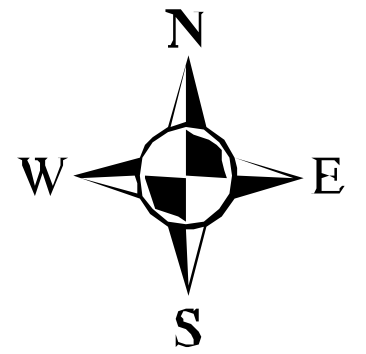
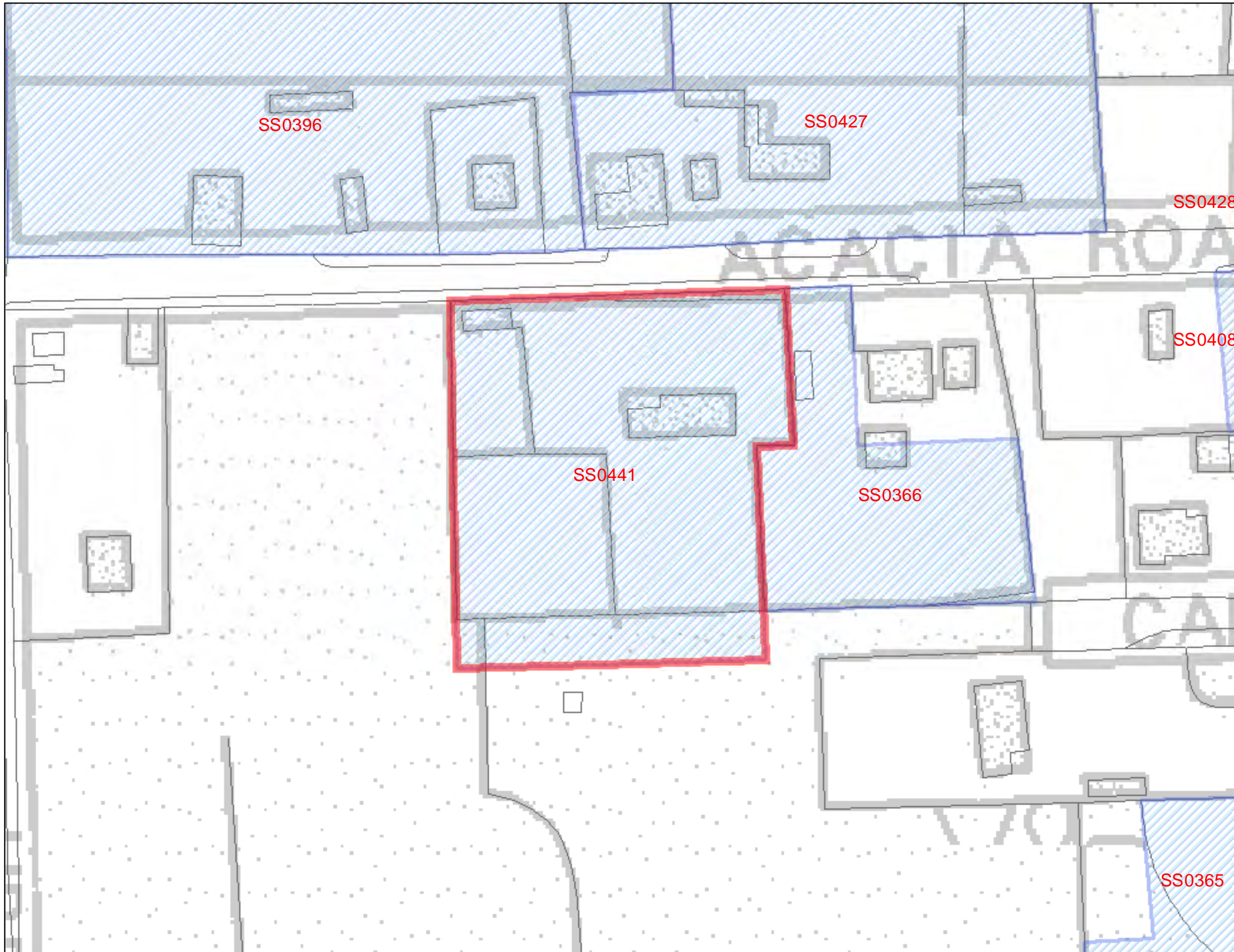


<b>Address:</b> Ellesmere, Acacia Road, Bowers Gifford, Basildon	<b>Site Area:</b> 0.04 ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> <b>SS0441</b>	
		Archaeological Finds Area		No
<b>Highway issues:</b> Small access road that would require improvement to accommodate development				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within protected species alert area buffer</li> <li>• Potential contaminated land</li> <li>• Within existing employment buffer</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, open space				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b>				
The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.				
In addition, the location is 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.				

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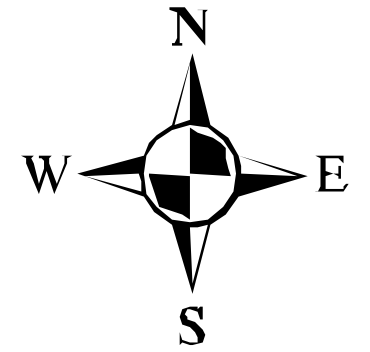
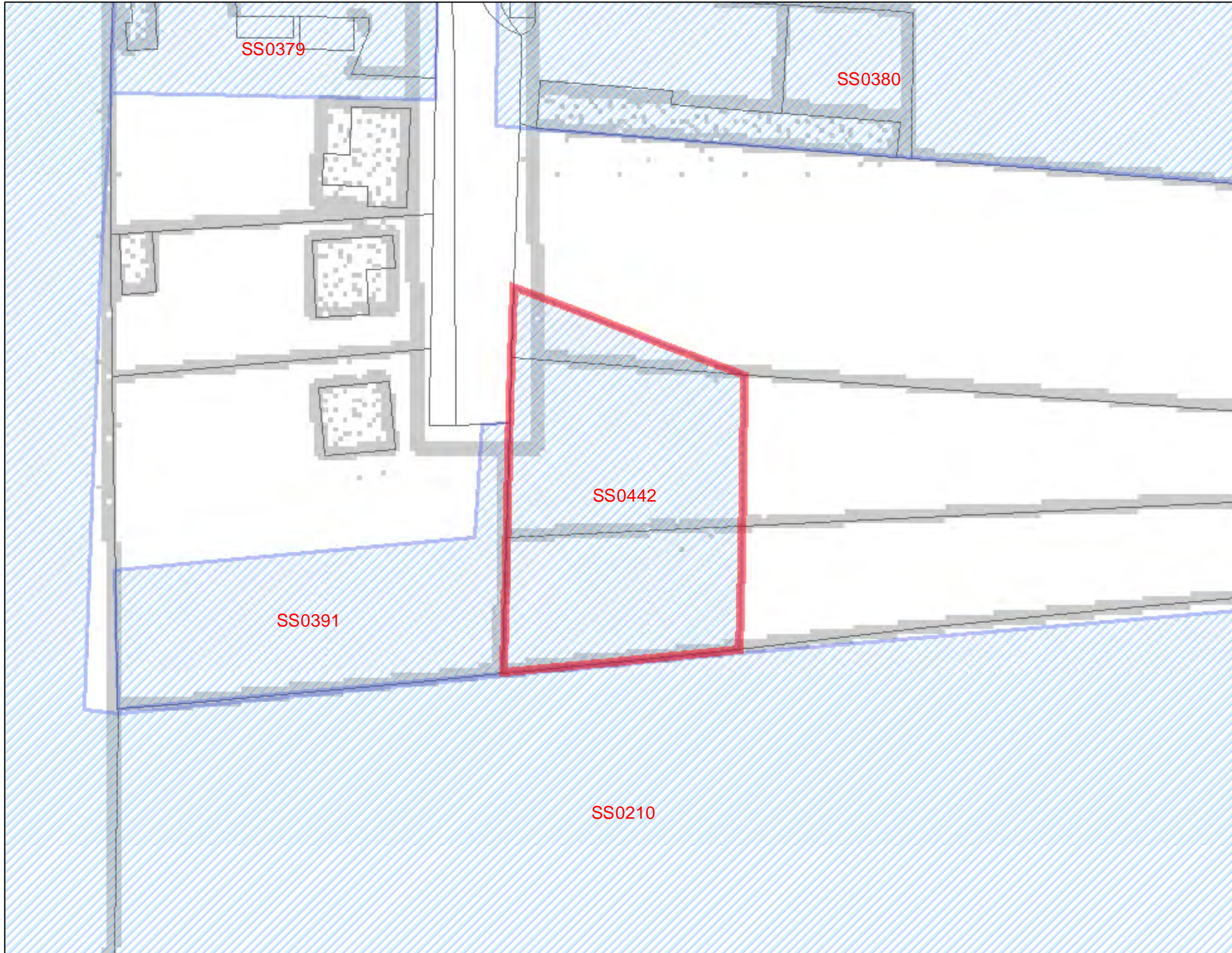
# SS0441

# SHLAA Site Survey Form Part 1

<b>Address:</b> Land opposite Chez Nous, Thomas Road, Basildon		<b>Site Area:</b> 0.13 ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> SS0442	
<b>Description of Site (including planning status)</b> A small plot, overgrown grassland, with trees bordering the south and west side of the site. There are a number of trees through the middle of the site. The surrounding area contains rural residential plotland dwellings and arable land.  Designated as Green Belt and plotland in BDLP 1998			<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: 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 <2km Bus Stop: 250m Railway Station: >1.6km		
<b>Planning History:</b> None					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.01 ha			
<b>Greenfield Site</b>	Yes	Area: 0.01 ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> The small access road would require improvement to accommodate development, especially as it stops a quarter of the way down the site.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Designated as green belt and plotland in BDLP 1998</li> <li>Not close to services and facilities</li> <li>Within protected species alert area</li> <li>Potential contaminated land</li> </ul>					

<b>Address:</b> Land opposite Chez Nous, Thomas Road, Basildon	<b>Site Area:</b> 0.13 ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> <b>SS0442</b>	
<ul style="list-style-type: none"> <li>• TPOs run along the south of the site</li> <li>• Within SAC / SPA and Ramsar buffer</li> <li>• Within existing employment buffer</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, open space				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b> The site 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 SS0442 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.	

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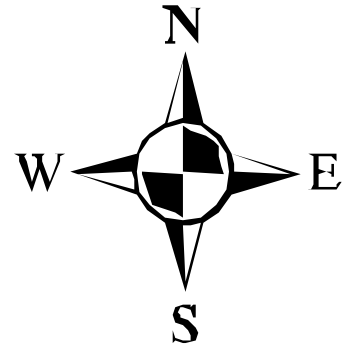
# SS0442

## SHLAA Site Survey Form Part 1

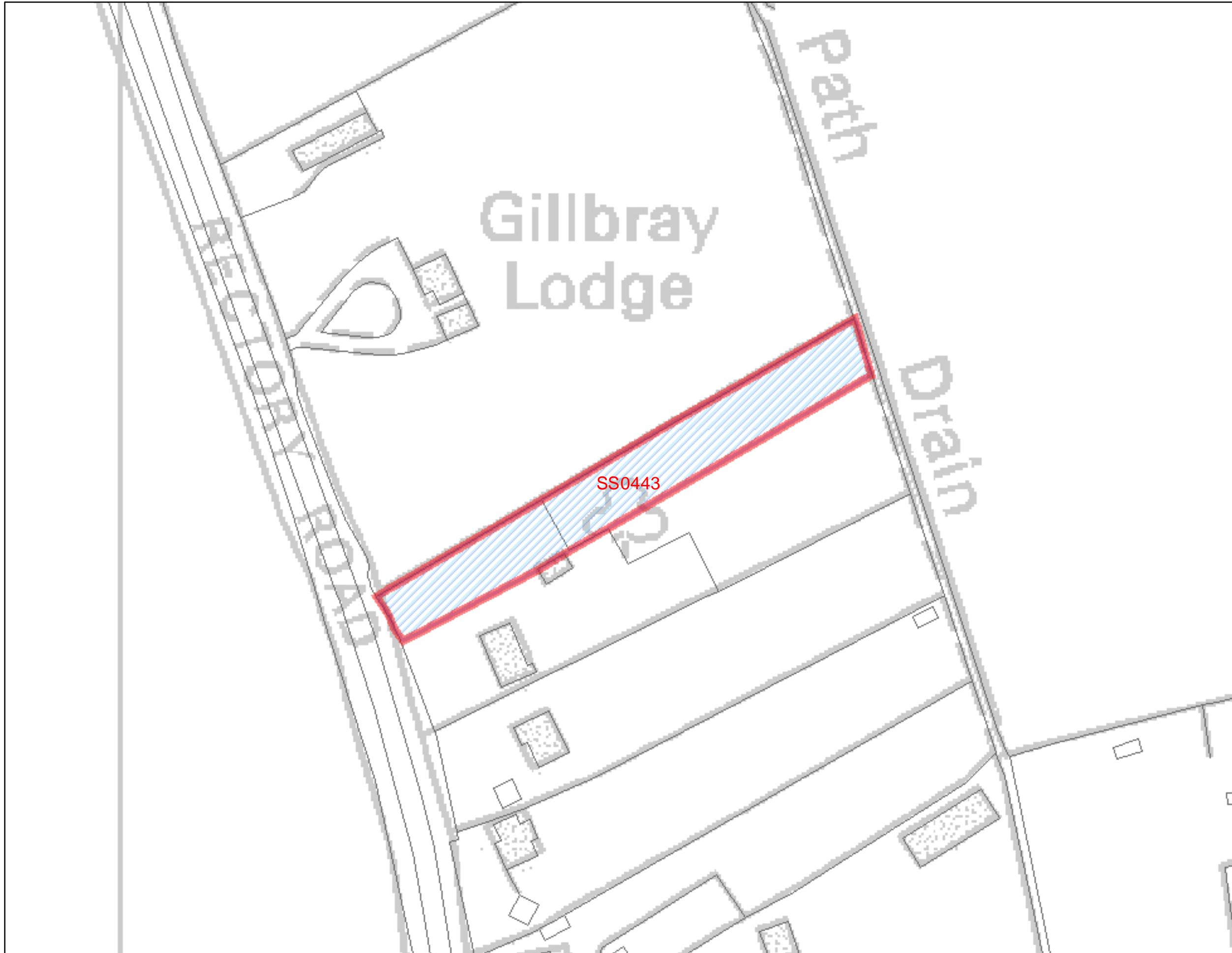
<b>Address:</b> Land at Tumblemead, Rectory Road, Little Burstead, Billericay	<b>Site Area:</b> 0.21ha	<b>Current Use:</b> Smallholding/ Scrubland	<b>Site Ref:</b> SS0443		
<b>Description of Site (including planning status)</b> Long narrow site located on the east side of Rectory Road, Little Burstead in a plotland setting. Farmland lies to the east and west of the site, whilst dwelling houses and their domestic gardens adjoin the site to the north and to the south. The land comprises several trees, shrubs and areas of grassland, but otherwise appears undeveloped.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: (as associated with the property 'Tumblemead') <ul style="list-style-type: none"> <li>BAS/1802/72 – Outline Chalet – Refused 1972</li> <li>BAS/0454/86 - Side extension – Granted 1986</li> <li>BAS/0621/87 – Front porch and rear garage – Granted 1987</li> <li>BAS/0806/97 – Rear conservatory – Refused and Appeal Dismissed 1998</li> </ul>			<b>Site Access:</b> Rectory Road  <b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.21ha			
<b>Greenfield Site</b>	Yes	Area: 0.21ha			
<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)	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					
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 Tumblemead, Rectory Road, Little Burstead, Billericay		<b>Site Area:</b> 0.21ha	<b>Current Use:</b> Smallholding/ Scrubland	<b>Site Ref:</b> <b>SS0443</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>					

SHLAA 2011/2012



## SS0443



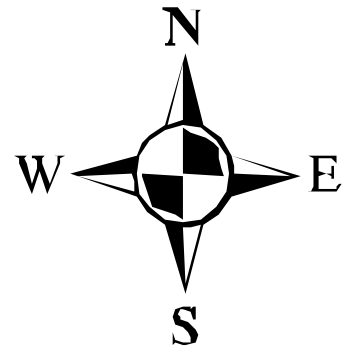


# SHLAA Site Survey Form Part 1

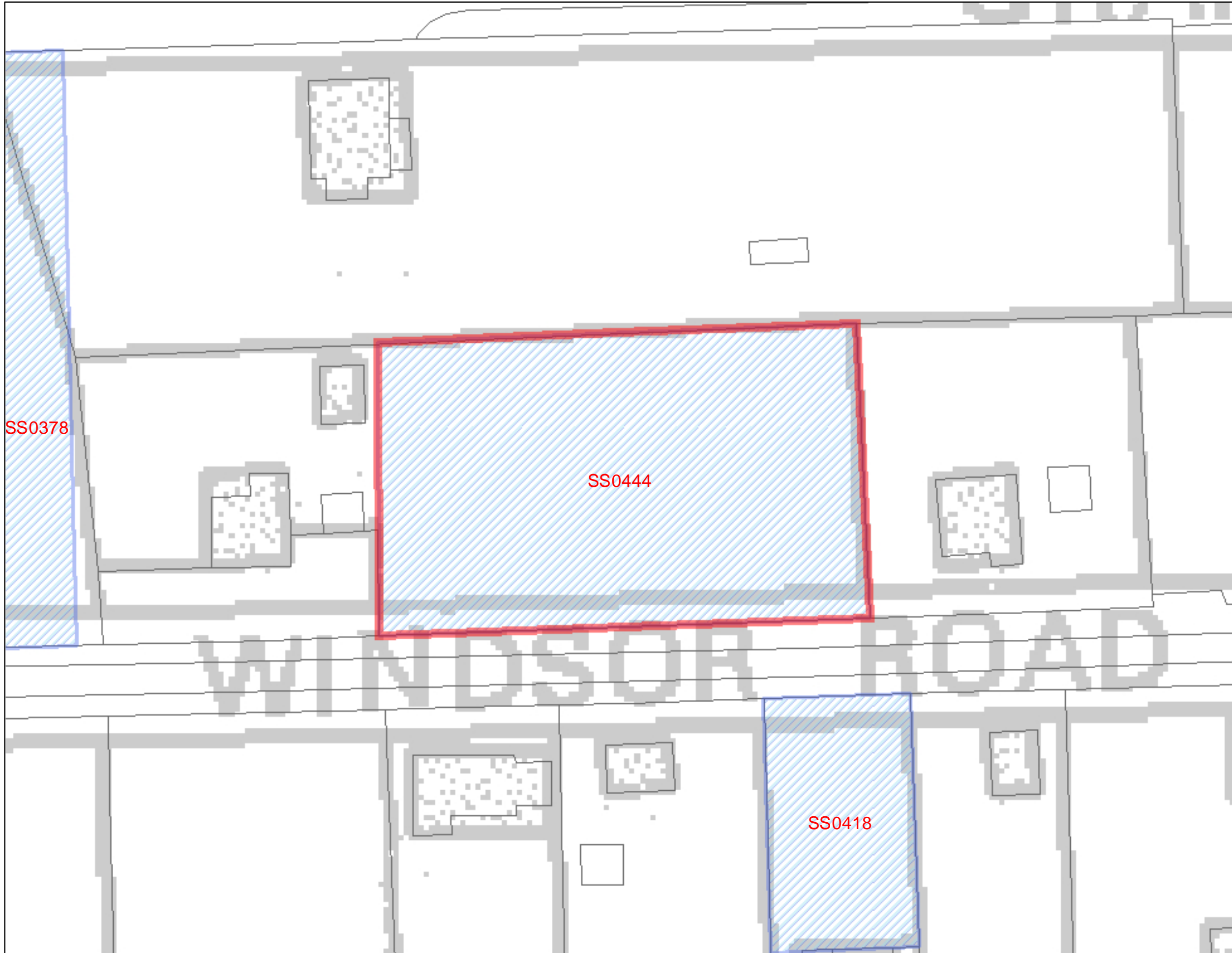
<b>Address:</b> Land at Windsor Lodge, Windsor Road, Basildon		<b>Site Area:</b> 0.02 ha	<b>Current Use:</b> Vacant / scrubland	<b>Site Ref.:</b> SS0444		
<b>Description of Site (including planning status)</b> The site is a reasonable parcel of land between Portland Lodge and Windsor Lodge. It may have formed part of a larger site containing Windsor Lodge (residential) and its grounds but now appears overgrown and inaccessible, with a large number of trees and other vegetation.  The surrounding area is plotland and is a mix of rural dwellings; small scale business uses and open space.  Designated as Green Belt and plotland in BDLP 1998			<b>Site Access:</b> Windsor Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces <800m, children and young people <400m, Churchyard >800m, civic spaces >2km, country parks >2km, educational fields >800m, natural and semi natural <800m, outdoor sport <800m, urban parks <800m Bus Stop: 250m Railway Station: >1.6km			
<b>Planning History:</b> Adjacent land - <ul style="list-style-type: none"> <li>08/00300/LDC - To establish the lawfulness of a proposed outbuilding - 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: 0.02 ha				
<b>Greenfield Site</b>	Yes	Area: 0.02 ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	No		Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> The unmade access road would require improvement to accommodate development.						
<b>Constraints (description):</b>						

<b>Address:</b> Land at Windsor Lodge, Windsor Road, Basildon	<b>Site Area:</b> 0.02 ha	<b>Current Use:</b> Vacant / scrubland	<b>Site Ref.:</b> SS0444	
<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> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, open space				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.  In addition, the location is 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



## SS0444



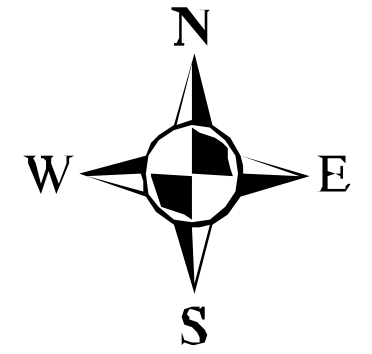
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at junction of Pound Lane and Clarence Road, Basildon	<b>Site Area:</b> 0.8 ha	<b>Current Use:</b> Garden Centre	<b>Site Ref.:</b> <b>SS0445</b>		
<b>Description of Site (including planning status)</b> Garden centre site to the east of the Pound Lane and to the south of Clarence Road on the junction between the two. The site comprises of a number of sales and storage buildings, including a model railway shop, The Greedy Chef café, garden centre and koi carp sales. A large area of hard surfacing exists on the west of the site to provide car parking. To the immediate north and south, there are some residential properties, and to the east of the site is a caravan storage facility. Open farmland lies opposite the site to the west.  Development Plan: Designated as Green Belt and plotland in Basildon Local Plan 1998  <b>Planning History:</b> <ul style="list-style-type: none"> <li>• BAS/0013/64 – Storage shed – Approved 15.01.1964</li> <li>• BAS/0963/72 – Use of site and buildings as garden centre – No decision</li> <li>• BAS/1273/78 – Use of site and buildings as garden centre with car park – Granted 12.03.1981</li> <li>• BAS/1228/90 – Retail greenhouse – Granted 16.11.1990</li> <li>• BAS/1366/91 – Aquatic display area, storage and retail sales area – Granted 20.12.1991</li> <li>• BAS/0883/93 – Side extension – Granted 25.10.1993</li> <li>• BAS/0767/98 – Extension to form garden centre shop – Refused 22.08.1998</li> <li>• BAS/0676/02 – Extension to existing building to form garden centre, ancillary sales, koi display/sales, stores, tea bar and toilets – Refused 23.07.02, Appeal dismissed 06.06.03</li> </ul>			<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 <400m, children and young people <400m, Churchyard >800m, civic spaces >2km, country parks >2km, educational fields >800m, natural and semi natural >800m, outdoor sport > 2km, urban parks > 2km Bus Stop: 250m Railway Station: >1.6km		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	Yes		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.8 ha			
<b>Greenfield Site</b>	No				
<b>Previously Developed Land</b>	Yes	Area: 0.8 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	*Potential for surface water flooding	*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			
	Part of	No	Village Green & Common Land		No

<b>Address:</b> Land at junction of Pound Land and Clarence Road, Basildon		<b>Site Area:</b> 0.8 ha	<b>Current Use:</b> Garden Centre	<b>Site Ref.:</b> SS0445	
	Adj. To	No	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> The access road may require improvement to accommodate a comprehensive development.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within SPA / Ramsar 5km buffer (Benfleet Creek)</li> <li>• Ground water vulnerability area</li> <li>• Potential contaminated land – no intrusive investigations undertaken</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
<ul style="list-style-type: none"> <li>• Where the Green Belt designation is removed from the development plan and</li> <li>• Where the site investigated for potential contamination and ground water vulnerability with appropriate mitigation and safeguards put in place</li> <li>• SPA and RAMSAR sites unlikely to be affected any more than current use, due to intervening housing areas</li> <li>• Access to services/facilities would need improving</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Garden centre, smallholding, open space					
Site is NOT suitable for housing development X					
<b>Reason(s) why site is / is not suitable for housing:</b>					
<p>Although the site is not immediately adjacent to the settlement boundary, it may be capable of being combined with another site that is adjacent to the boundary, were this to become available. The result of developing the site would be to effectively link the ribbon development of dwellings to the north with the larger settlement to the south, which could undermine the objective of its Green Belt function. To an extent this has already occurred as single storey structures exist across nearly the full width of the site.</p> <p>The location is beyond recommended distances for several public services, facilities, amenities and convenience shopping.</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 Pond Lane

SHLAA 2011/2012



# SS0445

# SHLAA Site Survey Form Part 1

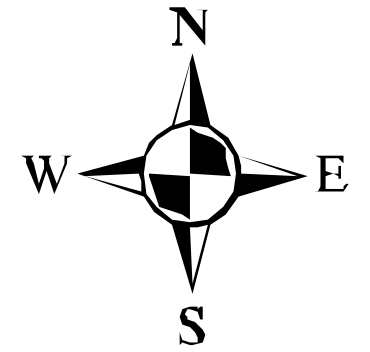
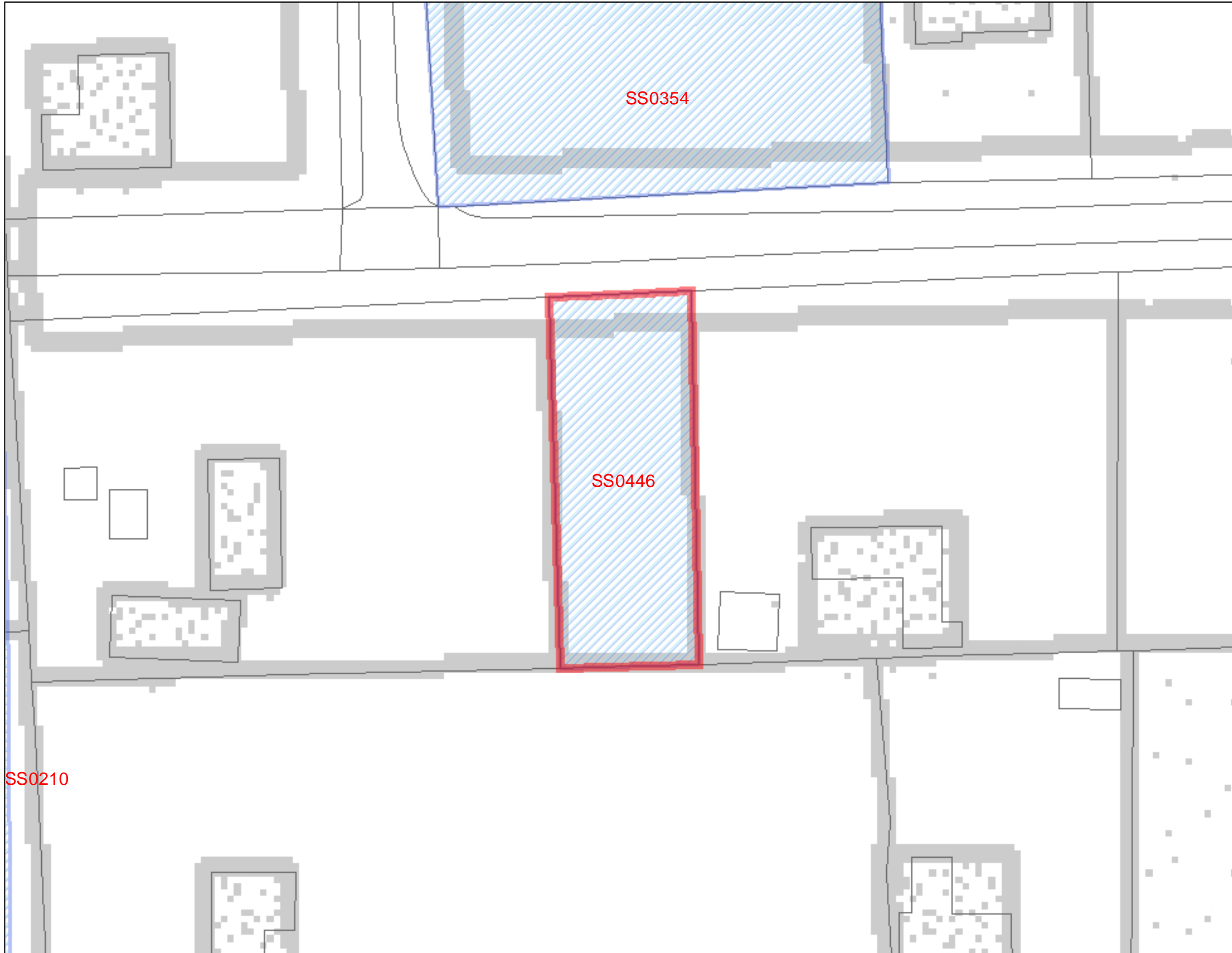
<b>Address:</b> Land West of the Bayou, Windsor Road, Basildon		<b>Site Area:</b> 0.04 ha	<b>Current Use:</b> Garden	<b>Site Ref.:</b> SS0446	
<b>Description of Site (including planning status)</b> Located off Windsor Road, the site is a narrow strip of land filled with trees and hedgerows to the west of the residential property, 'The Bayou'. To the immediate west, south and north are residential properties and beyond the residential property to the west, there is a large area of open countryside. The site is inaccessible due to foliage.  Designated as Green Belt and plotland in BDLP 1998			<b>Site Access:</b> Windsor Road <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments > 800m, Amenity Green Spaces < 800m, children and young people <400m, Churchyard >800m, civic spaces <2km, country parks <2km, educational fields >800m, natural and semi natural >800m, outdoor sport < 800m, urban parks < 800m Bus Stop: 250m Railway Station: >1.6km		
<b>Planning History:</b> <ul style="list-style-type: none"> <li>None</li> </ul>					
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.04 ha			
<b>Greenfield Site</b>	Yes	Area: 0.04 ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		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> The small access road would require improvement to accommodate development.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>Designated as green belt and plotland in BDLP 1998</li> <li>Not close to services and facilities</li> <li>Within employment land buffer</li> <li>Protected species alert area</li> </ul>					

<b>Address:</b> Land West of the Bayou, Windsor Road, Basildon	<b>Site Area:</b> 0.04 ha	<b>Current Use:</b> Garden	<b>Site Ref.:</b> <b>SS0446</b>	
<ul style="list-style-type: none"> <li>Potential contaminated land</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, open space				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.  In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping.				
<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 West of the Bayou

SHLAA 2011/2012



# SS0446

SS0210

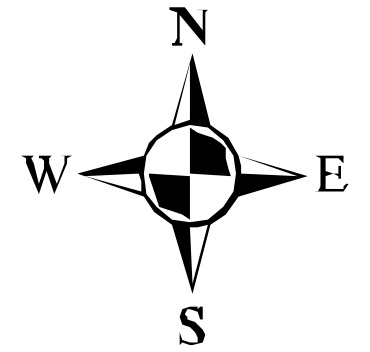
# SHLAA Site Survey Form Part 1

<b>Address:</b> Land at corner of Windsor Road and Pound Lane, Basildon		<b>Site Area:</b> 0.2 ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> SS0447		
<b>Description of Site (including planning status)</b> Located on the junction of Windsor Road and Pound Lane, the site is a rectangular shaped piece of land comprising of a residential property and associated gardens. The front portion of the site is overgrown.  To the immediate east is a large area of open countryside and to the west, south and north are residential properties.  Designated as Green Belt and plotland in BDLP 1998			<b>Site Access:</b> Windsor Road / 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 <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> Adjacent land - <ul style="list-style-type: none"> <li>09/00401/LDC - To establish the lawfulness of a proposed single storey side extension and garage conversion – refused</li> <li>08/01081/CCBAS - Upgrading of the A13/A130/B1464 Sadlers Farm Junction and the adjoining A13 west to the Pitsea Interchange and A130 north to the Rayleigh Spur Roundabout (DC/JD/CC/BAS/87/08 &amp; CC/CPT/88/08) – no objection</li> <li>08/01063/FULL - Removal of existing conservatory and erection of a single storey rear extension (Revised scheme) – granted</li> <li>06/00906/FULL - Removal of existing conservatory and the construction of a single storey rear extension – refused</li> <li>03/01312/FULL - Erect bungalow - 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: 0.2 ha			
<b>Greenfield Site</b>		Yes	Area: 0.19 ha			
<b>Previously Developed Land</b>		Yes	Area: 0.01 ha			
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	Yes	Flood zone 2	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	

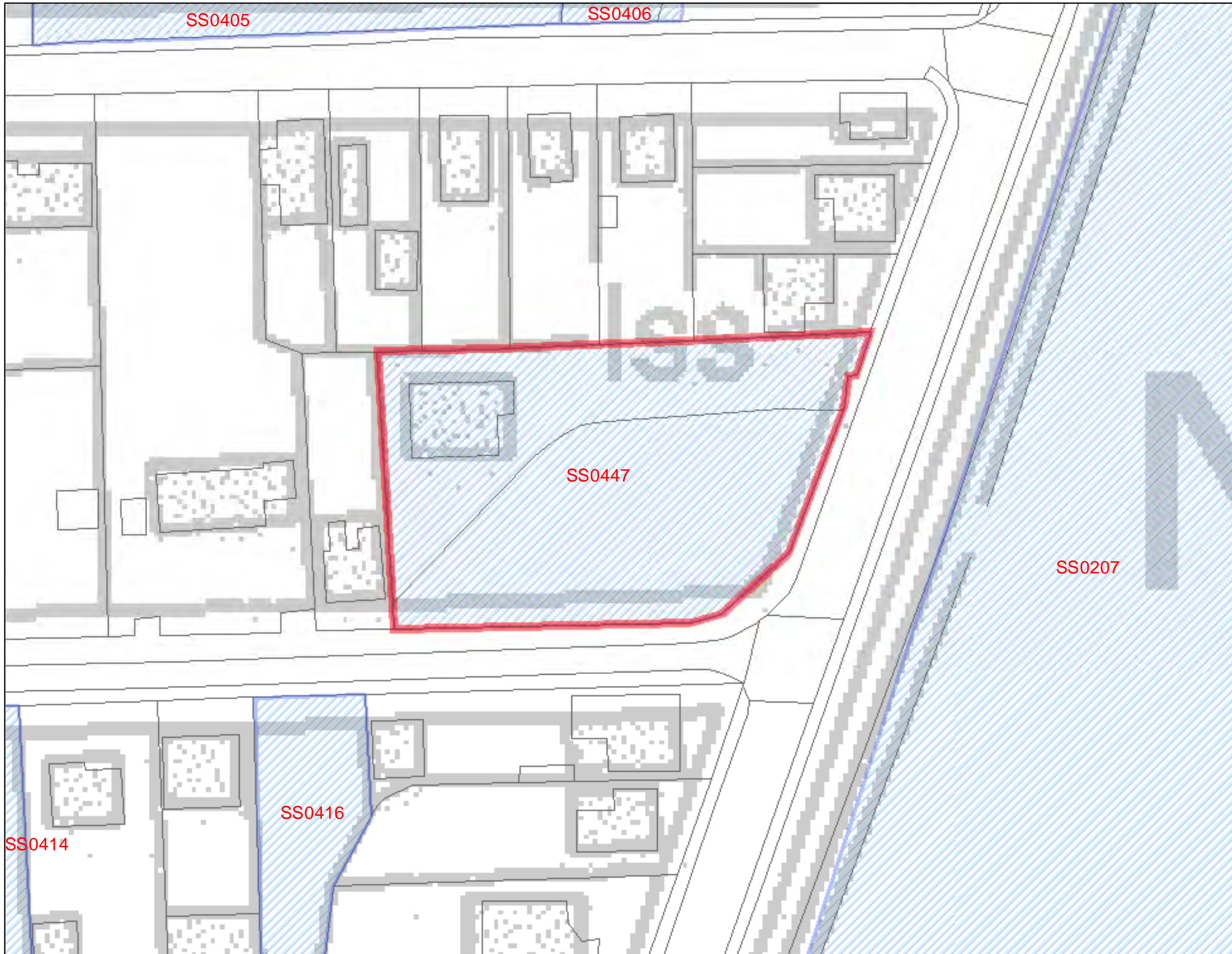
<b>Address:</b> Land at corner of Windsor Road and Pound Lane, Basildon		<b>Site Area:</b> 0.2 ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> <b>SS0447</b>		
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated 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> No issues.						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>• Designated as green belt and plotland in BDLP 1998</li> <li>• Not close to services and facilities</li> <li>• Within SPA / Ramsar buffer</li> <li>• Within flood zone 2</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 / 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 also within flood zone 2 and SPA / Ramsar buffer. The site is therefore unsuitable.						
In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping.						
<b>Is site available for development?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.			
<b>If yes, when?</b>						

# Land at corner of Windsor Rd and Pound Lane

SHLAA 2011/2012



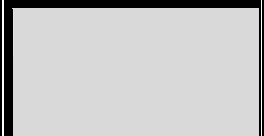
# SS0447



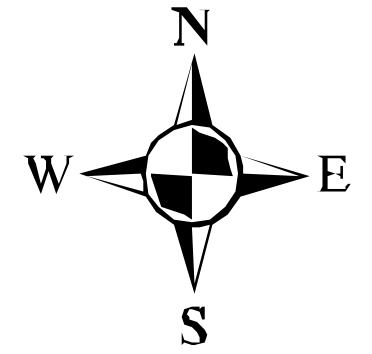
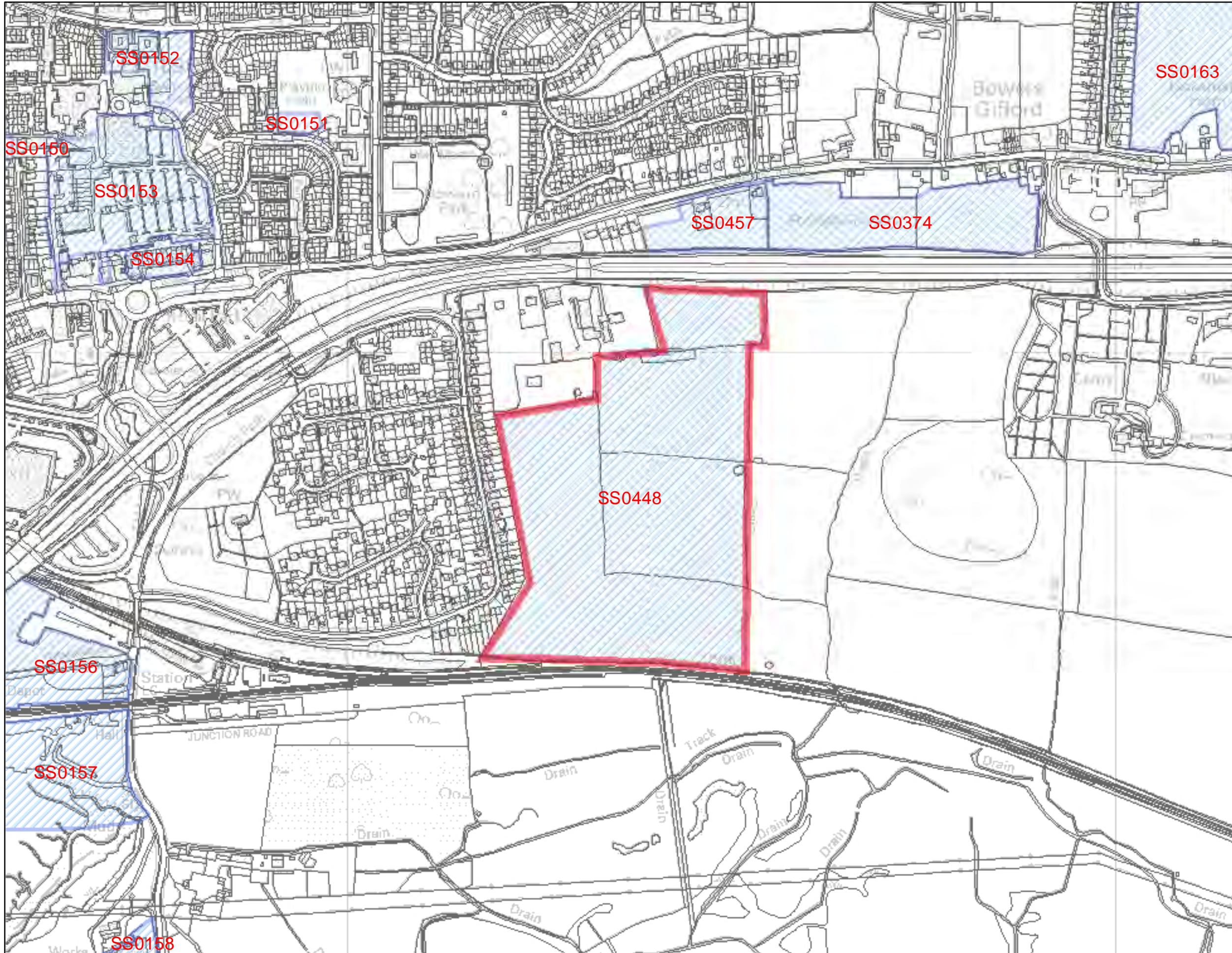
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land east of Brackendale Avenue, Pitsea, South of the A13, north of railway line	<b>Site Area:</b> 12.7ha	<b>Current Use:</b> Farmland/grass-land	<b>Site Ref.:</b> SS0448	
<b>Description of Site (including planning status)</b> Large irregular shaped site located on the south eastern side of Pitsea. The land comprises largely unimproved grassland, with a gentle incline to the north. The land borders residential development to the west, with the town centre beyond.  The A13 dual carriageway is to the north. Further open grassland lies to the east, with marshes to the south beyond the C2C railway line. To the north west of the submitted land is the associated dwelling (Harvest House) and its surrounding gardens. The site is only accessible via this dwelling.  Development Plan – Allocated as Green Belt in the BDLP 1998. (Coastal Protection Plan and Marshes Area Plan)  Planning History: In addition to proposals for domestic extensions and alterations to the two existing houses and in relation to farm buildings, the following applications have also been submitted – <ul style="list-style-type: none"> <li>• BAS/0293/55 – Outline Residential – Granted 23.08.1955</li> <li>• BAS/1424/73 – Farmhouse, farm buildings and two farm cottages at Blue House Farm – Granted 06.08.1973</li> <li>• BAS/0020/81 – Farmhouse and two farmworkers dwellings at Blue House Farm, Brackendale Avenue – Granted 10/03/1981</li> <li>• BAS/1506/81 – Farmhouse and two farm workers cottages at Blue House Farm – Refused due to excessive size for their green belt location.</li> <li>• BAS/1846/81 – Three farm dwellings at Blue House Farm – Granted 05.03.1982</li> <li>• BAS/0487/82 – Detached farm house at Blue House Farm – granted – 07.06.1982</li> <li>• BAS/0426/89 – Change of use from agricultural to golf course – Refused on grounds the development would be prejudicial to the retention and management of an important wildlife habitat, adversely affect the Pitsea Marsh SSSI and would be contrary to the ECC Coastal Protection Plan and Marshes Area Plan.</li> <li>• BAS/0722/90 – Construction of golf course and club house with car park – Refused 1990, Appeal dismissed</li> <li>• BAS/00731/94 – Two storey side extension to form granny annex at Hatton Lodge, Brackendale Avenue – Refused 05.09.1994 on green belt grounds and conflict with agricultural workers dwelling conditions applicable to property.</li> <li>• 10/00382/LDC – To establish that the storage/mixing of paint for retail sales together with ancillary storage of pallets/tins of paint and storage of waste tins is a lawful development, at Bluehouse Farm, Brackendale Ave – Granted 21.07.2010</li> <li>• 10/01418/FULL - Replacement paint storage building (as a consequence of A13 widening) at Bluehouse Farm, Brackendale Avenue - refused</li> </ul>		<b>Site Access:</b> Brackendale Avenue (via Harvest House)  <b>Access to Services</b> (distance in m) Primary School: >600m (Pitsea 800m to 1.1km) Secondary School: <1500m Chalvedon GPs / Health Centre: <800m Rectory Park drive Neighbourhood Centre: >800m Town Centre: <800m Pitsea Public Open Space: Allotments >800m, Amenity Green Space and children/young people space <400m; Churchyard <400m; Civic Space <800m; County Park <2km; Educational Field <800m; Natural and semi-natural open space >800m; Outdoor Sport facility <800m; Urban Park <400m Bus Stop: 400m Railway Station: <1km (Pitsea)		
<b>Ownership:</b>	- Public Body?	No		
	- Private Individual?	Yes		
	- Company?	No		
	- Unknown?	No		

<b>Address:</b> Land east of Brackendale Avenue, Pitsea, South of the A13, north of railway line		<b>Site Area:</b> 12.7ha	<b>Current Use:</b> Farmland/grass-land	<b>Site Ref.:</b> SS0448	
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 12.7ha			
<b>Greenfield Site</b>	Yes	Area: 12.7ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	Yes
	Part of Site	No		Part of Site	Yes
	Within Buffer	Yes		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	Yes
	Part of Site	No		Part of Site	Yes
	Within Buffer	No		Within Buffer	Yes
Flood Zone If yes, Zone 3? <input type="checkbox"/>	But surface water area	No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	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 *though may affect view of the listed St. Michaels tower	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) runs through south side of site		Yes
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Access via Brackendale Avenue, from roundabout with A13. Currently only accessible via a narrow track leading to Harvest House. Access would need to be improved for any substantial residential development.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Green Belt allocated in Development Plan</li> <li>SSSI, SPA, RAMSAR Buffer</li> <li>Possible impact on setting of listed St. Michaels tower from long views</li> </ul>			<ul style="list-style-type: none"> <li>LoWS and BAP area</li> <li>Protected species alert area</li> <li>Definitive footpath runs through south side of site</li> <li>Good visual amenity through open aspect</li> <li>Adjacent to A13 and railway line</li> </ul>		
<b>Could the constraints be overcome? No</b>					
<b>If yes, how?</b>					
<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>					
The site is an important wildlife habitat and within an area adjoining marshland species. Furthermore, the site provides a particularly long and open visual amenity aspect when viewed from the A13, which would be					

<b>Address:</b> Land east of Brackendale Avenue, Pitsea, South of the A13, north of railway line	<b>Site Area:</b> 12.7ha	<b>Current Use:</b> Farmland/grass-land	<b>Site Ref.:</b> SS0448	
<p>compromised by development. The current green belt boundary is fairly robust and should remain in place. For these reasons, the site is unsuitable for housing development.</p>				
<b>Is site available for development?</b> <b>If yes, when?</b>		<p>No. Whilst this site was put forward the Call for Sites process, it was not by or on behalf of the landowner and therefore the intention to develop is not established and thus unavailable at this time.</p>		

SHLAA 2011/2012



# SS0448



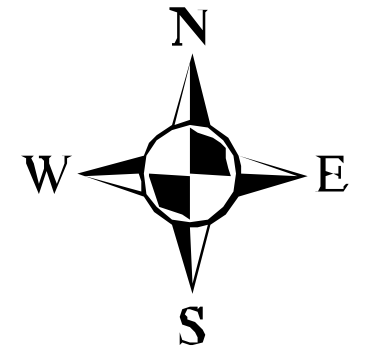
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land to the North and fronting London Road, Crays Hill, Billericay	<b>Site Area:</b> 0.84ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS00449			
<b>Description of Site (including planning status)</b> Rectangular parcel of flat arable farmland located on the north side of London Road, Crays Hill in a semi-rural setting. The land forms part of a much larger field system and is in an area characterised by detached and semi-detached dwellings fronting onto London Road, interspersed with sections of fields.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/0137/57 – Residential development – Refused 1957</li> </ul>			<b>Site Access:</b> London Road			
			<b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.84ha				
<b>Greenfield Site</b>	Yes	Area: 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		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)			

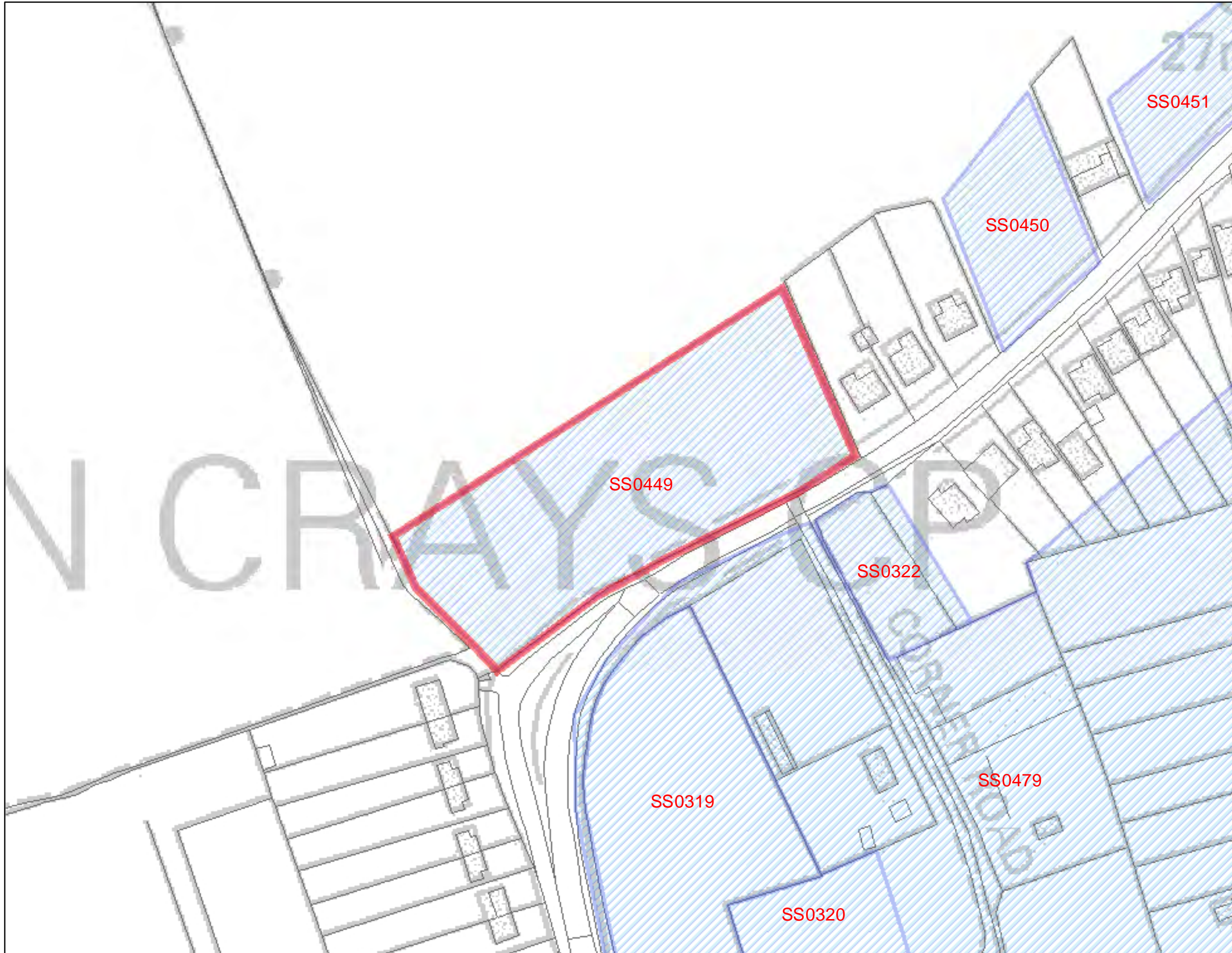
<b>Address:</b> Land to the North and fronting London Road, crays Hill, Billericay	<b>Site Area:</b> 0.84ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS00449	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</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 to the N and fronting London Road

SHLAA 2011/2012



# SS0449



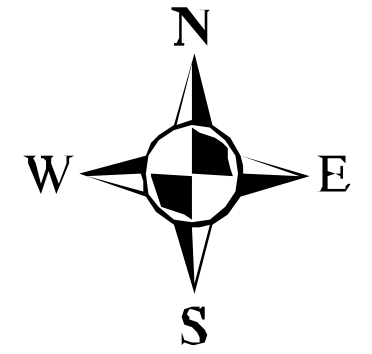
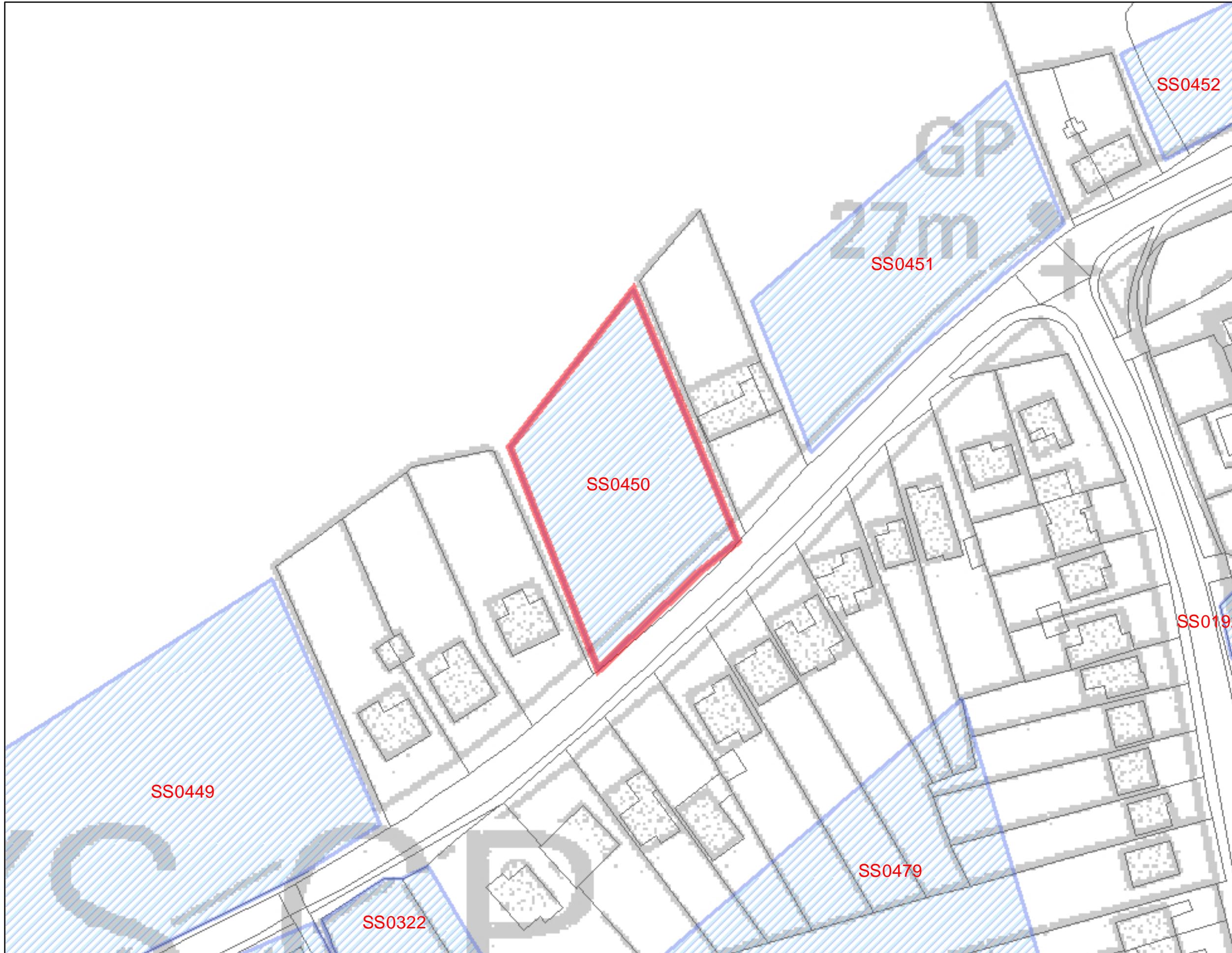
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land to the North and fronting London Road, Crays Hill, Billericay	<b>Site Area:</b> 0.23ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS00450			
<b>Description of Site (including planning status)</b> Rectangular parcel of flat arable farmland located on the north side of London Road, Crays Hill in a semi-rural setting. The land forms part of a much larger field system and is in an area characterised by detached and semi-detached dwellings fronting onto London Road, interspersed with sections of fields.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0154/60 – Residential development – Refused 1960</li> </ul>			<b>Site Access:</b> London Road			
			<b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.23ha				
<b>Greenfield Site</b>	Yes	Area: 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		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 to the North and fronting London Road, crays Hill, Billericay	<b>Site Area:</b> 0.23ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS00450	
		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 to the N and fronting London Road

SHLAA 2011/2012



# SS0450

## SHLAA Site Survey Form Part 1

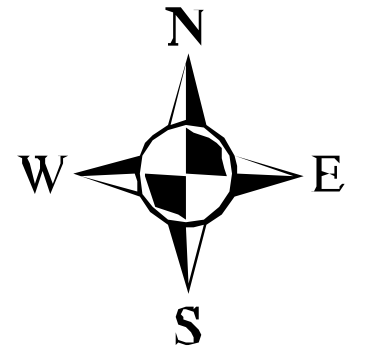
<b>Address:</b> Land to the North and fronting London Road, Crays Hill, Billericay	<b>Site Area:</b> 0.26ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS00451		
<b>Description of Site (including planning status)</b> Rectangular parcel of flat arable farmland located on the north side of London Road, Crays Hill in a semi-rural setting. The land forms part of a much larger field system and is in an area characterised by detached and semi-detached dwellings fronting onto London Road, interspersed with sections of fields.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> London Road		
			<b>Access to Services</b>		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.26ha			
<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		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within			Village Green & Common Land	
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		

<b>Address:</b> Land to the North and fronting London Road, crays Hill, Billericay	<b>Site Area:</b> 0.26ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS00451	
<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>				

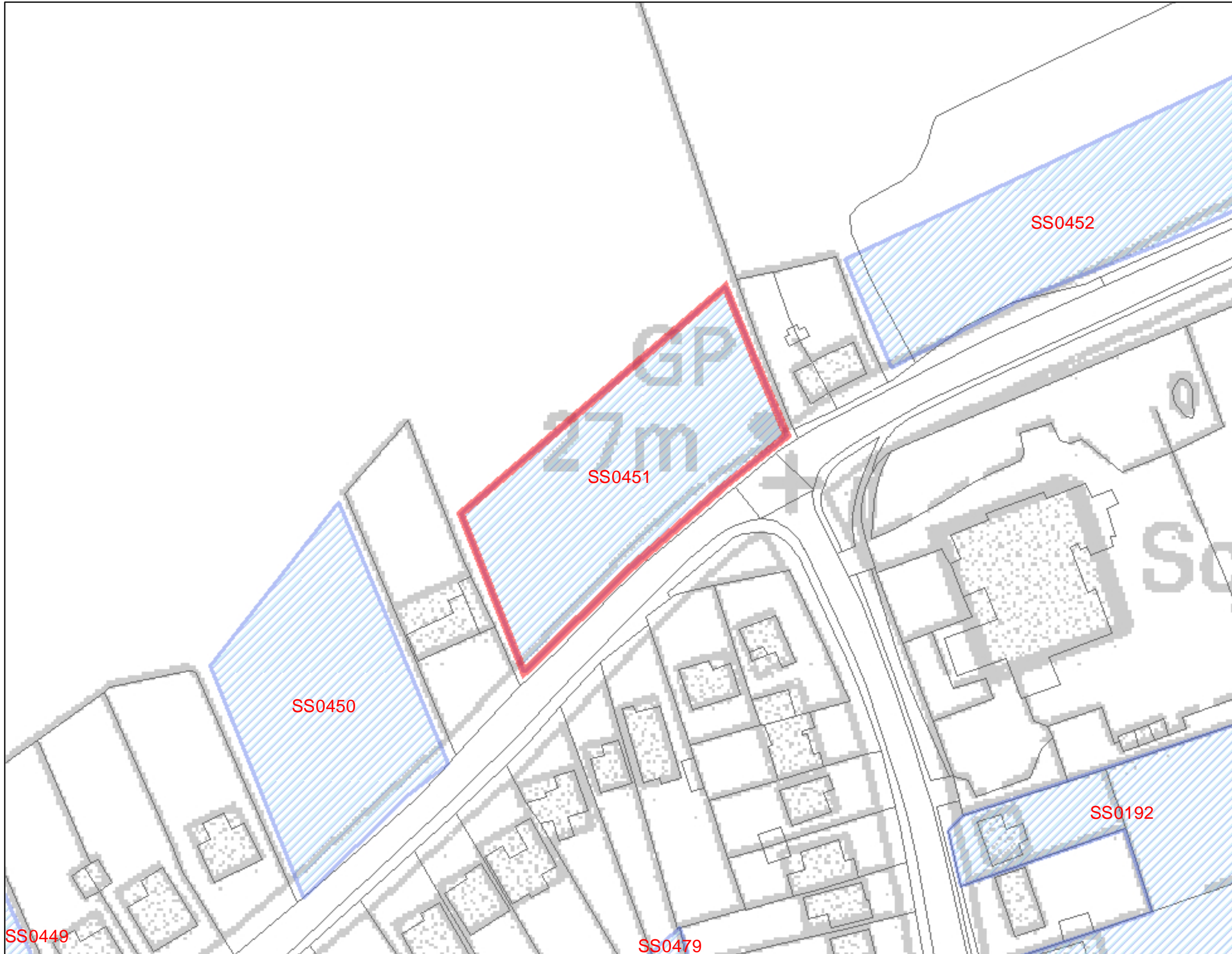


# Land to the N and fronting London Road

SHLAA 2011/2012



# SS0451

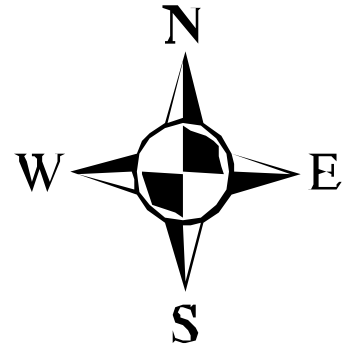


## SHLAA Site Survey Form Part 1

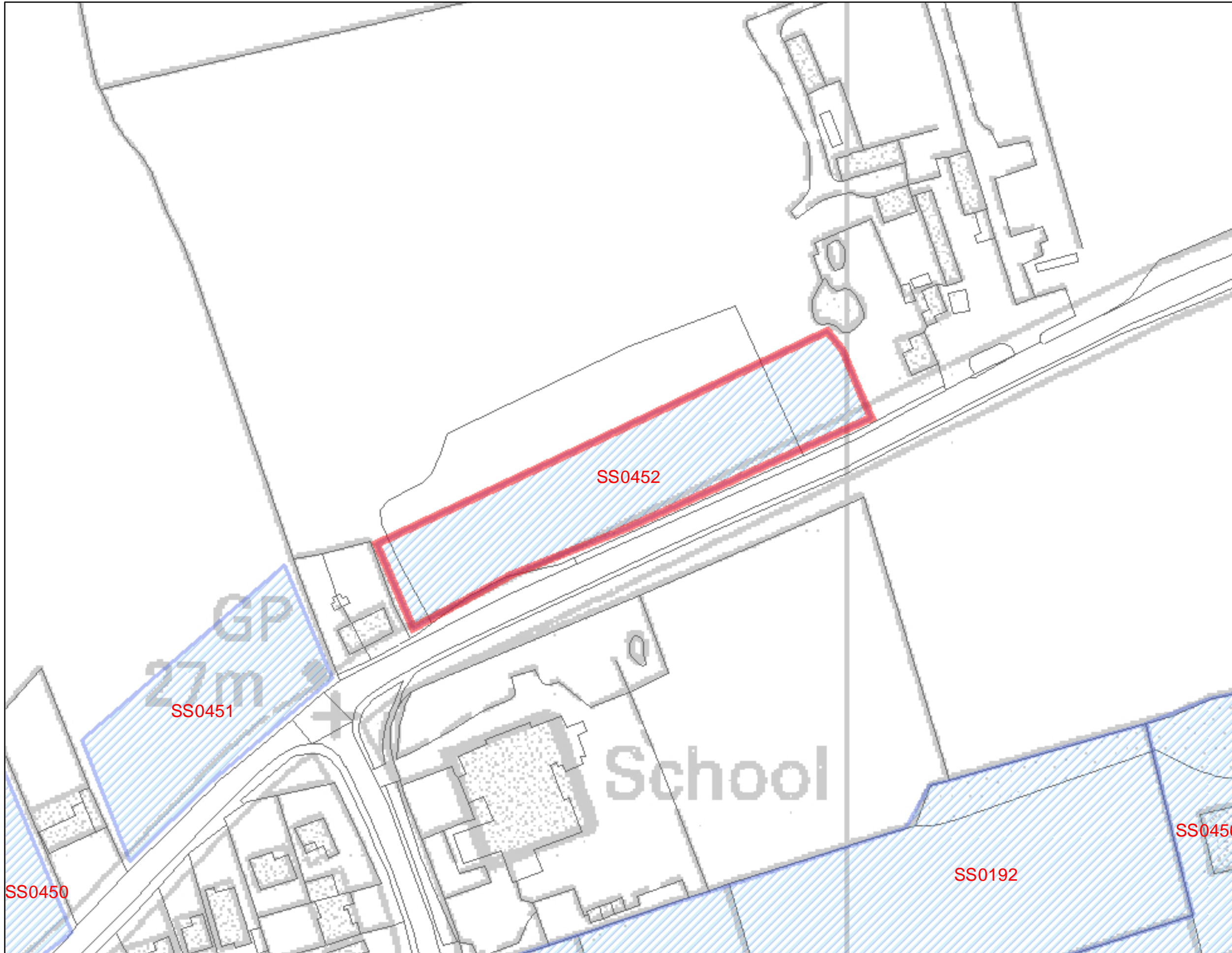
<b>Address:</b> Land to the North and fronting London Road, Crays Hill, Billericay	<b>Site Area:</b> 0.35ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS00452			
<b>Description of Site (including planning status)</b> Rectangular parcel of flat land recently planted with trees, located on the north side of London Road, Crays Hill in a semi-rural setting. The land forms part of a larger field comprising a large lake and is in an area characterised by detached and semi-detached dwellings fronting onto London Road, interspersed with sections of fields. Crays Hill Primary School is opposite the land to the south.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0137/57 – Residential development – Refused 1957</li> </ul>			<b>Site Access:</b> London Road			
			<b>Access to Services</b>			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.35ha				
<b>Greenfield Site</b>	Yes	Area: 0.35ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within		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 to the North and fronting London Road, crays Hill, Billericay	<b>Site Area:</b> 0.35ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS00452	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

SHLAA 2011/2012



## SS0452

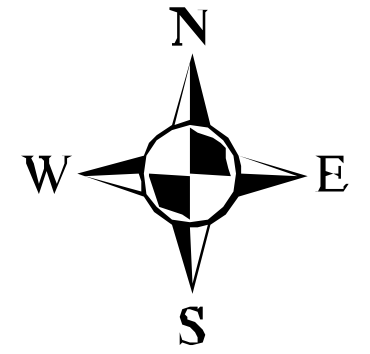


## SHLAA Site Survey Form Part 1

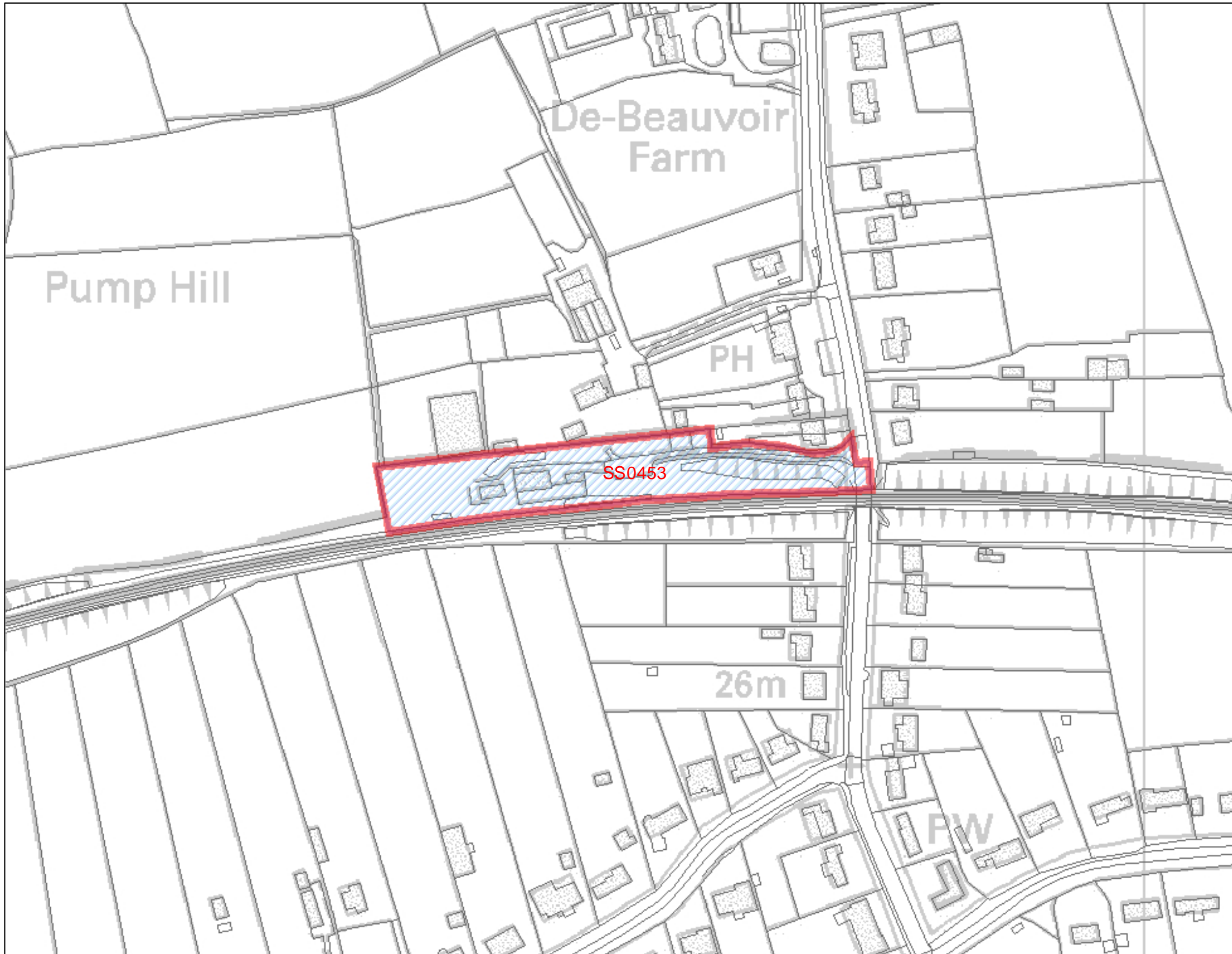
<b>Address:</b> Land at Church Road, Ramsden Bellhouse	<b>Site Area:</b> 0.65ha	<b>Current Use:</b> /	<b>Site Ref:</b> SS0453	
<b>Description of Site (including planning status)</b> Former railway siding located on the west side of Church Road at the northern extent of the Basildon Borough and located on the north side of the London Liverpool Street to Southern Railway Line. The site comprises several small buildings associated with the railway, trees and scrubland.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Church Road	
<b>Ownership:</b>			<b>Access to Services</b>	
- Public Body?		Yes		
- Private Individual?		No		
- Company?		No		
- Unknown?		No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 0.65ha		
<b>Greenfield Site</b>	Yes	Area: 0.52ha		
<b>Previously Developed Land</b>	Yes	Area: 0.13ha		
<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>Highway issues:</b>				

<b>Address:</b> Land at Church Road, Ramsden Bellhouse	<b>Site Area:</b> 0.65ha	<b>Current Use:</b> /	<b>Site Ref:</b> SS0453	
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<p><b>Reason(s) why site is not suitable for housing:</b>  This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are:</p> <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

SHLAA 2011/2012



## SS0453



## SHLAA Site Survey Form Part 1

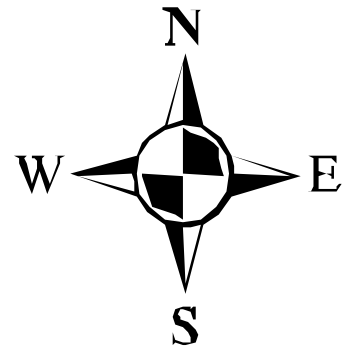
<b>Address:</b> Land between the Elms and Wayletts, Basildon	<b>Site Area:</b> 0.1ha	<b>Current Use:</b> Commercial / Storage	<b>Site Ref.:</b> SS0454			
<b>Description of Site (including planning status)</b> A narrow strip of land comprising of commercial uses and storage facilities, former stables. There is a mixture of farmsteads, residential and open countryside in the surrounding vicinity. Further south of the site is the Southend Arterial Road and to the east of the site is Gravelpit wood.  Development Plan – Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>08/00732/LDC - To establish the lawfulness for existing use of the site for commercial and storage – refused</li> <li>04/00712/FULL - Replacement of existing stables and storage buildings with a dwelling and detached garage - refused</li> <li>03/01412/OUT - Replacement of existing outbuildings and stables with a house – insufficient fee</li> </ul>			<b>Site Access:</b> Dunton Road  <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: Allotments >800m, Amenity Green Space and children/young people space >800m; Churchyard >800m; Civic Space >2km; County Park >2km; Educational Field >800m; Natural and semi-natural open space >800m; Outdoor Sport facility <2km; Urban Park <2km Bus Stop: >500m Railway Station: >1.6km			
<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: 0.1 ha				
<b>Greenfield Site</b>	No					
<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	No		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	But 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	Yes	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	



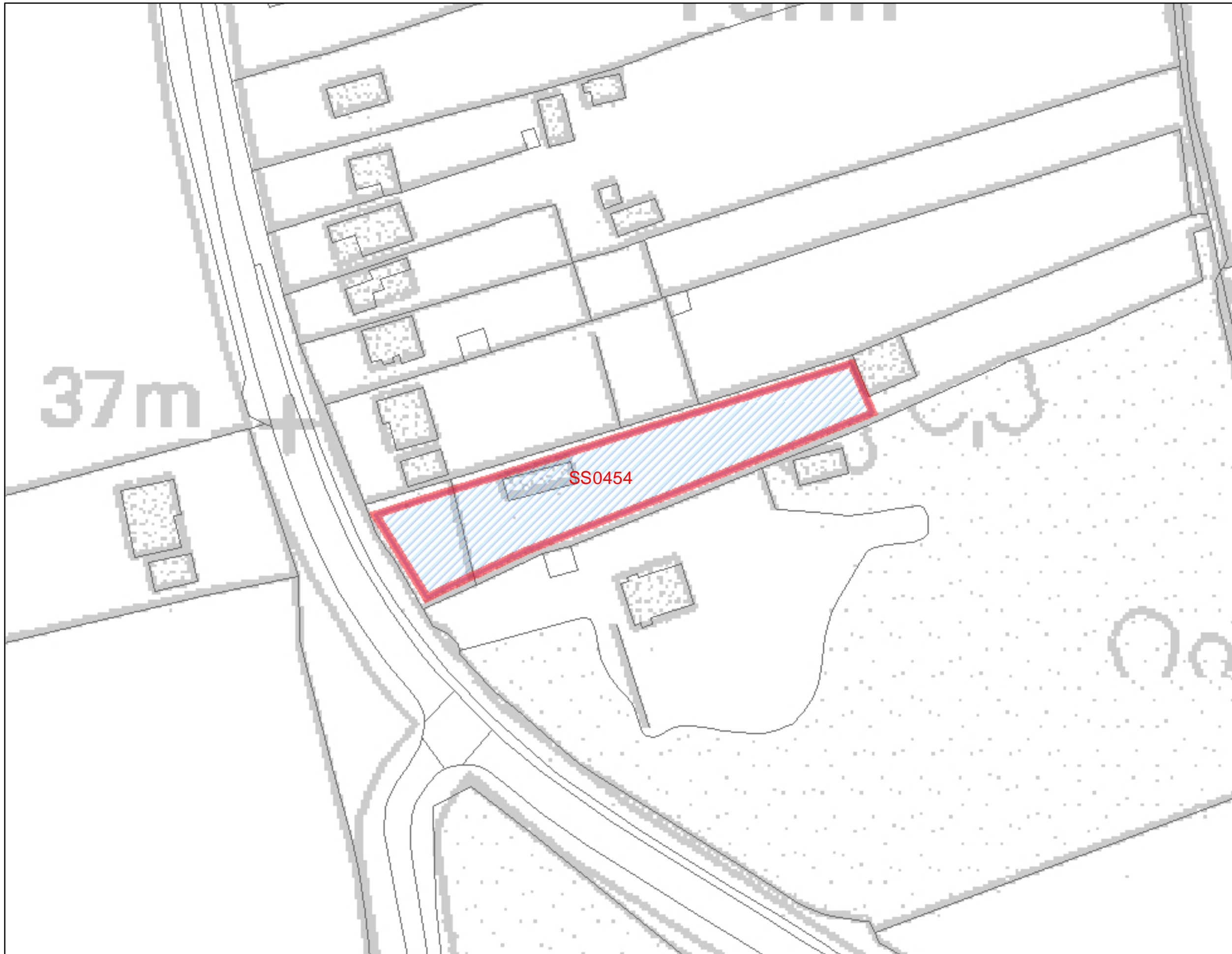
<b>Address:</b> Land between the Elms and Wayletts, Basildon	<b>Site Area:</b> 0.1ha	<b>Current Use:</b> Commercial / Storage	<b>Site Ref.:</b> <b>SS0454</b>	
Historic Environment Record – No records		TPO * but adjacent TPO woodland		No*
		Archaeological Finds Area		No
<b>Highway issues:</b> The country lane would require improvement to accommodate comprehensive development.				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Within Protected species alert area buffer</li> <li>• Potential contaminated land</li> <li>• Adjacent area of TPOs and listed buildings</li> <li>• Unknown land ownership</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocated in Development Plan</li> <li>• Distance from services and facilities</li> <li>• Within LoWS and BAP Buffer</li> </ul>				
<b>Could the constraints be overcome? No</b>				
<b>If yes, how?</b>				
<b>What is the most suitable type of development for this site?</b> Current use, open space, woodland				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is not suitable for housing:</b>				
The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is therefore unsuitable.				
In addition, the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping.				
<b>Is site available for development?</b>		No. Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.		
<b>If yes, when?</b>				

# Land between The Elms and Wayletts

SHLAA 2011/2012



## SS0454



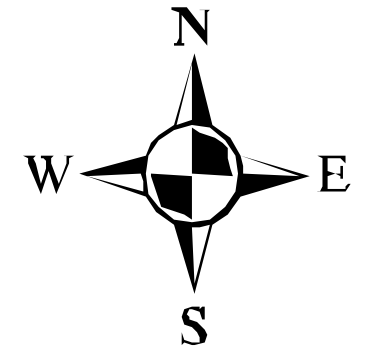
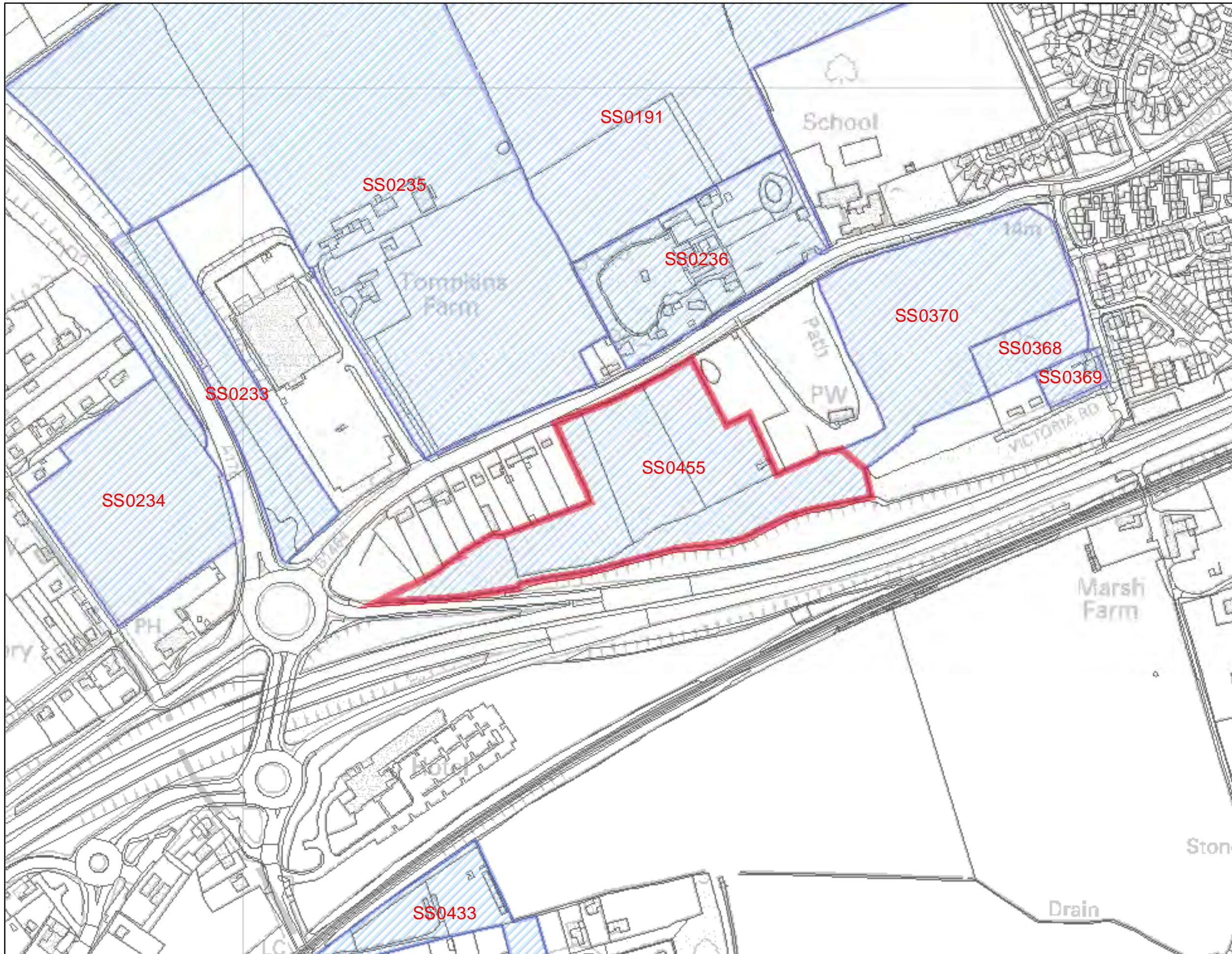
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land north of the A13, South of London Road, west of All Saints Church, Vange	<b>Site Area:</b> 3.05ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> SS0455			
<b>Description of Site (including planning status)</b> Irregular shaped site comprising of three fields adjacent to a small strip of residential properties to the south of the old Basildon zoo complex and further south of Basildon Golf course. Along the south of the site, there is a further strip of grassland with the A13 run alongside this. Further east of the site is the built up area of Basildon. Reasonably flat site. Noisy due to proximity of A13, this is in the process of being widened to 8 lanes at this point.  Development Plan – Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>10/0838/FULL - Proposed siting of a single storey block containing 3 No. stables and 1 No. hay store – granted</li> </ul>			<b>Site Access:</b> London Road  <b>Access to Services</b> (distance in m) Primary School: <600m (Vange Primary school and nursery) Secondary School: >1500m GPs / Health Centre: <>800m Neighbourhood Centre: <>800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green Space <400m children/young people space <400m; Churchyard >800m; Civic Space <2km; County Park <2km; Educational Field <400m; Natural and semi-natural open space <400m; Outdoor Sport facility <800m; Urban Park >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: 3.05 ha				
<b>Greenfield Site</b>	Yes	Area: 3.05 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	Yes	
	Part of Site	No		Part of Site	Yes	
	Within Buffer	Yes		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	Yes	
	Part of Site	No		Part of Site	Yes	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	But surface water area	No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		No
	Adj. To	No				
Oil / Gas Pipelines		Yes	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings: Vange Church	Within	No	
				Adj. To	Yes	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes - adjacent	
			TPO		No	

<b>Address:</b> Land north of the A13, South of London Road, west of All Saints Church, Vange	<b>Site Area:</b> 3.05ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> SS0455	
		Archaeological Finds Area		No
<b>Highway issues:</b> There is a good access route along the north side of the site. However, improvement to the road network would be required to provide suitable and necessary safety measures, and a good access into the site.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocated in Development Plan</li> <li>• Not close to services and facilities</li> <li>• Within SSSI buffer</li> <li>• LoWS and BAP area</li> </ul>		<ul style="list-style-type: none"> <li>• Protected species alert area</li> <li>• Potential contaminated land</li> <li>• Adjacent to a listed building and definitive footpath</li> <li>• Oil pipeline runs through centre of site from north to south</li> <li>• Gas pipeline runs through eastern side of site</li> </ul>		
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Current use, open space				
Site is NOT suitable for housing development X				
<b>Reason(s) why site is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary although it could be combined with site SS370, this has also been found unsuitable and the linkage between the two is awkward due to the surrounding parcels of land not coming forward through the SHLAA. The site is also an important wildlife habitat, which would be compromised by development. The site currently serves a strategic green belt function and any loss to the green belt has to be considered on the sites merits. There is an oil pipeline that runs through the middle of the site and taking all of these things into consideration the site has been considered unsuitable at this time.				
<b>Is site available for development?</b> <b>If yes, when?</b>		Yes. The site was submitted by, or on behalf, of the landowner who have continued to show an interest in developing the site. There is also available access.		

# Land to the South of Basildon zoon

SHLAA 2011/2012



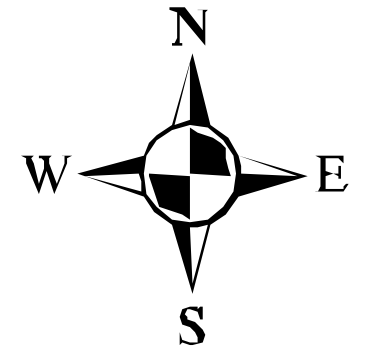
# SS0455

## SHLAA Site Survey Form Part 1

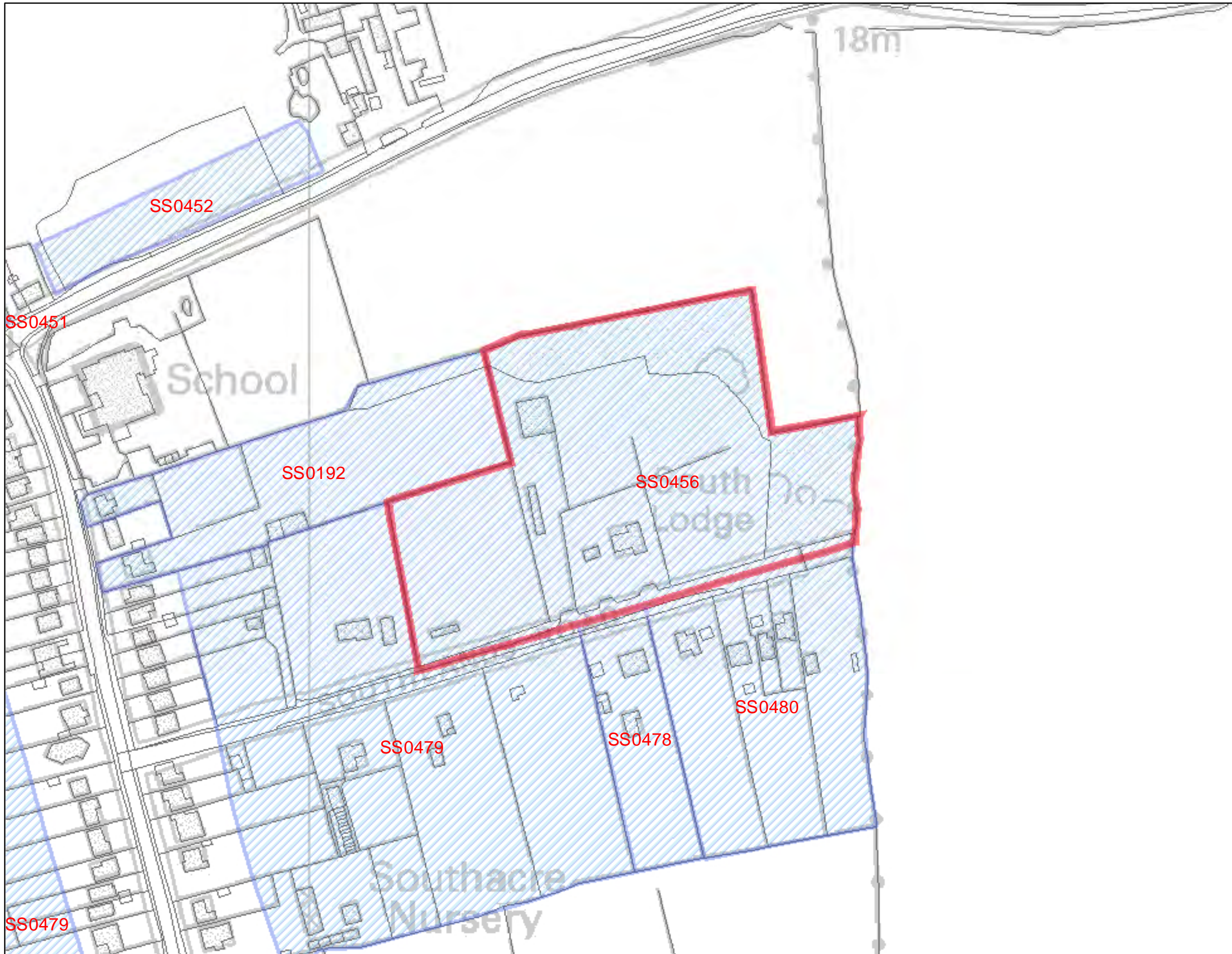
<b>Address:</b> Land at South Lodge, Southlands Road, Crays Hill, Basildon	<b>Site Area:</b> 2.4ha	<b>Current Use:</b> Dwelling, Forge, grassland	<b>Site Ref.:</b> <b>SS0456</b>			
<b>Description of Site (including planning status)</b> Situated on the north side of Southlands Road, the site comprises a single bungalow and several outbuildings currently used as a farriers forge. The site comprises mainly of grassland, bordered by mature trees on the east and north of the site and some hedgerows to the west. Further to the east of the site is open arable land and further to the west lies a strip of residential properties.  Development Plan – Allocated as Green Belt and plotlands in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• 08/00286/FULL - Change of use of stables/tack room to farriers workshop with associated extension, external alterations and formation of parking area (revised scheme) – granted</li> <li>• 07/01156/FULL - To change the use of stables/tack room to a farriers, incorporating new chimney and windows - granted</li> </ul>			<b>Site Access:</b> Southlands Road  <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: Allotments >800m, Amenity Green Space >800m children/young people space <400m; Churchyard >800m; Civic Space >2km; County Park >2km; Educational Field >800m; Natural and semi-natural open space >800m; Outdoor Sport facility <800m; Urban Park >2km Bus Stop: >150m Railway Station: >1.6km			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 2.4 ha				
<b>Greenfield Site</b>	Yes	Area: 2.1 ha				
<b>Previously Developed Land</b>	Yes	Area: 0.3 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 If yes, Zone 3? <input type="checkbox"/>	But surface water area	No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		

<b>Address:</b> Land at South Lodge, Southlands Road, Crays Hill, Basildon		<b>Site Area:</b> 2.4ha	<b>Current Use:</b> Dwelling, Forge, grassland	<b>Site Ref.:</b> <b>SS0456</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record- No records			TPO		No
			Archaeological Finds Area		Yes adjacent
<b>Highway issues:</b> Improvement to the road network would be required to provide suitable and necessary safety measures, and good access into the site.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Green Belt allocated in Development Plan</li> <li>Protected species alert area</li> <li>Not adjacent to a settlement boundary</li> </ul>			<ul style="list-style-type: none"> <li>Potential contaminated land</li> <li>Adjacent to archaeological finds area</li> </ul>		
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Current use, open space, woodland, smallholding					
Site is NOT suitable for housing development X					
<b>Reason(s) why site 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 location of the site being away from most services and facilities would promote the use of the car and thus does not make the site a sustainable one. For these reasons, the site is unsuitable for housing development.					
<b>Is site available for development? If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.		

SHLAA 2011/2012



# SS0456





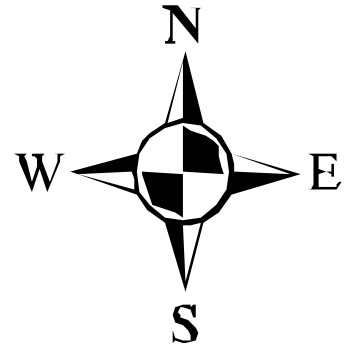
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Blue House Farm, London Road, Basildon	<b>Site Area:</b> 1.03ha	<b>Current Use:</b> Residential / woodland / grassland	<b>Site Ref.:</b> <b>SS0457</b>		
<b>Description of Site (including planning status)</b> The site is located between the London Road and the A13 on the edge of the urban area of Basildon. There are a few residential properties to the immediate west and opposite the site to the north. The site itself comprises of the Old School House and a residential property (Crofters) and their surrounding grounds of woodland and grassland.  The site slopes steeply towards the A13. The north boundary with London Road is a dense hedge.  Site is being used to enable the A13 / Sadlers Farm improvement works.  Development Plan – Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• 04/00231/OUT - Three detached dwellings – refused</li> <li>• 04/00059/REFUSE - Three detached dwellings – dismissed</li> <li>• 03/01073/OUT - Three detached dwellings - refused</li> </ul> Land adjacent - <ul style="list-style-type: none"> <li>• 10/00179/FP - Rear Extension – CONAPP</li> <li>• 09/00706/FULL - Two storey rear extension, incorporating garage – granted</li> <li>• 05/01610/FENSA - Replacement windows - 03.03.2005 – recorded</li> <li>• 04/00514/PAS - Bathroom/Stair Alterations – pas</li> <li>• 08/01081/CCBAS - Upgrading of the A13/A130/B1464 Sadlers Farm Junction and the adjoining A13 west to the Pitsea Interchange and A130 north to the Rayleigh Spur Roundabout (DC/JD/CC/BAS/87/08 &amp; CC/CPT/88/08) – no objection</li> <li>• 07/01016/CCBAS - A13/A130 Sadlers Farm Junction Improvement (Ref: DC/JD/CC/BAS/105/07 &amp; CC/CPT/106/07) – no objection</li> <li>•</li> </ul>			<b>Site Access:</b> London Road  <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: Allotments >800m, Amenity Green Space <400m, children/young people space <400m; Churchyard <800m; Civic Space <800m; County Park <800m; Educational Field <800m; Natural and semi-natural open space >800m; Outdoor Sport facility <400m; Urban Park <400m Bus Stop: >250m Railway Station: >1km		
<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: 1.03 ha			
<b>Greenfield Site</b>	Yes	Area: 0.83 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	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

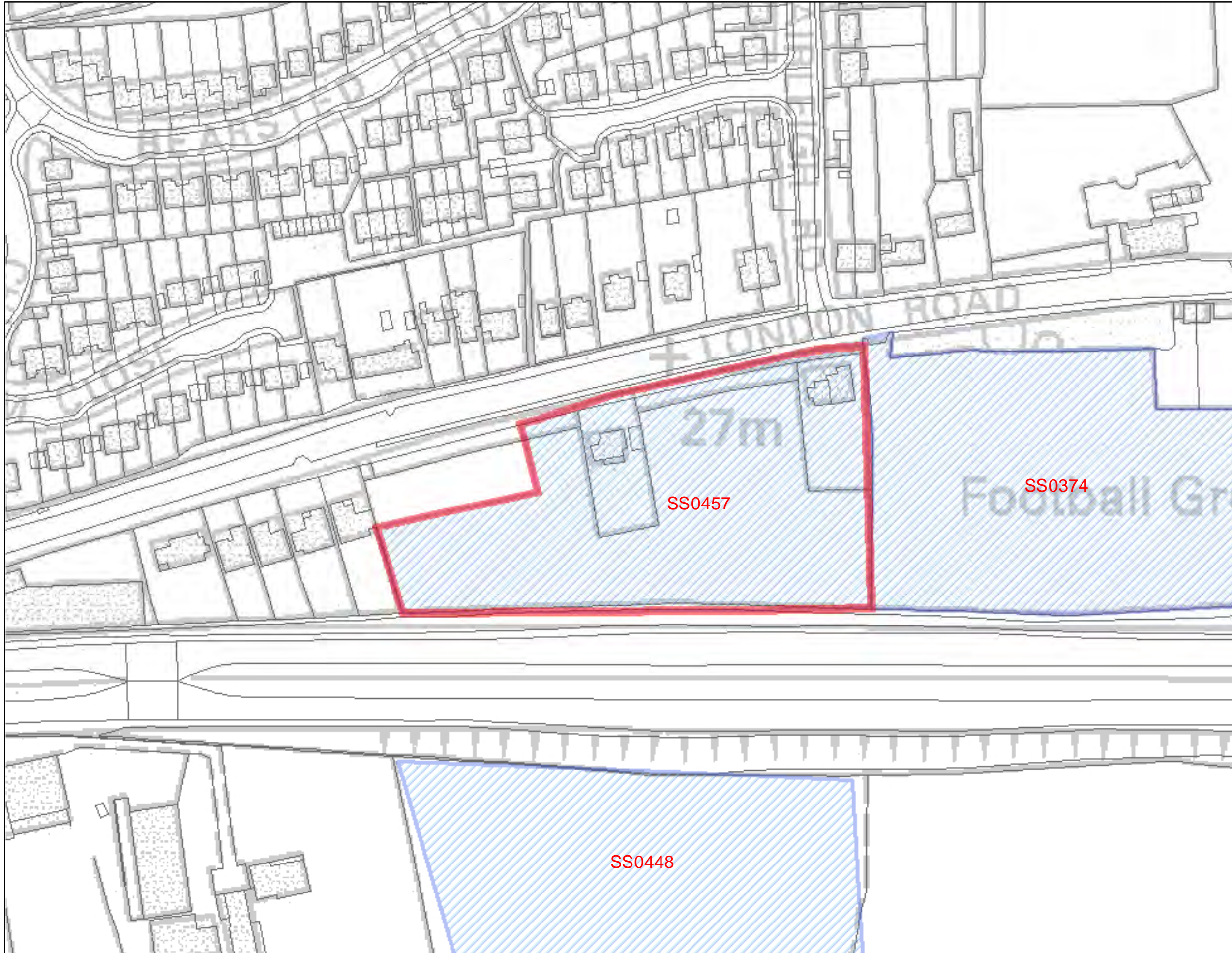
<b>Address:</b> Land at Blue House Farm, London Road, Basildon		<b>Site Area:</b> 1.03ha	<b>Current Use:</b> Residential / woodland / grassland	<b>Site Ref.:</b> <b>SS0457</b>	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	But surface water area	No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No			
	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> There is a good access route along the north side of the site. However, improvement to the road network would be required to provide suitable and necessary safety measures, and a good access into the site.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Green Belt allocated in Development Plan</li> <li>Within SSSI / SPA / Ramsar buffer</li> <li>Within Local Wildlife Site and BAP priority area buffer</li> </ul>			<ul style="list-style-type: none"> <li>Potential contaminated land</li> <li>Ground water vulnerability area</li> <li>Protected species alert area</li> <li>Adjacent to A13</li> </ul>		
<b>Could the constraints be overcome?</b> Yes					
<b>If yes, how?</b>					
<ul style="list-style-type: none"> <li>Removal of Green Belt designation</li> <li>Sensitive development to take into account the SSSI / SPA / Ramsar buffer and Local Wildlife Site and BAP priority area buffer</li> <li>Investigation and mitigation measures into potential contaminated land, ground water vulnerability area and protected species alert area.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Residential, open space					
Site is suitable for housing development X					
<b>Reason(s) why site is not suitable for housing:</b>					
The site is immediately adjacent to the settlement boundary and has no physical boundary separating the site from the urban area. The site is within recommended distance from most services and facilities and has a good access route to the site. However, it will need to have a noise buffer or mitigation measure put in place to alleviate any noise issues with the adjacent A13. Furthermore, the site will need to investigate any potential contaminated land, ground water vulnerability area and have regard for any protected species. Consideration also needs to be given to the SSSI / SPA / Ramsar buffer and Local Wildlife Site and BAP priority area that are adjacent to the site.					
<b>Is site available for development?</b>			Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.		
<b>If yes, when?</b>					

# Land at Blue House farm,

SHLAA 2011/2012



# SS0457



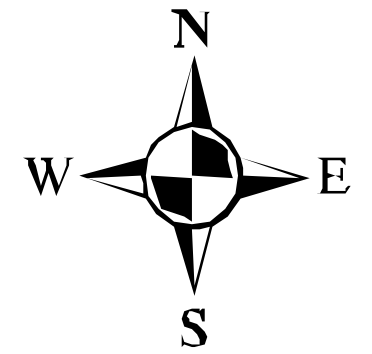
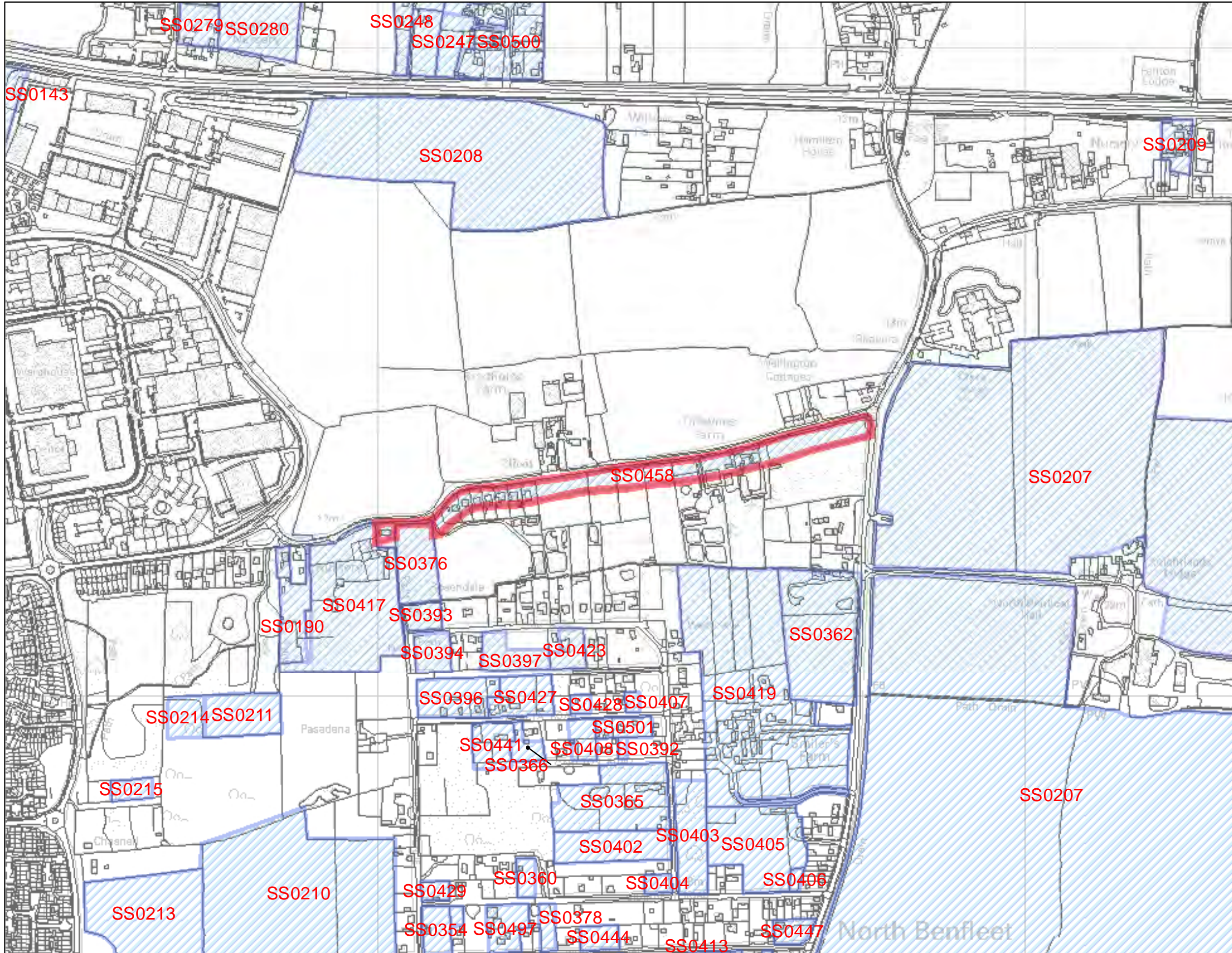
## SHLAA Site Survey Form Part 1

<b>Address:</b> Burnt Mills Road, Basildon		<b>Site Area:</b> 2.2ha	<b>Current Use:</b>	<b>Site Ref.:</b> SS0458							
<p><b>Description of Site (including planning status)</b></p> <p>A long irregular piece of land on the south side of Burnt Mills Road, approximately 30m deep and following the road for approx.700m. The land contains parts of residential properties, fields and farmland. It is a varied area in terms of dwelling styles and a number of business uses.</p> <p>To the east is a Children's day centre and, in the wider area, a large employment site. To the north are large open areas of countryside. The south comprises sporadic development including farmland and residential properties within the plotland areas. The land undulates slightly along its length.</p> <p>Development Plan – Allocated as Green Belt and plotlands in the BDLP 1998.</p> <p>Planning History:</p> <ul style="list-style-type: none"> <li>• 10/00465/FULL - Single storey rear extensions and roof alterations – refused</li> <li>• 04/01068/TPO - To reduce the size of a willow tree, TPO/02/96 at the front of Claremont – pending</li> </ul>				<p><b>Site Access:</b> Burnt Mills Road</p> <p><b>Access to Services</b> (distance in m)                  Primary School: &gt;600m                  Secondary School: &gt;1500m                  GPs / Health Centre: &gt;800m                  Neighbourhood Centre: &gt;800m                  Town Centre: &gt;800m                  Public Open Space: Allotments &gt;800m,                  Amenity Green Space &lt;800m                  children/young people space &gt;400m;                  Churchyard &gt;800m; Civic Space &gt;2km;                  County Park &lt;2km; Educational Field &gt;800m;                  Natural and semi-natural open space &gt;800m;                  Outdoor Sport facility &lt;2km;                  Urban Park &lt;800m                  Bus Stop: &gt;500m                  Railway Station: &gt;1.6km</p>							
				<p><b>Ownership:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td>No</td></tr> <tr><td>- Private Individual?</td><td>No</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>Yes</td></tr> </table>		- Public Body?	No	- Private Individual?	No	- Company?	No
- Public Body?	No										
- Private Individual?	No										
- Company?	No										
- Unknown?	Yes										
<b>Urban Area Site</b>		No									
<b>Green Belt Site</b>		Yes	Area: 2.2 ha								
<b>Greenfield Site</b>		Yes	Area: 1.2 ha								
<b>Previously Developed Land</b>		Yes	Area: 1 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 If yes, Zone 3? <input type="checkbox"/>	But surface water area	No	Protected Species Alert Area		Yes						
Washland		No	Protected Species Alert Area - 10m Buffer		Yes						
Marshes Protection Area		No									
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No						
	Part of	No		Ground Water Vulnerability Area		Yes					
	Adj. To	Yes									
Oil / Gas Pipelines		Yes	Conservation Area	Within	No						
				Adj. To	No						
Electricity Pylons		No	Listed Buildings	Within	Yes						

<b>Address:</b> Burnt Mills Road, Basildon		<b>Site Area:</b> 2.2ha	<b>Current Use:</b>	<b>Site Ref.:</b> SS0458		
					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	
			Archaeological Finds Area		Yes	
<b>Highway issues:</b> No particular issues, although Burnt Mills Road may require upgrading if development were intensified.						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>Green Belt and plotland allocated in Development Plan</li> <li>Within existing employment buffer</li> <li>Away from services and facilities</li> <li>Road and loads of different mixed uses are part of the site</li> </ul>			<ul style="list-style-type: none"> <li>Potential contaminated land</li> <li>Ground water vulnerability area</li> <li>Protected species alert area</li> <li>Definitive footpath, Listed building, TPO and archaeological finds area within site</li> <li>The site is an unsuitable shape for development</li> </ul>			
<b>Could the constraints be overcome? No</b>						
<b>If yes, how?</b>						
<b>What is the most suitable type of development for this site?</b> Residential, open space						
Site is NOT suitable for housing development X						
<b>Reason(s) why site is not suitable for housing:</b>						
Not only is the site an unsuitable shape for development, there are a range of uses and complex constraints with the site including the fact that it segregates several existing dwellings from the rest of their parcels of land. Additionally, 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 location is beyond several public services, facilities and amenities, including transport connections and convenience shopping. The site is therefore unsuitable.						
<b>Is site available for development? If yes, when?</b>			No. Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time. In addition due to the shape and the location of the site it is unlikely that the land belongs to one person and thus suggesting potential ownership issues.			

# Burnt Mills Road

SHLAA 2011/2012



# SS0458

## SHLAA Site Survey Form Part 1

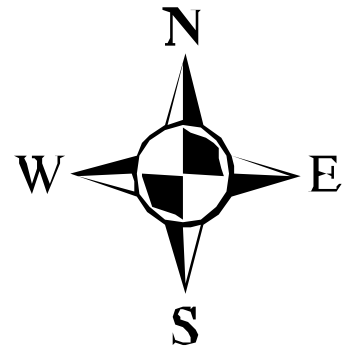
<b>Address:</b> Infrastructure site at Pitsea Landfill, Pitsea	<b>Site Area:</b> 1.43ha	<b>Current Use:</b> Landfill infrastructure	<b>Site Ref:</b> SS0459	
<b>Description of Site (including planning status)</b> Narrow liner site located within the Pitsea Marshes, adjacent to Vange Creek. The site comprises a network of roads and hard surfaced areas, along with several buildings/sheds/silos etc associated with waste transfer at the adjacent Pitse landfill site.  Development Plan: Allocated as Green Belt and Marshes Area in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Pitsea Hall Lane <b>Access to Services</b>	
<b>Ownership:</b>	- Public Body?	Yes		
	- Private Individual?	No		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	1.43ha		
<b>Greenfield Site</b>	Yes	1.13ha		
<b>Previously Developed Land</b>	Yes	0.3ha		
<b>Site Constraints</b>				
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>	
Scheduled Monument	Within		Ancient Woodland	Within
	Part of			Part of Site
	Adj. To			Within Buffer
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP) Priority Habitat	Within
	Part of Site			Part of Site
	Within Buffer			Within Buffer
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area	
Washland			Protected Species Alert Area - 10m Buffer	
Marshes Protection Area				
Existing, developed business/ industrial areas	Within		Village Green & Common Land	
	Part of		Ground Water Vulnerability Area	
	Adj. To			
Oil / Gas Pipelines			Conservation Area	Within
				Adj. To
Electricity Pylons			Listed Buildings	Within
				Adj. To
Immovable communications links			Potential Contaminated Land	
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)	
			TPO	

<b>Address:</b> Infrastructure site at Pitsea Landfill, Pitsea	<b>Site Area:</b> 1.43ha	<b>Current Use:</b> Landfill infrastructure	<b>Site Ref:</b> <b>SS0459</b>	
		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>				

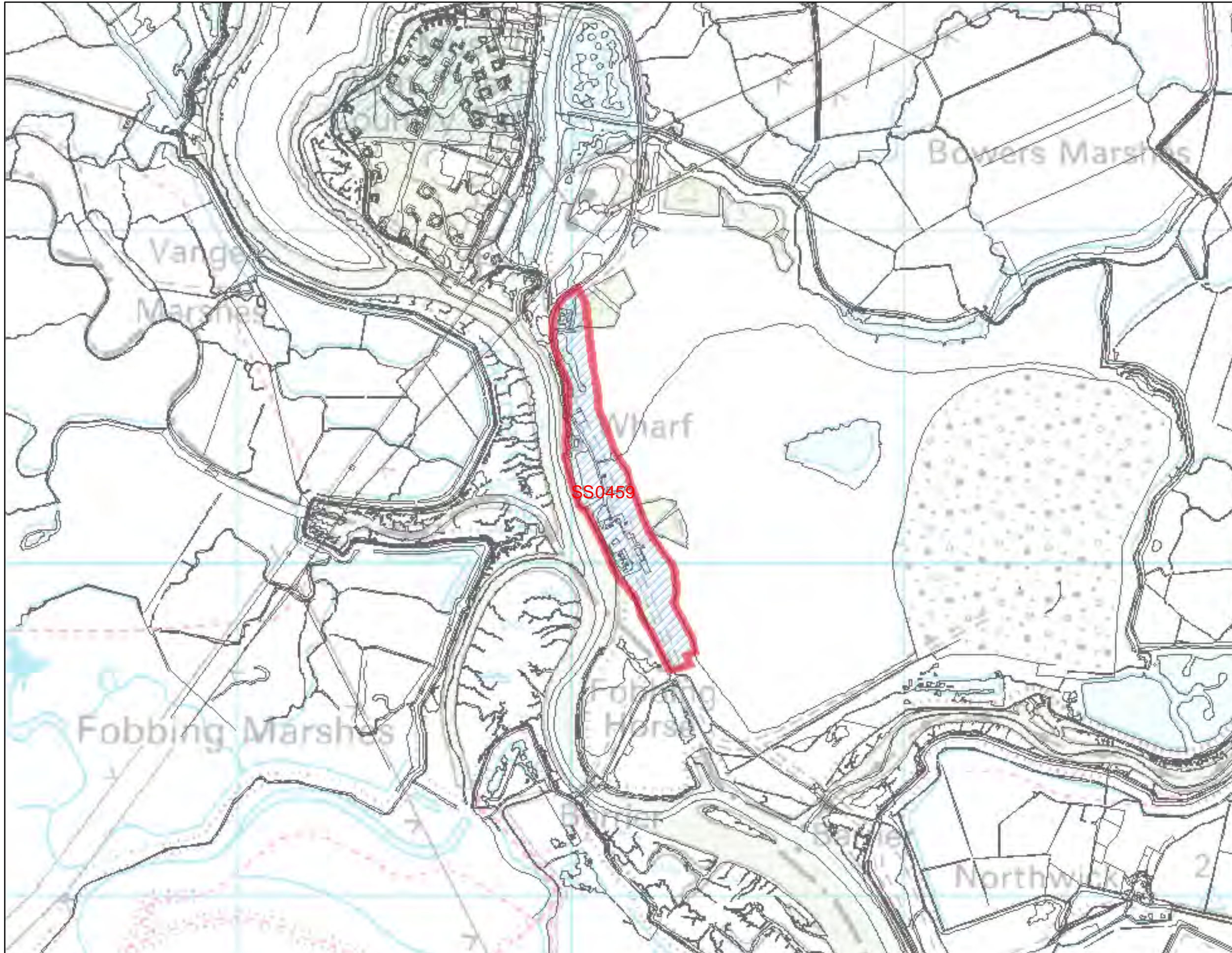


# Infrastructure site at Pitsea Landfill

SHLAA 2011/2012



# SS0459



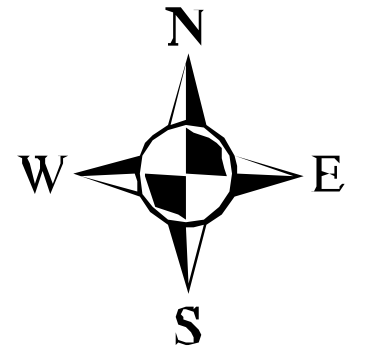
## SHLAA Site Survey Form Part 1

<b>Address:</b> Break Egg Hill, Billericay	<b>Site Area:</b> 4.6ha	<b>Current Use:</b> Residential, woodland, vacant plots	<b>Site Ref.:</b> <b>SS0460</b>			
<b>Description of Site (including planning status)</b> Irregular triangle shaped site located on the eastern side of Billericay, south of Norsey Woods, north of the London Liverpool Street railway line and west of the Outwood Common residential area. The area is generally secluded and comprises sporadic residential chalets, bungalows and shacks in a wooded setting with occasional open vacant plots. Vehicular access is made via unmade single tracks. The land undulates and falls away steeply to the south and west  Development Plan – Allocated as Green Belt in the BDLP 1998  Planning History: Various applications for extensions and alterations of existing dwellings, replacement dwellings and new build dwellings on empty plots. Some of these have made their way to appeal following refusals of planning permission, which have been upheld on harm to the green belt grounds. E.g: <ul style="list-style-type: none"> <li>• Rosina, Break Egg Hill – Erection of one chalet bungalow with detached garage – Refused 06.05.2005 on green belt grounds.</li> </ul>			<b>Site Access:</b> Break Egg Hill via Outwood Common Road  <b>Access to Services</b> (distance in m) Primary School: <>600m (Sunnymede 450m to 750m) Secondary School: Mayflower and St. John's <1500m GPs / Health Centre: St. Andrews >800m (900 to 1250m) Neighbourhood Centre: Greenway <800m Town Centre: Billericay >800m (1km to 1.45km) Public Open Space: Amenity Space <800m, children and young people space <400m, Country Park <2km, Educational field <800m, Natural and Semi-Natural open space <400m, Outdoor sports facilities <2km, Urban Park <2km. Bus Stop: 700m Railway Station: Billericay <1.6km			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes -various				
	- Company?	No				
	- Unknown?	Yes				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 4.6ha				
<b>Greenfield Site</b>	Yes	Area: 4.1ha				
<b>Previously Developed Land</b>	Yes	Area: 0.5ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument (Norsey Wood)	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	Yes		Within Buffer	Yes	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	Yes	
Flood Zone 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		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	

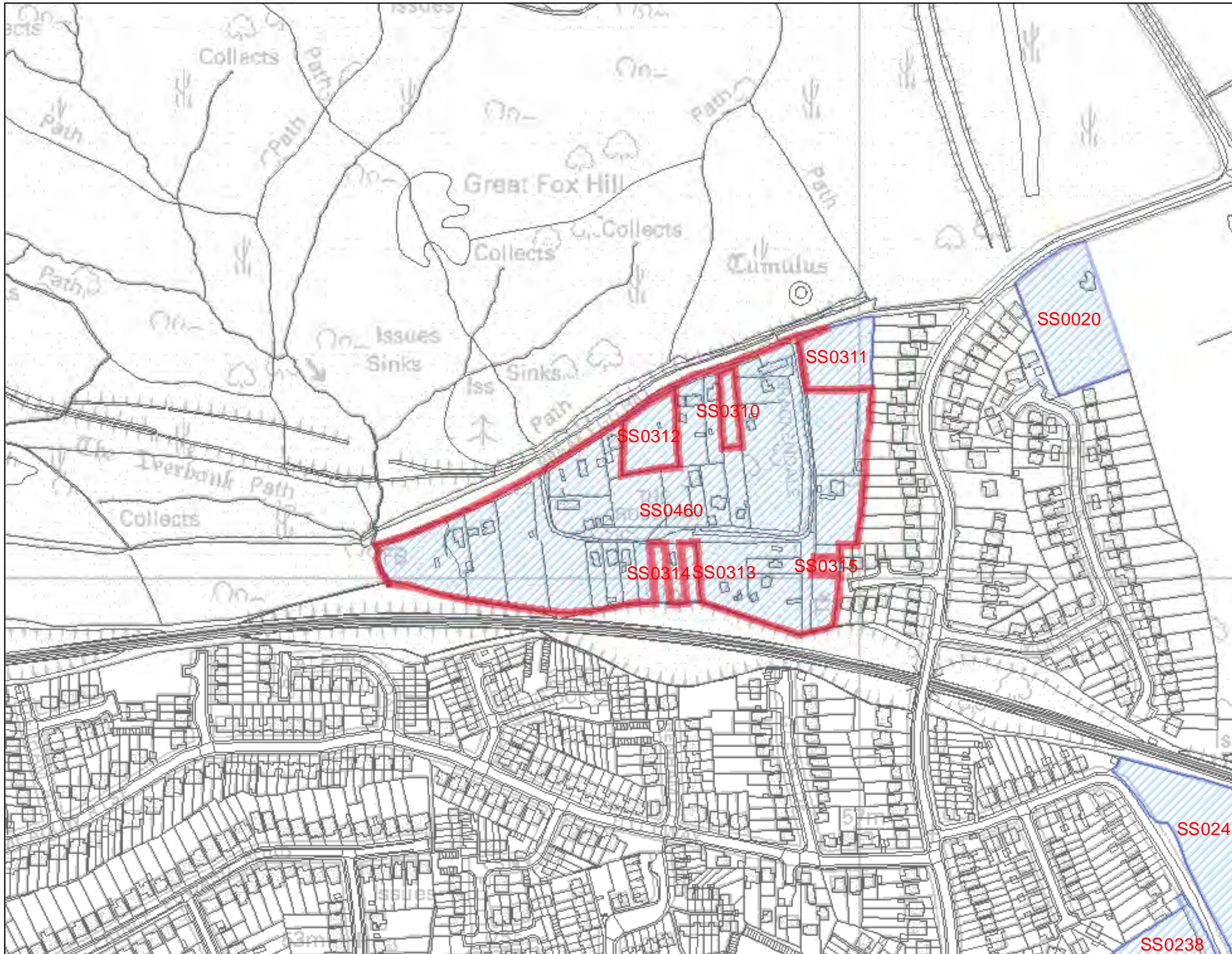
<b>Address:</b> Break Egg Hill, Billericay		<b>Site Area:</b> 4.6ha	<b>Current Use:</b> Residential, woodland, vacant plots	<b>Site Ref.:</b> <b>SS0460</b>		
					Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes	
			TPO – TPO/6/49	*Adjacent	Yes*	
			Archaeological Finds Area	*Adjacent	Yes*	
<b>Highway issues:</b> Narrow unmade tracks would need to be metalled and the junction with Outwood Common Road upgraded.						
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Adjacent SSSI</li> <li>• Adjacent Ancient Woodland</li> <li>• Adjacent Scheduled Monument</li> <li>• Adjacent LNR and BAP</li> <li>• Adjacent archaeological finds area</li> <li>• Ground Water Vulnerability Area</li> <li>• Protected Species alert area/buffer</li> <li>• Definitive footpath</li> <li>• Potential contaminated land in vicinity (Small unknown infill &lt;200m) – no intrusive investigations undertaken</li> </ul>						
<b>Could the constraints be overcome?</b> No						
<b>What is the most suitable type of development for this site?</b> Woodland, existing sporadic residential						
Site is NOT suitable for housing development x						
<b>Reason(s) why site is not suitable for housing:</b> This site occupies the vast majority of the Break Egg Hill plotland and as such would not be a suitable consideration for the SHLAA as it would constitute a major redevelopment of a green belt site in close proximity to a valued environmental asset. As such it is considered unsuitable.						
<b>Is site available for development? If yes, when?</b>			No. Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time. Furthermore, this site is covered by various land ownerships and constraints that would unlikely make the site come forward in the plan period.			

# Land between Break Egg Hill and Billericay Railway

SHLAA 2011/2012



# SS0460

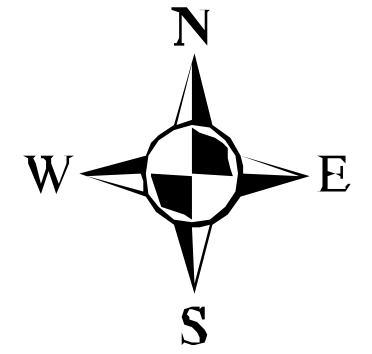
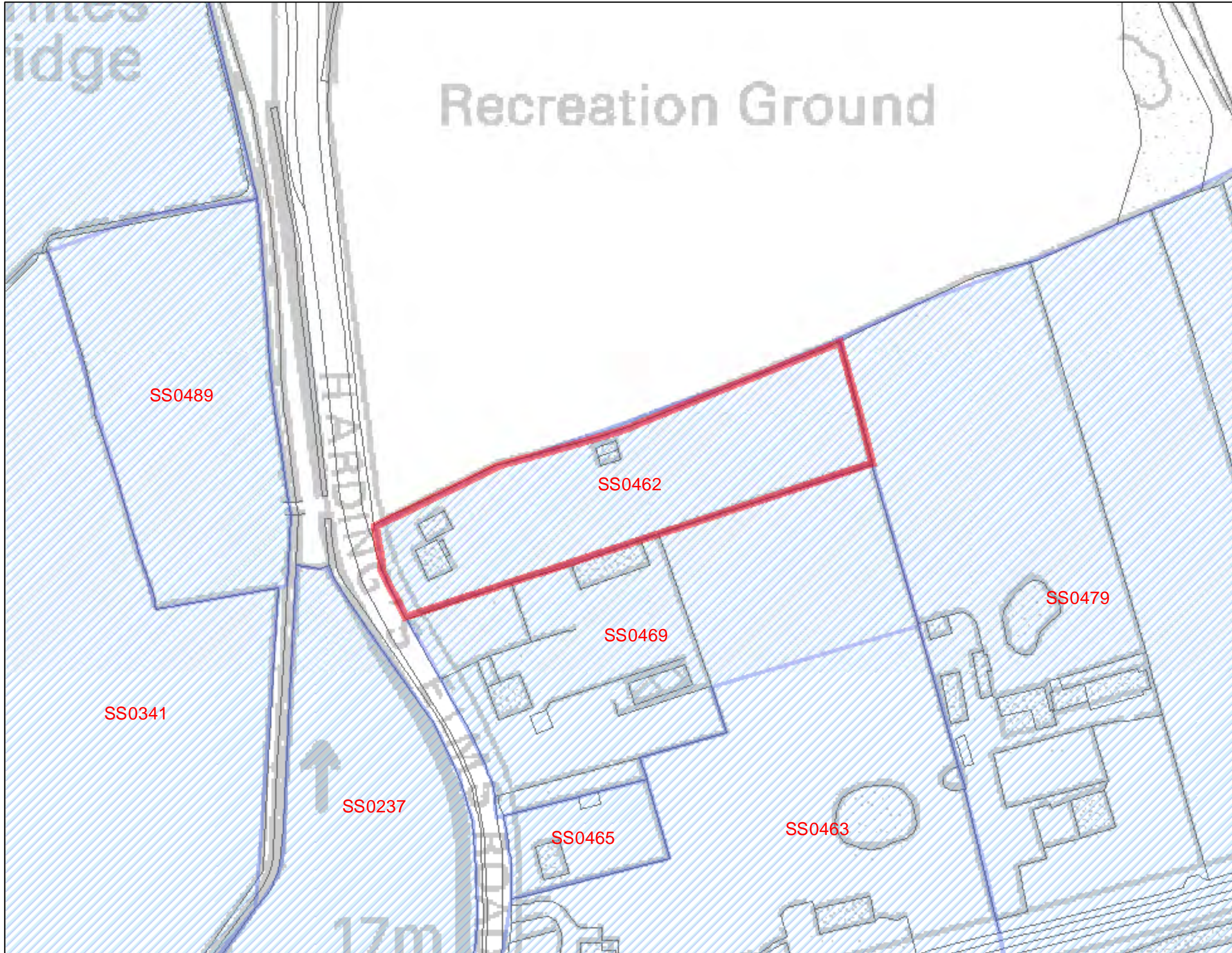


## SHLAA Site Survey Form Part 1

<b>Address:</b> Rosedale, Harding's Elms Road, Crays Hill, Billericay		<b>Site Area:</b> 0.52ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0462	
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the east side of Harding's Elms Road, Crays Hill, in a semi-rural setting. The site comprises a detached house and garage, with the majority of the site laid to lawn. Several large trees exist along the site boundaries. Open countryside lies opposite the site to the west, beyond two drainage ditches, a recreation ground lies to the north and sporadic residential plotlands exist to the south and east.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/1258/78 – Two storey extension – Granted 19.02.1978</li> <li>• BAS/0491/82 – Garage – Granted 28.05.1982</li> <li>• DBAS/0050/88 – Billiard Room – Permitted Development 15.06.1988</li> <li>• BAS/0013/92 – Change of use from residential garden to storage of touring caravans – Refused 21.02.1992</li> <li>• ENF/38/92 -</li> <li>• BAS/1430/92 – Change of use for the storage of touring caravans – Refused 1993, Appal dismissed 28.01.1994</li> <li>• LDCBAS/0764/93 – Use of garage as a residential unit - Refused</li> <li>• BAS/0279/98 – Conservatory – Refused 14.04.1998</li> </ul>			<b>Site Access:</b> Harding's Elms 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: <400m (adjacent) 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: 0.52ha			
<b>Greenfield Site</b>	Yes	Area: 0.45ha			
<b>Previously Developed Land</b>	Yes	Area: 0.07ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Zones 2 and 3	Yes	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		Yes	Conservation Area	Within	No
				Adj. To	No

<b>Address:</b> Rosedale, Harding's Elms Road, Crays Hill, Billericay		<b>Site Area:</b> 0.52ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0462	
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though Harding's Elms Road is narrow and without footways. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Red category.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Oil pipeline</li> <li>• Groundwater vulnerability area</li> <li>• Protected Species Alert Area buffer</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Flood Zones 2 and 3</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Washland, Farmland, Recreation land, 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 lies within a flood zone.					
<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



# SS0462

## SHLAA Site Survey Form Part 1

<b>Address:</b> Oakleigh, The Belvedere, Orchard View, Apple Grove, Hardings Elms Road, Crays Hill	<b>Site Area:</b> 5ha	<b>Current Use:</b> Residential/ commercial	<b>Site Ref:</b> <b>SS0463</b>	
<p><b>Description of Site (including planning status)</b> Irregular shaped site located on the east side of Harding's Elms Road, Crays Hill, in a semi-rural setting. The site comprises three detached dwellings, a club/pub venue and small scale commercial buildings. The land lies in an area of sporadic residential plotlands, beyond which is open countryside. A drainage ditch lies opposite the site. Residential plots exist on neighbouring land to the north, west and south. A golf driving range exists on land to the east</p> <p>Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.</p> <p>Planning History:</p> <p><u>Oakleigh:</u></p> <ul style="list-style-type: none"> <li>• DBAS/81/77 – Extension and alterations – Permitted 1977</li> <li>• BAS/1306/77 – Extension and new roof – Granted 02.08.1978</li> <li>• BAS/0013/78 – Detached dwelling – Refused 03.02.1978</li> <li>• BAS/0656/80 – Detached chalet – refused 30.04.1980</li> <li>• BAS/0982/80 – House – Granted 16.07.1980</li> <li>• BAS/0161/81 – Chalet with garage – Refused 09.04.1981</li> <li>• BAS/0142/86 – First floor rear extension and front extension – Refused 21.03.1996</li> <li>• BAS/0447/01 – Swimming pool enclosure, garage and dormers to roof – Refused 15.06.2001</li> <li>• BAS/1118/01 – Front dormer – Refused 22.11.2001</li> </ul> <p><u>The Belvedere:</u></p> <ul style="list-style-type: none"> <li>• BAS/2167/80 - Leisure complex, bar, restaurant – Granted 1981</li> <li>• ABAS/0366/95 – Two sign boards – Refused 13.06.1995</li> <li>• BAS/0108/96 - Construct 20 bed annexe – Refused 23.04.1996</li> <li>• BAS/0376/97 – Construct 20 bed annexe – Refused 30.06.1997</li> <li>• 02/00115/LDC – Use roof void for additional function and storage space – Granted 03.09.2002</li> <li>• 03/00120/FULL – Marquee – Refused 21.03.2003</li> <li>• 03/00577/FULL - Marquee – Refused 05.06.2003</li> <li>• 03/00778/FULL - Marquee – Refused 20.10.2003, Appeal dismissed 07.07.2004</li> <li>• 05/00331/FULL – Entrance lobby and landscaping – Granted 27.04.2005</li> </ul> <p><u>Orchard View:</u></p> <ul style="list-style-type: none"> <li>• 09/00486/FULL - Single storey side and rear extension – Refused 20.08.2009, Appeal dismissed 05.10.2009</li> <li>• 09/00940/FULL - Single storey rear extension – Refused 14.12.2009, Appeal dismissed 14.12.2009</li> <li>•</li> </ul> <p><u>Apple Grove:</u></p> <ul style="list-style-type: none"> <li>• BAS/1013/63 – Two detached dwellings – Refused 06.09.1963</li> <li>• BAS/1251/65 – Mobile home park – Refused 31.12.1965</li> <li>• BAS/1145/75 – Alterations and extensions – Granted 24.02.1976</li> <li>• BAS/1801/75 – 2 agricultural buildings -</li> <li>• BAS/0453/76 – Double garage and link – Granted 07.06.1976</li> <li>• BAS/0089/92 – First floor extension – Refused 1992, Appeal dismissed 24.11.1992</li> </ul>		<p><b>Site Access:</b> Harding's Elms Road</p> <p><b>Access to Services</b> (distance in m)          Primary School: &gt;600m          Secondary School: &gt;1500m          GPs / Health Centre: &gt;800m          Local Centre: &gt;800m          Town Centre: &gt;800m          Public Open Space: &lt;400m          Bus Stop: 350m          Railway Station: &gt;1600m</p>		

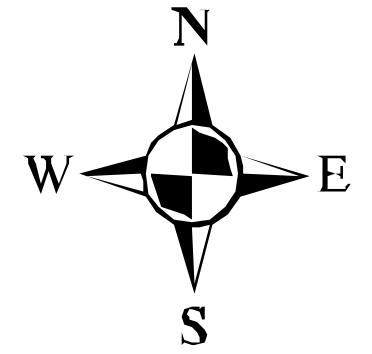
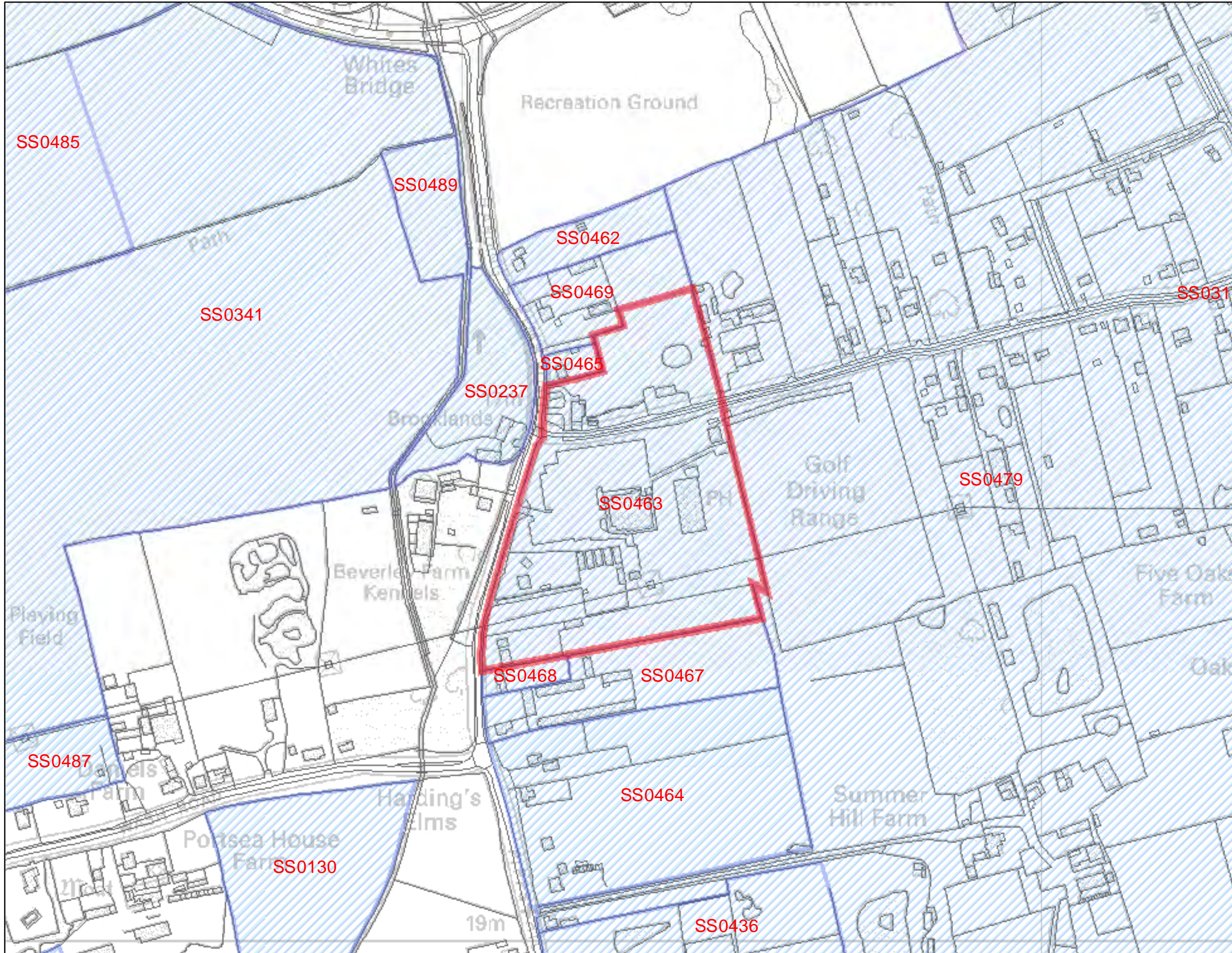


<b>Address:</b> Oakleigh, The Belvedere, Orchard View, Apple Grove, Hardings Elms Road, Crays Hill		<b>Site Area:</b> 5ha	<b>Current Use:</b> Residential/ commercial	<b>Site Ref:</b> <b>SS0463</b>	
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 5ha			
<b>Greenfield Site</b>	Yes	Area: 3.6ha			
<b>Previously Developed Land</b>	Yes	Area: 1.4ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Zones 2 and 3	Yes	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	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
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though Harding's Elms Road is narrow and without footways. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Red category.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Power lines transect site</li> <li>• Oil pipeline runs through site</li> <li>• Within Employment Area buffer</li> <li>• Potential contaminated land in the vicinity – No intrusive investigations undertaken</li> </ul>		
<b>Could the constraints be overcome?</b>			No		
<b>What is the most suitable type of development for this site?</b> Washland, Farmland/smallholdings, Recreation land, or as existing					

<b>Address:</b> Oakleigh, The Belvedere, Orchard View, Apple Grove, Hardings Elms Road, Crays Hill	<b>Site Area:</b> 5ha	<b>Current Use:</b> Residential/ commercial	<b>Site Ref:</b> <b>SS0463</b>	
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 lies within a flood zone.				
<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 East of Harding Elms Road

SHLAA 2011/2012



# SS0463

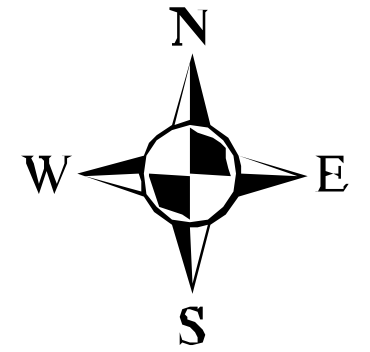
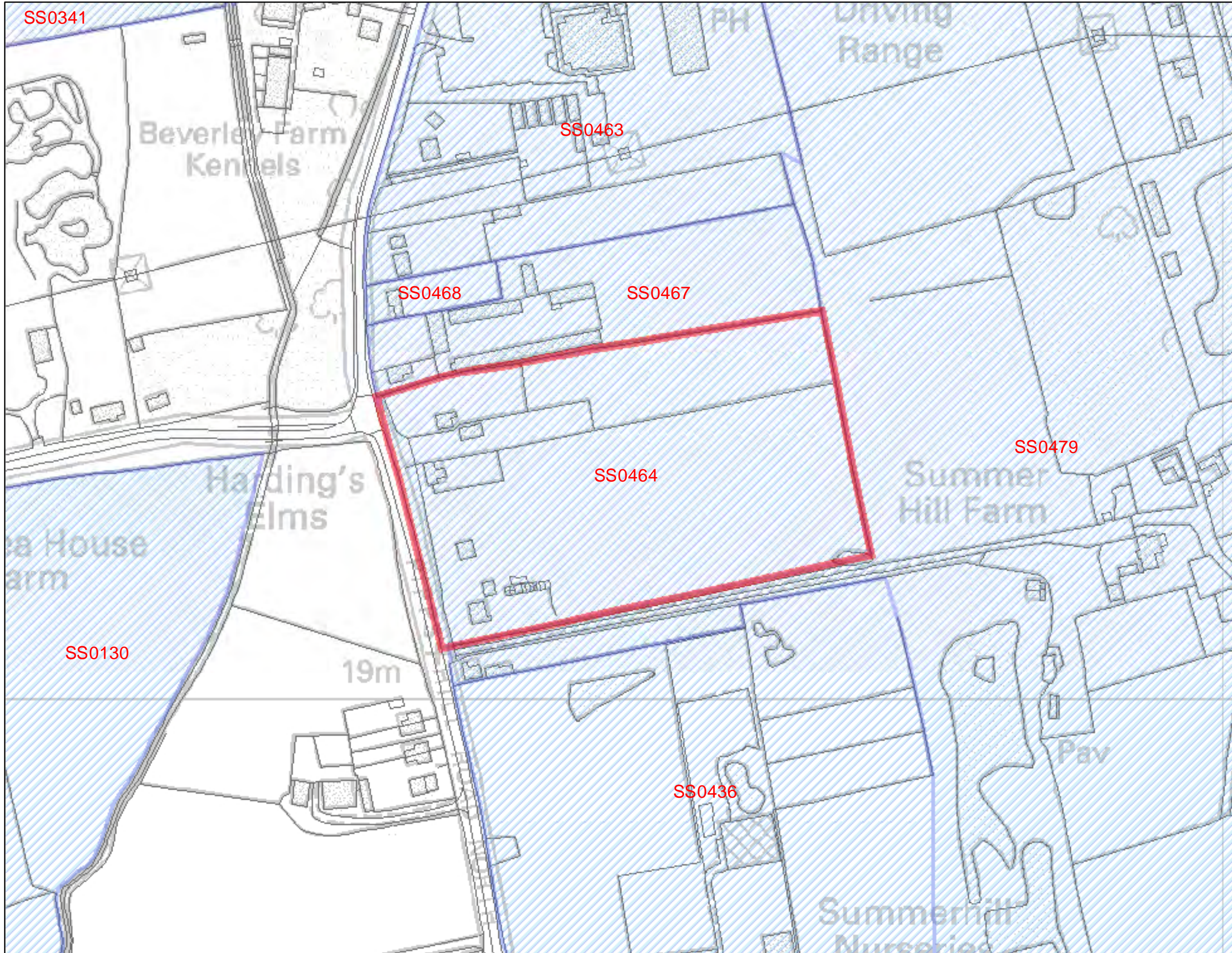
## SHLAA Site Survey Form Part 1

<b>Address:</b> Westbury, Hardings Elms Road and The Lodge, The Nest and Syndal, Pipp's Hill Road North, Crays Hill	<b>Site Area:</b> 3.57ha	<b>Current Use:</b> Residential/ Commercial	<b>Site Ref:</b> <b>SS0464</b>	
<b>Description of Site (including planning status)</b> Large rectangular shaped site located on the east side of Pipp's Hill Road North, Crays Hill, in a semi-rural setting. The site comprises four detached dwelling houses fronting the road, each with several outbuildings to the rear. The eastern portion of the land is grassland. The land lies in an area of sporadic residential plotlands, beyond which is open countryside.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Recent Planning History: <u>Westbury:</u> <ul style="list-style-type: none"> <li>BAS/0790/92 – Single storey side extension – Granted 21.09.1992</li> <li>BAS/0664/99 – Two storey rear extension – Refused 07.09.1999</li> <li>02/00362/LDC – Detached games room – Permitted Development 02.07.2002</li> <li>08/00283/FULL - Demolish and reconstruct detached coach house for use as a garden store/games room – Granted 28.03.2008</li> <li>09/00021/LDC – Front &amp; rear conservatories – Refused 24.02.08</li> <li>09/00374/LDC - Front &amp; rear conservatories – Refused 18.06.09</li> <li>09/00701/LDC - Front &amp; rear conservatories – Permitted 01.10.09</li> </ul> <u>The Lodge:</u> <ul style="list-style-type: none"> <li>BAS/0045/84 – Dwelling and garage – Refused 21.02.1984</li> <li>BAS/1072/91 – First floor extension – Granted 18.10.1991</li> <li>BAS/0972/96 – First floor extension – Granted 03.12.1996</li> <li>02/00375/FULL – Replacement house – Granted 30.05.2002</li> <li>04/00683/FULL – Replacement bungalow – Withdrawn 05.07.04</li> <li>04/01224/FULL – Replacement house – Granted 05.11.2004</li> <li>07/00452/FULL – Replacement house – Granted 19.12.2007</li> </ul> <u>The Nest:</u> <ul style="list-style-type: none"> <li>BAS/0311/64 – Addition and garage – Refused 20.04.1964</li> <li>BAS/0404/88 – Replacement bungalow – Refused 25.05.1988</li> <li>BAS/1362/90 – Replacement bungalow – Refused 25.01.1991</li> <li>BAS/0215/91 – Replacement bungalow – Granted 12.04.1991</li> <li>06/00400/FULL – Replacement 3 bed bungalow – Granted 07.06.2006</li> <li>08/00370/FULL – Replacement 4 bed detached house – Refused 02.05.2008</li> <li>08/00850/FULL – Replacement 4 bed detached house – Granted</li> </ul> <u>Syndal:</u> <ul style="list-style-type: none"> <li>BAS/1111/92 – Storage shed and storage of portable buildings – Granted 26.11.1992, subject to maximum 3 portable buildings</li> <li>BAS/0243/94 – Building contractors site office compound – Withdrawn 1994</li> <li>BAS/0358/95 – Outline 2 detached dwellings – Refused 22.06.95</li> </ul>		<b>Site Access:</b> Pipp's Hill Road North/ Hardings Elms 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 Individuals?	Yes x4		
	- Company?	No		
	- Unknown?	No		
<b>Urban Area Site</b>	No			
<b>Green Belt Site</b>	Yes	Area: 3.57ha		
<b>Greenfield Site</b>	Yes	Area: 3ha		
<b>Previously Developed Land</b>	Yes	Area: 0.57ha		
<b>Site Constraints</b>				

<b>Address:</b> Westbury, Hardings Elms Road and The Lodge, The Nest and Syndal, Pipp's Hill Road North, Crays Hill		<b>Site Area:</b> 3.57ha	<b>Current Use:</b> Residential/ Commercial	<b>Site Ref:</b> <b>SS0464</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	Zone 2 across front of site	Yes	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land Ground Water Vulnerability Area		No
	Part of	No			No
	Adj. To	Yes			
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Records – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though Pipp's Hill Road North and Hardings Elms Road are narrow country lanes without footways. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Red category.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>Oil pipeline along eastern boundary</li> <li>Employment Area buffer</li> <li>Protected Species Alert Area</li> </ul>		
<ul style="list-style-type: none"> <li>Green Belt</li> <li>Flood Zone 2 and susceptible to surface water flooding in parts</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Washland, farmland, smallholdings recreation land, 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 partly lies within a flood zone.					
<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 East of Harding Elms Road

SHLAA 2011/2012



# SS0464

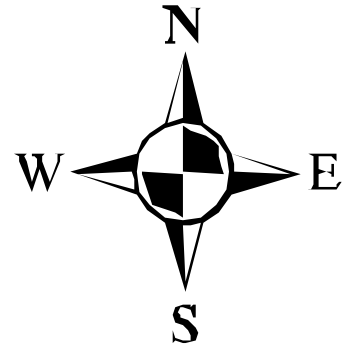
## SHLAA Site Survey Form Part 1

<b>Address:</b> Dean Croft, Hardings Elms Road, Crays Hill	<b>Site Area:</b> 0.11ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0465			
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the east side of Harding's Elms Road, Crays Hill, in a semi-rural setting. The site comprises a detached bungalow and garage. The site lies in an area of sporadic residential plotlands, beyond which is open countryside. A drainage ditch lies opposite the site.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• ESBAS/0044/59 – Residential development – Refused 05.03.1959</li> <li>• ESBAS/0903/60 – Residential development – Refused 12.10.1960</li> <li>• BAS/1978/88 – Two detached bungalows – Refused 27.01.1989, Appeal dismissed 14.09.1989</li> <li>• BAS/1407/91 - Two detached chalets to replace existing dwelling – Refused 20.12.1991</li> <li>• 07/00915/FULL - Demolition of existing dwelling and construction of 2 No. 4 bedroom detached chalet style dwellings – Refused 13.09.2007</li> </ul>			<b>Site Access:</b> Harding's Elms 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: <400m Bus Stop: 400m 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: 0.11ha				
<b>Greenfield Site</b>	Yes	Area: 0.06ha				
<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	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	Zones 2 and 3	Yes	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	

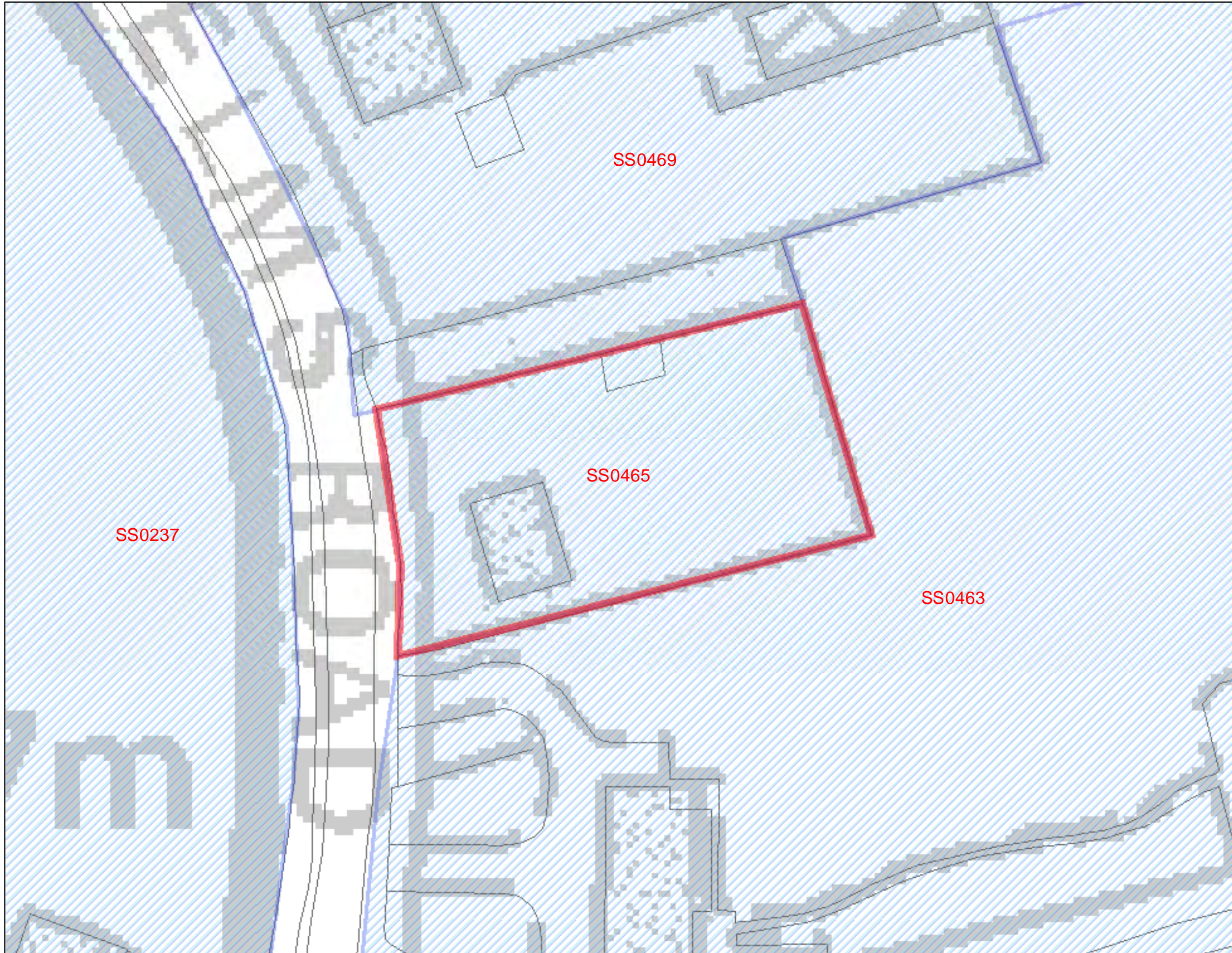
<b>Address:</b> Dean Croft, Hardings Elms Road, Crays Hill		<b>Site Area:</b> 0.11ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0465	
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though Harding's Elms Road is narrow and without footways. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Red category.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Groundwater vulnerability area</li> <li>• Protected Species Alert Area buffer</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Flood Zones 2 and 3</li> <li>• Potential contamination in vicinity – no intrusive investigations undertaken</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Washland, smallholding, recreation land, 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 lies within a flood zone.					
<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



# SS0465

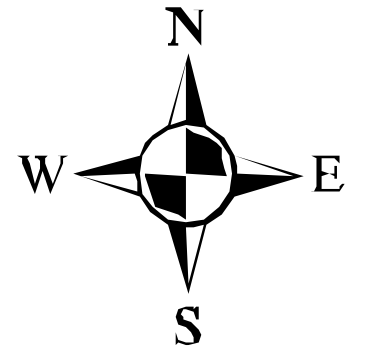


## SHLAA Site Survey Form Part 1

<b>Address:</b> Land east of Breconcourt, Branksome Avenue, Wickford	<b>Site Area:</b> 0.14ha	<b>Current Use:</b> woodland	<b>Site Ref:</b> SS0466			
<b>Description of Site (including planning status)</b> Rectangular parcel of woodland located on the north side of Branksome Avenue, Wickford in an area of plotlands. The area has a semi-rural appearance comprising chalets and bungalows interspersed with vacant and wooded plots. Branksome Avenue is a narrow road without footways.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Branksome Avenue			
			<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: 0.14ha				
<b>Greenfield Site</b>	Yes	Area: 0.14ha				
<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>Highway issues:</b>						

<b>Address:</b> Land east of Breconcourt, Branksome Avenue, Wickford	<b>Site Area:</b> 0.14ha	<b>Current Use:</b> woodland	<b>Site Ref:</b> <b>SS0466</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



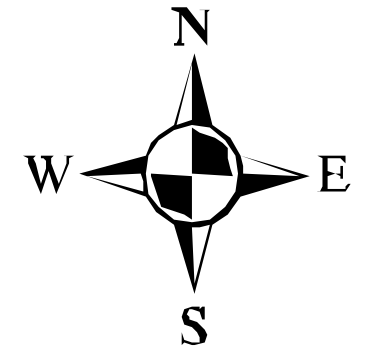
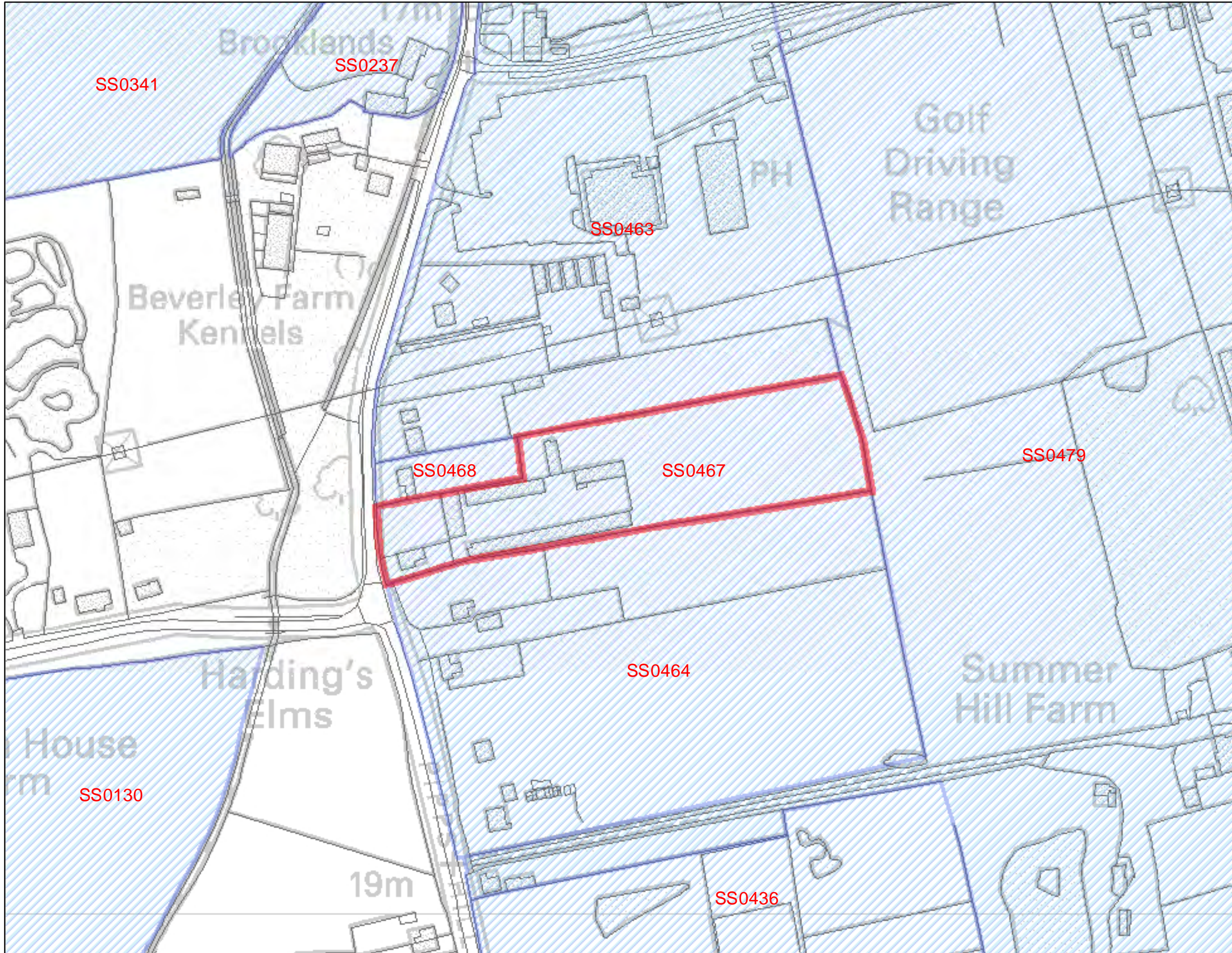
# SS0466

## SHLAA Site Survey Form Part 1

<b>Address:</b> Weir Cottage, Hardings Elms Road, Crays Hill	<b>Site Area:</b> 1.31ha	<b>Current Use:</b> Residential/ Commercial	<b>Site Ref:</b> <b>SS0467</b>		
<b>Description of Site (including planning status)</b> Largely rectangular shaped site located on the east side of Harding's Elms Road, Crays Hill, in a semi-rural setting. The site comprises a detached bungalow fronting the road, and several outbuildings to the rear around a courtyard used for commercial purposes. The remainder of the site is grassland. The site lies in an area of sporadic residential plotlands, beyond which is open countryside. Woodland and a drainage ditch lie opposite the site. A golf driving range and scrubland exist on the adjacent land to the east of the site. At the time of the site visit, trenches were being dug for a replacement house adjacent to the bungalow  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/0050/74 – Deep litter house – Refused 01.04.1974</li> <li>• BAS/0509/74 – Office block for chicken farm – Refused 13.06.1974</li> <li>• BAS/0514/74 – Cold storage building for poultry farm – Refused 13.06.1974</li> <li>• BAS/1058/75 – Chalet – Refused 21.08.1975</li> <li>• BAS/0788/80 – House and garage – Granted 22.07.1980</li> <li>• BAS/0214/86 – Replacement bungalow – Granted 15.08.1986</li> <li>• BAS/0814/90 – Outline demolish bungalow and build two storey dwelling and garage – Refused 24.08.1990</li> <li>• BAS/0917/91 – Demolish bungalow and erected chalet bungalow and garage – Refused 28.02.1992</li> <li>• BAS/0016/94 – Detached dwelling house – Refused 07.02.1994</li> <li>• BAS/0755/97 – Replacement dwelling – Granted 23.10.1997</li> <li>• BAS/0609/98 - Change Of Use Of Redundant Buildings To Use Classes B1 And B8 – Granted 19.11.1999</li> <li>• 09/01127/FULL - Demolish existing bungalow and construction of detached 4 bed house – Refused 06.08.2010</li> <li>• 11/00149/FULL - Demolition of existing bungalow and construction of a detached two storey house – Granted 16.08.2011</li> </ul>			<b>Site Access:</b> Harding's Elms 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: <400m 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: 1.31ha			
<b>Greenfield Site</b>	Yes	Area: 0.76ha			
<b>Previously Developed Land</b>	Yes	Area: 0.55ha			
<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

<b>Address:</b> Weir Cottage, Hardings Elms Road, Crays Hill		<b>Site Area:</b> 1.31ha	<b>Current Use:</b> Residential/ Commercial	<b>Site Ref:</b> <b>SS0467</b>	
	Part of Site	No	Priority Habitat	Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Zones 2 and 3 across front of site	Yes	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons	*though power lines 50m from site	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> No particular access problems, though Harding's Elms Road is narrow and without footways. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Red category.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Oil pipeline</li> <li>• Power lines less than 50m from site boundary</li> <li>• Potential contamination from commercial uses – no intrusive investigations undertaken</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Flood Zones 2 and 3</li> <li>• Protected Species Alert Area</li> <li>• Within Employment Area buffer</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Washland, Farmland/smallholding, recreation land, 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 partly lies within a flood zone.					
<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



# SS0467

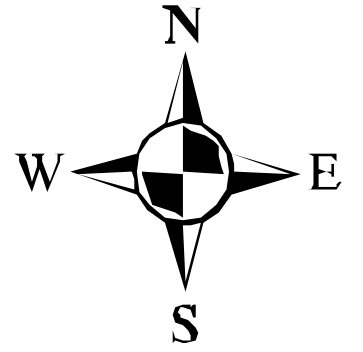
## SHLAA Site Survey Form Part 1

<b>Address:</b> Hatfield Cottage, Hardings Elms Road, Crays Hill		<b>Site Area:</b> 0.16ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0468		
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the east side of Harding's Elms Road, Crays Hill, in a semi-rural setting. The site comprises a detached house, garage and outbuildings. The site lies in an area of sporadic residential plotlands, beyond which is open countryside. Woodland and a drainage ditch lie opposite the site. Commercial activity takes place on adjacent site to the south in several industrial type sheds.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/1448/62 – Garage – Granted 09.11.1962</li> <li>• BAS/1058/75 – Chalet at rear – Refused 21.08.1975</li> <li>• BAS/0322/80 – Garage – Granted 1980</li> <li>• BAS/1438/88 – Ground and first floor extensions and garage – Refused 16.12.1988, Allowed on appeal 16.11.1989</li> <li>• BAS/0836/00 – Rear conservatory and first floor side extension – Refused 28.09.2000</li> </ul>				<b>Site Access:</b> Harding's Elms 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: <400m 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: 0.16ha				
<b>Greenfield Site</b>	Yes	Area: 0.04ha				
<b>Previously Developed Land</b>	Yes	Area: 0.12ha				
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	Zones 2 and 3	Yes	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	
Electricity Pylons	*Though 40m north of site	No*	Listed Buildings	Within	No	
				Adj. To	No	

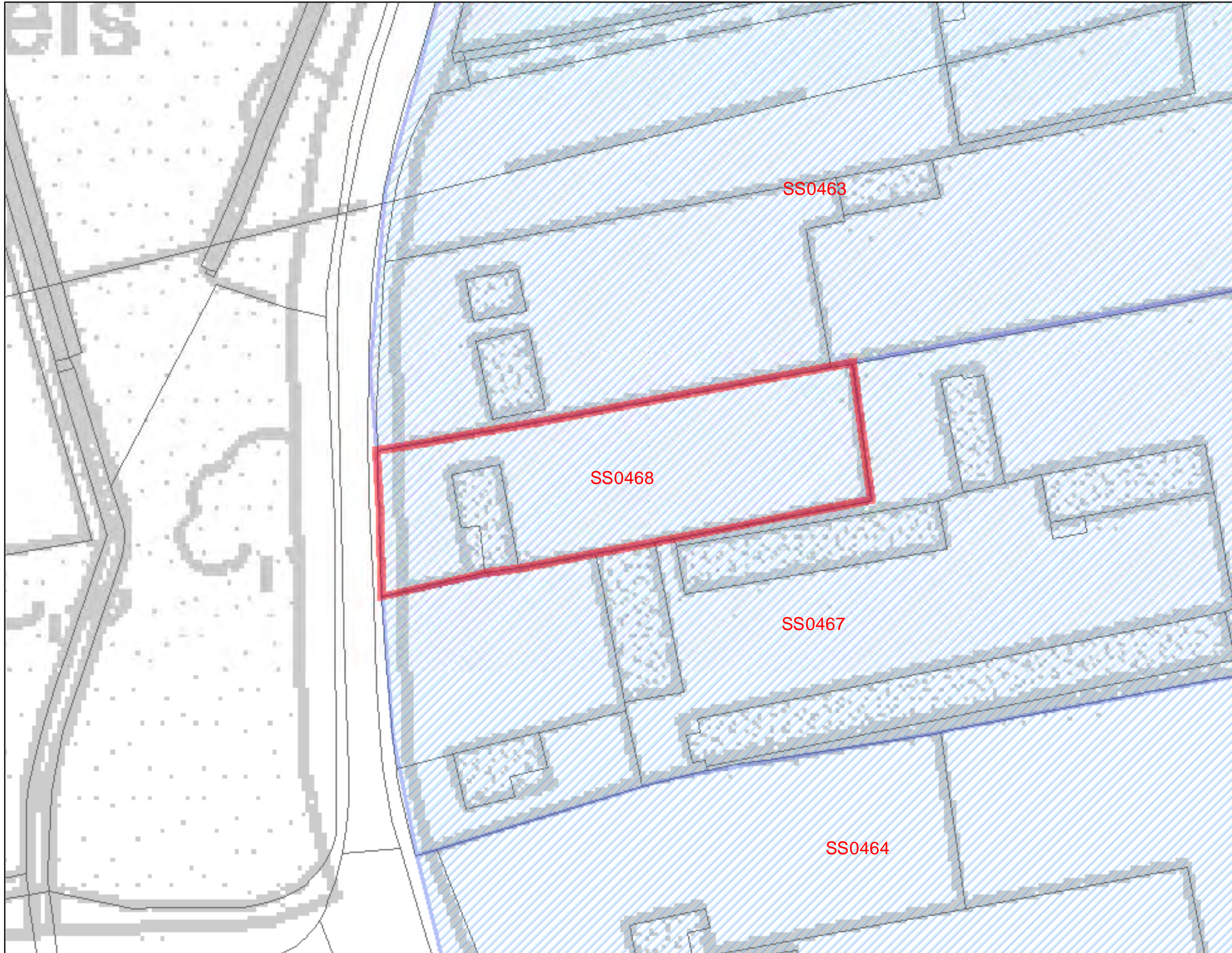


<b>Address:</b> Hatfield Cottage, Hardings Elms Road, Crays Hill		<b>Site Area:</b> 0.16ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0468	
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though Harding's Elms Road is narrow and without footways. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Red category.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• Protected Species Alert Area buffer</li> <li>• Power lines nearby</li> <li>• Within Employment Area buffer</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Flood Zones 2 and 3</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Washland, smallholding, recreation land, 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 lies within a flood zone.					
<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



# SS0468

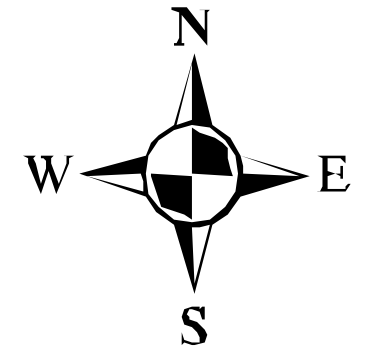
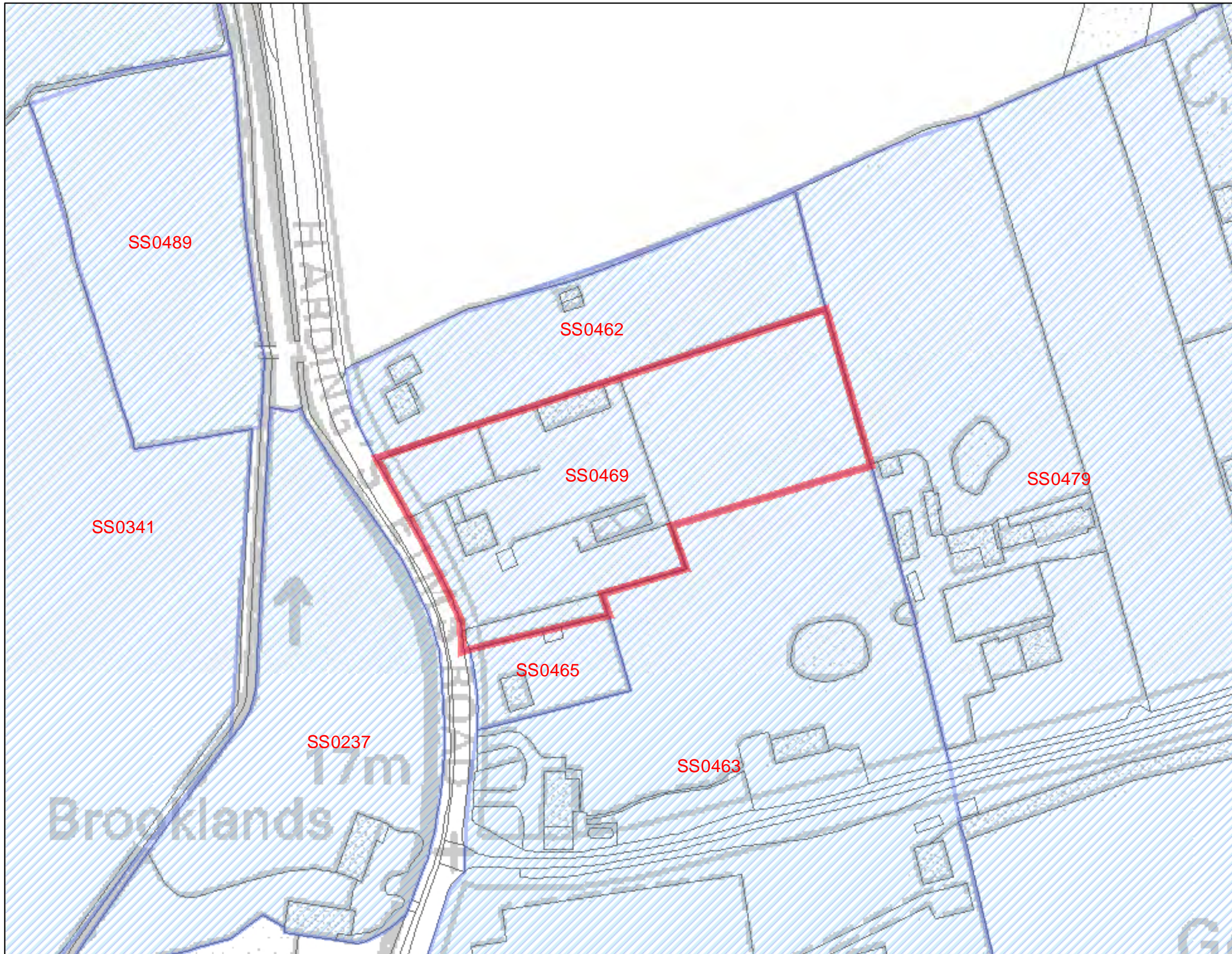


## SHLAA Site Survey Form Part 1

<b>Address:</b> The Elms Nursery and Garden Centre, Hardings Elms Road, Crays Hill	<b>Site Area:</b> 0.83ha	<b>Current Use:</b> Residential/Garden Nursery	<b>Site Ref:</b> <b>SS0469</b>	
<b>Description of Site (including planning status)</b> Largely rectangular shaped site located on the east side of Harding's Elms Road, Crays Hill, in a semi-rural setting. The site comprises a detached bungalow, garage (nursery shop), large outbuilding and green houses, being run as a garden nursery. Several large trees (mainly oaks) exist on land to the rear. Open countryside lies opposite the site to the west, beyond two drainage ditches, a recreation ground lies to the north beyond an adjacent house and sporadic residential plotlands exist to the south and east.				<b>Site Access:</b> Harding's Elms Road
Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.				<b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <400m Bus Stop: 300m Railway Station: >1600m
<b>Planning History:</b> <ul style="list-style-type: none"> <li>• ESBAS/0727/61 – Demolish and rebuild existing property – Refused 10.07.1961</li> <li>• ESBAS/1160/62 – Alterations/extensions – Granted 07.09.1962</li> <li>• BAS/0949/63 – Outline residential – Refused 06.09.1963</li> <li>• BAS/0940/64 – Outline dwelling – Refused 20.07.1964</li> <li>• BAS/1055/66 – Conservatory – Granted 31.10.1966</li> <li>• BAS/0854/68 – vehicular access – Granted 15.08.1968</li> <li>• BAS/2145/72 – Outline two dwellings – Refused 10.11.1972</li> <li>• BAS/0265/76 – Side extension – Granted 09.04.1976</li> <li>• BAS/0301/89 – Detached dwelling and garage – Refused 1989, Appeal dismissed 19.02.1990</li> <li>• BAS/0251/93 – Greenhouse – Refused 28.06.1993</li> <li>• BAS/0681/93 - Resisting existing greenhouses/polytunnel and new</li> <li>• BAS/0806/94 – Demolition Of Existing Greenhouse/polytunnel And Erection Of Replacement Greenhouse – Refused 08.02.1995</li> <li>• BAS/0183/95 – Demolition Of Existing Greenhouse/polytunnel And Erection Of Replacement Greenhouse – Granted 16.05.1997</li> <li>• polytunnel – Refused 25.10.1993</li> <li>• BAS/0950/98 - Widening Of Gates To Car Park Replacing Existing Fence With Iron Railings – Granted 02.12.1998</li> <li>• 00/00891/BAS - Change Of Use Of Barn From Games Room To Storage And Retention Of Existing Adjacent Hardstanding For Open Storage And Access – Granted 02.11.2000</li> <li>• 00/00892/BAS - Extension To Existing Garage Currently Used As A Shop For The Sale Of Plants – Granted 02.11.2000</li> <li>• 03/01238/FULL - New building containing toilets and staff room – refused 17.11.2003, Appeal dismissed 20.05.2004</li> <li>• 04/01101/FULL - Demolish existing garden shop. Rebuild larger shop adjacent to existing (Extension approval has been granted by T.P.APP.) – Refused 21.10.2004, Appeal dismissed 04.07.2005</li> <li>• 05/01441/FULL - additional extension – 24.01.2006</li> <li>• 10/00141/UBW – Unauthorised development – Pending</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: 0.83ha		
<b>Greenfield Site</b>	Yes	Area: 0.29ha		

<b>Address:</b> The Elms Nursery and Garden Centre, Hardings Elms Road, Crays Hill		<b>Site Area:</b> 0.83ha	<b>Current Use:</b> Residential/Garden Nursery	<b>Site Ref:</b> SS0469	
<b>Previously Developed Land</b>	Yes	Area: 0.54ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone	Zones 2 and 3	Yes	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	No			
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	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> No particular access problems, though Harding's Elms Road is narrow and without footways. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Red category.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>Oil pipeline</li> <li>Groundwater vulnerability area</li> <li>Protected Species Alert Area buffer</li> </ul>		
<ul style="list-style-type: none"> <li>Green Belt</li> <li>Flood Zones 2 and 3</li> <li>Potential contamination in vicinity – no intrusive investigations undertaken</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Washland, smallholding, Recreation land, 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 lies within a flood zone.					
<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



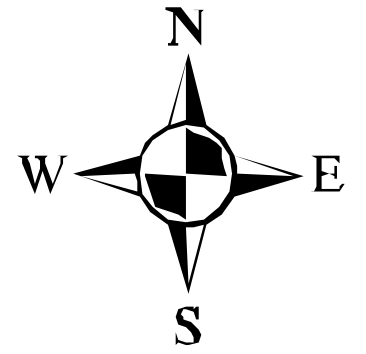
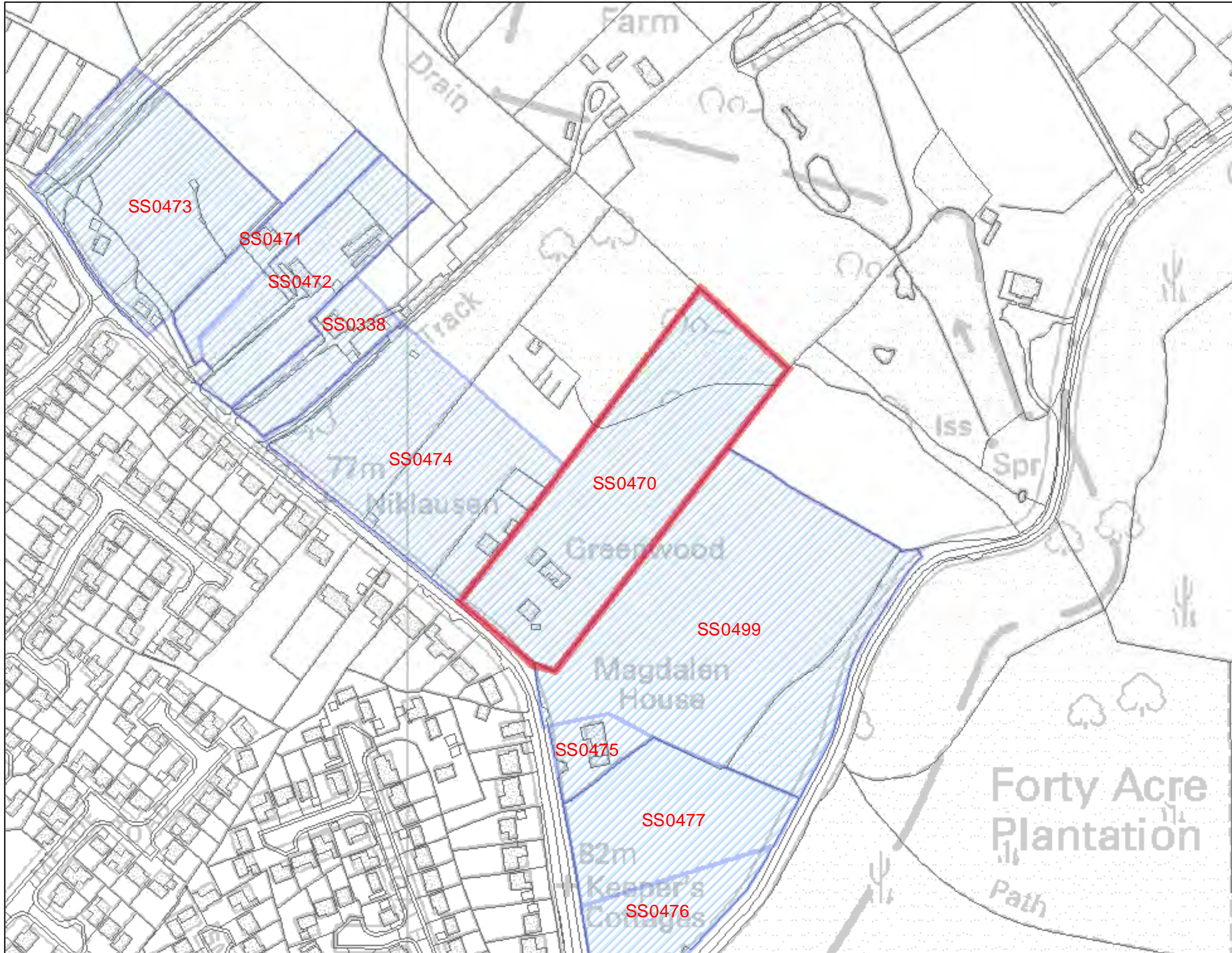
# SS0469

# SHLAA Site Survey Form Part 1

<b>Address:</b> Greenwood, Potash Road, Billericay		<b>Site Area:</b> 1.59ha	<b>Current Use:</b> Residential/garden	<b>Site Ref:</b> SS0470		
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the north side of Potash Road. The property lies to the north of the established urban settlement of Billericay in a semi-rural setting. The site comprises a modern detached bungalow and detached garage. Several large trees exist within the site, particularly towards the northern end which is wooded. The site lies in an area comprising a mix of woodland, grassland and isolated dwelling houses on large plots  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0593/69 – Garage – Granted 19.07.1969</li> <li>BAS/1074/98 – Replacement bungalow with detached double garage – Granted 04.11.1999</li> </ul>			<b>Site Access:</b> Potash Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <400m Bus Stop: 700m? Railway Station: >1600m			
<b>Ownership:</b>		- Public Body?	No			
		- Private Individual?	Yes			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>		No				
<b>Green Belt Site</b>		Yes	Area: 1.59ha			
<b>Greenfield Site</b>		Yes	Area: 1.52ha			
<b>Previously Developed Land</b>		Yes	Area: 0.07ha			
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	Yes		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone		No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – No records			TPO		No	

<b>Address:</b> Greenwood, Potash Road, Billericay	<b>Site Area:</b> 1.59ha	<b>Current Use:</b> Residential/garden	<b>Site Ref:</b> SS0470	
		Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added, as part of a comprehensive development scheme in the area				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• SSSI Buffer</li> <li>• Protected species alert area</li> <li>• Contaminated land site in the vicinity – no intrusive investigations undertaken</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability</li> </ul>				
<b>Could the constraints be overcome?</b> Partially Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability, potential contamination and protected species, with appropriate safeguards/mitigation put in place as necessary. SSSI unlikely to be affected.				
<b>What is the most suitable type of development for this site?</b> Smallholding, woodland				
<b>Site is NOT suitable for housing development</b> X				
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.				
<b>Is site available for development? If yes, when?</b>		No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.		

SHLAA 2011/2012



# SS0470



# SHLAA Site Survey Form Part 1

<b>Address:</b> Hillview, Potash Road, Billericay	<b>Site Area:</b> 0.32ha	<b>Current Use:</b> Residential/garden	<b>Site Ref:</b> SS0471	
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**Description of Site (including planning status)**  
 Narrow rectangular shaped site located on the north side of Potash Road in a wooded setting. The property lies to the north of the established urban settlement of Billericay in a semi-rural position. The site comprises a detached bungalow, set well back from the road on a good sized plot. A further bungalow lies on the adjoining land to the east, whilst woodland and a modern chalet exist on land to the west.

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

**Planning History:**

- ESBAS/0203/61 – Extension – Granted 15.03.1961
- BAS/0087/84 – Rear extension – Granted 27.02.1984
- BAS/1578/86 – Side extension – Granted 19.02.1987
- BAS/0869/87 – Side extension – Granted 31.07.1987
- BAS/0261/88 – Garage – Granted 16.05.1988

<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: 0.32ha
<b>Greenfield Site</b>	Yes	Area: 0.25ha
<b>Previously Developed Land</b>	Yes	Area: 0.07ha

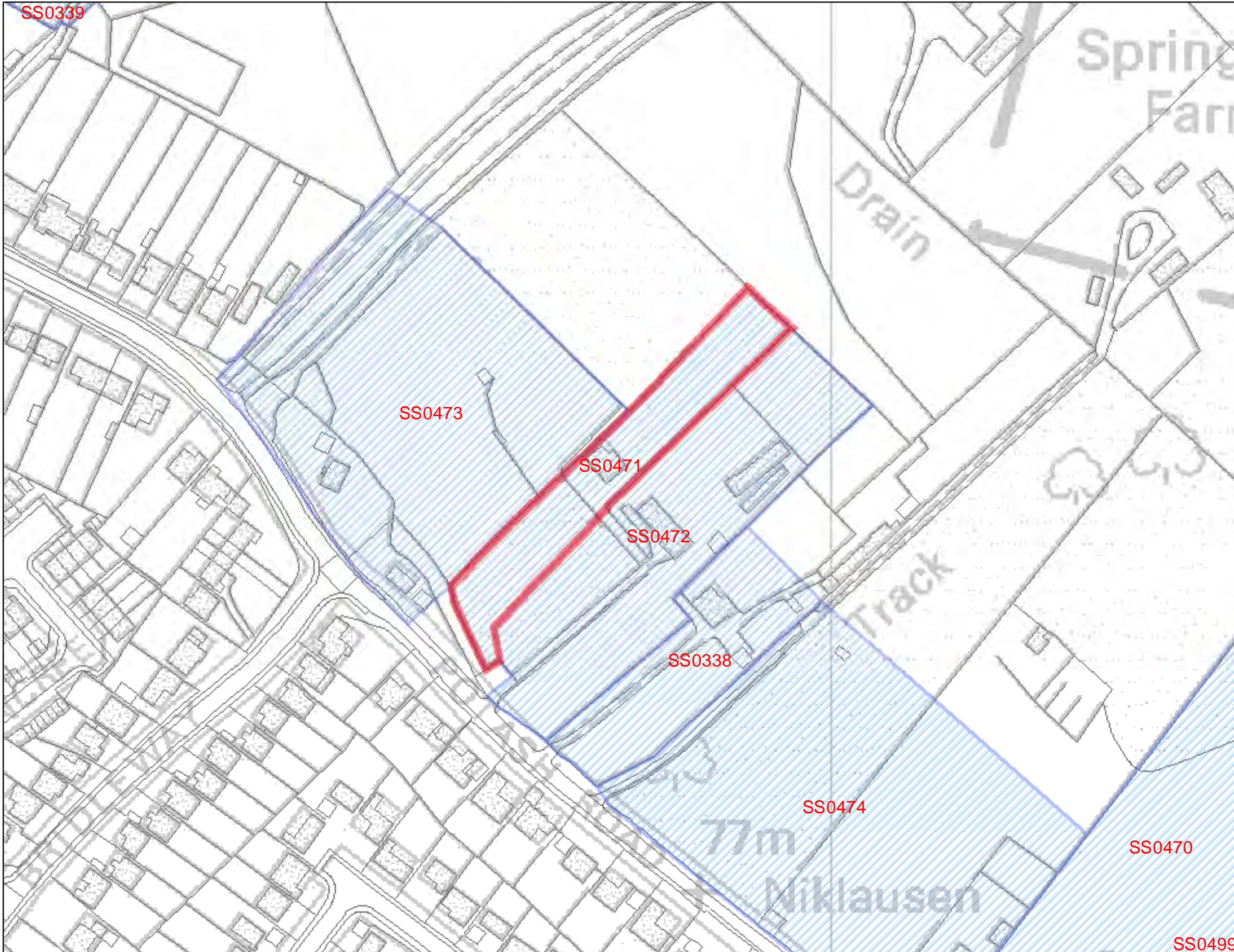
**Site Access:** Potash Road

**Access to Services** (distance in m)  
 Primary School: >600m (Buttsbury)  
 Secondary School: <1500m (Mayflower)  
 GPs / Health Centre: >800m  
 Local Centre: >800m  
 Town Centre: >800m  
 Public Open Space: <400m  
 Bus Stop: 600m?  
 Railway Station: >1600m

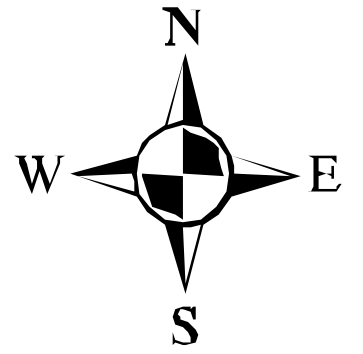
**Site Constraints**

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

<b>Address:</b> Hillview, Potash Road, Billericay		<b>Site Area:</b> 0.32ha	<b>Current Use:</b> Residential/garden	<b>Site Ref:</b> SS0471	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO (TPO/22/00 Woodland)	Adjoining land	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added, as part of a comprehensive development scheme in the area					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• SSSI Buffer</li> <li>• Protected species alert area</li> <li>• Oil pipeline</li> <li>• Adjacent woodland protected by a TPO</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability</li> </ul>					
<b>Could the constraints be overcome?</b> Partially					
Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability and protected species, with appropriate safeguards/mitigation put in place as necessary. SSSI unlikely to be affected. The position of the oil pipeline and protected woodland should also be respected.					
<b>What is the most suitable type of development for this site?</b> Current use/garden					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development? If yes, when?</b>			No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.		



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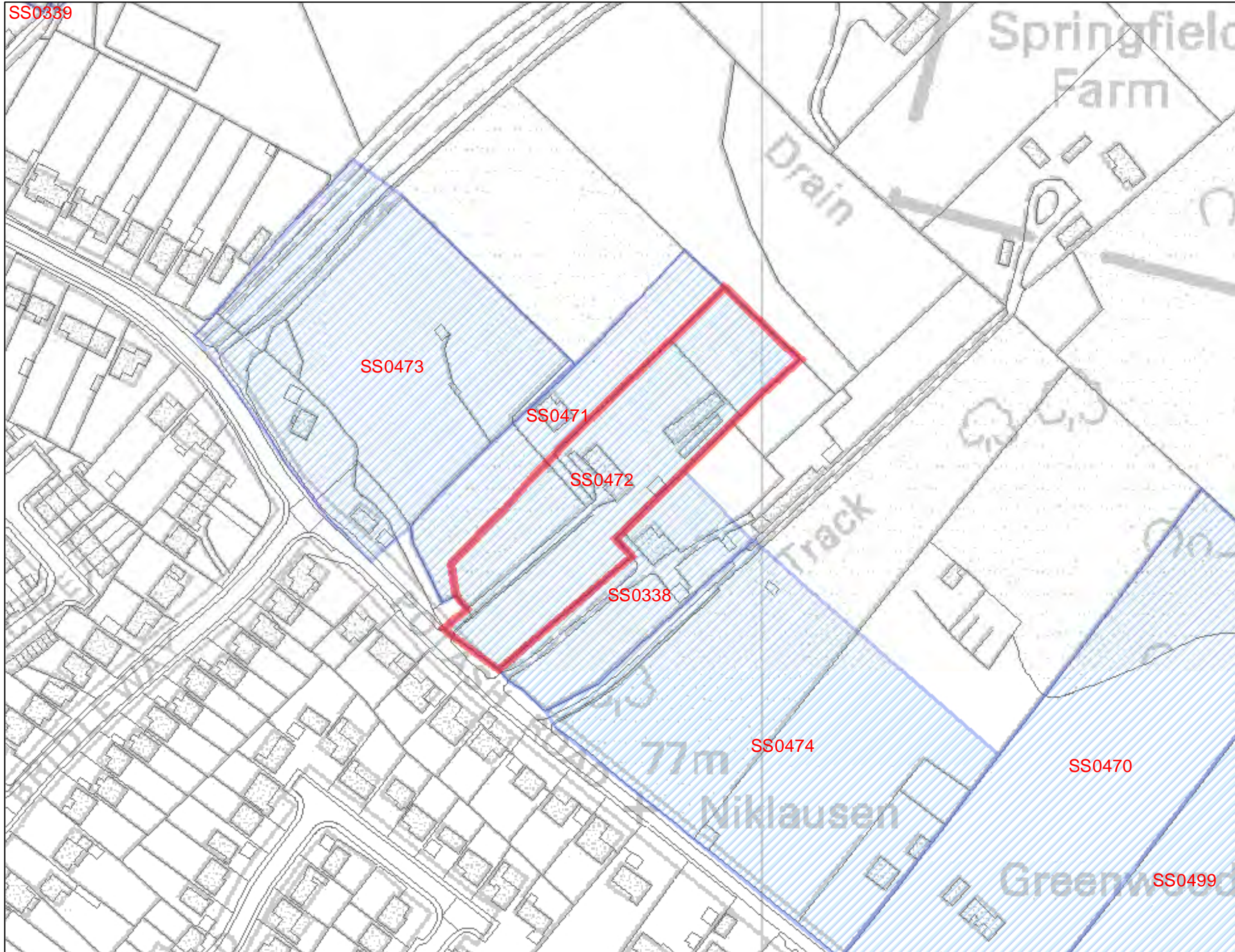


# SS0471

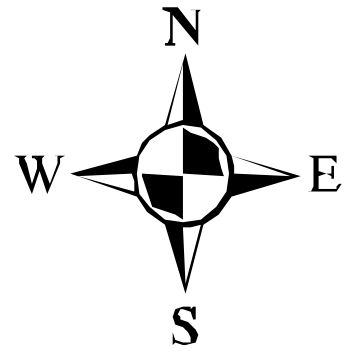
## SHLAA Site Survey Form Part 1

<b>Address:</b> Uplands, Potash Road, Billericay	<b>Site Area:</b> 0.71ha	<b>Current Use:</b> Residential/garden	<b>Site Ref:</b> SS0472		
<b>Description of Site (including planning status)</b> Large rectangular shaped site located on the north side of Potash Road in a wooded setting. The property lies to the north of the established urban settlement of Billericay in a semi-rural position. The site comprises a detached bungalow, set well back from the road on a good sized plot. Further bungalows lie on the adjoining land to the east and west, set amongst woodland.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• ESBIL/279/53 – Bungalow – Refused 03.09.1953</li> <li>• ESBIL/1181/58 – Dwelling – Refused 23.01.1959</li> <li>• BAS/604/68 – Bungalow - Refused 25.06.1964</li> <li>• BAS/741/68 – Extension – Refused 07.08.1968</li> <li>• BAS/1714/75 - Side extension – Granted 08.01.1976</li> <li>• BAS/0958/80 - Addition of first floor and side extension - Granted 17.06.1980</li> <li>• BAS/0151/84 - Front and rear extension and new roof - Granted + S106 to rescind BAS/0958/80, 18.06.1984</li> <li>• BAS/1461/87 - Garage and games room – withdrawn</li> <li>• DBAS/145/87 - Garage and games room Permitted Development 14.10.1987</li> <li>• 03/01224/LDC - Link between dwelling and garage and rear conservatory – Granted 03.11.2003</li> <li>• 04/1285/FULL - Demolition of existing buildings at rear and erection of four bedroom detached bungalow – Refused - 07.12.2004</li> <li>• 07/1370/FULL - Demolition of two no. out-buildings to rear and extension to dwelling to provide first floor living space – Refused 18.12.2007</li> <li>• 08/01068/FULL - Alterations and extensions to bungalow to form chalet style house – Refused 20.10.2008, Appeal dismissed 21.05.2009</li> <li>• 11/00093/FULL – Replacement dwelling – Granted 28.04.2011</li> </ul>			<b>Site Access:</b> Potash Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <400m Bus Stop: 600m? Railway Station: >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>		No			
<b>Green Belt Site</b>		Yes	Area: 0.71ha		
<b>Greenfield Site</b>		Yes	Area: 0.58ha		
<b>Previously Developed Land</b>		Yes	Area: 0.13ha		
<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

<b>Address:</b> Uplands, Potash Road, Billericay		<b>Site Area:</b> 0.71ha	<b>Current Use:</b> Residential/garden	<b>Site Ref:</b> SS0472	
	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	Conservation Area	Within	No
Oil / Gas Pipelines		Yes		Adj. To	No
		No	Listed Buildings	Within	No
Electricity Pylons		No		Adj. To	No
		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO	Adjoining land	No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added, as part of a comprehensive development scheme in the area					
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability</li> <li>• SSSI Buffer</li> <li>• Protected species alert area</li> <li>• Oil pipeline</li> </ul>			
<b>Could the constraints be overcome?</b> Partially					
Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability and protected species, with appropriate safeguards/mitigation put in place as necessary. SSSI unlikely to be affected. The position of the oil pipeline should also be respected.					
<b>What is the most suitable type of development for this site?</b> Smallholding, woodland					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development? If yes, when?</b>		No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.			



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# SS0472

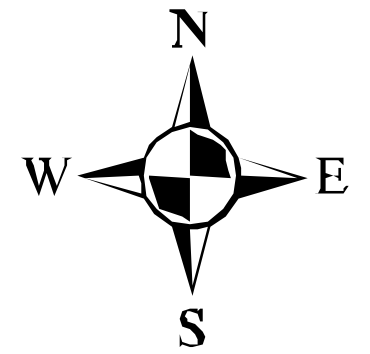
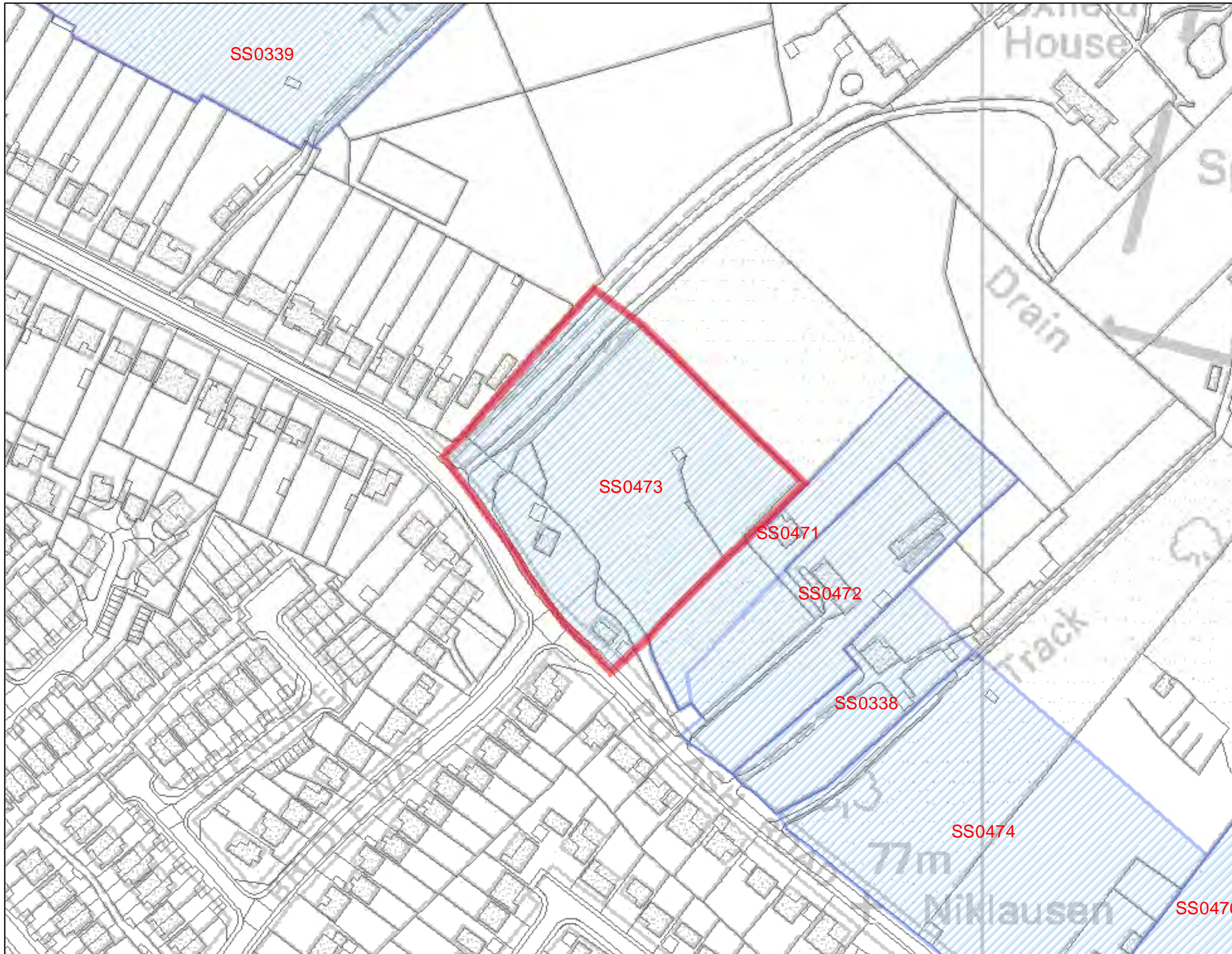
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent Wayside Cottage and North East of Potash Road, Billericay	<b>Site Area:</b> 1.19ha	<b>Current Use:</b> Residential and woodland	<b>Site Ref:</b> SS0473		
<b>Description of Site (including planning status)</b> Large square shaped site located on the north side of Potash Road, comprising mostly woodland. The property lies to the north of the established urban settlement of Billericay in a semi-rural position. The site comprises a detached chalet and garage, sited within a narrow curtilage that runs parallel to the road, with the rest of the land to the rear of this protected woodland. This area north of the settlement comprises a mix of woodland, open sites and sporadic isolated dwellings, beyond which lies open countryside.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• ESBAS/0118/60 – Garage – Granted 15.03.1960</li> <li>• ESBAS/1336/61 – Garage and access – Granted 01.03.1962</li> <li>• BAS/0963/68 – Bungalow – Refused 19.11.1968</li> <li>• BAS/1657/73 – Four bungalows – Refused 19.09.1973</li> <li>• BAS/0571/74 – Four dwellings – Refused 23.05.1974</li> <li>• BAS/0186/76 – Four dwellings – Refused 05.04.1976</li> <li>• BAS/1078/79 – Four dwellings – Refused 24.06.1979, Appeal dismissed 11.06.1980</li> <li>• BAS/0311/93 – Residential development – Refused 07.09.1993</li> <li>• BAS/0553/94 – Replacement dwelling and garage – Granted 08.08.1994</li> <li>• BAS/0017/01 - Rear conservatory, remove dormers to raise roof to form house – Refused 06.03.2001</li> <li>• BAS/0510/01 - Remove dormers to raise roof to form house – Refused 04.08.2001</li> <li>• 05/01131/FULL – Stable block containing 4 stables – Refused 16.11.2005</li> </ul>			<b>Site Access:</b> Potash Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <400m Bus Stop: 500m Railway Station: >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individuals?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 1.19ha			
<b>Greenfield Site</b>	Yes	Area: 1.05ha			
<b>Previously Developed Land</b>	Yes	Area: 0.14ha			
<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			

<b>Address:</b> Land adjacent Wayside Cottage and North East of Potash Road, Billericay		<b>Site Area:</b> 1.19ha	<b>Current Use:</b> Residential and woodland	<b>Site Ref:</b> <b>SS0473</b>	
Existing, developed business/ industrial areas	Within	No			
	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO (TPO/22/00 Woodland) (TPO/0009/05 – 4 oaks)		Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though upgrades to the highway may be necessary in the vicinity					
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• SSSI Buffer</li> <li>• Protected species alert area</li> <li>• Oil pipeline</li> <li>• Woodland and Oak standards protected by a TPO</li> </ul>			
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability</li> <li>• Potential contaminated land in vicinity – no intrusive investigation undertaken</li> </ul>					
<b>Could the constraints be overcome?</b> Possibly					
Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability, contamination and protected species, with appropriate safeguards/mitigation measures put in place as necessary. SSSI unlikely to be affected. The position of the oil pipeline should also be respected. Reconciling development with the status of the protected woodland likely to be a major limiting factor					
<b>What is the most suitable type of development for this site?</b> Smallholding, woodland					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development? If yes, when?</b>		No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.			



SHLAA 2011/2012



# SS0473

## SHLAA Site Survey Form Part 1

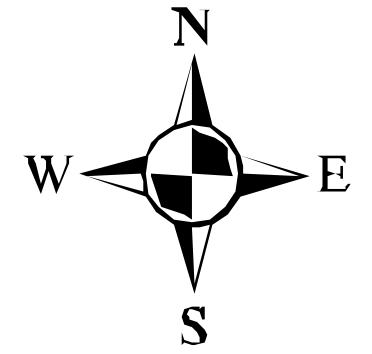
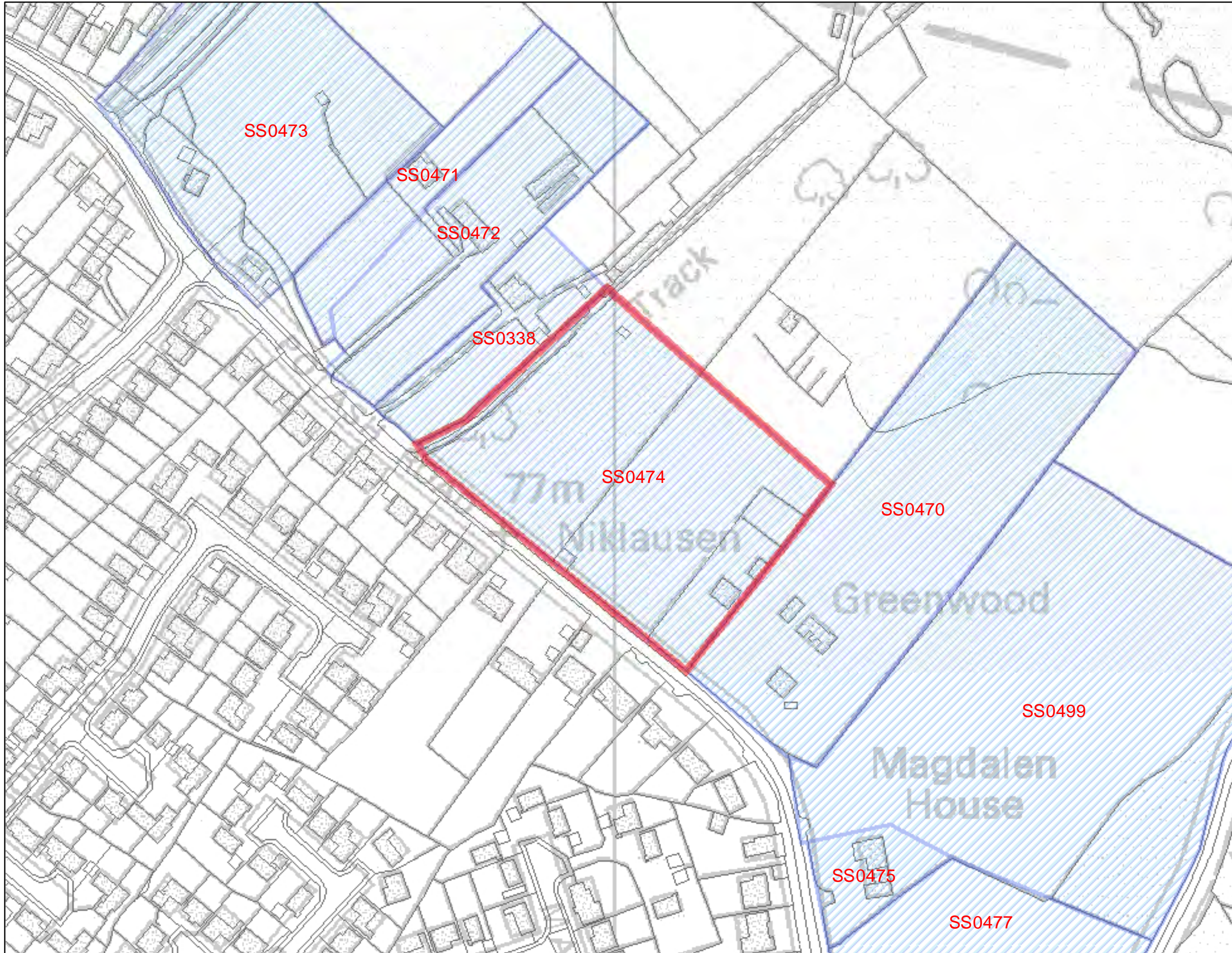
<b>Address:</b> Niklausen, Potash Road, Billericay and adjoining land to the west	<b>Site Area:</b> 1.41ha	<b>Current Use:</b> Residential/grass-land/ woodland	<b>Site Ref:</b> <b>SS0474</b>	
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<p><b>Description of Site (including planning status)</b>                  Rectangular shaped site located on the north side of Potash Road. The property lies to the north of the established urban settlement of Billericay in a semi-rural setting. The site comprises a single bungalow in its curtilage (occupying around 1/5 of the site), with the remaining land split between grassland and woodland to the west. The site lies in an area comprising a mix of woodland, grassland and isolated dwelling houses on large plots</p> <p>Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.</p> <p>Planning History:</p> <ul style="list-style-type: none"> <li>• BAS/0164/55 – Detached bungalow – Granted 29.03.1955</li> <li>• BAS/0859/55 – Detached house – Granted 09.12.1955</li> <li>• BAS/0889/79 – House – Refused, Appeal dismissed 1980</li> <li>• BAS/0123/81 – House – Refused 10.03.1981</li> </ul>	<p><b>Site Access:</b> Potash Road</p> <p><b>Access to Services</b> (distance in m)                  Primary School: &gt;600m (Buttsbury)                  Secondary School: &lt;1500m (Mayflower)                  GPs / Health Centre: &gt;800m                  Local Centre: &gt;800m                  Town Centre: &gt;800m                  Public Open Space: &lt;400m                  Bus Stop: 600m?                  Railway Station: &gt;1600m</p>								
<p><b>Ownership:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td>No</td></tr> <tr><td>- Private Individual?</td><td>Yes</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>	- Public Body?	No	- Private Individual?	Yes	- Company?	No	- Unknown?	No	
- Public Body?	No								
- Private Individual?	Yes								
- Company?	No								
- Unknown?	No								
<b>Urban Area Site</b>	No								
<b>Green Belt Site</b>	Yes Area: 1.41ha								
<b>Greenfield Site</b>	Yes Area: 1.37ha								
<b>Previously Developed Land</b>	Yes Area: 0.04ha								

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

<b>Address:</b> Niklausen, Potash Road, Billericay and adjoining land to the west		<b>Site Area:</b> 1.41ha	<b>Current Use:</b> Residential/grass-land/ woodland	<b>Site Ref:</b> <b>SS0474</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added, as part of a comprehensive development scheme in the area					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• SSSI Buffer</li> <li>• Protected species alert area</li> <li>• Contaminated land site in the vicinity – no intrusive investigations undertaken</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability</li> <li>• Oil pipeline</li> </ul>					
<b>Could the constraints be overcome?</b> Yes					
Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability, potential contamination and protected species, with appropriate safeguards/mitigation put in place as necessary. SSSI unlikely to be affected. The position of the oil pipeline should also be respected.					
<b>What is the most suitable type of development for this site?</b> Current use/woodland					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development?</b> <b>If yes, when?</b>			No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.		

SHLAA 2011/2012



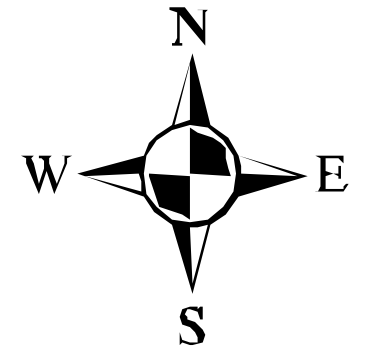
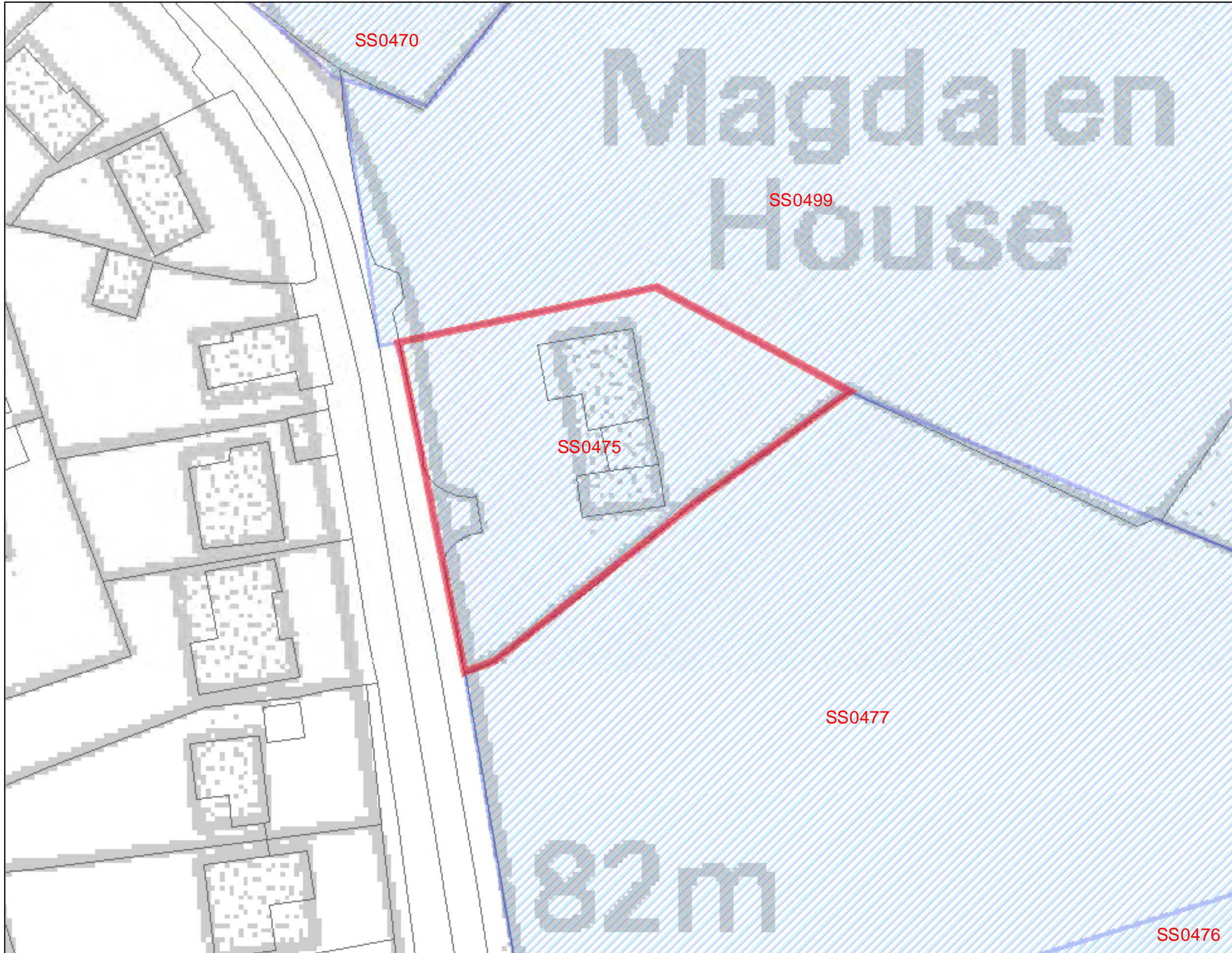
# SS0474

## SHLAA Site Survey Form Part 1

<b>Address:</b> Magdalen House, Potash Road, Billericay	<b>Site Area:</b> 0.17ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0475		
<b>Description of Site (including planning status)</b> Irregular shaped site located on the northeast side of Potash Road. The land lies to the north of the established urban settlement of Billericay in a semi-rural setting. The site comprises a large chalet style house, with grass fields either side. This area comprises a mix of sporadic isolated dwelling houses set amongst woodland and small fields  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• D60/84 – Extensions and alterations –</li> <li>• DBAS/0153/84 – Extensions and alterations – Permitted Development 05.10.1984</li> <li>• BAS/1286/84 – Replacement dwelling &amp; garage – Refused 23.10.1984</li> <li>• BAS/1311/84 – Extensions and Alterations -</li> <li>• BAS/0645/85 – Replacement dwelling – Refused 18.07.1985, Appeal allowed 08.09.1986</li> <li>• BAS/0645/85A – Detached House &amp; garage – Details approved 20.10.1987</li> <li>• BAS/0300/86 – Replacement dwelling – Refused 11.06.1986</li> <li>• BAS/1033/88 – Car port – Refused 05.08.1988</li> <li>• BAS/1135/93 – Conservatory – Refused 06.12.1993, Appeal dismissed 08.11.1994</li> <li>• BAS/1122/96 – Swimming pool &amp; enclosure- Granted 04.02.1996</li> <li>• LDCBAS/1128/96 – Carport, games room – Refused 03.04.1994, Appeal dismissed 25.08.1998</li> <li>• BAS/0682/97 – Front and rear walls to infill carport – Refused 04.09.1997, Appeal allowed 25.08.1998</li> </ul>			<b>Site Access:</b> Potash Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: <1km 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: 0.17ha		
<b>Greenfield Site</b>		Yes	Area: 0.06ha		
<b>Previously Developed Land</b>		Yes	Area: 0.11ha		
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	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			

<b>Address:</b> Magdalen House, Potash Road, Billericay		<b>Site Area:</b> 0.17ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0475	
Existing, developed business/ industrial areas	Within	No			
	Part of	No	Village Green & Common Land		No
	Adj. To	No	Ground Water Vulnerability Area		Yes
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added, as part of a comprehensive development scheme in the area					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• SSSI Buffer</li> <li>• Protected species alert area buffer</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability area</li> </ul>					
<b>Could the constraints be overcome?</b> Partially					
Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability and protected species, with appropriate safeguards/mitigation put in place as necessary. SSSI unlikely to be affected.					
<b>What is the most suitable type of development for this site?</b> Retain current status, smallholding, farmland, woodland					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development? If yes, when?</b>			No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.		

SHLAA 2011/2012



# SS0475

## SHLAA Site Survey Form Part 1

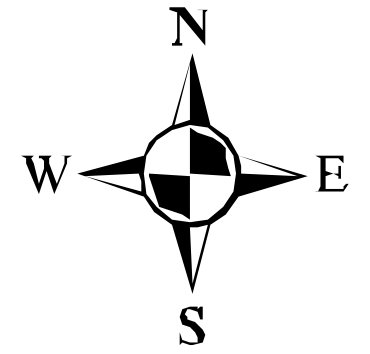
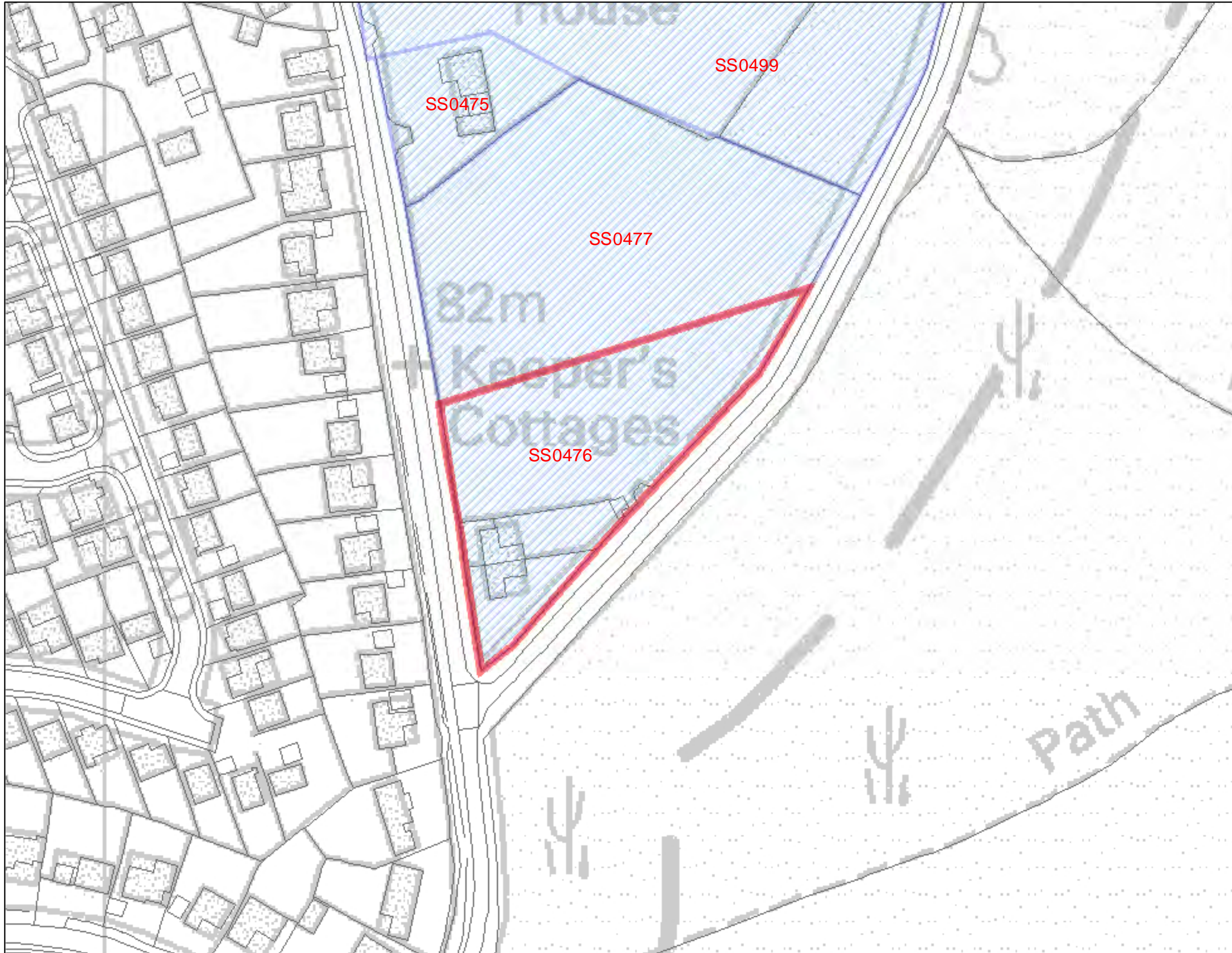
<b>Address:</b> 1 and 2 Keeper Cottages, Potash Road, Billericay and adjoining land to north	<b>Site Area:</b> 0.52ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS0476		
<b>Description of Site (including planning status)</b> Triangular shaped site located on the northeast side of Potash Road at its junction with Goatsmoor Lane. The land lies to the northeast of the established urban settlement of Billericay in a semi-rural setting. The site comprises part of a grassland field, and a pair of former agricultural workers cottages. This area comprises a mix of sporadic isolated dwelling houses set amongst woodland and small fields. A large area of woodland lies to the east.			<b>Site Access:</b> Potash Road/Goatsmoor Lane		
Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.			<b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <400m Bus Stop: <1km Railway Station: >1600m		
Planning History: <u>Field:</u> <ul style="list-style-type: none"> <li>• ESBAS/0272/55 – Pair of agricultural workers cottages – Refused 07.10.1955</li> </ul>					
<u>1 keepers Cottage:</u> <ul style="list-style-type: none"> <li>• ESBIL/0188/50 – Bathroom and WC extension – Granted 28.04.1950</li> <li>• 11/00821/LDC – Demolish conservatory and car port and erect two storey side / rear extension, additional front window roof extension with rear dormer - pending</li> </ul>					
<u>2 keepers Cottage:</u> <ul style="list-style-type: none"> <li>• 90/00830/FULL – First floor rear extension – Refused 17.08.1990</li> <li>• 90/01036/FULL - First floor rear extension – Granted 26.10.1990</li> <li>• 93/00206/FULL - First floor side extension – Refused 17.05.1993</li> <li>• 93/00554/FULL – First floor side extension – Granted 27.07.1993</li> <li>• 98/00210/BAS - First Floor Front Extension With New Roof Over – Granted 01.07.1998</li> <li>• 07/00493/LDC – Convert garage to habitable accommodation – Permitted Development 01.05.2007</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: 0.52ha		
<b>Greenfield Site</b>		Yes	Area: 0.45ha		
<b>Previously Developed Land</b>		Yes	Area: 0.07ha		
<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



<b>Address:</b> 1 and 2 Keeper Cottages, Potash Road, Billericay and adjoining land to north		<b>Site Area:</b> 0.52ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS0476	
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			
	Adj. To	No		Ground Water Vulnerability Area	
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added, as part of a comprehensive development scheme in the area					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• SSSI Buffer</li> <li>• Protected species alert area</li> <li>• LoWS and BAP Buffer</li> </ul>		
<b>Could the constraints be overcome?</b> Yes,			Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability and protected species, with appropriate safeguards/mitigation put in place as necessary. SSSI unlikely to be affected.		
<b>What is the most suitable type of development for this site?</b> Residential, smallholding, farmland, woodland					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development? If yes, when?</b>			No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.		

# 1 and 2 Keeper Cottages, Potash Road

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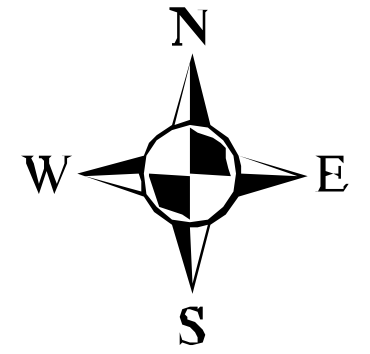
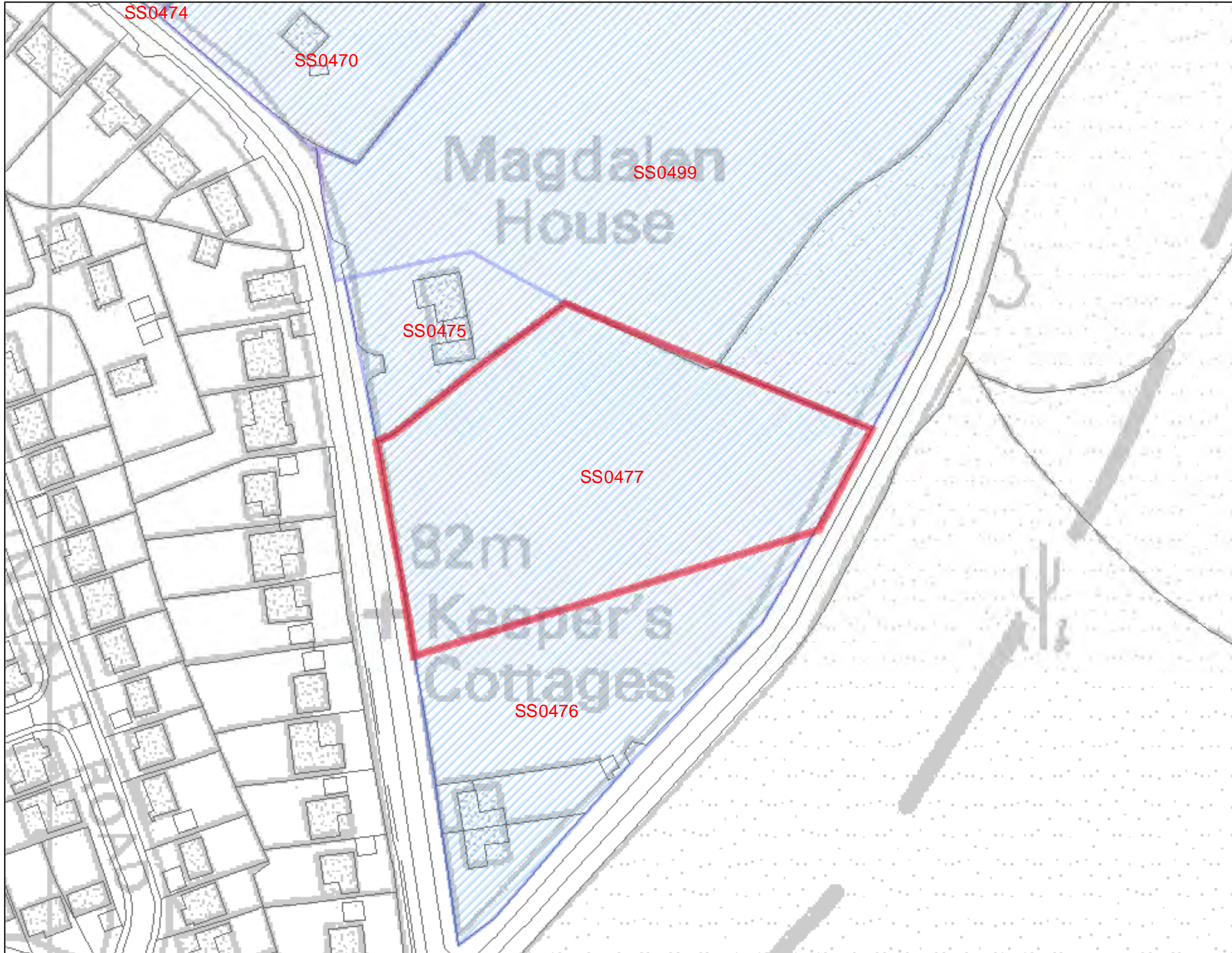
# SS0476

## SHLAA Site Survey Form Part 1

<b>Address:</b> The Oaks, land between Magdalen House and Keeper's Cottages, Potash Road	<b>Site Area:</b> 0.79ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS0477		
<b>Description of Site (including planning status)</b> Irregular shaped field located on the northeast side of Potash Road. The land lies to the northeast of the established urban settlement of Billericay in a semi-rural setting. The site comprises a single grassland field, surrounded by hedges and woodland, with the dwellings Magdalen House to the north and Keepers Cottages to the south. This area comprises a mix of sporadic isolated dwelling houses set amongst woodland and small fields. A large area of woodland lies to the east.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/0272/55 – Pair of agricultural workers cottages – Refused 07.10.1955</li> <li>• BAS/1715/80 – Detached House – Refused 22.09.1980</li> <li>• 09/00459/FULL - Construction of new bungalow and detached garage – Refused 22.07.2009</li> <li>• 10/00461/FULL - Erection of new bungalow with detached garage – Refused 18.06.2010, Appeal dismissed 21.12.2010</li> </ul>			<b>Site Access:</b> Potash Road		
			<b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: <1km 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: 0.79ha			
<b>Greenfield Site</b>	Yes	Area: 0.79ha			
<b>Previously Developed Land</b>	No				
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	Yes		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		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

<b>Address:</b> The Oaks, land between Magdalen House and Keeper's Cottages, Potash Road		<b>Site Area:</b> 0.79ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS0477	
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added, as part of a comprehensive development scheme in the area.					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• SSSI Buffer</li> <li>• Protected species alert area</li> <li>• LoWS and BAP Buffer</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability area</li> </ul>					
<b>Could the constraints be overcome?</b> Partially					
Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability and protected species, with appropriate safeguards/mitigation put in place as necessary. SSSI unlikely to be affected.					
<b>What is the most suitable type of development for this site?</b> Current use, smallholding, farmland, woodland					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development? If yes, when?</b>			No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.		

SHLAA 2011/2012



# SS0477

## SHLAA Site Survey Form Part 1

<b>Address:</b> Abisca, Southlands Road, Crays Hill, Basildon	<b>Site Area:</b> 0.4ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> <b>SS0478</b>	
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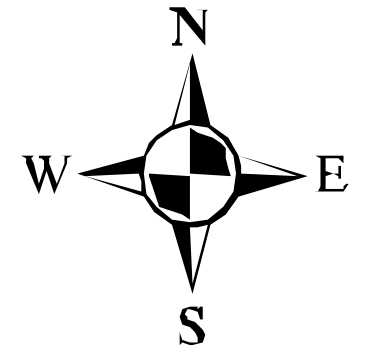
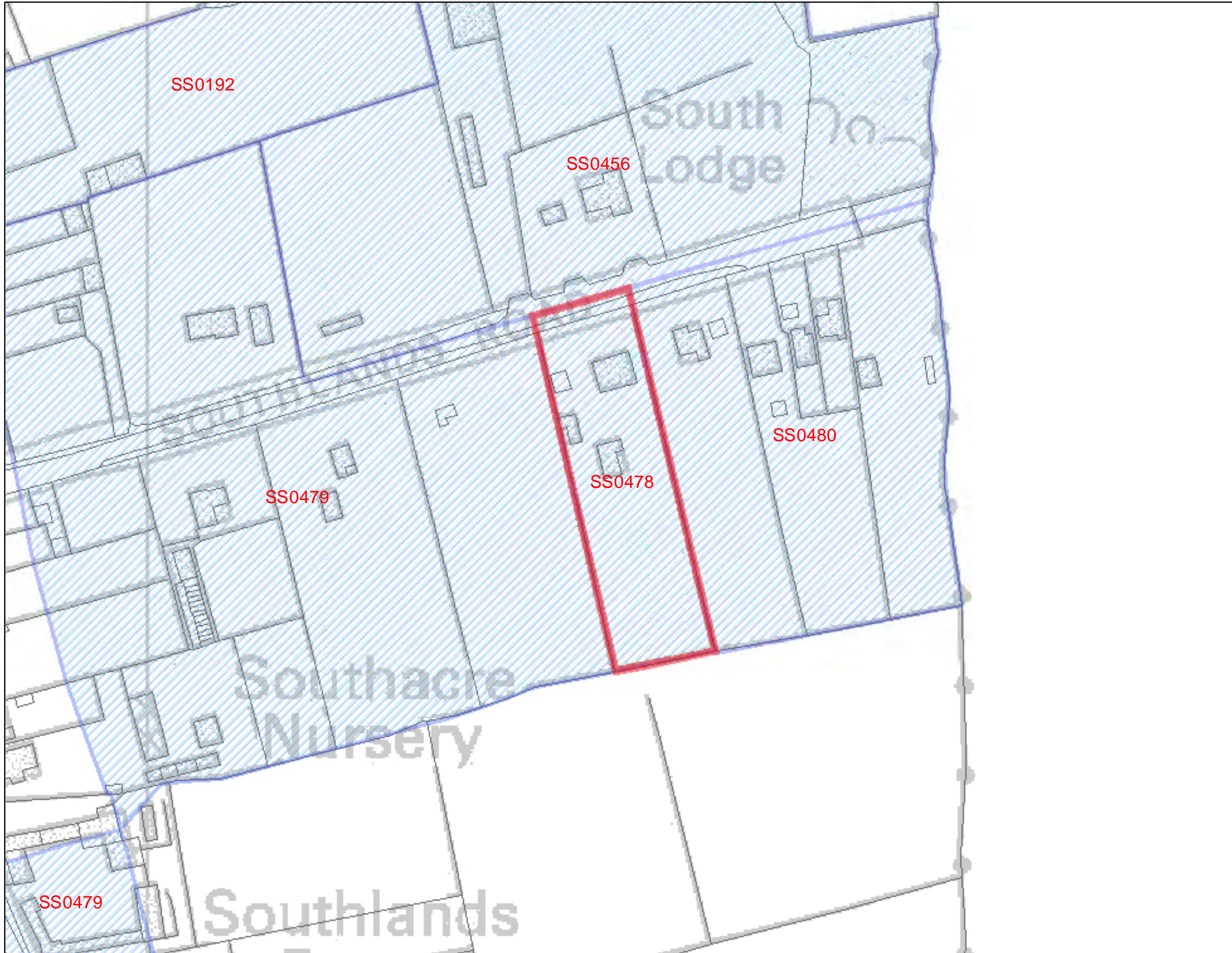
<p><b>Description of Site (including planning status)</b>                  Situated on the south side of Southlands Road, the site comprises a residential property, detached double garage and outbuilding in the rear garden. The site comprises mainly of grassland, bordered by trees on the east, west and south of the site and hedgerow along the front boundary. Further to the south and east of the site is open arable land and further to the west is a small residential enclave</p> <p>Development Plan – Allocated as Green Belt and plotlands in the BDLP 1998.</p> <p>Planning History:</p> <ul style="list-style-type: none"> <li>BAS/1443/87 – Single storey side extension – Refused 14.10.87, Appeal allowed 17.05.1988</li> <li>R/1311/88 – Detached garage</li> <li>BAS/1746/88 – Replacement dwelling 17.03.1989</li> </ul>	<p><b>Site Access:</b> Southlands Road</p> <p><b>Access to Services</b> (distance in m)                  Primary School: &lt;600m                  Secondary School: &gt;1500m                  GPs / Health Centre: &gt;800m                  Neighbourhood Centre: &lt;800m                  Town Centre: &gt;800m                  Public Open Space: Allotments &gt;800m, Amenity Green Space &gt;800m                  children/young people space &lt;400m;                  Churchyard &gt;800m; Civic Space &gt;2km;                  County Park &gt;2km; Educational Field &gt;800m; Natural and semi-natural open space &gt;800m; Outdoor Sport facility &lt;800m; Urban Park &gt;2km                  Bus Stop: &gt;150m                  Railway Station: &gt;1.6km</p>								
<p><b>Ownership:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>- Public Body?</td><td>No</td></tr> <tr><td>- Private Individual?</td><td>Yes</td></tr> <tr><td>- Company?</td><td>No</td></tr> <tr><td>- Unknown?</td><td>No</td></tr> </table>	- Public Body?	No	- Private Individual?	Yes	- Company?	No	- Unknown?	No	
- Public Body?	No								
- Private Individual?	Yes								
- Company?	No								
- Unknown?	No								
<b>Urban Area Site</b>	No								
<b>Green Belt Site</b>	Yes Area: 0.4 ha								
<b>Greenfield Site</b>	Yes Area: 0.3 ha								
<b>Previously Developed Land</b>	Yes Area: 0.1 ha								

**Site Constraints**

Areas excluded from the SHLAA			Constraints that may affect a site's viability		
Scheduled Monument	Within	No	Ancient Woodland	Within	No
	Part of	No		Part of Site	No
	Adj. To	No		Within Buffer	No
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	No
Flood Zone If yes, Zone 3? <input type="checkbox"/>		No	Protected Species Alert Area		No
Washland		No	Protected Species Alert Area - 10m Buffer		No
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	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> Abisca, Southlands Road, Crays Hill, Basildon		<b>Site Area:</b> 0.4ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> <b>SS0478</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
Historic Environment Record – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> Improvement to the road network would be required to provide suitable and necessary safety measures, and good access into the site.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Green Belt allocated in Development Plan</li> <li>• Protected species alert area</li> <li>• Not adjacent to settlement boundary</li> </ul>			<ul style="list-style-type: none"> <li>• Potential contaminated land</li> <li>• Adjacent to archaeological finds area</li> </ul>		
<b>Could the constraints be overcome? No</b>					
<b>If yes, how?</b>					
<b>What is the most suitable type of development for this site?</b> Current use, open space, small					
Site is NOT suitable for housing development X					
<b>Reason(s) why site 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 location of the site being away from most services and facilities would promote the use of the car and thus not make the site a sustainable one. For these reasons, the site is unsuitable for more intensive housing 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



# SS0478



## SHLAA Site Survey Form Part 1

<b>Address:</b> Land north of Southend Arterial Road, Crays Hill, Basildon	<b>Site Area:</b> 15.7ha	<b>Current Use:</b> Farmland, P.F.S residential, gypsy plots, sub-station, light industrial,	<b>Site Ref.:</b> <b>SS0479</b>	
<b>Description of Site (including planning status)</b> Large tract of land located to the north of the A127 Arterial Road and to the south side of Crays Hill Village. The land has a predominantly open grassland character with sporadic residential woodland, a large gypsy and traveller encampment, public open space and smallscale commercial uses in a semi-rural patchwork fashion. The land is generally flat. There is a small woodland and a large electricity sub-station to the east. Several lakes and ponds also exist within the land.		<b>Site Access:</b> Oak Road, Gardiners Lane North, Crays Hill Road		
Development Plan – Allocated as Green Belt and plotlands, and an area of SINC 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: Allotments >800m, Amenity Green Space <800m children/young people space <400m; Churchyard >800m; Civic Space >2km; County Park >2km; Educational Field <800m; Natural and semi-natural open space >800m; Outdoor Sport facility <800m; Urban Park <2km Bus Stop: >250m Railway Station: >1.6km		
Planning History: The land has been subject to numerous planning applications over the years, relating to domestic alterations and extensions, one for dwelling replacement and gypsy and traveller plots. Many of the latter applications being retrospective and have led to numerous enforcement appeals. The most recent and relevant of these decisions relates to application 06/01548/FULL, for the retention of 7 gypsy caravan pitches, which was refused by the LPA and dismissed on appeal by the SoS. Some of the other applications and history are listed below:				
<ul style="list-style-type: none"> <li>• BAS/0587/56 – Residential development, Arterial Road – Refused 1957 on Green Belt grounds</li> <li>• BAS/0606/57 – Residential development, Gardiners Lane – Refused 1957 on Green Belt grounds</li> <li>• BAS/0172/60 – Petrol Filling Station – Refused 1960 on highway safety and Green Belt grounds</li> <li>• BAS/0328/62 – Erection of 132 Kilovolt Grid Substation off Gardiners Lane, Basildon – Granted 1962</li> <li>• BAS/278/486/68 – Residential development, Arterial Road – Refused on Green Belt, amenity and highway safety grounds</li> <li>• Former scrap yard at Dale Farm</li> <li>• Motorcycle racing track</li> <li>• Texaco petrol filling station on Arterial Road</li> <li>• BAS/0086/54 – Residential development in Crays Hill &amp; Gardiners Lane – Refused 1954, loss of agriculture and food production land</li> <li>• BAS/1116/61 – Outline residential development, Bromfelde Road – Refused 1961 on Green Belt grounds and loss of agriculture</li> <li>• BAS/116/239/65 – Residential development at Barns Road – Refused 1965 on Green Belt grounds, outside village and access</li> <li>• BAS/0864/99 – Stables &amp; Tack Room opposite Woodfield Farm, Oak Road – Granted 2000</li> </ul>				
<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: 15.7 ha		
<b>Greenfield Site</b>	Yes	Area: 7.5 ha		
<b>Previously Developed Land</b>	Yes	Area: 8.2 ha		

<b>Address:</b> Land north of Southend Arterial Road, Crays Hill, Basildon	<b>Site Area:</b> 15.7ha	<b>Current Use:</b> Farmland, P.F.S residential, gypsy plots, sub-station, light industrial,	<b>Site Ref.:</b> SS0479	
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**Site Constraints**

Areas excluded from the SHLAA			Constraints that may affect a site's viability			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	Yes	
	Part of Site	No		Part of Site	Yes	
	Within Buffer	No		Within Buffer	Yes	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	Yes	
	Part of Site	No		Part of Site	Yes	
	Within Buffer	No		Within Buffer	Yes	
Flood Zone If yes, Zone 3? <input type="checkbox"/>	Yes	Flood zone 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		Yes	Listed Buildings	Within	Yes	
				Adj. To	Yes	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes	
Article 4 Direction		Yes	TPO		Yes	
H.E.R. – Great Barns, Remains of moat 7602		(SMR No)	Archaeological Finds Area		No	

**Highway issues:** Access to much of the land is via narrow single lane tracks which would need upgrading. Access onto the A127 is also likely to require improvement to cope with increased traffic volumes. There are several country lanes serve as the main access point into the broader site.

<p><b>Constraints (description):</b></p> <ul style="list-style-type: none"> <li>Green Belt and plotlands, SINC allocation in development plan</li> <li>Definitive footpaths</li> <li>Potential contaminated land</li> <li>Listed building and archaeological finds</li> <li>Article 4 Direction</li> <li>Flood zone 3</li> </ul>	<ul style="list-style-type: none"> <li>Employment area buffer</li> <li>Protected Species Alert Areas</li> <li>LoWS, BAP and TPO Woodland</li> <li>Electricity line transects site</li> <li>Ground water vulnerability</li> <li>Noise issues in proximity to A127</li> <li>Away from services and facilities</li> </ul>
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**Could the constraints be overcome?** No  
**If yes, how?**

**What is the most suitable type of development for this site?** Current use, open space

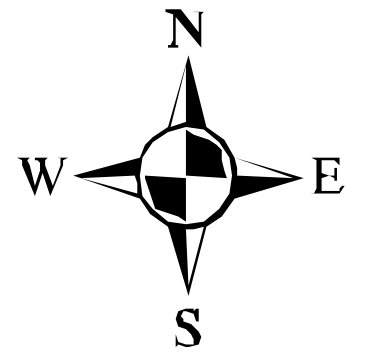
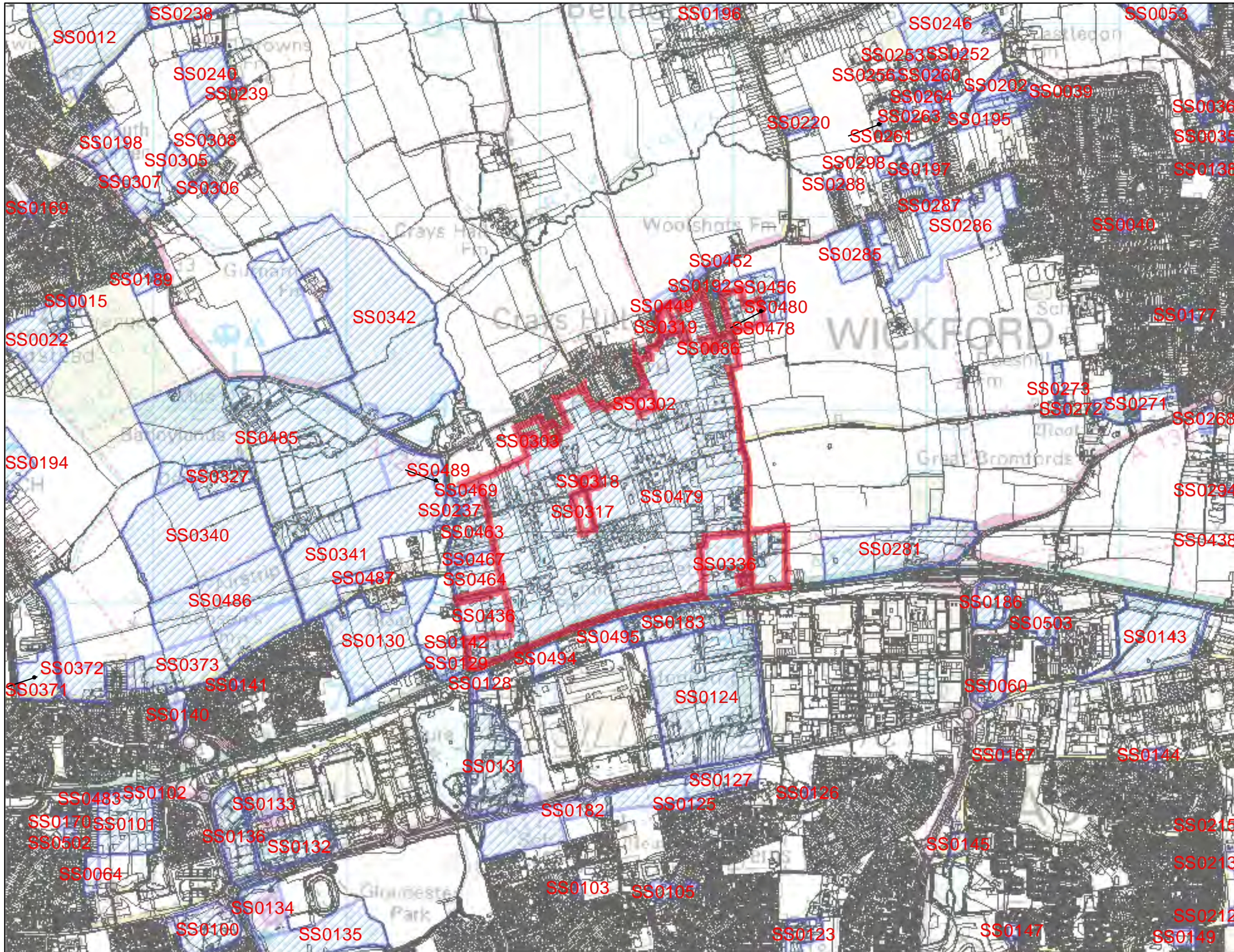
Site is NOT suitable for housing development X

**Reason(s) why site is not suitable for housing:**  
The site is separated from the settlement boundary of Basildon by a physical constraint, the A127. The location of the site being away from most services and facilities would promote the use of the car effluence and thus not making the site sustainable. There are also many other constraints on the site that limit and reduce the potential for development. For these reasons, the site is unsuitable for housing development. Furthermore, this site

<b>Address:</b> Land north of Southend Arterial Road, Crays Hill, Basildon	<b>Site Area:</b> 15.7ha	<b>Current Use:</b> Farmland, P.F.S residential, gypsy plots, sub-station, light industrial,	<b>Site Ref.:</b> <b>SS0479</b>	
occupies a vast swathe of green belt and would constitute a major redevelopment that would be out of keeping with its existing landscape.				
<b>Is site available for development?</b> <b>If yes, when?</b>		No. Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time. Furthermore, this site is covered by various land ownerships and constraints that would unlikely make the site come forward in the plan period.		

# Land North of Southend Arterial Road, Crays Hill

SHLAA 2011/2012



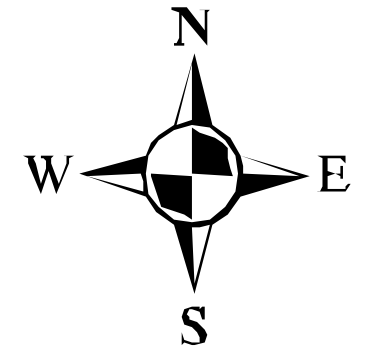
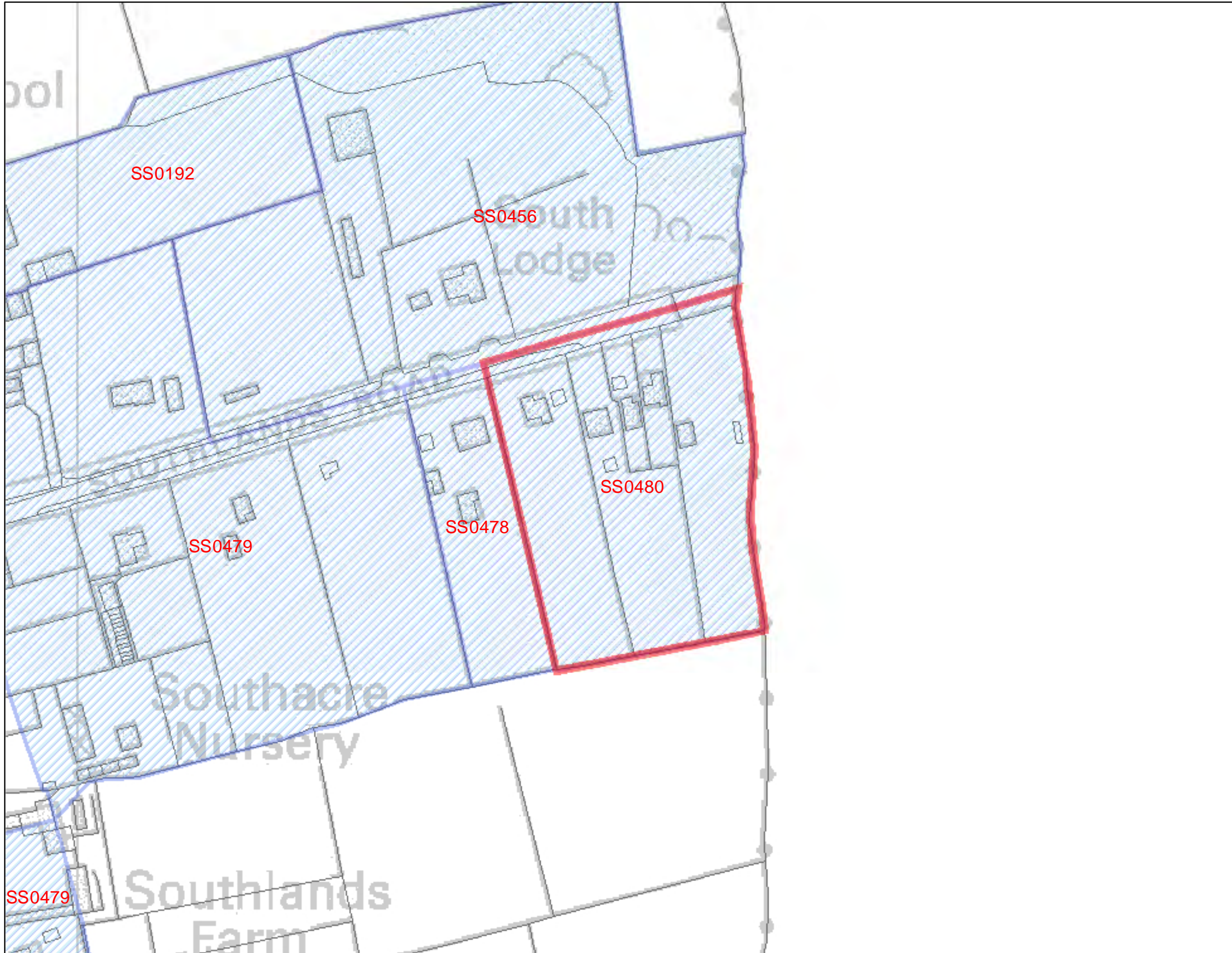
# SS0479

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land to the south of South Lodge, Southlands Road, Crays Hill, Basildon	<b>Site Area:</b> 1.2ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> <b>SS0480</b>			
<b>Description of Site (including planning status)</b> Situated on the south side of Southlands Road, the site comprises several residential chalets and bungalows, some on deep plots, bordered by trees and hedges. Further to the south and east there is arable land and further to the west is a small residential enclave along Gardiners Lane North.  Development Plan – Allocated as Green Belt and plotlands in the BDLP 1998.  Planning History: Various, relating to the extension, alteration or replacement of the original dwellings.			<b>Site Access:</b> Southlands Road  <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: Allotments >800m, Amenity Green Space >800m children/young people space <400m; Churchyard >800m; Civic Space >2km; County Park >2km; Educational Field <400m; Natural and semi-natural open space >800m; Outdoor Sport facility <800m; Urban Park >2km Bus Stop: >250m Railway Station: >1.6km			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	No				
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 1.2 ha				
<b>Greenfield Site</b>	Yes	Area: 0.55 ha				
<b>Previously Developed Land</b>	Yes	Area: 0.65 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 If yes, Zone 3? <input type="checkbox"/>	But surface water area	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		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> Improvement to the road network would be required to provide suitable and necessary safety						

<b>Address:</b> Land to the south of South Lodge, Southlands Road, Crays Hill, Basildon	<b>Site Area:</b> 1.2ha	<b>Current Use:</b> Residential and associated grounds	<b>Site Ref.:</b> <b>SS0480</b>	
measures, and good access into the site.				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Potential contaminated land in vicinity</li> <li>• Ground water vulnerability area</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocated in Development Plan</li> <li>• Not adjacent to settlement boundary</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>If yes, how?</b>				
<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>				
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 location of the site being away from most services and facilities would promote the use of the car and thus not making the site a sustainable one. For these reasons, the site is unsuitable for housing development.				
<b>Is site available for development?</b>		No. There is confusion over who submitted this site raising concerns as to ownership issues.		
<b>If yes, when?</b>				

SHLAA 2011/2012



# SS0480

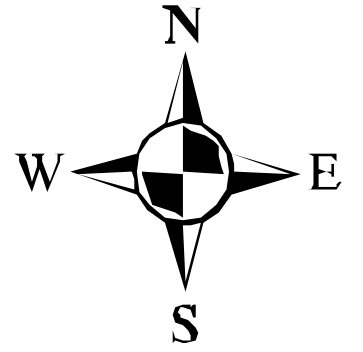
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land north of Ivanhoe, Orchard Avenue, Ramsden Bellhouse	<b>Site Area:</b> 0.45ha	<b>Current Use:</b> Scrub/woodland	<b>Site Ref:</b> <b>SS0481</b>		
<b>Description of Site (including planning status)</b> 'L' shaped parcel of woodland/scrubland located on the east of Orchard Avenue. The site lies on land between the properties Ivanhoe and Sliverwood Lodge. The surrounding area is semi rural in nature, characterised by detached dwellings located on large plots, interspersed with vacant and wooded plots at the southern end of Orchard Avenue. The London Liverpool Street railway line exists further to the north.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>BAS/0739/58 – Erection of 2 or 3 dwellings – Refused 1958</li> <li>BAS/0029/61 – Outline 3 detached dwellings – Refused 1961</li> </ul>			<b>Site Access:</b> Orchard Avenue		
<b>Ownership:</b>			<b>Access to Services</b>		
	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.45ha			
<b>Greenfield Site</b>	Yes	Area: 0.45ha			
<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)	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					
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)		

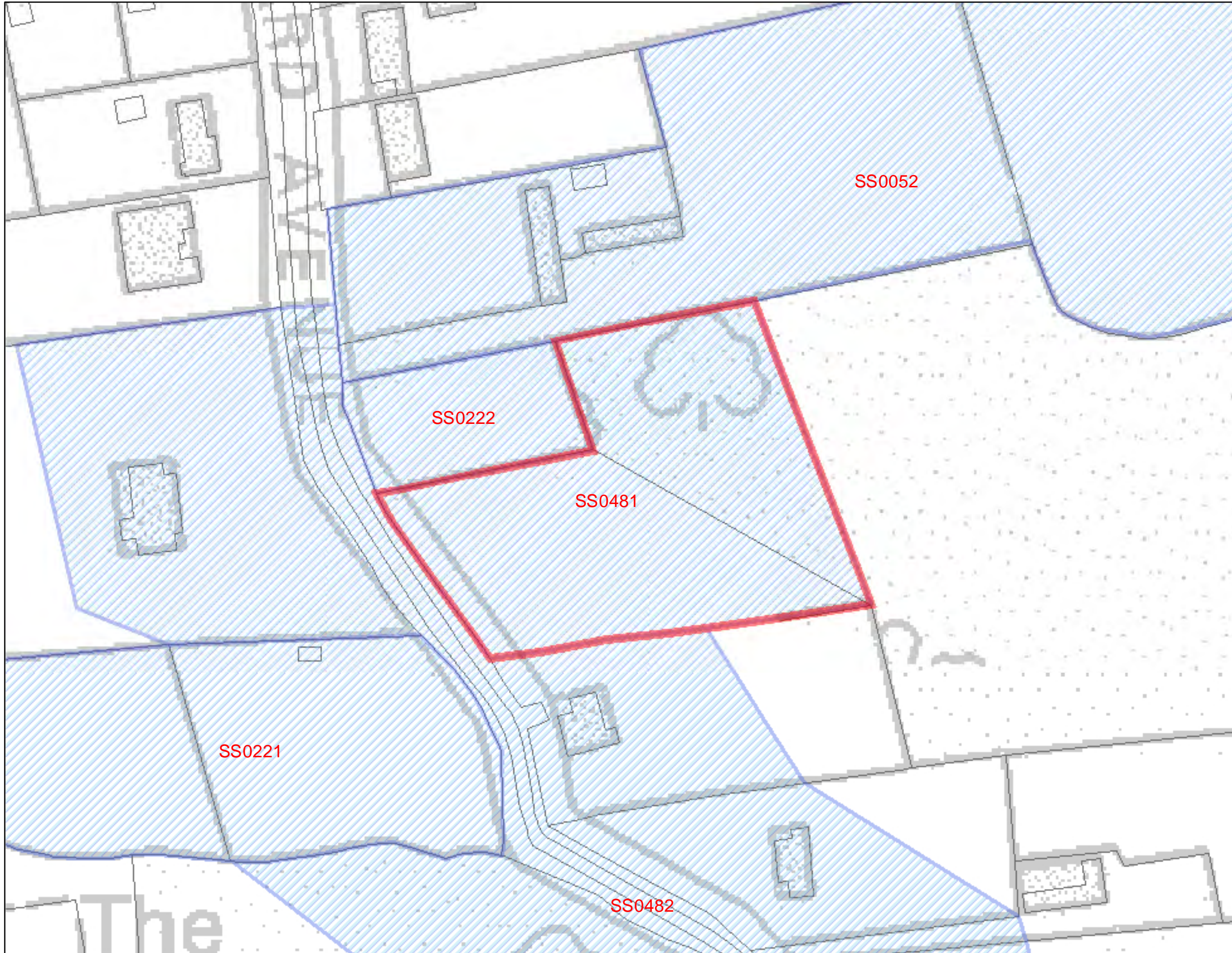


<b>Address:</b> Land north of Ivanhoe, Orchard Avenue, Ramsden Bellhouse	<b>Site Area:</b> 0.45ha	<b>Current Use:</b> Scrub/woodland	<b>Site Ref:</b> <b>SS0481</b>	
		TPO		
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
<b>Could the constraints be overcome?</b>				
<b>What is the most suitable type of development for this site?</b>				
<b>Site is not suitable for housing development x</b>				
<b>Reason(s) why site is not suitable for housing:</b> This site is located within a valued area of the green belt and will not be considered through the SHLAA at this time. As part of the Council's methodology the boroughs green belt has been considered on its merits and specific areas identified where development could significantly undermine the value of the green belt. This assessment was considered against the five purposes of the green belt as set out in PPG2. The five purposes of the Green Belt are: <ol style="list-style-type: none"> <li>1. to check unrestricted sprawl of large built-up areas;</li> <li>2. to prevent neighbouring towns from merging into one another;</li> <li>3. to assist in safeguarding the countryside from encroachment;</li> <li>4. to preserve the setting and special character of historic towns; and</li> <li>5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>				

SHLAA 2011/2012



# SS0481

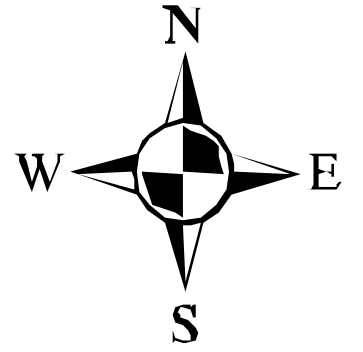


## SHLAA Site Survey Form Part 1

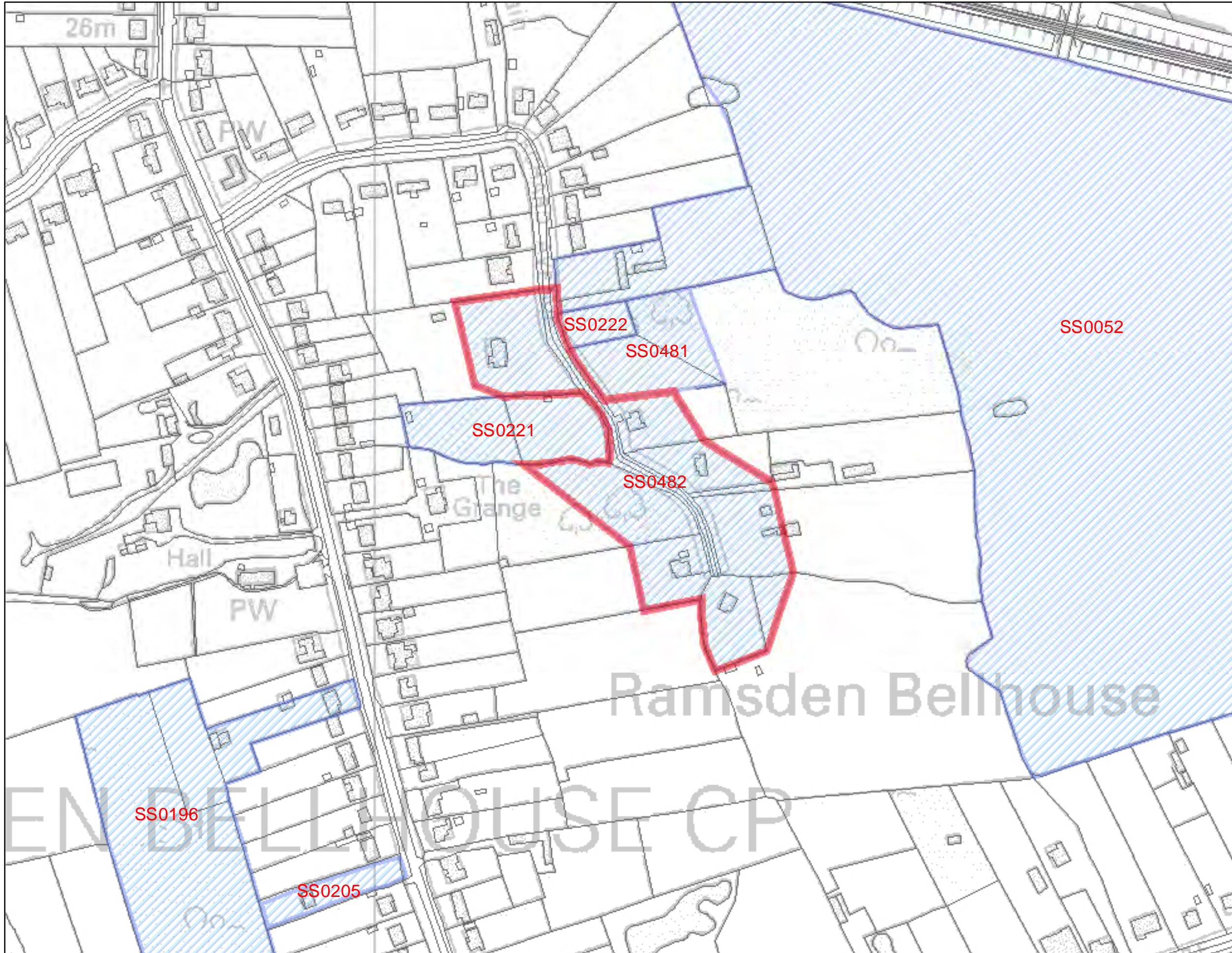
<b>Address:</b> Land along the end of Orchard Avenue, Ramsden Bellhouse	<b>Site Area:</b> 2.04 ha	<b>Current Use:</b> Grassland, woodland, residential	<b>Site Ref:</b> <b>SS0482</b>	
<b>Description of Site (including planning status)</b> An irregular shaped area of land with a few residential properties on large plots scattered throughout. There are some areas of woodland and Orchard Avenue runs through the middle of the site. The area is semi rural and the railway is to the north.  Development Plan allocated as Green Belt.  Planning History – <ul style="list-style-type: none"> <li>11/00493/FULL - Demolish existing outbuildings and erect new dwelling – refused</li> <li>11/00494/FULL - Refurbish and relocate existing outbuildings to reinstate as builders yard – refused</li> <li>11/00230/FULL - Single storey rear extension – granted</li> <li>07/01477/FULL - Two storey and single storey rear extension – refused</li> <li>07/00324/FULL - Single storey side extension – refused</li> <li>05/00659/REM - Demolish existing bungalow and erection of 1 no. 4 bed detached house with associated access (reserved matters following approval of 04/01464/OUT) – granted</li> <li>04/01464/OUT - Demolition of existing bungalow and erection of replacement dwelling – granted</li> <li>04/00318/FULL - Erect carport - granted</li> </ul>			<b>Site Access:</b> From Orchard Avenue <b>Access to Services</b>	
<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: 2.04ha		
<b>Greenfield Site</b>	Yes	Area: 2.02ha		
<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		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"/>	No		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			

<b>Address:</b> Land along the end of Orchard Avenue, Ramsden Bellhouse		<b>Site Area:</b> 2.04 ha	<b>Current Use:</b> Grassland, woodland, residential	<b>Site Ref:</b> <b>SS0482</b>	
	Adj. To		Ground Water Vulnerability Area		
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		
			Archaeological Finds Area		
<b>Highway issues:</b>					
<b>Constraints (description):</b>					
<b>Could the constraints be overcome? If yes, how?</b>					
<b>What is the most suitable type of development for this site?</b>					
<b>Site is not suitable for housing development</b> X					
<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



# SS0482



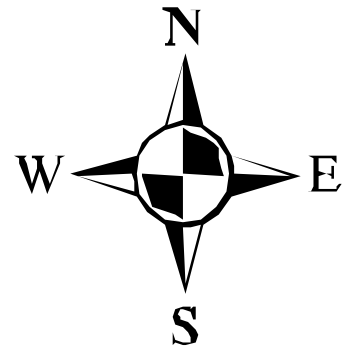
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Dorval Trees on corner of Pound Lane and Arterial Road, Laindon	<b>Site Area:</b> 0.19ha	<b>Current Use:</b> Residential garden / scrubland	<b>Site Ref.:</b> <b>SS0483</b>		
<b>Description of Site (including planning status)</b>			<b>Site Access:</b> From A127 via adjoining site 'Dorval Trees'		
<p>Square shaped site fronting onto the Arterial Road A127 dual carriageway, close to the northern end of Pound Lane. Site is predominantly covered in scrub and trees.</p> <p>At least half of site allocated as 'Existing Open Space' in the BDLP 1998.</p> <p>96/00050/OUT - Outline planning permission for the erection of 9 dwellings on this and adjoining land – Refused. Appeal subsequently dismissed on following grounds: <i>"There is an unacceptable risk that those living in the proposed dwellings would be subjected to an unreasonable level of noise from vehicles using the A127"</i>.</p>			<p><b>Access to Services</b> (distance in m)                  Primary School: Millhouse &lt;600m                  Secondary School: James Hornsby &lt;1500m                  GPs / Health Centre: 0 within buffer (32 Knights &gt;800m)                  Neighbourhood Centre: 2 (Kathleen Ferrier Crescent; Osier Drive) &lt;800m                  Town Centre: Laindon &gt;800m                  Public Open Space: Amenity Green Space and Children/young people space &lt;400m (Land off Pound Lane), Churchyard &lt;400m (St. Nicholas' Church), Educational Field &lt;400m (Laindon Park School), Natural/semi natural Green Space &lt;400m (Land north of Church Hill), Outdoor Sport Facility &lt;2km (Land west of Archer Road), Urban Park &lt;2km (Markhams Chase and Gloucester Park)                  Bus Stop: 700m                  Railway Station: Laindon &gt;1600m</p>		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 0.19ha			
<b>Green Belt Site</b>	No				
<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	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	Yes
	Within Buffer	No		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Flood Zone If yes, Zone 3? <input type="checkbox"/>	No		Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability Area		No
	Adj to (Within 800m 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	

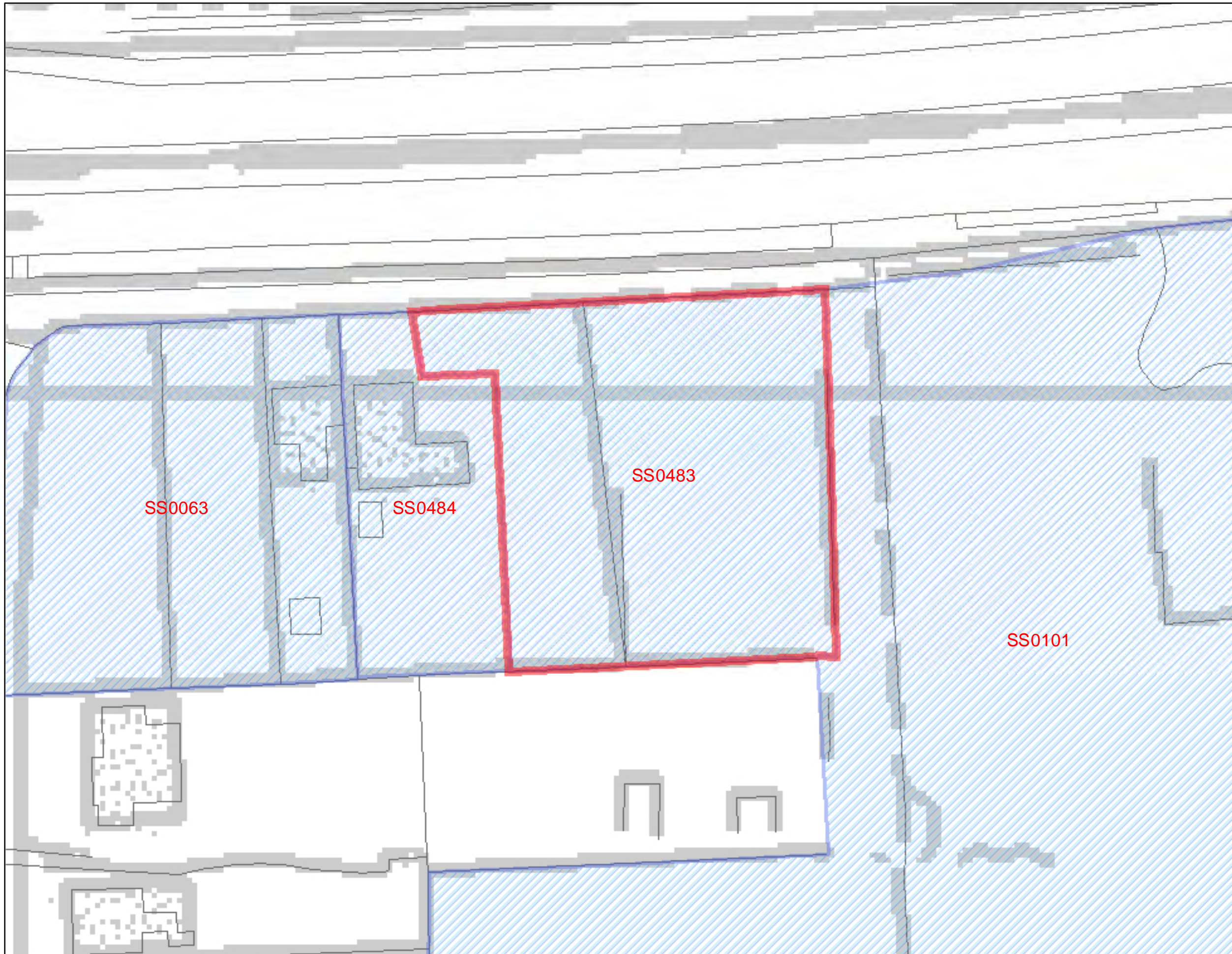
<b>Address:</b> Land at Dorval Trees on corner of Pound Lane and Arterial Road, Laindon		<b>Site Area:</b> 0.19ha	<b>Current Use:</b> Residential garden / scrubland	<b>Site Ref.:</b> <b>SS0483</b>	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)	Compton Ave adjacent	Yes
			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b>					
<ul style="list-style-type: none"> <li>Dangerous highway access from A127. Increase in use of existing access unlikely to be viable on highway safety grounds without prohibitively expensive deceleration and acceleration lanes being provided.</li> </ul>					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Traffic Noise</li> <li>protected species alert area and partially within LoWS</li> <li>BAP and LoWS buffer (100m)</li> <li>business area buffer (800m)</li> <li>open space allocation in BDLP</li> <li>Likely existence of contamination – no detailed assessment made.</li> <li>Footpath along western boundary</li> </ul>					
<b>Could the constraints be overcome?</b> Yes, in part					
<ul style="list-style-type: none"> <li>Access not easily achieved and traffic noise a serious barrier to development for this individual site.</li> <li>Ecological assessment also required due to LoWS, nature buffer and protected species alert area.</li> <li>Business development buffer is of no particular constraint in this instance.</li> <li>Open Space allocation should be considered through PPG17 assessment.</li> <li>May be possible to amalgamate site with adjoining site of no. 116 to form a viable development proposition with access from Pound Lane.</li> <li>Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>					
<b>What is the most suitable type of development for this site?</b>					
Incidental open space to act as a natural acoustic screen and wildlife corridor. Possible partial residential development of site if combined with the adjoining site of 116 Pound Lane					
<b>Site is not suitable for housing development</b>					
<b>Reason(s) why site may be suitable for housing:</b>					
<p>Within the settlement area and on the edge of residential street. However, access is only possible from the A127, which is unacceptable.</p> <p>Also, the A127 arterial road (noise) and wildlife habitat are the principle constraints. While each could theoretically be overcome, the recent appeal decision would indicate the site is unsuitable in its current size as road noise could not be minimised for occupants. It is possible that development would be more acceptable if combined with adjoining site of 116 Pound Lane.</p>					
<b>Is site available for development?</b>			The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established		
<b>If yes, when?</b>					

# Land at Dorval Trees on corner of Pound Lane

SHLAA 2011/2012



## SS0483



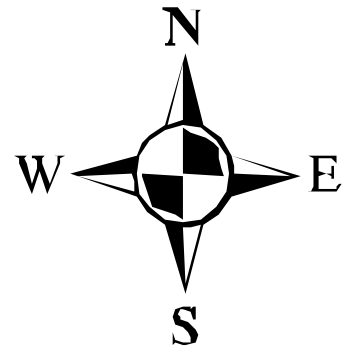


## SHLAA Site Survey Form Part 1

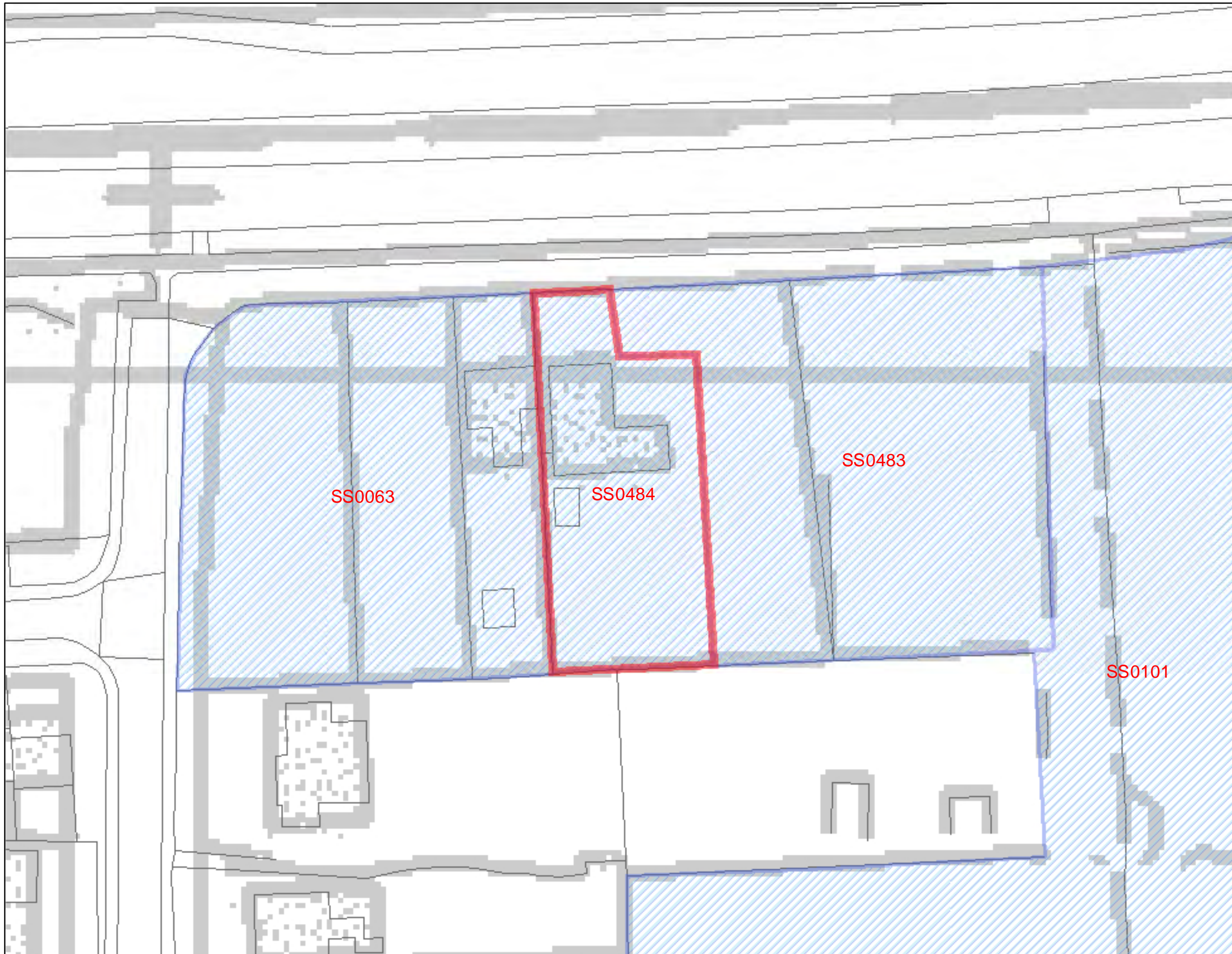
<b>Address:</b> 'Trees', Arterial Road, Laindon		<b>Site Area:</b> 0.07ha	<b>Current Use:</b> Residential	<b>Site Ref.:</b> SS0484	
<b>Description of Site (including planning status)</b> Rectangular site located at the northern end of Pound Lane fronting onto the Arterial Road A127 dual carriageway. Site comprise an 'L' shaped dwelling and its rear garden.  Planning history: Outline planning permission refused in 1996 for the erection of 9 dwellings, (96/00048/OUT). Subsequently dismissed at appeal on the following grounds: <i>"There is an unacceptable risk that those living in the proposed dwellings would be subjected to an unreasonable level of noise from vehicles using the A127"</i> .			<b>Site Access:</b> From Arterial Road <b>Access to Services</b> (distance in m) Primary School: Millhouse and Laindon Park Schools <600m Secondary School: James Hornsby <1500m GPs / Health Centre: 0 (32 Knights >800m) Neighbourhood Centre: 2 (Kathleen Ferrier Crescent; Osier Drive <800m) Town Centre: Laindon >800m Public Open Space: Amenity Green Space and Children/young people space <400m (Land off Pound Lane), Churchyard <400m (St. Nicholas' Church), Educational Field <400m (Laindon Park School), Natural/semi natural Green Space <400m (Land north of Church Hill), Outdoor Sport Facility <2km (Land west of Archer Road), Urban Park <2km (Markhams Chase and Gloucester Park) Bus Stop: 700m Railway Station: Laindon >1600m		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 0.07ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	Area 0.035ha			
<b>Previously Developed Land</b>	Yes	Area 0.035ha			
<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	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No
	Part of Site	No		Part of Site	No
	Within Buffer	No		Within Buffer	Yes
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No		Village Green & Common Land	
	Part of	No	Ground Water Vulnerability		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> 'Trees', Arterial Road, Laindon	<b>Site Area:</b> 0.07ha	<b>Current Use:</b> Residential	<b>Site Ref.:</b> <b>SS0484</b>	
<b>Highway issues:</b>				
<ul style="list-style-type: none"> <li>No access likely to be acceptable from A127, site may however be accessible from Pound Lane where amalgamated with adjacent sites.</li> <li>The land could potentially be acquired along with adjacent sites in order to widen the A127 and increase road capacity if required.</li> </ul>				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>LoWS 100m buffer</li> <li>Existing employment area buffer</li> <li>Likely existence of contamination – no detailed assessment made.</li> </ul>		
<ul style="list-style-type: none"> <li>Proximity to A127 - Traffic Noise</li> <li>Protected species alert area</li> <li>BAP 100m buffer</li> </ul>				
<b>Could the constraints be overcome? Partially</b>				
<ul style="list-style-type: none"> <li>Noise – Design and engineering solution could reduce impact to acceptable levels (eg. Development no nearer to A127 than those in Nursery Gardens or significant noise bunding and planting (costly)).</li> <li>Ecological assessments required due to protected species alert area, BAP buffer and LoWS buffer.</li> <li>Business development buffer of no particular interest in this instance</li> <li>Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Current use				
Site is NOT suitable for development X				
<b>Reason(s) why site is not suitable for housing:</b> Although within the settlement boundary, road noise from the A127 arterial road and wildlife habitats in the vicinity are principle constraints. Previous planning appeals (dismissed) relating to site and wider land would suggest development potential is limited. Although there is an existing residential property on the site, a more intensive residential scheme would be unacceptable in isolation due to its inadequate highway access and noise issues related to the adjacent dual carriageway. It may be possible to overcome these issues where the site could be amalgamated with adjoining plots to the east, south and west in order to facilitate access from Pound Lane and a wide enough noise buffer to the A127 dual carriageway to the north.				
<b>Is site available for development? If yes, when?</b>		Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable at this time.		

SHLAA 2011/2012



# SS0484



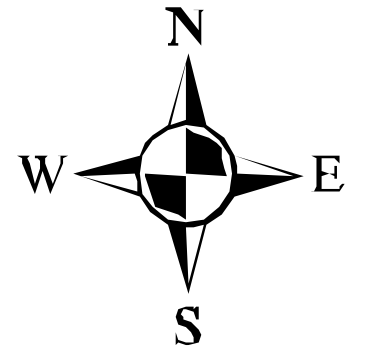
# SHLAA Site Survey Form Part 1

<b>Address:</b> Barleylands farm, Barleylands Road, Billericay	<b>Site Area:</b> 82.2ha	<b>Current Use:</b> Farmland, Craft village and farm centre, caravan and camping site	<b>Site Ref.:</b> <b>SS0485</b>	
<p><b>Description of Site (including planning status)</b></p> <p>An area of land occupied by Barleylands farm, comprising several large agricultural barns, outbuildings, restaurant and craft village around the farm house, large areas of grassland, large car park and arable farmland. The surrounding area consists of open countryside and a reservoir.</p> <p>Development Plan – Allocated as Green Belt in the BDLP 1998.</p> <p>Planning History:</p> <ul style="list-style-type: none"> <li>• 10/01283/FULL - Erection of a single storey building for use as an education, retail and assembly room incorporating modified entry/exit points to the farm centre – pending</li> <li>• 10/00792/FULL - Erection of a single storey building for use as an education, retail and assembly room incorporating modified entry/exit points to the farm centre – withdrawn</li> <li>• 10/00112/AGBAS - Erection of steel framed agricultural building – withdrawn</li> <li>• 10/00100/FULL - Erection of a single storey building for use as an education and retail assembly room incorporating modified entry/exit points to the farm centre – refused</li> <li>• 08/01164/ABAS - To display 'stand alone' sign indicating direction of Farmers Market – refused</li> <li>• 08/00309/ABAS - Display of one banner sign on fence. – refused</li> <li>• 07/00255/FULL - Single storey detached building to provide toilet block within visitors centre – granted</li> <li>• 0600972/AGBAS - Site 1 No. agricultural building for use as an animal shelter – no objection</li> <li>• 06/00415/FULL - Proposed enclosed walkway at first floor level between existing craft units and glass blowing unit – granted</li> <li>• 06/00245/FULL - Erection of storage building in connection with narrow gauge railway – granted</li> <li>• 05/01096/OUT - Proposed relocation of Fords Sports and Social Club comprising the formation of a new access off Southend Road, laying out of football pitches, cricket squares, bowling green and netball court, construction of a clubhouse building including changing facilities and function rooms, car parking and landscaping – refused</li> <li>• 05/01077/TFULL - Replace existing 45m radio lattice mast with a 30m telecommunications lattice mast comprising 3 antennae, 3 dish antennae, radio equipment housing and ancillary development – granted</li> <li>• 04/01578/FULL - Replacement of redundant farm buildings with 2 storey building containing craft and display units – granted</li> <li>• 03/01070/ABAS - One halo illuminated logo sign on front wall of restaurant – granted</li> <li>• 03/00865/FULL - Extensions and alterations to existing farm building and change of use to Visitors Centre – granted</li> <li>• 05/01096/OUT - Proposed relocation of Fords Sports and Social Club comprising the formation of a new access off Southend Road, laying out of football pitches, cricket squares, bowling green and netball court, construction of a clubhouse building including changing facilities and function rooms, car parking and landscaping. – refused</li> <li>• 08/01110/FULL and 07/00391/FULL - Single storey detached building to provide new toilet/shower facilities (north of White's Farm) – refused</li> <li>• 08/00317/FULL - Construction of toilet/shower block ancillary to caravan park facility and extension of existing caravan park with the addition of 5 no. caravan pitches (total of 10 pitches) - refused</li> </ul>		<p><b>Site Access:</b> Southend Road / Barleylands Road</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          Neighbourhood Centre: &gt;800m          Town Centre: &gt;800m          Public Open Space: Allotments &gt;800m, Amenity Green Space &lt;800m          children/young people space &lt;400m;          Churchyard &lt;800m; Civic Space &gt;2km;          County Park &gt;2km; Educational Field &gt;800m; Natural and semi-natural open space &gt;800m; Outdoor Sport facility &lt;400m; Urban Park &gt;2km          Bus Stop: &gt;500m          Railway Station: &gt;1.6km</p>		

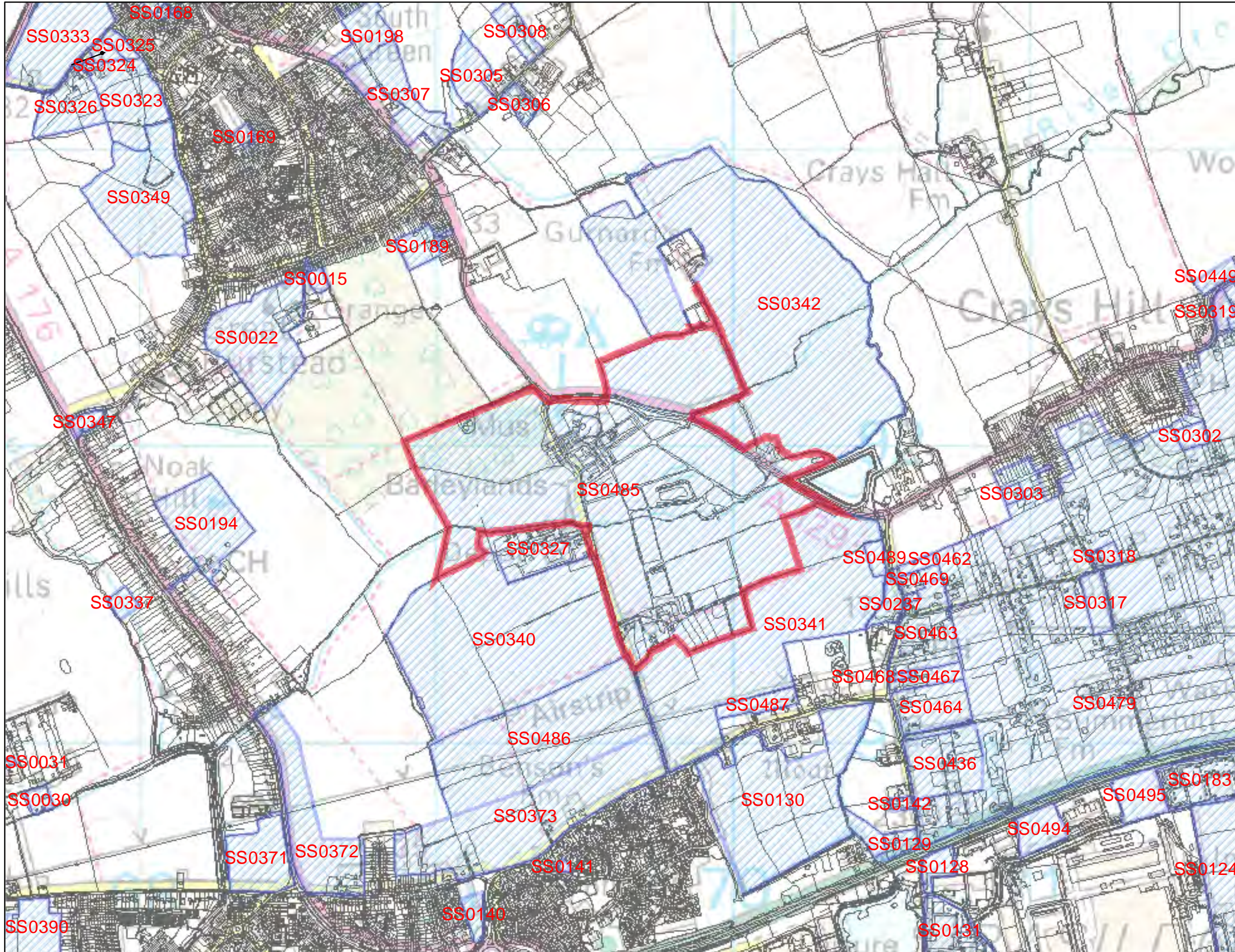
<b>Address:</b> Barleylands farm, Barleylands Road, Billericay		<b>Site Area:</b> 82.2ha	<b>Current Use:</b> Farmland, Craft village and farm centre, caravan and camping site	<b>Site Ref.:</b> SS0485	
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	No			
	- Company?	Yes			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 82.2 ha			
<b>Greenfield Site</b>	Yes	Area: 63.8 ha			
<b>Previously Developed Land</b>	Yes	Area: 18.4 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 If yes, Zone 3? <input type="checkbox"/>	Yes	Flood zone 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	No			
Oil / Gas Pipelines		Yes	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
			TPO		No
			Archaeological Finds Area		Yes
<b>Highway issues:</b> Access to most of the land is via small roads which would need upgrading. Access onto the nearby roads is also likely to require improvement to cope with increased traffic volumes and footways added.					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>Green Belt allocation in development plan</li> <li>Definitive footpaths</li> <li>Potential contaminated land</li> <li>Archaeological finds</li> <li>Flood zone 3</li> </ul>			<ul style="list-style-type: none"> <li>Protected Species Alert Areas</li> <li>Oil pipeline transects site</li> <li>Ground water vulnerability</li> <li>Away from services and facilities</li> </ul>		
<b>Could the constraints be overcome?</b> No					
<b>If yes, how?</b>					
<b>What is the most suitable type of development for this site?</b> Current use, open space					
Site is <b>NOT</b> suitable for housing development X					
<b>Reason(s) why site is not suitable for housing:</b>					

<b>Address:</b> Barleylands farm, Barleylands Road, Billericay	<b>Site Area:</b> 82.2ha	<b>Current Use:</b> Farmland, Craft village and farm centre, caravan and camping site	<b>Site Ref.:</b> <b>SS0485</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 location of the site being away from most services and facilities would promote the use of the car effluence and thus not making the site sustainable. There are also many other constraints on the site (i.e. flood zone 3) that limit and reduce the potential for development. For these reasons, the site is unsuitable for housing development.</p>				
<p><b>Is site available for development?</b> <b>If yes, when?</b></p>		<p>No. Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.</p>		

SHLAA 2011/2012



# SS0485



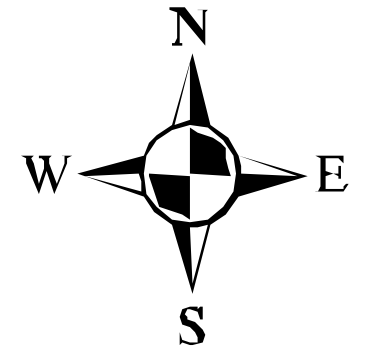
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land north of Bensons Farm, Wash Road, Noak Bridge	<b>Site Area:</b> 19.5ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS0486		
<b>Description of Site (including planning status)</b> Large area of farmland located on the west side of Barleylands Road, north of Wash Road. The site has a rural appearance and comprises the portions of four arable fields. Noak Bridge village lies to further to the south. A small grassed airstrip and hangers exists in the northern portion of the site. A row of electricity pylons transects through the site in an east to west direction.  Development Plan: Allocated as Green Belt in the BDLP 1998.  Planning History: None			<b>Site Access:</b> Barleylands Road		
<b>Ownership:</b>			<b>Access to Services</b>		
	- Public Body?	No			
	- Private Individual?	No			
	- Company?	Yes			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 19.5ha			
<b>Greenfield Site</b>	Yes	Area: 19.49ha			
<b>Previously Developed Land</b>	Yes	Area: 0.01ha			
<b>Site Constraints</b>					
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>		
Scheduled Monument	Within		Ancient Woodland	Within	
	Part of			Part of Site	
	Adj. To			Within Buffer	
SSSIs/ SACs / SPAs / Ramsar	Within		Local Wildlife Sites	Within	
	Part of Site			Part of Site	
	Within Buffer			Within Buffer	
Local Nature Reserve (LNR)	Within		Biodiversity Action Plan (BAP)	Within	
	Part of Site		Priority Habitat	Part of Site	
	Within Buffer			Within Buffer	
Flood Zone If yes, Zone 3? <input type="checkbox"/>			Protected Species Alert Area		
Washland			Protected Species Alert Area - 10m Buffer		
Marshes Protection Area					
Existing, developed business/ industrial areas	Within		Village Green & Common Land		
	Part of		Ground Water Vulnerability Area		
	Adj. To				
Oil / Gas Pipelines			Conservation Area	Within	
				Adj. To	
Electricity Pylons			Listed Buildings	Within	
				Adj. To	
Immovable communications links			Potential Contaminated Land		
400m buffer zone around wastewater/sewage treatment plants			Definitive Footpath (PRoW)		
			TPO		

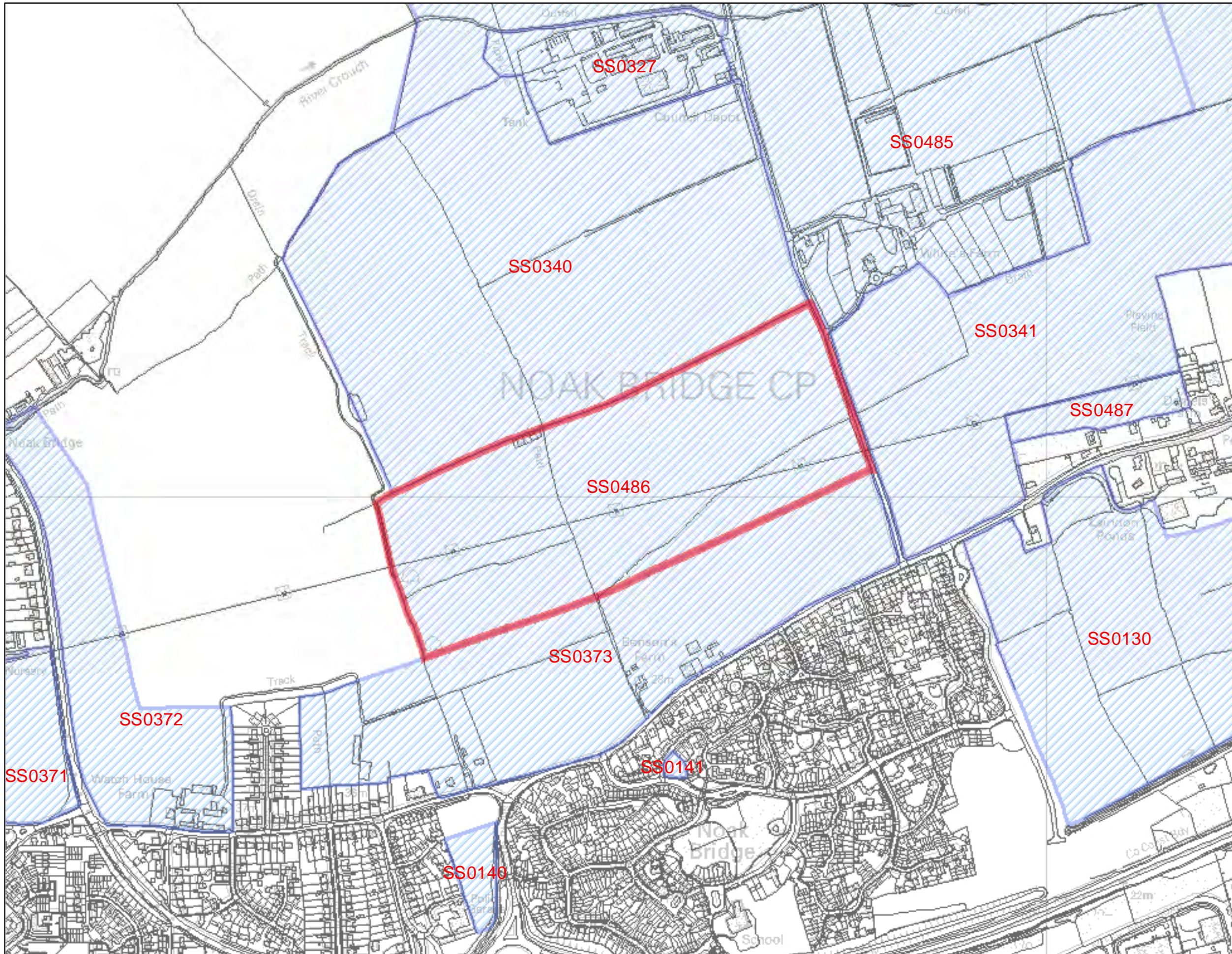


<b>Address:</b> Land north of Bensons Farm, Wash Road, Noak Bridge	<b>Site Area:</b> 19.5ha	<b>Current Use:</b> Farmland	<b>Site Ref:</b> SS0486	
		Archaeological Finds Area		
<b>Highway issues:</b>				
<b>Constraints (description):</b>				
Could the constraints be overcome?				
<b>What is the most suitable 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



# SS0486



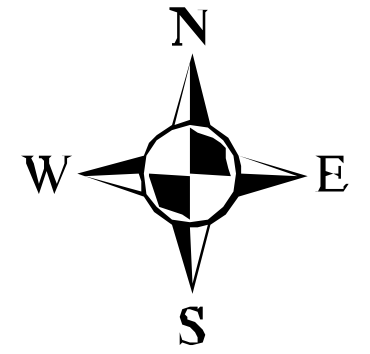
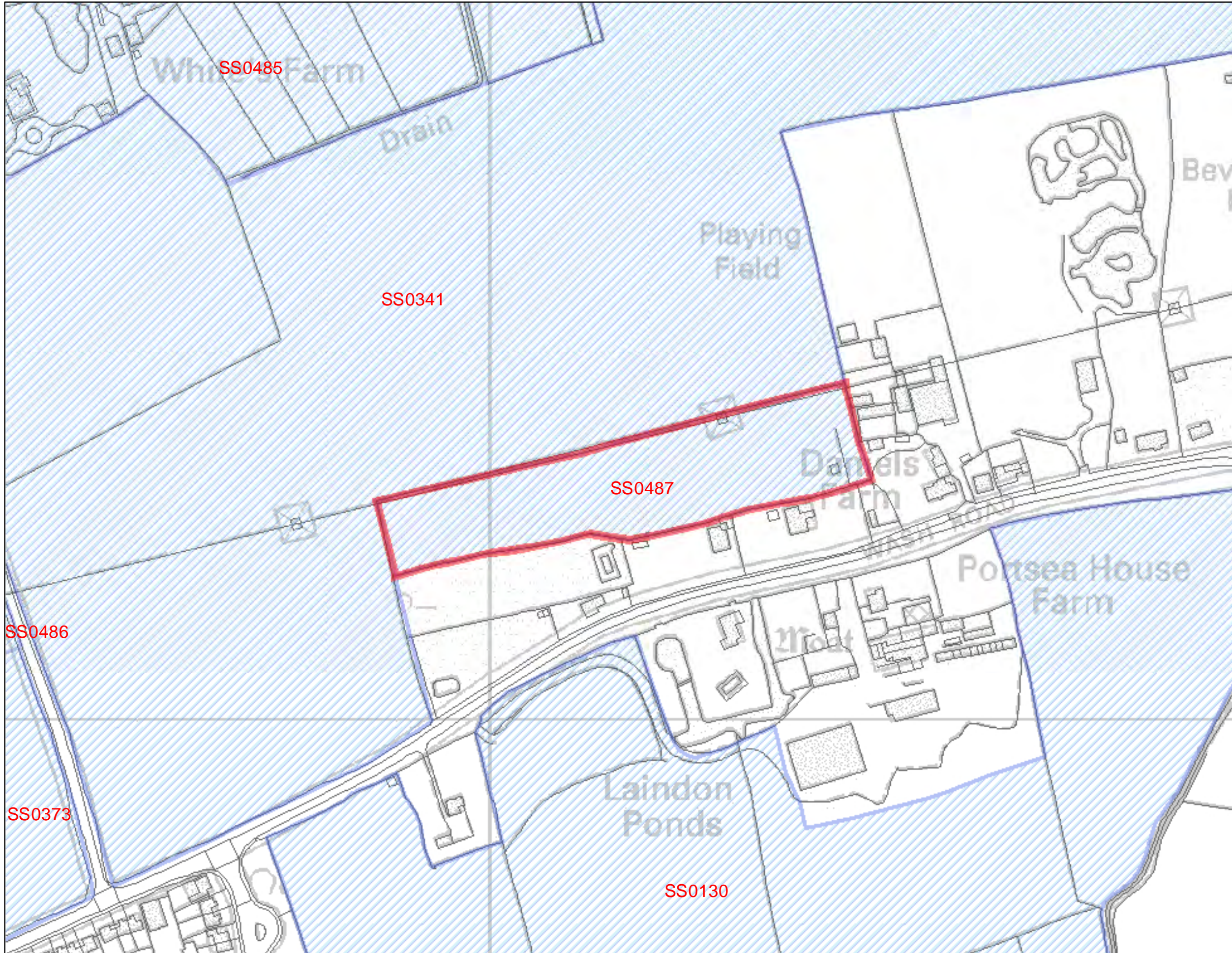
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land adjacent Daniels Farm/Westleigh, Wash Road, Billericay		<b>Site Area:</b> 1.4ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0487		
<b>Description of Site (including planning status)</b> Small strip of flat land adjacent to Daniels Farm and Westleigh. The site is mainly grassland, with several young trees and hedges. Running along the north of the site are some electricity pylons, separating the site from the playing field immediately adjacent. The surrounding area comprises of farmland and a commercial business on land the east. To the southwest of the site is the built up area of Noak Bridge.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: None			<b>Site Access:</b> Wash Road			
			<b>Access to Services</b> (distance in m) Primary School: >600m (Noak Bridge) Secondary School: >1500m (St. Anselms) GPs / Health Centre: <800m (Noak Bridge) Local Centre: >800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green Space <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 >2km Bus Stop: <100m Railway Station: >1.6km			
<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: 1.4ha				
<b>Greenfield Site</b>	Yes	Area: 1.4ha				
<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 - 10m Buffer		No	
Washland		No			Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Groundwater Vulnerability area		Yes
	Adj. To	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		Yes	Listed Buildings	Within	No	
				Adj. To	Yes	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
H.E.R – Whites Farm (remains of moat) (SMR5457)			TPO		No	
			Archaeological Finds Area	Finds areas 48 & 50	Yes	
<b>Highway issues:</b> Access via Wash Road, a relatively narrow country lane without a footway. Upgrading of the local						

<b>Address:</b> Land adjacent Daniels Farm/Westleigh, Wash Road, Billericay	<b>Site Area:</b> 1.4ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> <b>SS0487</b>	
Highway network therefore is likely to be required.				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability area</li> <li>• Potential contamination – No intrusive investigation undertaken</li> <li>• Employment area buffer</li> </ul>		<ul style="list-style-type: none"> <li>• Within protected species alert areas buffer</li> <li>• Archaeology</li> <li>• Definitive footpath</li> <li>• Electricity pylons along boundary of site</li> </ul>		
<b>Could the constraints be overcome?</b> No				
<b>What is the most suitable type of development for this site?</b> Farmland, open space, smallholding, 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 a settlement boundary and wash road as a physical constraint separates the coalescence of the urban area and the site. The site also has electricity pylons running along the north side and is situated away from established services and facilities. Therefore the site is unsuitable for housing 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>				

# Land at Daniels Farm, Billericay

SHLAA 2011/2012



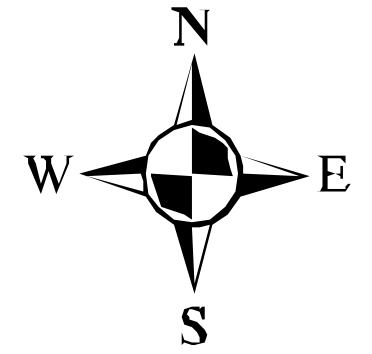
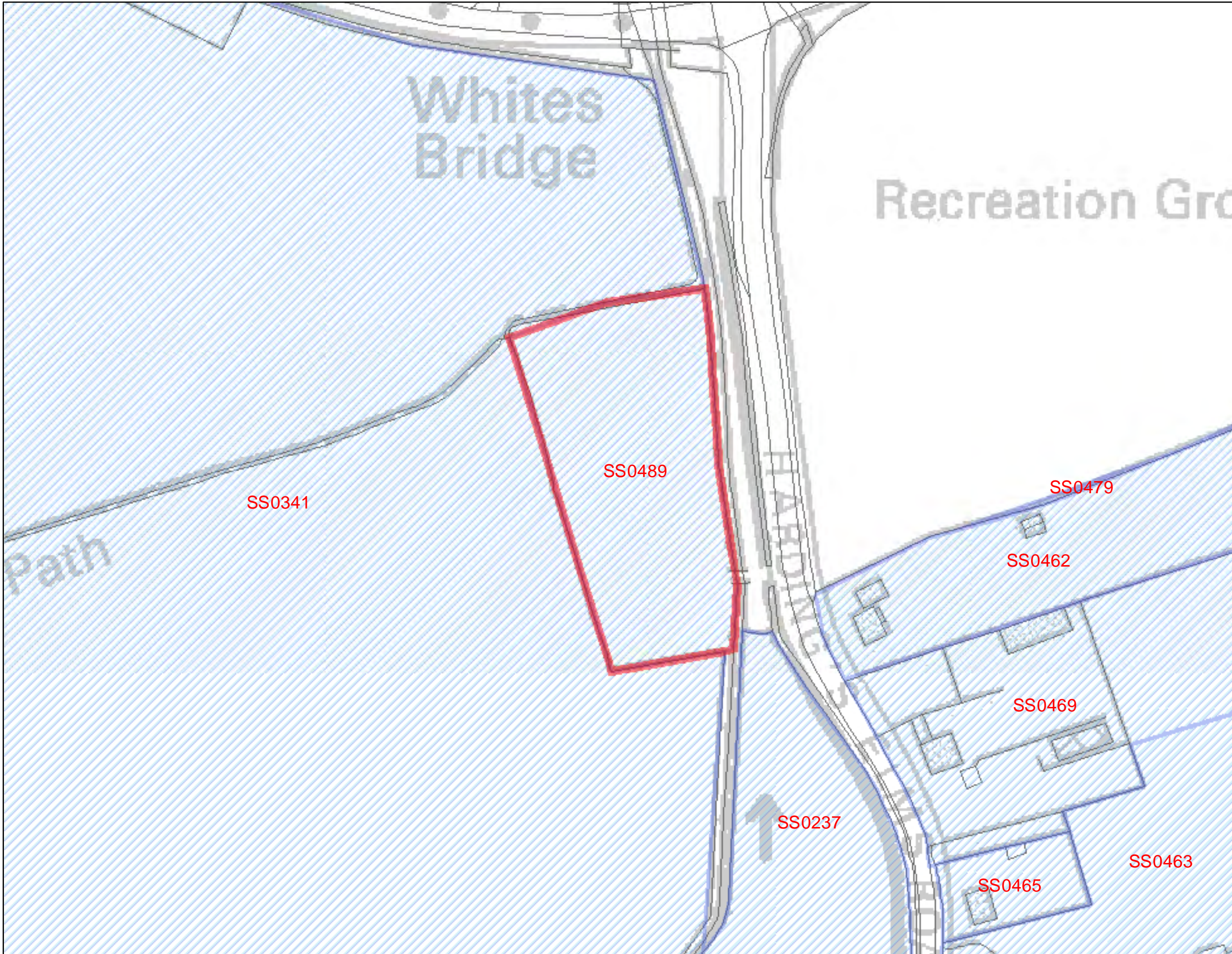
# SS0487

## SHLAA Site Survey Form Part 1

<b>Address:</b> Paddock east of Barleylands Farm, Harding's Elms Road, Crays Hill, Billericay	<b>Site Area:</b> 0.6ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0489			
<b>Description of Site (including planning status)</b> Rectangular shaped site located on the west side of Harding's Elms Road, Crays Hill, in a semi-rural setting. The site comprises of an area of grazing land bordered by open countryside to the west, beyond two drainage ditches. A recreation ground lies to the north and sporadic residential plotlands exist to the south and east.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: None			<b>Site Access:</b> Harding's Elms Road			
<b>Ownership:</b>			<b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments <400m, Amenity <400m (adjacent), Children and young people <400m, churchyard >800m, civic >2km, country >2km, educational >800m, natural and semi natural >800m, outdoor <400m, urban parks <2km Bus Stop: 300m Railway Station: >1600m			
- Public Body?			No			
- Private Individual?			No			
- Company?			No			
- Unknown?			Yes			
<b>Urban Area Site</b>	No					
<b>Green Belt Site</b>	Yes	Area: 0.6ha				
<b>Greenfield Site</b>	Yes	Area: 0.6ha				
<b>Previously Developed Land</b>	No					
<b>Site Constraints</b>						
<b>Areas excluded from the SHLAA</b>			<b>Constraints that may affect a site's viability</b>			
Scheduled Monument	Within	No	Ancient Woodland	Within	No	
	Part of	No		Part of Site	No	
	Adj. To	No		Within Buffer	No	
SSSIs/ SACs / SPAs / Ramsar	Within	No	Local Wildlife Sites	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	No	
	Part of Site	No		Part of Site	No	
	Within Buffer	No		Within Buffer	No	
Flood Zone	Zones 2 and 3	Yes	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		Yes
	Adj. To	No				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	B		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes	
Historic Environment Record – No records			TPO		No	
			Archaeological Finds Area		No	
<b>Highway issues:</b> No particular access problems, though Harding's Elms Road is narrow and without footways. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included,						

<b>Address:</b> Paddock east of Barleylands Farm, Harding's Elms Road, Crays Hill, Billericay	<b>Site Area:</b> 0.6ha	<b>Current Use:</b> Grassland	<b>Site Ref:</b> SS0489	
as Red category.				
<b>Constraints (description):</b>		<ul style="list-style-type: none"> <li>• Groundwater vulnerability area</li> <li>• Protected Species Alert Area</li> <li>• Definitive footpath</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Flood Zones 2 and 3</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> Farmland, Recreation land, or as existing				
<b>Site is NOT suitable for housing development</b> X				
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is also in a flood zone 2 and 3 area and the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping. The site is therefore unsuitable.				
<b>Is site available for development? If yes, when?</b>		No. Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.		

SHLAA 2011/2012



# SS0489

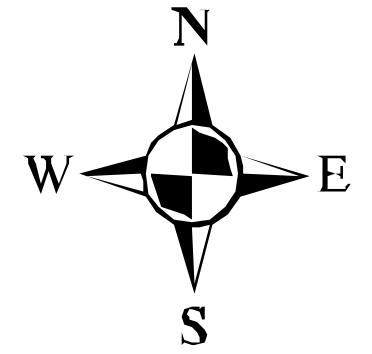
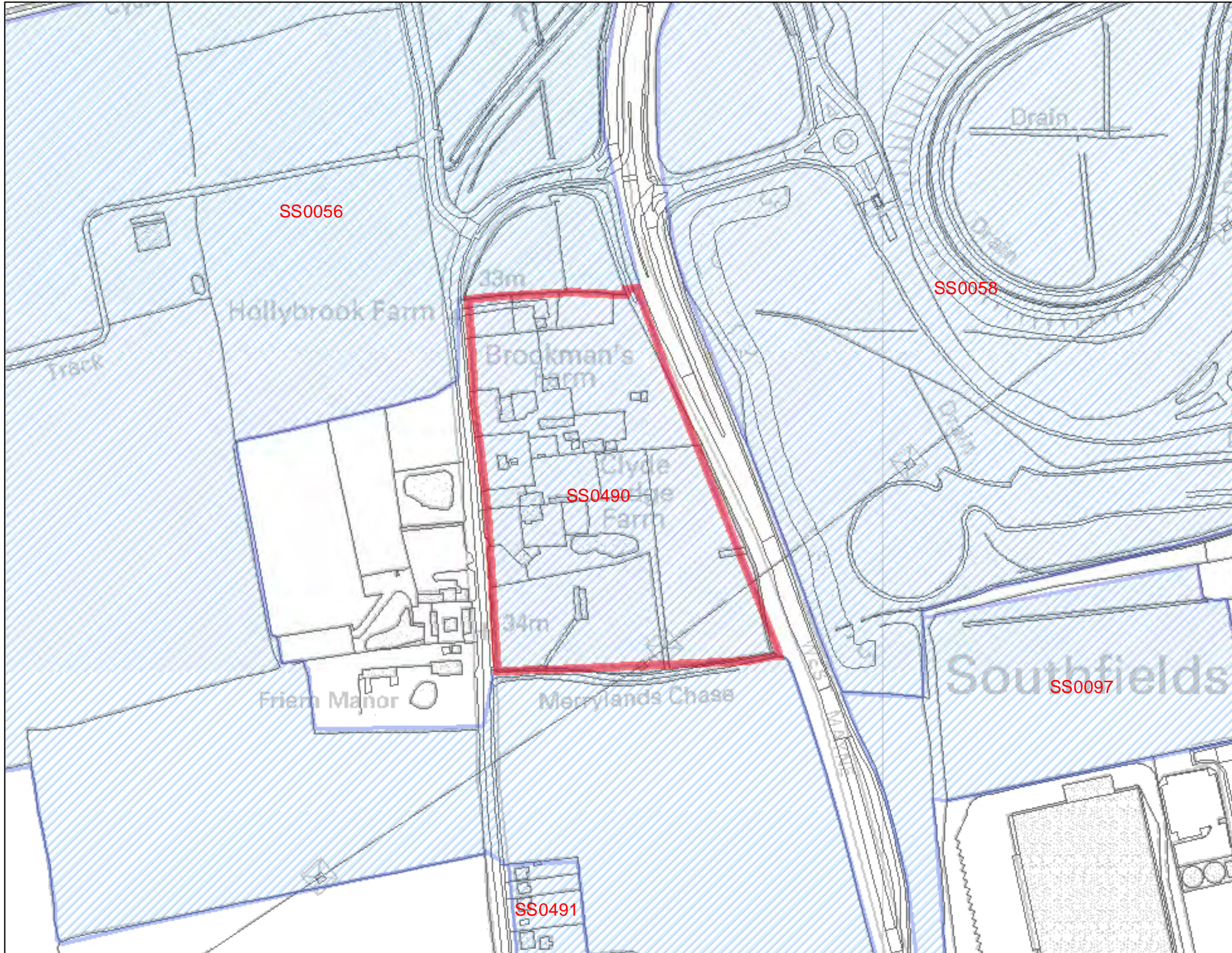


## SHLAA Site Survey Form Part 1

<b>Address:</b> Land west of West Mayne and east of Lower Dunton road, Basildon	<b>Site Area:</b> 4.66ha	<b>Current Use:</b> Residential / grazing land	<b>Site Ref:</b> SS0490		
<b>Description of Site (including planning status)</b> Largely rectangular shaped site located on the west side of West Mayne, Basildon, adjacent to the Southfields Business Park. The land comprises several detached dwellings on large plots, amongst grazing land in a semi-rural setting. Basildon lies to the east, agricultural fields and residential to the south and countryside to the west. The A127 Arterial Road lies to the north.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: Various previous applications for alterations and extensions of existing dwellings, amongst other history, as well as the following: BAS/0478/50 – Use of land as a caravan site: Refused 02.03.1951. BAS/0829/55 – Residential Development at Lower Dunton Rd and Merrylands Chase: Refused 17.02.1956. BAS/0949/62 – Outline detached dwelling at Lower Dunton Road and Merrylands Chase: Refused 07.09.1962. 08/00079/FULL – Replacement dwelling at Clyde Lodge – Refused 09.06.2008, Allowed at appeal 06.03.2009			<b>Site Access:</b> Lower Dunton Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Merrylands) Secondary School: >1500m (James Hornsby) GPs / Health Centre: >800m (Presidents Court) Neighbourhood Centre: >800m (Presidents Court) Town Centre: >800m (Laindon) Public Open Space: Amenity Green Space >800m, children and young people space <800m, Natural/semi-natural space <800m, Urban Park <2km Bus Stop: 500m+ Railway Station: >1.6km Laindon		
<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: 4.66ha			
<b>Greenfield Site</b>	Yes	Area: 4.08ha			
<b>Previously Developed Land</b>	Yes	Area: 0.58ha			
<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	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		Yes	Listed Buildings	Within	No

<b>Address:</b> Land west of West Mayne and east of Lower Dunton road, Basildon		<b>Site Area:</b> 4.66ha	<b>Current Use:</b> Residential / grazing land	<b>Site Ref:</b> SS0490		
				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	
<p><b>Highway issues:</b> Access via Lower Dunton Road, then linking to West Mayne and A127. Due to its location, there would likely be a high reliance on private transport. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability.</p>						
<p><b>Constraints (description):</b></p> <ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> <li>• Potential contamination- no intrusive investigation undertaken</li> <li>• Electricity lines pass through the site</li> <li>• Potential road noise due to proximity to major roads</li> </ul>						
<p><b>Could the constraints be overcome?</b> Partially</p> <ul style="list-style-type: none"> <li>• Where the Green Belt allocation is removed from the development plan;</li> <li>• Where the land is investigated for protected species and appropriate protection measures put in place, particularly near the large pond;</li> <li>• Where the land is investigated for potential contamination, with remediation as necessary;</li> <li>• Where the position of the electricity line/buffer is respected</li> <li>• Where suitable noise buffers/landscaped bunds are provided next to major roads</li> </ul>						
<p><b>What is the most suitable type of development for this site?</b> Farmland, smallholdings, commercial</p>						
<p><b>Site is NOT suitable for housing development</b> X</p>						
<p><b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time. Although located on an edge of settlement location, the site is isolated from public services, public transport and retail areas, adjacent to an industrial zone, a main road and is transected by a power line.</p>						
<p><b>Is site available for development? If yes, when?</b></p>			<p>Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.</p>			

SHLAA 2011/2012



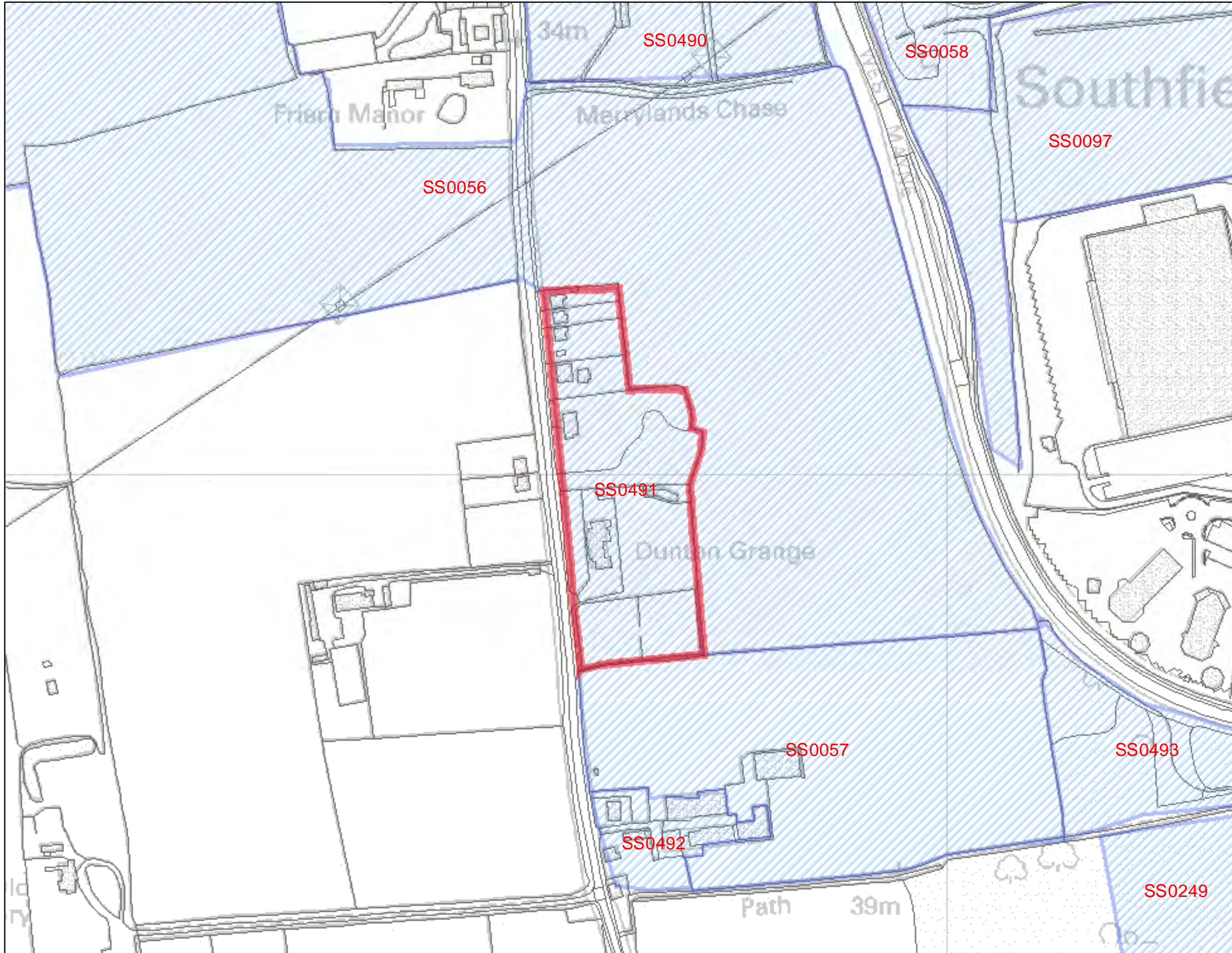
# SS0490

## SHLAA Site Survey Form Part 1

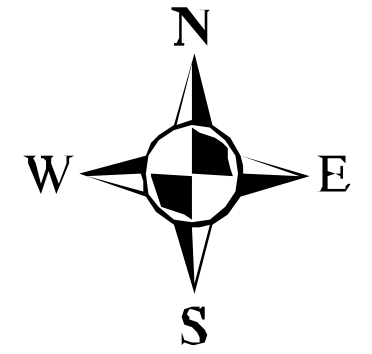
<b>Address:</b> Land east of Lower Dunton road, Basildon, south of Merrylands Chase, Dunton	<b>Site Area:</b> 2.03ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0491		
<b>Description of Site (including planning status)</b> Irregular shaped site located to the west of West Mayne, Basildon on the east side of Lower Dunton Road. The land comprises six detached dwellings on plots of various sizes. One of these was a former school. A former hall building located next to the school has been demolished. The land is situated in a rural setting, opposite two residential dwellings but otherwise surrounded by open farmland and countryside.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• Durante Vita - BAS/0427/84 – Rear extension, Withdrawn. D58/84 – Ground floor extension</li> <li>• Fairview -</li> <li>• Rose Cottage – BAS/0555/82 – Rear and side extension – Granted 28.05.1982</li> <li>• Kiambu – BAS/762/70 – Extension – Granted 12.08.1970</li> <li>• Brindale – BAS/114/58 – Food store addition – Granted 25.04.58. BAS/0783/78 – Alterations and use for private garage and workshop – Granted 03.08.1973</li> <li>• Dunton Grange – BAS/0029/96 - Change Of Use Of School Building Into Residential Dwelling – Granted 11.03.1996</li> </ul>			<b>Site Access:</b> Lower Dunton Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Merrylands) Secondary School: >1500m (James Hornsby) GPs / Health Centre: >800m (Presidents Court) Neighbourhood Centre: >800m (Presidents Court) Town Centre: >800m (Laindon) Public Open Space: Amenity Green Space >800m, children and young people space <800m, Natural/semi-natural space <800m, Urban Park <2km Bus Stop: 500m+ Railway Station: >1.6km Laindon		
<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: 2.03ha			
<b>Greenfield Site</b>	Yes	Area: 1.6ha			
<b>Previously Developed Land</b>	Yes	Area: 0.43ha			
<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	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No

<b>Address:</b> Land east of Lower Dunton road, Basildon, south of Merrylands Chase, Dunton		<b>Site Area:</b> 2.03ha	<b>Current Use:</b> Residential	<b>Site Ref:</b> SS0491		
					Adj. To	No
Electricity Pylons		No	Listed Buildings		Within	No
					Adj. To	No
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)			No
H.E.R – No records			TPO			No
			Archaeological Finds Area			No
<b>Highway issues:</b> Access via Lower Dunton Road, then linking to West Mayne and A127. Due to its location, there would likely be a high reliance on private transport. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability.						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> <li>• Potential contamination- no intrusive investigation undertaken</li> </ul>						
<b>Could the constraints be overcome?</b> Partially						
<ul style="list-style-type: none"> <li>• Where the Green Belt allocation is removed from the development plan;</li> <li>• Where the land is investigated for protected species and appropriate protection measures put in place;</li> <li>• Where the land is investigated for potential contamination, with remediation as necessary;</li> </ul>						
<b>What is the most suitable type of development for this site?</b> Farmland, smallholdings, commercial						
<b>Site is NOT suitable for housing development</b> X						
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time. Although located on an edge of settlement location, the site is isolated from public services, public transport and retail areas, adjacent to an industrial zone, a main road and is transected by a power line.						
<b>Is site available for development? If yes, when?</b>			Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.			

# Land East of Lower Dunton Road



SHLAA 2011/2012



# SS0491

## SHLAA Site Survey Form Part 1

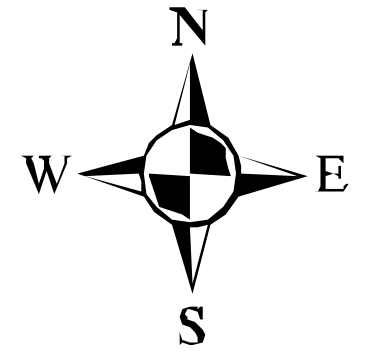
<b>Address:</b> The Old School House and Hereford House, Lower Dunton Road, Dunton	<b>Site Area:</b> 0.53ha	<b>Current Use:</b> Residential / farm yard	<b>Site Ref:</b> <b>SS0492</b>		
<b>Description of Site (including planning status)</b> Irregular shaped site located on the east side of Lower Dunton Road, Dunton, to the west of Basildon. The land comprises two dwellings and several agricultural barns. The land is situated in a rural setting, surrounded by open countryside.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: Old School House: <ul style="list-style-type: none"> <li>• BAS/1639/76 – Extension at front of House – Refused 13.12.1976</li> <li>• BAS/0105/77 – Kitchen extension – Granted 18.02.1977</li> <li>• BAS/1535/84 – Two storey front/side/rear extensions – Refused 06.11.1984</li> <li>• 05/01090/FULL – Removal of legal agreement restricting occupation of dwelling to agricultural worker – Granted 14.11.05</li> <li>• 08/00764/FULL - Erect two storey side and rear extensions, double garage and vehicular access onto Lower Dunton Road – Refused 18.07.2008</li> <li>• 08/01089/FULL - Erection of two storey side and rear extension – granted 02.10.2008</li> <li>• 11/00802/FULL - Alterations to the front boundary of the site comprising new gates, wall and iron railings and timber fencing - Pending</li> </ul> Hereford House: <ul style="list-style-type: none"> <li>• BAS/1304/68 – Cottage for agricultural worker – Outline Granted 05.05.1969</li> <li>• BAS/671/1237/69 – Agricultural dwelling – Granted 13.02.1970</li> <li>• BAS/0759/71 – Two general agricultural buildings – Granted 16.08.1971</li> <li>• BAS/0830/80 – Dutch barn – Granted 1980</li> <li>• 02/00948/FULL - Removal of Agricultural Occupancy Condition and change of use of adjacent agricultural land to extend residential curtilage – Granted 20.01.2003</li> <li>• 09/00707/FULL - Change of use of redundant former farm buildings for purposes within Classes B1 and B8, plus external alterations – Refused 18.09.2009</li> <li>• 11/00776/FULL - New gable roof over garage, alterations to windows and roof and new wall and railings - Pending</li> </ul>			<b>Site Access:</b> Lower Dunton Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Merrylands) Secondary School: >1500m (James Hornsby) GPs / Health Centre: >800m (Presidents Court) Neighbourhood Centre: >800m (Presidents Court) Town Centre: >800m (Laindon) Public Open Space: Amenity Green Space <800m, children and young people space <800m, Natural/semi-natural space <800m, Urban Park <2km Bus Stop: 500m+ Railway Station: >1.6km Laindon		
<b>Ownership:</b>	- Public Body?	No			
	- Private Individual?	Yes			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 0.53ha			
<b>Greenfield Site</b>	Yes	Area: 0.2ha			
<b>Previously Developed Land</b>	Yes	Area: 0.33ha			
<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

<b>Address:</b> The Old School House and Hereford House, Lower Dunton Road, Dunton		<b>Site Area:</b> 0.53ha	<b>Current Use:</b> Residential / farm yard	<b>Site Ref:</b> SS0492	
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			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)		Yes
H.E.R – No records			TPO – 2x Willows (T1 & T2)	TPO/03/09	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> Access via Lower Dunton Road, then linking to West Mayne and A127. Due to its location, there would likely be a high reliance on private transport. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>Green Belt allocation in development plan</li> <li>Protected species alert area buffer</li> <li>Tree Preservation Order</li> <li>Definitive footpath along southern boundary</li> </ul>					
<b>Could the constraints be overcome?</b> Yes, in part <ul style="list-style-type: none"> <li>Where the Green Belt allocation is removed from the development plan;</li> <li>Where the land is investigated for protected species and appropriate protection measures put in place;</li> <li>Where the positions of the TPO protected trees and definitive footpath are respected</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Farmland, smallholdings, commercial					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not adjacent to the settlement boundary, nor can it be combined with a site that is adjacent to the settlement boundary. Once development breaches over a physical constraint into areas of the Green Belt, this could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time. The site is also a considerable distance from services and facilities.					
<b>Is site available for development? If yes, when?</b>			Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.		

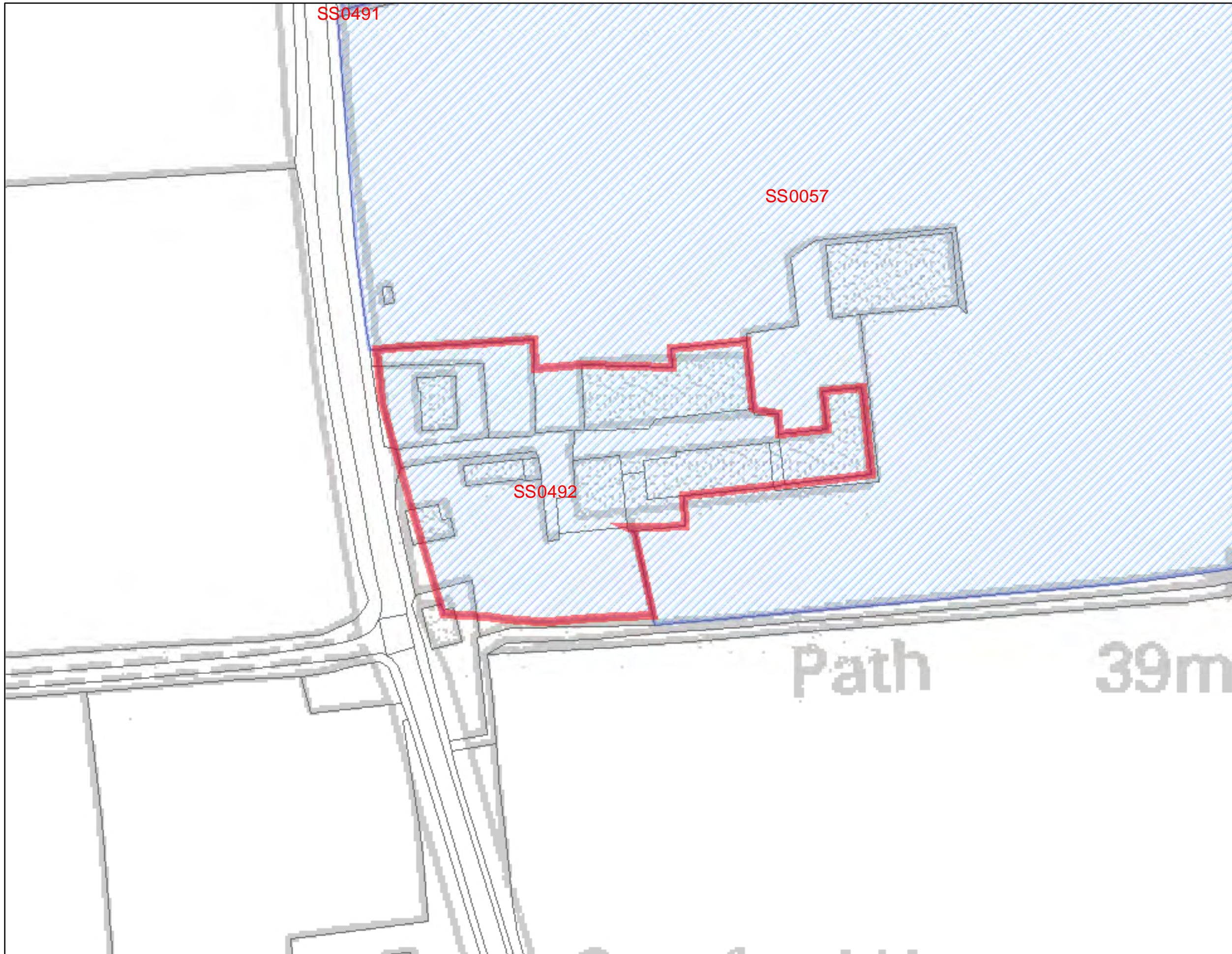


# Land East of Lower Dunton Road

SHLAA 2011/2012



## SS0492



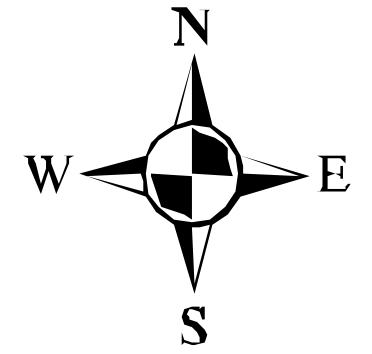
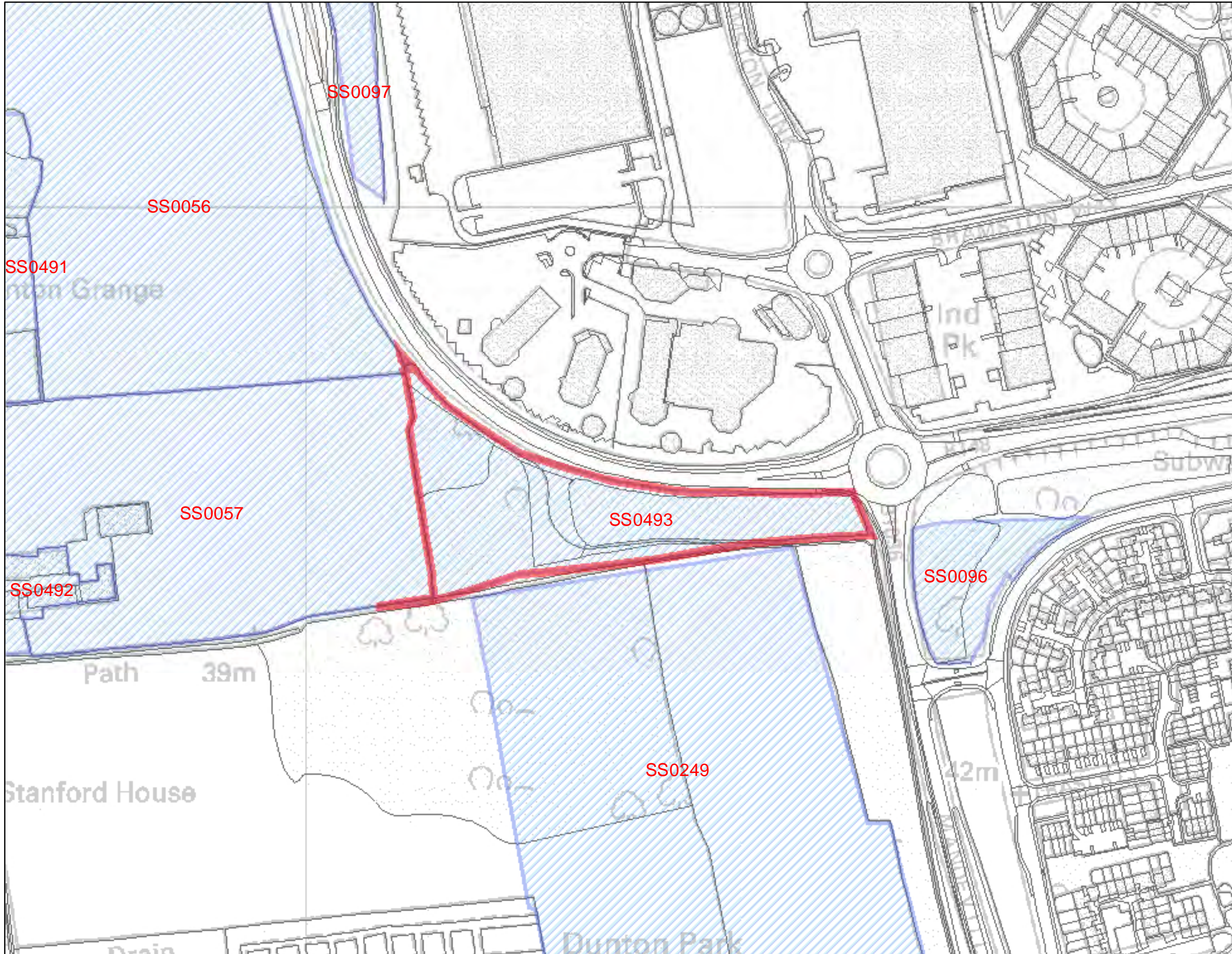
## SHLAA Site Survey Form Part 1

<b>Address:</b> Woodland south of West Mayne, west of Mandeville Way, Laindon	<b>Site Area:</b> 1.67ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0493		
<b>Description of Site (including planning status)</b> Irregular shaped site located on the south side of West Mayne, west of Mandeville Way and the main urban settlement of Laindon/Basildon. The land is covered in woodland / scrubland with a bridal way through the site and is situated in a semi-rural setting. The Southfields Business Park lies to the north, a modern residential estate to the east and open countryside to the south and west.  Contains a small electricity junction box in the northwest corner and a power / telegraph pole to the north of the site.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: None since being omitted from the plotlands as part of the new town.			<b>Site Access:</b> Mandeville Way  <b>Access to Services</b> (distance in m) Primary School: >600m (Merrylands) Secondary School: >1500m (James Hornsby) GPs / Health Centre: <>800m (Presidents Court) Neighbourhood Centre: <>800m (Presidents Court) Town Centre: >800m (Laindon) Public Open Space: Amenity Green Space <800m, children and young people space <800m, Natural/semi-natural space: within site; Urban Park <2km Bus Stop: 150m Railway Station: >1.6km Laindon		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 1.67ha			
<b>Greenfield Site</b>	Yes	Area: 1.66ha			
<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	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		Ground Water Vulnerability Area	
	Adj. To	Yes			
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	B	

<b>Address:</b> Woodland south of West Mayne, west of Mandeville Way, Laindon		<b>Site Area:</b> 1.67ha	<b>Current Use:</b> Woodland	<b>Site Ref:</b> SS0493	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		Yes
H.E.R – No records			TPO –		No
			Archaeological Finds Area		No
<p><b>Highway issues:</b> Access may be viable from Mandeville Way or adjoining land. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber: DM2 dictates prohibiting access from strategic/main distributor routes, however exceptions may be made were access is required to developments of overriding public, environmental, national and/or regional need. Contrary to general policy DM1 and DM9 accessibility and sustainability.</p>					
<p><b>Constraints (description):</b></p> <ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> <li>• Definitive footpath runs through the site</li> <li>• Woodland</li> </ul>					
<p><b>Could the constraints be overcome?</b> Yes</p> <ul style="list-style-type: none"> <li>• Where the Green Belt allocation is removed from the development plan;</li> <li>• Where the land is investigated for protected species and appropriate protection measures put in place;</li> <li>• Where the position of the definitive footpath is respected</li> <li>• Where as many of the trees are retained as possible in the interests of visual amenity and wildlife</li> </ul>					
<p><b>What is the most suitable type of development for this site?</b> Woodland</p>					
Site is NOT suitable for housing development					
<p><b>Reason(s) why site is suitable for housing:</b></p> <p>Whilst the site arguably lies adjacent to existing residential areas, there is a strong physical boundary of West Mayne which segregates it from the rest of the established settlement. Furthermore the site lies within green belt and without a wider strategic approach to development here, development could create unsustainable sprawl.</p>					
<p><b>Is site available for development?</b> <b>If yes, when?</b></p>			<p>Yes. The site was put forward as part of the Call for Sites process by the landowner.</p>		

# Land East of Lower Dunton Road

SHLAA 2011/2012



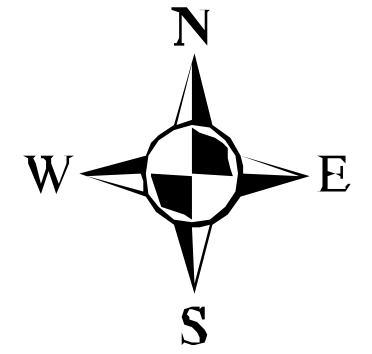
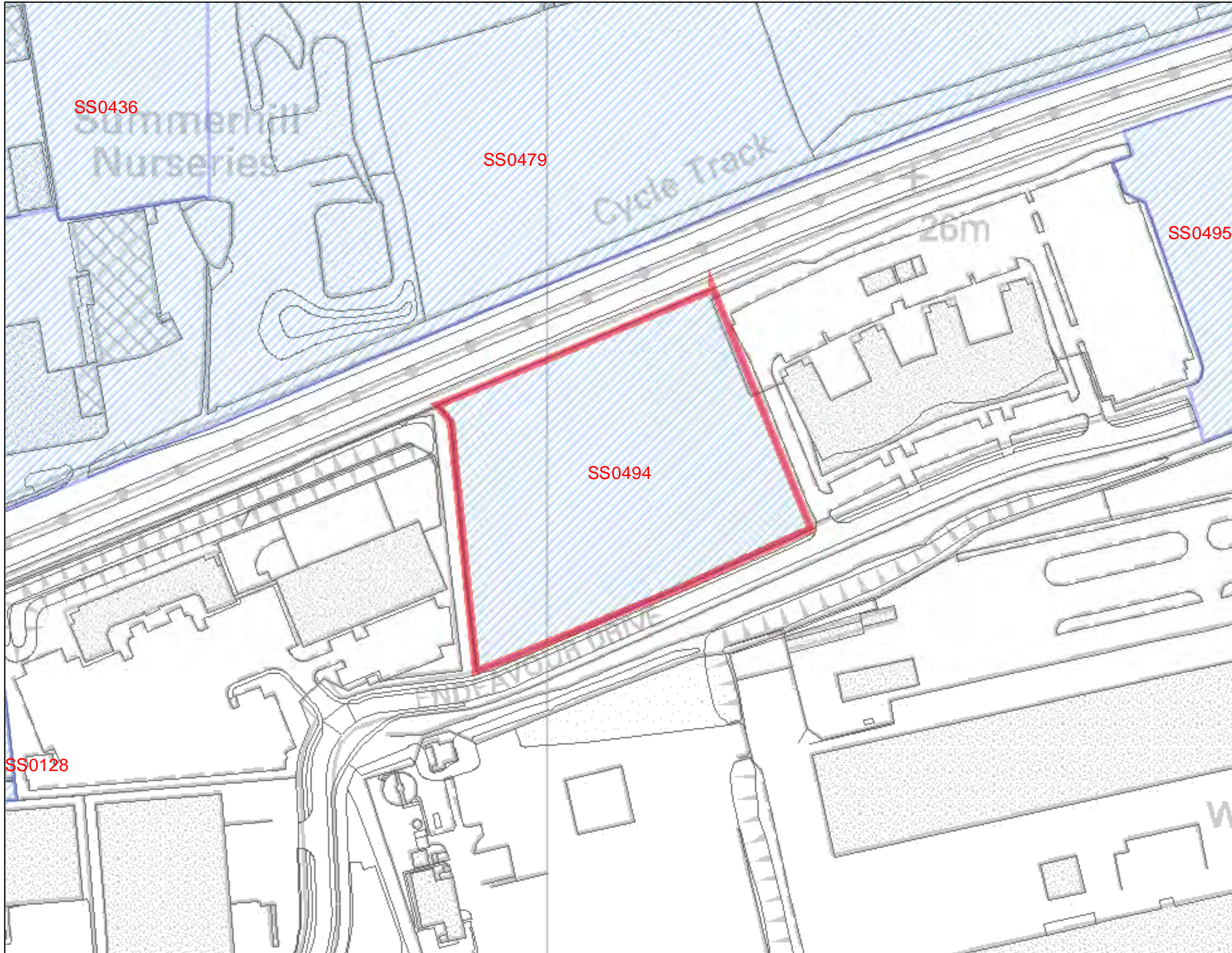
# SS0493

## SHLAA Site Survey Form Part 1

<b>Address:</b> Site 16A, Southend Arterial Road, Pipp's Hill Industrial Estate		<b>Site Area:</b> 1.92 ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> <b>SS0494</b>		
<b>Description of Site (including planning status)</b> The site is buffered by the A127 Southend Arterial Road and Endeavour Road. The site is within an Industrial Estate. Some plotlands lay opposite the site.  Designated as Large Industrial / recreational sites with planning permission in BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• 05/01023/OUT - Outline application for a mixed-use development comprising Business Accommodation (Class B1 and B2), Residential Accommodation and ancillary uses including Hotel, Retail and Restaurants with associated infrastructure, car parking and landscaping – pending</li> </ul>			<b>Site Access:</b> Endeavour Drive			
			<b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: <800m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: Amenity Green <800m, Educational Fields <800m, Natural and Semi natural <800m, Outdoor Space <800m, Urban parks and Gardens <800m Bus Stop: >200m <500m Railway Station: >1.6km			
<b>Ownership:</b>		- Public Body?	Yes			
		- Private Individual?	No			
		- Company?	No			
		- Unknown?	No			
<b>Urban Area Site</b>	Yes	Area: 1.92 ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	Area: 1.92 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 If yes, Zone 3? <input type="checkbox"/>	Surface water area	No	Protected Species Alert Area		Yes	
Washland		No	Protected Species Alert Area - 10m Buffer		Yes	
Marshes Protection Area		No				
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No	
	Part of	No		Ground Water Vulnerability Area		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> Site 16A, Southend Arterial Road, Pipp's Hill Industrial Estate	<b>Site Area:</b> 1.92 ha	<b>Current Use:</b> Grassland	<b>Site Ref.:</b> <b>SS0494</b>	
		TPO		No
		Archaeological Finds Area		No
<b>Highway issues:</b> Improvement would be necessary to Endeavour Drive to accommodate any development				
<b>Constraints (description):</b>				
<ul style="list-style-type: none"> <li>• Large Industrial / Recreational use in BDLP 1998</li> <li>• Adjacent to existing developed business, industrial area</li> <li>• Protected Species Alert Area</li> <li>• Potential contaminated land</li> <li>• Adjacent to A127</li> <li>• Small access</li> <li>• Away from services</li> </ul>				
<b>Could the constraints be overcome?</b> No				
<b>If yes, how?</b>				
<b>What is the most suitable type of development for this site?</b>				
Industrial or grassland.				
<b>Site is not suitable for housing development</b> X				
<b>Reason(s) why site is suitable for housing:</b> The site is away from services and facilities and is within an existing industrial area. Furthermore, there is a preference by the landowner for the site to be used for commercial and employment use and therefore the site would be unavailable.				
<b>Is site available for development?</b>				
<b>If yes, when?</b>				
The site was put forward as part of the Call for Sites process by the landowner. However, there is a preference by the landowner for this site to be used for commercial purposes and thus the site is unavailable.				

SHLAA 2011/2012



# SS0494

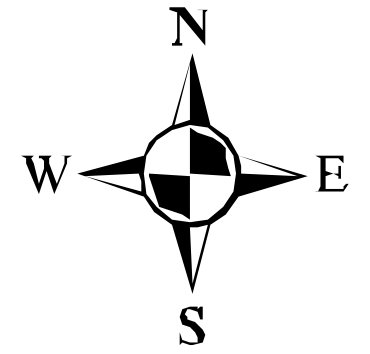
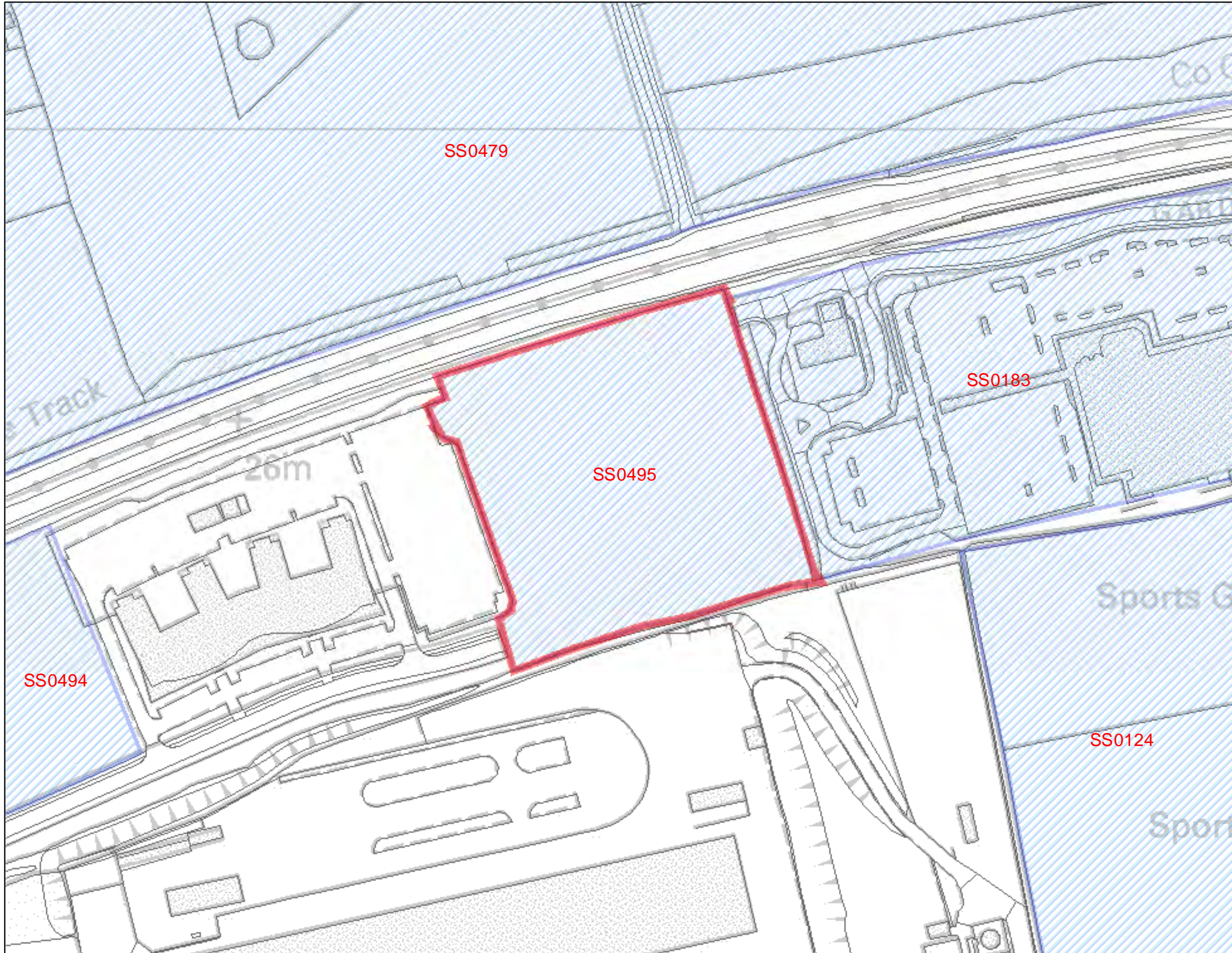
## SHLAA Site Survey Form Part 1

<b>Address:</b> Site 12C Southend Arterial Road, Basildon	<b>Site Area:</b> 2.33ha	<b>Current Use:</b> Vacant	<b>Site Ref.:</b> SS0495		
<b>Description of Site (including planning status)</b>  Square parcel of vacant land within a band of employment sites on the south side of the A127.  The site is bounded by Janus House to the west; New Holland Tractor Plant to the south; Mayflower retail park to the east.  The site is within an area with planning permission for large industrial/recreational uses in the BDLP.  Planning History: 05-01023/OUT - Outline application for a mixed-use development comprising Business Accommodation (Class B1 and B2), Residential Accommodation and ancillary uses with associated infrastructure, car parking and landscaping – Pending. This application is the GLS development, for which site 12C was required to enable access onto the A127 amongst other works.  10/00328/FULL – Creation of a leisure route path from Endeavour Drive to Gardiners Lane. Granted.			<b>Site Access:</b> Endeavour Drive or Gardiners Link  <b>Access to Services</b> (distance in m) Primary School: None within buffer. Approx. 1km for nearest. Secondary School: De La Salle <1500m GPs / Health Centre: 0 within buffer. Neighbourhood Centre: 0 within buffer. Town Centre: Basildon >2km  Public Open Space: Amenity Green Space <800m; Natural Open Space <800m Outdoor Sports Provision <400m Urban Parks <800m  Bus Stop: <1km Railway Station: Basildon >2.6km		
<b>Ownership:</b>	- Public Body?	Yes			
	- Private Individual?	No			
	- Company?	No			
	- Unknown?	No			
<b>Urban Area Site</b>	Yes	2.33ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	2.33ha			
<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 If yes, Zone 3? <input type="checkbox"/>		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



<b>Address:</b> Site 12C Southend Arterial Road, Basildon		<b>Site Area:</b> 2.33ha	<b>Current Use:</b> Vacant	<b>Site Ref.:</b> SS0495	
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> None. Access from Gardiners Link or Endeavour Drive. Site possibly required to provide access onto A127 for comprehensive development of GLS.					
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>o Definitive footpath along eastern boundary</li> <li>o Protected species alert area</li> <li>o Likely existence of contamination – no detailed assessment made (within 250m of infill)</li> <li>o Existing Employment Area adjacent to site</li> </ul>					
<b>Could the constraints be overcome?</b> Yes, in part <ul style="list-style-type: none"> <li>o (footpath) – Design solution – path runs along eastern boundary and could easily be accommodated.</li> <li>o (Protected species alert area) – environmental site assessment.</li> <li>o (contamination) – invasive investigation of site for possible contaminants.</li> <li>o (Existing Employment Area) – design solution to mitigate impacts of employment area; allocate for employment land.</li> </ul>					
<b>What is the most suitable type of development for this site?</b> Employment; industrial or commercial.					
Site is NOT suitable for housing development			X		
<b>Reason(s) why site is not suitable for housing:</b>  The site is not within suitable distances of a number of amenities, although this does not, in itself, make the site unsuitable. However, the site is a prime location for commercial development and could be required for future employment, as identified in the 2008 Employment Capacity Study. The A127 corridor remains a focus for employment land as opposed to residential and given the concentration of employment in this area and it is considered that residential development here would not be benefited by the commercial environment. The site has therefore been considered as 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 by the landowner. However, there is a preference by the landowner for this site to be used for commercial purposes and thus the site is unavailable.		

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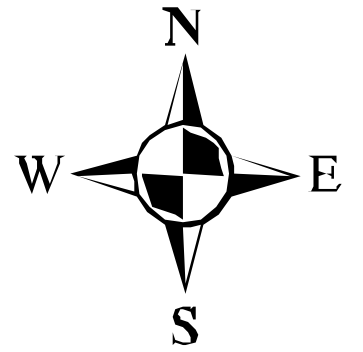
# SS0495

## SHLAA Site Survey Form Part 1

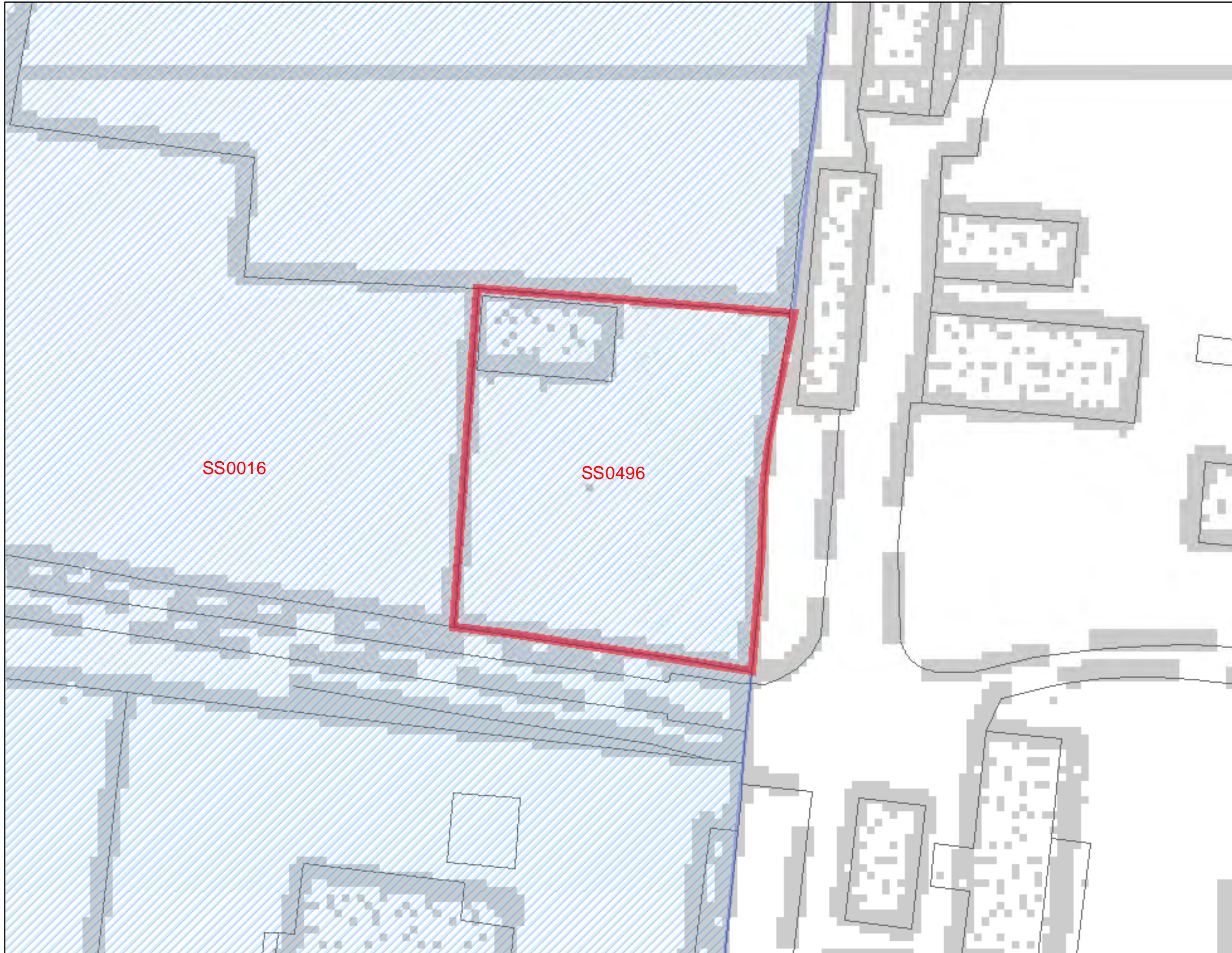
<b>Address:</b> The Firs, Buckwyns Chase, Billericay	<b>Site Area:</b> 0.07 ha	<b>Current Use:</b> Woodland / outbuilding	<b>Site Ref.:</b> <b>SS0496</b>		
<b>Description of Site (including planning status)</b> The site is to the north of Billericay and to the west of Hillside Farm. It is a small plot of land that is mostly woodland with a small dilapidated outbuilding located in the north west. Buckwyns Chase lies to the south of the site and a few residential properties are scattered throughout the area.  Designated as Green Belt in BDLP 1998.  Planning History: 11/00702/LDC - To establish the lawfulness of an existing use of an outbuilding as a private workshop for more than 10 years – pending 04/00828/FULL - Demolish 'workshop' and construct 1 no. two bed detached bungalow - refused			<b>Site Access:</b> Buckwyns Chase  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: <800m GPs / Health Centre: >800m Neighbourhood Centre: >800m Town Centre: >800m Public Open Space: Children and Young People > 400m, Country Park > 400m, Outdoor Sport >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: 0.07 ha			
<b>Greenfield Site</b>	Yes	Area: 0.063 ha			
<b>Previously Developed Land</b>	Yes	Area: 0.007 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	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?	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
H.E.R – No records			TPO		No

<b>Address:</b> The Firs, Buckwyns Chase, Billericay	<b>Site Area:</b> 0.07 ha	<b>Current Use:</b> Woodland / outbuilding	<b>Site Ref.:</b> SS0496	
		Archaeological Finds Area		No
<b>Highway issues:</b> The access road is very narrow, but the site area is small and consequently not much development could occur.				
<b>Constraints (description):</b> <ul style="list-style-type: none"> <li>• Green Belt designation</li> <li>• Within SSSI Buffer</li> <li>• Within Local Wildlife Site Buffer</li> <li>• Within BAP buffer</li> <li>• Ground Water Vulnerability Area</li> <li>• Potential Contaminated Land</li> </ul>				
<b>Could the constraints be overcome?</b> Yes, in part				
<b>If yes, how?</b> <ul style="list-style-type: none"> <li>• Change in Green Belt policy</li> <li>• Sensitive development to consider SSSI buffer, Local Wildlife Site and BAP</li> <li>• Investigation into Ground Water Vulnerability Area and potential contaminated land</li> </ul>				
<b>What is the most suitable type of development for this site?</b> Woodland, farm storage				
Site is NOT suitable for housing development x				
<b>Reason(s) why site is / is not suitable for housing:</b> Even with a change in Green Belt policy, the site is a considerable distance from an existing settlement and not close to any services or facilities and is thus in an unsustainable location.				
<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



## SS0496



.SHLAA Site Survey Form Part 1

<b>Address:</b> Land at Winifred Cottage and Burwood Works, Windsor Road, North Benfleet	<b>Site Area:</b> 0.42ha	<b>Current Use:</b> Residential/ lawn mower servicing	<b>Site Ref:</b> SS0497	
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**Description of Site (including planning status)**  
 Largely rectangular shaped sited located on the north side of Windsor Road, North Benfleet and extending back onto Grange Road.

The site includes a detached chalet, several outbuildings and a large workshop, used separately to the dwelling. The remaining site is laid to lawn.

The site lies within an area of sporadic residential development interspersed with vacant plots.

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

Planning History:

- ES/BAS/297/63 – Siting of caravan – Refused 10.04.1963
- EUBAS/1/75 – Servicing of lawnmowers – Granted 21.06.1976
- BAS/2168/80 – Workshop – Refused 12.01.1981
- BAS/2119/81 – Replacement detached chalet and garage – Refused 01.02.1982
- BAS/0635/83 – Detached chalet and garage – Approved 1983
- BAS/0615/83 – Replacement workshop – Approved 27.06.1983
- 05/00353/FULL – Replacement chalet style dwelling – Refused 05.05.2005
- 07/01444/OUT – Replacement bungalow and garage – Granted 28.11.2007

**Site Access:** Windsor Road or Grange Road

**Access to Services** (distance in m)  
 Primary School: >600m  
 Secondary School: >1500m  
 GPs / Health Centre: >800m  
 Local Centre: >800m  
 Town Centre: >800m  
 Public Open Space: <800m  
 Bus Stop: 800m  
 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: 0.42ha
<b>Greenfield Site</b>	Yes	Area: 0.27ha
<b>Previously Developed Land</b>	Yes	Area: 0.15ha

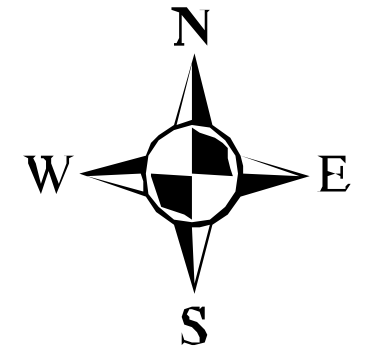
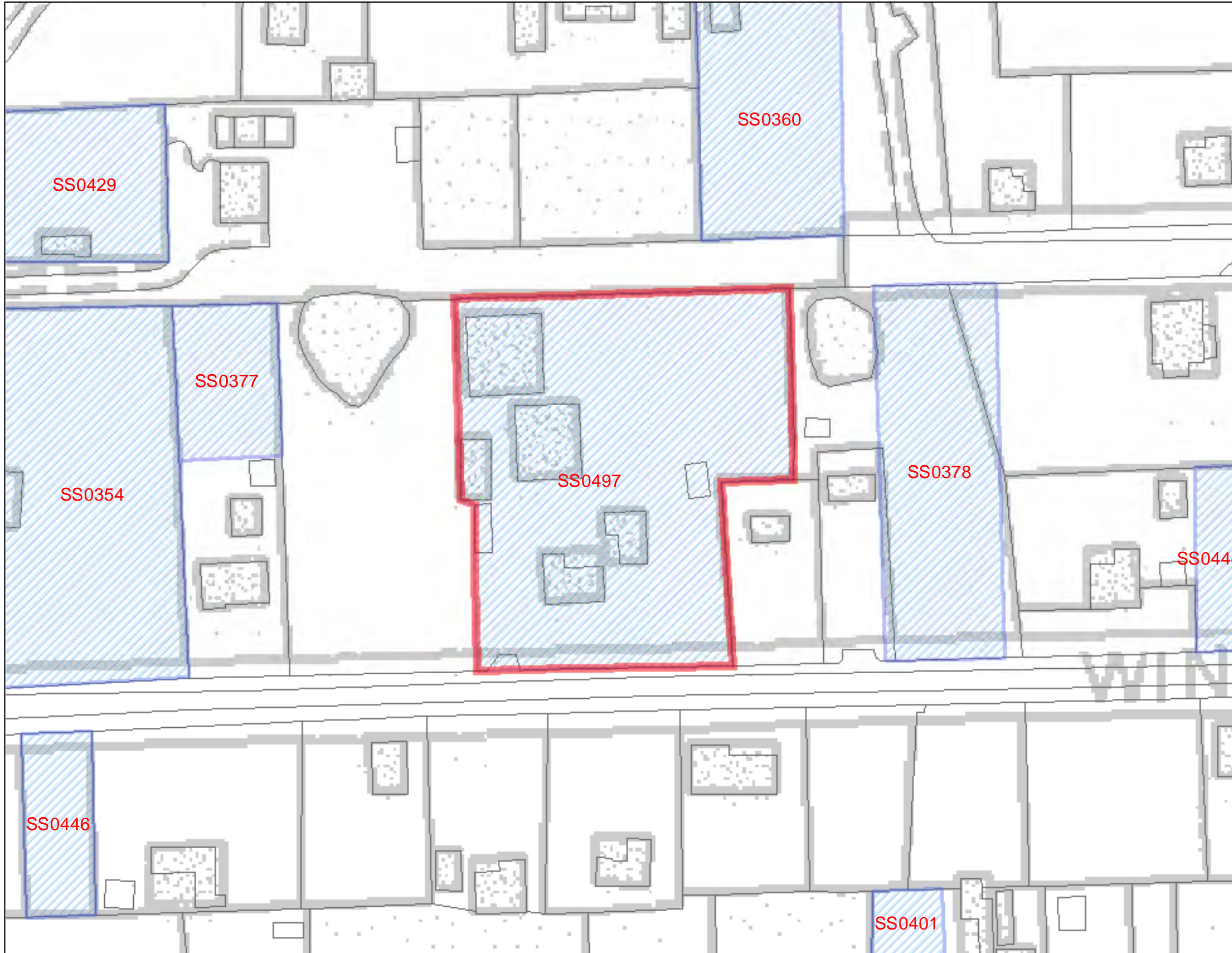
**Site Constraints**

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

<b>Address:</b> Land at Winifred Cottage and Burwood Works, Windsor Road, North Benfleet		<b>Site Area:</b> 0.42ha	<b>Current Use:</b> Residential/ lawn mower servicing	<b>Site Ref:</b> <b>SS0497</b>		
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>Highway issues:</b> Access via narrow unmade roads without footways, which would require upgrading. A transport assessment carried out by ECC in April 2011 classified the Broad Location within which the site is included, as Amber category.						
<b>Constraints (description):</b>						
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Protected species alert area</li> <li>• Potential contamination in vicinity – no intrusive investigation undertaken</li> <li>• Employment area buffer</li> </ul>						
<b>Could the constraints be overcome?</b> Yes						
<ul style="list-style-type: none"> <li>• Where Green Belt allocation is removed from the development plan;</li> <li>• Where the site is investigated for protected species and appropriate safeguards put in place; and</li> <li>• Where the site is investigated for potential contamination, with remediation undertaken as appropriate.</li> <li>• Employment area buffer of little consequence due to intervening uses</li> </ul>						
<b>What is the most suitable type of development for this site?</b> Smallholding, farmland, open space 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>			Yes. This site was submitted through the Call For Sites process by the landowner.			
<b>If yes, when?</b>						

# Land at Winifred Cottage and Burwood Works

SHLAA 2011/2012



# SS0497



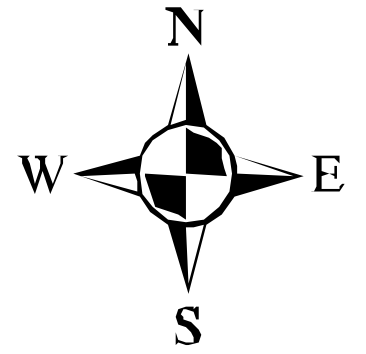
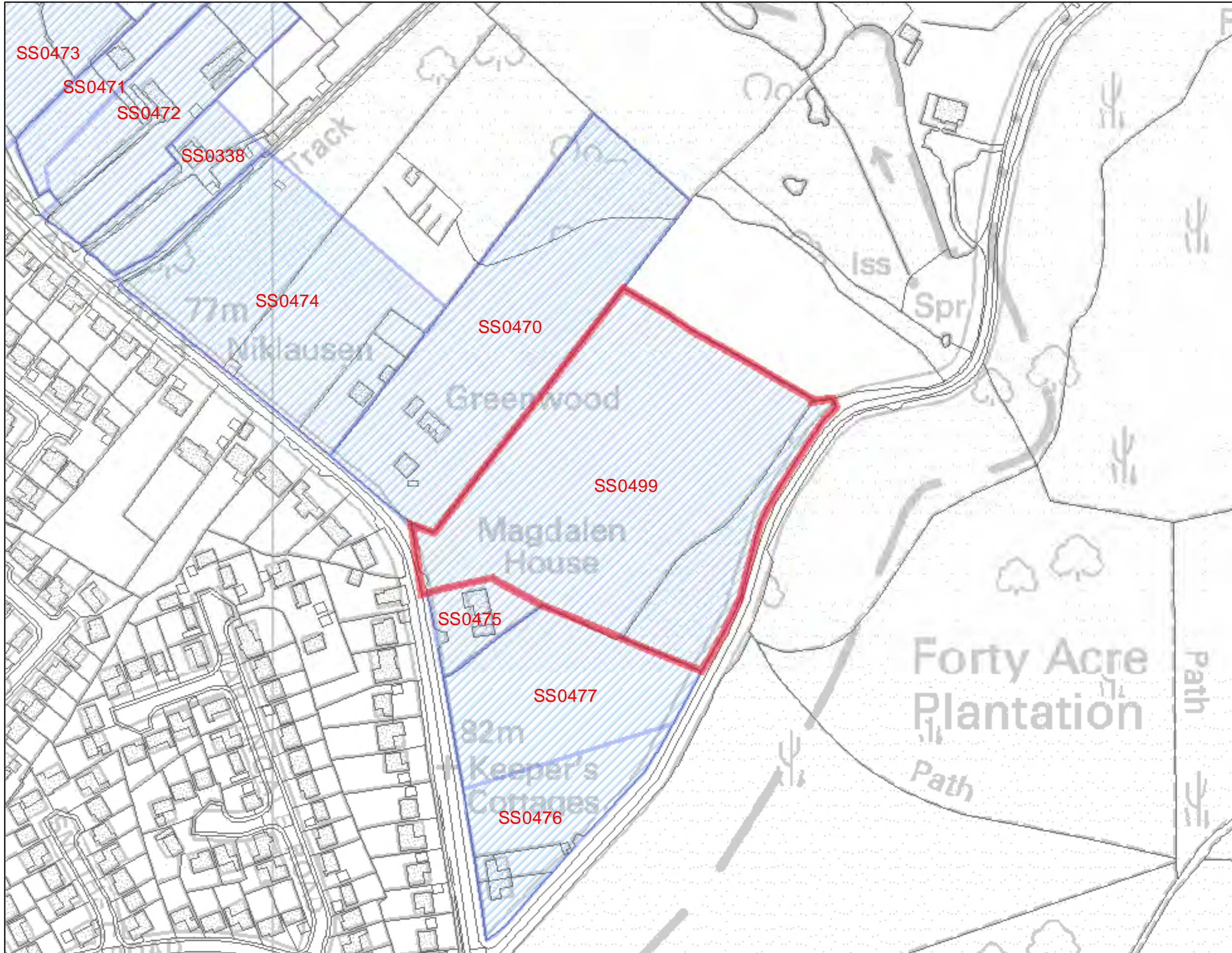
## SHLAA Site Survey Form Part 1

<b>Address:</b> Land at North East of Magdalen House and East of Greenwood, Potash Road	<b>Site Area:</b> 2.44ha	<b>Current Use:</b> Farmland/ woodland	<b>Site Ref:</b> SS0499		
<b>Description of Site (including planning status)</b> Largely rectangular shaped site located on the northeast side of Potash Road. The land lies to the north of the established urban settlement of Billericay in a semi-rural setting. The site comprises grassland and woodland and is bordered by further woodland, hedgerows and two dwellings on large plots which front Potash Road.  Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.  Planning History: <ul style="list-style-type: none"> <li>• BAS/0890/79 – Recreation centre and associated parking – Refused 19.07.1979</li> <li>• BAS/1828/79 – Use of land for recreational purposes – Refused 30.10.1979</li> <li>• BAS/1121/96 – 2 stables and tack room – Granted 04.02.1996</li> <li>• 10/00359/FULL - Construct stables, manege and fenced enclosure for the enjoyment of the applicant and family only – Granted 10.06.2010</li> </ul>			<b>Site Access:</b> Potash Road  <b>Access to Services</b> (distance in m) Primary School: >600m (Buttsbury) Secondary School: <1500m (Mayflower) GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: <800m Bus Stop: <1km Railway Station: >1600m		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	No		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	Area: 2.44ha			
<b>Greenfield Site</b>	Yes	Area: 2.44ha			
<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	Yes
	Part of Site	No		Part of Site	Yes
	Within Buffer	Yes		Within Buffer	Yes
Local Nature Reserve (LNR)	Within	No	Biodiversity Action Plan (BAP) Priority Habitat	Within	Yes
	Part of Site	No		Part of Site	Yes
	Within Buffer	No		Within Buffer	Yes
Flood Zone		No	Protected Species Alert Area		Yes
Washland		No	Protected Species Alert Area - 10m Buffer		Yes
Marshes Protection Area		No			
Existing, developed business/ industrial areas	Within	No	Village Green & Common Land		No
	Part of	No		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

<b>Address:</b> Land at North East of Magdalen House and East of Greenwood, Potash Road		<b>Site Area:</b> 2.44ha	<b>Current Use:</b> Farmland/ woodland	<b>Site Ref:</b> <b>SS0499</b>	
Immovable communications links		No	Potential Contaminated Land	B	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added, as part of a comprehensive development scheme in the area					
<b>Constraints (description):</b>			<ul style="list-style-type: none"> <li>• SSSI Buffer</li> <li>• Protected species alert area</li> <li>• LoWS/BAP site</li> </ul>		
<ul style="list-style-type: none"> <li>• Green Belt allocation in Development Plan</li> <li>• Groundwater vulnerability area</li> </ul>					
<b>Could the constraints be overcome?</b> Yes, in part					
Where the green belt allocation is removed from the development plan and where the site is investigated for groundwater vulnerability and protected species, with appropriate safeguards/mitigation put in place as necessary. SSSI unlikely to be affected.					
<b>What is the most suitable type of development for this site?</b> Smallholding, woodland					
<b>Site is NOT suitable for housing development</b> X					
<b>Reason(s) why site is / is not suitable for housing:</b> Whilst the site is seemingly adjacent to a residential settlement the presence of the road acts as a physical boundary to additional development that once breached could set precedent for sprawl and given the sensitivity of the green belt this site is considered unsuitable at this time.					
<b>Is site available for development? If yes, when?</b>			No. Whilst the site was submitted through the Call For Sites process, sites within the same area have been submitted by various people making the landownership unclear across the immediate area where submissions consistently overlap.		

# Land at North East of Magdalen House

SHLAA 2011/2012



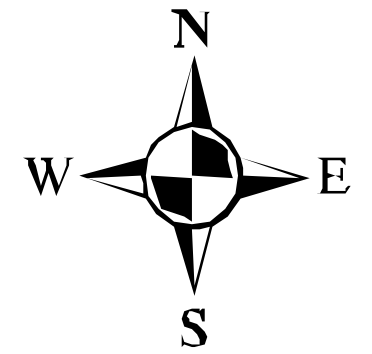
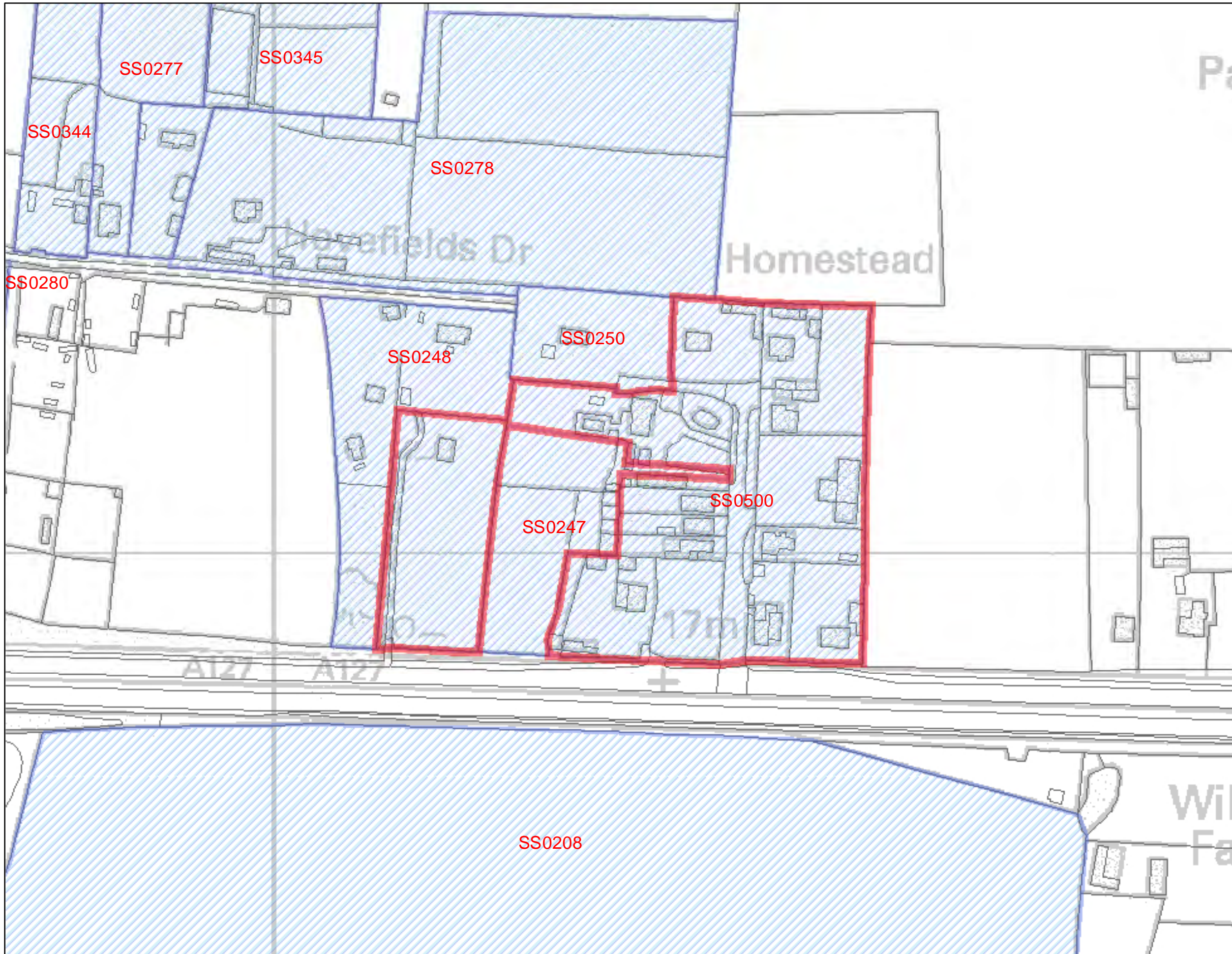
# SS0499

## SHLAA Site Survey Form Part 1

<b>Address:</b> Land off Honiley Avenue, Wickford		<b>Site Area:</b> 2.2ha	<b>Current Use:</b> Residential plotlands	<b>Site Ref:</b> SS0500	
<b>Description of Site (including planning status)</b> Irregular shaped site located across both sides of Honiley Avenue, north side of the A127 Arterial Road, in a semi-rural plotlands setting. The site comprises nine dwellings, a café, haulage yard, parking area and a parcel of scrubland. Although submitted as under the ownership of one individual, there are multiple owners of the site area.  The site is essentially flat with a large proportion laid with hardcore. There are electric lines fronting Honiley Avenue. Surrounding sites are mostly open fields / agricultural land.  Development Plan: Allocated as Green Belt and plotlands in the Basildon Local Plan 1998.  Planning History: Predominantly applications for parking, alternations and extensions. <ul style="list-style-type: none"> <li>• 06/00511/TPOBAS - Fell Poplar Tree (TPO/6/82) – permitted</li> <li>• 05/00767/FULL - Rear conservatory – granted</li> <li>• 04/00152/FULL - Retention of existing outbuildings –granted</li> <li>• BAS/2736/72 - RESIDENTIAL DEVELOPMENT, NOT MORE THAN SIX DWELLINGS - refused</li> <li>• 04/00050/REFUSE - Rear two storey extension - dismissed</li> <li>• 04/00006/FULL - Rear two storey extension – refused</li> <li>• 96/00260/BAS - Replacement Dwelling House And Garage – granted</li> <li>• 94/00458/BAS - replacement Dwelling House And Double Garage - granted</li> <li>• BAS/1292/73 – extension - refused</li> </ul>			<b>Site Access:</b> Honiley Avenue/A127  <b>Access to Services</b> (distance in m) Primary School: >600m Secondary School: >1500m GPs / Health Centre: >800m Local Centre: >800m Town Centre: >800m Public Open Space: Allotments >800m, Amenity Green spaces >400m, children and young people >400m, churchyards >400m, civic spaces >2km, country park <800m, educational fields >800m, natural and semi natural >800m, outdoor sports <2km, urban parks <2km Bus Stop: 1km Railway Station: >1.6km		
<b>Ownership:</b>		- Public Body?	No		
		- Private Individual?	Yes		
		- Company?	No		
		- Unknown?	Yes		
<b>Urban Area Site</b>	No				
<b>Green Belt Site</b>	Yes	2.2ha			
<b>Greenfield Site</b>	Yes	0.9 ha			
<b>Previously Developed Land</b>	Yes	1.3ha			
<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	Within	No			

<b>Address:</b> Land off Honiley Avenue, Wickford		<b>Site Area:</b> 2.2ha	<b>Current Use:</b> Residential plotlands	<b>Site Ref:</b> SS0500	
business/ industrial areas	Part of	No	Village Green & Common Land		No
	Adj. To	Yes	Ground Water Vulnerability Area		No
Oil / Gas Pipelines		No	Conservation Area	Within	No
				Adj. To	No
Electricity Pylons		No	Listed Buildings	Within	No
				Adj. To	No
Immovable communications links		No	Potential Contaminated Land	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> Poor access onto the A127. Development would increase vehicular movements via this poor access, to the detriment of highway safety. Alternative access or new deceleration/acceleration lanes onto the A127 would be required to enable development of the land					
<b>Constraints (description):</b>					
<ul style="list-style-type: none"> <li>• Green Belt allocation in development plan</li> <li>• Potential contaminated land – no intrusive investigations undertaken</li> <li>• Protected species alert area</li> <li>• Employment area buffer</li> <li>• Inadequate highway access</li> <li>• Noise from A127 Arterial Road</li> <li>• Away from services and facilities</li> <li>• Multiple ownership</li> </ul>					
<b>Could the constraints be overcome?</b> No					
<b>What is the most suitable type of development for this site?</b> Smallholding, residential					
<b>Site is NOT suitable for housing development</b> x					
<b>Reason(s) why site is / is not suitable for housing:</b> The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. The site is also within a residential plotland enclave and lies within the Green Belt which serves a strategic function of separating Basildon and Wickford. The site has poor highway access and the location is beyond recommended distances for several public services, facilities and amenities, including transport connections and convenience shopping. The site is therefore unsuitable.					
<b>Is site available for development?</b> <b>If yes, when?</b>			Yes. The site was submitted by the landowner through the call for sites process.		

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# SS0500

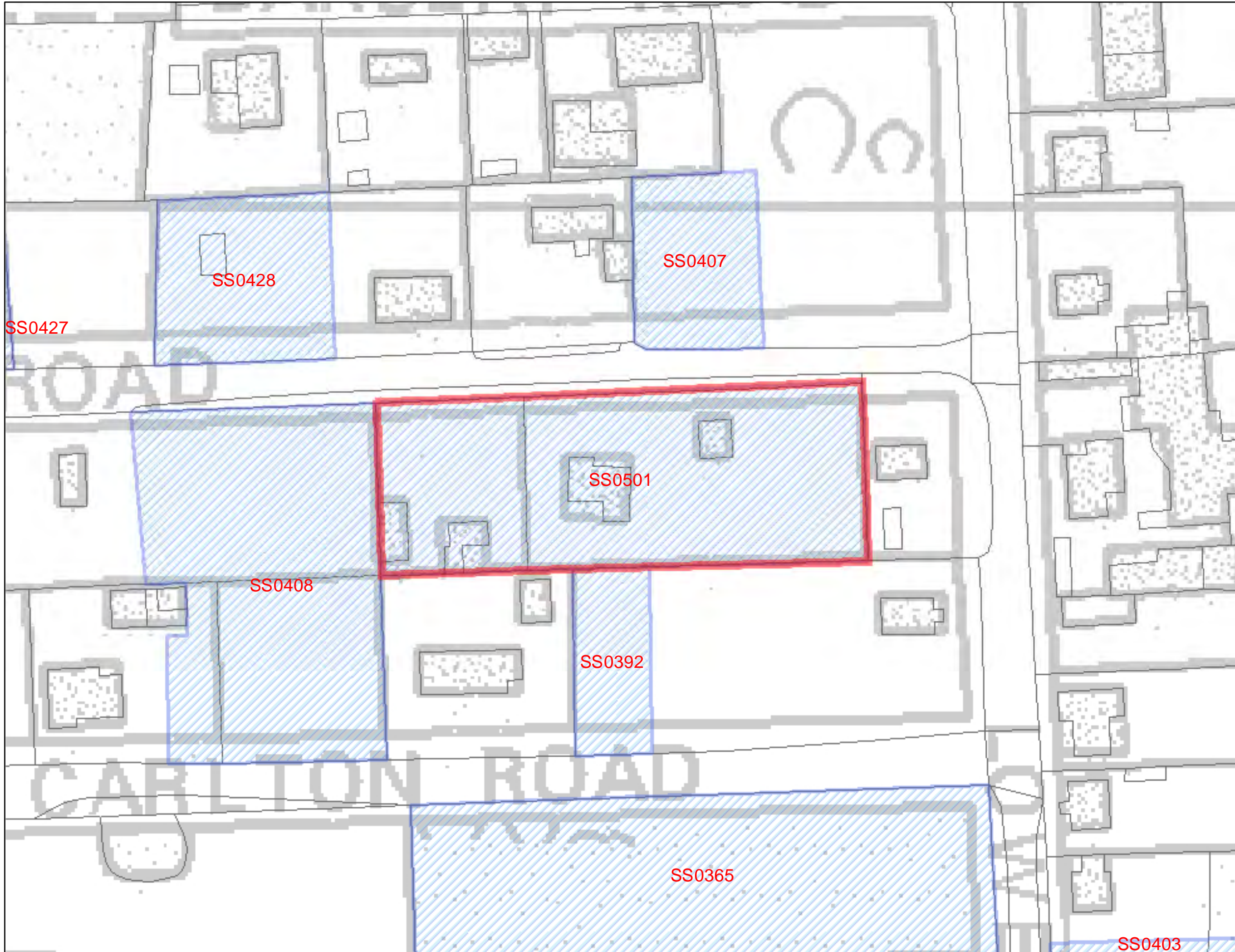
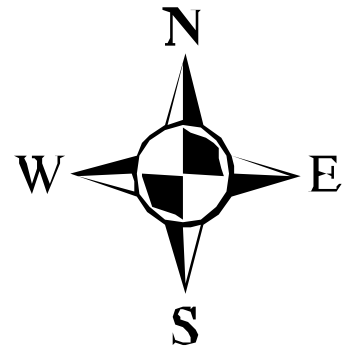
## SHLAA Site Survey Form Part 1

<b>Address:</b> Acacia Lodge, Aracia Road, Bowers Gifford, Basildon.		<b>Site Area:</b> 0.27ha	<b>Current Use:</b> Residential and garden	<b>Site Ref.:</b> <b>SS0501</b>		
<b>Description of Site (including planning status)</b>  Approximately rectangular site off Acacia Road in Bowers Gifford. The area has a rural character and is predominantly residential. The site comprises of a residential property, some outbuildings and a garden. The garden is laid to grass with a small number of trees along the boundaries and within the site.  The BDLP 1998 has the site within the Green Belt and the North Benfleet Plotlands area.  There is no planning history.			<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: 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 (Grange Road / 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	0.27 ha				
<b>Greenfield Site</b>	Yes	0.06 ha				
<b>Previously Developed Land</b>	Yes	0.21 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	Yes				
Oil / Gas Pipelines		No	Conservation Area	Within	No	
				Adj. To	No	
Electricity Pylons		No	Listed Buildings	Within	No	
				Adj. To	No	
Immovable communications links		No	Potential Contaminated Land	C		
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No	
			TPO		No	
			Archaeological Finds Area		No	

<b>Address:</b> Acacia Lodge, Aracia Road, Bowers Gifford, Basildon.	<b>Site Area:</b> 0.27ha	<b>Current Use:</b> Residential and garden	<b>Site Ref.:</b> <b>SS0501</b>	
<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>○ Protected Species Alert Area – northern half of site.</li> <li>○ Within employment area buffer 800m (Courtauld Road)</li> <li>○ Likely existence of contamination – no detailed assessment made (within 100m of unknown post-1953 infill).</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, open space				
<b>Site is NOT suitable for housing development</b> x				
<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?</b> <b>If yes, when?</b>			Yes. This site was submitted through the Call For Sites process by the landowner.	



SHLAA 2011/2012



# SS0501

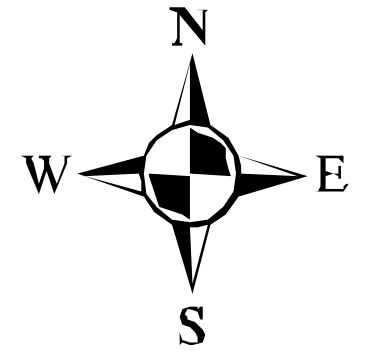
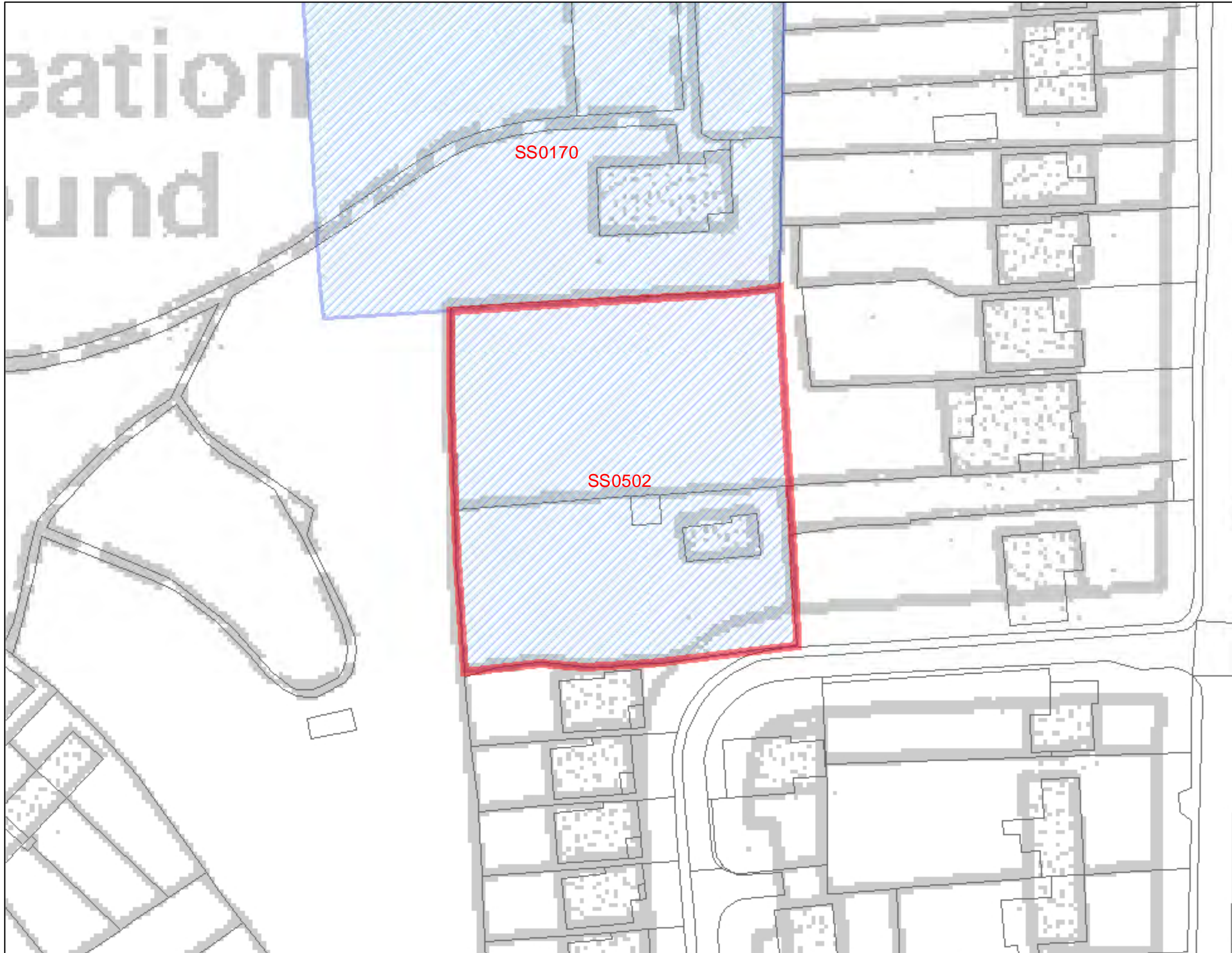
## SHLAA Site Survey Form Part 1

<b>Address:</b> 83 Pound Lane and rear of 85 and 85A Pound Lane, Basildon	<b>Site Area:</b> 0.26ha	<b>Current Use:</b> Residential gardens	<b>Site Ref:</b> SS0502			
<b>Description of Site (including planning status)</b> Square area of backland residential gardens, located on the western side of Pound Lane. Land to the east and south is residential, whilst land to the west and north is used as public open space. A community pavillion lies to the north of the site whilst a seven dwelling house development has been completed on the land to the south, with access via Elverston Close. The site presently comprises one small bungalow on the southern side and a number of mature trees and shrubs on the northern side.  Landownership unknown as site carried forward from UCS.  Allocated as an area of no notation in the BDLP 1998  Planning history: 06/01336/FULL – Erection of 1 detached house and two semi-detached houses and a pair of garages, granted 14.12.2006 07/00889/FULL - Demolish existing bungalow and erect detached bungalow, granted 21.08.2007			<b>Site Access:</b> From Pound Lane or Elverston Close  <b>Access to Services</b> (distance in m) Primary School: Millhouse and Laindon Park Schools <600m Secondary School: James Hornsby <1500m GPs / Health Centre: 32 Knights <800m Neighbourhood Centre: Kathleen Ferrier Crescent <800m Town Centre: Laindon >800m Public Open Space: Amenity Green Space and Children/young people space <400m (Land off Pound Lane), Churchyard <400m (St. Nicholas' Church), Educational Field <400m (Laindon Park School), Natural/semi natural Green Space <400m (Land north of Church Hill), Outdoor Sport Facility <800m (Land west of Archer Road), Urban Park <2km (Markhams Chase and Gloucester Park) Bus Stop: 500m Railway Station: Laindon >1600m			
<b>Ownership:</b>	- Public Body?	No				
	- Private Individual?	Yes				
	- Company?	No				
	- Unknown?	Yes				
<b>Urban Area Site</b>	Yes	Area: 0.26ha				
<b>Green Belt Site</b>	No					
<b>Greenfield Site</b>	Yes	Area: 0.255ha				
<b>Previously Developed Land</b>	Yes	Area: 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	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	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		No	Potential Contaminated Land	C		

<b>Address:</b> 83 Pound Lane and rear of 85 and 85A Pound Lane, Basildon		<b>Site Area:</b> 0.26ha	<b>Current Use:</b> Residential gardens	<b>Site Ref:</b> SS0502	
400m buffer zone around wastewater/sewage treatment plants		No	Definitive Footpath (PRoW)		No
H.E.R – No records			TPO		No
			Archaeological Finds Area		No
<b>Highway issues:</b> No particular highway issues as good access from Pound Lane/Elverston Close.					
<b>Constraints (description):</b> Ecological assessment may be required due to protected species alert area. Existing trees and shrubs should be retained where possible. Proximity to nearby employment areas not a particular constraint in this instance as primarily a residential area. Likely existence of contamination – no detailed assessment made.					
<b>Could the constraints be overcome? Yes (see above) If yes, how?</b> Intrusive investigation of the site to check on potential contamination and mitigation or avoidance measures. Investigate protect species					
<b>What is the most suitable type of development for this site?</b> Residential.					
<b>Site is suitable for housing development</b> X					
<b>Reason(s) why site is suitable for housing:</b> Site is already in a residential use where the principle of development is acceptable subject to compliance with normal development control standards.					
<b>Is site available for development? If yes, when?</b>			Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable at this time.		

# 83 Pound Land and rear of 85 and 85 a Pound Lane

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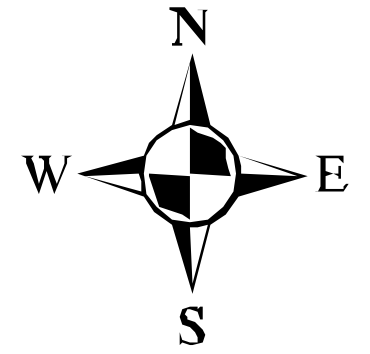
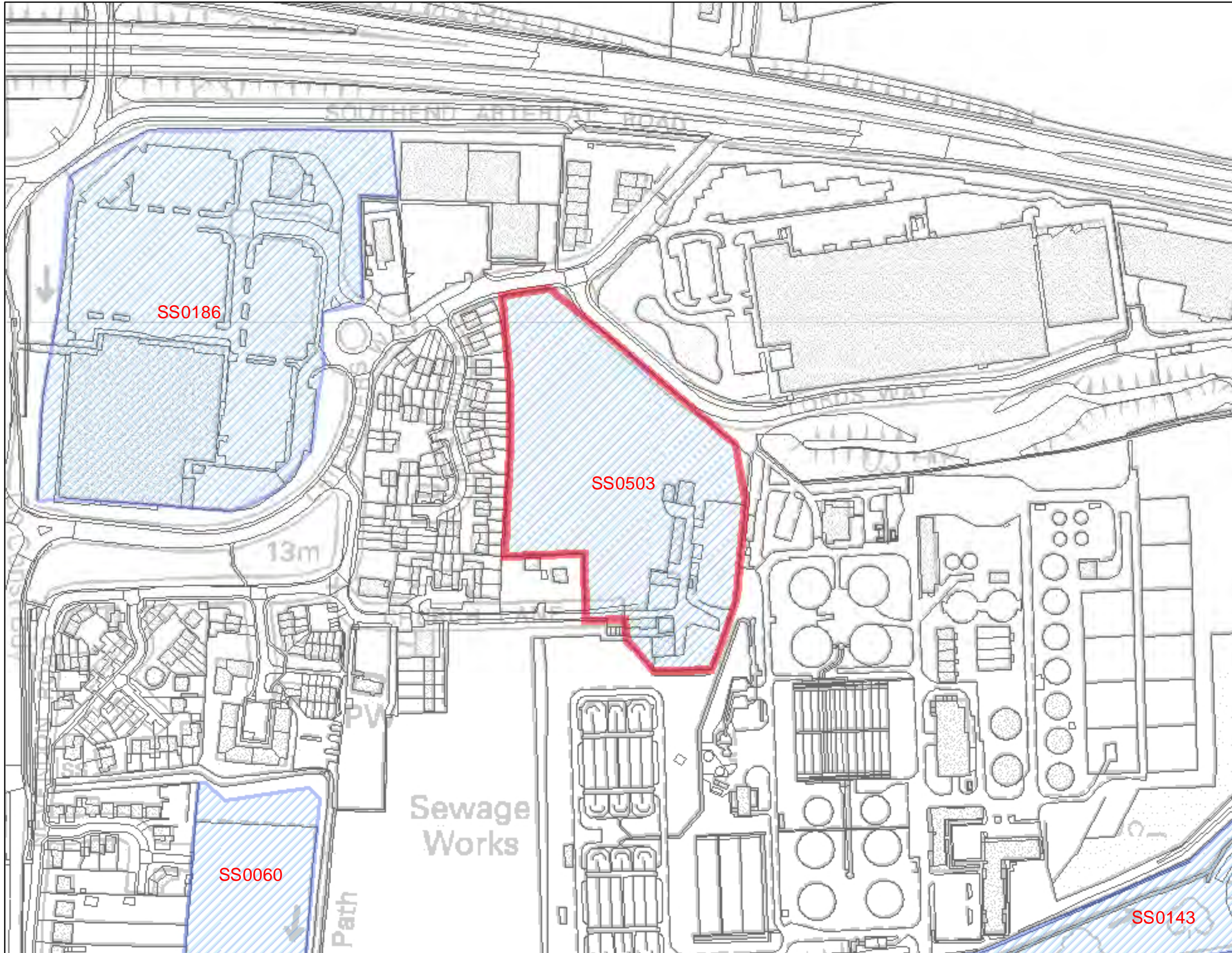
# SS0502

## SHLAA Site Survey Form Part 1

<b>Address:</b> Former Framptons Farm Tree Nursery, r/o 1-45 Fenners Way and adjacent to Frampton's Farm House, Nevendon	<b>Site Area:</b> 2.2ha	<b>Current Use:</b> Open space	<b>Site Ref.:</b> SS0503	
<b>Description of Site (including planning status)</b> Largely rectangular site located on the east side of East Mayne. The site is an area of open space and covered with trees and hedgerows, it is also home to a nursery. The A127 arterial road lies to the north of the site, industrial units to the west and residential properties to the south and east.  Allocated as existing open space (greater than 0.4 hectare) in the BDLP 1998.  Planning History: <ul style="list-style-type: none"> <li>• 11/00765/CCBAS - Discharge of Conditions 4, 5, 6 &amp; 7 of ESS/38/10/BAS relating to the construction of one liquor treatment facilities building measuring 25M in length, 10M wide and 5.3M high situated to the south east of the site, 1 gravity belt thickening building measuring 34M long, 10.3M wide and 5.3M high situated to the north east of the site and 1 de-watering centrifuge MCC kiosk measuring 15M long, 5M wide and 4.2M high situated to the north of the site. All components are proposed to be located within the curtilage of the site's existing operation area – no objection</li> <li>• 11/00628/TPOBAS - Works to various trees (covered by TPO/13/90) – permitted</li> <li>• 11/00592/CCBAS - Approval of details relating to conditions 8, 9, 10 &amp; 11 of ESS/38/10/BAS – no objection</li> <li>• 10/01336/TPOBAS - To crown reduce Oak tree by 30% (TPO/38/90) – refused</li> <li>• 10/01038/CCBAS - The construction of one Liquor Treatment Facilities Building measuring 25m in length, 10m in width and 5.3m in height situated to the south east of the site, one Flue Stack measuring 3.5m x 3.5m in area and 17m in height (connected to existing boiler building) situated to the south of the site, Gravity Belt Thickening Building measuring 34m in length, 10.3 in width and 5.3m in height situated to the north east of the site and 1 Dewatering Centrifuge MCC Kiosk measuring 15m in length, 5m in width and 4.2m in height situated to the north of the site. All components are proposed to be located within the curtilage of the site's existing operational area. (ESS/38/10/BAS) – no objection</li> <li>• 07/00097/TPOBAS - Reduce height by 30% and remove dead, dying or dangerous branches on two Hawthorns (T14 &amp; T15) and one group of Leylandii trees (G2) of TPO 6/93 – permitted</li> <li>• 07/00044/FULL - To site condenser units outside the building – granted</li> <li>• 06/00755/FULL - Insertion of window to ground floor side elevation – granted</li> <li>• 05/00879/TPO - Fell 4 No. Leylandi Trees (G1 of TPO/6/93) – permitted</li> <li>• 03/00807/FULL - Erection of 11 No. office units (Class B1 use) with associated car parking and creation of new accesses - granted</li> </ul>		<b>Site Access:</b> Cricketers Way / Lords Way / Church Lane  <b>Access to Services</b> (distance in m) Primary School: Felmore >600m Secondary School: Bromfords <1500m GP/Health Cntr: >800m (Felmores End) Neighbourhood Centre: <800m (Honywood Road) Town Centre: Pitsea/Wickford >800m Public Open Space: Amenity Green Space & Children/young people space <400m (Cricketers Way), Churchyard <400m (St. Peters), Educational Field >800m (Felmores), Natural/semi natural Green Space <800m (Burnt Mill Road), Outdoor Sport Facility <800m (South Essex Gymnastics Centre), Urban Park <2km (land south of Cranes Farm Rd) Bus Stop: 30m (East Mayne) Railway Station: Pitsea/Wickford >1600m		
<b>Ownership:</b>	- Public Body?	Yes		
	- Private Individual?	No		
	- Company?	No		
	- Unknown?	No		

<b>Address:</b> Former Framptons Farm Tree Nursery, r/o 1-45 Fenner's Way and adjacent to Frampton's Farm House, Nevendon		<b>Site Area:</b> 2.2ha	<b>Current Use:</b> Open space	<b>Site Ref.:</b> SS0503	
<b>Urban Area Site</b>	Yes	Area: 2.2ha			
<b>Green Belt Site</b>	No				
<b>Greenfield Site</b>	Yes	Area: 1.9 ha			
<b>Previously Developed Land</b>	Yes	Area: 0.3ha			
<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		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	Yes	Ground Water Vulnerability Area		Yes
	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		Yes - adjacent	Definitive Footpath (PRoW):		No
			TPO – 4 maples	TPO/27/93	Yes
			Archaeological Finds Area		No
<b>Highway issues:</b> Highways would require improvement to accommodate development and adequate safety measures put in place.					
<b>Constraints (description):</b> Within business/industrial zone buffer where possible noise and traffic conflicts may occur, ground water vulnerability, TPO's within site, protected species alert area and sewerage works on nearby site. Likely existence of contamination – no detailed assessment made.					
<b>Could the constraints be overcome?</b> No. Too close to a sewerage works					
<b>What is the most suitable type of development for this site?</b> Open space, nursery					
Site is NOT suitable for housing development X					
<b>Reason(s) why site is suitable for housing:</b> Site located in close proximity to sewerage works and adjacent to major dual carriageway junction where attenuation measures could not be implemented in a satisfactory manner.					
<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



# SS0503