The site is mainly laid to grass and contains a number of trees, hedges and an outbuilding around the periphery. The site is towards the eastern end of Cornwall Road, which is rural in character. Surrounding land uses include vacant and wooded plots and residential development, with farmland to the east.  The area is designated green belt and plotland area in the BDLP 1998  No planning history			<b>Site Access:</b> Cornwall Road, Bowers Gifford <b>Access to Services</b> (distance in m) Primary School: None within 800m buffer (St. Margaret; Eversley <1500m) Secondary School: None within 1500m buffer (Basildon Upper Academy <2.5km) GPs / Health Centre: None within buffer Local Centre: None within buffer Town Centre: Pisea >800m  Public Open Space: Amenity Green Space <800m; Churchyard <800m; Educational Field <800m (outside of borough); Urban Park <2km  Bus Stop: >500m (Pound Lane) Railway Station: Pitsea (>2.5km)		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.18ha			
<b>Greenfield Site</b>	Yes	0.178ha			
<b>Previously Developed Land</b>	Yes	0.002ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b>					

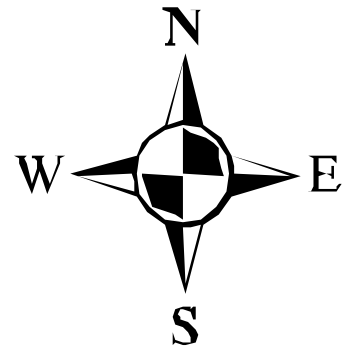


<b>Address:</b> Land opposite Sunside Strip, Cornwall Road, Bowers Gifford, Basildon	<b>Site Area:</b> 0.18ha	<b>Current Use:</b> Grazing land/scrubland	<b>Site Ref.:</b> SS0409	
No issues.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>○ RAMSAR and SPA 5km buffer</li> <li>○ Protected Species alert area buffer (10m) – east, west and southwest boundaries.</li> <li>○ Ground water vulnerability</li> <li>○ Likely existence of contamination – no detailed assessment made (within 100m of unknown infill)</li> <li>○ Green belt designation.</li> </ul>				
<b>Could the constraints be overcome?</b> Partially				
<ul style="list-style-type: none"> <li>○ RAMSAR, SPA and Protected Species Alert - Ecological site assessment to establish presence of any protected species</li> <li>○ Ground Water Vulnerability – design / engineering solution to prevent contamination</li> <li>○ Invasive site assessment to establish presence of any contaminants</li> <li>○ Landscape assessment to establish whether site is important to GB objectives; consideration of GB designation through LDF processes.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Woodland, smallholding, open space				
				<b>Site is NOT suitable for housing development</b> x
<b>Reason(s) why site is not suitable for housing:</b>				
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.				
<b>Is site available for development?</b>			Yes. The site was submitted through the Call for Sites process and it has access at this time.	
<b>If yes, when?</b>				

# Land opposite Sunset Strip, Cornwall Road



SHLAA 2011/2012



# SS0409



## SHLAA Site Survey Form Part 1

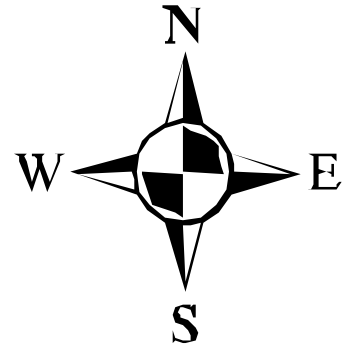
<b>Address:</b> Land at Well Green Cottage, Dry Street, Langdon Hills	<b>Site Area:</b> 0.08ha	<b>Current Use:</b> Domestic Garden	<b>Site Ref:</b> <b>SS0410</b>	
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the north side of Dry Street, in a rural setting. Surrounding area comprises a mixture of plotlands, woodland and high quality landscapes. The site comprises mostly grass, trees and shrubs and forms part of the garden to Well Green Cottage.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <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>			<b>Site Access:</b> Dry Street <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	0.08ha		
<b>Greenfield Site</b>	Yes	0.075ha		
<b>Previously Developed Land</b>	Yes	0.005ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	

<b>Address:</b> Land at Well Green Cottage, Dry Street, Langdon Hills		<b>Site Area:</b> 0.08ha	<b>Current Use:</b> Domestic Garden	<b>Site Ref:</b> <b>SS0410</b>	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

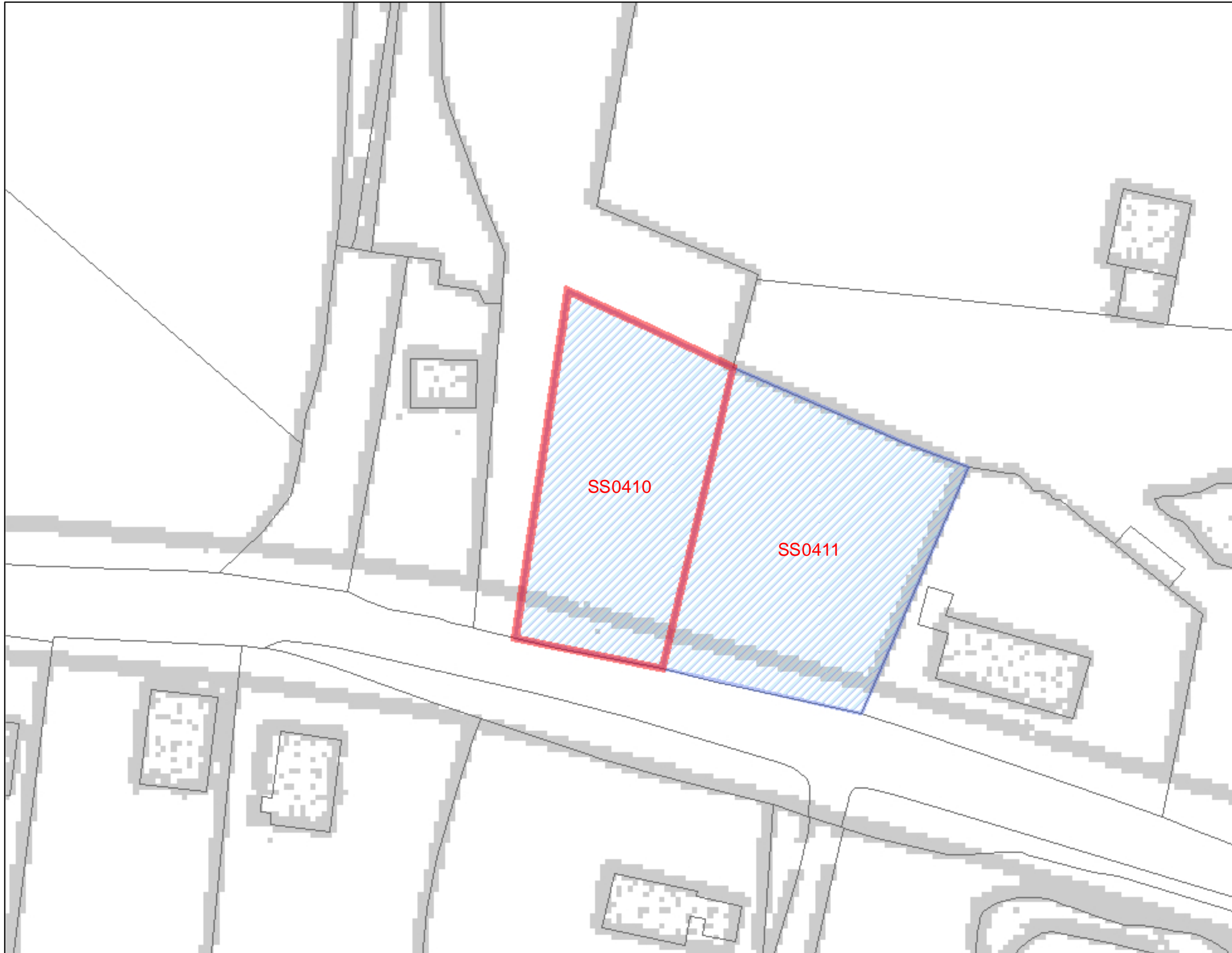


# Land at Well Green Cottage, Dry Street

SHLAA 2011/2012



## SS0410



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Well Green Cottage, Dry Street, Langdon Hills	<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Domestic Garden	<b>Site Ref:</b> <b>SS0411</b>	
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<p><b>Description of Site (including planning status)</b>                  Square shaped site located on the north side of Dry Street, in a rural setting. Surrounding area comprises a mixture of plotlands, woodland and high quality landscapes. The site comprises mostly grass, trees and shrubs and forms part of the extended garden to Well Green Cottage.</p> <p>Development Plan: Allocated as Green Belt in the BDLP 1998.</p> <p>Planning History:</p> <ul style="list-style-type: none"> <li>BAS/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>	<p><b>Site Access:</b> Dry Street</p> <p><b>Access to Services</b></p>
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<b>Ownership:</b>	- Public Body?	No
	- Private Individual?	Yes
	- Company?	No
	- Unknown?	No
<b>Urban Area Site</b>	No	
<b>Green Belt Site</b>	Yes	0.09ha
<b>Greenfield Site</b>	Yes	0.085ha
<b>Previously Developed Land</b>	Yes	0.005ha

**Site Constraints**

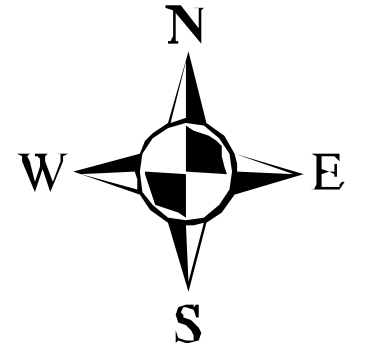
Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within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

<b>Address:</b> Land at Well Green Cottage, Dry Street, Langdon Hills		<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Domestic Garden	<b>Site Ref:</b> <b>SS0411</b>	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					

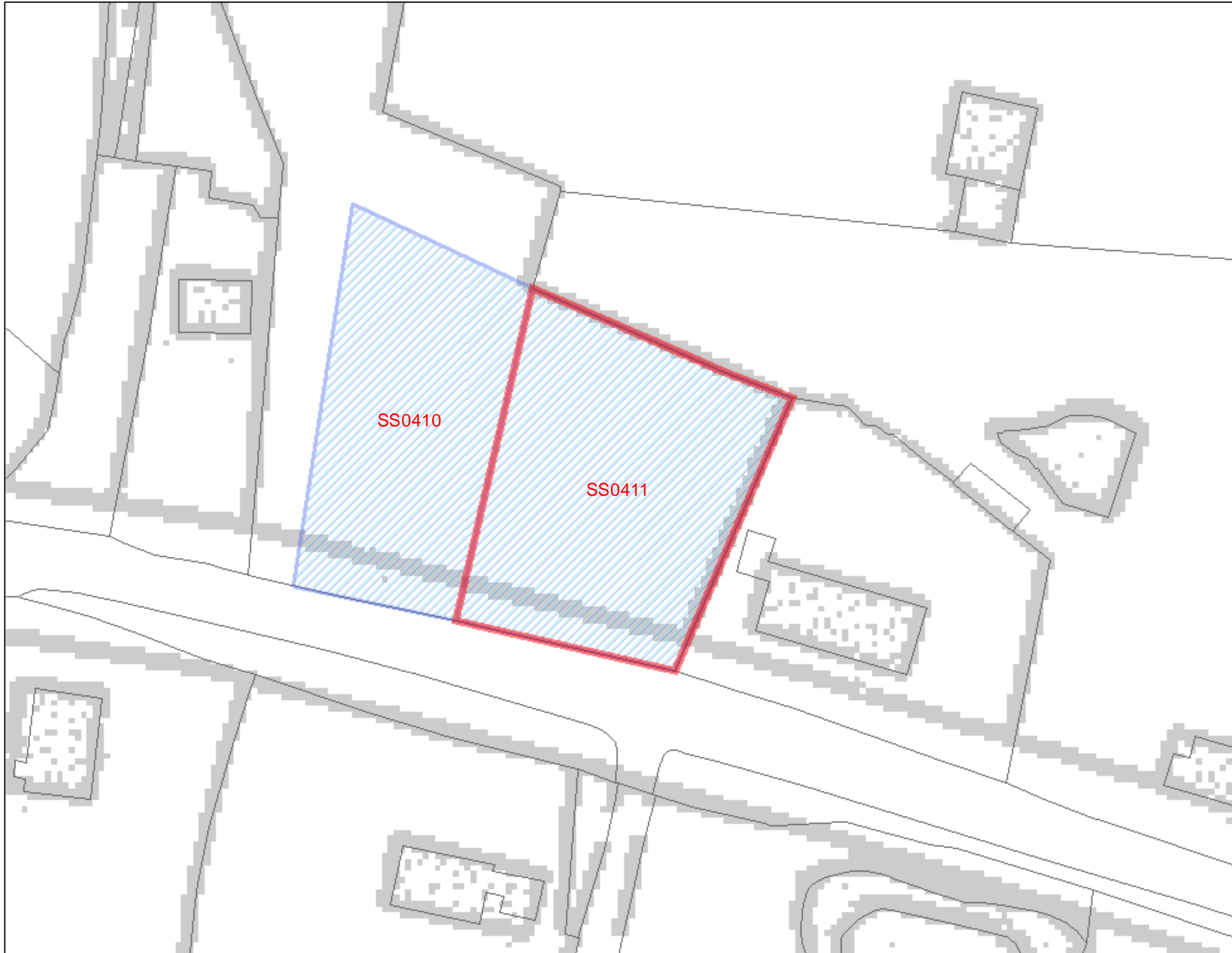


# Land between Well Green Cottage and Rose Cottage

SHLAA 2011/2012



## SS0411



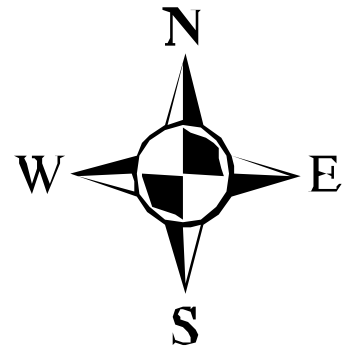
## SHLAA Site Survey Form Part 1

<b>Address:</b> Windsor Road, Bowers Gifford	<b>Site Area:</b> 0.074ha	<b>Current Use:</b> Vacant site	<b>Site Ref.:</b> <b>SS0412</b>		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b>		
<p>Rectangular vacant plot within a rural street of residential properties. The site is mainly laid to grass having been largely cleared of trees, possibly for use as an extension to the residential garden of either The Hoathley or The Haven (the division of the parcel between the two dwellings is uncertain but is used by one or both occupiers). A single tree remains towards the south of the site and a few on the northeast boundary where the plot appears to have previously been merged with a similar vacant site to the east. The site is flat.</p> <p>The surrounding uses are residential and light industry / storage.</p> <p>The site is within the Green Belt and the North Benfleet Plotland area in the BDLP 1998</p> <p>No planning history.</p>			Windsor Road, Bowers Gifford, Basildon		
			<b>Access to Services</b> (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~1.3km) Secondary School: None within buffer (Basildon Upper Academy ~2km) GPs / Health Centre: None within 800m buffer Local Centre: None within 800m buffer Town Centre: Pitsea >800m  Public Open Space: Amenity Green Space 800m; Churchyard <800m; Country Park <2km; Natural Open Space <800m; Outdoor Sports Facilities <2km; Urban Park <800m.  Bus Stop: >300m (Pound Lane) Railway Station: Pitsea (>2.5km)		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	No			
	- Company?	Yes			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.074ha			
<b>Greenfield Site</b>	Yes	0.074ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Yes	Zone 2	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	

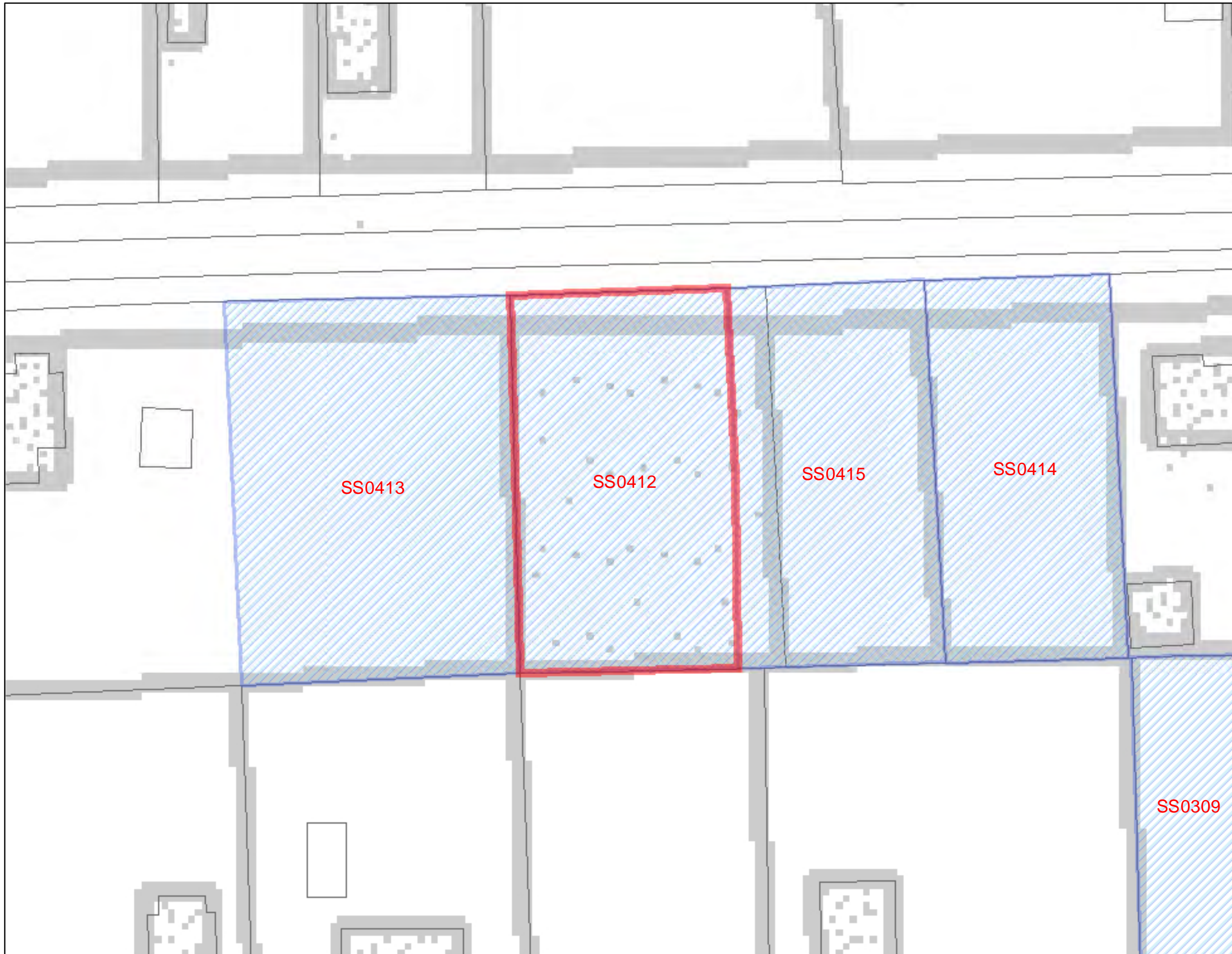
<b>Address:</b> Windsor Road, Bowers Gifford		<b>Site Area:</b> 0.074ha	<b>Current Use:</b> Vacant site	<b>Site Ref.:</b> SS0412	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Unmade road would need upgrading.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>○ Green Belt designation</li> <li>○ Protected species alert area – entire site.</li> <li>○ Ground Water Vulnerability – entire site</li> <li>○ RAMSAR &amp; SPA 5km buffer</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>○ Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>○ Protected species alert area – ecological site assessment to establish presence of any protected species and appropriate action taken.</li> <li>○ Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> <li>○ SPA &amp; RAMSAR buffer – ecological site assessment to establish presence of any protected species.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> None.					
			<b>Site is NOT suitable for housing development</b> <input type="checkbox"/>		
<b>Reason(s) why site is / is not suitable for housing:</b> 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. The site was submitted through the Call for Sites process and it has access at this time.		



SHLAA 2011/2012



# SS0412



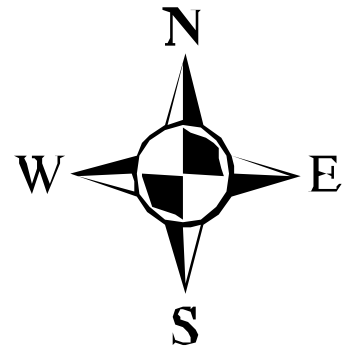
# SHLAA Site Survey Form Part 1

<b>Address:</b> Land at The Haven, Windsor Road, Bowers Gifford		<b>Site Area:</b> 0.095ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> SS0413	
<b>Description of Site (including planning status)</b>  Rectangular plot forming part of the residential garden to the west of The Haven. The site contains a number of trees along the southern and northern boundaries and within the plot. The area is rural in character, containing mainly residential properties and a few business / storage uses. The site is flat.  The site is within the Green Belt and the North Benfleet Plotland area in the BDLP 1998  No planning history.			<b>Site Access:</b> Windsor Road, Bowers Gifford, Basildon <b>Access to Services</b> (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~1.3km) Secondary School: None within buffer (Basildon Upper Academy ~2km) GPs / Health Centre: None within 800m buffer Local Centre: None within 800m buffer Town Centre: Pitsea >800m  Public Open Space: Amenity Green Space 800m; Churchyard <800m; Country Park <2km; Natural Open Space <800m; Outdoor Sports Facilities <2km; Urban Park <800m.  Bus Stop: >300m (Pound Lane) Railway Station: Pitsea (>2.5km)		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.095ha			
<b>Greenfield Site</b>	Yes	0.095ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No

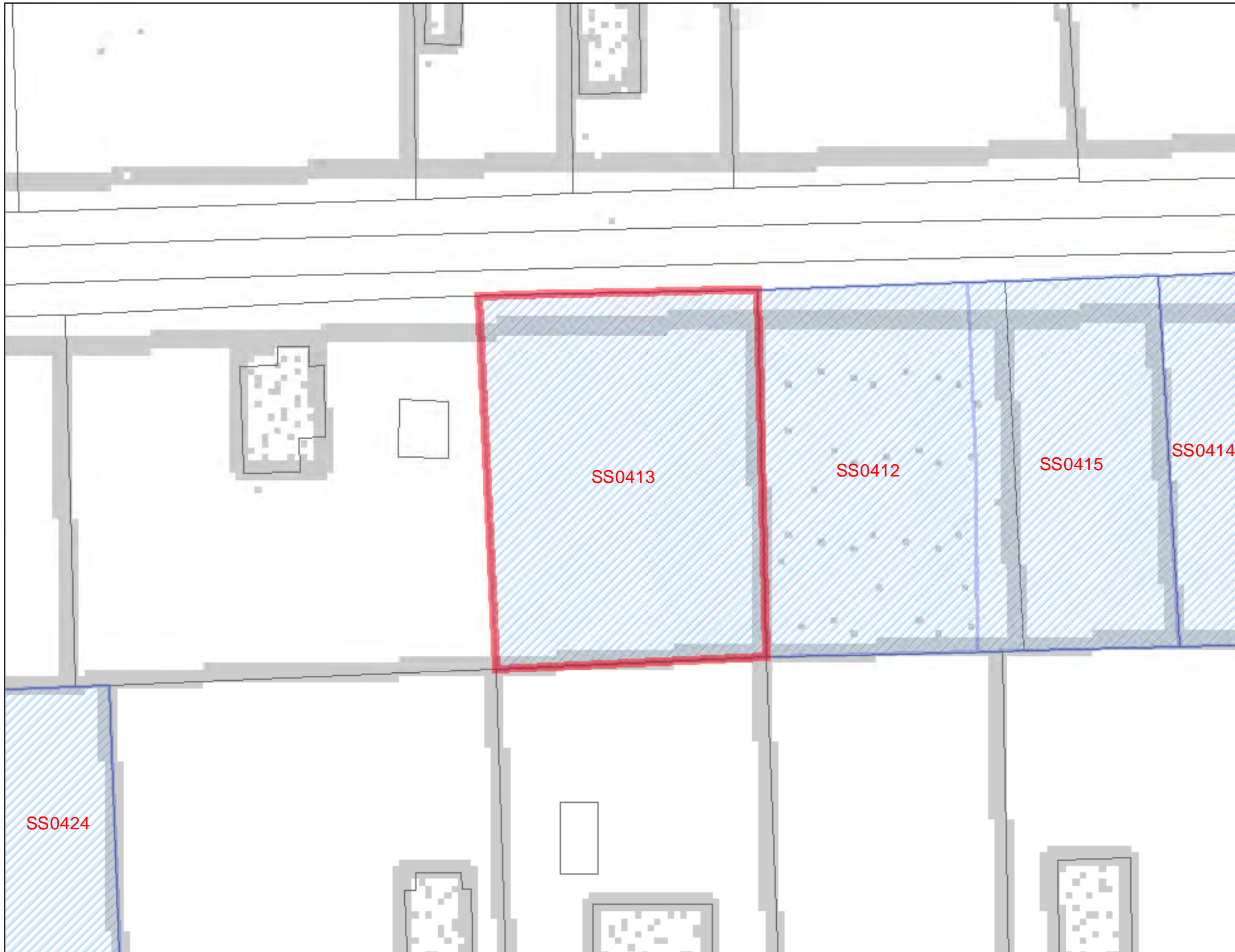
<b>Address:</b> Land at The Haven, Windsor Road, Bowers Gifford	<b>Site Area:</b> 0.095ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> SS0413	
<b>Highway issues:</b> Unmade road would require upgrading				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>○ Green Belt designation</li> <li>○ Protected species alert area 10m buffer – east side of site</li> <li>○ Ground Water Vulnerability – entire site</li> <li>○ RAMSAR &amp; SPA 5km buffer</li> </ul>				
<b>Could the constraints be overcome?</b> Partial <ul style="list-style-type: none"> <li>○ Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>○ Protected species alert area buffer – ecological site assessment to establish presence of any protected species and appropriate action taken.</li> <li>○ Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> <li>○ SPA &amp; RAMSAR buffer – ecological site assessment to establish presence of any protected species.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None.				
				<b>Site is NOT suitable for housing development</b> <input type="checkbox"/>
<b>Reason(s) why site is / is not suitable for housing:</b>  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.				
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. The site was submitted through the Call for Sites process and it has access at this time.	



SHLAA 2011/2012



## SS0413



## SHLAA Site Survey Form Part 1

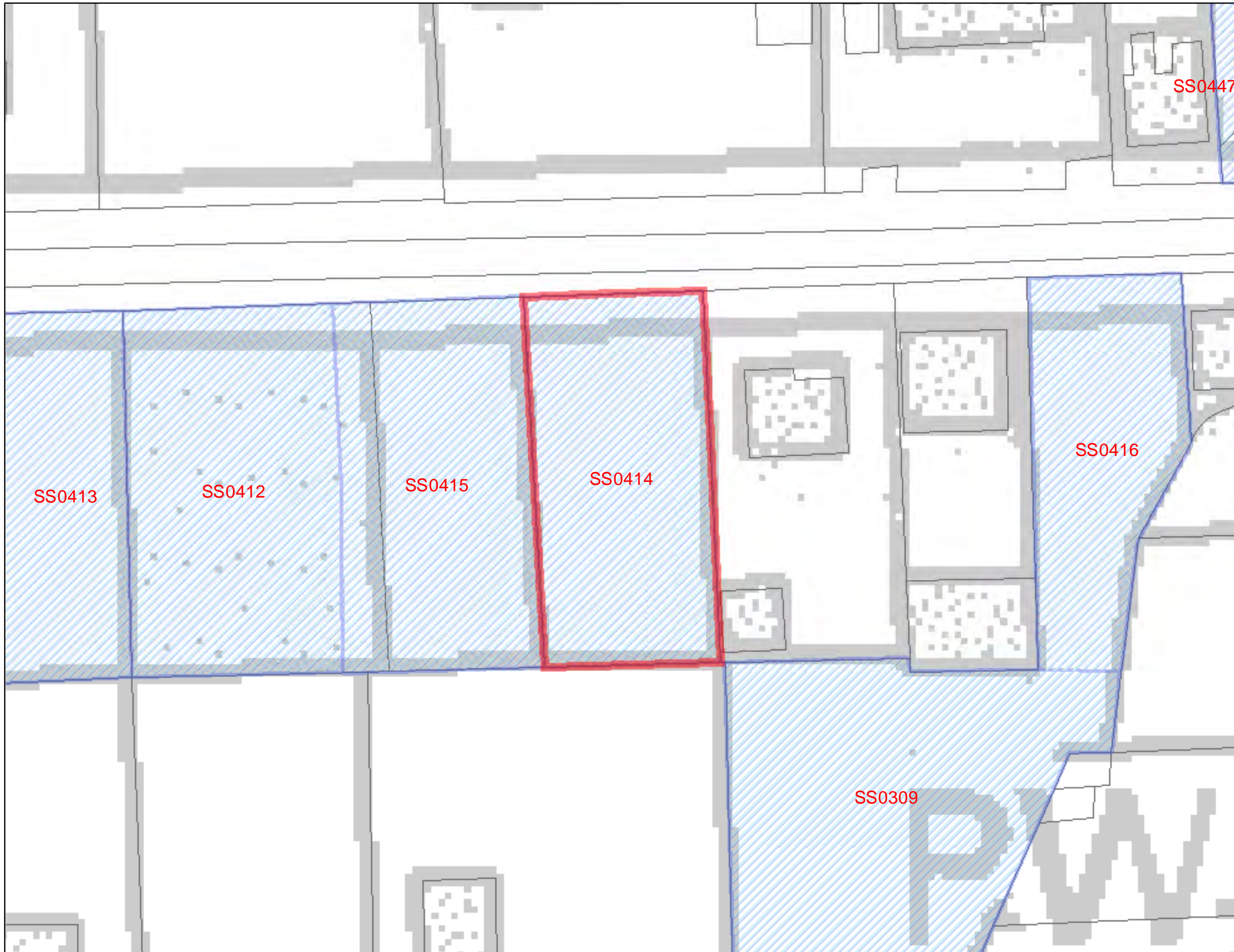
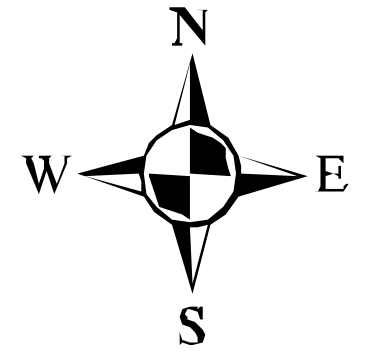
<b>Address:</b> Land west of The Hoathley, Windsor Road, Bowers Gifford	<b>Site Area:</b> 0.062ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> <b>SS0414</b>		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b>		
<p>Rectangular plot currently forming an extension to the residential garden of The Hoathley. The site is partly laid to grass with a driveway and contains a number of outbuildings / storage and parking area. The site is flat.</p> <p>The area is rural in character, containing mainly residential properties and a few business / storage uses.</p> <p>The site is within the Green Belt and the North Benfleet Plotland area in the BDLP 1998</p> <p>01/01163/OUT – erection of 4 bed chalet bungalow and detached garage. Invalid application (insufficient fee).</p>			<p>Windsor Road, Bowers Gifford, Basildon</p> <p><b>Access to Services</b> (distance in m)            Primary School: None within buffer (Felmores; Briscoe; Eversley ~1.3km)            Secondary School: None within buffer (Basildon Upper Academy ~2km)            GPs / Health Centre: None within 800m buffer            Local Centre: None within 800m buffer            Town Centre: Pitsea &gt;800m</p> <p>Public Open Space:            Amenity Green Space 800m;            Churchyard &lt;800m;            Country Park &lt;2km;            Natural Open Space &lt;800m;            Outdoor Sports Facilities &lt;2km;            Urban Park &lt;800m.</p> <p>Bus Stop: &gt;300m (Pound Lane)            Railway Station: Pitsea (&gt;2.5km)</p>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.062ha			
<b>Greenfield Site</b>	Yes	0.029ha			
<b>Previously Developed Land</b>	Yes	0.033ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Yes	Zone 2	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

<b>Address:</b> Land west of The Hoathley, Windsor Road, Bowers Gifford	<b>Site Area:</b> 0.062ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> <b>SS0414</b>	
		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Unmade road would require upgrading.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Green Belt designation</li> <li>o Ground Water Vulnerability – entire site</li> <li>o RAMSAR &amp; SPA 5km buffer</li> <li>o Flood zone 2 (northern half of site)</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>o Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>o Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> <li>o SPA &amp; RAMSAR buffer – ecological site assessment to establish presence of any protected species.</li> <li>o Flood zone 2 – engineering solution to establish suitable drainage and water management.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None.				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is not adjacent to the settlement boundary and 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>		Yes. The site was submitted through the Call for Sites process and it has access at this time.		



# Land at the West of The Hoathley

SHLAA 2011/2012



# SS0414

## SHLAA Site Survey Form Part 1

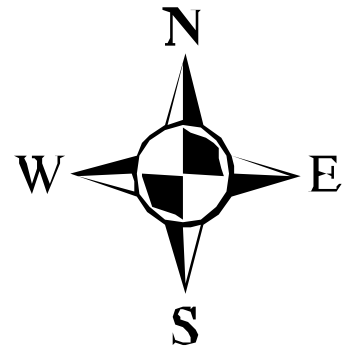
<b>Address:</b> Land north of Adelaide Cottage, Windsor Road, Bowers Gifford	<b>Site Area:</b> 0.068ha	<b>Current Use:</b> Vacant plot/ grassland	<b>Site Ref.:</b> <b>SS0415</b>		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Windsor Road, Bowers Gifford, Basildon		
<p>Rectangular shaped plot located on the south side of Windsor Road, Bowers Gifford. The site has been cleared recently but remains vacant. It is mostly laid to grass with a small group of trees to the northeast corner. The site is fenced along the west and east boundaries and appears to be used by neighbouring occupiers but not as an extension to the residential garden. The land is flat.</p> <p>The area is rural in character, containing mainly sporadic residential properties and a few commercial / storage uses.</p> <p>The site is within the Green Belt and the North Benfleet Plotland area as identified in the Basildon Local Plan 1998</p> <p>No planning history</p>			<p><b>Access to Services</b> (distance in m)                  Primary School: None within buffer (Felmores; Briscoe; Eversley ~1.3km)                  Secondary School: None within buffer (Basildon Upper Academy ~2km)                  GPs / Health Centre: None within 800m buffer                  Local Centre: None within 800m buffer                  Town Centre: Pitsea &gt;800m</p> <p>Public Open Space:                  Amenity Green Space 800m;                  Churchyard &lt;800m;                  Country Park &lt;2km;                  Outdoor Sports Facilities &lt;2km;                  Urban Park &lt;800m.</p> <p>Bus Stop: &gt;300m (Pound Lane)                  Railway Station: Pitsea (&gt;2.5km)</p>		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.068ha			
<b>Greenfield Site</b>	Yes	0.068ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Yes	Zone 2	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No

<b>Address:</b> Land north of Adelaide Cottage, Windsor Road, Bowers Gifford	<b>Site Area:</b> 0.068ha	<b>Current Use:</b> Vacant plot/ grassland	<b>Site Ref.:</b> <b>SS0415</b>	
		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Unmade road would need upgrading.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Green Belt designation</li> <li>o Ground Water Vulnerability – western boundary, covering majority of site</li> <li>o RAMSAR &amp; SPA 5km buffer</li> <li>o Flood zone 2 (northern section of site)</li> </ul>				
<b>Could the constraints be overcome?</b> Partial <ul style="list-style-type: none"> <li>o Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>o Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> <li>o SPA &amp; RAMSAR buffer – ecological site assessment to establish presence of any protected species.</li> <li>o Flood zone 2 – engineering solution to establish suitable drainage and water management.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None.				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is not adjacent to the settlement boundary and 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>		Yes. The site was submitted through the Call for Sites process and it has access at this time.		

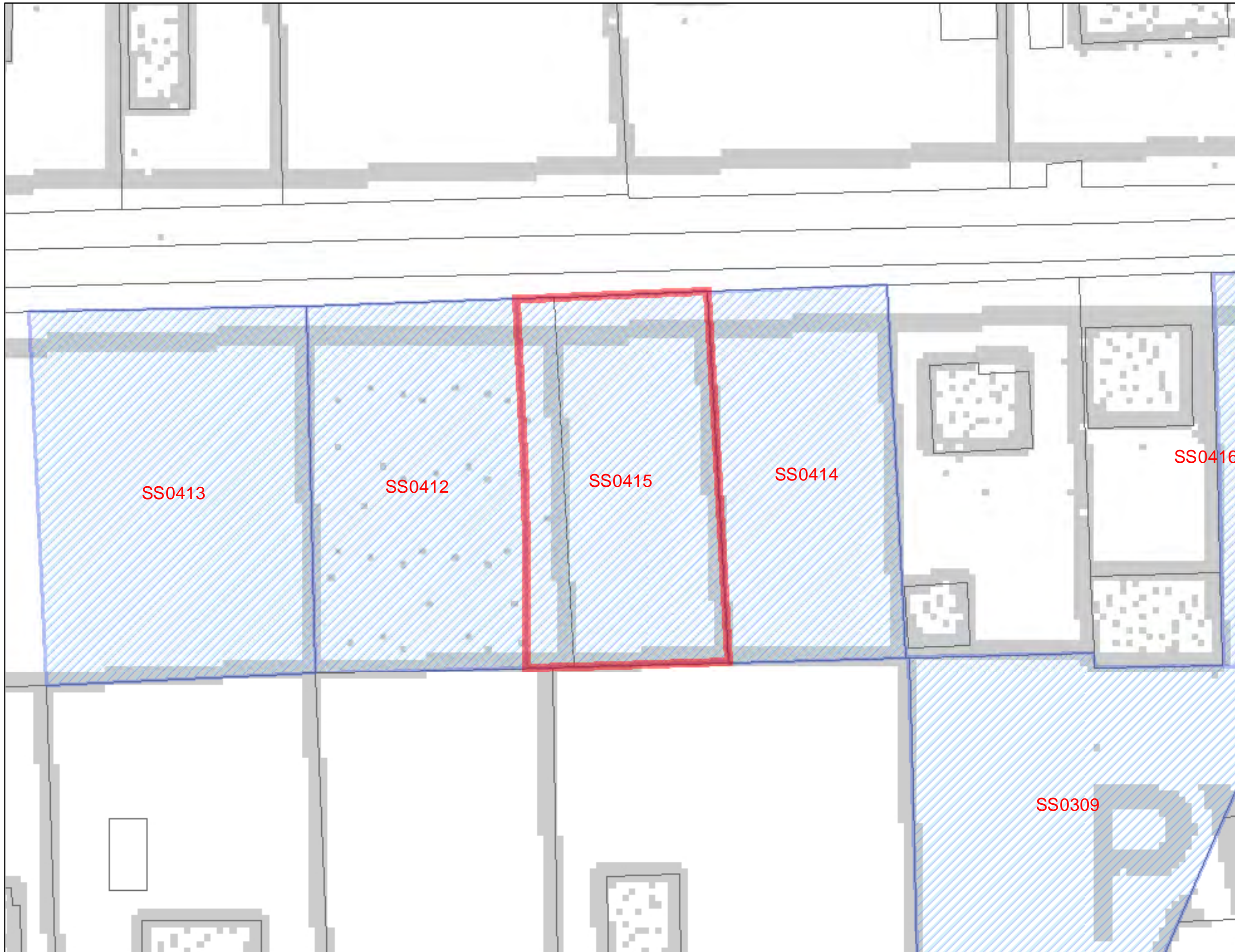


# Land at Windsor Road, Opp Brambles

SHLAA 2011/2012



# SS0415



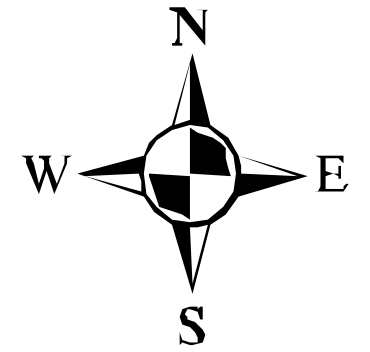
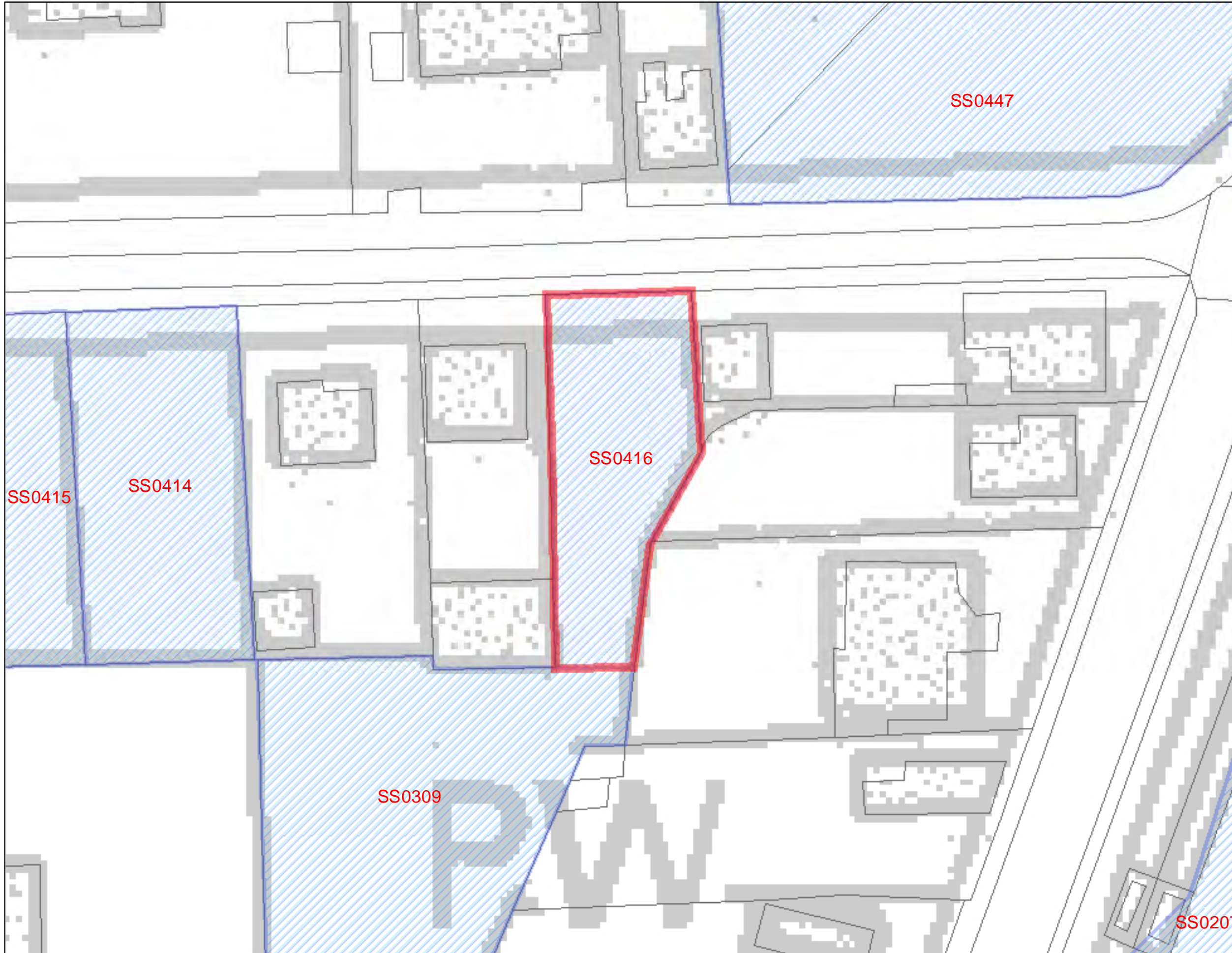
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land east of St Elmo, Windsor Road, Bowers Gifford, Basildon		<b>Site Area:</b> 0.047ha	<b>Current Use:</b> scrubland	<b>Site Ref.:</b> <b>SS0416</b>								
<b>Description of Site (including planning status)</b>  Irregular shaped plot within the Bowers Gifford Plotland area. The site is undeveloped and contains a number of trees and scrubland. Inaccessible. Land is flat.  The area is rural in character, containing mainly residential properties and a few business / storage uses.  The site is within the Green Belt and the North Benfleet Plotland area in the BDLP 1998  98/00098/OUT – Erection of two dwellings and access (combined with adjoining site to the south). Refused 13-03-98. Dismissed on appeal.			<b>Site Access:</b> Windsor Road, Bowers Gifford, Basildon  <b>Access to Services</b> (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~1.3km) Secondary School: None within buffer (Basildon Upper Academy ~2km) GPs / Health Centre: None within 800m buffer Local Centre: None within 800m buffer Town Centre: Pitsea >800m  Public Open Space: Amenity Green Space 800m; Churchyard <800m; Country Park <2km; Outdoor Sports Facilities <2km; Urban Park <800m.  Bus Stop: >300m (Pound Lane) Railway Station: Pitsea (>2.5km)									
			<b>Ownership:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 30%;">- Public Body?</td><td style="width: 70%;">No</td></tr> <tr><td>- Private Individual?</td><td>Yes</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>		- Public Body?	No	- Private Individual?	Yes	- Company?	No	- Unknown?	No
- Public Body?	No											
- Private Individual?	Yes											
- Company?	No											
- Unknown?	No											
<b>Urban Area Site</b>		No										
<b>Green Belt Site</b>		Yes	0.047ha									
<b>Greenfield Site</b>		Yes	0.047ha									
<b>Previously Developed Land</b>		No										
<b>Site Constraints</b>												
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>									
Scheduled Monument	Within	No	Ancient Woodland	Within	No							
	Part of	No		Part of Site	No							
	Adj. To	No		Within Buffer	No							
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	Yes		Within Buffer	No							
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No							
	Part of Site	No		Part of Site	No							
	Within Buffer	No		Within Buffer	No							
Flood Zone	Yes	Zone 2	Protected Species Alert Area		No							
Washland		No	Protected Species Alert Area - 10m Buffer		No							
Marshes Protection Area		No										
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No							
	Part of	No		Ground Water Vulnerability Area		Yes						
	Adj. To	No										
Oil / Gas Pipelines		No	Conservation Area	Within	No							
				Adj. To	No							
Electricity Pylons		No	Listed Buildings	Within	No							
				Adj. To	No							
Immovable communications links		No	Potential Contaminated Land	B								
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No							
			TPO		No							

<b>Address:</b> Land east of St Elmo, Windsor Road, Bowers Gifford, Basildon	<b>Site Area:</b> 0.047ha	<b>Current Use:</b> scrubland	<b>Site Ref.:</b> SS0416	
		Archaeological Finds Area		No
<b>Highway issues:</b> Unmade road would require upgrading.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Green Belt designation</li> <li>o Ground Water Vulnerability – western boundary, covering majority of site</li> <li>o RAMSAR &amp; SPA 5km buffer</li> <li>o Flood zone 2 (northern section of site)</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>o Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>o Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> <li>o SPA &amp; RAMSAR buffer – ecological site assessment to establish presence of any protected species.</li> <li>o Flood zone 2 – engineering solution to establish suitable drainage and water management.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None.				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is not adjacent to the settlement boundary and 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>		Yes. The site was submitted through the Call for Sites process and it has access at this time.		



SHLAA 2011/2012



# SS0416

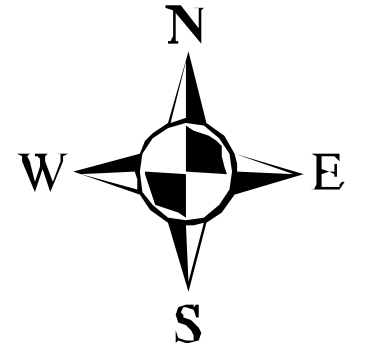
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Basildon Rose Gardens Ltd, Burnt Mills Road, Basildon.	<b>Site Area:</b> 2.85ha	<b>Current Use:</b> Car park and grassland.	<b>Site Ref.:</b> <b>SS0417</b>		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Burnt Mills Road		
<p>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.</p> <p>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 employment area to the northwest. The land is flat.</p> <p>Site is within the green belt in the BDLP 1998.</p> <p>Planning History:</p> <p>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</p>			<p><b>Access to Services</b> (distance in m)          Primary School: None within buffer.          Felmores &amp; 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</p> <p>Public Open Space:          Amenity Green Space: ~400m          Children &amp; Young Peoples Space: ~400m          Country Park &lt;2km          Natural &amp; Semi-natural OS &lt;800m          Outdoor Sports Facilities &lt;2km          Urban Park &lt;400m</p> <p>Bus Stop: ~1.5km          Railway Station: Pitsea ~2.7km</p>		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	No		
		- Company?	Yes		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	2.85ha			
<b>Greenfield Site</b>	Yes	2.25ha			
<b>Previously Developed Land</b>	Yes	0.60ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No

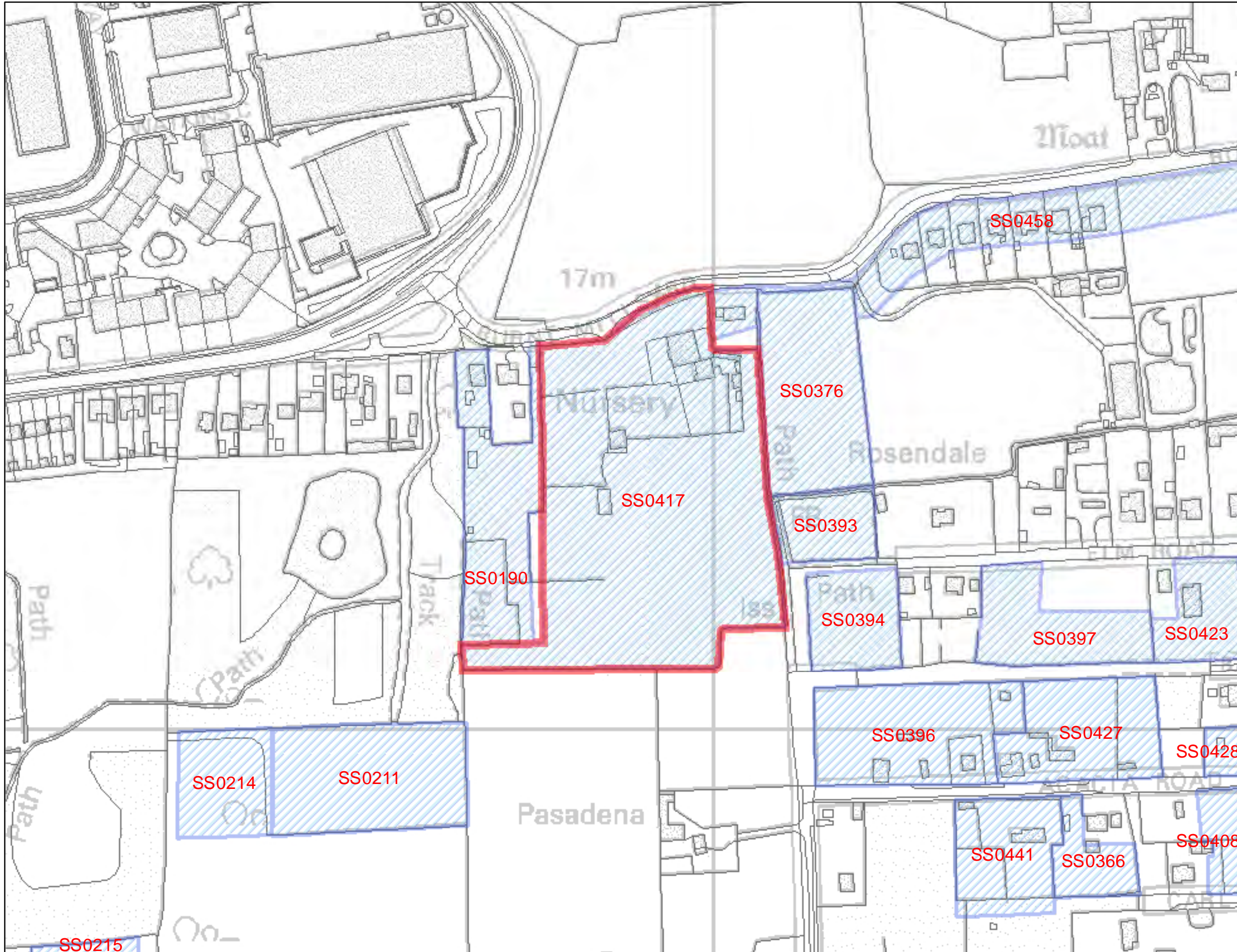
<b>Address:</b> Land at Basildon Rose Gardens Ltd, Burnt Mills Road, Basildon.		<b>Site Area:</b> 2.85ha	<b>Current Use:</b> Car park and grassland.	<b>Site Ref.:</b> <b>SS0417</b>		
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		No	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Access is close to Burnt Mills Road / Courtauld Road Junction but no particular issues.						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>o Within employment area buffer.</li> <li>o Green Belt area</li> <li>o Likely existence of contamination – no detailed assessment made (infill site within 250m)</li> <li>o Ground Water Vulnerability (small section along eastern boundary).</li> <li>o Protected species alert area (all fields in the south of the site and along eastern boundary)</li> <li>o Footpath – along eastern boundary (not necessarily within the site)</li> </ul>						
<b>Could the constraints be overcome?</b> Yes						
<ul style="list-style-type: none"> <li>o Employment land assessment to determine need for employment land</li> <li>o Landscape assessment to determine whether the site is suitable for green belt designation; designation can be altered through the LDF process.</li> <li>o Site investigation to determine presence of any contamination.</li> <li>o Design or engineering solution to avoid / mitigate contamination of ground water.</li> <li>o Ecological site assessment o establish presence of any protected or important species, with appropriate action.</li> <li>o Design solution to integrate footpath / avoid impact on footpath or divert footpath.</li> </ul>						
<b>What is the most suitable type of development for this site?</b>						
Open space						
Site is suitable for housing development						
<b>Reason(s) why site is / is not suitable for housing:</b>						
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.						
<b>Is site available for development?</b>			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.			
<b>If yes, when?</b>						



SHLAA 2011/2012



# SS0417





## SHLAA Site Survey Form Part 1

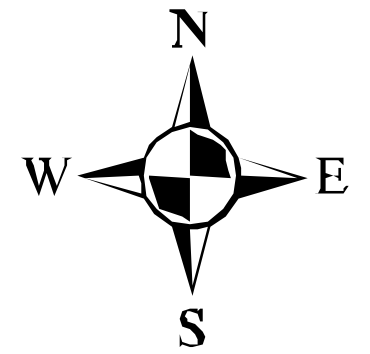
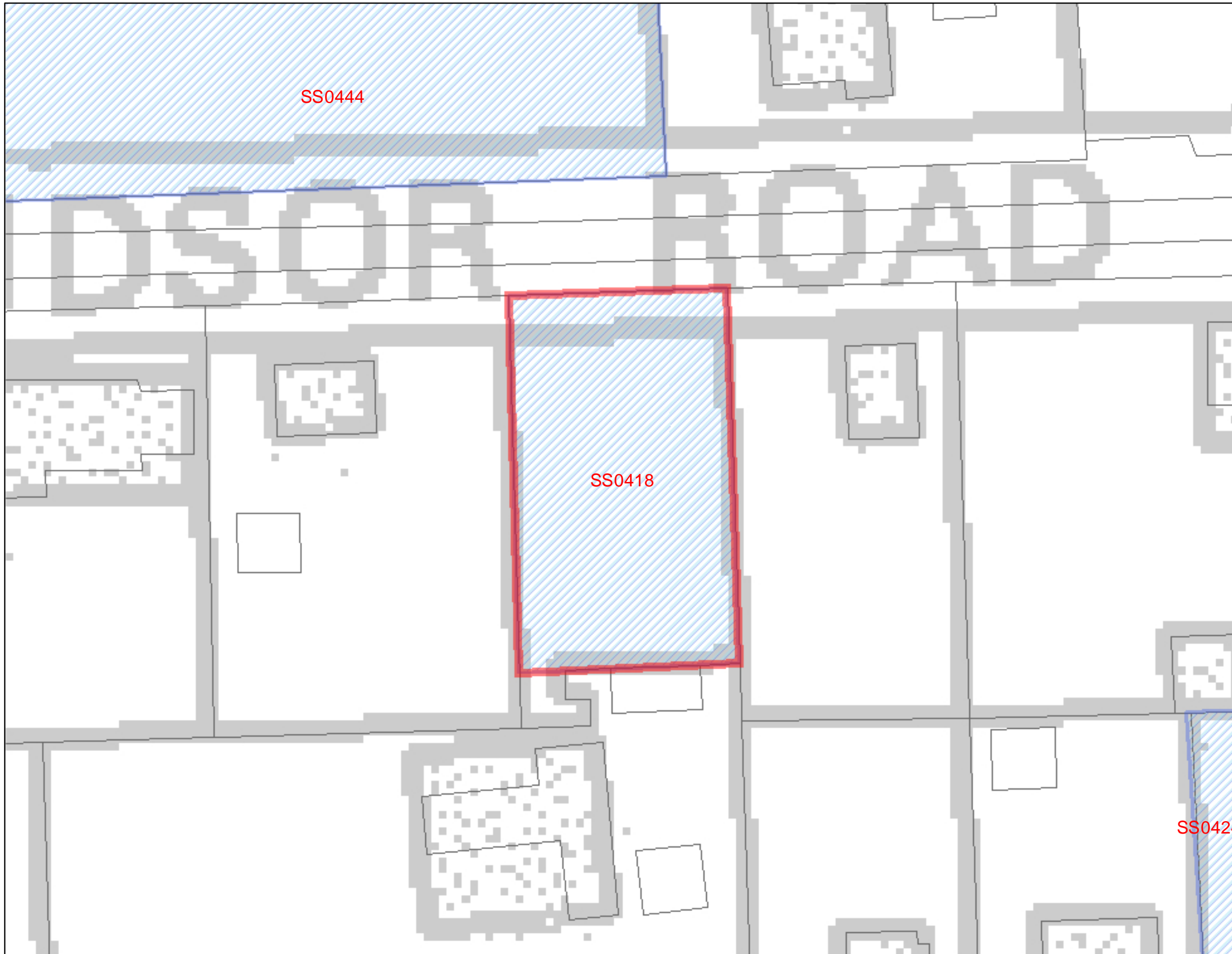
<b>Address:</b> Land between Briar Walk and Tudor, Windsor Road, north Benfleet		<b>Site Area:</b> 0.057ha	<b>Current Use:</b> Vacant plot	<b>Site Ref.:</b> <b>SS0418</b>			
<b>Description of Site (including planning status)</b>  Rectangular site between residential properties on Windsor Road. The submission describes the site as a garden, although it is unclear which neighbouring property a garden would relate to and therefore it has been described as vacant. The site contains a number of trees and hedgerows along the east and west boundaries. It is a maintained site with a boundary fence. The land is flat.  The area is rural in character, containing mainly residential properties. The OS map displays symbol for a Water Tap on the site.  In the 1998 BLDP the site is within the Green Belt and the North Benfleet Plotland area  No planning history.			<b>Site Access:</b> Windsor Road, Bowers Gifford, Basildon <b>Access to Services</b> (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley >1km) Secondary School: None within buffer (Basildon Upper Academy ~2km) GPs / Health Centre: None within 800m buffer Local Centre: None within 800m buffer Town Centre: Pitsea >800m  Public Open Space: Amenity Green Space 800m; Country Park <2km; Natural Open Space <800m; Outdoor Sports Facilities <800km; Urban Park <800m.  Bus Stop: >200m (Pound Lane) Railway Station: Pitsea (>2.5km)				
			<b>Ownership:</b>		- Public Body? No - Private Individual? Yes - Company? No - Unknown? No		
<b>Urban Area Site</b>		No					
<b>Green Belt Site</b>		Yes	0.057ha				
<b>Greenfield Site</b>		Yes	0.057ha				
<b>Previously Developed Land</b>		No					
<b>Site Constraints</b>							
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>				
Scheduled Monument	Within	No	Ancient Woodland	Within	No		
	Part of	No		Part of Site	No		
	Adj. To	No		Within Buffer	No		
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No		
	Part of Site	No		Part of Site	No		
	Within Buffer	No		Within Buffer	No		
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No		
	Part of Site	No		Part of Site	No		
	Within Buffer	No		Within Buffer	No		
Flood Zone		No	Protected Species Alert Area		No		
Washland		No	Protected Species Alert Area - 10m Buffer		Yes		
Marshes Protection Area		No					
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No		
	Part of	No		Ground Water Vulnerability Area			Yes
	Adj. To	No					
Oil / Gas Pipelines		No	Conservation Area	Within	No		
				Adj. To	No		
Electricity Pylons		No	Listed Buildings	Within	No		
				Adj. To	No		
Immovable communications links		No	Potential Contaminated Land	C			

<b>Address:</b> Land between Briar Walk and Tudor, Windsor Road, north Benfleet		<b>Site Area:</b> 0.057ha	<b>Current Use:</b> Vacant plot	<b>Site Ref.:</b> <b>SS0418</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Unmade road would require upgrading					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>○ Likely existence of contamination – no detailed assessment made</li> <li>○ Green Belt designation</li> <li>○ Protected species alert area 10m buffer – north boundary of site (Protected species alert for woodland on opposite side of Windsor Road)</li> <li>○ Ground Water Vulnerability – entire site</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>○ Contamination – site investigation to establish presence of any contaminants.</li> <li>○ Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>○ Protected species alert area buffer – ecological site assessment to establish presence of any protected species and appropriate action taken.</li> <li>○ Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> None.					
Site is NOT suitable for housing development					
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is not adjacent to the settlement boundary and 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		



# Land between Briar Cottage and Tudor

SHLAA 2011/2012



# SS0418

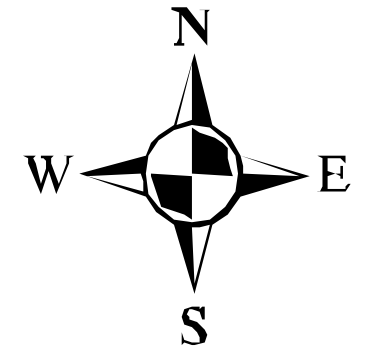
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Smilers Farm and Isadene Boarding Kennels, Bowers Gifford, Basildon	<b>Site Area:</b> 6.23ha	<b>Current Use:</b> Domestic, commercial, livery, boarding kennels and open fields.	<b>Site Ref.:</b> <b>SS0419</b>		
<b>Description of Site (including planning status)</b>  A large, irregular shaped, mixed use site. It contains a residential property, open fields and a variety of commercial uses. There are a large number of buildings and structures in the central part of the site, which accommodate the residence, a poultry business and a number of vehicle 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 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  <b>Planning History:</b> 91/00646/FULL – proposed re-locatable bungalow for residential use. Refused  07/00720/FULL – Retrospective consent for storage of caravans. Refused. Dismissed on appeal.			<b>Site Access:</b> Pound Lane  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m; Amenity Green Spaces >800m; Children and young people <400m; Churchyard <400m; Civic spaces >2km; Country parks <2km; Educational fields >800m; Natural and semi natural >800m; Outdoor sport <2km; Urban parks <800m  Bus Stop: >400m Railway Station: >1.6km		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual(s)?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	6.23ha			
<b>Greenfield Site</b>	Yes	4.72ha			
<b>Previously Developed Land</b>	Yes	1.51ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Yes	Zone 2 & 3	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No			
	Part of	No	Village Green & Common Land		No

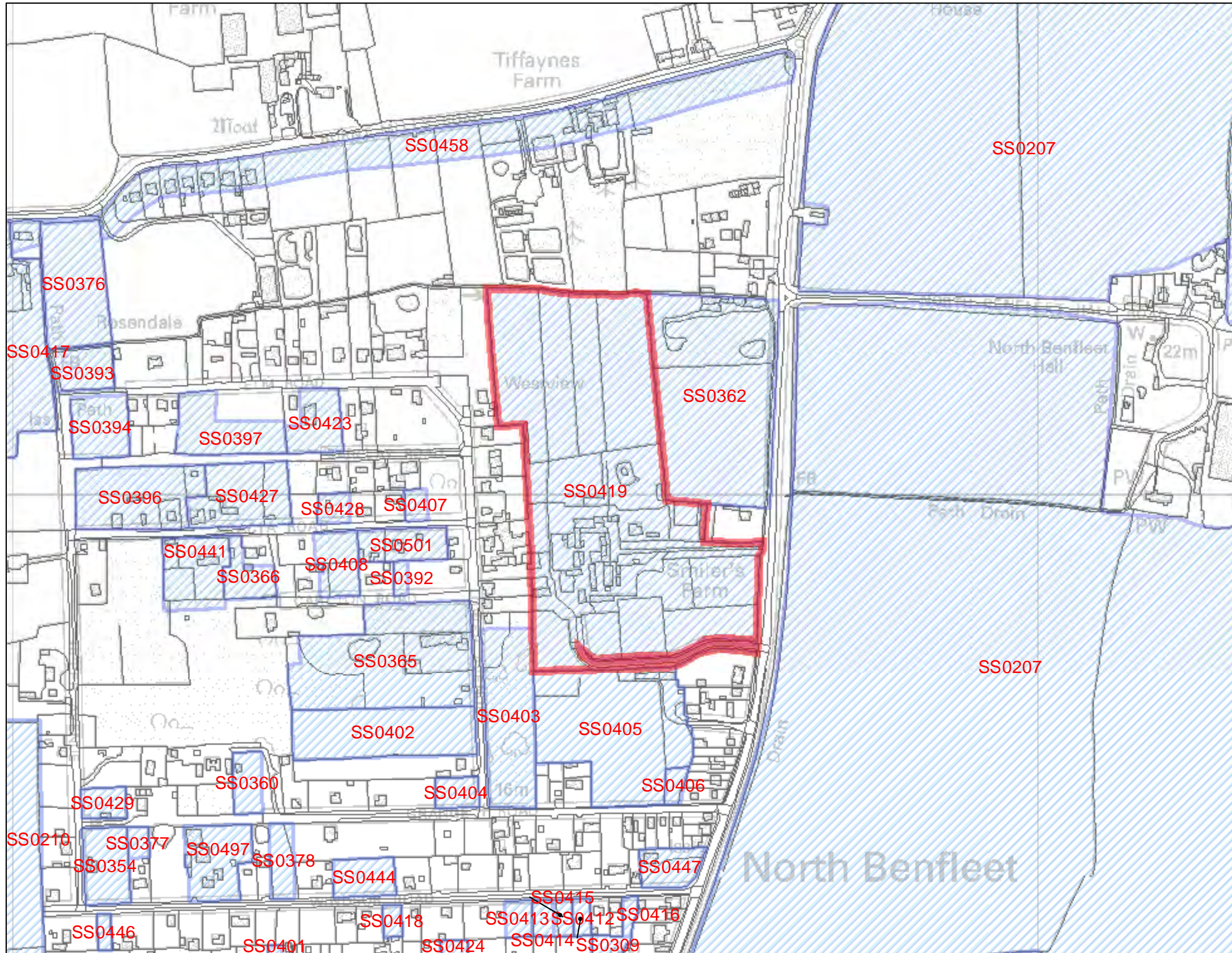
<b>Address:</b> Land at Smilers Farm and Isadene Boarding Kennels, Bowers Gifford, Basildon		<b>Site Area:</b> 6.23ha	<b>Current Use:</b> Domestic, commercial, livery, boarding kennels and open fields.	<b>Site Ref.:</b> SS0419	
	Adj. To	Yes	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		Yes – adjacent
<b>Highway issues:</b> No particular issues. Site is remote from rail and bus options.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>Flood zone 2 &amp; 3 – north and south parts of the site, covering approximately half of the area.</li> <li>Ground Water Vulnerability – covering the eastern and northern parts of the site.</li> <li>Protected Species Alert Area – central to one of the eastern fields</li> <li>Protected Species Alert Area 10m buffer – southwest and eastern boundaries of the site.</li> <li>Archaeological finds – to the northeast of the site, around north Benfleet Hall</li> <li>Likely existence of contamination – no detailed assessment made.</li> <li>Substantial trees within the site.</li> </ul>					
<b>Could the constraints be overcome?</b> No <ul style="list-style-type: none"> <li>Flood zone 3 – Cannot be overcome for housing.</li> <li>Ground Water Vulnerability – Design and engineering solutions to reduce/eliminate contamination of ground water.</li> <li>Protected Species Alert Area – ecological survey to establish presence of any protected species within the site.</li> <li>Protected Species Alert Area 10m buffer – ecological survey to establish presence of any protected species within the site.</li> <li>Archaeological finds – Possible site investigations prior to excavation.</li> <li>Likely existence of contamination – site survey to establish presence of any contaminants.</li> <li>Trees – Tree survey to establish presence of any important specimens; design solution to retain trees.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Current use; open space					
Site is NOT suitable for housing development					
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site 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.					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		



SHLAA 2011/2012



# SS0419





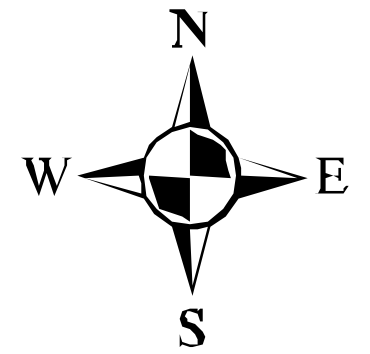
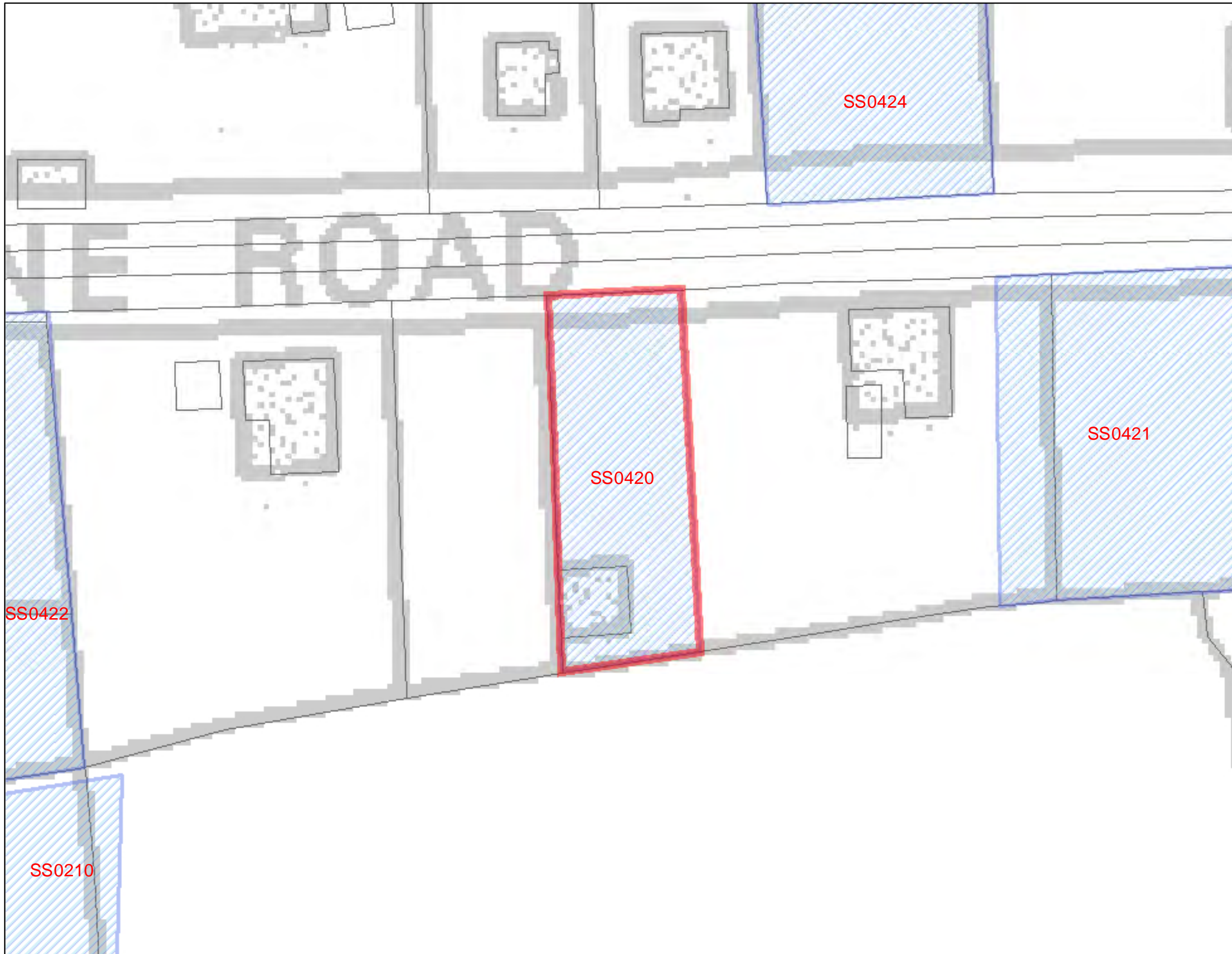
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at The Whispering, Osborne Road, Bowers Gifford		<b>Site Area:</b> 0.064ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> SS0420		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b>			
<p>Rectangular plot forming part of the residential garden to the west of The Whispering. The site is bounded by trees to the south and west and contains a domestic outbuilding.</p> <p>The area is semi-rural in character, containing mainly residential properties and a number of business / storage uses.</p> <p>The site is within the Green Belt in the BDLP 1998</p> <p>No planning history.</p>			Osborne Road, Bowers Gifford, Basildon			
			<b>Access to Services</b> (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~1 km) Secondary School: None within buffer (Basildon Upper Academy ~1.9km) GPs / Health Centre: None within 800m buffer Local Centre: None within 800m buffer Town Centre: Pitsea >800m  Public Open Space: Amenity Green Space 800m; Country Park <2km; Natural Open Space <800m; Outdoor Sports Facilities <800m; Urban Park <800m.  Bus Stop: >200m (Pound Lane) Railway Station: Pitsea (>2.4km)			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	0.064ha				
<b>Greenfield Site</b>	Yes	0.056ha				
<b>Previously Developed Land</b>	Yes	0.008ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	

<b>Address:</b> Land at The Whispering, Osborne Road, Bowers Gifford	<b>Site Area:</b> 0.064ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> SS0420	
<b>Highway issues:</b> Unmade road.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>○ Green Belt designation</li> <li>○ Protected species alert area 10m buffer – west side of site</li> <li>○ Ground Water Vulnerability – entire site</li> <li>○ Within SPA / Ramsar 5km buffer (Benfleet Creek)</li> <li>○ Potential existence of contamination – no detailed assessment made (within 250m of unknown infill)</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>○ Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>○ Protected species alert area buffer – ecological site assessment to establish presence of any protected species and appropriate action taken.</li> <li>○ Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> <li>○ SPA &amp; RAMSAR buffer – ecological site assessment to establish presence of any protected species (intervening development may reduce purpose of the buffer).</li> <li>○ Contamination – site investigation to establish presence of any contaminants.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None.				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is not adjacent to the settlement boundary and 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.	



SHLAA 2011/2012



# SS0420

## SHLAA Site Survey Form Part 1

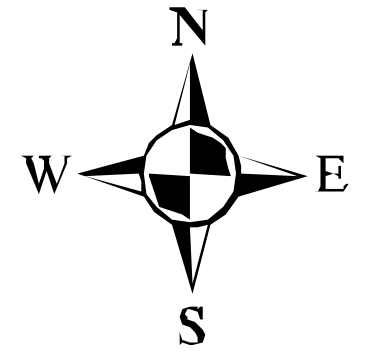
<b>Address:</b> Land at The Whispering, Osborne Road, Bowers Gifford		<b>Site Area:</b> 0.23ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> <b>SS0421</b>	
<b>Description of Site (including planning status)</b>			<b>Site Access:</b>		
<p>Rectangular plot to the east of The Whispering, fronting onto Osborne Road, forming part of the extended residential garden of The Whispering. The site is landscaped, predominantly laid to grass but bounded by trees to the south and west. There are trees along the eastern boundary and a few specimens in the site. The site is flat.</p> <p>The area is rural in character, containing mainly residential properties and a number of business / storage uses.</p> <p>The site is within the Green Belt in the BDLP 1998</p> <p>No planning history.</p>			<p>Osborne Road, Bowers Gifford, Basildon</p> <p><b>Access to Services</b> (distance in m)                  Primary School: None within buffer (Felmores; Briscoe; Eversley ~1 km)                  Secondary School: None within buffer (Basildon Upper Academy ~1.9km)                  GPs / Health Centre: None within 800m buffer                  Local Centre: None within 800m buffer                  Town Centre: Pitsea &gt;800m</p> <p>Public Open Space:                  Amenity Green Space 800m;                  Churchyard &lt;800m;                  Country Park &lt;2km;                  Natural Open Space &lt;800m;                  Outdoor Sports Facilities &lt;800m;                  Urban Park &lt;800m.</p> <p>Bus Stop: &gt;200m (Pound Lane)                  Railway Station: Pitsea (&gt;2.4km)</p>		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	0.23ha		
<b>Greenfield Site</b>		Yes	0.23ha		
<b>Previously Developed Land</b>		No			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No

<b>Address:</b> Land at The Whispering, Osborne Road, Bowers Gifford	<b>Site Area:</b> 0.23ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> SS0421	
		Archaeological Finds Area		No
<b>Highway issues:</b> Unmade road accessing the site.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Green Belt designation</li> <li>o Protected species alert area 10m buffer – west side of site</li> <li>o Ground Water Vulnerability – entire site</li> <li>o RAMSAR &amp; SPA 5km buffer</li> <li>o Likely existence of contamination – no detailed assessment made (within 250m of unknown infill)</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>o Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>o Protected species alert area buffer – ecological site assessment to establish presence of any protected species and appropriate action taken.</li> <li>o Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> <li>o SPA &amp; RAMSAR buffer – ecological site assessment to establish presence of any protected species (intervening development may reduce purpose of the buffer).</li> <li>o Contamination – site investigation to establish presence of any contaminants.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None.				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b>  The site is not adjacent to the settlement boundary and 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.				
<b>Is site available for development?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.		
<b>If yes, when?</b>				

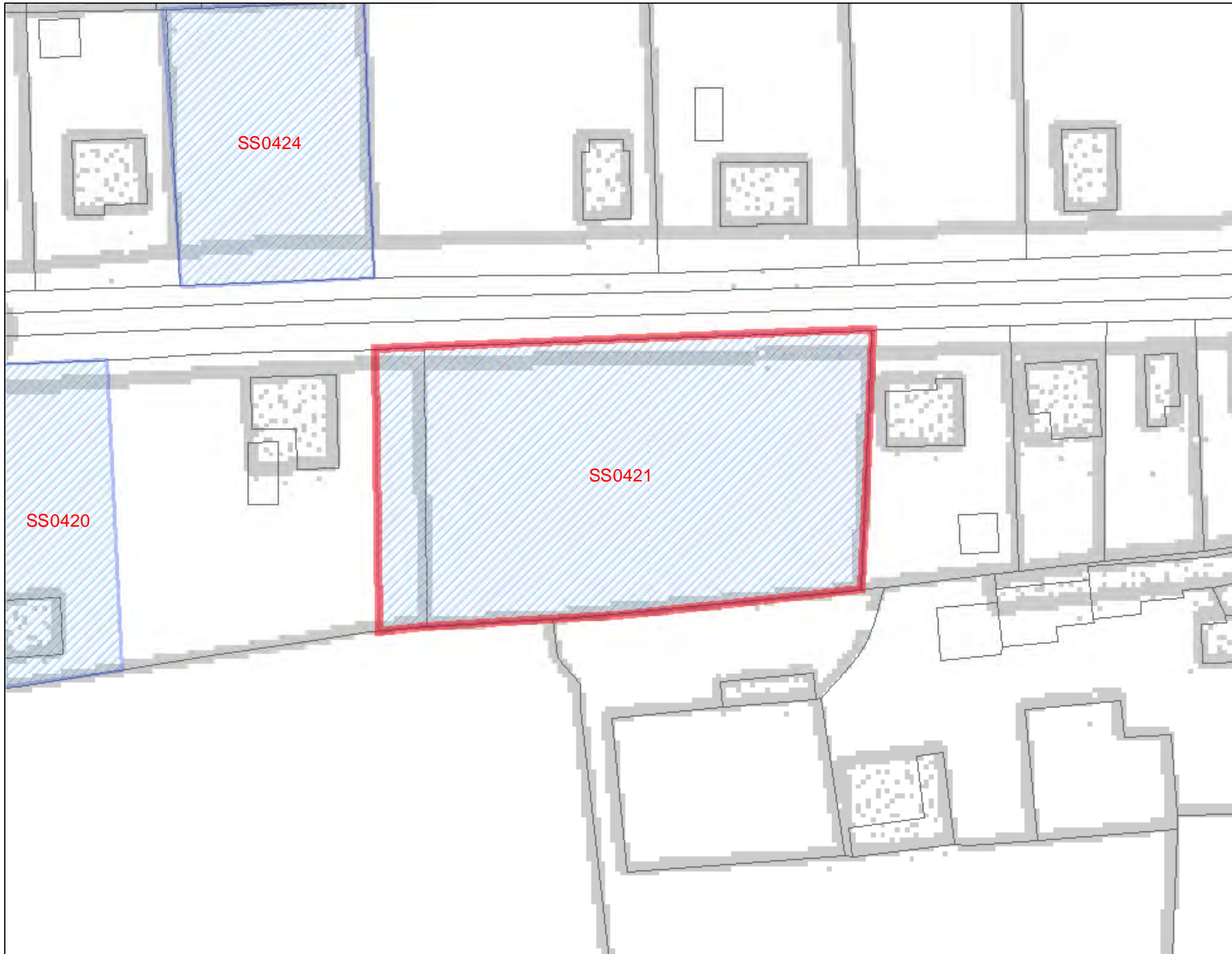


# Land between Whisperings and No 5 Osborne

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## SS0421



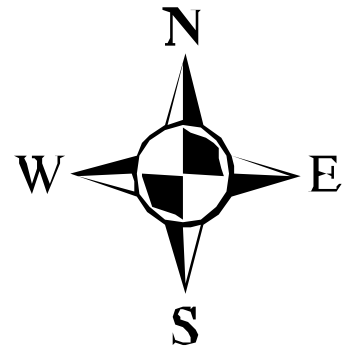
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at The Whispering, Osborne Road, Bowers Gifford	<b>Site Area:</b> 0.22ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> <b>SS0422</b>		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b>		
<p>Irregular shaped plot, partly forming part of the residential garden for a dwelling to the east, Celandine, and partly used for stables, with a dividing boundary through the centre of the site. The site contains a number of trees, particularly to the southwest and is bounded by a hedge to the south and conifer trees fronting Osborne Road. The site is described as Greenfield, although there is an outbuilding of about 50m2 within the site, plus sheds. The site is mainly laid to grass. The site is flat.</p> <p>The area is rural in character, containing mainly residential properties and a number of business / storage uses.</p> <p>The site is within the Green Belt in the BDLP 1998</p> <p>No planning history.</p>			Osborne Road, Bowers Gifford, Basildon		
			<b>Access to Services</b> (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~1 km) Secondary School: None within buffer (Basildon Upper Academy ~1.8km) GPs / Health Centre: None within 800m buffer Local Centre: None within 800m buffer Town Centre: Pitsea >800m  Public Open Space: Amenity Green Space 800m; Country Park <2km; Natural Open Space <800m; Outdoor Sports Facilities <800m; Urban Park <800m.  Bus Stop: >300m (Pound Lane) Railway Station: Pitsea (>2.4km)		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.22ha			
<b>Greenfield Site</b>	Yes	0.215 ha			
<b>Previously Developed Land</b>	Yes	0.005ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	

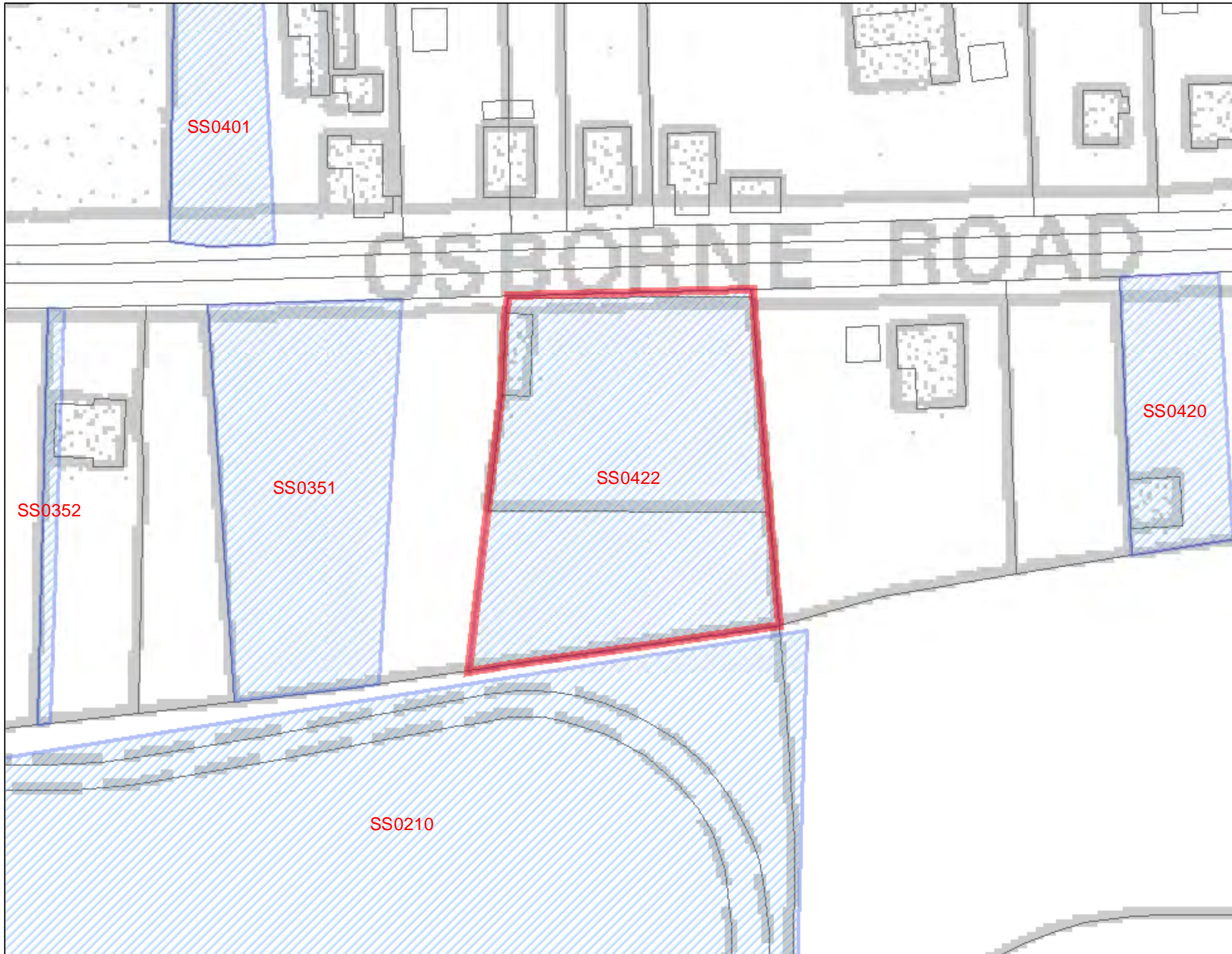
<b>Address:</b> Land at The Whispering, Osborne Road, Bowers Gifford		<b>Site Area:</b> 0.22ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> SS0422	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Unmade road would require upgrading.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>○ Green Belt designation</li> <li>○ Protected species alert area and 10m buffer – Southern half and north boundary of site.</li> <li>○ Ground Water Vulnerability – entire site</li> <li>○ RAMSAR &amp; SPA 5km buffer</li> <li>○ Likely existence of contamination – no detailed assessment made (within 250m of unknown infill)</li> <li>○ Substantial trees within site.</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>○ Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>○ Protected species alert area buffer – ecological site assessment to establish presence of any protected species and appropriate action taken.</li> <li>○ Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> <li>○ SPA &amp; RAMSAR 5km buffer – ecological site assessment to establish presence of any protected species (intervening development may reduce purpose of the buffer).</li> <li>○ Contamination – site investigation to establish presence of any contaminants.</li> <li>○ Trees – Tree survey to identify any important specimens and appropriate protection; design solution to retain trees.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> None.					
Site is NOT suitable for housing development					
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not adjacent to the settlement boundary and 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		



SHLAA 2011/2012



# SS0422



## SHLAA Site Survey Form Part 1

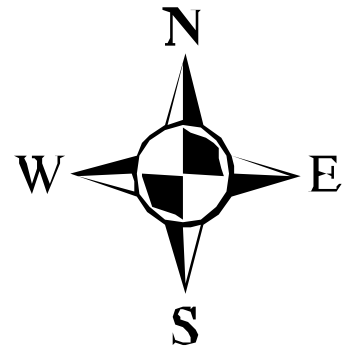
<b>Address:</b> Beatrice Cottage, Elm Road, Bowers Gifford	<b>Site Area:</b> 0.28ha	<b>Current Use:</b> Residential	<b>Site Ref.:</b> <b>SS0423</b>		
<b>Description of Site (including planning status)</b>  The submission is for the majority of a rectangular site known as Beatrice, Elm Road, but does 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.  The BDLP 1998 indicates the site within the Green Belt.  There is no formal planning history.			<b>Site Access:</b> Elm Road or Barclay Road, Bowers Gifford.  <b>Access to Services</b> (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: >500m (Pound Lane) Railway Station: Pitsea > 2.5km		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.28ha			
<b>Greenfield Site</b>	Yes	0.26ha			
<b>Previously Developed Land</b>	Yes	0.02ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Yes	Zone 2	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No

<b>Address:</b> Beatrice Cottage, Elm Road, Bowers Gifford		<b>Site Area:</b> 0.28ha	<b>Current Use:</b> Residential	<b>Site Ref.:</b> <b>SS0423</b>		
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Access via an unmade road that would need improvement.						
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Protected Species Alert Area 10m buffer – western and southern boundaries</li> <li>o Within employment area buffer 800m (Courtauld Road)</li> <li>o Likely existence of contamination – no detailed assessment made (within 100m of unknown infill).</li> <li>o Flood zone 2 – approximately half of site.</li> <li>o Substantial trees within site.</li> </ul>						
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>o Protected Species Alert Area – Site investigation for the presence of any protected species.</li> <li>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.</li> <li>o Likely existence of contamination – intrusive site investigation to establish presence of any contaminants.</li> <li>o Flood zone 2 – Engineering or design solution to accommodate flood potential.</li> <li>o Trees – Tree survey to establish presence of any important specimens; design solution.</li> </ul>						
<b>What is the most suitable type of development for this site?</b> None						
Site is NOT suitable for housing development						
<b>Reason(s) why site is / is not suitable for housing:</b> 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.						
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.			

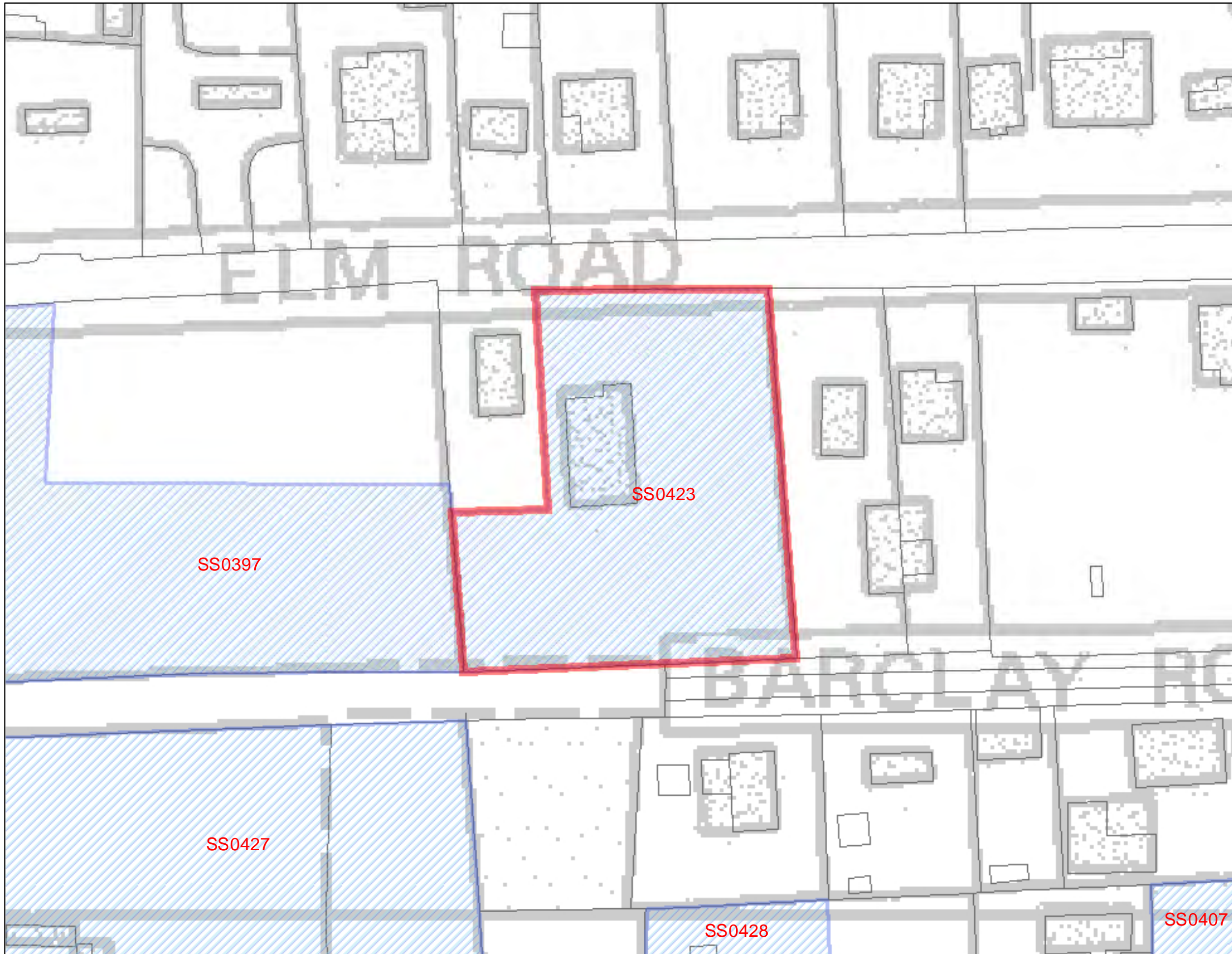


# Land at Beatrice Cottage

SHLAA 2011/2012



# SS0423



## SHLAA Site Survey Form Part 1

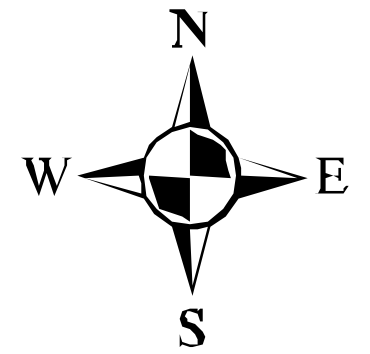
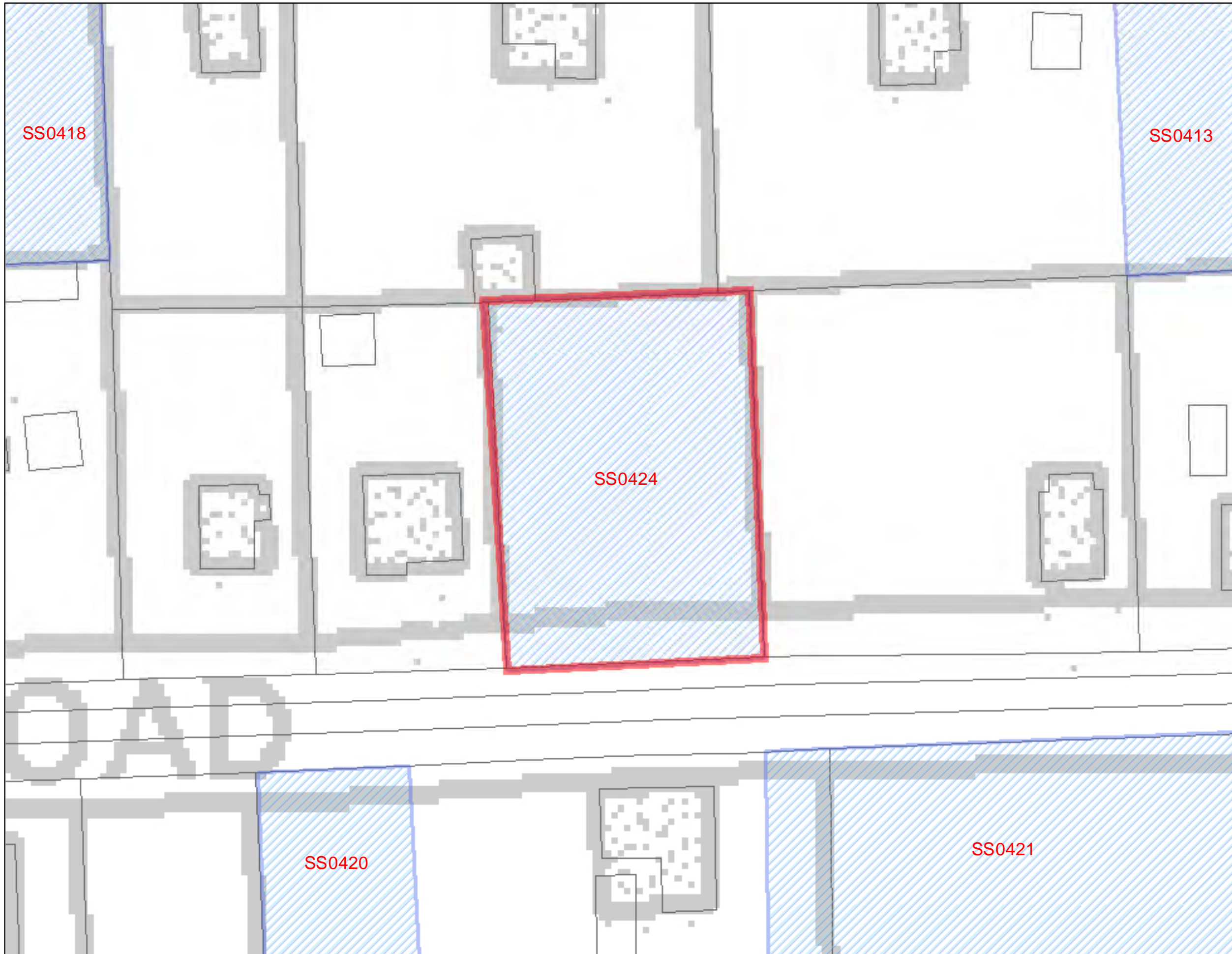
<b>Address:</b> Land between Sunnyview and Cranbrook, Osborne Road, North Benfleet	<b>Site Area:</b> 0.095ha	<b>Current Use:</b> Natural / scrub land	<b>Site Ref.:</b> <b>SS0424</b>		
<b>Description of Site (including planning status)</b>  Rectangular plot fronting Osborne Road. The site is wooded / overgrown and impenetrable. It is a vacant plot between residential properties to the north, east and west. The site is flat with no evidence of any previous development.  The area is rural in character, containing mainly residential properties and a number of business / storage uses.  The site is within the Green Belt in the BDLP 1998  No planning history.			<b>Site Access:</b> Osborne Road, Bowers Gifford, Basildon <b>Access to Services</b> (distance in m) Primary School: None within buffer (Felmores; Briscoe; Eversley ~1 km) Secondary School: None within buffer (Basildon Upper Academy ~1.9km) GPs / Health Centre: None within 800m buffer Local Centre: None within 800m buffer Town Centre: Pitsea >800m  Public Open Space: Amenity Green Space 800m; Churchyard <800m; Country Park <2km; Natural Open Space <800m; Outdoor Sports Facilities <800m; Urban Park <800m.  Bus Stop: >200m (Pound Lane) Railway Station: Pitsea (>2.4km)		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	0.95ha			
<b>Greenfield Site</b>	Yes	0.95ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No

<b>Address:</b> Land between Sunnyview and Cranbrook, Osborne Road, North Benfleet	<b>Site Area:</b> 0.095ha	<b>Current Use:</b> Natural / scrub land	<b>Site Ref.:</b> <b>SS0424</b>	
<b>Highway issues:</b> Unmade road would require upgrading				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Green Belt designation</li> <li>o Protected species alert area - entire site</li> <li>o Ground Water Vulnerability – entire site</li> <li>o RAMSAR &amp; SPA 5km buffer</li> <li>o Likely existence of contamination – no detailed assessment made (within 250m of unknown infill)</li> </ul>				
<b>Could the constraints be overcome?</b> Partially <ul style="list-style-type: none"> <li>o Green Belt – landscape character assessment to establish importance of the site to GB objectives; consideration of green belt boundaries through LDF process.</li> <li>o Protected species alert area – ecological site assessment to establish presence of any protected species and appropriate action taken.</li> <li>o Ground water vulnerability – possible engineering solution to avoid contamination of ground water.</li> <li>o SPA &amp; RAMSAR buffer – ecological site assessment to establish presence of any protected species (intervening development may reduce purpose of the buffer).</li> <li>o Contamination – site investigation to establish presence of any contaminants.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None.				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is therefore unsuitable. In addition, the site is remote from many services, facilities and amenities.				
<b>Is site available for development?</b> <b>If yes, when?</b>				
Yes. This site was submitted through the Call For Sites process by the landowner.				



# Land between Sunnyview and Cranbrook

SHLAA 2011/2012



# SS0424

## SHLAA Site Survey Form Part 1

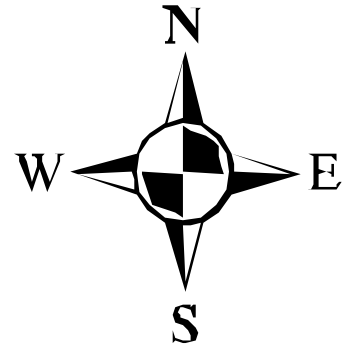
<b>Address:</b> Land at junction of Hawkesbury Bush Lane and Bells Hill Road, Langdon Hills, Basildon		<b>Site Area:</b> 0.167ha	<b>Current Use:</b> Greenfield site.	<b>Site Ref.:</b> <b>SS0425</b>		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> Bells Hill Road or Hawkesbury Bush Lane			
<p>Rectangular site at the junction of two minor roads. Site is mostly laid to grass, with boundary hedges and a number of mature trees, particularly along the southern boundary. The site has residential properties to its western and northern borders and a rural character, although reasonably close to the Basildon urban area.</p> <p>Dense boundary hedge. Possible outbuilding being constructed within the site.</p> <p>Designated as Green Belt in BDLP 1998</p> <p>No Planning History.</p>			<p><b>Access to Services</b> (distance in m)                  Primary School: None within 600m buffer (Vange Primary ~900m)                  Secondary School: &lt;1500m (Woodlands)                  GPs / Health Centre: None within 800m buffer.                  Local Centre: none within 800m buffer.                  Town Centre: Basildon &gt;800m</p> <p>Public Open Space:                  Allotments &gt; 800m;                  Amenity Green Spaces &lt;400m;                  children and young people &lt;400m;                  Churchyard ~800m;                  Civic spaces &lt;2km;                  Country parks &lt;2km;                  Educational fields &lt;800m;                  Natural and semi natural &lt;400m (non-district);                  Outdoor sport &lt;400m;                  Urban parks &lt;2km</p> <p>Bus Stop: &lt;500m                  Railway Station: &lt;1.6km</p>			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.167ha				
<b>Greenfield Site</b>	Yes	Area: 0.167ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes - adjacent		Within Buffer	Yes - adjacent	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	Yes - adjacent	
Flood Zone	No		Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		

<b>Address:</b> Land at junction of Hawkesbury Bush Lane and Bells Hill Road, Langdon Hills, Basildon		<b>Site Area:</b> 0.167ha	<b>Current Use:</b> Greenfield site.	<b>Site Ref.:</b> SS0425	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular issues.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Designated as green belt.</li> <li>• Within SSSI buffer (adjacent to SSSI site)</li> <li>• Adjacent to Local Wildlife Sites and BAP priority habitats buffer</li> <li>• Protected species alert area buffer (10m)</li> <li>• Likely existence of contamination – no detailed assessment made (within 250m of infill development).</li> <li>• Substantial trees within the site.</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
<ul style="list-style-type: none"> <li>• Green Belt – landscape character assessment to determine whether site meets GB objectives; re-designation through LDF processes.</li> <li>• SSSI; LoWS; BAP &amp; Protected species alert area – Ecological site assessment to establish presence of any protected species of flora or fauna.</li> <li>• Likely existence of contamination – no detailed assessment made (within 250m of infill development).</li> <li>• Trees – Tree survey to establish presence of any important specimens; design solution.</li> </ul>					
<b>What is the most suitable type of development for this site?</b>					
None					
Site is NOT suitable for housing development					
<b>Reason(s) why site is / is not suitable for housing:</b>					
<p>The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.</p> <p>In addition, 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.</p>					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		

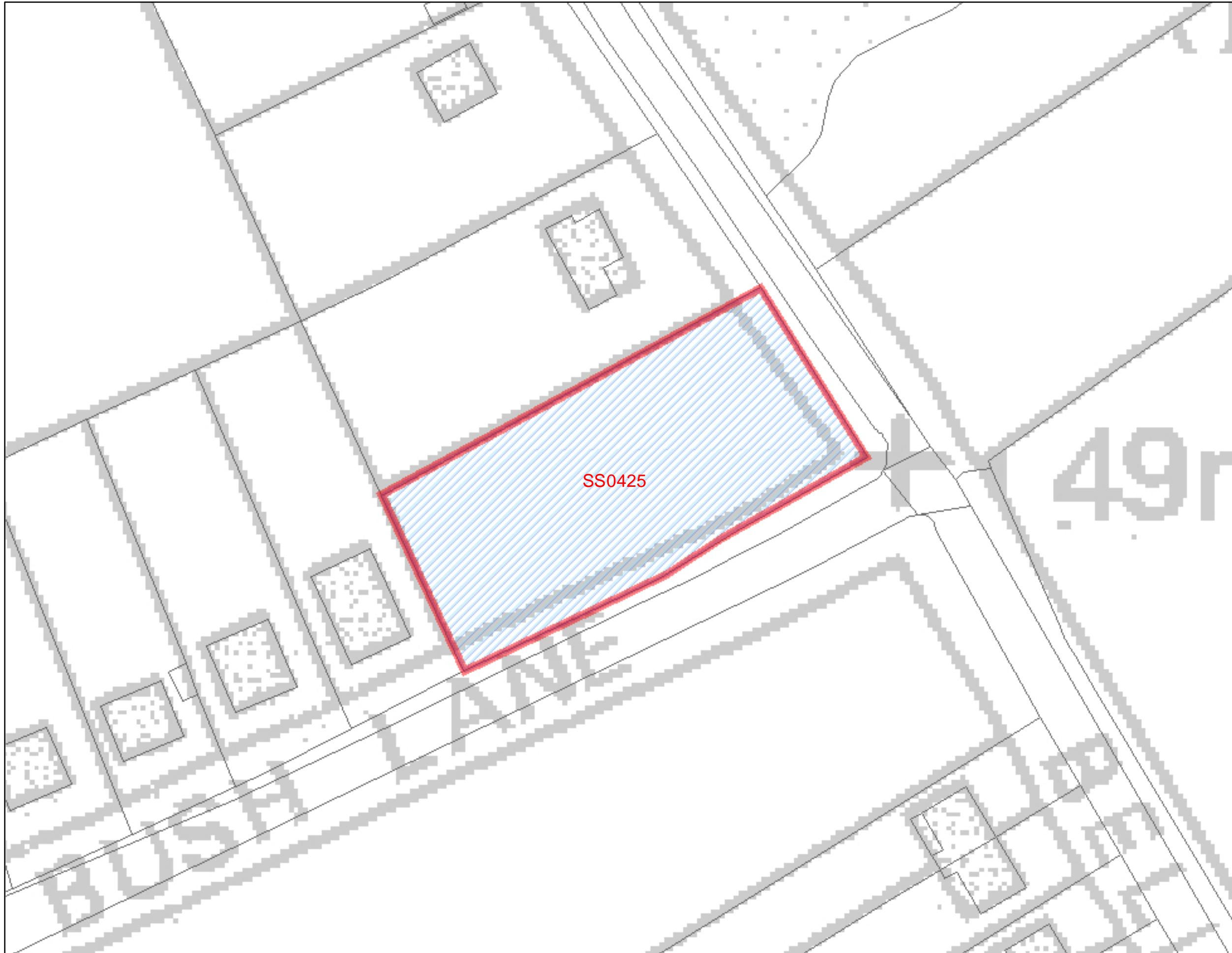


# Land at junction of Hawkesbury Bush Lane

SHLAA 2011/2012



## SS0425



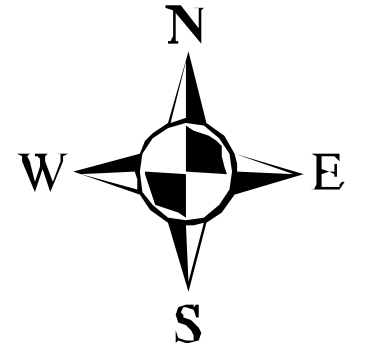
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land north and west of Blunts Wall Farm, Billericay	<b>Site Area:</b> 27.9ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS0426			
<b>Description of Site (including planning status)</b> Large area of farmland located to the west of the settlement of Billericay, south of London Road and north and west of Blunts Wall Farm. The land comprises two main fields situated in an open rural setting. Further farmland lies to the south and west, Billericay Cricket Club to the east and residential properties to the north and, to an extent, to the west. Streams or drainage ditches exist on both east and western site boundaries draining the land to the north. Two field ponds also exist within the land.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Blunts Wall Road			
			<b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 27.9ha				
<b>Greenfield Site</b>	Yes	Area: 27.9ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		Ancient Woodland	Within		
	Part of			Part of Site		
	Adj. To			Within Buffer		
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within		
	Part of Site			Part of Site		
	Within Buffer			Within Buffer		
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area			
Washland			Protected Species Alert Area - 10m Buffer			
Marshes Protection Area						
Existing, developed business/ industrial areas	Within		Village Green & Common Land			
	Part of			Ground Water Vulnerability Area		
	Adj. To					
Oil / Gas Pipelines			Conservation Area	Within		
				Adj. To		
Electricity Pylons			Listed Buildings	Within		
				Adj. To		
Immovable communications links			Potential Contaminated Land			
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)			

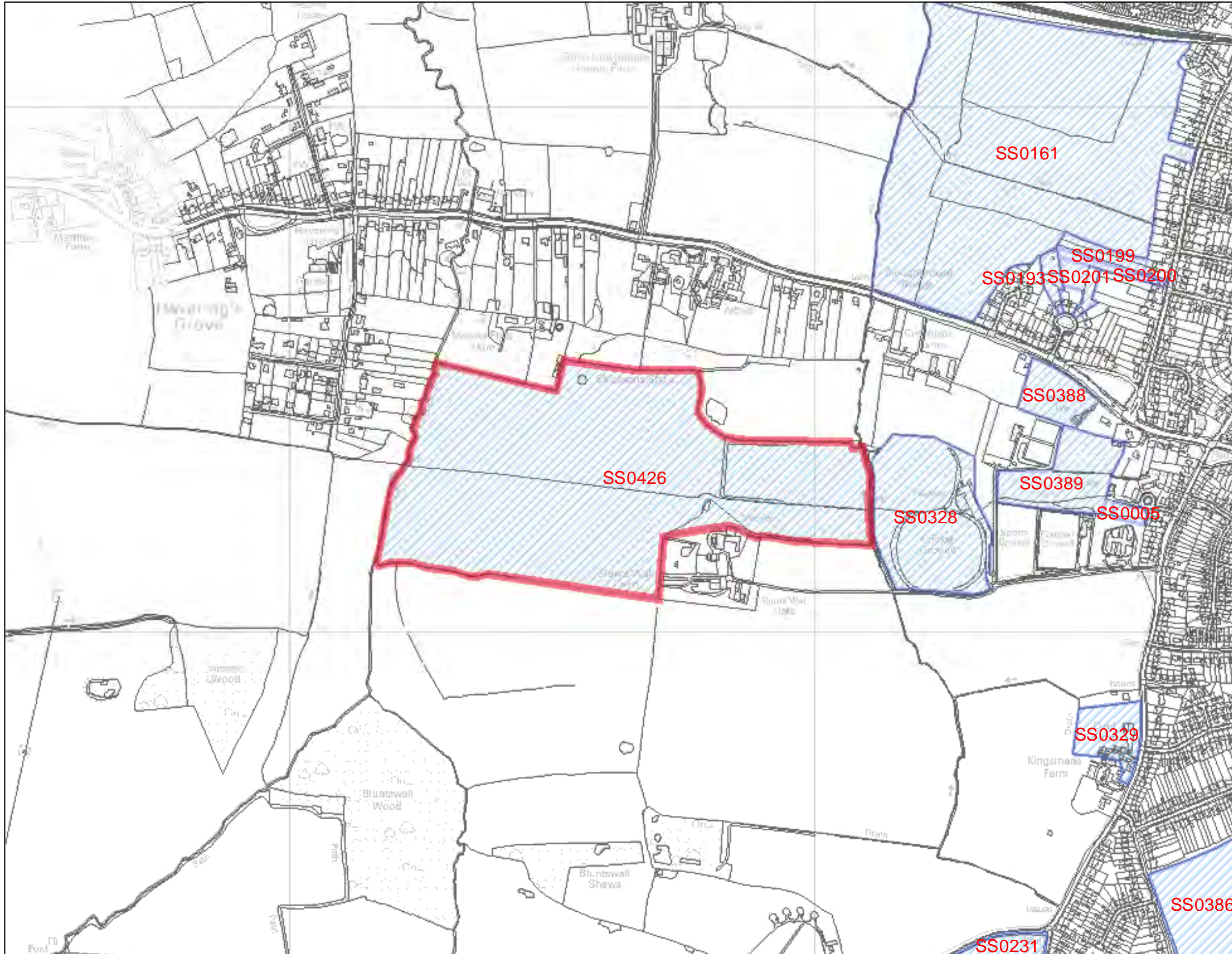
<b>Address:</b> Land north and west of Blunts Wall Farm, Billericay	<b>Site Area:</b> 27.9ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS0426	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
Could the constraints be overcome?				
<b>What is the most suitable type of development for this site?</b>				
Site is not suitable for housing development <input checked="" type="checkbox"/>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				



SHLAA 2011/2012



# SS0426





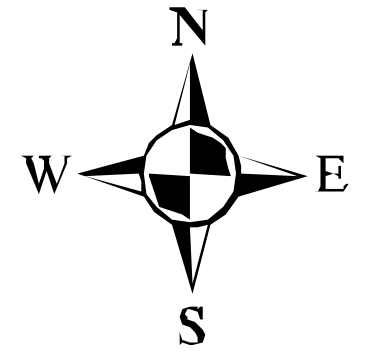
## SHLAA Site Survey Form Part 1

<b>Address:</b> Charlesville and Land East of Charlesville, Acacia Road, North Benfleet, Basildon.	<b>Site Area:</b> 0.55ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> <b>SS0427</b>		
<b>Description of Site (including planning status)</b> 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			<b>Site Access:</b> Acacia Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m  Public Open Space: Allotments >800m; Amenity Green Spaces <800m; Children and young people >400m; Churchyard >800m; Civic spaces >2km; Country parks <2km; Educational fields >800m; Natural and semi natural <800m; Outdoor sport <2km; Urban parks <400m  Bus Stop: >500m Railway Station: >1.6km		
<b>Planning History (relate to various parts of the overall site, does not include enforcement matters and appeals):</b> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> <li>07/01096/LDC – Establish lawful use as building contractors yard. Refused 02-11-07.</li> <li>05/00651/LDC – Establish lawful use for builders/civil engineering business including plant, storage and vehicles. Refused 13-07-05.</li> <li>Prior applications from 1955-1983 for extensions and stables (refused).</li> </ul>					
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.55ha			
<b>Greenfield Site</b>	Yes	Area: 0.496ha			
<b>Previously Developed Land</b>	Yes	Area: 0.054ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP)	Within	No
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland	No		Protected Species Alert Area -		Yes

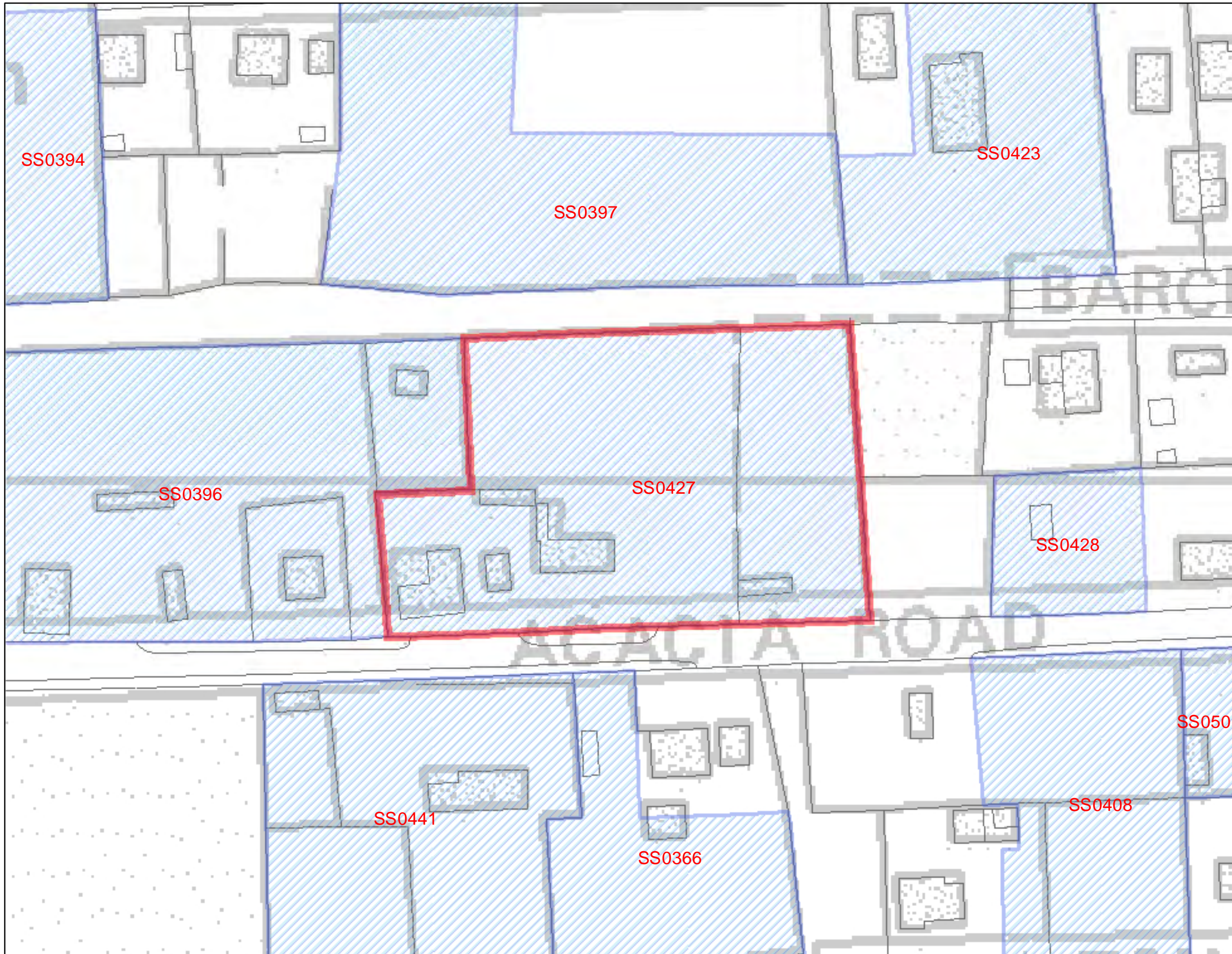
<b>Address:</b> Charlesville and Land East of Charlesville, Acacia Road, North Benfleet, Basildon.		<b>Site Area:</b> 0.55ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> <b>SS0427</b>	
Marshes Protection Area		No	10m Buffer		
Existing, developed business/ industrial areas	Within	No			
	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	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO	TPO/20/92	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular issues, although road would need upgrading to accommodate high levels of traffic.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Designated as green belt in BDLP 1998</li> <li>• Protected species alert area (northern half of the site)</li> <li>• Protected species alert area buffer (due to northern half and land to the east and west)</li> <li>• 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).</li> <li>• Likely existence of contamination – no detailed assessment made (within 100m of unknown infill)</li> <li>• Within existing employment buffer</li> </ul>					
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>• Green belt – land character assessment to establish whether the site is important to GB objectives; consideration of GB designation in the LDF.</li> <li>• Protected species alert area – Ecological site assessment to establish presence of any protected species.</li> <li>• Protected species alert area buffer - Ecological site assessment to establish presence of any protected species.</li> <li>• TPO/20/92 – Design solution to protect important specimens from development.</li> <li>• Contamination – site investigation to establish presence of any contaminants.</li> <li>• Employment area buffer – Of little consequence due to residential nature of the area and generally unsuitable access.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> None.					
Site is NOT suitable for housing development					
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary 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.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		



SHLAA 2011/2012



# SS0427





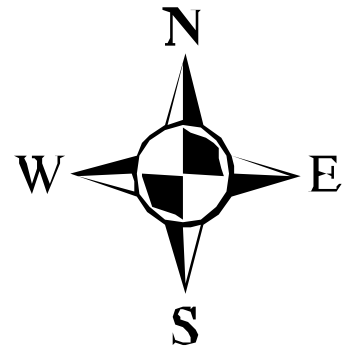
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at The Shades, Acacia Road, North Benfleet, Basildon.	<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> SS0428		
<b>Description of Site (including planning status)</b> Rectangular plot currently used as the extended garden for 'The Shades', being approximately half the entire site. The site is described as a paddock and contains one large outbuilding on the southern boundary. It is partly converted to a driveway for The Shades. The site is mainly laid to grass with a number of trees on the boundaries.  The area is rural in character and the site is surrounded by a mix of woodland / vacant sites, residential properties and small businesses.  The site is designated as Green Belt in BDLP 1998			<b>Site Access:</b> Acacia Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m  Public Open Space: Allotments >800m; Amenity Green Spaces <800m; Children and young people >400m; Churchyard <800m; Civic spaces >2km; Country parks <2km; Educational fields >800m; Natural and semi natural <800m; Outdoor sport <2km; Urban parks <800m  Bus Stop: >500m Railway Station: >1.6km		
<b>Planning History:</b> Ten applications between 1977-1980 to extend the dwelling (Granted 1980); construct double garage (granted 1980) and construct stables (refused 1977).					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.09ha			
<b>Greenfield Site</b>	Yes	Area: 0.082ha			
<b>Previously Developed Land</b>	Yes	Area: 0.008ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No

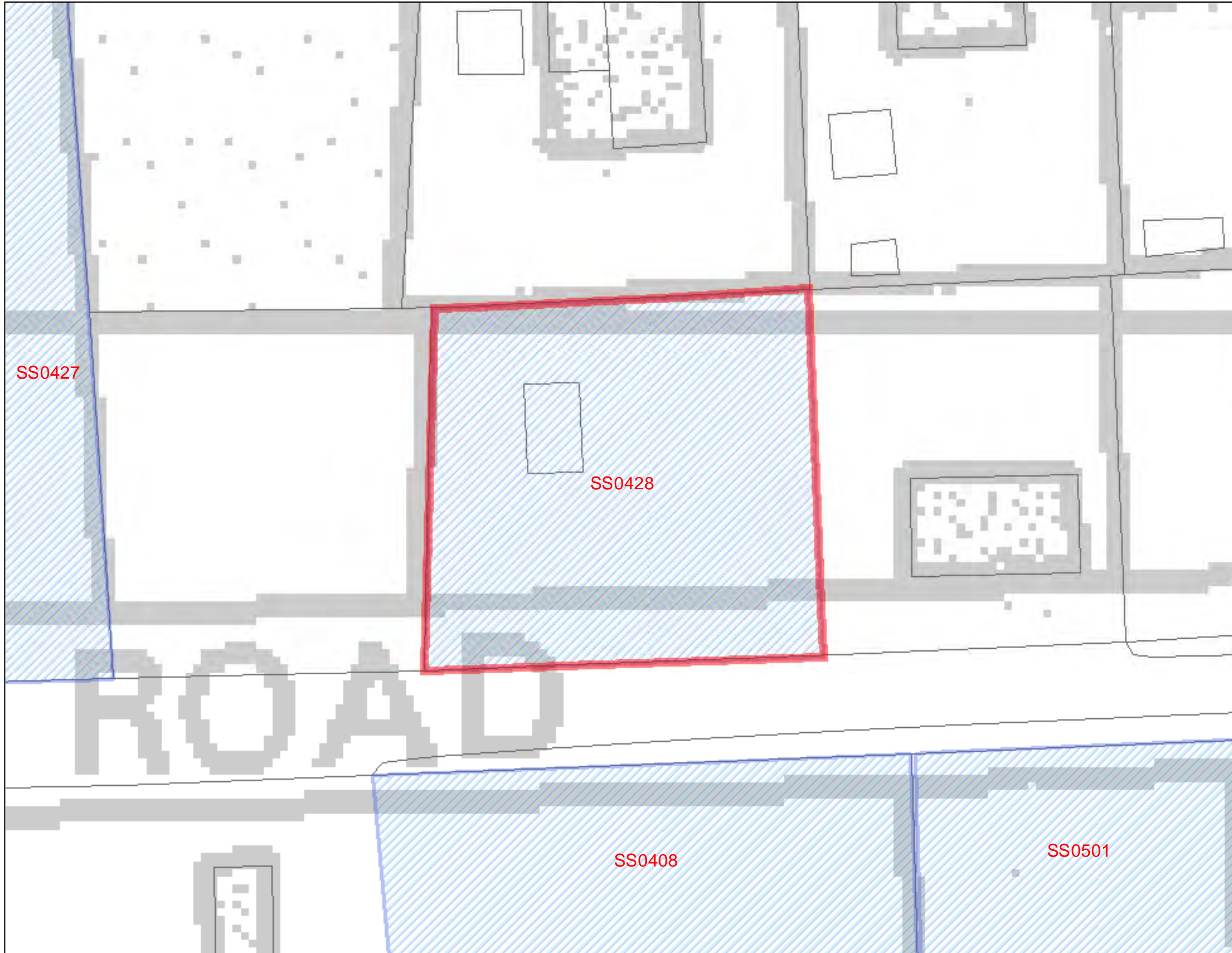
<b>Address:</b> Land at The Shades, Acacia Road, North Benfleet, Basildon.	<b>Site Area:</b> 0.09ha	<b>Current Use:</b> Residential garden	<b>Site Ref.:</b> SS0428	
		Archaeological Finds Area		No
<b>Highway issues:</b> Unmade road would need upgrading.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Designated as green belt in BDLP 1998</li> <li>• Protected species alert area buffer (due to northern half and land to the east and west)</li> <li>• Protected trees on land to the west of the site, along boundary (TPO/22/92).</li> <li>• Likely existence of contamination – no detailed assessment made (within 100m of unknown infill)</li> <li>• Within existing employment buffer</li> </ul>				
<b>Could the constraints be overcome?</b> Yes <ul style="list-style-type: none"> <li>• Green belt – land character assessment to establish whether the site is important to GB objectives; consideration of GB designation in the LDF.</li> <li>• Protected species alert area buffer - Ecological site assessment to establish presence of any protected species.</li> <li>• TPO/22/92 – Design solution to protect important specimens from development impact.</li> <li>• Contamination – site investigation to establish presence of any contaminants.</li> <li>• Employment area buffer – Of little consequence due to residential nature of the area and generally unsuitable access.</li> </ul>				
<b>What is the most suitable type of development for this site?</b> None				
Site is NOT suitable for housing development				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary 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.				
<b>Is site available for development?</b> <b>If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.		



SHLAA 2011/2012



# SS0428



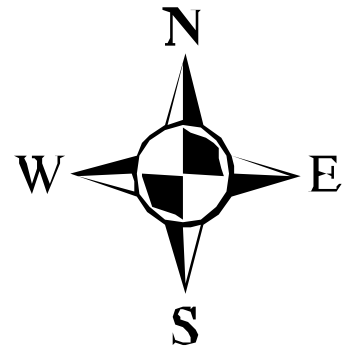
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of Woodstock, Upper Avenue, North Benfleet, Basildon	<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Plotland – stables and grazing	<b>Site Ref.:</b> <b>SS0429</b>			
<b>Description of Site (including planning status)</b> A rectangular plotland site containing a number of outbuildings, vehicles and materials. It appears to be used as a building yard rather than for stables and grazing but has no formal use. The site is bordered by trees and hedges to the north, south and west sides and there are a number of trees within the site. The site is difficult to access at the end of unmade roads.  The area is rural in character, with farmland and natural space within the plotland area, and residential and business uses making up a number of nearby sites.  Designated as Green Belt in BDLP 1998  <b>Planning History:</b> None			<b>Site Access:</b> Upper Avenue <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m  Public Open Space: Allotments >800m; Amenity Green Spaces <800m; Children and young people >400m; Churchyard >800m; Civic spaces >2km; Country parks <2km; Educational fields >800m; Natural and semi natural <400m; Outdoor sport <800m; Urban parks <400m  Bus Stop: <500m Railway Station: >1.6km			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.13ha				
<b>Greenfield Site</b>	Yes	Area: 0.12ha				
<b>Previously Developed Land</b>	Yes	Area: 0.01ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	No but surface water flooding		Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	

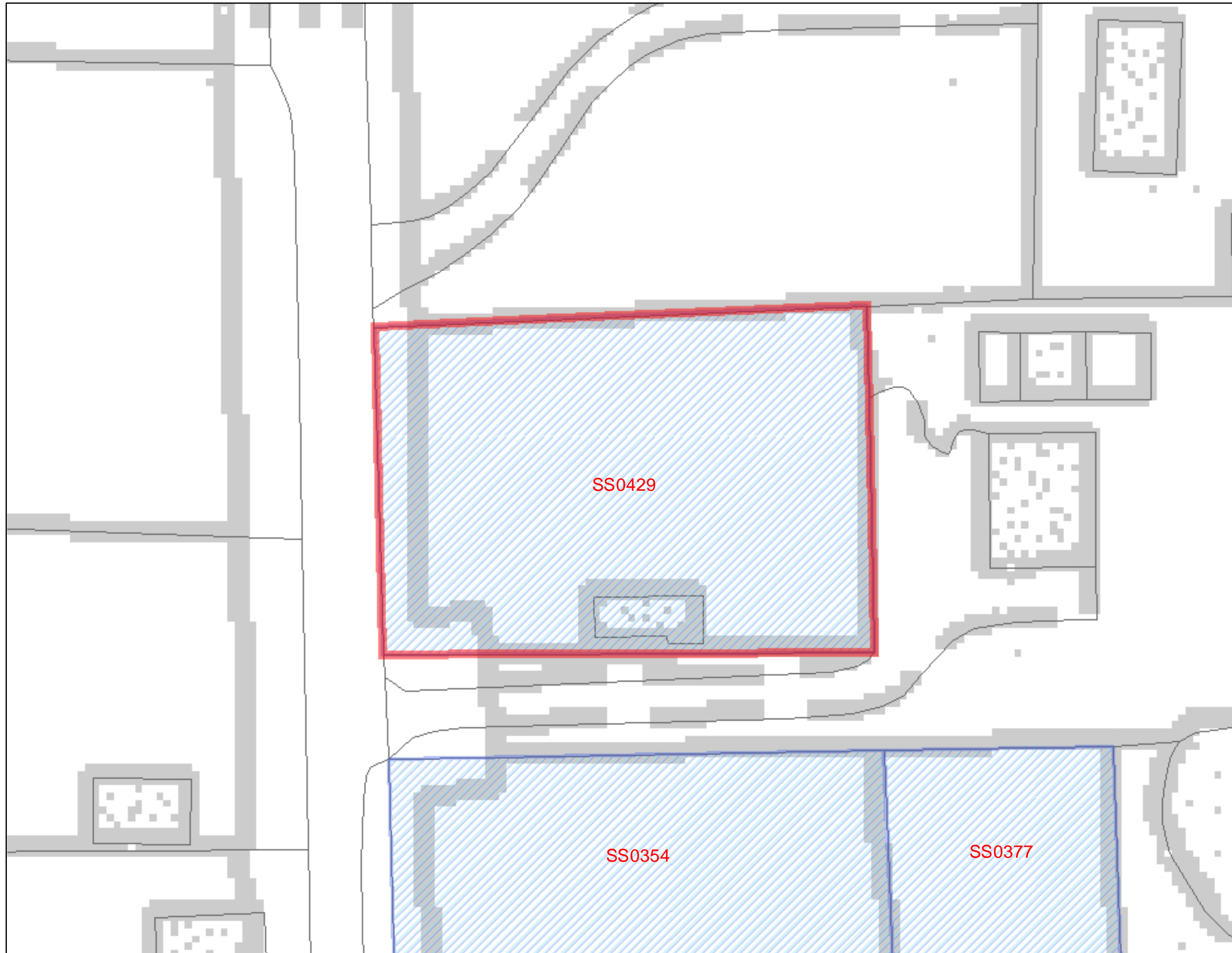
<b>Address:</b> Land west of Woodstock, Upper Avenue, North Benfleet, Basildon	<b>Site Area:</b> 0.13ha	<b>Current Use:</b> Plotland – stables and grazing	<b>Site Ref.:</b> SS0429	
		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Accessed via unmade roads which would need improving.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Designated as green belt in BDLP 1998</li> <li>• Within existing employment buffer</li> <li>• Protected species alert area buffer – southern boundary.</li> <li>• Potential existence of contamination – no detailed assessment made.</li> </ul>				
<b>Could the constraints be overcome?</b> Yes				
<ul style="list-style-type: none"> <li>• Green Belt – landscape character assessment; alternative designation through LDF processes.</li> <li>• Employment area – Of no consequence due to local characteristics.</li> <li>• Protected species alert area buffer – ecological site assessment</li> <li>• Potential existence of contamination – site assessment to establish presence of any contamination</li> </ul>				
<b>What is the most suitable type of development for this site?</b>				
None				
Site is NOT suitable for housing development				
<b>Reason(s) why site is not suitable for housing:</b>				
The site is not within the settlement area nor adjacent to the settlement boundary. It is not able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.				
In addition, the location is beyond the recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development?</b>				
<b>If yes, when?</b>				
No. Whilst the site was submitted through the Call for Sites process, contact with the representative/owner on the site has been unsuccessful and the premise to develop cannot be established and is thus unavailable.				



SHLAA 2011/2012



## SS0429



## SHLAA Site Survey Form Part 1

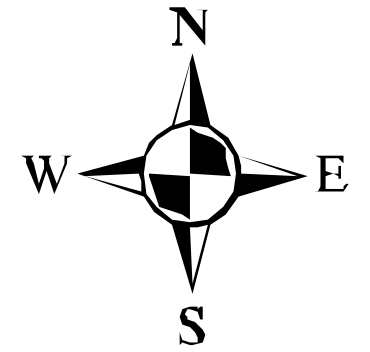
<b>Address:</b> Land at junction of Cross Road and Clarence, Bowers Gifford	<b>Site Area:</b> 0.12 ha	<b>Current Use:</b> Woodland	<b>Site Ref.:</b> SS0430		
<b>Description of Site (including planning status)</b> The site fronts onto Cross Road and Clarence Road within the area of Bowers Gifford/North Benfleet. A rectangular shaped site filled with trees and hedgerows that is located in the midst of sporadic and scattered residential development.  Designated as Green Belt and plotland in BDLP 1998			<b>Site Access:</b> Clarence Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green Spaces <800m, children and young people >400m, Churchyard <800m, civic spaces >2km, country parks >2km, educational fields >800m, natural and semi natural >800m, outdoor sport <2km, urban parks <2km Bus Stop: 150m Railway Station: >1.6km		
<b>Planning History:</b> <ul style="list-style-type: none"> <li>BAS/0726/81 – Two bungalows – Refused 26.05.1981, appeal dismissed 30.09.1981 on green belt grounds and limited sewage infrastructure capacity at that time.</li> </ul>					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 0.12 ha		
<b>Greenfield Site</b>		Yes	Area: 0.12 ha		
<b>Previously Developed Land</b>		No			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> There is access to the site from Clarence Road. However, the access is likely to require improvements.					
<b>Constraints (description):</b>					

<b>Address:</b> Land at junction of Cross Road and Clarence, Bowers Gifford	<b>Site Area:</b> 0.12 ha	<b>Current Use:</b> Woodland	<b>Site Ref.:</b> SS0430	
<ul style="list-style-type: none"> <li>• Designated as green belt in BDLP 1998</li> <li>• Local services and facilities greater than 1km</li> <li>• Within SPA / Ramsar buffer</li> <li>• Ground water vulnerability area</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Woodland or Open space				
Site is not suitable for housing development X				
<p><b>Reason(s) why site is not suitable for housing:</b></p> <p>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.</p> <p>For all the above reasons, the site is considered unsuitable for housing development.</p>				
<p><b>Is site available for development?</b> Yes. This site was submitted through the Call For Sites process by the landowner.</p> <p><b>If yes, when?</b></p>				



# Land at junc of Cross Road and Clarence

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# SS0430

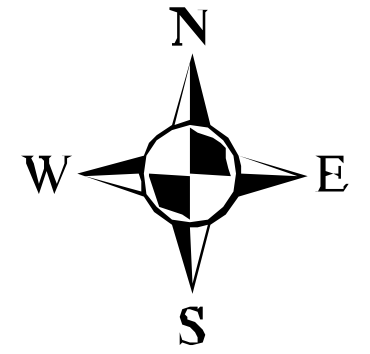
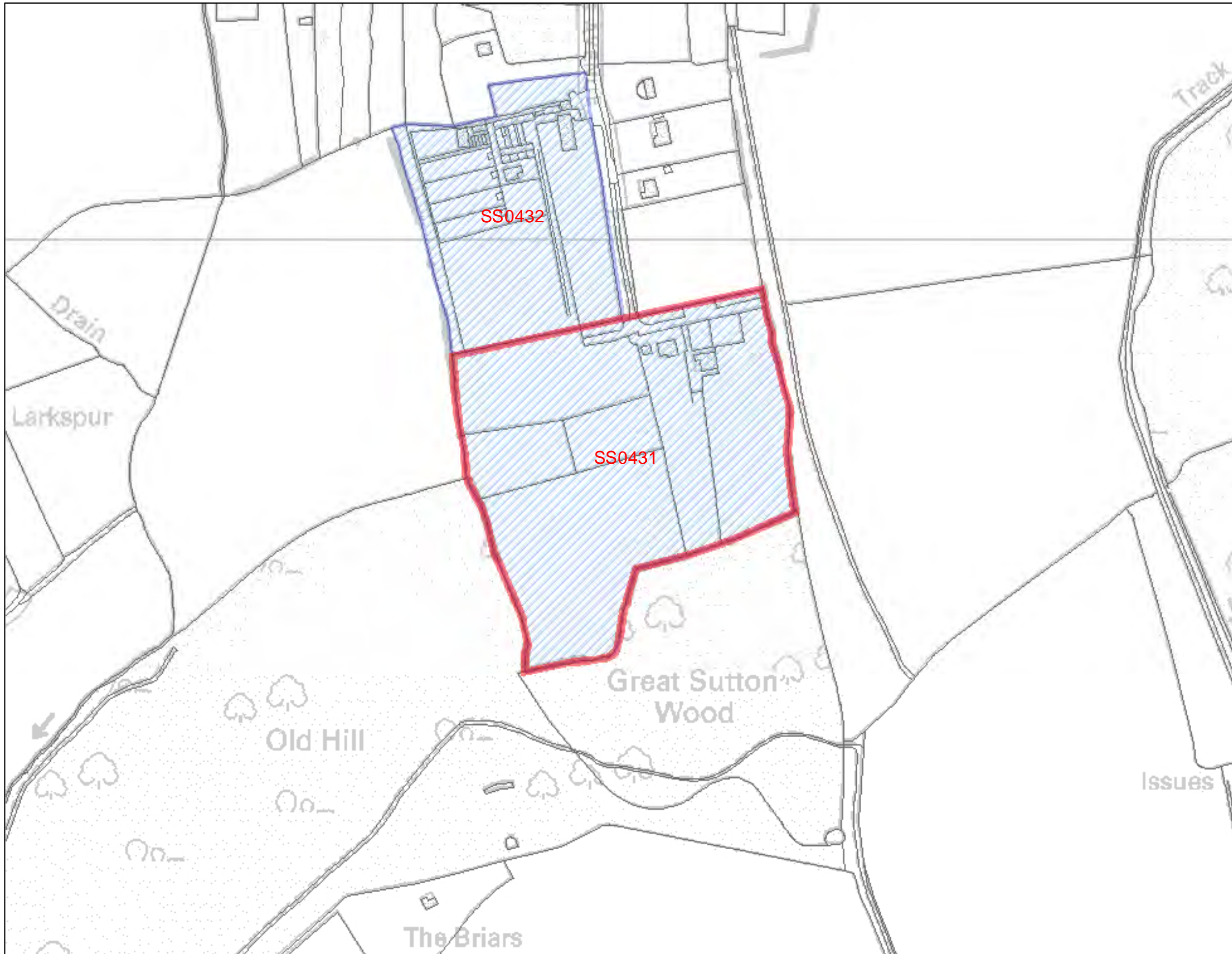
## SHLAA Site Survey Form Part 1

<b>Address:</b> The Croft, Blackheath Chase, Langdon Hills, Basildon	<b>Site Area:</b> 4.0 ha	<b>Current Use:</b> Grazing Land and residential property	<b>Site Ref.:</b> <b>SS0431</b>		
<b>Description of Site (including planning status)</b> 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			<b>Site Access:</b> Blackheath Chase <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green Spaces >800m, children and young people >400m, Churchyard <800m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural <800m, outdoor sport >2km, urban parks >2km Bus Stop: >500m Railway Station: >1.6km		
<b>Planning History:</b> <ul style="list-style-type: none"> <li>• None</li> </ul>					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 4.0 ha		
<b>Greenfield Site</b>		Yes	Area: 3.8 ha		
<b>Previously Developed Land</b>		Yes	Area: 0.2 ha		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> There is access to the site from Blackheath Chase / Grays Avenue. However, the access would					

<b>Address:</b> The Croft, Blackheath Chase, Langdon Hills, Basildon	<b>Site Area:</b> 4.0 ha	<b>Current Use:</b> Grazing Land and residential property	<b>Site Ref.:</b> SS0431	
require significant improvements.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Away from services and facilities</li> <li>• Within SPA / Ramsar buffer</li> <li>• Ground water vulnerability area</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> <li>• Definitive footpath</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, Open space				
Site is not suitable for housing development X				
<b>Reason(s) why site is not suitable for housing:</b>				
<p>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.</p> <p>For all the above reasons, the site is unsuitable for housing development.</p>				
<b>Is site available for development?</b>				
<b>If yes, when?</b> Yes. The site was put forward as part of the Call for Sites process by the landowner.				



SHLAA 2011/2012



# SS0431

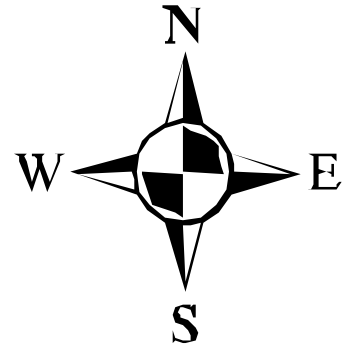
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Fallowfield, Grays Avenue, Langdon Hills, Basildon	<b>Site Area:</b> 2.0 ha	<b>Current Use:</b> Dog Kennels	<b>Site Ref.:</b> SS0432		
<b>Description of Site (including planning status)</b> A considerable distance away from the Basildon settlement near the south west edge of the Basildon Borough boundary, the site is a selection of dog kennels situated with the Green Belt. There is an area of grassland within the site and to the west is an area of large open space.  Designated as Green Belt and plotland in BDLP 1998  <b>Planning History:</b> <ul style="list-style-type: none"> <li>08/00562/OUT - Demolish existing buildings and enclosures related to kennels and construct 2 no. detached chalet style dwellings – refused</li> </ul>			<b>Site Access:</b> Grays Avenue  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green Spaces >800m, children and young people <400m, Churchyard >800m, civic spaces >2km, country parks <400m, educational fields >800m, natural and semi natural <800m, outdoor sport >2km, urban parks >2km Bus Stop: >500m Railway Station: >1.6km		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 2.0 ha			
<b>Greenfield Site</b>	Yes	Area: 1.4 ha			
<b>Previously Developed Land</b>	Yes	Area: 0.6 ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> There is access to the site from Grays Avenue. However, the access would require significant improvements.					

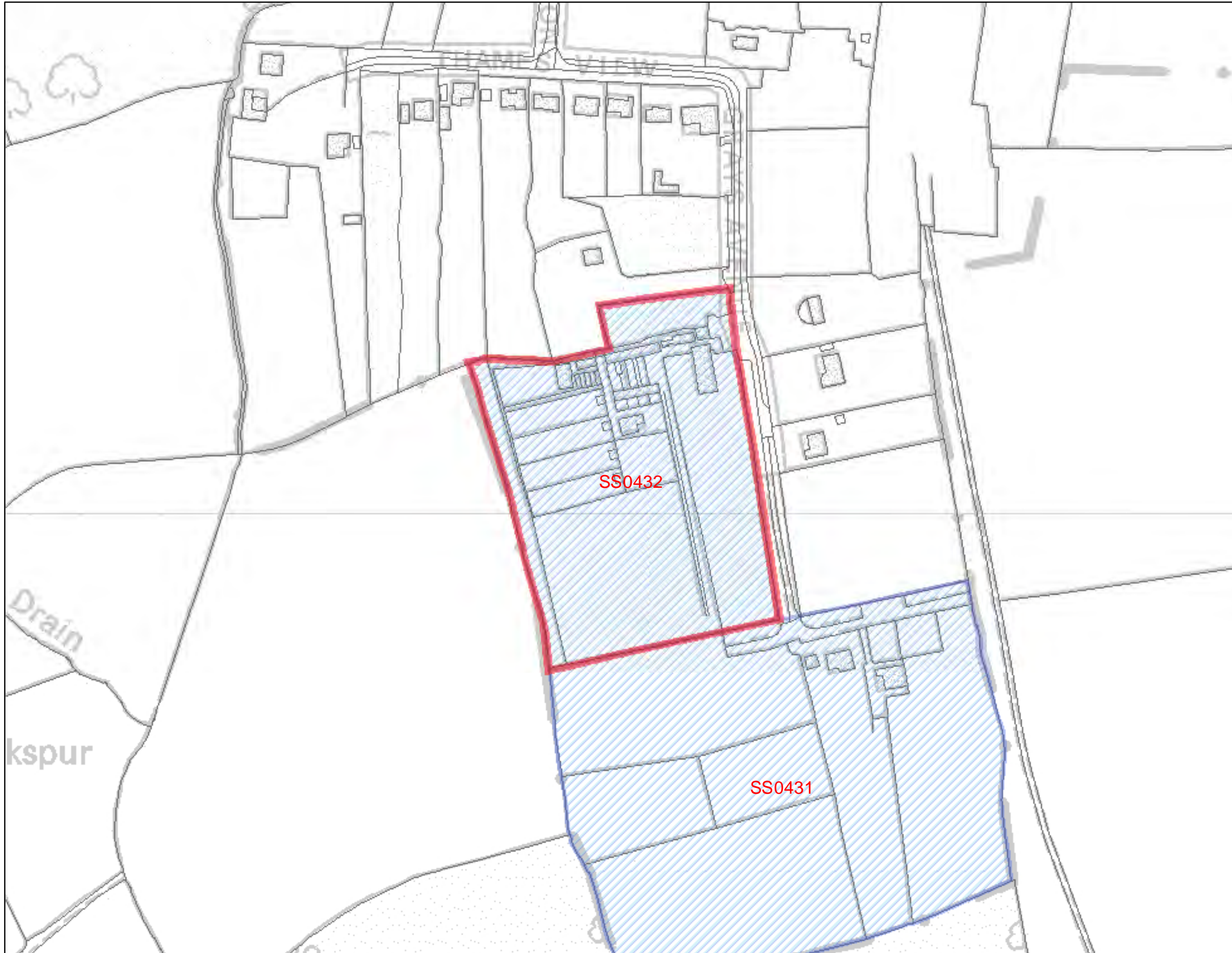
<b>Address:</b> Land at Fallowfield, Grays Avenue, Langdon Hills, Basildon	<b>Site Area:</b> 2.0 ha	<b>Current Use:</b> Dog Kennels	<b>Site Ref.:</b> SS0432	
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Away from services and facilities</li> <li>• Within SPA / Ramsar buffer</li> <li>• Ground water vulnerability area</li> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> </ul>				
<b>Could the constraints be overcome? No</b>				
<b>What is the most suitable type of development for this site? Current use, Open space</b>				
Site is not suitable for housing development X				
<b>Reason(s) why site is not suitable for housing:</b>				
<p>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.</p> <p>For all the above reasons, the site is unsuitable for housing development.</p>				
<b>Is site available for development?</b>				
<b>If yes, when?</b>				
Yes. The site was put forward as part of the Call for Sites process by the landowner.				



SHLAA 2011/2012



# SS0432



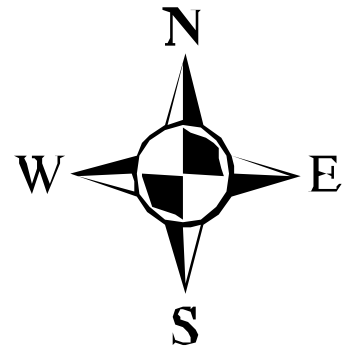
## SHLAA Site Survey Form Part 1

<b>Address:</b> The Lodge, North of Crooked Brook, High Road	<b>Site Area:</b> 0.86ha	<b>Current Use:</b> Smallholding	<b>Site Ref:</b> SS0433	
<b>Description of Site (including planning status)</b> Irregular shaped sited located in a semi-rural setting to the south of the Tilbury to Southend railway lane in an area dominated by marshland. The site is located within a small area of plotlands and comprises four temporary shed type structures, with the remainder laid to grass.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0951/66 – Site a residential caravan – Refused 1966.</li> <li>EUBAS/4/78 –</li> <li>BAS/0622/81 – Retention of car breaking and repairs and dress making business – Refused 1981.</li> <li>BAS/1077/84 – Change of use from smallholding to manufacture of garden accessories – Refused 1985</li> </ul>			<b>Site Access:</b> High Road/ Moores Ave <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 0.86ha		
<b>Greenfield Site</b>	Yes	Area: 0.81ha		
<b>Previously Developed Land</b>	Yes	Area: 0.05ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	

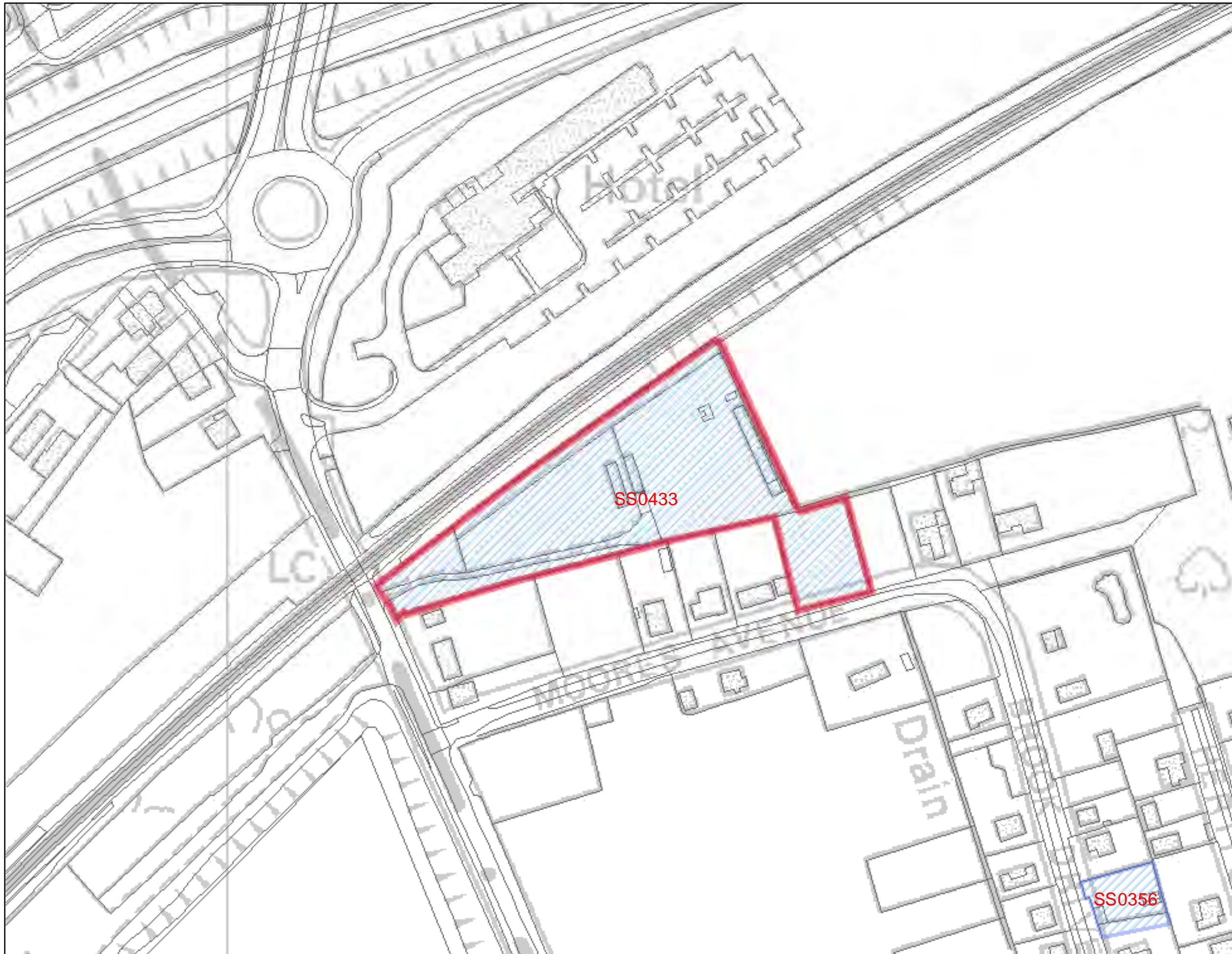
<b>Address:</b> The Lodge, North of Crooked Brook, High Road		<b>Site Area:</b> 0.86ha	<b>Current Use:</b> Smallholding	<b>Site Ref:</b> SS0433	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development x</b>					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>					



SHLAA 2011/2012



## SS0433



## SHLAA Site Survey Form Part 1

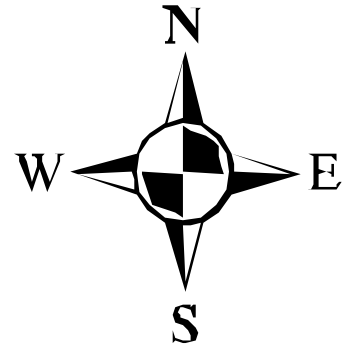
<b>Address:</b> Land at junction of Stormants Way, Langdon Hills	<b>Site Area:</b> 0.19ha	<b>Current Use:</b> Scrubland	<b>Site Ref:</b> SS0434	
<b>Description of Site (including planning status)</b> Irregular shaped site located on the south side of Stormants Way at its junction with Southway, in a rural setting. Surrounding area comprises a mixture of plotlands, woodland and high quality landscapes. The site comprises mainly grassland, some trees and scrubland.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Stormanst Way/Southway <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 0.19ha		
<b>Greenfield Site</b>	Yes	Area: 0.19ha		
<b>Previously Developed Land</b>	No			
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)	
			TPO	
			Archaeological Finds Area	

<b>Address:</b> Land at junction of Stormants Way, Langdon Hills	<b>Site Area:</b> 0.19ha	<b>Current Use:</b> Scrubland	<b>Site Ref:</b> SS0434	
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

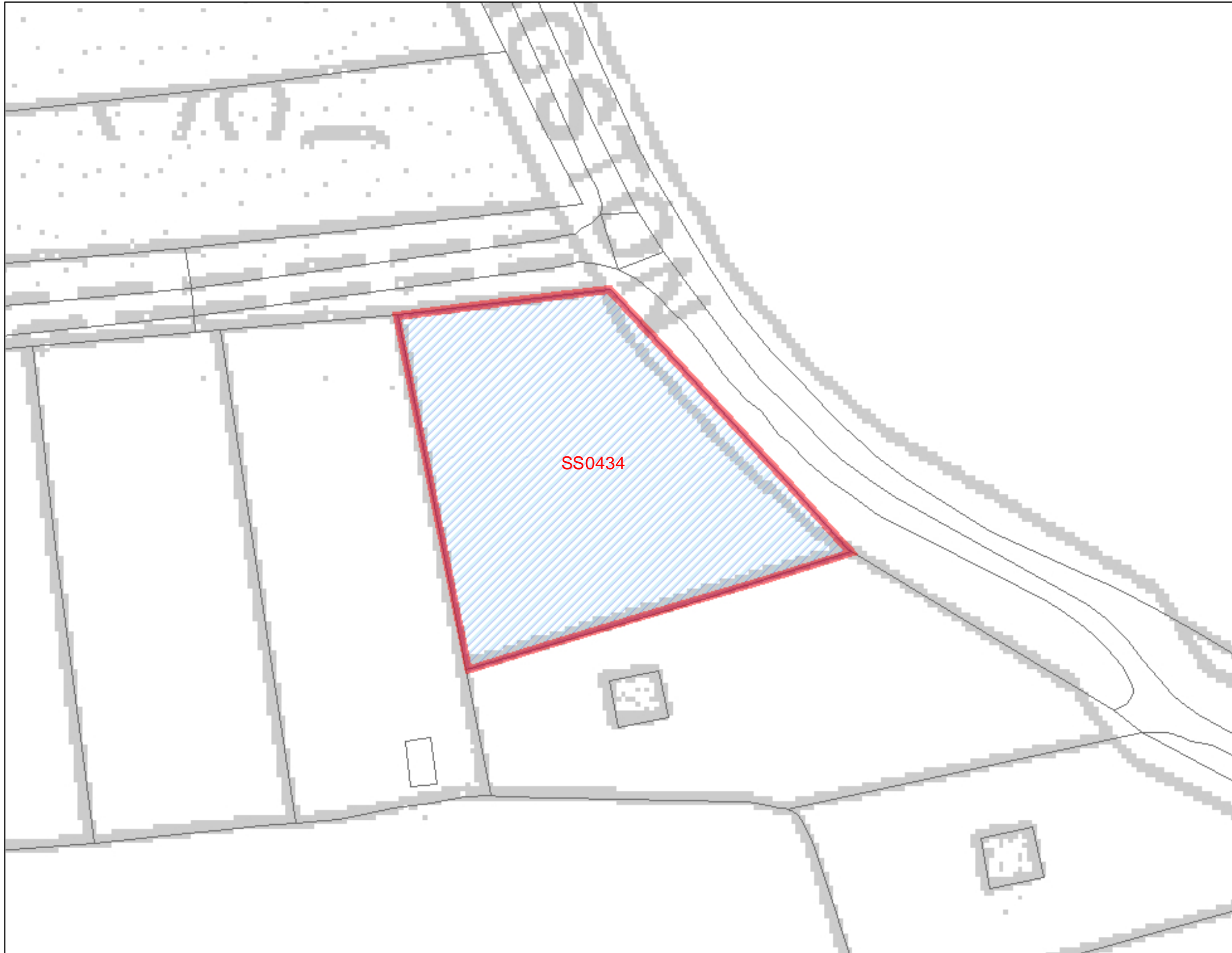


# Land at jnct of Stormonts Way

SHLAA 2011/2012



# SS0434



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Annwood Lodge Business Park, Southend Arterial Road	<b>Site Area:</b> 9.15ha	<b>Current Use:</b> Farmland, highway embankment, commercial workshops	<b>Site Ref:</b> <b>SS0435</b>		
<b>Description of Site (including planning status)</b> 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.			<b>Site Access:</b> A127 slipway		
Development Plan: Allocated as Green Belt and road improvements in the BDLP 1998			<b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: Amenity Green Space >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>Planning History:</b> <ul style="list-style-type: none"> <li>BAS/0463/56 – Outline for petrol filling station - Refused</li> <li>BAS/0345/58 – Green houses and agricultural dwelling - Refused</li> <li>BAS/1487/61 – Use 2 ground floor rooms as café - Refused</li> <li>BAS/0854/76 – Rear extension to house - Granted</li> <li>BAS/1790/77 – Two storey extension - Refused</li> <li>BAS/1480/78 – First floor extension and garage - Refused</li> <li>BAS/2293/79 – First floor rear extension and garage - Refused</li> <li>BAS/2312/80 – First floor extension and garage - Granted</li> <li>BAS/0308/85 – Car park extension - Granted</li> <li>BAS/1107/88 – Use of buildings for B1/B2 restricted - Granted</li> <li>BAS/0522/90 – Use of agriculture land for mobile home - Refused</li> <li>BAS/0523/90 – Extension of existing workshop units - Refused</li> <li>BAS/1152/92 – Extension of workshops for staff/toilets - Granted</li> <li>BAS/0085/96 – Car park extension - Granted</li> <li>BAS/1119/97 – Industrial unit for car maintenance - Refused</li> <li>BAS/1121/97 – Building for plant/vehicle maintenance - Refused</li> <li>BAS/0252/98 – Two storey side extension to house - Refused</li> <li>BAS/0316/98 – Raise level of field by 1 metre - Withdrawn</li> <li>BAS/0966/98 – Single storey side extension – Refused/Dismissed</li> <li>EEB BAS/0266/01 – Re-align electricity cables/pylons</li> <li>01/000301/TEL – 15m telecoms mast and ancillary works - PD</li> <li>02/00861/FULL – Two storey side extension - Granted</li> <li>04/00517/FULL – Recycling and Treatment Plant – Withdrawn</li> <li>04/00521/TFULL – Replace 15m mast with 18m tower – Granted</li> <li>05/00241/ESS –Waste treatment facility (ESS/05/05/ROC)- Object</li> <li>06/01276/FULL – Detached dwelling – Refused/Dismissed</li> </ul>					
<b>Ownership:</b>		- Public Body?	Yes		
		- Private Individual?	Yes		
		- Company?	Yes		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 9.15ha		
<b>Greenfield Site</b>		Yes	Area: 8.15ha (approx)		
<b>Previously Developed Land</b>		Yes	Area: 1ha (approx)		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No

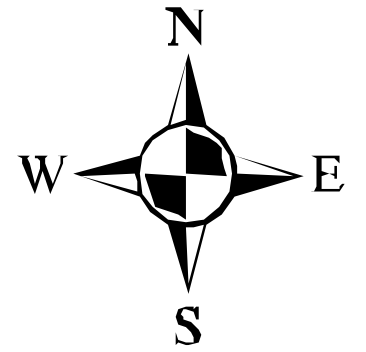
<b>Address:</b> Land at Annwood Lodge Business Park, Southend Arterial Road		<b>Site Area:</b> 9.15ha	<b>Current Use:</b> Farmland, highway embankment, commercial workshops	<b>Site Ref:</b> <b>SS0435</b>	
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No but surface water flooding		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		Yes	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – Unknown find(s) west of Annwood Lodge			TPO		No
			Archaeological Finds Area	Area 57 & 87	Yes
<b>Highway issues:</b> 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.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Archaeological finds areas</li> <li>• Area of likely surface water flooding</li> <li>• Within SPA/SAC/Ramsar buffer</li> <li>• Island site surrounded by dual carriageways and a rail line – no suitable access</li> </ul>		
<ul style="list-style-type: none"> <li>• Green belt allocation in the development plan</li> <li>• Electricity pylons/line transects the site</li> <li>• Protected species alert areas</li> <li>• Likely contaminated land from commercial uses</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Farmland, forestry, transport or public utility infrastructure related uses					
Site is NOT suitable for housing development x					
<b>Reason(s) why site is not suitable for housing:</b> 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.					



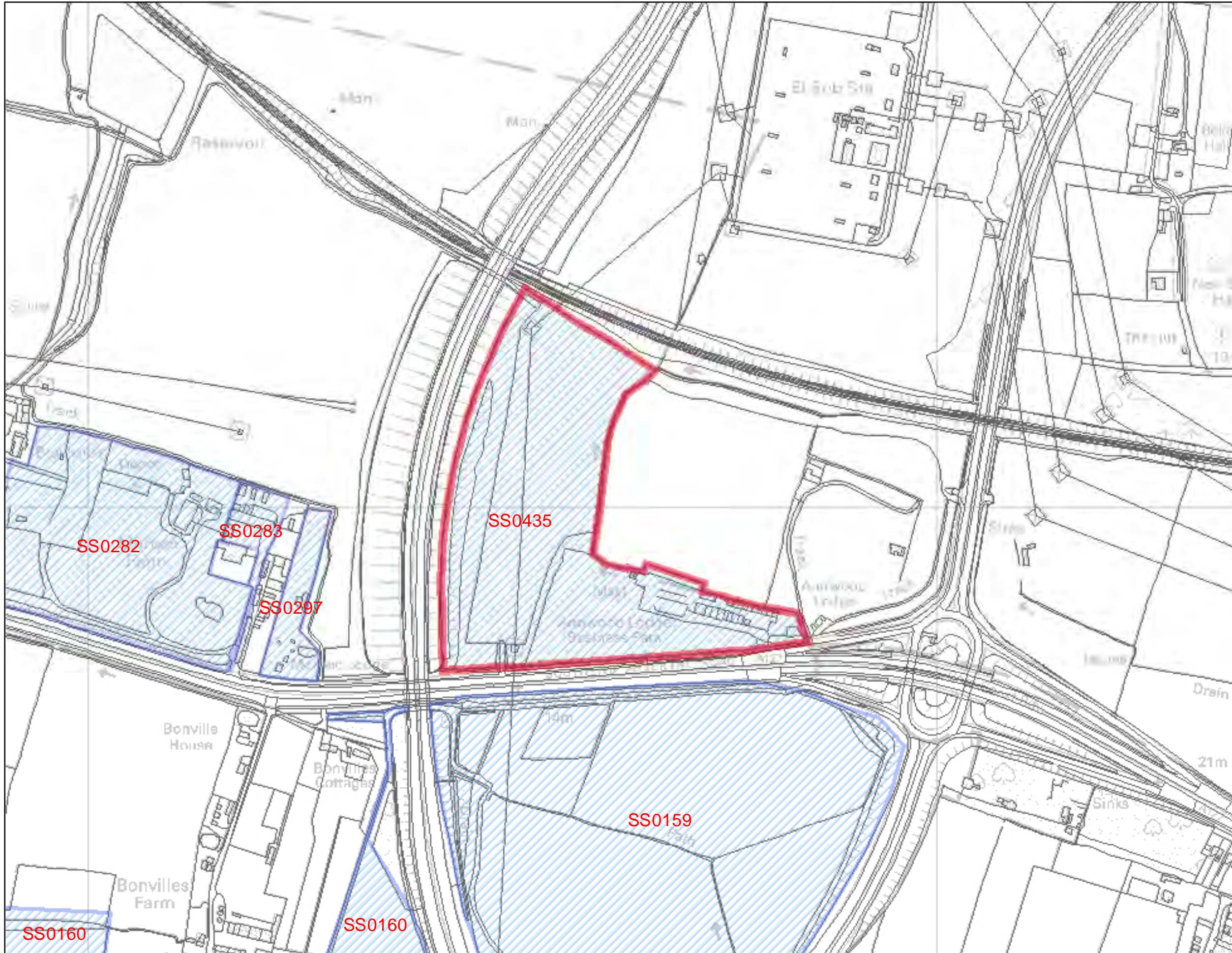
<b>Address:</b> Land at Annwood Lodge Business Park, Southend Arterial Road	<b>Site Area:</b> 9.15ha	<b>Current Use:</b> Farmland, highway embankment, commercial workshops	<b>Site Ref:</b> <b>SS0435</b>	
For all the above reasons, the site is unsuitable for housing development.				
<b>Is site available for development?</b> <b>If yes, when?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.		

# Land at Annewood Lodge, Business Park

SHLAA 2011/2012



## SS0435





## SHLAA Site Survey Form Part 1

<b>Address:</b> Land North of Summerhill Nursery, Pipp's Hill Road North, Basildon	<b>Site Area:</b> 5.1ha	<b>Current Use:</b> Land ancillary to garden centre, buildings and arable land	<b>Site Ref:</b> <b>SS0436</b>	
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**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
- 10/00717/FULL - Extension to existing garden centre – refused
- 11/00651/FULL - Single storey extension to existing garden - pending

**Site Access:** Pipp's 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.

<b>Ownership:</b>	- Public Body?	No
	- Private Individual?	No
	- Company?	No
	- Unknown?	Yes
<b>Urban Area Site</b>	No	
<b>Green Belt Site</b>	Yes	Area: 5.1ha
<b>Greenfield Site</b>	Yes	Area: 1.9ha (approx)
<b>Previously Developed Land</b>	Yes	Area: 3.2ha (approx)

**Site Constraints**

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

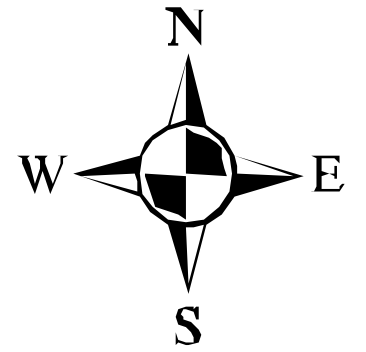


<b>Address:</b> Land North of Summerhill Nursery, Pipp's Hill Road North, Basildon		<b>Site Area:</b> 5.1ha	<b>Current Use:</b> Land ancillary to garden centre, buildings and arable land	<b>Site Ref:</b> <b>SS0436</b>	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No but surface water flooding		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No	Ground Water Vulnerability Area		Yes
	Adj. To	Yes			
Oil / Gas Pipelines		Yes adjacent to the east of the site	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Pipp's Hill Road North provides an reasonable access route. However, for a considerable size development, improvements would be required to the highway.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Area of likely surface water flooding</li> <li>• With existing employment buffer</li> <li>• Ground water vulnerability area</li> <li>• Gas pipeline transects the site</li> <li>• Protected species alert areas</li> <li>• Possible contaminated land</li> </ul>		
<ul style="list-style-type: none"> <li>• Green belt allocation and plotland in the development plan</li> <li>• Applicant does not want site to be used for residential development</li> <li>• Away from services and facilities</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Current use, Farmland, open space etc					
Site is NOT suitable for housing development x					
<b>Reason(s) why site is not suitable for housing:</b>					
<p>Although the site is close to the settlement boundary of Basildon, the physical constraint of the Southend Arterial Road forms a clear separation. Development permitted in this area could form sporadic and sprawling growth into the Green Belt and from planning terms, would be considered against national planning guidance set out in PPG2.</p> <p>Furthermore, the site has a gas pipeline running along the east border of the site and it is close to a busy road, the A127. For the above reasons, the site is considered unsuitable for housing development.</p>					
<b>Is site available for development? If yes, when?</b>			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.		

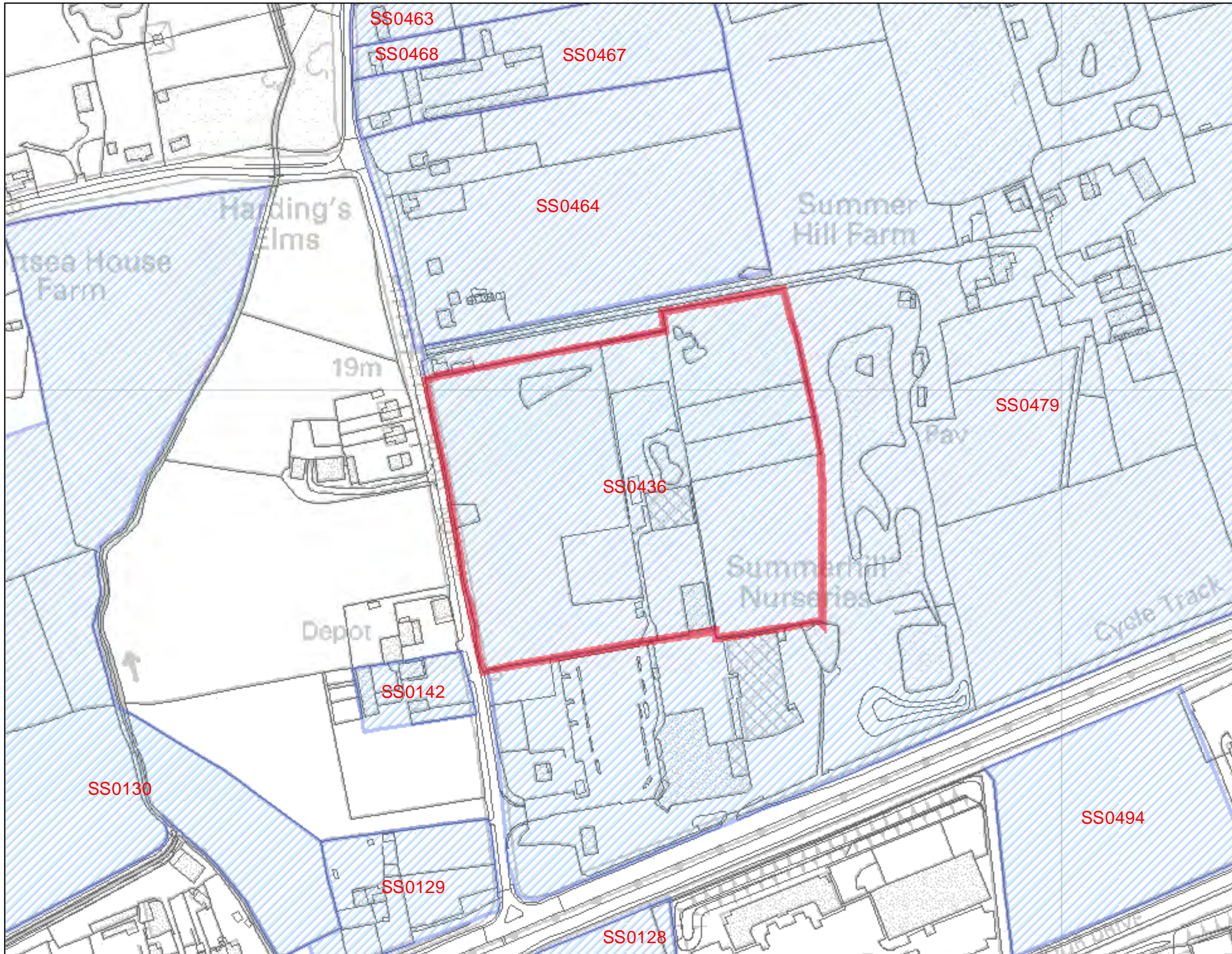


# Land South of Summerhill Lodge

SHLAA 2011/2012



# SS0436





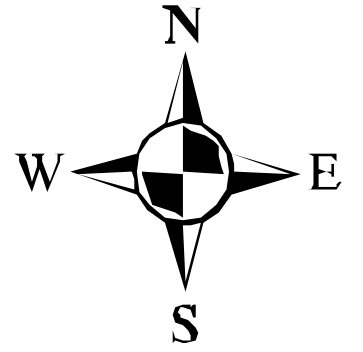
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Junction of Meadow Way and Hovefields Avenue, Nevendon, Wickford	<b>Site Area:</b> 0.9ha	<b>Current Use:</b> Garden	<b>Site Ref:</b> SS0437			
<b>Description of Site (including planning status)</b> Grazing land situated within the Nevendon plotlands, south of Wickford and north of Basildon, located at the western end of Meadow Way at the northern end of Hovefield Avenue. A bungalow exists on a deep plot to the east, a further bungalow on a deep plot exists to the south, whilst open open countryside lies to the north and west, in the form of public open space and grassland fields respectively.  Development Plan: Allocated as Green Belt and plotland in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>• None in relation to site</li> </ul>			<b>Site Access:</b> Hovefields Avenue  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: <1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: Amenity Green Space <400m; Children/young people space <400m; Churchyard >800m; Civic Space <2km; Country Park <2km; Allotments >800m; Educational Field >800m; Natural and semi-natural open space <800m; Outdoor Sport facility <2km; Urban Park <2km Bus Stop: / Railway Station: > 1.6km			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.9ha				
<b>Greenfield Site</b>	Yes	Area: 0.9ha (approx)				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No but surface water flooding		Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		Yes	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	

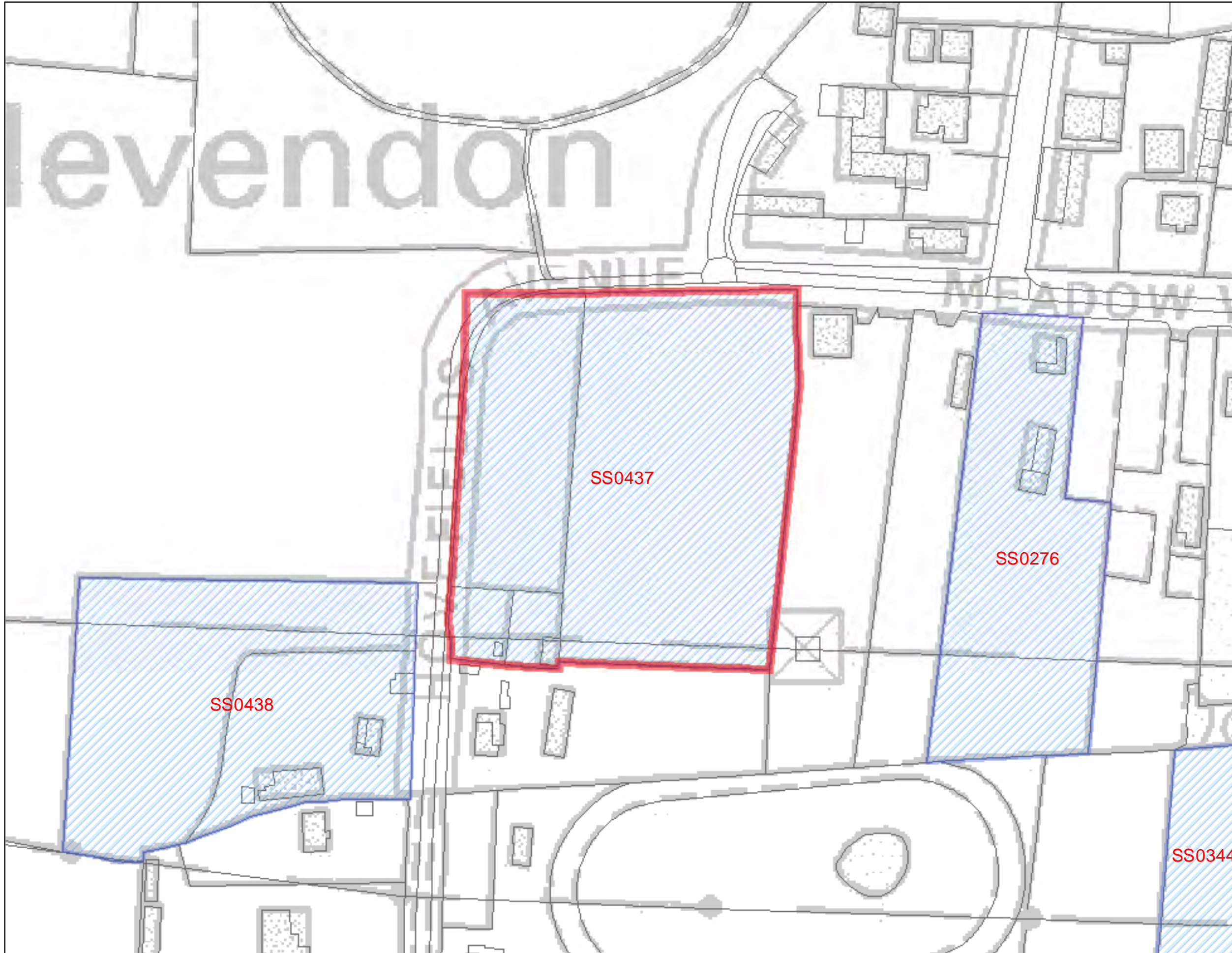


<b>Address:</b> Land at Junction of Meadow Way and Hovefields Avenue, Nevendon, Wickford	<b>Site Area:</b> 0.9ha	<b>Current Use:</b> Garden	<b>Site Ref:</b> <b>SS0437</b>	
<b>Highway issues:</b> Hovefields Avenue is a narrow road without footways and improvements would be required to support any development. Meadow Way is also a narrow unmade road and would not provide adequate access to the site in its present form. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green belt allocation and plotland in the development plan</li> <li>• Away from services and facilities</li> <li>• Electricity pylons transects the site</li> </ul>		<ul style="list-style-type: none"> <li>• Area of likely surface water flooding</li> <li>• With existing employment buffer</li> <li>• Protected species alert areas</li> <li>• Possible contaminated land in the vicinity</li> </ul>		
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Grazing land, woodland				
Site is NOT suitable for housing development x				
<b>Reason(s) why site is not suitable for housing:</b>				
The site is not adjacent to an established settlement boundary and therefore is considered to be in an unsustainable location and thus would be considered unsuitable for development.				
Furthermore the Transport Assessment classified the site as contrary to the accessibility and sustainability policies. For these reasons the site is considered not suitable.				
<b>Is site available for development?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.		
<b>If yes, when?</b>				

SHLAA 2011/2012



# SS0437



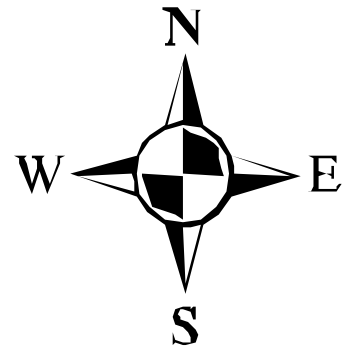
# SHLAA Site Survey Form Part 1

<b>Address:</b> Novedene, Hovefield Hovefield Avenue, Basildon		<b>Site Area:</b> 0.6ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref:</b> SS0438		
<b>Description of Site (including planning status)</b> Plotland site in Nevendon containing a dwelling and associated grounds, including a number of outbuildings. The site contains a number of substantial trees.  The property is at the northern end of Hovefields Avenue, with other residential properties to the south and east, and fields/countryside to the north and west.  Development Plan: Allocated as Green Belt and plotland in the BDLP 1998  Planning History: <ul style="list-style-type: none"> <li>None</li> </ul>			<b>Site Access:</b> Hovefields Avenue  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: <1500m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: Amenity Green Space <400m; Children/young people space <400m; Churchyard >800m; Civic Space >2km; Country Park >2km; Allotments >800m; Educational Field >800m; Natural and semi-natural open space >800m; Outdoor Sport facility >800m; Urban Park >2km Bus Stop: / Railway Station: > 1.6km			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.6ha				
<b>Greenfield Site</b>	Yes	Area: 0.07ha (approx)				
<b>Previously Developed Land</b>	Yes	Area: 0.53ha (approx)				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No but surface water flooding		Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		Yes	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	

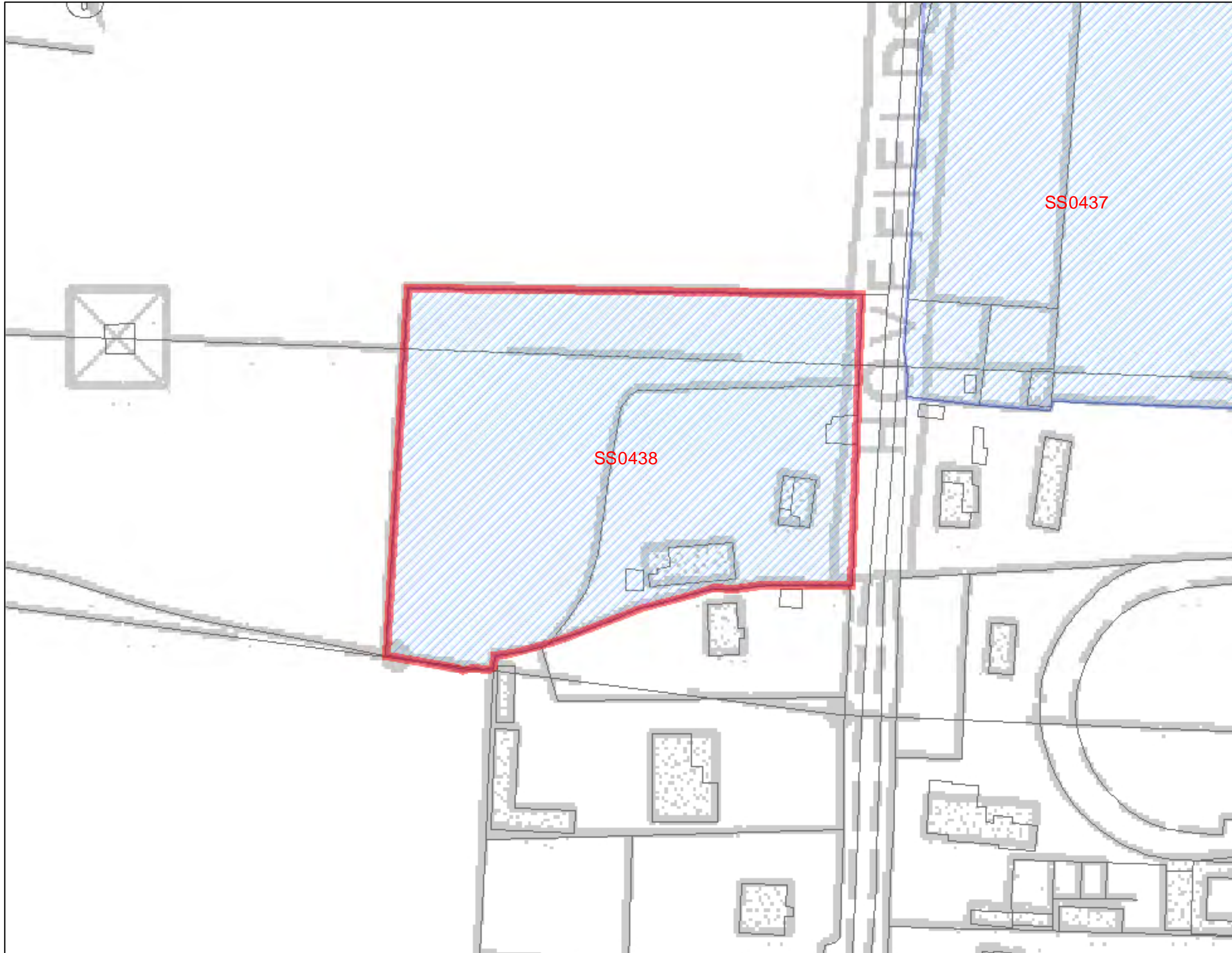


<b>Address:</b> Novedene, Hovefield Hovefield Avenue, Basildon	<b>Site Area:</b> 0.6ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref:</b> <b>SS0438</b>	
		Archaeological Finds Area		No
<b>Highway issues:</b> Hovefields Avenue is a small access route and improvements would be required to support any development.				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Area of likely surface water flooding</li> <li>• With existing employment buffer</li> <li>• Ground water vulnerability area</li> </ul>		
<ul style="list-style-type: none"> <li>• Green belt allocation and plotland in the 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>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, property and garden				
Site is NOT suitable for housing development x				
<b>Reason(s) why site is not suitable for housing:</b> The site is not adjacent to any established settlement boundary and therefore considered to be in an unsustainable location and thus unsuitable for development.				
<b>Is site available for development?</b>		Yes. This site was submitted through the Call For Sites process by the landowner.		
<b>If yes, when?</b>				

SHLAA 2011/2012



# SS0438



## SHLAA Site Survey Form Part 1

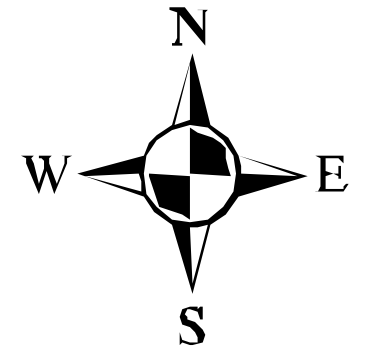
<b>Address:</b> Land West of Hannikins Farm, Billericay	<b>Site Area:</b> 2.3ha	<b>Current Use:</b> Open countryside	<b>Site Ref:</b> SS0439			
<b>Description of Site (including planning status)</b> Located adjacent to Queens Park to the north west of Billericay settlement, the site is a rectangular 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: <ul style="list-style-type: none"> <li>09/00955/COND - Approval of Condition Nos. 3, 4, 5, &amp; 6 of planning consent No. 09/00565/FULL – granted</li> <li>09/00921/EXTBAS - Extension of time limit for implementation of planning application no. 09/00565/FULL – granted</li> <li>09/00565/FULL - Amendment to previous planning consent, ref. 03/01470/FULL, for a replacement two storey dwelling – granted</li> <li>03/01470/FULL - Demolish existing dwelling and erect two storey dwelling – granted</li> </ul>			<b>Site Access:</b> Rosebay Avenue  <b>Access to Services</b> (distance in m) Primary School: <600m Secondary School: <1500m GPs / Health Centre: <800m Neighbourhood Centre: <800m Town Centre: >800m Public Open Space: Amenity Green Space <400m; Children/young people space <400m; Churchyard >800m; Civic Space >2km; Country Park <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			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 2.3ha				
<b>Greenfield Site</b>	Yes	Area: 2.25ha				
<b>Previously Developed Land</b>	Yes	Area: 0.05ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		Yes	
Washland		Yes – adjacent	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land		
	Part of	No	Ground Water Vulnerability Area			
	Adj. To	No				
Oil / Gas Pipelines		Yes	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	



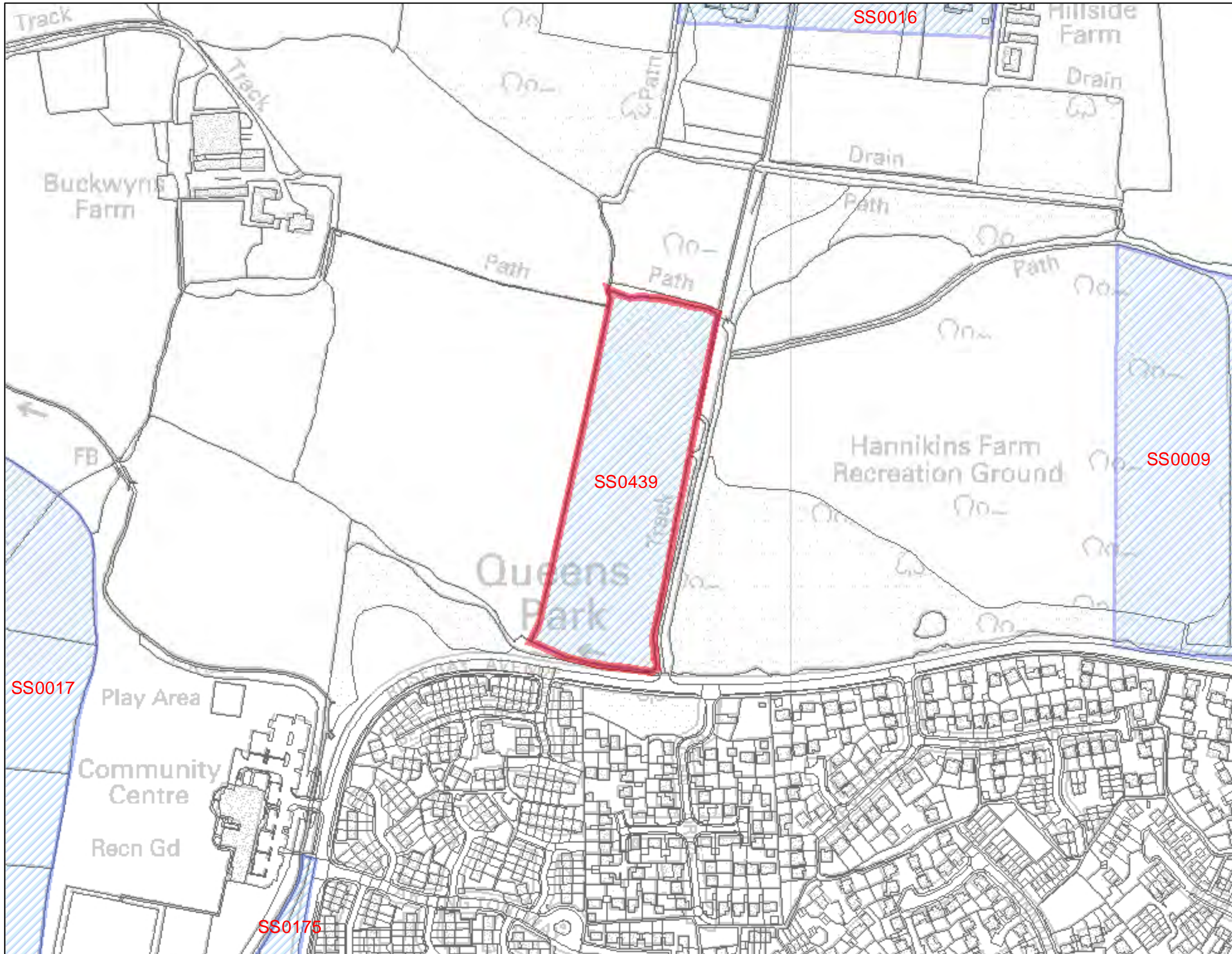
<b>Address:</b> Land West of Hannikins Farm, Billericay		<b>Site Area:</b> 2.3ha	<b>Current Use:</b> Open countryside	<b>Site Ref:</b> SS0439		
					Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes	
			TPO		Yes - adjacent	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Rosebay Avenue is the only adjoining road to the site and would require improvements to make it suitable for development. There is a small track that goes along the eastern boundary of the site, which would have to be considered, though this is currently only a footpath heavily encroached by hedgerows.						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>Green belt allocation and plotland in the development plan</li> <li>Oil / gas pipeline transects the site</li> <li>Within SSSI buffer</li> </ul>			<ul style="list-style-type: none"> <li>Adjacent to Definitive footpath, washland, tpo, Local wildlife site and BAP priority area</li> <li>Protected species alert areas</li> <li>Likely contaminated land</li> </ul>			
<b>Could the constraints be overcome?</b> No						
<b>What is the most suitable type of development for this site?</b> Current use, open space						
Site is NOT suitable for housing development x						
<b>Reason(s) why site is not suitable for housing:</b> Although the site is adjacent to an established settlement boundary, the physical constraint of Rosebay Avenue forms a clear separation and does not create a natural extension of the built area. The site is adjacent to a few definitive footpaths, washland, tpos, a Local wildlife site and BAP priority area, which all have high environmental value to the area, and there is an oil / gas pipeline which transects the site. Taking into consideration, all these constraints, the site is unsuitable for housing development.						
<b>Is site available for development? If yes, when?</b>			The site was put forward as part of the Call for Sites process. Therefore the landowner could be established.			

# Land West of Hannikins Farm

SHLAA 2011/2012



# SS0439



# SHLAA Site Survey Form Part 1

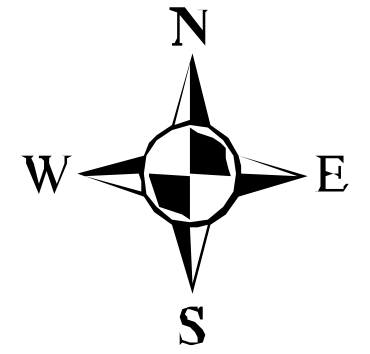
<b>Address:</b> Land at Perceverance, Osborne Road, Bowers Gifford, Basildon		<b>Site Area:</b> 0.03 ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> SS0440		
<b>Description of Site (including planning status)</b> A rectangular plot of land with a residential property and gardens, predominantly laid to grass with associated outbuildings and landscaping. Mature trees run alongside the boundaries and within the site, with one particularly impressive specimen within the site. The land is flat.  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			<b>Site Access:</b> Osborne Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people <400m, Churchyard >800m, civic spaces <2km, country parks >2km, educational fields >800m, natural and semi natural <400m, outdoor sport <800m, urban parks <800m Bus Stop: 350m Railway Station: >1.6km			
<b>Planning History:</b> Land adjacent - <ul style="list-style-type: none"> <li>07/00123/FULL - Single storey rear extension - granted</li> </ul>						
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.03 ha				
<b>Greenfield Site</b>	Yes	Area: 0.026 ha				
<b>Previously Developed Land</b>	Yes	Area: 0.004 ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	No		Protected Species Alert Area		No	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> Small access road that would require improvement to accommodate development						
<b>Constraints (description):</b>						



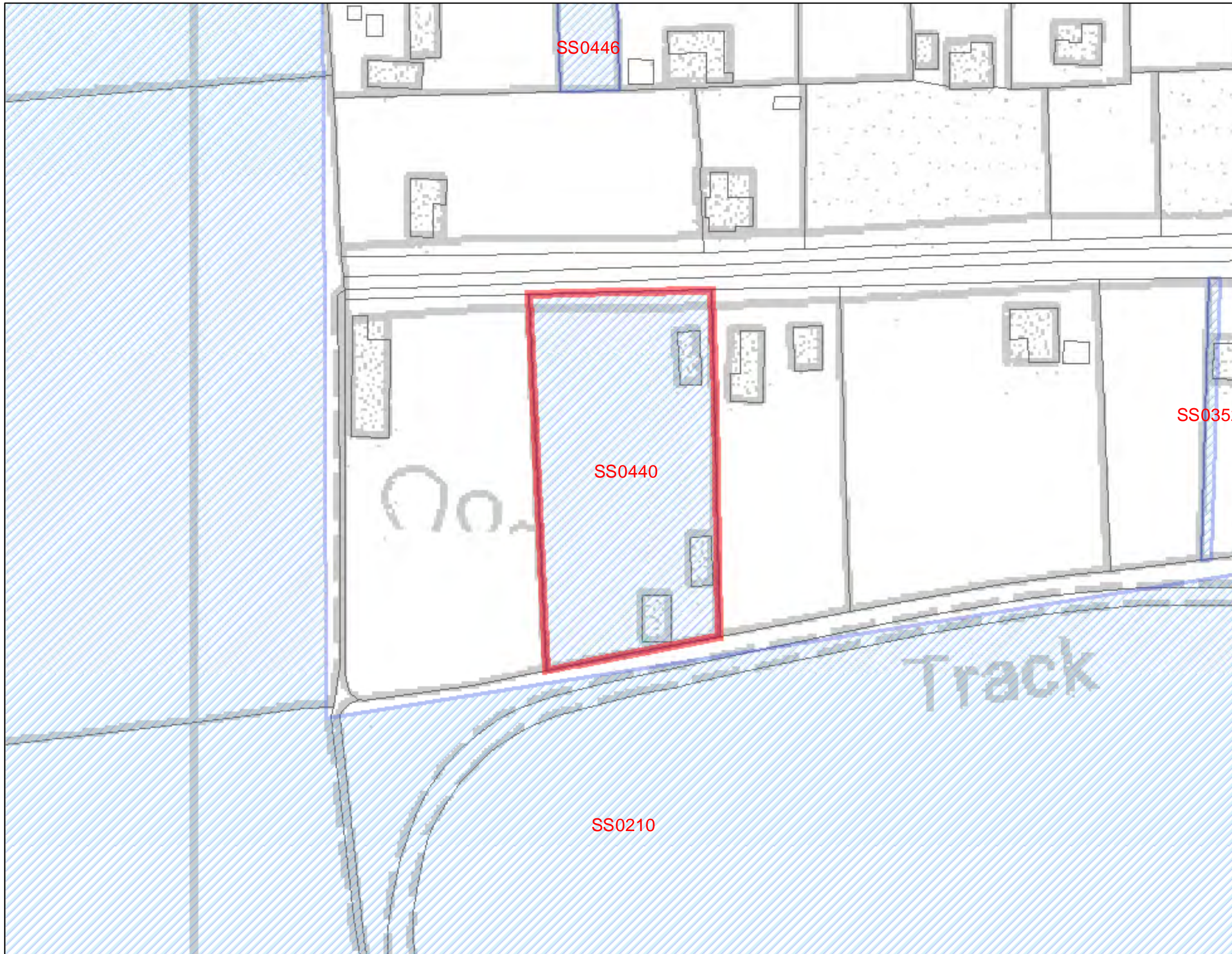
<b>Address:</b> Land at Perceverance, Osborne Road, Bowers Gifford, Basildon	<b>Site Area:</b> 0.03 ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> <b>SS0440</b>	
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within protected species alert area buffer</li> <li>• Potential contaminated land</li> <li>• Mature tree(s)</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, open space				
Site is NOT suitable for housing development X				
<p><b>Reason(s) why site is / is not suitable for housing:</b></p> <p>The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.</p> <p>In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping.</p>				
<p><b>Is site available for development?</b> Yes. This site was submitted through the Call For Sites process by the landowner.</p> <p><b>If yes, when?</b></p>				



SHLAA 2011/2012



# SS0440





# SHLAA Site Survey Form Part 1

<b>Address:</b> Ellesmere, Acacia Road, Bowers Gifford, Basildon		<b>Site Area:</b> 0.04 ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> SS0441	
<b>Description of Site (including planning status)</b> 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			<b>Site Access:</b> Acacia Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people <400m, Churchyard >800m, civic spaces >2km, country parks <2km, educational fields >800m, natural and semi natural <800m, outdoor sport <2km, urban parks <400m Bus Stop: 250m Railway Station: >1.6km		
<b>Planning History:</b>					
<ul style="list-style-type: none"> <li>• BAS/721/78 – extensions and re-roofing bungalow – refused</li> <li>• BAS/721/78 – Appeal – split decision</li> <li>• BAS/1571/80 – reroofing of modified bungalow – Refuse</li> <li>• BAS/1571/80 – Appeal – Allowed</li> <li>• BAS/56/85 – rear extension – Granted</li> <li>• BAS/470/85 – games room – received</li> <li>• D/BAS/65/85 – Games room – permitted development</li> </ul>					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 0.04 ha		
<b>Greenfield Site</b>		Yes	Area: 0.036 ha		
<b>Previously Developed Land</b>		Yes	Area: 0.004 ha		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land Ground Water Vulnerability Area		No
	Part of	No			No
	Adj. To	Yes			No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No