

Basildon Borough Council

Housing and Economic Land Availability Assessment (HELAA) Review 2015

Volume 3 – Appendix C

November 2015

Appendix C: Detailed Site Assessments

Assessment for Site SS0002

Site Address:

R/O 40 Laindon Road and Abbeyfield Archer House, Laindon Rd, Billericay

Site Area (h):

0.19

Description of site:

Site boundary amended to exclude Church View, new area 0.19 Ha (was 0.24 ha). The site is in a residential area. Site comprises part of the rear garden of 40 Laindon Road and an area of grassed open space adj, to the car park for the Emmanuel C of E church. The site is next to Church View and 40 Laindon Road. It is near to the Gas Valve Compound on Laindon Road and in walking distance of Quilters Primary School and Billericay School. Development Plan: Allocated as Large Residential Development sites with outstanding planning permission (April 1996) and Conservation Area

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

Within

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

2 schools nearby; busy road; possible highway safety concerns.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young People <400m, Churchyards <800m, Civic Spaces >2km, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <2km, Country Parks <2km, Educational Fields <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Existing residential area close to services.
Access could be achieved through the car park.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not within an existing employment area or town centre and is less than 0.25ha in size. The site is therefore not considered to be suitable for employment at this time.

Available:

No

Availability Summary:

Was identified through Urban Capacity Study 2004 – however, the site has not been formally submitted by the landowners and is thus unavailable.

Available:

No

Availability Summary:

Was identified through Urban Capacity Study 2004 however, the site has not been formally submitted by the landowners and is thus unavailable.

Assessment for Site SS0003

Site Address:

Rear of 266-274 Mountnessing Road, Billericay

Site Area (h):

0.33

Description of site:

Parts of six back gardens and amenity land in a residential area. Road frontage to Marks Close and Crescent Road. Multiple owners (7 no.) Amenity area contains two trees that may be worthy of retention. Some planning history, mostly in relation to extensions and additions. The dwelling known as 1 Crescent Road appears to have been constructed in the late 1950's/early 1960's.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access to Marks Close or Crescent Road. Lower part of Crescent Road may need to be widened

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

Residential area and a number of residential gardens are involved.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is not within or adjacent to an existing employment area or town centre. However it is within the settlement and larger than 0.25ha in size and therefore could be suitable for B1 use. However it is in a residential area and is not considered to be suitable for other employment uses.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0004

Site Address:

Rear gardens of 286-294 Mounnessing Road and 3-5 Brightside, Billericay.

Site Area (h):

0.24

Description of site:

Site comprises the central part of a 'block' of dwellings, made up by the rear gardens of 7 properties, but surrounded by 17 dwellings in an approximate square isolating the site from any road frontage. The area is residential, with detached and semi-detached dwellings.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Land locked site – access would need to be achieved via demolition of existing properties.

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

No Access

*Access to Services (m)***Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

Residential gardens. The site is within the settlement area but has no available access.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size and is located within a residential area away from existing employment areas and the town centre. As such it is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0005

Site Address:

Land North of Mayflower House, Heath Close, Billericay

Site Area (h):

0.2

Description of site:

Rectangular shaped site, between Mayflower House and Heath Close road. It is currently unused grassland/scrubland.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues.

Accessible from Heath Close

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyard >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size and is located within a residential area away from existing employment areas and the town centre. As such it is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Yes, this site has been carried forward as an expired permission which established the principle for development. The landowners consent was obtained for the previous permissions.

Available:

Yes

Availability Summary:

Yes, this site has been carried forward as an expired permission which established the principle for development. The landowners consent was obtained for the previous permissions.

Assessment for Site SS0007

Site Address:

Land south of Bluebell Wood, north of railway line, Billericay

Site Area (h):

14.28

Description of site:

Predominantly rectangular shaped site located to the south of Bluebell Wood, Billericay. The site is bordered to the north and east by residential areas (Bluebell Wood; Pleasant Drive; Langley Place; Mountnessing Road), to the south by the London Liverpool Street Rail line and to the west by farmland. The site is mainly open in nature comprising farmland, some areas of woodland and a local park. The site is divided by a brook running through it and it contains a 20 metre telecommunications monopole as well as a small area of woodland. A Swale exists on land to the south along with an electricity sub-station and pump equipment. The site area has been amended to remove a small washland area in the south east corner of the site. Development Plan – Allocated as Green Belt and public open space (east side) in the BDLP 1998.

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No clear access onto site.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyard >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural - within, Outdoor Sports <400m, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Billericay settlement boundary and within acceptable distance of several important services. The part of the site by the river is susceptible to flooding and there is a gas pipeline under the site, as well as electricity pylons. The site could be accessed from Pleasant Drive and there are no other physical problems or constraints that could not be overcome present on the site. It is therefore considered to be suitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is on the edge of the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

No

Availability Summary:

Whilst the site was submitted as part of the HELAA process, the person who submitted the site was not the landowner nor had informed the landowner that the site had been submitted. Consequently, the landowner is unknown and thus is unavailable.

Available:

No

Availability Summary:

Whilst the site was submitted as part of the HELAA process, the person who submitted the site was not the landowner nor had informed the landowner that the site had been submitted. Consequently, the landowner is unknown and thus is unavailable.

Assessment for Site SS0008

Site Address:

Hannikins Farm Recreation ground, Billericay

Site Area (h):

3.72

Description of site:

Recreation ground located to the west of Billericay. The recreation ground comprises a cricket pitch; all weather football pitch; and pavilion. The site adjoins land used for more sports and public open space activities. Further north there is farmland and woodland, with residential areas bordering to the south beyond an adjacent piece of grassland and east. The land is generally flat. A brook leading to the River Wyd runs around the east and north site boundaries. Two metal containers and a wooden pavilion/outbuilding are used to store sports equipment to the south west of the site. To the south of the recreation ground is a tree belt around some scrubland, many of the trees of which are protected.

Development Plan – Allocated as Green Belt and open space in the BDLP 1998

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

Yes

SSSI:

Within

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access issues, though junctions improvement may be needed

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Cricket pitch, football pitch and a small pavillion. Allotments >800m, Children & Young - within, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport - within, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

It is located adjacent to the Billericay settlement boundary and within acceptable distance of several important services. The site is allocated as open space and therefore should be subject to an open space assessment. There are no physical problems or constraints that could not be overcome present on the site. It is therefore considered to be suitable at this time. T

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is on the edge of the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

No

Availability Summary:

The site was not submitted by, or on behalf of the landowner and there has been no sign that they intend to develop the site but instead retain its use as an open space.

Available:

No

Availability Summary:

The site was not submitted by, or on behalf of the landowner and there has been no sign that they intend to develop the site but instead retain its use as an open space.

Assessment for Site SS0012

Site Address:

Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road

Site Area (h):

28.32

Description of site:

A large parcel of land to the east of Mill Meadows Local Nature Reserve. The site is adjacent to residential areas in the north and south and open farmland to the east. It is bounded by Outwood Common Road and Greens Farm Lane. The site consists of a number of irregular shaped fields bounded by hedgerows.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

Within buffer

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Access via Green Farm Lane
and Outwood Common Road
(both unclassified)**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:Allotments >800m, Children &
Young <400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields <400m,
Natural & Semi-Natural <400m,
Outdoor Sport <2km, Urban
Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

It is adjacent to the settlement boundary. Whilst the site is within an area of Green Belt which fulfils its Green Belt role and function, the site is being actively promoted and only forms a small part of the Green Belt area. It has been considered to be suitable to enable further testing.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst the site is within an area of Green Belt which fulfils its Green Belt role and function, the site is being actively promoted and only forms a small part of the Green Belt area. It has been considered to be suitable to enable further testing. Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0015

Site Address:

11 Church Street and land rear of 11 Church Street

Site Area (h):

0.45

Description of site:

Irregular parcel of land adjacent to the settlement of Billericay. The site mainly consists of Green Belt land but is connected to the settlement via the curtilage of a dwellinghouse which would be used for access. The site is bounded by a stream to the west and a public footpath to the east. The site is surrounded by residential properties, agricultural land and Grange Farm.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Billericay settlement boundary and whilst the property facing Church Street may have to be demolished to provide access to the site, there would be a sufficient yeild of at least 10 dwellings or more. Therefore the site is considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is on the edge of the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to its location and highways access.

Available:

Yes

Availability Summary:

Landowner is known

Available:

Yes

Availability Summary:

Landowner is known

Assessment for Site SS0016

Site Address:

Buckwyns Chase, Billericay

Site Area (h):

2.94

Description of site:

Rectangular shaped site located in an isolated rural position in the North west of the borough at the eastern end of Buckwyns Chase. The site comprises five isolated residential properties on large plots set amongst woodland. Farmland and woodland are the predominant land uses in the vicinity. Development Plan – Allocated as Green Belt

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Part of site

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Accessible by a single lane track. Site is remote from strategic highway network.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young people <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

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. There are also physical constraints that completely separate the site from the settlement boundary, namely the Queens Park Country Park (Local Wildlife site). The site is therefore unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site does not provide access to the adopted highway. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

No. The site has not been submitted by the landowner. It is also segregated from the existing settlement form.

Available:

No

Availability Summary:

The site has not been submitted by the landowner. It is also segregated from the existing settlement.

Assessment for Site SS0017

Site Address:

Elvington

Site Area (h):

5.84

Description of site:

Large, approximately rectangular site located to the west of Billericay, comprising a farm building and four fields in series. The site is separated from the urban part of Billericay by the Hannikins Farm Recreation Ground.

To the west and north is farmland, to the east and south is open space and, beyond that, an urban area which is predominantly residential.

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

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

The site is isolated from the highway network, with access via a single track that is not within the site.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sports Facilities <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is only adjacent to the settlement boundary of Billericay through the adjacent site SS0008, however the site could accommodate more than 10 dwellings and is therefore considered suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to an existing employment area or town centre and is only adjacent to the settlement boundary via another site which isn't suitable. It is therefore not considered suitable for employment use at this time.

Available:

No

Availability Summary:

No, this site was not submitted for consideration by the landowner and also has no access which is dependent on an adjacent site which is also unsuitable.

Available:

No

Availability Summary:

No, this site was not submitted for consideration by the landowner and also has no access which is dependent on an adjacent site which is also unsuitable.

Assessment for Site SS0020

Site Address:

Land adjacent to 26 The Mount

Site Area (h):

0.63

Description of site:

This site is located within the Green Belt and could only be allocated as a result of a policy change. However, it is located adjacent to the Billericay Urban Area boundary with potential access to the site from Break Egg Hill or by extending The Mount cul-de-sac.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

Adj. To

Ancient Woodland:

Within buffer

Local Wildlife Site:

No

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There may be prohibited access from strategic/main distributor routes.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sports Facilities <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Billericay settlement boundary and no other physical problems or constraints that could not be overcome are present on the site. It is therefore considered to be suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is on the edge of the settlement and whilst adjacent to a residential area the site could allow for B1 uses. The site is not considered to be suitable for B2 and B8 uses due to the size of the site and highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0022

Site Address:

Land West of Grange Farm, Great Burstead

Site Area (h):

8.24

Description of site:

The site is located in Great Burstead with Grange Farm to the east, housing situated in the Billericay defined settlement to the north and a cemetery to the west. The site was originally 8.84ha, however following the Stage 2 consultation the site has been amended to exclude the north east area which appears to be owned by a different party.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is located adjacent to the Billericay settlement boundary behind the properties facing Mill Road. However, there is no potential access to the site other than a private access road to Grange Farm and is therefore considered to be unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is of a sufficient size to be considered for employment use there is no potential access to the site from the highway network.

Available:

Yes

Availability Summary:

Landowner known

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0023

Site Address:

Lyndhurst, Broomhills Chase, Little Burstead

Site Area (h):

0.15

Description of site:

Small rectangular parcel of land within Broomhill Chase Plotland Area. The site is within the curtilage of an existing residential property and is adjacent to the dwellinghouse. The site is surrounded by residential properties beyond which is agricultural land.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0024

Site Address:

Oaklands, Broomhills Chase, Little Burstead

Site Area (h):

0.19

Description of site:

Small rectangular parcel of land within but on the edge of Broomhill Chase Plotland Area. Site currently consists of scrubland and is accessed via a track. The surrounding uses are residential properties to the east and west, agricultural land to the south and Little Burstead Wood LoWS to the north.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Adj. To

BAP Habitat:

Adj. To

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0025

Site Address:

Hazelhurst, Broomhills Chase, Little Burstead

Site Area (h):

0.97

Description of site:

Parcel of land predominantly within Broomshill Chase Plotland Area. The site consists of a dwellinghouse and curtilage and is surrounded by residential properties and Great Burstead Common.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

Adj. To

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. It is therefore not considered to be suitable for employment use.

Available:

No

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0026

Site Address:

Knoll Cottage and Land between Cranbourne and The Willows, Broomhills Chase, Little Burstead

Site Area (h):

1.09

Description of site:

Parcel of land within Broomshill Chase Plotland Area consisting of two dwellinghouses, associated curtilage and additional plots of land. The site is accessed off Broomshill Chase and is surrounded by residential properties with agricultural land to the south.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, there are a number of constraints on the site, including being situated relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. It is therefore not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0027

Site Address:

Land East of Crystal (formally The Willows), West of Knoll Cottage, Broomhills Chase, Little Burst

Site Area (h):

0.24

Description of site:

Parcel of land within Broomhill Chase Plotland Area consisting of an empty plot of land. The site is on the edge of the Plotland Area and is surrounded by residential properties to the north, east and west and agricultural fields to the south.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0028

Site Address:

Land adjacent to Homeleigh, Laindon Common Road, Little Burstead

Site Area (h):

0.07

Description of site:

The site is a small rectangular parcel of land fronting Laindon Common Road. The site is bounded by residential properties on two sides and backs onto a golf course. The site is situated within Great Burstead Conservation Area.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

Within

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Laindon Common
Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children &
Young <400m, Churchyards
<800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields >800m,
Natural & Semi-Natural <400m,
Outdoor Sport <400m, Urban
Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to a defined settlement boundary but could be combined with another site to be adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities. The site is not considered to be suitable because it is within an area of Green Belt which fulfils its Green Belt role and function.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is also within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable for development.

Available:

Yes

Availability Summary:

Landowner known

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0029

Site Address:

Land in front of 'The Reddings', south of Burstead Cottage, Laindon Common Road, Little Burste

Site Area (h):

0.09

Description of site:

Small parcel of land consisting of a dwellinghouse and curtilage. The site is surrounded by residential properties and out buildings and is accessed via Laindon Common Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is also within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable for development.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0030

Site Address:

Land Opposite Roseleigh, The Chase, Little Burstead

Site Area (h):

0.6

Description of site:

Rectangular parcel of land within the Green Lane Plotland Area which consists of outbuildings and scrubland. The site is opposite residential properties in the north, scrubland to the west, open fields to the west and a stream forms the southern boundary.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0031

Site Address:

Land north of Harold Wood House, Green Lane, Little Burstead

Site Area (h):

0.1

Description of site:

Small rectangular parcel of land within the Green Lane Plotland Area which consists of a building. The site is surrounded by residential properties in the north, south and west with scrubland to the east.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential issue with access to the site

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Whilst the landowner owner of the site is known the site does not include clear access to The Chase.

Available:

No

Availability Summary:

Whilst the landowner owner of the site is known the site does not include clear access to The Chase.

Assessment for Site SS0032

Site Address:

Land South of MaeVal, Green Lane, Little Burstead

Site Area (h):

0.64

Description of site:

An irregular shaped field to the south west of Green Lane located within sporadic development to the south of Little Burstead.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0033

Site Address:

Land West of Denewood, Studland Avenue

Site Area (h):

0.15

Description of site:

Rectangular parcel of land situated within the New House Farm plotland area, north of the River Crouch. The area is situated within the Green Belt between Ramsden Bellhouse and Wickford. The land is mainly vacant and is covered in mature trees. There are residential properties lining the south west boundary as well as there being one large residential property neighbouring the site to the north east. The land fronts on to Studland Avenue and backs on to a further parcel of land that is also wooded.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyard >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to any settlement area either on its own or via another HELAA site and would therefore be inappropriate development in the Green Belt and is considered unsuitable for further housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The land owner is known.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0034

Site Address:

Wickford Car Park, rear of High Street and Ladygate Centre

Site Area (h):

0.78

Description of site:

Irregular shaped Surface level car park site located within Wickford Town Centre in the Basildon District Local Plan. The site is bounded by the London Liverpool Street Railway line to the north, commercial/retail units to the west, and a major food store to the south and the River Crouch to the east. The site further lies within the Wickford Masterplan where it is identified as the 'Eastern Extension' of the Town Centre.

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No. Service Road accessed from local strategic network.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Located within Wickford Town Centre; Allotments <400m, Children & Young <400m, Churchyards <800m, Civic Spaces <400m, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sports <400m, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Town centre uses that could include residential. The site is within the urban area and a town centre location, it is close to services and facilities and no fundamental access issues. However, the site is an existing car park and this would need to be relocated for the development of residential properties to take place.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the town centre and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0035

Site Address:

Wickford market between Market Road and Woodlands Road, Wickford

Site Area (h):

0.45

Description of site:

Long, narrow, rectangular site behind Wickford High Street. The site is orientated north-south. It is tarmac covered and has a 28m x 10m building on its western boundary. The site includes the public convenience and access lane from the High Street. Access can be gained via the High Street to the east, Market Road to the north or Woodlands Road to the south.

Site identified for market use in BLDP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Market Road is preferable. Woodlands Road and High Street are not ideal.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Children & Young - within, Churchyard <800m, Civic Spaces - only one in vicinity, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Market or mixed use scheme of town centre uses and residential. The site is located within the town centre and close to services and facilities. There is access to the site, even though this may need improvement. However, as the site is designated for market use in the development plan, a change in policy would be required. The timeframe for the development would need to reflect this. An open space assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the town centre and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0036

Site Address:

Land at Market Avenue and Market Road, Wickford, including the swimming pool and 70-108 Mar

Site Area (h):

0.1

Description of site:

The site is an irregular shape to the north of Market Road. The site previously formed part of a wider area (approx. 0.93ha) which included further residential properties, a swimming pool and open space; however the land owner has amended the site area through the Stage 5 Consultation 2013.

The revised site comprises primarily of residential properties and a small area of open space and is situated between a number of community buildings including a medical centre (east), Wickford County Junior School (west), Wickford County Infants School (south) and the swimming pool (north).

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Adj to

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces <400m, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <800m, Urban Parks and Gardens <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is on the edge of the town centre and is well related to services and facilities. The site has some existing housing located on it and a planning application for further residential development has been permitted.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is within the settlement area however it less than 0.25ha in size and it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Available:

No

Availability Summary:

The site was submitted through the Call for Sites process however the landowners preference for the land does not include employment uses.

Assessment for Site SS0039

Site Address:

Land adjacent to 48 Castledon Road, Wickford

Site Area (h):

0.3

Description of site:

Open parcel of grassland located on the east side of Castledon Road, south of the River Crouch and abutting the Green Belt boundary on its northern side. The site is bounded by some hedges/trees and contains two or three further small trees/shrubs within its boundaries.

The site is surrounded by residential development
Development Plan – No notation in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Good road frontage to
Castledon Road, should present
no particular barrier to
development.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments <800m, Children &
Young <400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields <800m,
Natural & Semi-Natural <400m,
Outdoor Sport <2km, Urban
Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located in the urban area with no obvious constraints that could not be overcome. It is therefore considered suitable.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0040

Site Address:

Land rear of Almond Avenue, Wickford

Site Area (h):

0.29

Description of site:

The site is a compilation of sections of the rear gardens of 16 properties, which all back onto each other in a square. There is a garage court area in the centre of the properties, accessed from Almond Avenue, but is not included in the site. The site area contains many small sheds and outbuildings but is essentially greenfield. The site is surrounded by residential dwellings and the wider area is urban, mostly semi-detached dwellings.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access through the garage courtyard may not be considered acceptable on highway grounds.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards <800m, Civic Spaces <800m, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is within the settlement area, within an established residential environment close to all facilities, amenities and services. However, the NPPF indicates a general opposition to the development of residential gardens. Also the location of the site within the block of existing properties would impact on existing residents and with no assured access to the site, it is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0041

Site Address:

Land to the r/o 97 – 101 Southend Road, Wickford

Site Area (h):

0.16

Description of site:

Parts of three rear gardens. Two of the gardens contain several trees. Access would be onto Mount Road, opposite Wickford Infants School.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access point would be opposite Wickford Infants School (Off Mount Road)

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards <400m, Civic Spaces <800m, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sports <800m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement area, within an established residential environment close to all facilities, amenities and services. Sufficient back to back distance could exist for development to occur on the site and no other constraints that could not be overcome are present. Therefore it is considered suitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0042

Site Address:

Land rear of 101-107 Hill Avenue Wickford

Site Area (h):

0.26

Description of site:

Square parcel of land. Parts of 4 no. back gardens. All gardens have mature trees along boundaries. Possible access point onto Mercury Close. Development Plan – No notation

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Churchyards Non-district <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Nutural & Semi-Natural <800m, Outdoor Sports <800m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement area, within an established residential environment close to all facilities, amenities and services. Sufficient back to back distance could exist for development to occur on the site and no other constraints that could not be overcome are present. Therefore it is considered suitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0043

Site Address:

Plot of 32 Hill Avenue

Site Area (h):

0.6

Description of site:

Parcel of land in established residential street. Several trees are present, particularly along the eastern boundary of the site. Site is adjacent to Beauchamps School and can be accessed from Charters Court.

Development Plan: Area of no notation on the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Residential area, close to services and has a point of access.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0044

Site Address:

Rear of 49 – 69 Fanton Chase

Site Area (h):

0.27

Description of site:

Rear section of 6 no. back gardens of 49-69 Fanton Close. Established hedges and mature trees form garden boundaries. Access could be gained from either end of the site: the private drive onto Wakes Colne or via a new access road onto Fanton Chase. Multiple owners

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

Yes

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access is via a private drive which serves 6 dwellings.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <800m, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Owing to the lack of road frontage/access to the site, this has been considered unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0046

Site Address:

Land at Shot Farm, Southend Road, Wickford

Site Area (h):

42.22

Description of site:

Large area of predominantly open rural land located to the northeast of the settlement of Wickford, west of the A130 dual carriageway and adjacent to the borough boundary with Chelmsford Borough Council and Rochford District Council. The site comprises predominantly farmland/grassland, recent woodland planting and an established haulage yard and other commercial activities around a Grade II listed farmstead. Several electricity cables and pylons transect the site. A sewerage works and the River Crouch lie to the north and the Wickford to Southminster branch railway line is to the west. The main residential areas lie to the west and southwest. Part of the original site is located outside the borough and has therefore been discounted.

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

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within

Archaeological Finds:

Yes

Highways Issues:

No particular issues.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<800m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Greenspace <800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the Wickford settlement through HELAA site SS0187 which is considered suitable for development. However, a large part of the site is within the cordon sanitaire of the adjacent sewage treatment works which has resulted in the area of land suitable for housing being reduced from 45.26 to 15.60ha. There are electricity pylons running through the western part of site which is a constraint that would need to be mitigated.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement boundary via another site and could be suitable for B1, B2 and B8 uses due to its size and access onto an A road.

Available:

Yes

Availability Summary:

Site was submitted in 2015 on behalf of the landowner.

Available:

Yes

Availability Summary:

Site was submitted in 2015 on behalf of the landowner.

Assessment for Site SS0047

Site Address:

Land east of Oak Avenue, south of Templar Lodge, Wickford

Site Area (h):

0.05

Description of site:

Small area of plotland, located to the east of Oak Avenue and south of Templar Lodge. The site is to the northeast of the settlement of Wickford, west of the A130 dual carriageway, north of London Road and adjacent to the borough boundary with Chelmsford City Council and Rochford District Council. The site comprises of scrubland. The main residential areas lie to the west and southwest.

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

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

*Access to Services (m)***Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary, which would remain an issue unless the adjacent Shot Farm were also to be developed. As such this site is not considered to be suitable for development at this time. Consideration could be given to the creation of an Area of Special Development Control as an alternative to removal of the whole area from the Green Belt.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0049

Site Address:

Land adjacent to Holly Lodge, Oak Avenue, Wickford

Site Area (h):

0.15

Description of site:

Small plot of land located in the plotlands to the north east of the settlement of Wickford, west of the A130 dual carriageway and adjacent to the borough boundary with Chelmsford Borough Council and Rochford District Council. The site comprises of woodland/scrubland.

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

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

*Access to Services (m)***Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary, which would remain an issue unless the adjacent Shot Farm were also to be developed. As such this site is not considered to be suitable for development at this time. Consideration could be given to the creation of an Area of Special Development Control as an alternative to removal of the whole area from the Green Belt.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0050

Site Address:

Land east of Sunnyside, Enfield Road, Wickford

Site Area (h):

0.07

Description of site:

Small area of grassland with a few trees situated between Sunnyside and Leasway on Enfield Road in the plotland area to the west of Wickford. The site is west of the A130 dual carriageway and adjacent to the borough boundary with Chelmsford Borough Council and Rochford District Council. Land is currently used as part of the domestic garden to Sunnyside.

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

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

*Access to Services (m)***Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for further housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0051

Site Address:

Land at Claygate, Enfield Road, Wickford

Site Area (h):

0.05

Description of site:

Small site, formerly comprising a residential property, situated within the plotlands to the north east of Wickford. The site abuts Enfield Road and is to the west of the A130 dual carriageway, close to the borough boundary with Chelmsford Borough Council and Rochford District Council. The main residential areas lie to the west and southwest. The dwelling that previously existed on the site was replaced on the Council's 'one for one' replacement dwelling in the Green Belt policy, to an adjoining plot in the land owners ownership. The site is now fenced off from Claygate but used as part of its domestic garden and for the casual repair of old American cars. Development Plan: Allocated as Green Belt in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for further housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Landowner known

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0052

Site Address:

Land East of Church Road, North of Glebe Road, Ramsden BellHouse

Site Area (h):

18.7

Description of site:

The site is located in an amber area of GB not considered to retain full GB status as set out in the GB study. It is a large site located to the east of the modest Ramsden Bellhouse settlement and is largely an agricultural field with an additional piece of land with outbuildings linking it to Orchard Avenue.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Part of the site is technically adjacent to the Ramsden Bellhouse settlement, and the site is located in an area of GB not considered to retain full GB status as set out in the GB study. Therefore the site is considered suitable at this time. A PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is on the edge of the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

No

Availability Summary:

The landownership of the site has changed and the agent does not act on behalf of the new owner. Therefore it is unknown as to their intentions and cannot be considered available for development.

Available:

No

Availability Summary:

The landownership of the site has changed and the agent does not act on behalf of the new owner. Therefore it is unknown as to their intentions and cannot be considered available for development.

Assessment for Site SS0053

Site Address:

Land south and north of Barn Hall (Area of Special Reserve BAS S3) + Allocation S3 + R3

Site Area (h):

21

Description of site:

Expansive area of hedge enclosed arable farmland located on the northwest outskirts of the town of Wickford. The London to Southend Victoria railway line forms the southern boundary of the site, with further farmland to the north and west, the district boundary to the north and established residential areas to the east. Several mature trees exist within the field boundaries. The south east part of the site has now been granted planning permission for 152 units and has therefore been deducted from the original HELAA site. The original HELAA site was 24.20ha in area.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

Extension and upgrade of nearby local roads, such as Station Avenue, would be required

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

former allotments and amenity space (within site), Civic Space <2km, edu fields, natural green space <400m, outdoor sports facilities <800m; Memorial Park <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Residential on non green belt sites or where development plan has been reviewed, residential, open space, farmland or combination of these uses. Close to Wickford Town Centre and railway station. No constraints that could not be overcome are present on the site and it is considered suitable at this time. The designated Area of Special Reserve in the BLDP 1998 has been granted planning permission for 68 units. Consequently, it is likely that some of this site will need to provide for the loss of the ASR and limits the potential amount of development that would be accommodated on this site.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is on the edge of the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0054

Site Address:

Land north and east of Station Avenue, Barn Hall, Wickford

Site Area (h):

4.7

Description of site:

Fairly level grassland field adjoining open countryside to the west and housing to the east. New housing building built on land to the south.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments - within, Amenity Non-District <800m, Children & Young - within, Churchyards <800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Educational Fields Non-District <800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Residential / open space. As an Area of Special Reserve in the Basildon Local Development Plan, the HELAA methodology states that allocations in the existing plan will be carried forward. The site is adjacent to existing residential properties and on the edge of the urban area. Whilst, it is recognised that there is an area of open space on the land, the relocation of the open space would have to be taken into consideration as part of the development scheme. A PPG17 assessment needs to be undertaken on the site to assess its status as a green space if the site were to come forward.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0056

Site Address:

Land east and west of Lower Dunton Road, Dunton, Basildon

Site Area (h):

40.97

Description of site:

Large parcel of land of irregular shape agricultural land extending south of the A127 on both sides of Lower Dunton Road, not including Friern Manor and dwellings on the east of Dunton Road. Consists of several arable fields, a single large barn and several individual trees, particularly in the field boundaries.

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

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:**SSSI:**

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Lower Dunton Road, then linking to West Mayne and A127.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi Natural Green Space <800m, Outdoor Sport Facilities <2km, Urban Parks and Gardens <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to a settlement boundary and whilst previously the site would have been found unsuitable due to the presence of the road acting as a physical boundary, the revised methodology no longer considers minor roads such as West Mayne to be a physical barrier. However the site is isolated from public services, public transport and retail areas and is adjacent to an industrial zone as well as being transected by overhead power lines. These issues can be potentially overcome and therefore their presence on the site is not enough to determine the site as unsuitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to an existing employment area and adjacent to the settlement and could be suitable for B1 and B2 uses. The site is adjacent to a junction of the A127 and a B road and could be suitable for B8 uses.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the HELAA process and therefore the landowner can be identified, thus is available.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0057

Site Address:

Land at Hereford House, Lower Dunton Road, Dunton, Basildon

Site Area (h):

4.32

Description of site:

The site is an irregular parcel of land in Laindon, to the west of the Southfields Business Park. The site is within the Green Belt and has been in agricultural use, containing a large barn. The current use is described as vacant in the CFS submission.

The site is a large field stretching between Lower Dunton Road and West Mayne, extending around and behind a small collection of properties known as The Old School House. The site fronts onto lower Dunton Road, which is a long road with a few dwellings and other developments but predominantly of rural character.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular highway access issues.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Adj via another site

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards and Cemeteries >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural <400m, Outdoor Sport Facilities <2km, Urban Parks and Gardens <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to a settlement boundary and whilst previously the site would have been found unsuitable due to the presence of the road acting as a physical boundary, the revised methodology no longer considers minor roads such as West Mayne to be a physical barrier. However the site is isolated from public services, public transport and retail areas and is adjacent to an industrial zone. These issues can be potentially overcome and therefore their presence on the site is not enough to determine the site as unsuitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to an existing employment area and adjacent to the settlement via another site and could be suitable for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0058

Site Address:

Land at Ford Dunton Technical Centre, Dunton, Laindon, Basildon

Site Area (h):

81.1

Description of site:

Oval shaped site predominantly brownfield, comprising: Ford Technical Centre; Greenfield land; test track.
Development Plan: Ford Research and Development Centre

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Development would likely increase traffic significantly.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Site is within the urban area, there is a proportion of brown-field land and the site provides good access to the strategic highway network. It is within suitable distances of a number of required facilities, services and amenities and there are no physical constraints that would make the site unsuitable for residential development.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within an existing employment area and could be considered for B1, B2 and B8 uses.

Available:

No

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. However, officers have knowledge that this site should be 100% retained for employment and thus is unavailable.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0059

Site Address:

Land at Ford Dunton Technical Centre, and Former Laindon School Playing field, Laindon, Basild

Site Area (h):

16.3

Description of site:

Irregular shaped site predominantly Green field (former Laindon Playing field) and surrounded by Ford Dunton Technical Centre on the West, industrial area on the East and residential areas to the South.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access scheduled to be via West Mayne and / or Laindon High road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Adj to

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Farmland, open space, residential or commercial. The site is adjacent existing residential areas and within the urban area, close to services and facilities. There have been some recent planning applications that have been permitted adjacent to the site for residential development. Access will be an issue and there will be an increase in traffic, therefore this will need to be a consideration for the development scheme alongside the other constraints that have been identified.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement and adjacent to an existing employment area and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The site is under construction for residential dwellings.

Assessment for Site SS0060

Site Address:

Land at corner of Nevendon Road and Courtauld Road

Site Area (h):

2.3

Description of site:

Large vacant greenfield site/scrubland. Location includes residential gardens to the west, flats to the north, a garden centre to the south and further open scrubland to the east. A drainage ditch surrounds the site on three sides. Allocated as 'Proposed Employment Area' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Grace Road. May also be possible from Courtauld Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

Site located adjacent a large sewerage works and within the 400m buffer and therefore excluded from the HELAA as per methodology, on advice of Anglian Water Services Ltd.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0062

Site Address:

Land between 14 and 18 Basildon Drive, Basildon

Site Area (h):

0.03

Description of site:

Long narrow site located in a residential street, measuring approximately 6 metres wide by 45 metres deep. The land backs onto the Woodlands Care Home. The site itself is not suitable for development due to its narrow nature of the site.

Development Plan: allocated as an area of no notation in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

Although the site is within the urban area and close to services and facilities, the site is too narrow to accommodate development comfortably and this has been demonstrated when a planning application for a dwelling on this site was previously refused.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size, is surrounded by residential properties and it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could not be established.

Available:

No

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could not be established.

Assessment for Site SS0063

Site Address:

Land at Dorval on corner of Pound Lane and Arterial Road, Laindon

Site Area (h):

0.19

Description of site:

Square site located at the northern end of Pound Lane fronting onto the Arterial Road A127 dual carriageway. Site is predominantly covered in scrub and trees. Former dwelling of Dorval on the eastern side.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No access possible from A127, site is however accessible from Pound Lane.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accommodate 5 or more dwellings. Therefore in accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size, is surrounded by residential properties and it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0064

Site Address:

Land east of Pound Lane, Laindon

Site Area (h):

1.3

Description of site:

Rectangular piece of land located on east side of Pound Lane. Covered in wood and scrubland. The site is bounded to the north and west by residential development. To the east lies further open land and St. Nicholas' church cemetery. Church View House occupies land to the south. An electricity sub-station is located within the southern part of the site.

Site of former Salmons farm.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular highway issues as good access from Pound Lane.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space and Children/young people space <400m, Churchyard <400m, Civic Space <2km, Educational Field <400m, Natural/semi natural Green Space <400m, Outdoor Sport Facility <2km, Urban Park <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Either left as a woodland wildlife habitat or as residential, due to surrounding residential development character, with retention of as many mature trees as possible fronting Pound Lane. : Site is within the urban area and close to services and facilities. Furthermore, the site is allocated for residential development in BDLP. Consideration must be given to the same principle that applied to any development proposals for the site as set in the BDLP 1998, that the trees fronting Pound Lane, the tree and scrub landscaping buffer strips along the eastern and western boundaries should be retained and a new landscaping buffer along the eastern edge to compliment the open space associated with the church should be provided. The existing footpaths should also be incorporated into any development, which could accommodate about 20 dwellings.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. The site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0066

Site Address:

Land at Falstones

Site Area (h):

0.19

Description of site:

This site has been previously used as open space but is currently fenced off by the landowner. It is a traingular shaped plot located to the south of Falstones and to the north of Laindon Link. Permission was granted for housing development on the western side of the side in 2007 but was never built.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <400m,

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located within the Urban Area with potential access from Falstones. There are no constraints on the site that could not be overcome and it is considered suitable at this time. It is worth noting that there are a number of protected trees on the site and a PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

The site has not been put forward through the call for sites process and the landownership details are unknown.

Available:

No

Availability Summary:

The site has not been put forward through the call for sites process and the landownership details are unknown.

Assessment for Site SS0067

Site Address:

Land at Laindon Link, South West of Roundacre

Site Area (h):

0.67

Description of site:

Irregular shaped site located on the southern side of Laindon Link, bounded by the C2C railway line to the south and a car park to the east. Mixed woodland and grassland.

Allocated as 'Existing Open Space' in BDLP. Site area amended to exclude narrow western part of site covered by a Woodland TPO. Now 0.69ha (originally 0.99ha).

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Walking distance to bus and rail stations; Laindon Link road busy at peak hours.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space and Children/young people Space <400m, Churchyards >800m, Civic Space <800m, Educational Field <400m, Country Parks <2km, Natural/Semi-Natural space <800m, Outdoor Sport Facility <2km, Urban Park <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Mixed Open space/woodland and/or residential or commercial. Submitted for commercial or residential.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the urban area and accessed via a B road. It could therefore be considered for B1, B2 and B8 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 and B8 uses.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0068

Site Address:

Car park southwest of Roundacre.

Site Area (h):

1.34

Description of site:

Medium size parcel of land, currently operated as a car park for the town centre, between the Laindon Link, Roundacre and the C2C rail line. The site is accessed from the Laindon Link at the junction with Great knightleys. It contains a number of mature trees along its boundaries. It has links into the footpath network, with an underpass to cross Roundacre into the Town Centre at the north eastern boundary.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards >800m, Civic Spaces <400m, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Site is within the settlement boundary, close to most amenities, facilities and services. None of the constraints would make the site unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the urban area and accessed via a B road. It could therefore be considered for B1, B2 and B8 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 and B8 uses.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0069

Site Address:

Open Space and garages at rear of 1-53 Paprills, 318-334 Great Gregorie and 156-184 The Knar

Site Area (h):

0.49

Description of site:

Irregular shaped site located on the west side of Great Gregorie, largely surrounded by residential properties whose private rear gardens back onto the site. The western half is laid out as a parking and garage court area, whilst the eastern half is largely laid out as grass and comprises a number of trees/shrubs and some children's play equipment. Allocated as 'Existing Open Space (Less than 0.4 hectares)' in BDLP

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

6

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access issues due to good road connection with Great Gregorie

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyard <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sports <2km, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space, parking area, residential development, or a combination of all three. Urban area, good transport links. An assessment would need to be carried out if the site were to come forward for development.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses.

Assessment for Site SS0070

Site Address:

Land south of Basildon College, north of Basildon Hospital

Site Area (h):

13.4

Description of site:

Site is comprised of grassland, enclosed by a field hedge to the south and east, beyond which lies Basildon Hospital. The land to the north east is identified as a playing field associated with Basildon College. The land to the west is farmland which is allocated as an Area of Special Reserve.

Development Plan: Allocated as an Area of Special Reserve in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

No access at present, which would need to be provided as part of a larger site, likely from Nethermayne.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

No Access

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green Space and Children/young people space <400m, Churchyards >800m, Civic space <2km, Educational Field <400m, Natural/semi-nat space <400m, Country Park <2km, Outdoor Sport Facility <800m, Urban Park <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Expansion of hospital, if access issues could be overcome then residential or mixed use as part of a wider development scheme. The site is within the urban area, close to services and facilities and there are no development plan restrictions against development. Whilst there is no current access to the site, surrounding submitted sites could provide this and these have been found suitable and available. The site was allocated as and Area of Special Reserve in the Council's Local Plan and the intention to develop it has been set.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and the size could mean it is suitable for B1, B2 and B8 uses. However the site has not been found suitable at present because there is no access to the site.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

Landowner is known.

Assessment for Site SS0071

Site Address:

Land north of Dry Street (Area of Special Reserve – Saved Policy BAS S3)

Site Area (h):

21.61

Description of site:

Large area of principally grazing land to the west of Basildon college campus and Basildon Hospital. The site also comprises a small riding school to the south. Woodland lies to the west and residential properties occupy the land to the north.

Constraints

Flood Zone:

Zone 1

Washland:

Yes

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

Yes

Highways Issues:

Upgrades to highway network needed.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green Space and Children/young people space <400m, also within site. Churchyards >800m, Civic space <2km, Educational Field <400m, Natural/semi-nat space <400m, Country Park <800m, Outdoor Sport Facility <800m, Urban Park <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Education/Hospital/open space/sports field/farmland or residential, or a mix of all of the above. As an Area of Special Reserve in the Basildon Local Development Plan, the HELAA methodology states that allocations in the existing plan will be carried forward. The site is adjacent to existing residential properties and in close proximity to Basildon station and town centre. Whilst, it is recognised that limited sewerage capacity is a fundamental issue for the site, any development would have to take this into consideration as part of the scheme.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

No landowner contact details on HELAA file however the Reserved Matters Application has been submitted so ownership details are available.

Available:

Yes

Availability Summary:

Assessment for Site SS0072

Site Address:

Thurrock and Basildon College Nethermayne Campus

Site Area (h):

8.28

Description of site:

Entire site currently occupied by the South Essex College (Basildon Campus). The site includes several 1 to 4 storey linked campus blocks, with ancillary surface car parking areas, landscaping and adjoining sports field, located on the west side of Nethermayne, Basildon. The site is within the settlement boundary, to the south and east of residential housing around Basildon Town Centre. To the south is Basildon Hospital, which occupies a large site and to the east is St. Luke's Hospice and the roundabout from which the college is accessed. To the west are open fields which are an Area of Special Reserve. Development Plan: Site is highlighted as a School, although the BDLP does not provide any policy designation, while the sports field is allocated as 'School Playing Fields and Other Open Space' and land in the north east corner of the site is allocated as 'Existing Open Space'.

Constraints

Flood Zone:	SSSI:	Policy Restrictions
Zone 1	Within buffer	<i>Employment Specific Criteria</i>
Washland:	Special Area of Conservation:	Existing Employment Area:
No	No	Not within
Marshes:	Special Protection Area:	Town Centre Proximity:
No	No	Not within
Critical Drainage Area:	Ramsar:	Highways Access:
Within	No	A Road
Ground Water Vulnerability:	Local Nature Reserve:	<i>Access to Services (m)</i>
Yes	No	Primary School:
Surface Water Flooding:	Ancient Woodland:	<600m
No	No	Secondary School:
Village Green:	Local Wildlife Site:	<1.5km
No	Within buffer	Health Facilities:
Existing Industrial Areas:	BAP Habitat:	<800m
No	Within buffer	Local Centre:
Mineral Safeguarding Areas:	Potential Protected Species:	<800m
Not within	Within	Town Centre:
Oil/Gas Pipeline:	Potential Protected Species Buffer:	<800m
No	Yes	Bus Stop:
Gas Pipeline Buffer:	Nature Improvement Areas:	<600m
No	Not Within	Railway Station:
Electricity Pylon:	Scheduled Monument:	<1.6km
No	No	Public Open space:
Wastewater Treatment Works 400m Buffer:	Conservation Area:	<400m
No	No	Public Open Space Notes:
Major Hazards:	Listed Building:	Amenity Green Space and Children/young people space <400m Civic space <2km; Educational Field <400m; Natural/semi-nat space <800m; Country Park <2km; Outdoor Sport Facility <800m; Urban Park <2km, Churchyards >800m.
No	No	
Potential Contaminated Land:	Archaeological Finds:	
C - Not assessed - Possible risk.	No	
Definitive Footpath:	Highways Issues:	
No	No particular issue, good access from roundabout junction on Nethermayne.	
Tree Presevation Order:		
Yes		

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Education/open space/sports field; Residential; Mixed use; Extension of Basildon Hospital. Adjacent to existing residential properties, within the settlement boundary and urban area. Close to most amenities, facilities and services, including town centre and transport connections. There are no constraints that would otherwise make the site unsuitable for housing development. However, occupation of the current site must be factored in and reflected in the timetable for delivery.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and the size could mean it is suitable for B1, B2 and B8 uses. The site is accessed from an A road.

Available:

Yes

Availability Summary:

No landowner contact details on HELAA file however the Reserved Matters Application has been submitted so ownership details are available.

Available:

Yes

Availability Summary:

Assessment for Site SS0073

Site Address:

Rear of 6-38 Eastley, Basildon

Site Area (h):

0.69

Description of site:

Irregular shaped parcel of land to the west of Nethermayne, within a residential area. The site is a landscaped area currently used as open space for the surrounding dwellings and apartment building, separating residential properties from the college to the south. The site is predominantly laid to grass with several trees within the site and along the southern boundary. It contains a playground and a strip of an adjoining parking court yard (to the rear of 6-26 Eastley). Residential terraces adjoin the site to the north and the west, with South Essex College (Basildon Campus) occupies the site to the south.

Development Plan: Allocated as an area of no notation in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Existing access via Eastley is limited though would appear adequate for small scale development.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <800m, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

There are no physical constraints that prevent this site being suitable for housing.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

No

Availability Summary:

No details of land ownership.

Available:

No

Availability Summary:

No details of land ownership.

Assessment for Site SS0074

Site Address:

Hospital and Nethermayne roundabout land

Site Area (h):

22.27

Description of site:

Expansive area of land located immediately to the south of the principal settlement of Basildon. The site in its revised states comprises the Basildon Hospital complex in the south and Nethermayne roundabout in the north. Most of the site has a built up appearance comprising several 1 to 4 storey high hospital buildings. Development Plan: The hospital complex and roundabout are located within an area of no notation on the BDLP 1998. Land in the north of the site is allocated as 'Existing Open Space'.

Constraints

Flood Zone:

Zone 1

Washland:

Yes

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Highway infrastructure which would need to be upgraded.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyard >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Natural & Semi-Natural (non-district) <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is close to existing residential properties and in close proximity to Basildon station and town centre, although the site is an existing Hospital site and the relocation of this use is not feasible. Also, the Nethermayne roundabout is located within the site and it would be unsuitable to redirect this entire highway infrastructure to accommodate residential properties. However, the small narrow strip of Ashdale to the south west of the site could form a suitable site for housing, yet it would be more appropriate for the site to form an extension to the existing nursing accommodation located to the north west.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1, B2 and B8 uses. The site is accessed from an A road.

Available:

No

Availability Summary:

The site was not formally submitted by the land owner and was carried over from the Replacement Local Plan. Therefore unavailable at this time.

Available:

No

Availability Summary:

The site was not formally submitted by the land owner and was carried over from the Replacement Local Plan. Therefore unavailable at this time.

Assessment for Site SS0361

Site Address:

Land adjacent to Sellyhills, Clifton Road, Basildon

Site Area (h):

0.19

Description of site:

A rectangular plot of land containing a domestic garage and part garden associated with the neighbouring dwelling 'Sellyhills' and woodland/scrub over the majority of the site. The surrounding area consists of residential properties apart from to the north of the site where there is a small area of grassland. The site contained a dwelling, which has now been replaced on the adjacent land.

Designated as Green Belt and plotland in BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that would require improvement to accommodate development

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

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

The location is beyond public services, facilities and amenities, including transport connections and convenience shopping.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by or on behalf of the landowner and has access.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0362

Site Address:

North Benfleet Lodge, Pound Lane, Basildon

Site Area (h):

2.33

Description of site:

Medium sized rectangular site on Pound Lane, North Benfleet. The site contains a residential property, open fields and a domestic businesses storing mobile homes. There are a number of structures relating to the current uses.

Environmentally, there are a few substantial trees in the northern section of the site (around the dwelling), a dried pond and hedgerows.

Designated as Green Belt and plotland in BDLP 1998

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

No

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

*Access to Services (m)***Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0429

Site Address:

Land west of Woodstock, Upper Avenue, North Benfleet, Basildon

Site Area (h):

0.13

Description of site:

A rectangular plotland site containing a number of outbuildings, vehicles and materials. It appears to be used as a building yard rather than for stables and grazing but has no formal use. The site is bordered by trees and hedges to the north, south and west sides and there are a number of trees within the site. The site is difficult to access at the end of unmade roads. The area is rural in character, with farmland and natural space within the plotland area, and residential and business uses making up a number of nearby sites. Designated as Green Belt in BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that may require improvement to accommodate development.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Whilst the site was submitted through the Call for Sites process the landowner details are no longer known.

Available:

No

Availability Summary:

Whilst the site was submitted through the Call for Sites process the landowner details are no longer known.

Assessment for Site SS0430

Site Address:

Land at junction of Cross Road and Clarence, Basildon

Site Area (h):

0.12

Description of site:

The site fronts onto Cross Road and Clarence Road within the area of Bowers Gifford/North Benfleet. A rectangular shaped site filled with trees and hedgerows that is located in the midst of sporadic and scattered residential development.

Designated as Green Belt and plotland in BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There is access to the site from Clarence Road. However, the access is likely to require improvements.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People >400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks and Gardens <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is located in an area away from the settlement boundary and within the green belt and therefore not considered suitable for development. Furthermore, the site is some distance away from local services and facilities.

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0431

Site Address:

The Croft, Blackheath Chase, Langdon Hills, Basildon

Site Area (h):

4

Description of site:

Parcel of land in the south of the Borough. Part of the site which consists of a dwellinghouse is within the Northlands Plotland area. The remainder of the site consists of fields bounded by hedgerows. The site is surrounded by woodland and fields.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

Within buffer

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Blackheath Chase.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.6km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <2km, Children and Young People Spaces <800m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <2km, Natural and Semi Natural <800m, Outdoor Sport Facilities >2km, Urban Parks and Gardens >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0432

Site Address:

Land at Fallowfield, Grays Avenue, Langdon Hills, Basildon

Site Area (h):

2.12

Description of site:

Parcel of land in the south of the Borough. The north eastern part of the site contains a dwellinghouse and a TPO and is located within the Northlands Plotland area. The remainder of the site consists of kennels and a field. The site is surrounded by residential properties within the Plotland and fields.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Grays Avenue.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <2km, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <2km, Natural and Semi Natural <800m, Outdoor Sport Facilities >2km, Urban Parks and Gardens >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0491

Site Address:

Land east of Lower Dunton road, Basildon, south of Merrylands Chase, Dunton

Site Area (h):

1.92

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Lower Dunton Road, then linking to West Mayne and A127.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <2km, Urban Parks and Gardens <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to a settlement boundary via site SS0056 and whilst previously the site would have been found unsuitable due to the presence of the road acting as a physical boundary, the revised methodology no longer considers minor roads such as West Mayne to be a physical barrier. However the site is isolated from public services, public transport and retail areas and is adjacent to an industrial zone. These issues can be potentially overcome and therefore their presence on the site is not enough to determine the site as unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement via another suitable site (SS0056) which is accessed via a B road. Therefore it could be considered for B1, B2 and B8 uses.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0492

Site Address:

The Old School House and Hereford House, Lower Dunton Road, Dunton

Site Area (h):

0.53

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

Adj. To

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Lower Dunton Road, then linking to West Mayne and A127.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <2km, Urban Parks and Gardens <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to a settlement boundary via site SS0057 and whilst previously the site would have been found unsuitable due to the presence of the road acting as a physical boundary, the revised methodology no longer considers minor roads such as West Mayne to be a physical barrier. However the site is isolated from public services, public transport and retail areas and is adjacent to an industrial zone. These issues can be potentially overcome and therefore their presence on the site is not enough to determine the site as unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0500

Site Address:

Land off Honiley Avenue, Wickford

Site Area (h):

2.1

Description of site:

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 was previously 2.20ha, however an additional HELAA submission (SS0557) has been submitted in that area and has been deducted from SS0500. 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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Poor access onto the A127.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

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. It is separated from the Basildon settlement further by the A127; thus it is in an unsustainable location and is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0501

Site Address:

Acacia Lodge, Acacia Road, Bowers Gifford

Site Area (h):

0.27

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that would require improvement to accommodate development.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0538

Site Address:

Rose Cottage, Coxes Farm Road, Billericay

Site Area (h):

0.96

Description of site:

The site lies to the west of Coxes Farm Road and is bounded by hedgerows. The land consists of a residential property Rose Cottage and scrubland and is surrounded by residential properties to the south and west.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Potential access onto Coxes
Farm Road**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity
Green Spaces <800m, Children
& Young >400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields <800m,
Natural & Semi-Natural >800m,
Outdoor Sport >2km, Urban
Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites by the landowner

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0539

Site Address:

Land South of Outwood Farm Road junction with Outwood Common Road

Site Area (h):

2.1033

Description of site:

Site lies south of Outwood Farm Road and the junction with Outwood Common Road. The site consists of residential buildings, agricultural land and a pond. It is bounded by trees and hedgerows. To the immediate south and west there are agricultural fields and to the east are residential properties fronting onto Outwood Farm Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Potential access onto Outwood
Farm Road**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity
Green Spaces <800m, Children
& Young >400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields <800m,
Natural & Semi-Natural <800m,
Outdoor Sport <2km, Urban
Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites on behalf of the landowner

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0076

Site Address:

Land North of Nethermayne, South of 35 Toucan Way, including car park and outbuildings at Bas

Site Area (h):

2.02

Description of site:

Irregular shaped site located on the east side of Nethermayne. Largely covered in woodland and scrub, with a small area of hard standing. Basildon Golf course lies to the east, residential properties to the north and agricultural land to the south and west. Site of original T junction between Clay Hill Road and dry Street, as well as that of former Kingswood Hall and outbuildings, almost all of which has long since been demolished. Allocated as 'Leisure and Recreation Sites' in BDLP.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Part of site

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Sparrows Herne not possible. Access would have to be from Nethermayne.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young People <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural >800m, Natural & Semi-Natural (non-district) <400m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the urban area with good transport links and is in close proximity to Basildon station/town centre, no other constraints that could not be overcome are present on the site and it is considered suitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and accessed from an A road. B1, B2 and B8 uses could potentially be suitable on this site.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0077

Site Address:

Church Walk House, Church Walk, Basildon

Site Area (h):

0.11

Description of site:

Four storey 1960's constructed commercial office block, located within Basildon Town Centre on the south side of Great Oaks. The site lies to the west of a large multi storey car park, east of St. Martins Church, south of the Magistrates Court and to the north of a Marks and Spencer store. It has an access road to the rear.

Development Plan: Allocated as 'Town Centre' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Good road links via ring road and access onto Great Oaks.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green Space <400m;
Allotments >800m;
Children/young people Space <400m; Churchyards >800m;
Civic Space <400m;
Educational Field <800m;
Natural/Semi-Natural space <800m; Outdoor Sport Facility <2km; Urban Park <400m; Country Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accomodate 5 or more dwellings. Therefore in accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst the site is less than 0.25ha in size the site is within the town centre and could be considered for B1 uses. The site is not considered to be suitable for B2 or B8 uses due to highways access and its close proximity to residential properties.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0078

Site Address:

Cherrydown West / Ashdon Way Car Park

Site Area (h):

1

Description of site:

Site is a car park on the edge of Basildon Town Centre. To the north is Ashdon Way and the C2C rail line; to the west is residential development and a veterinary surgery, to the east is a roundabout and the Town Centre boundary, to the south is another car park and residential development. The site is lined with protected trees.

Area of no notation in the Local Plan 98.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Easily accessible from Ashdon Way, Cherrydown West and the roundabout

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Adj to

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<400m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green Space <400m; Allotments >800m; Children & Young Peoples Spaces <400m; Churchyards <800m; Civic Space <400m; Country Parks <2km; educational Fields <400m; Natural and semi-natural open space <400m; Outdoor Sports facilities <2km; Urban Parks <800m;

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Commercial office space extension to the town centre or residential. Site is within the settlement boundary, close to town centre amenities, facilities and services including transport connections. There are no constraints that make the site unsuitable for housing.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is not within an existing employment area or town centre but it is within the settlement and could be suitable for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0082

Site Address:

Land opposite 54-84 Audley Way

Site Area (h):

0.25

Description of site:

Rectangular parcel of open space on the north side of Broadmayne, on the edge of Basildon Town Centre, fronting Audley way. The site is laid to grass and includes several mature trees. The parcel is part of a continuing strip of green space between The Gore, Audley Way and the Town Centre. This is larger than the Planning Application site (05/00151/FULL) for the community centre which lies just outside, to the east, of the submitted site. Development Plan: Allocated 'Existing Open Space' in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children/young people Space <400m, Churchyards >800m, Civic Space <400m, Educational Field <400m, Natural/Semi-Natural space <800m, Outdoor Sport Facility <2km, Urban Park <400m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space; community use; commercial uses appropriate to an edge of centre location; residential. Urban location with good access to town centre amenities, services and facilities including transport connections. However, the site has an existing community facility on it and is also allocated green space. An open space assessment will be necessary to pursue any potential allocation for development.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0083

Site Address:

Land East of Clay Hill Road, North of Witchards and South of Railway Line

Site Area (h):

0.98

Description of site:

Long, heavily wooded site immediately south of a car park and the C2C railway line, at the edge of Basildon town centre. The site has access from the west from Clay Hill Road and has housing to the west and south. To the west the site links into an amenity green space, with housing to the south (Witchards). Originally intended to provide an embankment for proposed rail sidings/station to serve Basildon. Allocated as 'Existing Open Space' in the BDLP.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil & Gas

Gas Pipeline Buffer:

Oil & Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil & Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Close to Basildon rail and bus stations.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Adj to

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Open space. Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <400m, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

Despite its urban location and close proximity to Basildon town centre and railway station, the site is heavily wooded, covered by a recent Tree Preservation Order and has a protected species alert for the entire site. The oil and gas pipelines will slightly reduce the site area. Although it is quite a large site, the woodland TPO constraint would justify the site being considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0084

Site Address:

Community Hall off Witchards and Open Space rear of 26-45 Gun Hill Place and rear of 41-58 Wi

Site Area (h):

1.8

Description of site:

Long parcel of public open space extending north-south, comprising open grassland and a number of mature trees. A community centre (with parking area) is included at the south of the submission site. Allocated as 'Existing Open Space' in the BDLP.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil & Gas

Gas Pipeline Buffer:

Oil & Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Oil & Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access to the site from both Gun Hill Place and Witchards could be an issue

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <800m, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Site has a wide range and number of constraints including lack of access, width of site and need to protect drainage ditch and separation from the oil pipeline. The grounds are also the sole accessible open space in the area. Therefore the lack of access and the PPG17 assessment considers this site unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0085

Site Address:

Land north of Gun Hill Place, Basildon

Site Area (h):

0.44

Description of site:

Irregular shaped parcel of land which is central part of a larger public open space, located at the northern end of Gun Hill Place, south of the C2C railway line.

The site comprises a number of mature and semi mature trees, a footpath and a small parking bay area off a turning head

Allocated as 'Existing Open Space' in the BDLP and amenity green space in PPG17.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Walking distance to rail and bus stations.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young - within, Churchyards >800m, Civic Spaces <800m, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural >800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Gas pipeline runs across majority of the site, along the boundary with existing housing, preventing development within a wide buffer and the site is considered unsuitable at this time. Close proximity to railway line and quite heavily wooded part of northern area of the site would provide further difficulties for development on site. A PPG17 assessment will be necessary to pursue any potential allocation for development.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0086

Site Address:

Treetops and Land Adjacent Treetops, North Road, Crays Hill

Site Area (h):

0.33

Description of site:

Small site within a plotlands area south of Crays Hill, in a rural setting. The site is composed of two parcels of land, divided by a hedgerow, one with an established dwellinghouse (Treetops) and one vacant parcel laid to grass. A public footpath runs along side the north boundary. The site is surrounded by other dwellings on large plots separated by trees and other natural screening.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Site is not adjacent to an established settlement that has sufficient service provision and lies within the Green Belt, accessed by a private unmade road. As such the site it considered to be in an unsustainable location.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site does not provide access to the adopted highway. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0087

Site Address:

Open Space and garages at rear of 2-12 Priors Close, 94-114 Pinmill and 442-510 Long Riding,

Site Area (h):

0.23

Description of site:

Largely square shaped site located on the east side of Priors Close, Basildon. Residential development surrounds the site on all four sides.

Allocated as 'Existing Open Space (less than 0.4 hectares)' in the BDLP.

Site comprises predominantly grassland, some children play equipment and a couple of trees close to the site periphery.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues. Narrow access may limit capacity of site. Could be accessed at 3 points.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments <800m, Children & Young - within, Churchyards >800m, Civic Spaces <800m, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Public open space or housing (or combination). urban area with good transport links, surrounding residential properties and close proximity to Basildon station/town centre. Before any prospect of allocation can be further considered an open space assessment should be undertaken to establish the status of its loss.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst it is within the settlement boundary, the site is less than 0.25ha in size and is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0088

Site Address:

Open Space rear of 8-34 Codenham Straight and rear of 40-66 Codenham Green, Kingswood

Site Area (h):

0.2

Description of site:

Largely square piece of amenity land located off of Codenham Straight in Basildon. The site contains children play equipment, largely laid to grass and is surrounded by residential terraces whose private rear gardens back directly onto the land. A few trees and shrubs are positioned along the peripheral boundaries of the site.

Development Plan: Allocated as 'Existing Open Space (less than 0.4 hectares)' in the BDLP.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards >800m, Civic Spaces <800m, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space, parking area, residential or a combination of these. urban area with good transport links, surrounded by residential properties and close proximity to Basildon station/town centre. However, an open space assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0089

Site Address:

Open Space rear of 2-28 Wynters and rear of 1-17 Codenham Straight, Kingswood

Site Area (h):

0.25

Description of site:

Largely square piece of amenity land with ancillary parking area located off of Codenham Straight in Basildon. The site contains children play equipment, largely laid to grass and is surrounded by residential terraces whose private rear gardens back directly onto the land. A few trees and shrubs are positioned along the peripheral boundaries of the site. Development Plan: Allocated as 'Existing Open Space (less than 0.4 hectares)' in the BDLP.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards >800m, Civic Spaces <800m, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space or residential. urban area with good transport links, surrounded by residential properties and close proximity to Basildon station/town centre. An open space assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Employment Development Potential

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0090

Site Address:

Basildon Integrated Support Service (Lincewood County Infants School Annexe) High Road, Lan

Site Area (h):

0.37

Description of site:

Single storey school buildings cover 50% of the site area, with the majority of the remainder of the site given over to hard surfacing. A row of mature trees screens the site from High Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular highway constraint. Good access from Debden Green.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green Space <400m, Allotments >800m, Children/young people space <400m, Churchyards >800m, Civic Spaces >2km, Country Park <800m, Educational Field <400m, Natural/semi natural Green Space <400m, Outdoor Sports Facilities >2km, Urban Park <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Educational or residential. Residential area, and on basis educational requirements can be met elsewhere in the locality.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0091

Site Address:

Land at Lee Chapel Lane and North of High Banks, Lee Chapel Lane, Langdon Hills

Site Area (h):

0.3

Description of site:

Irregular shaped site located north of Lee Chapel Lane and south of Staneway, Langdon Hills.

Site is allocated as 'Existing Open Space' in the Basildon District Local Plan 1998.

The site contains a number of mature trees and scrubs and is bordered by residential areas.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular problems. Access from Lee Chapel Lane.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural <400m, Natural & Semi-Natural (non-district) <400m, Outdoor Sport >2km, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accommodate 5 or more dwellings. Therefore in accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0092

Site Address:

Land west of High Road and South of The Grove, Langdon Hills

Site Area (h):

1.69

Description of site:

Irregular parcel of land comprising a building and scrubland. The site is bounded to the south by a public right of way, High Road to the east and the borough boundary to the west.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

Within buffer

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyard >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural - within, Natural & Semi-Natural (non-district) <400m, Outdoor Sport >2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Whilst only a very small portion of the site is located adjacent to the settlement boundary, access could be gained from High Road and there are no constraints on the site that could not be overcome. Therefore the site is considered suitable at this time. This site is considered suitable for development but does need to undergo a PPG17 assessment to check its status before considering it further for allocation.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 and B8 uses. Highways access is from a B road.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0093

Site Address:

Land adjacent to 6 Lee Chapel Lane, Langdon Hills

Site Area (h):

0.47

Description of site:

Rectangular parcel of land adjacent to the settlement boundary of Basildon. The site fronts Lee Chapel Lane and consists of scrubland. It is surrounded by fields and woodland to the south and east and residential properties to the west.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural <400m, Natural & Semi-Natural (non-district) <800m, Outdoor Sport >2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the settlement boundary with potential access from Lee Chapel Lane. There are no constraints that could not be overcome present on the site and it is considered suitable at this time

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0094

Site Address:

Superstore and Car Park, Mandeville Way, Laindon

Site Area (h):

3

Description of site:

Largely square piece of land occupied by a Tesco supermarket, surface level car park and petrol filling station. The site is located on the west side of Highview Avenue, Laindon. Open green belt land lies to the west, modern residential properties to the south and east and a small strip of vacant scrubland to the north adjacent to the C2C railway line beyond this.

Allocated as an area of no notation in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access issues, other than increased traffic within this residential estate.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Commercial site, proposed for further /other purposes/Local Neighbourhood Centre. The site has been requested to retain for commercial use and thus whilst there are no constraints preventing the site from being suitable, it is not appropriate to be considered for housing as there is no intention from the landowner for this. Site will be deemed unavailable and undeliverable as a result.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 and B8 uses. Highways access is from a B road.

Available:

No

Availability Summary:

No. Whilst this site was submitted by the landowner through the Call For Sites process, it was requested to be for an alternative use to housing and therefore is not considered suitable for housing.

Available:

Yes

Availability Summary:

Landowner requested the site to be for an alternative use to housing and is considered suitable for employment.

Assessment for Site SS0096

Site Address:

Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Laindon

Site Area (h):

0.52

Description of site:

Generally triangular shaped site predominantly covered in mature trees and shrubs except for a 15 metre deep strip of mowed grassland fronting Durham Road. The site performs an attractive natural buffer at the crossroads between housing to the southeast, light industry to the north and countryside to the west. The area is defined as Existing Open Space in the BDLP 1998.

No planning application history

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access into the site may be feasible from Durham Road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Site is within the urban settlement boundary and is considered suitable. However, the 2010 TPO on the woodland would suggest that a recent tree survey found the site to be important in regards to landscape character. As the Preservation Order makes up the majority of the site, it is likely that only a small part of the site adjacent to Durham Road will be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. Constraints on the site means that the only the section closest to residential properties could be suitable and therefore the site is not being considered for B2 and B8 uses.

Available:

Yes

Availability Summary:

Yes. The site was submitted through the Call for Sites process by, or on behalf of, the landowner and they have confirmed their commitment to the site.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process by, or on behalf of, the landowner and they have confirmed their commitment to the site.

Assessment for Site SS0097

Site Address:

Ford Dunton, Basildon

Site Area (h):

0.82

Description of site:

Irregular shaped site located on the east side of West Mayne, Basildon. The site lies to the northwest of an established industrial east and to the south of the Ford Dunton research centre. Land to the west is Green Belt. The site comprises grassland, wood and scrub. The site area has been amended from 3.88ha to 0.82ha to remove the area of washland that would discount the site as unsuitable.

Development Plan: Allocated as an area of no notation the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues as access capable from Christy way /Bramston Link

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Adj to

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The area is a Local Wildlife Site and there are protected species on site. The site is adjacent to an industrial employment area and a fair distance from existing services. However, given that residential development has started to take place on the adjacent HELAA site SS0058 and the constraints present could be overcome, the site is considered suitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to two existing employment areas and is within the settlement boundary. The site is accessed by a B road and could be suitable for B1, B2 and B8 uses.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0098

Site Address:

Land at Presidents Court, Hoover Drive, Laindon

Site Area (h):

0.09

Description of site:

Small car park serving Presidents Court (mixed use development). The site contains many mature trees along its boundaries. The area is predominately residential, with a community centre and neighbourhood shops to the west and east respectively.

Development Plan: Allocated as 'Existing Open Space' in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Site is within the settlement area and there are no constraints that would necessarily make the site unsuitable prior to further site investigation in regards to the importance of trees; and impact of loss on the open space estate.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0101

Site Address:

Land north of Church Hill, Laindon

Site Area (h):

9.29

Description of site:

Large square piece of open wood/scrubland located north of Church Hill Laindon. To the east and west are residential areas, whilst the A127 Arterial Road lies to the north and St. Nicholas's church cemetery to the south. The site has been amalgamated with SS0483 and SS0102 at the request of the land owner. The site was an area of 8.92, however after the revisions it is now 9.29.

Development Plan: Allocated as Existing Open Space and Leisure and Recreation Space – R11 in the BDLP. Policy R11.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Vehicular access from Church Hill (opposite Primary School) or from top end of Church Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards <400m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural - within, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site located in within an urban area with limited constraints and is considered to be suitable for residential development. There is also an appeal pending on the site, which when a decision has been made will provide a current planning decision on the use of the site.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0103

Site Address:

Open Space adjacent to 26 Scarletts and r/o 14-28 The Upway, Fryerns

Site Area (h):

0.165

Description of site:

Irregular shaped site within the urban area of Basildon, located on east side of Scarletts, a residential cul-de-sac. Site borders The Willows Primary School to the east. Established hedgerow to south and east boundaries of site. Allocated as 'Existing Open Space (less than 0.4ha)' in the BDLP.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments <800m, Children & Young - within, Churchyards <400m, Civic Spaces <2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

Within the urban area, with appropriate accessibility to most amenities, services and facilities including good transport connections. However, an initial PPG17 Assessment (2010) has determined that judgement is needed in terms of development potential. Loss of the site would increase the distance that some residents would need to travel to reach an appropriate open space, to in-excess of the adopted Standard of 400m. The site is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0105

Site Address:

Ashleigh Centre & Fryerns Library, Whitmore Way

Site Area (h):

0.95

Description of site:

Irregular shaped site on north side of Whitmore Way, Basildon. Site comprises a library, community centre and the Ashleigh Centre. A Scheduled Ancient Monument exists on the land to the north in the form of a moat that originally surrounded a house known as 'Botelers'. Part of the Monument comprising the former medieval fishponds extends into the site. Residential properties occupy the land to the east and south, whilst Charles Harper House and a local neighbourhood shopping centre lie on the land to the west.

Development Plan: Identified as an area of no notation in the BDLP.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

Part of site

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

No particular issues (Part Class III, part unclassified)

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

>1.6km

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green Space <400m, Allotments >800m, Children/young people space <400m, Church Yard <400m, Civic space <2km, Country Parks >2km, Educational Field <400m, Natural/semi-nat space <400m, Outdoor Sport Facility <400m, Urban Park <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Community related uses or mixed with residential. Agglomeration of neighbourhood and community related uses centred here in this part of Whitmore Way. Would not be desirable to split up all of these uses which presently form a convenient 'one-stop-shop'. Urban area with good transport links, surrounding residential properties and close proximity to Basildon town centre.

Achievable:

Yes

Available:

Yes

Availability Summary:

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Assessment for Site SS0107

Site Address:

Land at Long Riding, north of Napier Close, Barstable

Site Area (h):

2.07

Description of site:

Largely rectangular shaped site located on the east side of Church Road, Basildon, at its junction with Broadmayne. Residential development surrounds the site on all four sides, with a new block of flats immediately to the west. Site comprises predominantly grassland and woodland with numerous mature and semi-mature trees dotted around the site.

Allocated as 'Existing Open Space' in the BDLP.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access available from Church
Road only

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity
Green Space and
Children/young people space -
within, Church Yards >800m,
Civic space <2km, Country
Parks >2km, Educational Field
<400m, Natural/semi-nat space
<800m, Outdoor Sport Facility
<800m, Urban Park <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Subject to PPG17 Assessment. The site is within an urban area with good transport links, surrounding residential properties and close proximity to Basildon station/town centre. However, PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment. The site is within the settlement area and could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0108

Site Address:

Open Space opposite 113-151 Church Road and South of Fairhouse County Primary School, Va

Site Area (h):

1.03

Description of site:

Irregular shaped site located on the east side of Church Road, Basildon, immediately to the north of the C2C railway line. Residential properties to east and west, Fairhouse County Primary school and playing field to the north. Site is predominantly laid to grass with numerous mature and semi-mature trees dotted around the site. Goal posts have been placed on the western side of the site to delineate a football pitch.

Development Plan: Allocated as 'Existing Open Space' in the BDLP.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues (part private road, part inclassified road)

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Amenity Green Space and Children/young people space - within, Churchyards >800m, Civic space <2km, Country Parks >2km, Educational Field <400m, Natural/semi-nat space <800m, Outdoor Sport Facility <800m, Urban Park <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment. The site is within an urban area with good transport links, surrounding residential properties and close proximity to services / facilities. However, an open space assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Subject to an open space assessment the site could be suitable for B1 uses. However due to highways access and/or its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0111

Site Address:

Vange Hill Drive Open Space, Vange

Site Area (h):

1.48

Description of site:

The site is an open space in Vange, predominantly laid to grass, containing a community centre and play equipment. The site is on the western edge of an urban area, with housing to the north and east and open space to the west and south (which make up a larger continuous strip of land containing natural space and the Basildon Golf Course).

The site is allocated as Existing Open Space and Green Belt within the BLDP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

Within buffer

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No issues. (part private road, part inclassified road)

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <400m, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open Space. The site is on the boundary of the settlement area and there are no physical constraints that separate the site from the settlement boundary, and within close proximity to services and facilities. However, as the site is a Local Authority open space an open space assessment of the site would be required to establish the value of the site to the local area and whether it is deemed surplus to requirement before it could be considered further for development.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and whilst not within an existing employment area or town centre the site it could be suitable for B1 uses. The size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0113

Site Address:

Open Space rear of 1-47 Goldings Crescent and between 8 and 10 Moss Drive, Vange

Site Area (h):

0.32

Description of site:

Irregular shaped site located on the south side of Moss Drive, north side of Goldings Crescent, Vange. Largely laid to grass, comprising a couple of trees and some childrens play equipment. Allocated as 'Existing Open Space (Less than 0.4ha)' in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space & Children/young people space - within (London Rd/Polsteads), Civic Space <2km (Pitsea Market), Country Park <2km, Educational Field <400m (Ryedene), Natural/semi natural Green Space and Outdoor Sport Facility <400m (Basildon Golf Course), Urban Park <2km (Northlands)

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space/residential. Subject to an open space assessment. The site is within an urban area with good transport links, surrounding residential properties and close proximity to services / facilities. However, an open space assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment the site could be considered for B1 uses as it is within the settlement area and more than 0.25ha in size. It is not suitable for B2 and B8 uses due to its proximity to residential properties.

Available:

Yes

Availability Summary:

Achievable:

No

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0114

Site Address:

Open Space North West of Ryedene CP School, Ryedene, Vange, Basildon

Site Area (h):

0.33

Description of site:

Irregular shaped piece of land in residential area. Site is surrounded by: houses at North-East and West. Ryedene County Primary School at the South-East. Trees in the middle of the site. Path in South East part of the site. Development Plan: Allocated as Existing Open Space in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Site located at the end of a road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space/residential. The site is within an urban area with good transport links, surrounding residential properties and close proximity to services / facilities. However, an open space assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment the site could be considered for B1 uses as it is within the settlement area and more than 0.25ha in size. It is not suitable for B2 and B8 uses due to its proximity to residential properties.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0115

Site Address:

Open Space between Ryedene CP School and Springfields, Freshwater Drive and Driftway, Vang

Site Area (h):

0.908

Description of site:

Triangular-shaped parcel of open space that is partially wooded and partially laid to grass.

Site is surrounded by residential dwellings to the north and east, Ryedene County Primary School at the west and the A13 to the south, beyond which are Pitsea Marshes. The site provides amenity green space as part of a continuous pattern of open space surrounding the school and permeating the fringes of the surrounding streets.

Development Plan: Allocated as Public Open Space in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Driftway, Freshwater Drive or Springfields

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within Churchyards >800m Civic Space <2km Country Park <2km Education Fields <400m Natural Open Space <400m Outdoor Sports Facilities <2km Urban Park <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space; residential. The site is within the settlement area and there are no constraints that would make the site unsuitable prior to further site investigations for ecology and open space needs.

An initial PPG17 Assessment in 2010 considered loss of the site to be potentially acceptable provided the remainder could be enhanced. However, it was uncertain whether the remaining segments of open space would each be of an appropriate quantity to provide suitable open space. For an initial assessment, the site would not be considered unsuitable for development on the basis of PPG17.

A further PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment the site could be considered for B1 uses as it is within the settlement area and more than 0.25ha in size. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0117

Site Address:

Land at the North end of Kent View Road Open Space, to the rear of No 88 to No 136 Kent View

Site Area (h):

0.93

Description of site:

The majority of the site has been designated as a Village Green. Triangular shaped site located on the east side of Kent View Road. 50% covered in trees/50% laid to grass. Small parking court on North West side comprising 12 garages. Site abuts the C2C railway line to the north, residential properties to the west and grassed open space to the south.

Site is part of one of the Sporting Village enabling sites.

With the exception of the garages, the site is allocated as 'Existing Open Space' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

Yes

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

A - Site Investigated, no risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young - within, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The majority of the site forms Kent View Recreation Ground which is a Village Green designation. As such the site is not considered suitable for housing.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The majority of the site forms Kent View Recreation Ground which is a Village Green designation. As such the site is not considered suitable for employment.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0118

Site Address:

Open Space, North of 59-67 Bardfield and adjacent to 37-45 Bardfield, Vange, Basildon

Site Area (h):

0.31

Description of site:

Irregular shaped piece of land. Trees separate the site and the adjoining railway line at the West. Trees in North west corner. Houses to west of the site.

Development Plan: Designated open space in BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Only access will be via Bardfield.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space / residential development. The site is within an urban area with good transport links, surrounding residential properties and close proximity to services / facilities. However, an open space assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment the site could be considered for B1 uses as it is within the settlement area and more than 0.25ha in size. The site is not considered to be suitable for B2 or B8 uses due to its proximity to residential properties and highways access.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0119

Site Address:

Riverton Hall, Bardfield, Basildon

Site Area (h):

0.22

Description of site:

Irregular shaped site located on the north side of Kent View Road. Site abutts the C2C railway line to the north, residential properties to the south and west, open space to the west and a Kingdom Hall to the east.

Largely allocated as an area of no notation in the BDLP 1998, but with a small section of 'existing open space' also.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is within an urban area with good transport links, surrounding residential properties and close proximity to services / facilities.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment the site could be considered for B1 uses as it is within the settlement area and more than 0.25ha in size. The site is not considered to be suitable for B2 or B8 uses due to its proximity to residential properties and highways access.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0120

Site Address:

Open Space at rear of 26-54 Dencourt Crescent and rear of 34-54 The Greensted, Barstable, Ba

Site Area (h):

0.51

Description of site:

The site was originally comprised of two triangular shaped pieces of land, joined together by a narrower part.

**The narrowness of the eastern part makes the site unsuitable for development. Therefore the site to be assessed has been modified and exclude rear of 46-54 The Greensted. The new area is now 0.44 Ha (was 0.56 Ha). Trees separate the site and the adjoining railway line at the South. Lots of trees in North East corner. Houses at North and East of the site.

Development Plan: Allocated as public open space in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Only access via The Greensted.

Access to East part of the site not be easy, due to lack of space

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young - within, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space / Residential. Site is located within an urban area close to services. A PPG17 assessment undertaken in 2010 concluded that development of the site would not have an adverse impact on the overall provision of open spaces.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment the site could be considered for B1 uses as it is within the settlement area and more than 0.25ha in size. The site is not considered to be suitable for B2 or B8 uses due to its proximity to residential properties and highways access.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0121

Site Address:

Open Space and garages at the rear of 5-21 Marney Drive and rear of 80-100 Luncies Road, Bar

Site Area (h):

0.2

Description of site:

Rectangular shaped piece of land, surrounded by back gardens and garages. Site is landlocked with no vehicular access to it unless garages are demolished.

Development Plan: Designated open space in BDLP98

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Site landlocked (garages).
Slight increase of traffic through Sandon Close or Marney Drive.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sports <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

Lack of suitable vehicular access and limited size of site. A PPG17 assessment also needs to be undertaken on the site to assess its status as a green space.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0122

Site Address:

Open Space between 5-25 and 83 Meredene and 37-59 Stagden Cross, Barstable, Basildon

Site Area (h):

0.51

Description of site:

Rectangular shape site with houses on three of its sides and separated from A132 by trees on the east side.
Development Plan: Allocated as Existing Open Space in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular highway issues.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards >800m, Civic Spaces <800m, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space; residential. The site is within the existing settlement area and there are no constraints that would make the site unsuitable prior to the results of further assessments in regards to open space, ecology and contamination.

An initial PPG17 Assessment for the site determined that accessibility, quantity and quality of the open space estate would not be below adopted Standards if the space were developed (with mitigation to improve quality of surrounding open space).

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment the site could be considered for B1 uses as it is within the settlement area and more than 0.25ha in size. The site is not considered to be suitable for B2 or B8 uses due to its proximity to residential properties and highways access.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0123

Site Address:

Former Fryerns School and Social Services Offices, Broadmayne, Craylands

Site Area (h):

2

Description of site:

Irregular shaped site located on the north side of Broadmayne, Basildon. Site comprises former school buildings and social services offices, along with large areas of surface car parking and areas of grassland, hedges and trees. Development Plan: Allocated as 'School Playing Field and other Open Space' in the BDLP (south side) and an area of no notation encompasses the former school buildings (north side of site).

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green Space and Children/young people space <400m, Allotments >800m, Churchyards >800m, Civic space <2km, Country Parks <2km, Educational Field <400m, Natural/semi-nat space <800m, Outdoor Sport Facility <400m, Urban Park <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Educational, residential or a combination. The site is within the urban area with good transport links, surrounding residential properties and proximity to Basildon town centre. Some of the site and the adjacent site to the east have been granted permission for residential development and the same principles to allow residential development apply for this site. However, the current building and use would need to be demolished and relocated and the timeframe needs to reflect this.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement area and is accessed by an A road. It could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 and B8 uses.

Available:

No

Availability Summary:

Site has been sold and new landowner details are unknown.

Available:

No

Availability Summary:

Site has been sold and new landowner details are unknown.

Assessment for Site SS0124

Site Address:

Gardiners Lane South, Cranes Farm Road, Basildon

Site Area (h):

17.25

Description of site:

An irregular shaped parcel of land located on the north side of Gardiners Close, west side of Gardiners Lane South, Basildon. The site is characterised by a mixture of residential properties, outdoor sport/recreation uses, including a Rugby club, football club and gun club and a number of vacant plots/scrubland. The site has been amended from 22.03ha as the HCA have requested that it is divided into three sites. The site has been amended to exclude a small parcel immediately west of Gardiners Lane South and the land to the north of Gardiners Way which are separate sites (SS00528 and SS0529). The site area is now 17.25ha rather than the original 22.03ha.

Allocated as a 'Comprehensive Development Area' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Comprehensive redevelopment will place additional pressures on highway network. Creation of a new access to the A127

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Adj to

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <800m, Children and Young People Spaces within site, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <400m, Urban Parks <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Mixed residential, retail or commercial/ industrial uses. Large urban area development site previously considered as a strategic development area for the Council but which did not come forward during the plan period.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Site is adjacent to an existing employment area and could be considered for B1 and B2 uses. Access to the site is by an unclassified road which is used by the adjacent industrial estate and leads directly onto A roads. Therefore the site could also be considered for B8 uses.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0125

Site Address:

Land adjacent Southwood Court, Great Spenders, Basildon

Site Area (h):

0.59

Description of site:

Long linear/rectangular site located on the north side of Great Spenders, Basildon. Residential terraces occupy land to the south and west, along with Southwood Court residential complex to the east. Public open space lies directly to the north. A long group of mature trees forms the northern boundary of the site with the public open space. The site is predominantly laid to grass with the eastern one/sixth of the site laid out as a car park serving Southwood Court. Allocated as 'Existing open space' in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyard <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Urban area, surrounding residential properties, largely separated from neighbouring open space by an extensive hedge/tree screen, thereby providing a clearly defined boundary between the mainly residential area and the larger area of open space beyond. Previously residential. This site is considered suitable for development but does need to undergo a PPG17 assessment to check its status before considering it further for allocation.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. The site is close to residential properties and therefore other employment uses would not be suitable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0126

Site Address:

Land north of Hardy Road, east of the car park

Site Area (h):

0.17

Description of site:

Piece of grassland located on the north side of Hardy Road, Basildon. The site also comprises a small garage/outbuilding with vehicular access. There are also some mature trees and shrubs located on the land. Possible site of Fryerns farmhouse/yard, prior to development of the New Town.

Allocated as 'Existing open space' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotment <400m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m.

Housing Development Potential

Suitable:

No

Suitability Summary:

Required window to window distances are not achievable on this site due to the three storey block of flats adjacent. See also Planning Inspector's comment (pg 1 of this form).

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0127

Site Address:

Pitches south of Cranes Farm Road, Basildon

Site Area (h):

4.05

Description of site:

Linear site located on the south side of Cranes Farm Road. Residential terraces occupy land to the south, public open space to the west, a school playing field to the east and a comprehensive development site to the north. The site is predominantly laid to grass but also comprise a large group of mature trees in the centre and many more to the site periphery.

Development Plan: Allocated as 'Existing open space' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access limited to Great
Spenders

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children &
Young - within, Churchyards
<800m, Civic Spaces <2km,
Country Parks >2km,
Educational Fields <400m,
Natural & Semi-Natural <400m,
Outdoor Sport - within, Urban
Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Adjacent to existing residential area and close to services/facilities. There are no overwhelming constraints to the site however, a PPG17 assessment should be undertaken on the site to consider its status.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement area and could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 and B8 uses.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0128

Site Address:

Land at north and west of Unit 1 Waterfront Walk, Pippis Hill Industrial

Site Area (h):

1.06

Description of site:

Irregular shaped site located south of the A127 dual carriageway, west of industrial units and north of the Festival Leisure Retail Park comprising restaurants, hotels, a cinema and a bowling alley. The site lies to the northeast of a large lake in an established employment zone.

Allocated as 'Large Industrial/Recreational Sites with Planning Permission' in the BDLP 1998.

Constraints

Flood Zone:

Zone 2

Washland:

Yes

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Limited public transport infrastructure. Good access by car.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sports <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site has been identified in the Employment Land Review as a vacant site located adjacent to an existing employment area and the recommendation of the study is for the site to be retained as employment land. It is also a Washland site part of Flood Zone 3b and is therefore considered to be unsuitable at this time. Other commercial units surround the site on three sides with the remaining side immediately adjacent to the A127 making the site less than ideal for residential development.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within an existing employment area and could be considered suitable for B1, B2 and B8 uses.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established

Assessment for Site SS0129

Site Address:

Mon Abri, land at junction of PIPPS Hill Road North and Southend Arterial Road, Billericay

Site Area (h):

0.88

Description of site:

A small area of land occupied by residential and commercial uses. There is an area of woodland to the south west and an area of grassland to the south east of the site. The surrounding uses are commercial, a coach park and some residential.

Designated Green Belt in the Development Plan.

Constraints**Flood Zone:**

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access road in front of the site and to the east of the site (Pipps Hill road North).

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <800m, Urban Parks <800m.

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is seemingly adjacent to a residential settlement the presence of the A 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. The site is also directly adjacent the Southend Arterial Road and would pose a problem in terms of access.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore it is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0130

Site Address:

Land South of Wash Road, West of PIPPS Hill Road North and East of Eastfield Road, Basildon

Site Area (h):

17.76

Description of site:

A large area of grassland located South of Wash Road, West of PIPPS Hill Road North and East of Eastfield Road, Basildon. Portsea House Farm and Norfolk House are located immediately adjacent to the North of the site. The land lies just to the north of the A127 Arterial Road and also borders the Noak Bridge Nature Reserve to the west and south. The site has been amended to exclude the areas within flood zone 3b from 20 ha to 17.76 ha. Large residential area of Noak Bridge immediately to the west. Site is adjacent to the settlement boundary. Designated Green Belt in the Development Plan.

Constraints

Flood Zone:

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

Yes

Highways Issues:

Access roads around perimeter of the site (Wash Road and Eastfield Road).

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children /Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open Space, residential. The site is adjacent to the urban area and part of the site was granted planning permission for residential development (which has now been built). The site is close to services and facilities and now that planning permission has been granted to the west of the site, the urban area has jumped over Eastfield Road and started to sprawl close to the Green Belt.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and could be suitable for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Yes. This site was submitted through the Call For Sites process by the landowner. Land ownership has recently changed.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0131

Site Address:

Festival Leisure Retail Park, Cranes Farm Road

Site Area (h):

13.4

Description of site:

Large site located on the north side of Cranes Farm Road, Basildon comprising a leisure complex, restaurants, hotels, bowling alley, fitness centre and an Empire cinema.

The site lies to the east of a large lake in an established employment corridor area to the south of the A127 dual carriageway.

Allocated as 'Large Industrial/Recreational Sites with Planning Permission' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Limited public transport infrastructure. Good access by car.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

Site is already developed as an Industrial/recreational area. Whilst there are no significant constraints identified in the HELAA methodology that would make the site unsuitable for housing development, it is considered inappropriate for residential uses given the existing leisure park and commercial development that exists on the site. Possible conflict between residential and commercial/industrial traffic. Would be difficult to separate industrial buildings in satisfactory manner from any proposed residential development.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Part of the site is within an existing employment area. The site could be considered suitable for B1, B2 and B8 uses.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Assessment for Site SS0133

Site Address:

Yardley Business Park, Land bounded by Luckyn Lane and Miles Gray Road, Pippis Hill Industrial

Site Area (h):

2.45

Description of site:

Former Yardley factory site, now comprising Modern industrial buildings located within an established industrial area to the north side of Cranes Farm Road, Basildon. The site comprises various factory and warehouse units, along with a restaurant in the northwest corner of the site.

Allocated as 'Existing Employment Area' in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

*Access to Services (m)***Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

Site located in an established industrial zone, where loss of employment land would occur, contrary to the Councils current Employment Capacity Study which states this should be retained. Therefore the site is considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within an existing employment area and could be considered suitable for B1, B2 and B8 uses.

Available:

No

Availability Summary:

Landowner details are unknown.

Available:

No

Availability Summary:

Landowner details are unknown.

Assessment for Site SS0134

Site Address:

Land at north of Gloucester Park between, Basildon

Site Area (h):

5.55

Description of site:

Large rectangular parcel of open space in the northwest corner of Gloucester Park, bounded by Upper Mayne (to the west) and Cranes farm Road (to the north). The site is a part of Gloucester Park and fronts the Sporting Village complex to the east.

The site is predominantly laid to grass (previously used as a cricket pitch) but has a large number of trees around the boundary, together with a footpath. To the northwest corner is an access to a pedestrian underpass.

Development Plan: Allocated as 'Existing Open Space' in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks - within

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the urban area and within good distance to most facilities, amenities and services. However, the site is an allocated, local authority owned open space which is occupied by utilised facilities which serve recreation and support the Sporting Village development. Therefore a PPG17 assessment to check its status before considering it further for allocation needs to be carried out.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment the site could be considered for employment uses. It is within the settlement area and accessed by an A road.

Available:

No

Availability Summary:

The site is occupied by existing uses and is not the intention of the landowner to develop the site.

Available:

No

Availability Summary:

Assessment for Site SS0135

Site Address:

Gloucester Park, north of fishing lake and south of Sporting Village

Site Area (h):

10.81

Description of site:

Large rectangular section of open space, laid to grass with boundary trees. Part of the northern section of the site has been incorporated into the Sporting Village, accommodating netball courts. Designated as Existing Open Space in BDLP 1998

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Upper Mayne may not be desirable. Access is an issue

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <800m, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks - within

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the urban area and within good distance to most facilities, amenities and services. However, the site is an allocated, local authority owned open space which is occupied by utilised facilities which serve recreation and support the Sporting Village development. Therefore a PPG17 assessment to check its status before considering it further for allocation needs to be carried out.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment the site could be considered for employment uses. It is within the settlement area and accessed by an A road.

Available:

No

Availability Summary:

The site is occupied by existing uses and is not the intention of the landowner to develop the site.

Available:

No

Availability Summary:

Assessment for Site SS0136

Site Address:

Pipps Hill Retail Park, Basildon

Site Area (h):

7.3

Description of site:

Roughly rectangular shaped site running from north to south. The site lies on the east side of Upper Mayne, west of Miles Gray Road, north of Cranes Farm Road and south of Burches. The site comprises a large food superstore and around a dozen large retail warehouse units and stand alone restaurants around a surface level car park. There is some landscaping around the edge of the site.

Allocated as 'Existing Employment Area' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access capable from Miles
Gray Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children &
Young <400m, Churchyards
<800m, Civic Spaces <2km,
Country Parks >2km,
Educational Fields <800m,
Natural & Semi-Natural <400m,
Outdoor Sport <2km, Urban
Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

Site located in an established industrial zone and loss of employment land conflicts with the Councils current Employment Capacity Study which states it should be retain for employment use. Therefore the site is considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to an existing employment area and is within the settlement area. It could be considered suitable for employment use.

Available:

No

Availability Summary:

Not only has this site not been submitted by or on behalf of the landowner, it is also occupied

Available:

No

Availability Summary:

Site has not be submitted by landowner. Identified as an employment area in the 1998 Local Plan

Assessment for Site SS0137

Site Address:

1-31 Runwell Road, Wickford

Site Area (h):

0.45

Description of site:

Former Garage and car showroom site located northwest side of Runwell Road at its junction With Swan Lane. The site backs onto Tennis Courts and Wickford Cricket Club to the north, with a three storey shopping parade with flats over to the south and other mixed commercial and residential uses to the west.

Allocated as Wickford Town Centre in the Basildon District Local Plan 1998

The site lies within the Wickford Masterplan regeneration area, depicted as a 'Town Centre Riverside Living' zone in that plan. Planning Permission granted on appeal in 2007 (06/00001/FULL) for 84 flats with commercial development at ground floor level. This application has been implemented.

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Good road frontage to Runwell Road and also to Swan Lane

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Within

Highways Access:

Class III

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Space, <400m, Children/ Young People Space and Outdoor Sport Facility <400m, Cemetery <400m, Civic Space <400m, Country Park >2km, Educational Field <400m, Natural/Semi-Natural Green Space <800m, Urban Park <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Mixed ground floor retail/commercial frontage with residential above. The site is within a town Centre location and surrounded by mixed use properties. The site has previously had planning permission and is located within the urban area. The existing premises on most of the site have been demolished and now the site lies vacant and derelict.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the town centre and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0138

Site Address:

1-15 London Road and Frasers PH

Site Area (h):

0.21

Description of site:

On the edge of Wickford Town Centre, this square site fronts London Road, close to the junction with Wickford High Street. The road frontage comprises a number of business units, with a mixed development to the rear of the site.

Allocated as Wickford Town Centre in the Basildon District Local Plan 1998

The site lies within the Wickford Masterplan 2005 regeneration area, where it is identified as the Southern Gateway "The area surrounding London Road and the southern end of the High Street to undergo a transition with a strong leisure and recreational theme, building on existing eating and drinking facilities and incorporating compatible residential uses."

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within buffer

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Children & Young <400m, Churchyards <800m, Civic Spaces <400m, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the urban area and Wickford town centre, it is also close to services and facilities. The original site accommodated Fraisers PH and this has now be developed into residential properties. The same principles for the permitted Fraisers PH development apply to the remainder of the site.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the town centre and could be considered for B1 and B2 uses. The site is also accessed via an A road and could be considered for B8 uses too.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0139

Site Address:

Open Space to the rear of 22-30 The Fold and opposite 24-30 Honeypot Lane, Fryerns

Site Area (h):

0.19

Description of site:

Largely square shaped site area of open space located on the west side of Honeypot Lane, Basildon. Residential development surrounds the site on all sides, with a garage court to the south. The site comprises a number of trees and several low grass mounds.

Development Plan Allocated as 'Existing Open Space (less than 0.4 hectares)' in the BDLP.

Site comprises predominantly grassland and several trees close to the site boundaries.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards >800m, Civic Spaces <800m, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Public open space or housing (or combination). The site is within the urban area with good transport links, surrounding residential properties and close proximity to Basildon station/town centre. However, a PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement boundary, it is less than 0.25ha in size and is not within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0140

Site Address:

Open Space, East of Abbots Court and Chaplin Close, West of South Wash Road, Noak Bridge

Site Area (h):

0.85

Description of site:

Irregular shaped piece of open land located on the west side of South Wash Road, almost entirely laid to grass with hedgerow boundaries. Modern residential developments to both east and west side of the site. Open green belt land to the north beyond the remainder of the open space and a major roundabout traffic intersection of the A127 and Noak Hill Road to the south. A pair of goal posts exist on the site
Development Plan: Allocated as 'Existing Open Space in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

Adj. To

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access capable from Wash Road (unclassified) or from adjoining cul-de-sac of Abbots Court (unclassified)

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green Space & Children/young people space <400m, Allotments >800m, Churchyard >800m, Civic Spaces >2km, Educational Field <400m, Natural/semi natural Green Space <400m, Outdoor Sport Facility <2km, Urban Park <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Either left as open space or used/partly used for residential development. The site is within the urban area with good transport links, and surrounded by residential properties. However, a PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment the site could be considered for B1 employment uses. The site is not considered to be suitable for B2 or B8 uses due to highways access and its close proximity to residential properties.

Available:

Yes

Availability Summary:

Landowner known

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0141

Site Address:

Land at the junction of Fore Street and Bridge Street, Noak Bridge

Site Area (h):

0.1

Description of site:

Open piece of grassland located at the junction of Fore Street and Bridge Street, located centrally within the Noak Bridge Conservation Area. The site also comprises a single tree to its southern end. The site is surrounded by residential properties and forms part of the small urban village, largely built during the 1980's in the spirit of the Essex Design Guide.

Development Plan: Allocated as part of the conservation area in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

Within

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyard >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accommodate 5 or more dwellings. Therefore in accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment the site could be considered for B1 employment uses. The site is not considered to be suitable for B2 or B8 uses due to highways access and its close proximity to residential properties.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0142

Site Address:

Pipps Hill Farm, Land West of Pipps Hill Road North, North of Southend Arterial road, Basildon

Site Area (h):

0.95

Description of site:

A small farmstead, West of Pipps Hill Road and North of Southend Arterial Road. The site comprises a dwelling house, kennel block and a mobile home. A bus depot/commercial business exists on land to north of the site and grassland to the South. A couple of large trees exist along the front boundary.

Designated Green Belt in the Development Plan.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access road in front of the site.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

u

Town Centre Proximity:

u

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children/Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Site is not directly adjacent to a settlement boundary and would be inappropriate development in the Green Belt. The site is also closely located to the Southend Arterial Road and would pose problems in terms of access.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore it is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0143

Site Address:

Allocation E4 Land adjacent to Courtauld Road

Site Area (h):

15.8

Description of site:

The site is bounded by the A127 in the north and adjoins a large sewerage works to the west and general industrial uses to the south and east

Development Plan allocation as 'Large Industrial/Recreational Sites with Planning Permission' (April 1996) – Policy E11, SH1 & SH6 and 'Site of Importance to Nature Conservation'.

Constraints

Flood Zone:

Zone 3B

Washland:

Yes

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Adj to

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

There are too many constraints to overcome. The site is a local wildlife site, it is adjacent to an industrial employment area. Planning permission granted for integrated waste management facility on adjoining washland, development to commence shortly on compliance with various environmental and other conditions relating to replacement washland north of the A127 dual carriageway. Site located adjacent sewerage works where attenuation measures could not be implemented. Site to be excluded due to overwhelming constraints.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement and adjacent to existing employment areas and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

No

Availability Summary:

Whilst the landownership details are known the site is under construction for a Mechanical and Biological Treatment Plant.

Available:

No

Availability Summary:

Whilst the landownership details are known the site is under construction for a Mechanical and Biological Treatment Plant.

Assessment for Site SS0144

Site Address:

Land adjacent Lymstone, Burnt Mills Road, Basildon

Site Area (h):

0.43

Description of site:

Irregular shaped former garden centre site located on the north side of Burnt Mills Road, Basildon. Industrial estate surrounds the site on the north, east and west sides. A residential area lies to the south of site. The site is predominantly car parking.

Largely allocated as an area of no notation in the BDLP 1998. Small section along northern boundary falls within the 'Existing Employment Area'.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Burnt Mills Road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located within the urban area and no constraints that cannot be overcome are present. However, the site is located adjacent to an industrial area where satisfactory noise attenuation measures may be difficult to implement.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is partly within an existing employment area and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access and nearby residential properties.

Available:

No

Availability Summary:

The site was not formally submitted by the land owner and was carried over from the Urban Capacity Study. Therefore unavailable at this time.

Available:

No

Availability Summary:

The site was not formally submitted by the land owner and was carried over from the Urban Capacity Study. Therefore unavailable at this time.

Assessment for Site SS0145

Site Address:

Land adjacent to the Watermill, Burnt Mills Road, Pitsea

Site Area (h):

0.73

Description of site:

Rectangular piece of land situated on the west side of Burnt Mills Road at its junction with Felmores. The site is predominantly open, largely laid to grass with some car parking in the northwest corner serving a Public house and hotel. Half a dozen trees are located on the land. A residential terrace occupies land to the east, The Watermill public house and a hotel on land to the west, Northlands Park to the south and further car parking and grassland/woodland to the north.

Allocated as 'Existing Open Space' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Burnt Mills Road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<800m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sports <800m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Site is located within an urban area close to services. PPG17 assessment also concludes that this site does not constitute open space but serves a purpose of landscaping which should be considered should any resolution to develop be made.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 and B2 uses. The size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable at this time.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable at this time.

Assessment for Site SS0147

Site Address:

Land at Parklands, rear of 5-29 Parkside, Northlands

Site Area (h):

0.35

Description of site:

Largely square piece of land on north side of Park Side. The land is grassed with some scrubland, and trees to periphery. Largely surrounded by residential terraces with open parkland to the southwest and a large electricity sub-station to the south. A small sub-station appears to exist in the north east corner of the site.

Allocated as an area of no notation in the BDLP 1998. Previously allocated for an extension to the electricity sub station in new town masterplan, but now surplus to requirements.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Parkside

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space/residential. Subject to PPG17 assessment, the site is in an urban area, surrounded by residential properties. Opportunity may exist for a lower scale housing development combined with some safeguarded open space.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement area and could be considered for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0148

Site Address:

Open Space at junction of Ashlyns and Cheshunts, adjacent to/to the rear of 1-5 Cheshunts and

Site Area (h):

1.88

Description of site:

Largely wooded parcel of public open space located on the south side of Ashlyns, Basildon. Although the entire open space extends between Chestnuts and Mill Green and south to the Chalvedon Community Centre, the area submitted for the HELAA extends from Chestnuts to Ashlyns, with the eastern boundary following the line of a footpath south where it becomes level with existing dwellings, rather than extending to the Community Centre. The site is surrounded by residential properties to the west, south and east, with Northlands Park to the north. Allocated as 'Existing Open Space' in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards >800m, Civic Spaces <800m, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <400m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space; residential. Site is within the settlement area and there are no constraints that would necessarily make the site unsuitable prior to further site investigations and an open space assessment.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

To be subject to an open space assessment. Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0149

Site Address:

Open space adjacent to Great Chalvedon Hall opposite 31-57 Tyefields

Site Area (h):

1.06

Description of site:

Large square piece of public open space located on the south side of Ashlyns, Basildon. Residential properties surround the site to the north, south and east, with Great Chalvedon Hall and further parkland to the west. The site is largely woodland/shrubland with some grassland and comprises the confluence of five footpaths that cross the site.

Allocated as 'Existing Open Space' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

No

Highways Issues:

No particular issues

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyard >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space. The site is within an urban area and has access to services. An open space assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Landowner known

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0150

Site Address:

Land at North of 36 Popes Crescent, Pitsea

Site Area (h):

0.33

Description of site:

The site is part of a larger open space located within a residential area, close to Pitsea TC and North East of Pitsea Junior School. It has a narrow trapezoid shape. The width is 40m at its largest side and 26m at the smallest, and approx.100m long.

Part of site is designated open space in BDLP98. It contains a footpath lined with semi-mature trees

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Increase of traffic through Popes Crescent and/or Burn Avenue.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Site is an open space. Amenity Green Space <400m; Allotments >800m; Children & Young People Spaces - within; Churchyard <800m; Civic Space <400m; Country Park <2km; Educational Field <400m; Natural Open Space <800m; Outdoor Sports <400m; Urban Park <800m;

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space; residential. The site is close to town centre amenities, facilities and services including transport connections. None of the constraints are insurmountable. A PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

To be subject to an open space assessment. Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0151

Site Address:

Land west of Youth and Community Centre, Church Park Road, Pitsea

Site Area (h):

0.13

Description of site:

Largely rectangular shaped site located on the north side of Church Park Road, Pitsea. The site was approved for 5 dwellings (2008), only work to have been done on site is demolition of existing structure.

Allocated as an area of no notation in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Church Park Road, through parking bay fronting the site (not included in submission).

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards <800m, Civic Spaces <400m, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport - within, Urban Parks <400m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Recreational open space or residential. Within the urban area; close to Pitsea town centre and amenities; residential permission granted. This site is considered suitable for development but does need to undergo a PPG17 assessment to check its status before considering it further for allocation.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0152

Site Address:

Dipple Medical Centre and land east of Medical Centre, rear of 2-22 Gifford Green

Site Area (h):

0.88

Description of site:

Irregular shaped site on the south side of Wickford Avenue, Pitsea, containing the Dipple Medical Centre (three linked buildings) and curving around the Pitsea swimming pool site, on the edge of Pitsea Town Centre. Basildon Upper Academy is directly to the north, with residential to the east and west. The medical centre is allocated as an area of no notation in the development plan, whilst the open space on the eastern side of the site is allocated as 'Existing Open Space in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Established access from Wickford Avenue, close to town centre transport connections.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Adj to

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyard <800m, Civic Spaces <400m, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Whilst previous planning applications and appeals have determined the site unsuitable for residential development, until the site is PPG17 tested it does not fall within any criteria of the HELAA methodology to be deemed unsuitable. The site is within the urban area on the edge of Pitsea Town Centre, with access to amenities, facilities and services including good transport connections. Constraints could potentially be overcome.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the town centre and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

No

Availability Summary:

Although part of the site was put forward as part of the Call for Sites process by or on behalf of the landowner, this part of the site has had refusals for residential development and needs to undergo a PPG17 assessment before it can be released. The Dipple Medical Centre area of the site is still occupied and utilised and was carried through the HELAA process as part of the Replacement Local Plan submissions. Therefore, as a site as a whole it is considered unavailable at this time.

Available:

No

Availability Summary:

Assessment for Site SS0153

Site Address:

Northlands pavement site

Site Area (h):

3.14

Description of site:

This site forms the central part of Pitsea town centre, north of High Road, behind Broadway North and including the market site and supermarket. The site forms the principle part of Pitsea Town Centre and comprises a large open car park and various retail outlets but without a significant road access onto the High Road. The existing structures were largely constructed during the 1970's and the area is subject to a master plan to guide the comprehensive redevelopment/regeneration of the town centre.

Allocated as 'Town Centre' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Limited vehicular access onto / from High Road, with main access between Broadway north and the Railway PH.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green Space & Children/young people space - within, Allotments >800m, Churchyard <400m, Civic Space - within, Country Parks <2km, Educational Field <400m, Natural/semi natural Green Space <800m, Outdoor Sport Facility <400m, Urban Park <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Town centre uses including retail, residential, mixed use, community uses. This is an established urban location and a town centre site, close to most amenities, facilities and services including transportation connections. The site is large and contains a number of structures and uses which would need to be considered. There are no constraints that make the site unsuitable for housing development. However, the site is part of the Pitsea Masterplan and the timeframe for development will need to give consideration to this.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the town centre and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0154

Site Address:

1-12 Broadway North, Pitsea, Basildon

Site Area (h):

0.4

Description of site:

The site is a parcel of land on the north side of High Road, in the centre of Pitsea. Broadway North comprises a parking bay and bus stop fronting a medium size building of functional design, with retail units beneath office / storage rooms. There is a garage court area to the rear of the building, with access from Rectory Park Drive.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Fronts the main high road in Pitsea, or to the rear from Rectory Park Drive.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Within

Highways Access:

B Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<400m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green Space 400m;
Allotments >800m;
Children & YP Spaces <400m,
Churchyard <400m, Civic
Space <400m, Country Park
<2km, Educational Field
<400m, Natural & Semi-natural
Space <800m, Outdoor Sports
<400m, Urban Park <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Any appropriate town centre use including retail, commercial uses and residential. Within the urban area and within the town centre. Close to town centre amenities, facilities and services including transport connections. There are no constraints that make the site unsuitable for residential development.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the town centre and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0155

Site Address:

Land at Waterville Drive, Pitsea

Site Area (h):

0.26

Description of site:

Rectangular shaped site located at the eastern end of Waterville Drive, Pitsea. Site is composed of grass/scrubland and some peripheral trees/bushes. Site adjoins the C2C railway line to the north, the A13 Pitsea Flyover to the east and residential flats to the south and west.

Allocated as 'Large residential sites with outstanding planning permission (april 1996)' in the BDLP 1998.

Site put forward through policy documentation including the Urban Capacity Study. No landownership details confirmed.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Close proximity of elevated section of A13 and railway line to the site. Noise and poor outlook.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces <800m, Country Parks <800m, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is within an urban area and surrounded by residential properties. The site has previously been found suitable through allocation for residential purposes in the development plan. Consideration for the adjacent road network should be given if the site were to be development.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement area and could be considered for B1 uses. The site is not considered to be suitable for B2 or B8 uses due to highways access and its close proximity to residential properties.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0156

Site Address:

Terminus Drive, Pitsea

Site Area (h):

3.54

Description of site:

Irregular shaped plot located on an 'island' site at the intersection of the C2C railway line and the A13 Pitsea flyover. Site is composed of grass/scrubland and some unmade trackways. Site adjoins the C2C railway line to the north and south, the A13 Pitsea Flyover to the northwest and Pitsea railway station to the east. An overspill car park serving Pitsea station is also located to the northeast of the site. A small storage depot and dwellinghouse are located on the east side of the site fronting the road. Pitsea Marshes and Pitsea Hall lie on land to the south beyond the railway line, whilst Pitsea town centre is located not far to the north of the site. Allocated as 'Proposed Employment Area – Policy E2' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

No

Highways Issues:

No particular access issues.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces <800m, Country Parks <800m, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is designated as employment land and is therefore to be excluded from the HELAA as outlined in the methodology. Proximity and intensity of transport infrastructure likely to pose noise concerns for future occupants that may not easily be resolved without implementation of noise buffers/heavy landscaping, thus inappropriate location. Land is also safeguarded for strategic transport projects and may not be available in the short to medium term for other desired uses. Excluded as too constrained for development and environmental impact on residents would prevent an acceptable development.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement area and could be considered for B1 and B2 uses. However, the land is safeguarded for strategic transport projects and may not be available in the short to medium term for other desired uses.

Available:

No

Availability Summary:

Up to date land ownership details are unknown.

Available:

No

Availability Summary:

Up to date land ownership details are unknown.

Assessment for Site SS0157

Site Address:

Cromwell Manor, Pitsea Hall Lane, Pitsea

Site Area (h):

6.9

Description of site:

Small parcel of land to the south of the railway line which creates a barrier between the site and the urban area of Pitsea. The site consists of scrubland to the west and Cromwell Manor and large car park to the north east. The site is predominantly located within flood zone 3a.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

Within

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within

Archaeological Finds:

Yes

Highways Issues:

Access via Pitsea Hall Lane

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces <800m, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport >800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The railway line is a significant barrier and prevents the site being considered as adjacent to the settlement boundary. As such this site is not considered to be suitable for housing development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is therefore not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0158

Site Address:

Tuskite Works, Pitsea Hall Lane, Pitsea

Site Area (h):

0.46

Description of site:

The site primarily consists of a building which is currently in light commercial use. The site is surrounded by similar uses and fields and is accessible via Pitsea Hall Lane. It is situated within flood zone 3.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

Within

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Pitsea Hall Lane

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<800m

Railway Station:

<800m

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces >800m, Country Parks <400m, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport >800m, Urban Parks >800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for housing development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is therefore not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Assessment for Site SS0159

Site Address:

Land bounded by A130, A127 and Sliproads

Site Area (h):

18.5

Description of site:

An irregular shaped parcel of land that is bounded on all sides by the A130 and A127.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from private track

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>800m

Public Open space:

<2km

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport >2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is therefore not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

The land owner wishes for the land to be considered as part of the HELAA for employment purposes.

Available:

Yes

Availability Summary:

The land owner wishes for the land to be considered as part of the HELAA for employment purposes.

Assessment for Site SS0160

Site Address:

(Benfleet Triangle), East of Bonvilles Farm, Arterial Road

Site Area (h):

21.6

Description of site:

The site is an irregular shaped piece of land to the north west of the junction between the Southend Arterial Road A127, the A13 and A130. The site comprises of agricultural land with a large pond along the western boundary as well as a brook. To the north and west of the site lies a large expanse of agricultural fields.

Constraints

Flood Zone:

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

Yes

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities >2km, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Site is not connected to the settlement boundary and cannot be connected to the settlement boundary via another adjacent site. Access is heavily constrained by surrounding dual carriageway network and the site performs a strategic green belt function of preventing the merger of neighbouring towns.

A more intensive use of the site would likely have highway safety implications. Road noise and proximity to high voltage electricity grid network, along with remoteness from public services, would prohibit residential use of the land.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is therefore not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0161

Site Address:

Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay

Site Area (h):

24.8

Description of site:

Large site located on the west side of Billericay, bounded by the London Liverpool Street Railway line to the north, farmland to the west and residential to the east and south.

The site is predominantly open farmland intersected by drainage ditches hedges and a few isolated trees in the field boundaries.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from London Road and Mountnessing Road would require significant improvements.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green space <800m, Allotments >800m, children and young people space <400m, churchyard >800m, Civic Spaces >2km, Country Parks <2km, Educational Space <800m, Natural and semi-natural space <400m, outdoor sports <400m, Urban Park <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Farmland, country park, residential or a combination of these. Site lies within walking distance of shops, schools, the railway station and other public services/facilities. Also lays adjacent existing residential areas and road network. Some harm to landscape quality could however arise, which would need to be balanced with any strategic residential priorities.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0163

Site Address:

Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford

Site Area (h):

31.54

Description of site:

Large irregular shaped open site located on the north side of London Road, west of Pound Lane. The site comprises one large arable field. Adjacent to the site there are three smaller grassland fields to the northeast, along with Little Chalvedon Hall farmstead. Furthermore, four dwelling houses and associated small scale commercial premises occupy land to the south of the site fronting London Road. The land is largely set within a rural countryside setting, but does border the residential enclave of Bowers Gifford to the east and a single residential cul-de-sac to the south west. The site is a functioning farm on relatively flat land. There are several hedgerows and substantial trees within the site area.

Development Plan: Allocated as Green Belt in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

A new junction with London Road Pound Lane would be required

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Children & Young <400m, Churchyards <400m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Farmland, recreation land or other appropriate uses that preserve openness. The site is located adjacent to the North Benfleet urbanised area which benefits from local services and is therefore deemed suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement area and accessed by a B road. It could be considered suitable for B1, B2 and B8 uses.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0164

Site Address:

The Wickford Education Centre, Alderney Gardens, Wickford

Site Area (h):

1.59

Description of site:

On the edge of the built up area of Wickford, the site is rectangular in shape with an access road running between 21 and 25 Alderney Gardens. The site comprises an Education Centre, caretaker's house, car park and a grassed area. South & west boundaries hedges with mature trees.

Development Plan: 50% of site allocated as School Playing Field in BDLP, other 50% an area of no notation

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

Narrow access onto Alderney Gardens – will need to be widened to gain access.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

allotments <400m; amenity green space, children's play, Educational Fields <400m; Churchyards <800m; natural green space, outdoor sports, Urban Park <800m, Civic Spaces <800m, Country Parks >2km,

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Education Centre or housing. With expansion of Wickford, this site may be required for conversion back to a primary school. On edge of existing residential area, development should be possible subject to WCS/ archaeological / ecological assessments of site. Part of the site has already been lost to car parking and no longer serves as a school playing field. No PPG17 grounds have been identified that would prevent its loss although an assessment would need to be carried out. The site is part of Wickford Education Centre and relocation of this building would have to take place in order for residential development to be constructed.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0165

Site Address:

Playing Field at Runwell Youth Centre, Rear of 18 Hawkins Close, Shotgate

Site Area (h):

1.24

Description of site:

Playing field, south of Southend Road. Roughly rectangular open space, with a football pitch. Heavily treed hedges on north, west and south boundaries. Site is bounded by the railway line to the south. Across the railway line is an industrial estate. Southend Road forms the northern boundary. Residential development borders the site east and west. It is within walking distance of Southend Road shops and Beauchamps school.

Development Plan: Existing Open Space allocation in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access only available directly onto Southend Road, subject to new access

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children/Young People Space, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facility & Urban Park <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Sports field/ housing. This site is situated within an urban settlement and is in close proximity to services and facilities. Whilst the site is an open space allocation in the BDLP 1998, planning permission for the relocation of this open space has been determined through a section 106 agreement. This demonstrates that the site is suitable for housing and whilst no construction appears to have started on site, it is still suitable as part of the HELAA.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0166

Site Address:

Land adjacent to Nevendon Rd (A132), east of Sutcliffe Close, to north of Champion Close

Site Area (h):

0.75

Description of site:

Informal amenity green space between Sutcliffe Close / Trent Close and the A132. Slightly crescent in shape, following the curve of the A132. Site is 300m in length and 25-50m wide and provides a buffer between the dual carriageway and dwellings to the west. Site is rough grassland with hedges and trees along the boundaries and across the centre of the site. Informal, natural paths run through the site. Site is currently accessed on foot from the washland to the north of the site, Grovelands Road to the centre of the site, and possibly from Park Drive, south of the site. Site boundaries have been amended to exclude South part of the site (close to churchyard) and a strip of land at east of site acting as a bund from the road. Developable area is 0.75 Ha (was 1.23 Ha).

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access would need to be taken from residential roads to the west of the site. No permitted access from A132.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyard <400m, Civic Spaces <800m, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space (including informal space or possible cemetery extension); residential. The site is within the settlement area and has no constraints that would make the site unsuitable prior to further investigation. However, an initial PPG17 Assessment in 2010 determined that the site should be protected due to a lack of quantity of amenity green space in Wickford. Therefore if this site were to be lost to development an open space of equal quantity would need to be provided elsewhere in line with the quality and accessibility criteria set down by the PPG17 study. Therefore, at this time the site is considered to be suitable for development.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment. Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0167

Site Address:

ITEC Training Centre, Burnt Mills Road

Site Area (h):

0.28

Description of site:

Single storey training centre building located on the north side of Burnt Mills road, Basildon. Two thirds of the site is surface car parking with a few semi-mature trees dotted along the site boundaries. Industrial estate surrounds the site on the north, east and west sides. A residential area lies to the south of the site.

Allocated as 'Existing Employment Area' in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

Within buffer

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Amenity Green Spaces <400m, Children/Young People Spaces <400m, Churchyards <800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <400m, Urban Parks <800m.

Housing Development Potential

Suitable:

No

Suitability Summary:

Site is within the 400m Sewage Works buffer and therefore unsuitable for housing as recommended by Anglian Water. The site is also an existing employment area

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within an existing employment area and could be considered for B1, B2 and B8 uses.

Available:

No

Availability Summary:

Whilst the site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. However, the site is an existing employment area and therefore not available for alternative uses due to a need to safeguard existing land allocations, as stated in HELAA Methodology and Urban Capacity Study 2008.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0168

Site Address:

Open Space, Community Hall and garages, r/o 3-83 Langham Crescent, Great Burstead

Site Area (h):

0.66

Description of site:

Site is public open space within a residential area in Great Burstead. It comprises an access road flanked by garages, opening out into a car park adjacent to the community hall, a children's playing area, and open space large enough for a football pitch. The main playing field area is triangular in shape. The site is bounded by residential development. Much of the site's boundary is delineated by mature trees. Pedestrian access can be gained via a footpath adj. to No. 17 Langham Crescent. Development Plan: Allocated as Existing Open Space in the BDLP 1998

Constraints

Flood Zone:	SSSI:	Policy Restrictions
Zone 1	Within buffer	<i>Employment Specific Criteria</i>
Washland:	Special Area of Conservation:	Existing Employment Area:
No	No	Not within
Marshes:	Special Protection Area:	Town Centre Proximity:
No	No	Not within
Critical Drainage Area:	Ramsar:	Highways Access:
Within	No	Unclassified
Ground Water Vulnerability:	Local Nature Reserve:	<i>Access to Services (m)</i>
Yes	No	Primary School:
Surface Water Flooding:	Ancient Woodland:	<600m
Less	No	Secondary School:
Village Green:	Local Wildlife Site:	<1.5km
No	No	Health Facilities:
Existing Industrial Areas:	BAP Habitat:	<800m
No	No	Local Centre:
Mineral Safeguarding Areas:	Potential Protected Species:	<800m
Not within	No	Town Centre:
Oil/Gas Pipeline:	Potential Protected Species Buffer:	>800m
No	No	Bus Stop:
Gas Pipeline Buffer:	Nature Improvement Areas:	<600m
No	Not Within	Railway Station:
Electricity Pylon:	Scheduled Monument:	<1.6km
No	No	Public Open space:
Wastewater Treatment Works 400m Buffer:	Conservation Area:	<400m
No	No	Public Open Space Notes:
Major Hazards:	Listed Building:	Allotments >800m; Amenity Green Space, Children and Young People Space, Churchyards >800m; Civic Spaces >2km; Country Parks >2km; Educational Fields <400m; Natural and Semi Natural Green Space <400m; Outdoor Sport Facilities <2km; Urban Parks <2km.
No	No	
Potential Contaminated Land:	Archaeological Finds:	
C - Not assessed - Possible risk.	No	
Definitive Footpath:	Highways Issues:	
No	None	
Tree Presevation Order:		
No		

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Community uses/open space or residential. The site is within an urban area and close to services and facilities. The site is adjacent to a residential area and has few physical constraints to sites development. However, an open space assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment. Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Landowner known.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0169

Site Address:

Open space at Passingham Close, to the rear of 40-58 Passingham Avenue and r/o 20-24 Frode

Site Area (h):

0.31

Description of site:

Southern third of an area of open space between Froden Brook and Passingham Avenue. Adjacent open space area is the playing field for South Green J&I Schools. The area is predominantly laid to grass, with children's play equipment to the northeast and southeast, and footpaths connecting to surrounding residential. The boundaries are formed by hedges and trees, with TPOs on 4 trees to the western edge. There is a large mature tree at the northern most corner of the site (not subject of TPO).

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, An Area of Amenity Green Space, A Children and Young People Space, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <2km, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Site is within the settlement area and there are no constraints that necessarily make the site unsuitable prior to further assessments for environmental quality and PPG17.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Subject to an open space assessment. Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. The site would require a policy change to be made to remove the open space designation and the timeframe reflects this.

Assessment for Site SS0171

Site Address:

Open Space opposite 40-68 Wickhay, Lee Chapel North

Site Area (h):

0.26

Description of site:

Rectilinear parcel of open space predominantly laid to grass, containing several mature trees, play equipment and a pathway. The site is within a residential area, fronted by dwellings along the east boundary, providing a buffer between the dwellings and the playing fields of the Anne Line RC Primary School. Allocated as 'Existing Open Space less than 0.4 hectares' in BDLP

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Wickhay, no issues. Wickhay is part Private Road part Unclassified.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green Space and Children/young people Space <400m; Civic Space <800m; Educational Field <400m; Country Park and Natural/Semi-Natural space <800m; Outdoor Sport Facility <2km, Urban Park <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space. Within the existing urban area in close proximity to most services, amenities and facilities including transport connections.

An initial PPG17 Assessment in 2010 determined that the site is not required in order to meet adopted Standards for accessibility. The site is therefore not considered unsuitable for development on an open space basis. However, a comprehensive open space assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the Call for Sites process.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0172

Site Address:

Open space at r/o 19-39 Cunningham Drive, 2-10 Logan Link, 5-6 Brodie Walk and 10-12 Nichols

Site Area (h):

0.41

Description of site:

Square area of open space. One of the last areas of open space in The Wick. The land was transferred to Council ownership in 2001 as Public Open Space with a dowry for maintenance. Allocated as Existing Open Space within the Basildon District Local Plan 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No vehicular access, though this may be possible from Logan Link.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments>800m, An Amenity Green Space, A Children and Young People Space, Churchyards <800m, Civic Spaces <2km, Country Parks <800m, Educational Fields <400m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is within the settlement area and there are no insurmountable constraints that make the site unsuitable as it is constrained by its original design as an integral open space. Also, an initial PPG17 Assessment has identified the site as one that should be retained as its loss would reduce accessibility to above the adopted maximum distance of 400m for a range of dwellings. The site could therefore be found unsuitable on PPG17 grounds.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the Call for Sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the Call for Sites process.

Assessment for Site SS0173

Site Address:

Open space between Maitland Rd, Scott drive and The Broadway, the Wick Wickford

Site Area (h):

0.97

Description of site:

Woodland area next to Oakfield County primary School. This attractive, mixed broadleaved woodland has a number of laid paths running through it enabling community access. It is one of the last remaining open spaces within The Wick development.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, An Amenity Green Space, A Children and Young People Space, Churchyards <400m, Civic Spaces <2km, Country Parks <800m, Educational Fields <400m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is within the settlement area and there are no constraints that would necessarily restrict development of the site without further investigation of wildlife present. However, an initial PPG17 assessment has determined that the site is required due to a lack of open space within the area to mitigate the loss, which would reduce access to open space for a number of properties to above the maximum adopted standard of 400m. Equally, the woodland is an open space typology that is qualitatively desired within the Borough. The site should be deemed unsuitable on the grounds of the PPG17 assessment.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0174

Site Address:

Open space at Apple Tree Way between Pippin Court & St Catherine's Court, Wickford

Site Area (h):

0.16

Description of site:

Irregular shaped amenity open space and parking bay at the end of Apple Tree Way, approx 28m wide by 65m long. Predominantly grassed, with paths crossing the area. Leads to a pedestrian access onto Southend Rd. 15+ properties face onto the open space.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <800m, Urban Parks <400m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is within the settlement area and has no constraints that would necessarily make the site unsuitable. However, it is known from undertaking an initial PPG17 assessment of the site that it provides sole accessible amenity green space within 400m for properties to the south, which do not otherwise have access to open space within the adopted maximum standard. The site should therefore be considered unsuitable on PPG17 grounds.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0176

Site Address:

Open Space adjacent to 63 Hollyford, 13 Longtail & 5 Dunfane, Billericay

Site Area (h):

0.15

Description of site:

Irregular shaped amenity open space at the junction of Hollyford and Longtail. The area is grassed and has a mature tree in the centre. A path crosses the area and cuts through from Longtail to Stock Road. The area is predominantly residential and a large playing field and school are located to the south.

Designated Existing Open Space (Less than 0.4 hectares)

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Designated as Amenity Green Space, Designated as Children and Young People Spaces, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <800m, Urban Parks and Gardens >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the urban area and close to amenities PPG17 assessment has deemed this site a valued open space that should not be developed at this time as it will effect the balance of the quantity of open space in the settlement area. As there is no strategy in place to replace the loss of this site anywhere it cannot be considered as a loss and is thus unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0177

Site Address:

Land at 157-167 Nevendon Road, Wickford

Site Area (h):

0.37

Description of site:

Single storey flat roofed Shopping parade of 6 units set back from, but fronting onto, Nevendon Road with small car park in front comprising 26 vehicle spaces. To the rear of this lies the hammerhead of Kershaw Close, comprising further car parking, and a single storey flat roofed community hall building adjacent to this.

Allocated as an Existing Local Shopping Centre in the Basildon District Local Plan 1998. Rear portion of site comprising community hall is also allocated as Existing Open Space (Less than 0.4ha) in the BDLP 1998.

Planning permission granted 23rd March 2006 to construct 11 houses on adjoining land immediately to the south of the community hall (06/00057/FULL). Other than this consents have related to the simple change of use or minor alteration of the original retail units.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No obvious highway issues.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<400m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Mixed residential/retail/community use, possibly with open space element. Within a residential area and close to services. Site is presently under-used. A PPG17 assessment needs to be undertaken on the site to assess its status as a green space prior to pursuing formal allocation should this be a prospect.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Assessment for Site SS0178

Site Address:

Land rear of 13 and 13a Valley Road, Billericay

Site Area (h):

0.02

Description of site:

Small site comprising part of two no. back gardens in a residential area. Two no. owners. Rear of the gardens is an access drive to a garage court. Identified in UCS 2004.

Development Plan: Allocated as an area of no notation in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<400m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces >2000m, Country Parks <2000m, Educational Fields <800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <2000m, Urban Parks <2000m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Paragraph 53. of the NPPF discourages development in rear gardens where development could cause harm to the local area. However due to the road frontage there may possibly be a simple design solution to achieve a small development on the site, if no material harm to the surrounding area can be demonstrated. This is a policy consideration and is not a reason to make the site unsuitable in accordance with the adopted HELAA methodology.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

No. Whilst this site was submitted through the Call For Sites process by the landowner the site is not of sufficient size to accommodate a dwelling and thus unavailable for development.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0179

Site Address:

Land at rear of 215 Pound Lane, North Benfleet

Site Area (h):

0.04

Description of site:

Square shaped site forming the rear garden of 215 Pound Lane, with a street frontage to Katherine Road.
Development Plan: Allocated as part area of no notation and part Green Belt in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Should the site get developed there would be pressure to create a new vehicular access from Pound Lane

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is located within the settlement boundary with potential access from Katherine Road, this site constitutes a residential garden which would not comfortably accommodate residential development. The site is therefore considered to be unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0181

Site Address:

Laindon Town Centre/shopping centre, Laindon High Road

Site Area (h):

2.74

Description of site:

Town centre site comprising the Laindon Centre (shopping centre), with car parks to the east and south with significant landscaping around the site. The site is bounded on the west by Laindon High Road, to the south by Laindon Link (on the opposite side of intervening roundabouts), and to the north and east by the residential development. The site also contains a three/four storey office block towards the south. The centre is in need of regeneration as it is suffering from a poor physical environment and high vacancy rates.

Development Plan: Allocated as 'Town Centre' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

No. Alternative access is available of Danacre which is an unclassified road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Within

Highways Access:

Class III

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<400m

Bus Stop:

<400m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space within, Children and Young People Spaces within, Churchyards and Cemeteries >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <400m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <2km, Urban Parks <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is a town centre location and close to railway station with good access to services / facilities. The site has good access routes and after investigation measures are put in place, the site's constraints can be overcome.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the town centre and could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0182

Site Address:

Land adjacent to the south side of Cranes Farm Road, Basildon, from Ghyllgrove to the field of P

Site Area (h):

15.23

Description of site:

Linear site located on the south side of Cranes Farm Road. Residential properties largely occupy the area to the south along with further public open space to the south and west. School playing field to the western end. The site is predominantly laid to grass but also comprises several groups of trees and hedges.

To the north of the site lies an established employment corridor comprising numerous industrial/commercial enterprises, a comprehensive development area and the Festival Leisure Park, comprising hotels, restaurants and a cinema. The eastern half of the site is allocated as 'Existing open space' in the BDLP 1998, whilst the western half is allocated as 'School Playing Field and other open space' in the BDLP.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

No

Highways Issues:

Access to site restricted to roundabout on Cranes Farm Road or Great Spenders

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<400m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces, Churchyards <400m, Civic Spaces <2km, Country Parks >2km, Educational Fields, Natural and Semi Natural Green Space <400m, Outdoor Sport Facility, Urban<400m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Urban area, adjoining residential properties. However, a PPG17 assessment will be needed before taking any prospect of allocation forward.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be considered for B1, B2 and B8 uses providing B1 uses act as a buffer between residential properties and B2 and B8 uses. The site is accessed via an A road.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Assessment for Site SS0183

Site Address:

Mayflower Retail Park, including Tesco store and adjoining restaurants

Site Area (h):

7.3

Description of site:

Rectangular site located on the south side of the A127 Arterial Road comprising a Tesco superstore at its western end and several retail warehouses and stand alone restaurants. Various employment generating commercial and industrial uses on surrounding hinterland to east and west. Proposed comprehensive development site to the south. Rural green belt land to the north beyond the dual carriageway.

Allocated as an area of no notation in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Adj to

Town Centre Proximity:

Not within

Highways Access:

Unclassified

*Access to Services (m)***Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <400m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Adjacent existing employment areas, and adjacent a busy dual carriageway where noise attenuation measures would be difficult to accommodate. This site also serves as a leisure provision and there has been no indication that there is benefit from its loss to end users.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Site is adjacent to an existing employment area and could be considered suitable for B1, B2 and B8 uses.

Available:

No

Availability Summary:

This site was not formally submitted by the landowner for development and highlighted as part of the Replacement Local Plan process and is therefore currently unavailable.

Available:

No

Availability Summary:

This site was not formally submitted by the landowner for development and highlighted as part of the Replacement Local Plan process and is therefore currently unavailable.

Assessment for Site SS0186

Site Address:

Sainsbury's, Cricketers Way, Nevendon

Site Area (h):

3.6

Description of site:

Large parcel of land within the urban area of Basildon at the junction of the A127 and East Mayne. The site is currently occupied by a Sainsbury's store and refilling station.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces >2000m, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not considered to be suitable for housing development at this time because it is located within the cordon sanitaire for the nearby waste water treatment works

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the urban area and close to existing employment areas and could therefore be considered for B1 and B2 uses. Site is adjacent to the junction of A127 and East Mayne and could be potentially suitable for B8 uses.

Available:

No

Availability Summary:

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.

Available:

No

Availability Summary:

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

Assessment for Site SS0187

Site Address:

Land north of Southend Road and east of the railway, Wickford

Site Area (h):

15.55

Description of site:

Large area of open rural land located to the northeast of the settlement of Wickford, west of the A130 dual carriageway and near the borough boundary with Chelmsford Borough Council and Rochford District Council. The site comprises of scrubland/woodland. Electricity cables and pylons transect the site. A sewerage works and the River Crouch lie adjacent to the north and the Wickford to Southminster branch railway line to the west. The main residential areas lie to the west and southwest.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

No particular issues

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

In the previous HELAA (2012/13) the site area was amended to reflect the 400m cordon saniare of the waste water treatment works. However the land owner (Martin Grant Homes) has since been in contact with Anglian Water regarding the 400m buffer. Anglia Water has confirmed that residential uses would be suitable on the southern 50% of the site, however less sensitive uses including open space could be accommodated in the northern 50%. The site is located adjacent the settlement boundary of Wickford and has overhead lines running through the site, although the overhead lines could be mitigated. Therefore it is considered that this site is suitable for residential development. The yield of 220 is based on Martin Grant Homes assumptions.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is on the edge of the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 and B8 uses.

Available:

Yes

Availability Summary:

Yes the site was submitted through the Call For Sites process.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0188

Site Address:

Land adj 15 New Century Road, Laindon

Site Area (h):

0.13

Description of site:

Largely square shaped site located on the south side of New Century Road, Laindon. The site lies just within the town centre, adjacent to Laindon Library, in an otherwise residential street comprising chalets and bungalows. The site is presently covered in trees and scrub.

Development Plan: Allocated as 'Town Centre' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues, good access from New Century Road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <2km, Urban Parks <800m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accommodate 5 or more dwellings. Therefore in accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst the site is less than 0.25ha it is located within the town centre and could be considered for B1 uses. The site is not considered to be suitable for B2 and B8 uses due to its size and proximity to residential areas and highways access.

Available:

No

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0189

Site Address:

Maitland Lodge, Southend Road

Site Area (h):

1.48

Description of site:

The site is located to the rear of the properties facing Mill Road to the north and contains an existing residential property part of a small ribbon of development adjacent to Southend Road within the Green Belt. To the south and west are open fields.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks >800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The potential development of the site would require demolition of the residential property 'Maitland Lodge'. However, the potential yield would be a sufficient number of properties for this site to be considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement area and could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 and B8 uses.

Available:

Yes

Availability Summary:

Landowner known

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0190

Site Address:

Roseview, Burnt Mills Road, and land to rear of Rose View, Basildon

Site Area (h):

0.66

Description of site:

Site consists of a dwelling house fronting Burnt Mills Road and a storage area (description taken from CFS submission) behind the dwelling, which has access via a thin track alongside a neighbouring dwelling (Rivendell). The site is therefore mostly rectangular, but with a gap at the road frontage where it wraps around Rivendell.

The land contains a number of buildings and structures, although with the exception of the dwelling house it is uncertain how substantial these are. The site is surrounded by open space and a small run of residential dwellings to the west. To the northwest is the Burnt Mills industrial estate.

Area of no notation and a proposed open space (policy R8) in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

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

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <2km, Urban Parks <400m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is on the edge of the settlement boundary and there are no physical constraints that would separate the site from the edge of the settlement boundary. The site has available access from Burnt Mills Road and is considered suitable at this time.

It should be noted that the site would be predominantly a back-land development unless coupled with other sites and the location is remote from a number of services including transport connections and convenience retail.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Landowner known.

Available:

Yes

Availability Summary:

Landowner known.

Assessment for Site SS0191

Site Address:

Land north of Vange Primary School and Basildon zoo

Site Area (h):

15.13

Description of site:

The site comprises three rectangular fields laid to grass, separated by hedgerows which also contain a number of trees. Basildon Golf Course is to the north and east and Basildon Zoo and Vange Primary School and to the south. The sites do not have direct highway access and would require access via another site. The area is on the green belt boundary with Vange, close to the A13/Nethermayne junction.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Adj. To

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via track or via adjacent site onto London Road.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <400m, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Agricultural; open space; leisure / recreation; residential. The site is on the boundary of the built area of Vange and there are no constraints that could not be overcome. Therefore the site is considered to be suitable for housing development.

The site is isolated from a road connection but could be accessed via a number of means including: through site SS0235; through the Basildon Zoo site (SS0236) (recently granted consent for five dwellings but including a paddock on half the site); upgrading one of the existing footpaths linking to either London Road or Cashmere Way; demolition of dwellings in The Vale to provide new access.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Assessment for Site SS0192

Site Address:

Land rear of, and including, Ravenscroft and Saremma, Gardiners Lane North, Crays Hill

Site Area (h):

0.97

Description of site:

An irregular shaped parcel of land situated to the east of Gardiners Lane North. The site comprises the dwellinghouse, Saremma and associated outbuildings.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access onto Gardiners
Lane North

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>400m

Public Open Space Notes:

Allotments >800m, Amenity
Green Space >800m, Children
and Young People Spaces
<400m, Churchyards >800m,
Civic Spaces >2km, Country
Parks >2000m, Educational
Fields <400m, Natural and
Semi Natural Green Space
>800m, Outdoor Sport Facilities
<800m, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and there are no physical constraints that would separate the site from the edge of the settlement boundary. The site has available access.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. Adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0193

Site Address:

3 Kenilworth Close, South of the railway line, Billericay

Site Area (h):

0.34

Description of site:

Small irregular shaped plot of land off the Kenilworth Close Cul-de-sac roundabout. The site has a few existing built developments towards the front and back of the site (chalet at front, stable at rear). The site is the garden of 3 Kenilworth Close and is predominantly grassland with a few trees. The site is located to the east of Billericay, and the railway to the London Liverpool Street Railway line is to the north.
Development Plan: Allocated as Green Belt in the Basildon Local Plan

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

The site is relevantly small in site and therefore it is likely to not have significant impact.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site lies within walking distance of shops, schools, the railway station and other public services/facilities demolition of the existing property would need to take place to accommodate development to enable access and the site is unlikely to accommodate 5 or more wellings. In isolation this site would not be suitable for development but could be considered suitable if the adjacent sites SS0161 and SS0201 were to come forward for development.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0194

Site Address:

Noak Hill Golf Course, 187 Noak Hill Road

Site Area (h):

6.24

Description of site:

The site is an irregular parcel of land which is currently a Golf Course located to the east of the properties facing Noak Hill Road. Apart from this ribbon of development the site is surrounded by open fields outside the settlement boundary.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport - within, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is technically adjacent to the settlement area via a slender access track from Noak Hill Road, the developable area of the site is separated from the settlement boundary and is not considered to be adjacent to it. Therefore the site is not considered suitable for housing at this time. The site would also need to undergo a PPG17 assessment to check its status before considering it further for allocation if it were to be considered suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The developable area of the site is separated from the settlement boundary and is not considered to be adjacent to it. Therefore the site is not considered suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0195

Site Address:

Downham View Farm, 47 Castledon Road, to rear of Studland Avenue and Southbourne Grove,

Site Area (h):

3.4

Description of site:

Approximately 'L' shaped site to the north of Wickford, positioned between Castledon Road and plotland properties. The site is accessed via a small track and contains several light industrial units around a yard area. The site is predominantly grazing land and some scrubland. The river Crouch runs through the western part of the site. It is bounded by many substantial trees. A couple of mobile homes exist on the land along with a compound where dogs are kept. The foundation of the original no. 47 dwelling is partly visible within the site. The land falls away gradually to the river by between 2 and 4 metres. The site area has been amended from 3.90 to 3.40ha to reflect the western part of the site located in Flood Zone 3b.

Development Plan: Green belt and plotland area designation in BDLP 1998

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Relatively narrow entrance onto Castledon Road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <800m, Children & YP Spaces <400m, Churchyards >800m, Civic Space <2km, Country Parks >2km, Natural & Semi-natural green space <400m, Outdoor sports facilities <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Natural open space, riverside walk, part residential. A small portion of the site alongside the river is within flood zone 3b and this is considered insignificant when considering the site as a whole.

The remainder of the site, closest to Castledon Road and containing the current light industrial uses could be suitable for residential development, depending upon suitability of the access. Furthermore, the site is adjacent to the existing urban settlement and the river on the west of the site would form a physical boundary to the edge of the development and would contain any urban sprawl. The site is considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0196

Site Address:

Land at The Briars, Church Road, Ramsden Bellhouse

Site Area (h):

1.97

Description of site:

Rectangular parcel of land situated to the rear of 11 residential properties and is accessible via 'The Briars' which has also been included as part of the site. The majority of the land appears to be used for amenity purposes in relation to the dwellinghouse. The northern and western boundaries of the site are made up of agricultural fields whilst the eastern and southern boundaries are lined with residential properties.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is just outside of the settlement boundary and there are no physical constraints that would separate the site from the edge of the settlement boundary. The site has available access.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within/adjacent to the settlement area and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0197

Site Address:

Alpha Garden Centre, London Road

Site Area (h):

3.04

Description of site:

The site is an irregular shaped piece of land within a plotland enclave to the west of Wickford. The site comprises mainly of a garden centre with ample parking and fields to the north. To the north of the site is the River Crouch which has led to some potential flood zone implications and the site area has been amended accordingly to exclude flood zone 3b. The site is now an area of 3.04 ha rather than the originally submitted 3.36 ha.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <800m, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Site is adjacent to the settlement and is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within/adjacent to the settlement area and could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 and B8 uses.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0198

Site Address:

Thatched Cottage and Land to the rear of Thatched Cottage, Southend Road

Site Area (h):

2.56

Description of site:

Single residential dwelling house located on a large rectangular shaped plot on the east side of Southend Road, Billericay with a further square shaped grassland field located to the east of this, separated by a drainage ditch. The plot is located to the south east of the main settlement of South Green and is open and rural in character. The residential property comprises a detached garage at its south side and is located on a plot comprising several mature trees. To the north and west are established residential areas and a listed farm house, whilst to the east the land is open countryside, with sporadic dwellings, a primary school and further countryside to the south. A 6 metre wide track also accesses the field from Highfield Road, between dwelling houses and an electricity sub-station. Development Plan – Allocated as Green Belt in the BDLP 1998

Constraints

Flood Zone: Zone 1	SSSI: Within buffer	Policy Restrictions <i>Employment Specific Criteria</i>
Washland: No	Special Area of Conservation: No	Existing Employment Area: Not within
Marshes: No	Special Protection Area: No	Town Centre Proximity: Not within
Critical Drainage Area: Within	Ramsar: No	Highways Access: A Road
Ground Water Vulnerability: No	Local Nature Reserve: No	Access to Services (m)
Surface Water Flooding: Yes	Ancient Woodland: No	Primary School: <600m
Village Green: No	Local Wildlife Site: No	Secondary School: <1.5km
Existing Industrial Areas: No	BAP Habitat: No	Health Facilities: <800m
Mineral Safeguarding Areas: Not within	Potential Protected Species: Within	Local Centre: <800m
Oil/Gas Pipeline: No	Potential Protected Species Buffer: Yes	Town Centre: >800m
Gas Pipeline Buffer: No	Nature Improvement Areas: Not Within	Bus Stop: <400m
Electricity Pylon: No	Scheduled Monument: No	Railway Station: >1.6km
Wastewater Treatment Works 400m Buffer: No	Conservation Area: No	Public Open space: <800m
Major Hazards: No	Listed Building: Adj. To	Public Open Space Notes: Allotments and Community Gardens >800m, Amenity Green Space <400m, Children and young people space <400m, Country Park >2km, Educational field <400m, Natural and Semi-Natural open space <800m, Outdoor sports facilities <2km, Urban Park >2km,
Potential Contaminated Land: B - Desk Assessed, contaminati	Archaeological Finds: Yes	
Definitive Footpath: No	Highways Issues: Access onto Southend Road, may need upgrading. Alternative access via Highfield Road.	
Tree Presevation Order: No		

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Farmland, existing sporadic residential, country park. Potential may exist for low density residential development along Southend Road, subject to suitable access being provided onto Southend Road and where all other constraints could be overcome. This site sits partially adjacent to the settlement boundary and is close to services. Whilst the adjacent field has not been submitted through the HELAA process for consideration, the site remains connected to the existing settlement and has access there.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via an A road.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0199

Site Address:

Land rear of 31 and 33 Mountnessing Road, Billericay

Site Area (h):

0.32

Description of site:

Two narrow linear plots of land forming the extended rear gardens to properties 31 and 33 Mountnessing Road, Billericay. The land projects beyond the urban limits of Billericay into the adjoining rural Green Belt. The site comprises mostly grassland with intervening hedges and trees, comprising oak, field maple and lombardy poplar amongst others. Several small domestic sheds/summerhouses also exist in both gardens.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Mountnessing Road relatively narrow.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Whilst the site is narrow linear parcel of land which may have difficulty accomodating development it is considered as being potentially suitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

No

Availability Summary:

This site was submitted through the Call For Sites process by the landowner however access to the site is too narrow.

Available:

No

Availability Summary:

This site was submitted through the Call For Sites process by the landowner however access to the site is too narrow.

Assessment for Site SS0200

Site Address:

27 Mountnessing Road, Billericay, inclusive of land at rear

Site Area (h):

0.27

Description of site:

Narrow linear site located on the west side of Mountnessing Road, Billericay. The site comprises a chalet fronting the road within in residential street, but backing onto rural land and fields. The rear garden projects beyond the urban limits of Billericay into the adjoining rural Green Belt, and is largely composed of grassland and several trees.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Mountnessing Road only available from adjoining site or if dwelling house is demolished.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site lies within walking distance of shops, schools, the railway station and other public services/facilities. Demolition of the existing property would need to take place to accommodate development to enable access and the potential yield would be less than 5 dwellings. In isolation this site would not be suitable for development but could be considered suitable if the adjacent sites were to come forward for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within/adjacent to the settlement area it is too narrow to be considered suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0201

Site Address:

Land rear of 5 Kenilworth Close and no. 6 Kenilworth Close, Billericay

Site Area (h):

0.45

Description of site:

The site comprises two irregular shaped plots of land in residential garden usage. Both plots are significantly larger than is typical in Billericay and both comprise predominantly grassland and several trees, mostly fruiting or other semi-mature type. A large pond exists on the land to the rear of no. 5, whilst no. 6 also comprises the dwelling house and garage fronting onto Kenilworth Close cul-de-sac. The rear gardens mainly project beyond the urban limits of Billericay into the adjoining rural Green Belt.

Development Plan: Allocated as Green Belt in the Basildon Local Plan, except for the dwelling at no. 6 and its immediate curtilage which lies in an area of no notation.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Kenilworth Close.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sports <400m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site lies within walking distance of shops, schools, the railway station and other public services/facilities demolition of the existing property would need to take place to accommodate development to enable access and the potential yield would be less than 5 dwellings. In isolation this site would not be suitable for development but could be considered suitable if the adjacent sites were to come forward for development.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However due to highways access and its close to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0202

Site Address:

No 53 Castledon Road and Land from rear of No 53 to rear of No 81, Castledon Road, Wickford

Site Area (h):

2.32

Description of site:

Large irregular shaped site located on the west side of Castledon Road, Wickford, bordered by the River Crouch to the north and west, further grazing land to the south and a ribbon development of residential properties to the east. A small light industrial yard lies on land to the south.

The site comprises predominantly grassland, several trees and hedgerows, a stable block and hay store, along with a chalet fronting Castledon Road. The land falls gradually down to the river by 2 to 4 metres.

Development Plan: Allocated Green Belt in the Basildon Local Plan 1998, except for the dwelling and immediate curtilage at no. 53 which lies in an area of no notation.

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Castledon Road at no. 53 and via a field gate access between no. 77 and 81.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Whilst flood zone 3b encroaches on the northern edge of the site, it is insignificant in the consideration of the overall site. Access to the site falls within Flood Zone 2, but it is considered that this constraint could be overcome and no other constraints that could not be overcome are present on the site either. The site is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0203

Site Address:

Bluebell Lodge, Mountnessing Road, Billericay

Site Area (h):

0.13

Description of site:

Largely square shaped site located at the western end of the settlement of Billericay, adjoining farmland to the west. The site comprises a detached dwelling house, garage block and stables.
Development Plan: part allocated as Green Belt, part area of no notation in the Basildon Local Plan 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sports <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Already in residential use, adjacent residential area, though part of site falls within the Green Belt, such that further development would extend the urban envelope of the Billericay settlement. Even though the site is within the Green Belt, removal of this designation could be possible. The timeframe would have to reflect the removal of the Green Belt policy.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within/adjacent to the settlement area it is less than 0.25ha in size and it is not within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Assessment for Site SS0205

Site Address:

Pine Cottage, Church Road

Site Area (h):

0.18

Description of site:

The site is a small rectangular plot of land which is currently home to a residential property which sits approximately 62m back from Church Road. This property falls at odds with the remaining properties on the western side of Church Road due to its proximity to the road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is relatively small and would not be able to comfortably house more than one dwelling. The existing dwellinghouse would have to be demolished and the site could not accommodate 10 dwellings or more.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

No land ownership details provided.

Available:

No

Availability Summary:

No land ownership details provided.

Assessment for Site SS0206

Site Address:

Wickford Memorial Park Community Hall and Car Park, Rettendon View

Site Area (h):

0.26

Description of site:

Part of Wickford Memorial Park. Site is currently a community hall, with associated car park, and a garage court. In addition, part of the open space to the west, allocated Green Belt, was initially included in the site. Mature trees on south & north boundaries of site. Definitive footpath runs along southern boundary of site, across the vehicular access point and in front of southern row of garages, and then along eastern boundary. Development Plan: Area of no notation in BDLP 1998. Note: Site boundaries amended to exclude former garage site to east as this has planning permission for 6 dwellings for which site clearance has commenced (10/00462/FULL). Site area now is 0.26 Ha (was 0.4Ha).

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

None

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<400m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <800m, within Urban Park and Garden.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Community, open space, residential. The site is close to services and the existing settlement and forms part of the wider memorial park which lies within floodplain 3b. However, the site is located close to amenities and primarily within the settlement boundary. PPG17 assessment does not restrict development on this site however it does state that any development would be conditional upon a contribution towards new open space provision offsite.

There would also need to be a change/review in green belt policy for the area of the site which is affected to be released and any timetable for delivery should reflect this.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is largely within the settlement area it is less than 0.25ha in size and it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Land owner is known

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses.

Assessment for Site SS0207

Site Address:

Farm land east of Pound Lane, North Benfleet

Site Area (h):

121.56

Description of site:

Large fairly flat area of farmland located on the east side of Pound Lane, North Benfleet which is primarily located within flood zone 1. The land is composed of several hedge enclosed arable fields and several farm buildings, barns etc around a central farmhouse and associated cottages set on slightly raised ground. The farm is very open in character, within a countryside comprising setting, surrounded by sporadic residential related uses and other farmland. An NHS institution also lies on land to the north and the old parish church of North Benfleet is located within the farmstead. Some 35.7ha of the land along the west side of the farm fronting Pound Lane had originally been submitted for housing in the HELAA process. The site boundaries have been amended to incorporate the remainder of the farm, including an 'L' shaped field to the north, and to exclude the area in the east now comprising the A130/Sadlers Farm junction bypass. Development Plan: Allocated as Green Belt on the BDLP 1998

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

Yes

Highways Issues:

Pound Lane and North Benfleet
Hall are likely to require
upgrading

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity
Green Space >800m, Children
and Young People Spaces
<400m, Churchyards<800m,
Civic Spaces >2km, Country
Parks <2km, Educational Fields
>800m, Natural and Semi
Natural Green Space >800m,
Outdoor Sport Facilities <2km,
Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Farmland, residential, country park. This site could be considered suitable for housing development due to the fact that it is adjacent to the settlement boundary. However, it should be noted that the site is of a vast and irregular shape, not all of which is likely to be suitable for residential development. This is because it could lead to uncontrolled urban sprawl and should be considered further should its allocation be an option. Additionally some of the site to the east will be required to be maintained as open land provide a suitable buffer between North Benfleet and South Benfleet. It must also be noted that whilst the predominant reasoning for the suitability of this site is its connection to the existing urban area of North Benfleet, the site would not all be suitable for development due to the flood risk areas to the north of the site, the electricity pylons that run to the east of the site and the listed building which lies enclosed within the north part of the site. Noise from traffic using the upgraded A130 running alongside the site would also be a limiting factor, which would require a suitable buffer.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access. Also, it is important to note that the site is of a vast and irregular shape, not all of which is likely to be suitable for employment use due to constraints and coalescence.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0208

Site Address:

Hovefields on Southern Arterial Road, North Benfleet

Site Area (h):

7.2

Description of site:

The site is predominantly given over to dairy and arable farming and is a green field with hedgerows at the boundaries. The A127 Southend Arterial Road is adjacent (to the north); a 16 plot gypsy site comprising a number of permanent and temporary structures is immediately to the east; substantial business development to the west (part of the A127 corridor); immediately to the south are a few open fields. The land is flat. Development Plan – Allocated as Green Belt in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

The only direct access would be a junction off the A127, which is not generally suitable.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Adj to

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Farmland, washland or industrial. The site is adjacent to the existing boundary of Basildon and mitigation measures could be employed to remediate any negative effects of the adjacent industrial area. Further consideration of the traffic issues and proximity to significant industrial area should be considered should allocation be an option.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is both adjacent to the settlement and an employment area and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0209

Site Address:

Arterial Rd North, North Benfleet

Site Area (h):

0.34

Description of site:

Small rectangular shaped site located in a semi-rural setting to the south of the A127 Arterial Road in North Benfleet. The wider area is bisected by Harrow Road which runs parallel to the A127 and comprises several sporadic residential properties, a large garden centre, a modern mental health unit accessed from Pound Lane to the west, a small gypsy site and some small scale commercial businesses. There are also two small copses and drainage ditches Development Plan – Allocated as Green Belt in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Harrow Road is a narrow single carriageway country lane which would need to be upgraded.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces >2000m, Country Parks <800m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and is located away from established services and facilities, thus making it unsustainable for residential development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

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

Assessment for Site SS0210

Site Address:

Land east of Tyefields, south of Burnt Mills Road, Basildon

Site Area (h):

51.13

Description of site:

Large irregular area of agricultural land located immediately to the east of the Basildon settlement, south west of the plotlands. The land consists of arable fields, with a number of ponds dotting the landscape. There are five properties included within the site, including Little Chalvedon Hall.

Little Chalvedon Hall is part of the farm facilities in the east of the site, which is surrounded by a number of large farm facilities / structures clustered around the hall. The land is reasonably flat. There are a number of boundary ditches and trees within the site.

Development plan – Allocated as Green Belt in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Existing road network would likely require upgrading to support any development of the site.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young People <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Educational Fields Non-District <800m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Farmland, recreation land or residential. With a change in Green Belt policy, this site is considered suitable for housing development due to the fact that the site is adjacent to the settlement area via another suitable site submitted through the HELAA. However, it should be noted that the site is of a vast and irregular shape which may not all be suitable for residential development as it would lead to uncontrolled urban sprawl and should be considered further should its allocation be an option. Timetable will need to be reflected to show this.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0211

Site Address:

Land south of Burnt Mills Road, North of Rushley Park, Basildon

Site Area (h):

0.76

Description of site:

Small rectangular site southeast of Rushley Park. The site is an open field that can be accessed through Rushley Park and from a neighbouring field to the east. The site is grassed, with dense boundary hedges.

To the east of the site are fields. To the south is an area of scrubland. To the immediate west is a small parcel of woodland and beyond is a part of Rushley Park, then the urban area of Basildon.

There is no easy access to the site.

Development plan – Allocated as Green Belt and Proposed Open Space in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Apart from a small track through Rushley Park and a gate to an adjacent field, there is no access to the site.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

No Access

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not located adjacent to the settlement boundary nor via another HELAA site and there is no obvious road access. Therefore it is not considered suitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0212

Site Address:

Ravensbourne, Land east of Tyefields, south of Burnt Mills Road, north of Trenham Avenue, Basil

Site Area (h):

0.45

Description of site:

Small square of grassland, woodland and one residential property. To the south is a parcel of land filled with woodland, with farmland to the east (and two rural dwellings) and the urban area to the east. There are a number of mature trees within the site.

Development plan – Allocated as Green Belt in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Existing road network likely requires upgrading to support any development of the site.
Access via Trenham Avenue.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0213

Site Address:

Land east of Tyefields, south of Burnt Mills Road, Basildon

Site Area (h):

2.57

Description of site:

Medium sized, approximately square shaped area of grassland, which curves around an amenity green space that includes play equipment, which it is separated from by a ditch. There are mature trees along the boundaries.

of grassland, surrounded by fields, woodland and grassland. Tyefields Road separates the site from residential properties, which are located immediately to the west.

Development plan – Allocated as Green Belt in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Tyefields, provided access across verge were acceptable.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the Basildon settlement boundary albeit separated by a grass verge off Tyefields. Whilst the site could be considered adjacent to the Bowers Gifford settlement through its connection to site SS0210, that site is significant in size and unless it were fully allocated and developed SS0213 is unlikely to join on to any form of development from the east.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0214

Site Address:

Land east of rushley, south of Burnt Mills Road, Basildon

Site Area (h):

0.36

Description of site:

The site is a small square parcel of woodland, bordering Rushley Park to the north and west (Rushley Park is 'L' shaped). The site is dense woodland and heavily overgrown.

The site is land-locked and only accessible through Rushley Park or through the adjacent fields to the east and south.

Development plan – Allocated as Green Belt and Proposed Open Space in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There is no access to the site.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

No Access

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and with no obvious road access it is not considered suitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Whilst this site was submitted by the landowner through the Call For Sites process, it is in an unsustainable location with no access. Although access could be gained through the adjacent site at SS0211, that site is unsuitable and therefore undevelopable.

Available:

No

Availability Summary:

Whilst this site was submitted by the landowner through the Call For Sites process, it is in an unsustainable location with no access. Although access could be gained through the adjacent site at SS0211, that site is unsuitable and therefore undevelopable.

Assessment for Site SS0215

Site Address:

Land east of rushley, south of Burnt Mills Road, Basildon

Site Area (h):

0.2

Description of site:

Small square site, part of a wider woodland setting but the site itself has been cleared of substantial trees. Surrounded by dense woodland to the north and east, a single property to the south and the urban area of Basildon to the west. Beyond the immediate setting is woodland and grassland. There is no existing vehicular access to the site.

Development plan – Allocated as Green Belt in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There is no access to the site.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

No Access

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and will no obvious road access it is not considered suitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Whilst this site was submitted by the landowner through the Call For Sites process, it is in an unsustainable location with no access.

Available:

No

Availability Summary:

Whilst this site was submitted by the landowner through the Call For Sites process, it is in an unsustainable location with no access.

Assessment for Site SS0216

Site Address:

Land adjacent Ashburton, east of Trenham Avenue, Basildon

Site Area (h):

0.38

Description of site:

Small rectangular parcel of land located immediately to the east of the Basildon settlement, west of the plotlands. The land comprises an arable field left to grass, surrounded by farmland and adjacent to two dwellings. The immediate neighbouring property to the west appears to be used for the storage of building material, although change of use has not been applied for. The site is located at the end of Trenham Avenue.

Development plan – Allocated as Green Belt in the BDLP 1998

Constraints

Flood Zone: Zone 1	SSSI: Within buffer	Policy Restrictions <i>Employment Specific Criteria</i>
Washland: No	Special Area of Conservation: No	Existing Employment Area: Not within
Marshes: No	Special Protection Area: No	Town Centre Proximity: Not within
Critical Drainage Area: Within	Ramsar: No	Highways Access: Private Road
Ground Water Vulnerability: No	Local Nature Reserve: No	Access to Services (m)
Surface Water Flooding: No	Ancient Woodland: No	Primary School: <600m
Village Green: No	Local Wildlife Site: No	Secondary School: <1.5km
Existing Industrial Areas: No	BAP Habitat: No	Health Facilities: <800m
Mineral Safeguarding Areas: Not within	Potential Protected Species: No	Local Centre: >800m
Oil/Gas Pipeline: No	Potential Protected Species Buffer: No	Town Centre: >800m
Gas Pipeline Buffer: No	Nature Improvement Areas: Not Within	Bus Stop: <600m
Electricity Pylon: No	Scheduled Monument: No	Railway Station: >1.6km
Wastewater Treatment Works 400m Buffer: No	Conservation Area: No	Public Open space: <800m
Major Hazards: No	Listed Building: No	Public Open Space Notes: Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m
Potential Contaminated Land: C - Not assessed - Possible risk.	Archaeological Finds: No	
Definitive Footpath: No	Highways Issues: Trenham Avenue, which would need upgrading for any development.	
Tree Presevation Order: No		

Housing Development Potential

Suitable:

No

Suitability Summary:

The site individually is clearly separated from the built environment and therefore in isolation would be unsuitable. Whilst it is connected to site SS0210, that site is significant and unless it were fully allocated and developed SS0216 would remain unsuitable in its isolated location.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Whilst the site was submitted through the Call for Sites process the access road would need to be upgraded from its current state.

Available:

No

Availability Summary:

Whilst the site was submitted through the Call for Sites process the access road would need to be upgraded from its current state.

Assessment for Site SS0217

Site Address:

Land to the east of Cadogan Terrace and south of Basildon Football Club

Site Area (h):

2.7

Description of site:

Medium square shaped site located to the east of Pitsea, providing a good quality outdoor sports space. The site is marked out for football and includes a play space in the southwest corner. The site links to the leisure centre immediately to the south. The boundaries are lined by trees and shallow ditches. To the western and northern sections of the site are a large number of mature trees which make a significant contribution to the setting. The land is flat. The Eversley Leisure Centre lies directly to the south with Basildon Football Ground to the north, farmland to the east and the urban area to the west.

Development plan: Allocated as Green Belt and Existing Open Space in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access would be via Cadogan Terrace, and likely to use a similar entrance as Basildon Football Club.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport - within, Urban Parks <800m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the existing urban area which has services and facilities and has an access road. Further consideration of its status as a green space will need to be considered however through a PPG17 assessment should the prospect of allocation be favoured. The timeframe for development should be amended to reflect this.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Assessment for Site SS0218

Site Address:

Land to the west of Eversley Road, Pitsea

Site Area (h):

3.56

Description of site:

Long, narrow site located to the east of Pitsea, comprising predominantly farm land to the east of Basildon. The site undulates slightly but is relatively flat. The site area has been amended from 9.59 as during the last HELAA review it became attached to the Eversley Road recreation ground. The recreation ground is owned by Basildon Borough Council and they have showed no inclination they wish the site to be put forward for development. Development plan: Allocated as Green Belt and Existing Open Space in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access would be via London Road onto Eversley Road. Upgrade to junction would be needed

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport - within, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

Upon the site being amended and being reduced to exclude the recreation ground, the site is no longer adjacent to the settlement boundary. Whilst it is adjacent to SS0210 which is adjacent to the Settlement boundary, SS0210 would have to come forward for comprehensive development to warrant development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0219

Site Address:

Land east of Eric Road and east of Alpha Close

Site Area (h):

1.16

Description of site:

Small area of grassland, located on the south east edge of Bowers Gifford/North Benfleet. The site is adjoins arable farmland and grassland to the south and east and residential properties to the north and west. London Road is to the south. The site has two entrances via Eric Road and Alpha Close. A couple of structures exist on the site adjacent to the garden boundary with 10 Alpha Close
Development Plan: Allocated as Green Belt in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Land accessible from both Eric Road and Alpha Close.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>400m

Public Open Space Notes:

AAllotments <400m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards and Cemeteries >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Grassland, residential, open space. Site is adjacent to an existing settlement area and services, thus this site would be considered suitable for housing development. However, the site currently lies within the green belt and further investigation must be undertaken to establish whether it is an acceptable loss should allocation be considered. Timeframe will need to be reflected to show this.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0220

Site Address:

Police Houses and Land adjacent, Church Road, Ramsden Bellhouse

Site Area (h):

0.34

Description of site:

The site is located adjacent to the Ramsden Bellhouse ribbon settlement albeit separated by Church Road. The site has been amended to represent the land ownership of Mr Sayers which is for only one of the police houses. The site was 1.6ha, however after a further site owner within the original parcel wished for their land to be taken out, the area specific to Mr Sayer as per the Land Registry will be kept in. Apart from the ribbon of development opposite the site, it is faced on three sides by open fields. The land is designated as Green Belt.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is technically adjacent to the Ramsden Bellhouse settlement therefore the site can be considered suitable. However, the site is located in a remote rural area opposite a ribbon of development and other sites may be more suitable for further housing development.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within/adjacent to the settlement area and could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0221

Site Address:

Land adjacent to Copper Beeches, Orchard Avenue, Ramsden BellHouse

Site Area (h):

0.55

Description of site:

The site is located in close proximity to the Ramsden Bellhouse settlement with residential properties adjacent to three sides. It is situated adjacent to Church Road with various trees running along the eastern and southern edges.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Outdoor Sport <2km, Urban Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the Ramsden Bellhouse settlement via HELAA site SS0482 with potential access from Orchard Avenue. The site is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement area via another site it is unsuitable due to highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0222

Site Address:

Land adjacent to Sliverwood Lodge, Orchard Avenue, Ramsden BellHouse

Site Area (h):

0.11

Description of site:

The site is located adjacent to the Ramsden Bellhouse settlement and is designated as Green Belt. It is currently an open piece of land with residential properties in relatively close proximity to the north, south and east of the site.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accommodate 5 or more dwellings. Therefore in accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0223

Site Address:

Land south of Ramsden Park Road, Ramsden Bellhouse

Site Area (h):

3.1

Description of site:

The site is a large agricultural field situated within the Green Belt directly adjacent the settlement boundary to the south of Ramsden Park Road. To the east and west of the site sits residential properties whilst beyond the southern boundary lies agricultural fields.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is just outside of the settlement boundary and there are no physical constraints that would separate the site from the edge of the settlement boundary. The site has available access. Consideration of the Green Belt would have to be considered as well as the proximity of the local services which are quite a distance away.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement area it is unsuitable due to highways access.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0224

Site Address:

Park Farm Cottages and Amberwood, Park Lane, Ramsden Bellhouse

Site Area (h):

0.96

Description of site:

The site sits either side of a private road and comprises of agricultural buildings and farm cottages. The site is within the Green Belt and is situated to the north of the settlement boundary of Ramsden Bellhouse.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and there are no physical constraints that would separate the site from the edge of the settlement boundary. The site has available access. Consideration of the Green Belt would have to be considered as well as the proximity of the local services which are quite a distance away.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement area it is unsuitable due to highway access.

Available:

No

Availability Summary:

Land ownership details unknown

Available:

No

Availability Summary:

Land ownership details unknown

Assessment for Site SS0225

Site Address:

Land at Holly Lodge, Oak Avenue, Wickford

Site Area (h):

0.08

Description of site:

Small plot of land located in the plotlands to the north east of the settlement of Wickford, west of the A130 dual carriageway and adjacent to the borough boundary with Chelmsford Borough Council and Rochford District Council. The site comprises of grassland with a few trees dotted throughout. Development Plan: Allocated as Green Belt in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues, due to recent upgrades of road network in the vicinity.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

It is not considered to be in a sustainable location as it is significantly removed from the settlement boundary, which would remain an issue unless the adjacent Shot Farm were also to be developed. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0230

Site Address:

The Paddock, South of Salcott Crescent, East of Cranfield Park Road Wickford

Site Area (h):

1.1

Description of site:

Small irregular shaped area of predominantly open land located to the south of the settlement of Wickford, north of the A127 Arterial Road. The site comprises a small residential property to the west side close to Cranfield Park Road, with open grazing land on the east side, surrounded by established hedgerows and adjoining open land to the east, south and west and residential properties to the north.

Development Plan: Allocated as Green Belt in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Upgrades would likely be needed to Salcott Crescent, Cranfield Park Road and junction with the A127,

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <400m, Educational Fields <400m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Access already exists to The Bungalow located within the site and there are no constraints that could not be overcome present on the site. It is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

This site was submitted through the Call For Sites process by the landowner who has since continued to show inclination to develop.

Available:

Yes

Availability Summary:

This site was submitted through the Call For Sites process by the landowner who has since continued to show inclination to develop.

Assessment for Site SS0231

Site Address:

Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richd

Site Area (h):

30.7

Description of site:

The site is a large irregular plot of land which consists of farmland. To the west the site is bounded by Tye Common Road and beyond that are fields and farmsteads. To the east of the site is a golf course. The northern part of the site is adjacent to the urban area of Billericay.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Tye Common Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfills its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfills its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0232

Site Address:

Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstea

Site Area (h):

49.4

Description of site:

The site is a large irregular parcel of land which is currently a golf course. To the north of the site is the urban area of Billericay and to the south are a few residential properties. Fields and woodland bound the rest of the site.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

Within buffer

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Access via Wiggins Lane and
Tye Common Road**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children &
Young <400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields >800m,
Natural & Semi-Natural <400m,
Outdoor Sport <400m, Urban
Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0233

Site Address:

Land either side of Nether Mayne (A176), north of Five Bells PH and west of Homebase

Site Area (h):

1.27

Description of site:

The site is a long narrow strip to the east (1.22ha). The site is close to the borough boundary and within the green belt. A large road junction for the A13 (part of the strategic road network) is directly to the south of the site, and the A176 is a major route into Basildon, connecting with the town centre.

The site sits between the A176 and an out-of-town retail park anchored by Homebase, with fields to the north.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access onto Nethermayne may conflict with ECC DM Policies and alternatives may require upgrades.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <400m, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent the settlement boundary and is therefore a physical constraint that can't be overcome. The site is considered to be unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Whilst the site was submitted as part of the Call for Sites, the original landowner has now changed. The new landownership details are unknown, thus the site is unavailable.

Available:

No

Availability Summary:

Landowner details unknown

Assessment for Site SS0234

Site Address:

Land west of Nethermayne, near Five Bells, Basildon

Site Area (h):

2.26

Description of site:

The site is adjacent to the Bell Hill plotland area and Bells Hill Road to the south of the Borough. The site is largely an open field.

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

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

Within buffer

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Bells Hill Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>800m

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <800m, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0235

Site Address:

Land at Tompkins Farm, London Road, Vange

Site Area (h):

11.84

Description of site:

Large farm site with farm buildings in the centre, split into approximately three fields, divided by hedgerows. The site is close to the A13/Nether Mayne interchange, with access from London Road. To the north is the Basildon Golf course, to the south are a sparse row of residential properties. To the east is an open field and the Basildon Zoo site (which contains a number of small businesses but has permission for residential development). To the west is an out-of-centre retail park currently containing a Homebase store.

The site contains a number of trees around the boundaries but is otherwise agricultural. The land is inclined steadily northwards.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <400m, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Agricultural; light industrial; residential. The site is not adjacent to the settlement boundary, but in combination with site (SS00191), it would be adjacent to the settlement boundary. Furthermore, the old Basildon zoo site has been granted planning permission for residential development and this would be adjacent to the site.

The site provides appropriate accessibility to a number of facilities, services and amenities, including bus connections and access to the highway network. A number of constraints require further investigation in regards to wildlife protection and contamination, and this assessment cannot determine these here. However, none necessarily make the site unsuitable prior to further site investigation.

Design solutions can be made to accommodate the oil pipeline and TPO.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0236

Site Address:

Basildon zoo site, London road, Vange.

Site Area (h):

2.1

Description of site:

The site is a rectangular parcel of land fronting London Road. The site has previously been used as a zoo. The site is within the green belt and surrounded by agricultural uses to the north and west, a school to the east and a Church to the south, on the opposite side of London Road. The site has been amended to exclude land to the east of the site following correspondence received from landowner. The site was 2.10ha and is now 1.88ha in size.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Direct access from London Road. No issues.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<400m

Railway Station:

>1.5km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <400m, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space; leisure / recreation; residential. The site has obtained planning permission on appeal for 7 detached executive homes. The development of this site could provide road access to adjacent sites.

There are a number of constraints on the site. Some will require further investigation in regards to wildlife protection and this assessment cannot determine these here, however, none are necessarily prohibitive to development prior to further site investigation.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0237

Site Address:

Brooklands, West of Hardings Elms Road,

Site Area (h):

0.99

Description of site:

An irregular shaped piece of land occupied by one residential chalet to the south side, with detached outbuilding alongside. Farmland exists to the rear (west) beyond a stream. There are kennels located to the south side and there is a public house/function building to the south east. Sporadic residential properties and a garden nursery exist to the east, beyond a further drainage ditch/stream. Land adjacent to the streams has been raised by earth bund levee's to reduce the risk of flooding from the adjoining streams. A large pond was being dug to the rear of the house at the time of the site visit.

Designated Green Belt in the Development Plan.

Constraints

Flood Zone:

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access road in front of the site.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Site is within Flood Zone 3. The site is not located within or adjacent to an established settlement which has adequate service provision and is therefore considered an unsustainable location.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Site is within Flood Zone 3b and therefore not suitable.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0238

Site Address:

Land between Outwood Farm Road and Sunnymede, Billericay

Site Area (h):

15.27

Description of site:

A large, irregular shaped site located on the west and north sides of Outwood Farm Road, Billericay. The site is bounded by housing to the northwest, but is open to the countryside on all other sides. The land essentially comprises three arable fields separated by a stream and hedgerows and a small copse. The land falls gently to the south and east, with the stream running through the centre of the site from NW to SE. Hedgerows, trees, including large standards are likely to be worth retaining. The site has been amended from 20.7ha to 15.27ha as the south east corner falls within the Sewage Treatment Works buffer as well as removing properties within the area that are not in the same ownership as stated by the Land Registry and at the request of the property owners. Development Plan – Allocated as Green Belt in the BDLP 1998

Constraints

Flood Zone:	SSSI:	Policy Restrictions
Zone 1	Within buffer	Employment Specific Criteria
Washland:	Special Area of Conservation:	Existing Employment Area:
No	No	Not within
Marshes:	Special Protection Area:	Town Centre Proximity:
No	No	Not within
Critical Drainage Area:	Ramsar:	Highways Access:
Within	No	Unclassified
Ground Water Vulnerability:	Local Nature Reserve:	Access to Services (m)
Yes	No	Primary School:
Surface Water Flooding:	Ancient Woodland:	<600m
Yes	No	Secondary School:
Village Green:	Local Wildlife Site:	>1.5km
No	No	Health Facilities:
Existing Industrial Areas:	BAP Habitat:	>800m
No	No	Local Centre:
Mineral Safeguarding Areas:	Potential Protected Species:	<800m
Not within	Within	Town Centre:
Oil/Gas Pipeline:	Potential Protected Species Buffer:	>800m
No	Yes	Bus Stop:
Gas Pipeline Buffer:	Nature Improvement Areas:	<400m
No	Not Within	Railway Station:
Electricity Pylon:	Scheduled Monument:	>1.6km
No	No	Public Open space:
Wastewater Treatment Works 400m Buffer:	Conservation Area:	>400m
No	No	Public Open Space Notes:
Major Hazards:	Listed Building:	Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities >2km, Urban Parks <2km.
No	No	
Potential Contaminated Land:	Archaeological Finds:	
C - Not assessed - Possible risk.	No	
Definitive Footpath:	Highways Issues:	
Within	Narrow country lane of Outwood Farm Road would need to be widened and upgraded.	
Tree Presevation Order:		
Yes		

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Farmland, open space or residential. The site is adjacent to the edge of the settlement boundary, with reasonable access to a few amenities, facilities and services including transport connections. There are no planning constraints that wholly reduce the suitability of the site for development.

However, there are a number of constraints that need to be considered, including investigation through more detailed studies in order to determine whether the site is important for local wildlife.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0240

Site Address:

Land north of Jostan, Coxes Farm Road, Great Burstead, Billericay.

Site Area (h):

5.37

Description of site:

Large square parcel of agricultural grassland to the south east of Billericay, within the Green Belt. Coxes Farm Road contains a number of residential properties, including a number on the opposite side of the road facing the site and to the north and south, in what is a semi-rural area. The land falls gently to the southwest.

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

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Easy access onto Coxes Farm Road.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

<2km

Bus Stop:

>600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities >2km, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Site is not within or adjacent to the settlement boundary; the site is not within suitable distances of many amenities, facilities and services, including transport connections.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0241

Site Address:

Land North of Tuscarona, Outwood Farm Road, Billericay

Site Area (h):

2.14

Description of site:

Parcel of land that is bounded by the railway line to the north, adjacent to the urban area of Billericay to the west and surrounded by fields and woodland to the south and east. The site is part of a larger field used for agriculture.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Part of site

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Outwood Farm Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport >2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0242

Site Address:

Cranfield House, Cranfield Park Road, Wickford

Site Area (h):

1.45

Description of site:

Large irregular shaped site located on the west side of Cranfield Park Road, Wickford, south of the Fairway. The site lies within a plotlands area close to sporadic residential development in a semi-rural setting to the south of the settlement of Wickford. The site comprises a detached house and several outbuildings used for boarding kennels. A long barn towards the rear of the site is also used for storage.

Development Plan – allocated as Green Belt in the Basildon Local Plan 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Cranfield Park Road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Site lies adjacent an area of sporadic residential development, is not located adjacent to the settlement boundary and would contribute to coalescence between the Wickford and Basildon area. The site is therefore considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0243

Site Address:

Land between St Germain and Barstable House, Cranfield Park Road, Wickford

Site Area (h):

0.92

Description of site:

Irregular shaped hedge enclosed field located on the southwest side of Cranfield Park Road at its junction with Salcott Crescent. The site is located immediately to the south of the residential Wick Estate, with sporadic residential development to the south and west and fields to the east. The area has a semi-rural character. Development Plan – Allocated as Green Belt in the Basildon Local Plan 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <400m, Educational Fields <400m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

It is located adjacent to the settlement boundary and there are no constraints that cannot be overcome present on the site. It is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0244

Site Address:

Land at Alberta, South of Buena Vista, Southbourne Grove

Site Area (h):

0.16

Description of site:

Small irregular shaped site with several trees located in a plotland area outside the Wickford settlement. The sites fronts Southbourne Grove.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

The land owners address is not known and therefore they are unable to be contacted to discuss availability.

Available:

No

Availability Summary:

The land owners address is not known and therefore they are unable to be contacted to discuss availability.

Assessment for Site SS0245

Site Address:

Land north of 144 Castledon Road, Wickford (Plot of 146)

Site Area (h):

0.09

Description of site:

Small triangular parcel of land bounded by the railway line to the north, Castledon Road to the west and residential properties to the southeast. The site consists of woodland and scrub and does not contain any buildings.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Part of site

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Castledon Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <800m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and it cannot accommodate 5 or more dwellings. It is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0246

Site Address:

Land at Greenacres Farm, Castledon Road

Site Area (h):

16.2

Description of site:

A large agricultural field located on the eastern edge of the Ramsden Bellhouse settlement with Wickford further to the east and plotland development to the south.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sports <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the north west corner of the site is technically adjacent to a property within the Ramsden Bellhouse settlement, there is no obvious access to the site without crossing land not submitted as part of the HELAA process. The site is located away from the main settlement boundary of Wickford and coupled with the access issues is not considered suitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0247

Site Address:

Land adjacent to Honiley, Honiley Avenue, Wickford

Site Area (h):

0.44

Description of site:

Irregular shaped site located on the west side of Honiley Avenue, north side of the A127 Arterial Road, in a semi-rural plotlands setting. The site has a complex history including industrial units but is currently vacant and is being returned to a grassed, unused field following an enforcement appeal. The land is flat.

Surrounding the site are a few residential properties to the north and east, haulage yard and café to the east, countryside and fields to the south and west.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Poor access onto the A127.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to any established settlement boundary and is separated from the Basildon settlement further by the A127; thus it is in an unsustainable location and is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0248

Site Address:

Land at Faircroft, Hovefields Drive, Wickford

Site Area (h):

0.6

Description of site:

Irregular shaped site located on the south side of Hovefields Drive, in a semi-rural plotlands setting. The site comprises a detached chalet bungalow, several outbuildings, trees and hedgerows. The land backs onto the A127 Arterial Road, to the south.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via an unmade track.
Highway improvements would
be required.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children &
Young >400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks <800m,
Educational Fields >800m,
Natural & Semi-Natural >800m,
Outdoor Sport <2km, Urban
Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to any established settlement boundary and is separated from the Basildon settlement further by the A127; thus it is in an unsustainable location and is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Although the site was submitted by the landowner through the call for sites process the only access is via an unmade track.

Available:

No

Availability Summary:

Although the site was submitted by the landowner through the call for sites process the only access is via an unmade track.

Assessment for Site SS0249

Site Address:

Land west of Mandeville Way, Laindon, Basildon

Site Area (h):

15.52

Description of site:

Irregular shaped site located on the west side of Mandeville Way, Laindon, Basildon, north of the C2C railway line, south of Southfields Industrial Estate. The land lies immediately to the west of the main settlement of Laindon, north and east of Dunton Park caravan site, in a semi-rural setting. The site contains a few buildings and is partly overgrown / scrubland in the south, with the majority of the site being grass fields with boundary hedgerows. The extent of the land ownership also extends to the south of the access road into the caravan site and these two parcels were submitted as one site, however for the purposes of the HELAA, as the sites are physically detached from one another by the access road to the caravan site, these sites could not be considered as one. The southern parcel is site SS0527.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access Lower Dunton Road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <2km, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to a settlement boundary and whilst previously the site would have been found unsuitable due to the presence of the road acting as a physical boundary, the revised methodology no longer considers minor roads such as Mandeville Way to be a physical barrier. However the site is isolated from public services, public transport and retail areas and is adjacent to an industrial zone. These issues can be potentially overcome and therefore their presence on the site is not enough to determine the site as unsuitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Yes. The site was submitted through the Call for Sites process.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0250

Site Address:

Grangehurst, Honiley Avenue

Site Area (h):

0.28

Description of site:

Rectangular shaped site to the west of Honiley Avenue (just north of the A127), accessed by a track. The site contains an extended dwelling, outbuildings, gardens and a swimming pool. Hovefields Avenue meets the plot on the northwest boundary, where both Grangehurst and Inglenook appear to have severed the link between Hovefields Drive and Honiley Avenue. The area has a semi-rural plotland setting with a small number of residential properties, a haulage yard and café in the immediate area. To the north are fields.

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

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Poor access onto the A127.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to any established settlement boundary and is separated from the Basildon settlement further by the A127; thus it is in an unsustainable location and is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Although the site was submitted by or on behalf of the landowner, access to the site is by an unmade track and is insufficient.

Available:

No

Availability Summary:

Although the site was submitted by or on behalf of the landowner, access to the site is by an unmade track and is insufficient.

Assessment for Site SS0251

Site Address:

Land East of New House Avenue, (Opposite The Gables)

Site Area (h):

0.38

Description of site:

The site is a square parcel of land within a plotland enclave to the east of Wickford, north of London Road. The site is largely scrub land/grazing land and sits east of Alpha Garden Centre, outside of the settlement area of Wickford. This area of Green Belt is currently under review.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments>800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards>800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <400m, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to an established settlement via another site (SS0197) and also close to services and is therefore considered suitable for development.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement. However it is considered to be unsuitable for employment use due to highways access.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0252

Site Address:

Land at Winton Avenue, New House Farm Estate

Site Area (h):

0.08

Description of site:

It is a small narrow site covered with trees located in a plotland area to the east of Wickford outside the settlement area.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0253

Site Address:

Land at Boscombe Avenue

Site Area (h):

0.06

Description of site:

The rectangular plot of land is situated within the New House plotland area north of the River Crouch. The land is surrounded by other plots that are home to many mature trees and sporadic development usually associated with plotland areas.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0254

Site Address:

Land opposite 36 Boscombe Avenue, Wickford

Site Area (h):

0.07

Description of site:

It is a small site covered with a few trees located to the east of Boscombe Avenue in a plotland area west of Wickford outside the settlement area.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0255

Site Address:

Land opposite Ashford Boscombe Avenue

Site Area (h):

0.07

Description of site:

It is a small site covered with a few trees located to the east of Boscombe Avenue in a plotland area west of Wickford outside the settlement area.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0256

Site Address:

Land adjacent 5 Canford Avenue

Site Area (h):

0.12

Description of site:

It is a small site covered with a few trees located to the west of Canford Avenue in a plotland area west of Wickford outside the settlement area.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

*Access to Services (m)***Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0257

Site Address:

Land at rear and East of Littledene, junction of Christchurch Avenue and Studland Avenue

Site Area (h):

0.13

Description of site:

The site is located in an amber area of GB not considered to retain full GB status as set out in the GB study. It is a small L-shaped site covered with several trees located to the west of Christchurch Avenue in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0258

Site Address:

Land known as Oak Meadow, Christchurch Avenue, rear of Beaumont Winton Avenue

Site Area (h):

0.13

Description of site:

The site is located in an amber area of GB not considered to retain full GB status as set out in the GB study. It is a relatively small site with several trees located to the east of Christchurch Avenue in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0259

Site Address:

Land known as Brambly Hedge, opposite Mavylen, Studland Avenue

Site Area (h):

0.07

Description of site:

The site is located in an amber area of GB not considered to retain full GB status as set out in the GB study. It is a relatively small site with several trees located to the east of Christchurch Avenue in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sports <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0260

Site Address:

Land between Littledene and Fairview, Studland Avenue

Site Area (h):

0.14

Description of site:

It is a relatively small site covered with several trees located to the west of Christchurch Avenue in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Landowner is known

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0261

Site Address:

Land East of Eton Manor, Branksome Avenue

Site Area (h):

0.13

Description of site:

The site is relatively small with several trees located north of Branksome Avenue in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0262

Site Address:

Land West of 201 Wickhay and North of 153 Falstones

Site Area (h):

0.08

Description of site:

Small, rectangular parcel of incidental grassed amenity land located in a garage court location to the rear of dwellings in Falstones.

Allocated as an area of no notation in the BDLP.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Vehicular access capable from Falstones

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <2km, Urban Parks <800m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accommodate 5 or more dwellings. Therefore in accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and is therefore not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

No

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established. However the landowners preference for the land does not include employment uses.

Assessment for Site SS0263

Site Address:

Land at Branksome Avenue.

Site Area (h):

0.21

Description of site:

It is a rectangular shaped site with several trees located north of Branksome Avenue in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0264

Site Address:

Land opposite Malcom and at East of No 285, Studland Avenue

Site Area (h):

0.2

Description of site:

The site is an L-shaped site located to the south of Studland Avenue in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0265

Site Address:

Land opposite St Annes, Southbourne Grove

Site Area (h):

0.14

Description of site:

The site square in shape and located on the corner of Branksome Avenue and Southbourne Grove in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0266

Site Address:

Land West of Sunnysdene, Studland Avenue

Site Area (h):

0.07

Description of site:

The site is a rectangular shaped site located on the south side of Studland Avenue in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0267

Site Address:

Land at Portland House, Cranfield Park Road, Wickford

Site Area (h):

0.37

Description of site:

Narrow rectangular shaped site located on the west side of Cranfield Park Road in a semi-rural setting. Fields occupy land to the east and west, whilst a small ribbon development of residential properties occupy land to the north and south. The site is mostly laid to grass, with several mature trees and a large swimming pool outbuilding that serves the adjacent Portland House.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access is from Cranfield Park Road, a narrow country lane.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sports <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Site lies in an area of sporadic residential development and is not located adjacent to an established settlement and is relatively remote from local services. Accordingly it is considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0268

Site Address:

Land North of The Willows, on the corner of London Road & Lower Park Road, Wickford

Site Area (h):

0.43

Description of site:

Irregular shaped site located on the west side of Lower Park Road, south of the A132 roundabout junction with Cranfield Park Road/Nevendon Road. The site is semi-rural in character, forming part of a larger field of grassland/scrubland. Sporadic residential plotlands and open countryside occupy land to the south, whilst the settlement of Wickford proper lies on land immediately to the north. Part of the northern end of the sites has been excluded where it lies within flod zone 3b.

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

Constraints**Flood Zone:**

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Lower Park Road –
No particular issues, minor
highway improvements likely to
access.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children &
Young <400m, Churchyards
<800m, Civic Spaces <2km,
Country Parks <2km,
Educational Fields <800m,
Natural & Semi-Natural >800m,
Outdoor Sport <2km, Urban
Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The northern edge of the site which is located in Flood Zone 3b has been excluded. Whilst the site is close to the edge of the Wickford settlement the site is segregated from it by the strategic road network abutting the site. Therefore the site is considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is close to the edge of the Wickford settlement the site is segregated from it by the strategic road network and is therefore not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0269

Site Address:

Land North of The Willows, Lower Park Road, Wickford

Site Area (h):

0.21

Description of site:

Narrow Irregular shaped site located on the west side of Lower Park Road, south of the A132 roundabout junction with Cranfield Park Road/Nevedon Road. The site is semi-rural in character, comprising a small grassland field/scrubland, bounded by an established willow hedgerow to the south. Sporadic residential plotlands and open countryside occupy land to the south, whilst the settlement of Wickford lies on land to the north beyond a larger grazed field.

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

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Lower Park Road.
No particular issues, minor
highway improvements likely to
access.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children &
Young <400m, Churchyards
<800m, Civic Spaces <2km,
Country Parks <2km,
Educational Fields <800m,
Natural & Semi-Natural >800m,
Outdoor Sports <2km, Urban
Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is robustly segregated from the main settlement of Wickford by the A road network. Furthermore, the site is only adjacent to the Wickford settlement boundary via another HELAA site, which is not considered suitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0270

Site Address:

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

Site Area (h):

0.21

Description of site:

Rectangular shaped site located on the south side of Meadow Way, an area characterised by sporadic residential plotlands interspersed with vacant plots. The site is one of those vacant plots, comprising scrubland. Residential plots border the site on three sides, whilst to the south is open countryside. Development Plan – allocated as Green Belt in the Basildon Local Plan 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow plotlands road, which would need to be upgraded for comprehensive development.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Site lies in an area of sporadic residential development. The site is not adjacent to an established settlement boundary and therefore is considered to be in an unsustainable location. The Nevendon area acts as separation between Wickford and Basildon and for these reasons the site is considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0271

Site Address:

Land between Nevendon Road and Borwick Lane incorporating The Gables, Wickford

Site Area (h):

4

Description of site:

An irregular shaped parcel of land to the west of Nevendon Road. The site consists of a dwellinghouse, woodland, boarding kennels as well as scrub land. North of the site sits the Wickford Settlement with residential properties.

Constraints

Flood Zone:

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Browning Drive

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural and Semi Natural <2km, Outdoor Sport Facilities <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent the settlement boundary the majority of the site is situated within flood zone 3b and therefore in accordance with the HELAA methodology, this site has been made unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The majority of the site is within flood zone 3b, therefore the site is considered to be unsuitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0272

Site Address:

Land at Bromfords Villa, Borwick Lane, Wickford

Site Area (h):

0.48

Description of site:

Parcel of land which consists of a dwellinghouse, outbuildings, garden and scrubland. Residential properties are situated either side of the site with a field to the north. The southern part of the site has been removed from the site area because it is within flood zone 3b. This separates the site from Borwick Avenue.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Adj. To

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No access where the site area is separated from Borwick Avenue

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

*Access to Services (m)***Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <2km, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site isn't adjacent to the settlement boundary. Whilst it is adjacent to a site that is adjacent to the settlement boundary, the adjacent site is predominantly in Flood Zone 3b and was considered to be unsuitable. Therefore this site is also unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is only adjacent to the settlement area through site SS0271 which is not considered to be suitable. As such this site which is also not adjacent to or within an existing employment area or town centre is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward during the call for sites however the site has no access.

Available:

Yes

Availability Summary:

The site was put forward during the call for sites however the site has no access.

Assessment for Site SS0273

Site Address:

Burton Lodge and Kennels, Borwick Lane, Wickford

Site Area (h):

1.57

Description of site:

Large strip of land which consists of a dwellinghouse, outbuildings, kennels and scrubland. The site fronts Borwick Avenue and is surrounded by fields and residential properties.

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access onto Borwick Avenue

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <2km, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0274

Site Address:

The Retreat, Corner of Studland Avenue and Christchurch Avenue

Site Area (h):

0.07

Description of site:

The site is a rectangular shaped site located on the corner of Christchurch Avenue and Studland Avenue in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0275

Site Address:

Land North of Sarjon at junction of Southbourne Grove and Studland Avenue,

Site Area (h):

0.09

Description of site:

It is a rectangular shaped site located on the corner of Studland Avenue and Southbourne Grove in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0276

Site Address:

Thonycroft, Meadow Way, Wickford

Site Area (h):

0.45

Description of site:

Mainly rectangular shaped site located on the south side of Meadow Way, comprising a residential structure and several outbuildings, including an old mobile home. The site adjoins residential plots to the north, east and west. A green field and a pond exist to the south of the site.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to an established settlement boundary and therefore is considered to be in an unsustainable location; thus it is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Whilst the site submitted through the Call For Sites process, this was done so by the previous landowner. The new landowner details have not been provided and thus the site is unavailable.

Available:

No

Availability Summary:

Landowner details unknown

Assessment for Site SS0277

Site Address:

Lyndale, Hovefields Drive, Wickford

Site Area (h):

0.76

Description of site:

Large site in two rectangular parcels, one containing the dwelling and garden, the other being a large open field. The field has a row of power lines running through it, which may be removed in the near future.

A dense hedgerow lies to the north of the plots. Surrounding uses are residential and open fields.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to any established settlement boundary and therefore is considered to be in an unsustainable location; thus it is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0278

Site Address:

Redlands, Hovefields Drive, Wickford

Site Area (h):

2.29

Description of site:

Site composed by 2 rectangles. Western part comprises a house and garden. Eastern part is open grass land. Site has high fencing and gates which prevent access to the property and prevent access to Hovefields Drive. Hedgerows separate the sites from surroundings, and also split the site into 2. Trees are present on the western part. The site is surrounded by housing and open fields.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to any established settlement boundary and therefore is considered to be in an unsustainable location; thus it is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0279

Site Address:

Auckland, Hovefields Avenue, Wickford

Site Area (h):

0.39

Description of site:

Square shape site containing one housing, outbuildings and garden. Contains a few substantial trees and hedgerows separate the sites from surroundings. The site is surrounded by houses at North and South, gypsy site opposite, and open land at east.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >2km, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to any established settlement boundary and is separated from the Basildon settlement further by the A127; thus it is in an unsustainable location and is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0280

Site Address:

Sunnydene Farm, Hovefields Avenue, Wickford

Site Area (h):

1.92

Description of site:

Site combines a narrow site containing a dwelling (Sunnydene Farm), garden and outbuildings (including stables), with a large open field to the east. Hedgerows separate the site from surroundings. Opposite the site are former gypsy sites to the north and east, with dwellings to the west and a garden centre to the south (beyond which is the A127). The area is generally rural in character.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to any established settlement boundary and is seperated from the Basildon settlement further by the A127; thus it is in an unsustainable location and is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0281

Site Address:

Land at Stevensons Farm, North of Arterial Road and West of A132, Wickford.

Site Area (h):

16.5

Description of site:

Large parcel of land at the junction of the A127 and Nevendon Road with access to the site via Nevendon Road. The site consists of Stevensons Farm, agricultural land and a dog rescue centre.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Adj. To

BAP Habitat:

Adj. To

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Nevendon Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <2km, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is separated from the Basildon urban area by the A127. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is separated from the settlement by the A127. As such the site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0282

Site Address:

Morbec Farm, Arterial Road, Wickford

Site Area (h):

6.14

Description of site:

The site is a large parcel of land which currently consists of a farmstead and various outbuildings. The site is surrounded by fields, outbuildings and bounded by the A127 to the south. Access to the site is via the A127 but there is no safe slip road.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Access directly onto A127
which leads to safety concerns**Policy Restrictions***Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

*Access to Services (m)***Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>800m

Public Open space:

<2km

Public Open Space Notes:Allotments >800m, Children &
Young >400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields >800m,
Natural & Semi-Natural >800m,
Outdoor Sport >2km, Urban
Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0283

Site Address:

Land at East of Morbec Farm, Arterial Road, Wickford

Site Area (h):

0.5

Description of site:

Parcel of land which currently consists of a number of outbuildings. The site is primarily surrounded by agricultural buildings with Morbec Farm to the west. Access to the site is via the A127 but there is no safe slip road.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Access directly onto A127
which leads to safety concerns**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>800m

Public Open space:

<2km

Public Open Space Notes:Allotments >800m, Children &
Young >400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields >800m,
Natural & Semi-Natural >800m,
Outdoor Sport >2km, Urban
Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0284

Site Address:

Lorraine Cottage, Upper Park Road, Wickford

Site Area (h):

0.19

Description of site:

Irregular shaped site located on the east side of Upper Park Road, comprising a semi-detached bungalow and hedge enclosed garden with domestic outbuildings. The site is adjacent to two other dwellings to the North, public open space to the south and east and grazing land to the west.

Development Plan: Allocated as Green Belt in th Basildon Local Plan 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not directly adjacent to the settlement boundary and is separated from it by a site which has not been submitted. The site is therefore considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0285

Site Address:

Land at the junction of London Road and Ramsden View Road, Wickford.

Site Area (h):

4.5

Description of site:

A rectangular shaped parcel of land to the south of London Road and west of Ramsden View Road. The land is currently used actively used for agriculture.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access via London Road (A road) or Ramsden View Road (private road)

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces <400m, Churchyards and Cemeteries >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <400m, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via an A road.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0286

Site Address:

Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford.

Site Area (h):

17

Description of site:

An irregular shaped parcel of land to the south of London Road. The sites is made up of a mixture of actively farmed land and as well as scrub land. The topography of the land is also varied, restricting the potential developable area.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Part of site

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within buffer

Archaeological Finds:

No

Highways Issues:

Potential access via London Road (A road) or Ramsden View Road (private road)

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards>800m, Civic Spaces <2000m, Country Parks >2000m, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <800m, Urban Parks >2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site sits adjacent the settlement boundary. Whilst the site is within an area of Green Belt which fulfils its Green Belt role and function, the site is being actively promoted and only forms a small part of the Green Belt area. It has been considered to be suitable to enable further testing.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst the site is within an area of Green Belt which fulfils its Green Belt role and function, the site is being actively promoted and only forms a small part of the Green Belt area. It has been considered to be suitable to enable further testing. Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via an A road.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0287

Site Address:

Land West and East of and incorporating Brick House Farm, 229 London Road, Wickford.

Site Area (h):

0.85

Description of site:

A rectangular shaped parcel of land to the south of London Road. The site contains a dwellinghouse surrounded by scrubland.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access via London Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces <2000m, Country Parks >2000m, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <800m, Urban Parks >2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site sits adjacent the settlement boundary. Whilst the site is within an area of Green Belt which fulfils its Green Belt role and function, the site is being actively promoted and only forms a small part of the Green Belt area. It has been considered to be suitable to enable further testing.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst the site is within an area of Green Belt which fulfils its Green Belt role and function, the site is being actively promoted and only forms a small part of the Green Belt area. It has been considered to be suitable to enable further testing. Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The landowner is known.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0288

Site Address:

Open Space and Garages, adjacent 31 and 36 Woolshots Road

Site Area (h):

0.5

Description of site:

The site is an irregular shaped piece of land to the north of Woolshotts Road, Wickford which comprises playing fields and two garage blocks. The site sits outside of the settlement boundary of Wickford and within the Green Belt. To the west and north of the site lies agricultural fields and the the River Crouch.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Space Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facility, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site lies within the Green Belt and consideration must be given to this.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0289

Site Address:

Land between St Arthurs and Oakmead, Southbourne Grove

Site Area (h):

0.05

Description of site:

It is a rectangular shaped site located on the south side of Studland Avenue in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >800m, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Landowner address has changed

Available:

Yes

Availability Summary:

Assessment for Site SS0290

Site Address:

Land adjacent 140 Castledon Road, Wickford

Site Area (h):

0.07

Description of site:

Strip of land along Castledon Road which is surrounded by residential properties. The site consists of buildings and forms part of the garden to the the adjacent property.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Castledon Road

Policy Restrictions

Employment Specific Criteria**Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <800m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0291

Site Address:

Land to the rear of Great Broomfields, Cranfield Park Road, Wickford

Site Area (h):

1.29

Description of site:

Rectangular shaped flat site located on the south side of Cranfield Park Road, with a narrow strip of land intended to provide access. A listed dwelling house, large pond and outbuildings existing on the adjoining land within the same ownership. The site is primarily laid to grass, with the suggested access partly obstructed by an old pantiled barn. Isolated dwelling houses exist to the east and west of the site on large plots. A public recreation ground lies to the south and west. The modern Wick residential estate lies opposite the site to the north.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

Yes

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within buffer

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is technically adjacent to the settlement area via an access track from Cranfield Park Road, the developable area of the site is separated from the settlement boundary and is not considered to be adjacent to it. Therefore the site is not considered suitable for housing at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is technically adjacent to the settlement area via an access track from Cranfield Park Road, the developable area of the site is separated from the settlement boundary. The site is therefore no considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0292

Site Address:

Land between Royston and Larksmead Meadow Way, Wickford

Site Area (h):

0.073

Description of site:

Narrow rectangular shaped site located on the south side of Meadow Way on, set amongst residential bungalows, chalets and vacant plots in a semi-rural setting. The site is overgrown, containing several trees, shrubs and an abandoned structure in its centre.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and is located some distance from amenities and services. Accordingly the site is not considered a sustainable one. The Nevendon area acts as separation between Wickford and Basildon and for these reasons the site is considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0293

Site Address:

Land at corner of Meadow Way and Fieldway, Wickford

Site Area (h):

0.04

Description of site:

Rectangular shaped site located on the north side of Meadow Way. The site is largely overgrown containing shrubs and trees. Vacant plots and residential plots exist on adjoining sites, in this semi-rural area.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions

Employment Specific Criteria**Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to an established settlement boundary and therefore is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Yes. The site was put forward as part of the Call for Sites process by the landowner.

Available:

No

Availability Summary:

The landowner preference for the land does not include employment uses.

Assessment for Site SS0294

Site Address:

Greendene, Upper Park Road, Wickford

Site Area (h):

0.17

Description of site:

Rectangular shaped site comprising a bungalow domestic garden and outbuildings. The site lies within a small sporadic residential enclave with bungalows and chalets on large plots to the north, south and west. Public Open space lies to the east.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary., nor is it adjacent to any other site put forward in the HELAA. The site is located in Nevendon area which acts as separation buffer between Wickford and Basildon and for these reasons the site is considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Landowner details unknown

Available:

No

Availability Summary:

Landowner details unknown

Assessment for Site SS0295

Site Address:

Land at junction of Fairway and Cranfield Park Road, Wickford

Site Area (h):

0.26

Description of site:

Square shape Greenfield, comprising mostly grassland with hedgerows at Northern and Eastern boundaries and railings to the southern boundary where new hedging has also recently been planted. The land adjoins residential properties on large plots to the north, west and south, where a kennels also exist. Land to the east is arable farmland.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and is located away from amenities and services, which will increase the reliance on private vehicles, and accordingly makes the location unsustainable. The Nevendon area acts as separation between Wickford and Basildon and for these reasons the site is considered unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0296

Site Address:

Land at junction of Fieldway and The Chase, Fairmead Estate, Wickford

Site Area (h):

0.07

Description of site:

Rectangular shaped site located on the south side of The Chase at its junction with Fieldway. The site was being used to keep a horse at the time of the site visit and log storage. Several trees and shrubs exist on the site boundaries. Vacant plots and residential plots exist on adjoining sites, in this semi-rural area. Open land exists to the north of the site

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to an established settlement boundary and therefore is considered to be unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0297

Site Address:

Land at Morbec Lodge, Morbec Farm, Southend Arterial Road

Site Area (h):

0.76

Description of site:

The site is a strip of land which lies directly north of the A127 but with no clear access. The site contains a single dwelling with an outbuilding to the north and a large pond to the east. The land around the site is predominantly farmland and buildings associated with Morbec Farm

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access to the site via A127.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

No Access

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

<2km

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport >2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

This site was submitted through the Call For Sites process by the landowner. However there is no access to the site.

Available:

No

Availability Summary:

This site was submitted through the Call For Sites process by the landowner. However there is no access to the site.

Assessment for Site SS0298

Site Address:

St Mary's and Sirocoby Kennels, Newhouse Avenue

Site Area (h):

1.28

Description of site:

The site is a rectangular shaped piece of land situated within a plotland enclave to the west of Wickford. The site comprises a dwellinghouse and boarding kennels. To the north of the site is the River Crouch which has led to some potential flood zone implications and the site area has been amended accordingly to exclude flood zone 3b. The site is now an area of 1.28 ha rather than the originally submitted 1.55ha.

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Adj. To

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <400m, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site falls within the Green Belt and due to the presence of the flood zone3b could only be partially developed (area amended accordingly) as it sits adjacent the settlement boundary via site SS0197.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0299

Site Address:

Land adjacent Bluebell Cottage, Buckwyns Chase

Site Area (h):

1.77

Description of site:

An area of dense woodland off a small country lane to the north west of Billericay. The site is surrounded predominantly by woodland, farmland and a few scattered cottages.

Designated as Green Belt and SINCE in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small country lane is the only access, and therefore would require improvement.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is a considerable distance from the settlement boundary and is therefore considered to be unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0300

Site Address:

Land adjacent Bluebell Cottage and the Cottage Nurseries, Buckwyns Chase

Site Area (h):

0.83

Description of site:

An area of woodland/scrubland off a small country lane to the north west of Billericay. The site is surrounded predominantly by woodland, farmland and a few scattered cottages. At the time of a site visit, a JCB was parked on site with much of the land cleared. Piles of rubble/detritus had also been deposited on the land.

Designated as Green Belt in BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small country lane is the only access, and therefore would require improvement.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sports Facilities <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is a considerable distance from services and facilities and consequently is unsustainable. The site is within the Green Belt and even with a change in Green belt policy, the other constraints, especially the distance from services make the site unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0301

Site Address:

Land adjacent Bluebell Cottage, Buckwyns Chase

Site Area (h):

0.44

Description of site:

An area of dense woodland off a small country lane to the north west of Billericay. The site is surrounded predominantly by woodland, farmland and a few scattered cottages. Designated as Green Belt in BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small country lane is the only access, and therefore would require improvement.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sports Facilities <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is a considerable distance from services and facilities and consequently is unsustainable. The site is within the Green Belt and even with a change in Green belt policy, the other constraints, especially the distance from services make the site unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0302

Site Address:

Crown View, Crays Hill Road

Site Area (h):

0.92

Description of site:

A grassland site which is adjacent to Bromfelde Road via a residential property within the settlement boundary of Crays Hill. There are a few trees in the centre and along the south, east and west edges along with recently planted conifer hedges. There are residential houses to the north, more isolated residential properties to the south and some farmland to the east beyond a public footpath. A small woodland lies to the west. Designated in Green Belt and plotlands in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Bromfelde Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <800m, Children and Young People Spaces >400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site was previously made unsuitable due to it being landlocked. However a further submission of land to incorporate the property '14 Bromfelde Road' has meant that the site is no longer landlocked and has adequate access.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward on behalf of the landowners.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0303

Site Address:

Land to east of Allotment Gardens, Queens Road, Crays Hill

Site Area (h):

0.36

Description of site:

Square shaped woodland comprising a small pond to the east of the site. There are residential houses to the north and to the east and allotments to the west. There is also an area of grassland to the south. Designated in Green Belt and plotlands in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There is only a narrow unmade access route to the site which would require upgrading

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>600m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <400m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site does not lie adjacent to the settlement boundary, or adjacent to another site next to the settlement boundary. Accordingly it would be unsustainable for residential properties.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0304

Site Address:

Land adjacent Bluebell Lodge, 403 Mountnessing Road, Billericay

Site Area (h):

0.75

Description of site:

A small area of grassland located at the end of Mountnessing Road to the north west of Billericay. A railway line lies to the south of the site beyond an adjoining field, with residential properties to the east and farmland to the west beyond an adjacent houses on a large plot. Farmland is also to the north. The land itself is generally flat in nature, grassland with hedges to the north, west and south. A public footpath runs around the periphery of the site, though appears to have recently been diverted along the southern boundary of the site. A large oak tree lies within the southern hedgerow and is worthy of retention. A line of protected poplar trees that existed along the east boundary have long since been removed.

Designated as Green Belt in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Part of site

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

The access is quite small and would require improvement.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green <800m, Children and Young people <400m, churchyard >800m, civic spaces >2km, country park <2km, educational fields <800m, natural and semi natural <400m, outdoor sports <400m, urban parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Farmland, residential, mixed use. The site is on the edge of a settlement and could form a natural extension to residential properties on Mountnessing Road. The timeframe would have to reflect the removal of the Green Belt policy.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access and its close to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0305

Site Address:

Land between 4 and 5 Elm Cottages, Coxes Farm Road, Billericay

Site Area (h):

2.23

Description of site:

A large area of grassland to the south east of Billericay, largely bordered by established hedgerows. The surrounding area is characterised by farmland, grazing land and sporadic residential development. A small area in the south corner of the site is used as a parking court. A ditch runs along the western boundary.

Designated as Green Belt in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Adj. To

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

The access would require improvement to accommodate any development.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2000m, Educational Fields <400m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is designated as Green Belt and does not lie adjacent to the settlement boundary, or adjacent to another site next to the settlement boundary. Accordingly it would be unsuitable for residential properties.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and there is access.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and there is access.

Assessment for Site SS0306

Site Address:

Willoughby Coachworks, Coxes Farm Road, Billericay

Site Area (h):

0.83

Description of site:

Rectangular parcel of land which is Willoughby Coachworks. It is currently being used for light commercial uses and has a number of buildings on site. The site fronts Coxes Farm Road and is surrounded by other premises/residential dwellings and agricultural land.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Adj. To

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Coxes Farm Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <2km, Outdoor Sport <2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0307

Site Address:

Southend Farm, Southend Road, South Green, Billericay

Site Area (h):

4.5

Description of site:

A large area of grassland surrounding southend farm, located to the south east of Billericay, east of the settlement of South Green. The surrounding area along the east side of Southend Road is characterised by farmland and associated residential properties. A drainage ditch/stream runs through the site. A large telecoms mast also exists within the land.

Development Plan: Designated as Green Belt in Basildon Local Plan 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

No

Highways Issues:

None.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards>800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <2km, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Farmland, residential, mixed use. This site is close to services and is adjacent to another submitted site which has been found suitable at this time (SS0198) The site is also considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via an A road.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0308

Site Address:

Rosedene, Coxes Farm Road, Billericay

Site Area (h):

1.38

Description of site:

A residential chalet style property with detached garage/outbuilding set within a large plot on the north side of Coxes Farm Road. The dwelling and domestic garden are set well back from the road behind an area of woodland, with a further copse along the northern boundary. The surrounding area uses consist of sporadic residential development, a nursery, farmland and grazing land. The site is to the south east of Billericay, about 500m from the South Green settlement.

Designated as Green Belt in BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Would need improvement to Coxes Farm Road to accommodate significant development

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is designated as Green Belt, and is a distance from the settlement boundary. Accordingly the site would be considered unsustainable for residential development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0310

Site Address:

Land adjacent fairview, Break Egg Hill, Billericay

Site Area (h):

0.08

Description of site:

The site is a strip of land within the Break Egg Hill Plotland area. The site is an empty plot of land which is surrounded by residential properties and fronts Break Egg Hill.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

Within buffer

Ancient Woodland:

Within buffer

Local Wildlife Site:

No

BAP Habitat:

Within buffer

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

Within buffer

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Break Egg Hill, an unadopted road, onto Outwood Common Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function. As such this site is not considered to be suitable for development at this time.

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process the site has insufficient access on Break Egg Hill road which is an unadopted road.

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process the site has insufficient access on Break Egg Hill road which is an unadopted road.

Assessment for Site SS0311

Site Address:

Land at junction of Break Egg Hill and Brackendale

Site Area (h):

0.27

Description of site:

The site is a rectangular parcel of land within the Break Egg Hill Plotland area. The site is a corner plot covered by scrubland which is adjacent to the settlement boundary of Billericay and fronting Break Egg Hill and Brackendale.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

Within buffer

Ancient Woodland:

Within buffer

Local Wildlife Site:

No

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

Within buffer

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Break Egg Hill, an unadopted road, onto Outwood Common Road

Policy Restrictions

Employment Specific Criteria**Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0312

Site Address:

Land between oakwood and ingledew, Break Egg Hill, Billericay

Site Area (h):

0.2

Description of site:

The site is a parcel of land within the Break Egg Hill Plotland area. The site contains a building but is mainly scrubland. It is surrounded by residential properties and fronts Break Egg Hill.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

Within buffer

Ancient Woodland:

Within buffer

Local Wildlife Site:

No

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

Within buffer

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Break Egg Hill, an unadopted road, onto Outwood Common Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function. As such this site is not considered to be suitable for development at this time.

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process the site has insufficient access on Break Egg Hill road which is an unadopted road

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process the site has insufficient access on Break Egg Hill road which is an unadopted road

Assessment for Site SS0313

Site Address:

Land east of Lyndhurst, Billericay

Site Area (h):

0.05

Description of site:

The site is a strip of land within the Break Egg Hill Plotland area. The site consists of scrubland and is surrounded by residential properties. It fronts Brackendale which is an unadopted road while to the south of the site is the railway verge.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Brackendale and Break Egg Hill, unadopted roads, onto Outwood Common Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function. As such this site is not considered to be suitable for development at this time.

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process the site has insufficient access and is not of sufficient size to accommodate even 1 dwelling at this density.

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process the site has insufficient access and is not of sufficient size.

Assessment for Site SS0314

Site Address:

Land west of Lyndhurst, Billericay

Site Area (h):

0.05

Description of site:

The site is a strip of land within the Break Egg Hill Plotland area. The site consists of scrubland and is surrounded by residential properties. It fronts Brackendale which is an unadopted road while to the south of the site is the railway verge.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Brackendale and Break Egg Hill, unadopted roads, onto Outwood Common Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function. As such this site is not considered to be suitable for development at this time.

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process the site has insufficient access and is not of sufficient size to accommodate even 1 dwelling at this density.

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process the site has insufficient access and is not of sufficient size.

Assessment for Site SS0315

Site Address:

Land opposite Glentowy, Brackendale Billericay

Site Area (h):

0.02

Description of site:

Small rectangular parcel of land within the Break Egg Hill plotland area. It is adjacent to the settlement boundary of Billericay but accessed by a track. The plot consists of scrubland and is surrounded by similar uses and a residential property.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Access via unadopted roads
onto Outwood Common Road**Policy Restrictions****Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:Allotments <800m, Children &
Young <400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks <800m,
Educational Fields <800m,
Natural & Semi-Natural <400m,
Outdoor Sport >2km, Urban
Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process the site has insufficient access and is not of sufficient size to accommodate even 1 dwelling at this density.

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process the site has insufficient access and is not of sufficient size.

Assessment for Site SS0316

Site Address:

Land between Blackmore Farm and No. 20 Noak Hill Road

Site Area (h):

0.32

Description of site:

A rectangular parcel of land which is a field bounded by trees and hedgerows. The site is adjacent to the settlement of Noak Hill and fronts Noak Hill Road. To the north of the site is Blackmore Farm.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Noak Hill Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0317

Site Address:

Junction of Oak Road and Oak Lane, Crays Hill

Site Area (h):

1.44

Description of site:

Rectangular shaped parcel of grassland, situated amongst some sporadic residential properties on large plots and a large gypsy site to the southeast. The land to the east is a large area of open grassland. The A127 is about 500m south of the site.

Designated in Green Belt and plotlands in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There is only a small access route and therefore the access would require improvement

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <400m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to a settlement boundary and even if combined with another HELAA site, is not adjacent to a settlement boundary. Therefore the site is unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

This site was submitted through the Call For Sites process by the landowner and there is an access.

Available:

Yes

Availability Summary:

This site was submitted through the Call For Sites process by the landowner and there is an access.

Assessment for Site SS0318

Site Address:

Land West of Rookery Nook, Crays Hill

Site Area (h):

0.62

Description of site:

A small residential property and cattery, with adjoining grassland situated on the north side of Oak Road at its junction with Oak Lane, Crays Hill. In the wider area the site is situated amongst some sporadic residential properties on large plots and lies opposite the main access to a large Gypsy and Traveller site to the south. Large areas of open grassland also exist to the south.

Designated in Green Belt and plotlands in BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There is only a narrow unmade access route which would require improvements

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is some distance away from the defined settlement. Furthermore, it is allocated Green Belt and plotlands in the BDLP 1998, and is accessed by a narrow unmade rural lane. These constraints make the site unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

This site was submitted through the Call For Sites process by the landowner and there is an access.

Available:

Yes

Availability Summary:

This site was submitted through the Call For Sites process by the landowner and there is an access.

Assessment for Site SS0319

Site Address:

Land between London Road and Corner Road, Crays Hill

Site Area (h):

0.69

Description of site:

Irregular shaped field located on a prominent inside bend on London Road. The site has a particularly open aspect, bordered by a few young trees and low post and rail fence. Residential properties lie to the west and beyond to the east, whilst open countryside lies to the north and also beyond the couple of houses to the south. Land is fairly flat in nature with a slight fall in gradient to the north.

Development Plan: Designated as Green Belt in the Basildon Local Plan 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues of access from side roads

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields <400m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks >2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the established settlement where service provision is sufficient. This site is therefore considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Yes. This site was submitted through the Call For Sites process by the landowner and there is access.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0320

Site Address:

Land opposite South Lodge, Approach Road, Crays Hill

Site Area (h):

0.21

Description of site:

Almost square shaped site located to the east of London Road, close to the junction of Approach Road and Corner Road. Small fields and sporadic residential plots adjoin the site in this semi-rural area. Open countryside lies beyond the isolated dwellings to the north and south. The land itself is comprised of scrubland, with trees and hedges to the periphery.

Development Plan: Designated as Green Belt in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues of access from side roads.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields <400m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks >2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent another site which is next to the settlement boundary. There are no physical constraints on the land, however consideration must be given to its proximity to local services which are a fair distance from the site. This site is considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process and the landowner has expressed a wish to develop the site it has no access at this time.

Available:

No

Availability Summary:

Although the site was submitted through the Call for Sites process and the landowner has expressed a wish to develop the site it has no access at this time.

Assessment for Site SS0321

Site Address:

Land east of South Lodge, Approach Road, Crays Hill

Site Area (h):

0.13

Description of site:

Rectangular shaped site located, south of London Road, on the southern side of the junction of Approach Road and Corner Road. Small fields and sporadic residential plots adjoin the site in this semi-rural area. Open countryside lies beyond the isolated dwellings to the north and south. The land is largely overgrown grass/scrubland. Development Plan: Designated as Green Belt in the Basildon Local Plan 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues of access from side roads.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields <400m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks >2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site does not lie adjacent a settlement boundary and is some distance away from services and facilities. Therefore the site is unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0322

Site Address:

Land at Junction of Corner Road and London road, West of Meadowside, Crays Hill

Site Area (h):

0.15

Description of site:

Rectangular shaped site located on the south side of London Road, on the junction with Corner Road. The site is mainly grass/scrubland bordered by mature oak trees and hedges. Small fields and sporadic residential plots adjoin the site in this semi-rural area. Open countryside lies to the north and south.
Development Plan: Designated as Green Belt in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No. Access from London Roaf
or Corner Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity
Green Space >800m, Children
and Young People Spaces
<400m, Churchyards >800m,
Civic Spaces >2km, Country
Parks >2km, Educational Fields
<400m, Natural and Semi
Natural Green Space >800m,
Outdoor Sport Facilities <2km,
Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accomodated 5 or more dwellings. Therefore in accordance with the HELAA methdology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Landowner details unknown

Available:

No

Availability Summary:

Landowner details unknown

Assessment for Site SS0323

Site Address:

Land at Huntsman House, Kennel Lane

Site Area (h):

5.49

Description of site:

A large parcel of land which comprises of a number of fields to the west and south; woodland and a pond to the east; and dwellinghouse, outbuildings and stables in the north west corner. The site is accessed via Kennel Lane and is adjacent to the urban area of South Green. Fields and residential properties surround the other sides of the site.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Kennel Lane

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural <800m, Outdoor Sport Facilities <800m, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

Landowner known

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0324

Site Address:

Land East of The Hayloft and The Fox Cottage, Kennel Lane

Site Area (h):

0.55

Description of site:

Parcel of land which is accessed via Kennel Lane. The site consists of scrubland and is surrounded by residential properties, stables and scrubland.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Kennel Lane

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural <800m, Outdoor Sport Facilities <800m, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary via another site it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary via another site it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0325

Site Address:

Land opposite No 5 to 27 Kennel Lane, Kennel Lane, Billericay

Site Area (h):

0.55

Description of site:

The site is a corner plot which consists of trees and scrubland. The site is bounded by Kennel Lane and is adjacent to the urban area of South Green. To the south and west of the site is scrubland, to the north west are agricultural fields and to the north east is the urban area.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Kennel Lane

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments and Community Gardens >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural <400m, Outdoor Sport Facilities <800m, Urban Parks and Gardens >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary via another site it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0326

Site Address:

Land including Stables and Groom Cottage, Kennel Lane, Billericay

Site Area (h):

3.53

Description of site:

Large parcel of land that comprises of a series of fields in the south of the site and buildings, including a dwellinghouse and stables to the north. The site is accessed via Kennel Lane.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:**Potential Contaminated Land:**

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments and Community Gardens >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural <400m, Outdoor Sport Facilities <800m, Urban Parks and Gardens >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent a site that is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent a site that is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0327

Site Address:

Barleylands Council Depot, Barleylands Road

Site Area (h):

4.88

Description of site:

The site is a Council Depot located to the North of Basildon in a rural area with open fields surrounding the site. Barleylands Craft Village is situated to the north and Whites Farm to the south.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site would be considered as previously developed land, it is not located adjacent to the settlement boundary nor via another HELAA site and is therefore considered unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore it is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0328

Site Address:

Billericay Cricket Club, Blunts Wall Road

Site Area (h):

5.67

Description of site:

Large irregular shaped site located in a countryside setting to the west of Tye Common Road, Billericay. The site is predominantly open in character comprising two cricket pitches, a pavillion and car parking. Football pitches and tennis courts exist on the adjoining land to the east, whilst fields border the site on the remaining sides. A small stream/ drainage ditch runs along the western boundary. The car park area and pavillion are on slightly higher ground than the cricket pitches by about 1 to 2 metres.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though direct access is via a narrow country lane which will need upgrading

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, A Children and Young People Space, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facility, Urban Parks <2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

It is adjacent to SS0555 which is adjacent to the settlement boundary and access could be achieved through this site. There are no other constraints that could not be overcome at present on the site. It is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement via site SS0555 and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0329

Site Address:

Land at Curds Farm, Tye Common Road, Billericay

Site Area (h):

1.32

Description of site:

Rectangular shaped site located on the west side of Tye Common Road in a semi-rural setting. The land comprises several farm buildings, a farm bungalow, two large oak trees (which appear to demark the original boundary of Tye Common from the 1777 map), hedgerows and open grassland. Further farm/council depot buildings lie to the south, residential development to the east, a single dwelling to the north and open farmland beyond this, along the western side of Tye Common Road. Several pigs were being reared in the outbuildings and chickens were in a run along side at the time of a site visit.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields <800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <400m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is considered to be adjacent the neighbouring settlement within Green Belt. Whilst previously it may have been considered unsuitable due to the separation from the adjacent settlement by a minor road, since the adoption of the revised HELAA Methodology this is no longer a reason for a site to be found unsuitable. However this particular site is in isolation on the western side of Tye Common Road and would encourage urban sprawl.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0330

Site Address:

Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 7 Lampern

Site Area (h):

2.62

Description of site:

Irregular shaped field located off an outside bend in Queens Park Avenue. The land is laid to grass, bordered by hedges, trees and a post and rail fence. A golf course lies to the north, country park to the west and modern residential properties in the form of the Queens Park Estate to the south. The land is situated in a rural setting beyond the well defined settlement boundary formed by Queens Park Avenue.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sports Facilities <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Billericay settlement boundary. The site is separated from the main settlement by the main road but access is potentially available from an existing road adjacent to the site and no other physical problems or constraints that could not be overcome are present. It is therefore considered to be suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement area and could be considered for B1 uses. The site is not considered to be suitable for other employment uses due to highways access.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0331

Site Address:

Great Blunts Farmhouse and Land South East of Great Blunts Farmhouse, Stock Road

Site Area (h):

3.28

Description of site:

Irregular shaped site comprising an historic farmhouse, barns and farm workers cottage. Stockbrook Manor Golf Course lies to the west, modern Queens Park residential estate to the south, fields to the north and further residential properties to the east. The land is situated in a rural setting beyond the defined settlement boundary formed by Queens Park Avenue/Stock Road. Telegraph wires run across the field to the farmhouse.
Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

*Access to Services (m)***Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sports Facilities <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Billericay settlement boundary. The site is separated from the main settlement by the main road but access currently exists from this road to the farm house and no other physical problems or constraints that could not be overcome are present on the site. It is therefore considered to be suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed from a B road.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0332

Site Address:

Buttsbury Lodge and Land adjacent to Buttsbury Lodge, Stock Road, Stock

Site Area (h):

1.96

Description of site:

Irregular shaped site located on the west side of Stock Road. The site comprises a single dwelling house fronting Stock Road and its curtilage, with open grassland covering the majority of the remainder of the land. Stockbrook Manor Golf Course and Great Blunts Farm lie to the west, the modern Queens Park residential estate is to the south, fields and a yard to the north and further residential properties to the east. The land is situated in a semi-rural setting beyond the defined Billericay settlement boundary formed by Queens Park Avenue/Stock Road.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <800m, Natural & Semi-natural <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located in an area of Green Belt adjacent to the Billericay settlement boundary and no other physical problems or constraints that could not be overcome are present on the site. It is therefore considered to be suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed from a B road.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0333

Site Address:

Land north of Kennel Lane, east of the A176, Billericay (inclusive of Langhams, Kennel Lane)

Site Area (h):

8.07

Description of site:

Large area of open grassland to the south of Billericay, northwest of South Green. The site is bordered by housing to the north and east, but is bordered by mainly open land on the remaining sides. A single bungalow 'Langhams' occupies a plot of land towards the south of the site, close to the roundabout junction with the A176 and Laindon Road. The land has an open rural character and falls gradually to the south and east, with a dip in the centre of the site. Hedges and trees exist to most of the boundaries.

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

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No problems of access, though Kennel Lane likely to need upgrading from a narrow country lane

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and there are no physical constraints that could not be overcome. Therefore the site is considered suitable for housing development.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement area and could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0334

Site Address:

Buttsbury Lodge Farm and adjacent land

Site Area (h):

2.4

Description of site:

Irregular shaped site located on the west side of Stock Road at the northern extent of the Basildon borough. The site comprises a former farm yard, now agricultural equipment store fronting the road, with open grassland covering the majority of the remainder of the land. Stockbrook Manor Golf Course, Great Blunts Farm and Buttsbury Lodge lie to the south west, fields to the north and residential properties to the east. The land is situated in a semi-rural setting beyond the defined Billericay settlement boundary formed by Queens Park Avenue/Stock Road. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within buffer

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-natural Green Space <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located in an area of GB not considered to retain full GB status as set out in the GB study. It is located adjacent to another HELAA site which is adjacent to the Billericay settlement boundary and no other physical problems or constraints that could not be overcome are present on the site. It is therefore considered to be suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed from a B road.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0335

Site Address:

Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 8 Princes M

Site Area (h):

8.3

Description of site:

Irregular shaped former field, now part of Stock Brook Manor Golf Course located to the north of Queens Park Avenue. The site comprises several trees, two ponds, sand bunkers and grassland associated with the golf course. The rest of the golf course lies to the north and west, Great Blunts Farm and cottages to the east and the modern Queens Park residential estate to the south. The land is situated in a rural setting beyond the well defined settlement boundary formed by Queens Park Avenue.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within buffer

Archaeological Finds:

No

Highways Issues:

Access via Queens Park Avenue or at junction with B1007

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young - Within, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport - Within, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Billericay settlement boundary. The site is separated from the main settlement by the main road but access is available and no other physical problems or constraints that could not be overcome are present. It is therefore considered to be suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site may be accessible from junction with a B road.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0336

Site Address:

Great Wasketts Farm, Gardiners Lane, Billericay and Gardiners View

Site Area (h):

7

Description of site:

Rectangular shaped site located on the west side of Gardiners Lane North. The site comprises the historic farmstead of Great Wasketts, several farm buildings, tanks, hardstandings of former silo's, hard surfaced areas and other outbuildings. A couple of large ponds exist on the site, along with a dwelling in the southeast corner and several trees along the eastern boundary. The remainder of the site (the majority) is laid to grass, some horses/ponies are grazed. The site lies in a semi-rural setting, to the north of an industrial/commercial area in Basildon, beyond the A127 dual carriageway. Sporadic residential properties, garden nurseries and a petrol station also border the site. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within

Archaeological Finds:

Yes

Highways Issues:

Access onto a country lane.
Gardiners Lane North.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <800m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

Site lies within the Green Belt, beyond the established Basildon settlement boundary formed by the A127 and industrial areas. The site is relatively remote from local services and public transport in the adjacent settlement due to the A127 which acts as a physical barrier to any significant residential development in this location.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0337

Site Address:

Land Rear of 11 Noak Hill Close

Site Area (h):

0.63

Description of site:

Small parcel of land which is bounded by residential gardens to the northeast and a stream to the southwest. Part of the site forms the Little Burstead Wood Local Wildlife Site and it consists of scrubland. There is no access to the site.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Part of site

BAP Habitat:

Part of site

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No access to site

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

No Access

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <2km, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable for development at this time.

Available:

No

Availability Summary:

Landowner is known however the site has been found to be unavailable because there is no access.

Available:

No

Availability Summary:

Landowner is known however the site has been found to be unavailable because there is no access.

Assessment for Site SS0338

Site Address:

Highfield, Potash Road, Billericay

Site Area (h):

0.33

Description of site:

Largely rectangular shaped site located on the north side of Potash Road. The property lies to the north of the established urban settlement of Billericay in a semi-rural setting. The site comprises a single bungalow, set well back from the road on a good sized plot. A further bungalow lies on adjoining land to the west, woodland to the east and grassland to the north.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks <2000m, Educational Fields <800m, Natural and Semi-natural Space <800m, Outdoor Sports Facilities <800m, Urban Parks <2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is considered to be adjacent the neighbouring settlement. Whilst previously it may have been considered unsuitable due to the separation from the adjacent settlement by a minor road, since the adoption of the revised HELAA Methodology this is no longer a reason for a site to be found unsuitable. Therefore the site is now considered to be suitable but consideration must be given to the proximity of the site to services.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement area and could be suitable for B1 uses. The site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Landowner is known

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0339

Site Address:

Land Rear of 23-41 Potash Road

Site Area (h):

5.29

Description of site:

Largely rectangular shaped field located on the north side of Potash Road, adjacent the boundary with Chelmsford City Council. The property lies to the north of the established urban settlement of Billericay in a semi-rural setting. Residential properties lie to the south and west, whilst open countryside lies to the north and east. The land comprises a large pond in the northeast corner, remnants of former barns and is enclosed by well established hedgerows and trees. The channelled Stock Brook runs through the west side of the land. The land is mainly former grazing land now scrub with several mature trees along the site boundaries.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

The shared narrow trackway that accesses the site from Potash Road would need widening with footpaths added.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks <2000m, Educational Fields <800m, Natural and Semi-natural Space <800m, Outdoor Sports Facilities <400m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is adjacent to a residential settlement which has established services but the site does not have or provide suitable access.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement area. However there is no suitable access to the site for it to be considered suitable for employment use at this time.

Available:

No

Availability Summary:

The site was submitted through the Call For Sites process and the landowner has confirmed they are willing for the site to be developed, including affordable housing / low cost and nurse homes. However there is no apparent access other than a single, narrow private track to the site. Therefore the site remains landlocked and is not considered to be available at this time.

Available:

No

Availability Summary:

The site was submitted through the Call For Sites process and the landowner has confirmed they are willing for the site to be developed. However there is no apparent access other than a single, narrow private track to the site. Therefore the site remains landlocked and is not considered to be available at this time.

Assessment for Site SS0340

Site Address:

Land at Barleylands

Site Area (h):

32.1

Description of site:

The site is relatively a relatively large one located in an amber area of GB not considered to retain full GB status as set out in the GB study. However, the site is located in a rural area made up of open fields with Whites Farm to the east and a Council depot to the north.

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young - within, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport - within, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is located in the Green Belt and is not adjacent to the settlement boundary even via another HELAA site. The development of the site could potentially encourage coalescence between Basildon and Billericay and is considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0341

Site Address:

Land south of Whites Farm, Basildon

Site Area (h):

26.72

Description of site:

Large irregular shaped area of farmland and football pitches located north of Wash Road, west of Hardings Elms Road, composed within three adjoining fields. The site lies in a semi-rural setting, with sporadic residential development to the south and east. The land is fairly flat in nature and is bi-sected by power lines. The Site Area has been amended from 28.35ha to 26.72ha to remove the far eastern part of the site located in Flood Zone 3b. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

Access via Wash Road,
Barleylands Farm Road or
Hardings Elms Road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children &
Young <400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields <800m,
Natural & Semi-Natural <400m,
Outdoor Sport <400m, Urban
Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Site is technically partly adjacent to a residential settlement which has established services with potential access from Wash Road or Barleylands Road. Whilst there are no constraints that couldn't be overcome at present on the site, part of the site has been removed because it is located in Flood Zone 3b and there is only a limited amount of sporadic development adjacent to the site as much of the surrounding area is rural in appearance.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement and could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowner's preference for the land does not include employment uses.

Assessment for Site SS0342

Site Address:

Land at Barleylands, Billericay

Site Area (h):

55.08

Description of site:

Large parcel of land that is currently being used for agriculture and recreation. Land along the southern and eastern boundaries of the site were in floodzone 3b (functional floodplain) and have therefore been removed from the site area. The site encloses agricultural buildings and is surrounded by open farmland. The River Crouch forms the southern and south eastern boundary.

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Southend Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments <800m, Children & Young <800m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <2km, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0344

Site Address:

Lynview and Land West of Lyndale, Hovefields Drive, Wickford

Site Area (h):

0.55

Description of site:

Narrow rectangular shaped site located on the north side of Hovefields Drive, Wickford, mainly grassland in the northern half, with buildings in the southern half. The buildings appear to be mobile homes. The northern part of the site extends to a dense hedgerow in the north and has power lines crossing the site. The lines may be removed in the near future. The site lies in a plotland location, with former gypsy sites to the west and south, generally surrounded by residential properties and fields.

Development Plan – Allocated as Green Belt in the Basildon Local Plan 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to any established settlement boundary and therefore is considered to be in an unsustainable location; thus it is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0345

Site Address:

Hawthorns, Hovefields Drive, Wickford

Site Area (h):

0.67

Description of site:

Irregular shaped site located on the north side of Hovefields Drive, Wickford. The land is in two distinct parcels, one in front and to the west of the other, joined at one corner. The parcel nearest Hovefields Drive contains a dwelling, outbuildings, stables and a pond, the parcel behind contains a ménage and surrounding field for horses. The site lies in a plotlands location between other dwellings, with fields to the north, west and east. Development Plan – Allocated as Green Belt in the Basildon Local Plan 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport >2km,

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to any established settlement boundary and therefore is considered to be in an unsustainable location; thus it is considered unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Landowner is known but they do not want the site considered for housing

Available:

Yes

Availability Summary:

This site was submitted through the Call For Sites process by the landowner for employment use.

Assessment for Site SS0346

Site Address:

White Post Farm, Laidon Common Road, Little Burstead

Site Area (h):

2.3

Description of site:

Large parcel of land adjacent to the A176. Whitepost Farm is situated in the northern part of the site with the remaining part of the site a field bounded by hedgerows and trees. A sports ground, scrubland and fields surround the site.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Adj. To

BAP Habitat:

Adj. To

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Noak Hill Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural <400m, Outdoor Sport Facilities <400m, Urban Parks and Gardens >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0347

Site Address:

Land opposite 193-203 Church Street, Great Burstead

Site Area (h):

0.53

Description of site:

Parcel of land adjacent to the settlement of Noak Hill which is bound by Church Street and Noak Hill Road. The site consists of a field bordered by hedgerows and trees.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Adj. To

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Access via Church Street and
Noak Hill Road**Policy Restrictions***Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

*Access to Services (m)***Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children &
Young <400m, Churchyards
<400m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields >800m,
Natural & Semi-Natural <2km,
Outdoor Sport <400m, Urban
Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0348

Site Address:

Land adjacent A129, forming south east corner of Gatwick House, Southend Road

Site Area (h):

1.1

Description of site:

Parcel of land which is adjacent to the settlement of Billericay on two sides and adjacent to the Mill Meadows Local Nature Reserve on another. The site fronts on Southend Road and forms part of a larger field which is bounded by hedgerows and trees.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Adj. To

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Southend Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural <400m, Outdoor Sport Facilities <2km, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

Landowner known

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0349

Site Address:

Land West of Kennel Lane, opposite Coopers Drive and Passingham Avenue

Site Area (h):

10.69

Description of site:

Large parcel of land to the west of South Green urban area. The site consists of agricultural fields and a reservoir. The site fronts Kennel Lane and is surrounded by open fields.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Kennel Lane

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural <800m, Outdoor Sport Facilities <800m, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Whilst the site is within an area of Green Belt which fulfils its Green Belt role and function, the site is being actively promoted and only forms a small part of the Green Belt area. It has been considered to be suitable to enable further testing.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst the site is within an area of Green Belt which fulfils its Green Belt role and function, the site is being actively promoted and only forms a small part of the Green Belt area. It has been considered to be suitable to enable further testing. Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0350

Site Address:

Land between Brays and Mawney, Laindon Road

Site Area (h):

1.19

Description of site:

The site is an irregular shaped site located to the south of the Billericay settlement boundary with three adjacent residential properties. The area has been amended slightly to reflect the owner's circumstances and is now an area of 1.19ha rather than 1.59ha.

Development Plan – Allocated as Green Belt in the Basildon Local Plan 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sports Facilities <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Billericay settlement boundary through HELAA site SS0386 and within acceptable distance of several important services. The site could be accessed from Laindon Road and there are no other physical problems or constraints that could not be overcome present on the site. It is therefore considered to be suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement through another suitable site and could be considered for B1, B2 and B8 uses. The site is accessed via an A road.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0351

Site Address:

Land adjacent to Freshwater, Osborne Road, Basildon

Site Area (h):

0.16

Description of site:

A plotland site consisting of woodland, a reasonable sized stable block and other out outbuildings (probably storage containers). The land is flat. The site is bordered by hedges and trees, with residential properties neighbouring the site. The land to the south is a large area of open grassland.

Designated as Green Belt and plotland in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that would require improvement to accommodate development

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by or on behalf of the landowner and has access.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0352

Site Address:

Land adjacent Willows, Osborne Road, Basildon

Site Area (h):

0.06

Description of site:

A narrow strip of hedges adjacent to a residential property. To the west is a small area of hedgerows and trees and another residential property. The wider area consists of small plotlands and there is a large area of open grassland to the south within North Benfleet.

Designated as Green Belt and plotland in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that would require improvement to accommodate development

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary nor able to be combined with another site that is adjacent to the boundary. Furthermore, the site is a small narrow strip of land measuring approx 0.06 ha, which would not comfortably accommodate residential development. The site is therefore unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0353

Site Address:

Land west of Rosedene, Clifton Road, Basildon

Site Area (h):

0.22

Description of site:

A rectangular parcel of land comprising a dwelling house and adjoining grassland comprising some trees and hedges throughout and to the boundaries. There are residential properties to the north, south and east of the site set amongst vacant and wooded plots. The land previously had a dwelling on the west side of the site but this was demolished during the 1950's. The land is used for domestic garden purposes associated with Rosedene as a couple of sheds exist on the grassed area. The wider area consists of small plotlands within North Benfleet/Bowers Gifford. A well is also shown to exist on the OS map.

Designated as Green Belt and plotland in BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that would require improvement to accommodate development

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces >400m, Churchyards <800m, Civic Spaces >2000m, Country Parks <2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by or on behalf of the landowner and has access.

Available:

Yes

Availability Summary:

The site was submitted by or on behalf of the landowner and has access.

Assessment for Site SS0354

Site Address:

Land at the corner of Windsor Road, Basildon

Site Area (h):

0.33

Description of site:

A medium rectangular plotland containing stables and a caravan but mostly grassland for grazing. The site is bordered from the road by trees and hedges to the east, south and west sides. There is a residential property adjacent to the south east and further residential properties a small distance away to the north, south, east and west. The location is rural plotland in character. The land is flat.

Designated as Green Belt and plotland in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that may require improvement to accommodate development

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>800m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0355

Site Address:

The Orchards, Clifton Road, Basildon

Site Area (h):

0.2

Description of site:

A square area of plotland containing a detached garage, driveway and forming part of the domestic garden associated with the adjacent dwelling The Orchard. The site adjoins residential properties to the east, west and south, with large areas of open farmland to the north.

Designated as Green Belt and plotland in BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Narrow unmade access road that would require improvement to accommodate comprehensive development

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces >400m, Churchyards <800m, Civic Spaces >2000m, Country Parks <2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0356

Site Address:

Land North of The Glen, Brook Drive, Fobbing

Site Area (h):

0.07

Description of site:

Plot of land within the Crooked Brook Plotland area. The site fronts onto Brook Drive and is surrounded by residential properties.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Brook Drive

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <800m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural and Semi Natural <800m, Outdoor Sport Facilities <800m, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

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 unable to accommodate 5 dwellings therefore it is unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0357

Site Address:

Land South of The Glen, Brook Drive, Fobbing

Site Area (h):

0.08

Description of site:

Corner plot of land within the Crooked Brook Plotland area. The site fronts onto Brook Drive and Woodlands Drive and consists of a field and some outbuildings. The site is surrounded by residential properties.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Access via Brook Drive and
Woodlands Drive**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <800m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural and Semi Natural <800m, Outdoor Sport Facilities <800m, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

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 unable to accommodate 5 dwellings therefore it is unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0358

Site Address:

Ladyspring Wood, Dunton Road, Dunton

Site Area (h):

0.39

Description of site:

Parcel of land accessed off Dunton Road. The site consists of a field with a track running north-south. The site is surrounded by scrubland to the north and south, and dwellinghouses to the west and east.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Dunton Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces >800m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural <2km, Outdoor Sport Facilities <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0359

Site Address:

Beatrice Villa, Katherine Road, Basildon

Site Area (h):

0.06

Description of site:

A small rectangular plot of land within the extended garden area of a residential property. To the east are a few residential properties and there are dwellings to the south and west. To the north is more of the residential garden for the same dwelling (Beatrice Villa). The site is rural in character. The land is flat. Designated as Green Belt and plotland in BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that would require improvement to accommodate development

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sports <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0360

Site Address:

Land North of Grange Road, East of Rainbow Cottage, Basildon

Site Area (h):

0.17

Description of site:

A rectangular plot of land which is undeveloped / overgrown. It contains one derelict building in the north west corner. There are no other obvious considerations for the site. To the east of the site is a track leading to Rainbow Cottage. The surrounding area consists of residential properties apart from to the north of the site where the area is woodland. Designated as Green Belt and plotland in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that would require improvement to accommodate development

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

The site is considered to be unavailable as the landowner is now unknown.

Available:

No

Availability Summary:

The site is considered to be unavailable as the landowner is now unknown.

Assessment for Site SS0363

Site Address:

Land between Thames View and Brooklands, Bells Hill Road, Basildon

Site Area (h):

0.32

Description of site:

Site forms part of the Bells Hill Plotland area which is located in the southern part of the Borough. The site is a rectangular plot which fronts Bell Hill Road and has residential dwellings on either side.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

Within buffer

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within buffer

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Bells Hill Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural and Semi Natural Green Space <2km, Outdoor Sport Facilities <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0364

Site Address:

Land Fronting North of Clarence Road, Basildon

Site Area (h):

0.09

Description of site:

An area of land containing trees and hedges amongst a cluster of chalets, bungalows and vacant plots. Land to the west is used for car repairs. Three cars were on the site in different states of repair at the time of the site visit. Designated as Green Belt and plotland in BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that would require improvement to accommodate development

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

The site is considered to be unavailable as the landowner is now unknown.

Available:

No

Availability Summary:

The site is considered to be unavailable as the landowner is now unknown.

Assessment for Site SS0365

Site Address:

Land at North of Carlton Road and Lower Avenue, Basildon

Site Area (h):

1.59

Description of site:

Large site bordering both Lower Avenue and Carlton Road. The site contains two dwellings and their gardens, several outbuildings (some of which are dilapidated), two mobile homes, a large ornamental pond and a large amount number of trees and boundary hedgerows. There is a possibility that a small electric substation will be applied for in the near future, within the north of the site close to the entrance onto Carlton Road. The wider area contains residential dwellings, a few business uses and areas of open space.

Designated as Green Belt and plotland in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that would require improvement to accommodate development

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0366

Site Address:

Land at The Nook, Acacia Road, North Benfleet

Site Area (h):

0.19

Description of site:

The site is the residential garden for The Nook, a dwelling in the plotlands area of North Benfleet. The submission does not include the dwelling itself but comprises a 'yard' to the east of the dwelling, the garden, the original bungalow (used as an outbuilding following construction of a new dwelling) and the gardens. Due to the orientation and position of the dwelling, a second dwelling might be impractical unless Carlton Road (to the south) could be extended along the rear of The Nook. The land is flat. The wider area contains scattered residential dwellings and area of gardens and open space.

Designated as Green Belt and plotland in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

unmade roads would require improvement to accommodate development.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0367

Site Address:

Land North of Linda Gardens and Cherry Gardens, Billericay

Site Area (h):

1.42

Description of site:

Area of grass/scrubland located to the west of Billericay. A recreation ground comprising a cricket pitch; all weather football pitch; and pavilion lies to the north, whilst residential areas border the site to the south and east.

Woodland/scrubland lies to the west. The land is generally flat in nature. A brook leading to the River Wyd runs through the rear gardens of properties to the east. A tree belt surrounds much of the site, protected by a Tree Preservation Order.

Development Plan – Allocated as Green Belt and proposed open space in the BDLP 1998 (Although the latter has not been secured). Saved Policy BAS R4 states that 2.02 hectares (5 acres) of additional public open space will be provided in Billericay by the extension southwards of the Hannikins Farm public open space.

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access issues, though junctions to the existing road network may be required.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Amenity Green space <400m; Allotments >800m; Children and young people space - within; Churchyards >800m; Civic Spaces >2km; Country Parks <800m; Educational Space <400m; Natural and semi-natural space - within; Outdoor sports <400m; Urban Park <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Recreation and leisure / open space or residential. The site is adjacent to the settlement boundary and there are no physical constraints that would necessarily make the entire site unsuitable prior to further assessments. This site is considered suitable for development but does need to undergo a PPG17 assessment to check its status before considering it further for allocation.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is on the edge of the settlement and whilst adjacent to a residential area the size of the site could allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Landowner is known

Assessment for Site SS0368

Site Address:

Land adjacent Empire House, Brickfield Road, Vange, Basildon

Site Area (h):

0.42

Description of site:

A rectangular shaped site filled with trees and hedges abutting Brickfield Road, aligning to the edge of the built up area of Basildon to the east. The site is not obviously accessible. Although the site is within the Green Belt, Brickfield Road is split between urban development on the east side, with a more rural character on the west side (containing this site). The A13 runs close to the south of the site and a large grassland area currently used for boot fairs is to the north and west.

Designated as Green Belt in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There is access to the site from Brickfield Road but improvements likely for significant development.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces >2000m, Country Parks <2000m, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <400m, Urban Parks >2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the settlement boundary within the Green Belt which is currently being reviewed. Whilst there is a gas pipeline running through the site and there are wildlife considerations, these constraints can be overcome and therefore the site is suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement. However it is considered to be unsuitable for employment use due to highways access.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0369

Site Address:

Empire House, Brickfield Road, Vange, Basildon

Site Area (h):

0.17

Description of site:

A rectangular shaped site accommodating a residential property, associated outbuildings and garden. The site abuts Brickfield Road aligning the edge of the built up area of Basildon to the east. The A13 runs close to the south of the site and two residential properties lay to the west, with a large grassland area beyond. The east side of Brickfield Road is urban in character, while the western side is bounded by a field and this one building. The property appears tired and the garden cluttered. There are a number of substantial trees surrounding the site, particularly fronting Brickfield Road.

Designated as Green Belt in BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces >2000m, Country Parks <2000m, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <400m, Urban Parks >2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the settlement boundary within the Green Belt. Whilst there is a gas pipeline running through the site and there are wildlife considerations, these constraints can be overcome and therefore the site is suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement. However it is considered to be unsuitable for employment use due to highways access.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0370

Site Address:

Land at junction of London Road and Brickfield Road, Vange, Basildon

Site Area (h):

2.42

Description of site:

A large area of open grassland on the edge of Basildon urban area. There are residential properties to the east and to the south. The A13 lies further south and All Saints Church, a Local Wildlife Site lies to the west. Vange Primary School and associated grounds are to the north. Site has an incline to the west with an estimated rise of approx. 4m across the site. It is laid to grass with many substantial mature boundary trees and hedging. The site is currently used for boot fairs. The western boundary is very close to All Saints Church (listed building), which is clearly visible from within the site. A storage container is currently occupying a part of the site which is otherwise undeveloped.

Designated as Green Belt in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces <2000m, Country Parks <2000m, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <400m, Urban Parks >2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the settlement boundary within the Green Belt which is currently being reviewed. Whilst there is a gas pipeline running through the site and there are wildlife considerations, these constraints can be overcome and therefore the site is suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via a B road.

Available:

Yes

Availability Summary:

Landowner known.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0371

Site Address:

Land West of Noak Hill Road and North of Wash & Dunton Road.

Site Area (h):

4.5

Description of site:

The site is an agricultural field located adjacent to Wash Road and Noak Hill Road with a ribbon of housing and nurseries to the north and the Basildon Urban Area to the south.

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No. Access available form
Dunton Road, Wash Road or
Noak Hill Road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children &
Young <400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields >800m,
Natural & Semi-Natural <400m,
Outdoor Sports >800m, Urban
Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is only separated from the urban area by Wash Road and Dunton Road. An existing Farm track to the west could provide access to the site or access could be created on Noak Hill Road. No other constraints that could not be overcome are present on the site and it is considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via an A road.

Available:

Yes

Availability Summary:

Landowner is known

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0372

Site Address:

Land at Watch House Farm, Wash Road

Site Area (h):

7.95

Description of site:

The site is located to the North of Basildon, adjacent to the settlement boundary albeit largely separated by Wash Road with Watch House Farm situated to the south. The site area has been amended to 7.95ha from 4.15 at the request of the owner, omitting the area which was within flood zone 3b.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No. Access available form
Dunton Road, Wash Road or
Noak Hill Road.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children &
Young <400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields<>800m,
Natural & Semi-Natural <400m,
Outdoor Sport <800m, Urban
Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Basildon defined settlement boundary. Access to Watch House Farm already exists on Wash Road, and further access to the rest of the site could also be obtained from this road. The site is located a fair distance from local services and the development of the site could encourage coalescence between Basildon and Billericay but in isolation the site is considered suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via an A road.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0373

Site Address:

Land at Bensons Farm, North of Wash Road

Site Area (h):

17.32

Description of site:

The site is located in an amber area of GB not considered to retain full GB status as set out in the GB study. Benson's Farm is located to the centre of the site with a small ribbon of development to the west, Barleylands Road to the east and the Basildon settlement area on the southern side of Wash Road. A couple of residential properties make up a small part of the south west corner of the site.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

Adj. To

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the urban area of Basildon with access possible from Wash Road or Barleylands Road, including from the adjacent site SS0486. No other constraints that could not be overcome are present on the site and it is considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0374

Site Address:

Land South of London Road, and Old School, Basildon

Site Area (h):

2.48

Description of site:

A large irregular shaped area of open land. The site is to the south of a number of residential properties that front London Road. The A13 lies to the south of the site and a public house and associated grounds are located to the east, on the other side of Church Road.

The site is grassland, sloping down to the south, with a number of trees along boundaries. In 2011 the site is partly being used to enable the A13/Sadlers Farm improvement works and the site has now been amended accordingly. The site was originally 2.8ha but has decreased to 2.48ha due to the Compulsory Purchase Order.

Designated as Green Belt in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There is access to the site from London Road but improvements required for significant development.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<400m

Railway Station:

>1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces <2000m, Country Parks >2000m, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <400m, Urban Parks <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary via another HELAA site SS0457 and has no physical constraints that could not be overcome present on the site. It 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.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time. Whilst it is adjacent to site SS0457 which is adjacent to the settlement boundary that site is not available at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0375

Site Address:

Land South of London Road, east of Old Church Road, Basildon

Site Area (h):

1.41

Description of site:

The site sits between London Road and the A13, to the south of the settlement of Bowers Gifford. There are several fields divided by hedgerows that form the site and to the north there is a residential property with some outbuildings adjacent. The site is currently partly used for half of the Bowers Gifford Allotments; partly to enable improvements to the A13 / Sadlers Farms Junction; and partly a paddock associated with the dwelling, Lyndhurst. Following the works to the Saddlers Farm Junction and a Compulsory Purchase Order, the site is now 1.14ha rather than the original 2.2ha. Designated as Green Belt in BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There is access to the site from London Road but improvements required for significant development.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces <2000m, Country Parks >2000m, Educational Fields <400m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

Although the site is close to the settlement boundary of Bowers Gifford, the physical constraint of the London Road forms a clear separation. Development permitted in this area would form sporadic and sprawling growth into the Green Belt and from planning terms, would be against national guidance.

Furthermore, the site is within a SSSI buffer, a SPA buffer and Ramsar buffer and in close proximity to a busy road, the A13. For all the above reasons, the site is unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Assessment for Site SS0376

Site Address:

Land off Burnt Mills Road between Tarr Hall Cottage and Ohio, Basildon

Site Area (h):

0.7

Description of site:

Sited off Burnt Mills Road (although without an entrance onto Burnt Mills Road), the site is a rectangular area of grassland that is currently used for grazing. The site is flat with no outstanding features. The land to the west is occupied by a play centre, to the east are a row of dwellings. To the north is open space. Designated as Green Belt and plotland in BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There is access to the site from Burnt Mills Road but improvements required for significant development.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0377

Site Address:

Rear of Woodbine Cottage, Windsor Road, North Benfleet

Site Area (h):

0.06

Description of site:

Back garden of rectangular shape. Hedgerows border the site and separate it from neighbouring sites. The site is surrounded by other houses and horse grazing land, and is located within North Benfleet plotland.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>800m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities. The site is located at the back of Woodbine Cottage and no access is possible without knocking out the house or an access will need to be created through alley leading to Woodstock (which has not been submitted).

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0378

Site Address:

Land adjacent to Windsor Lodge, New Oak Lodge and between Grange Road and Windsor Road

Site Area (h):

0.18

Description of site:

Rectangular shaped site located on the north side of Windsor Road, North Benfleet and also backing onto Grange Road. The site is split into two elements, the south portion of which has a railing and is laid to grass, but not residential, the north portion is overgrown. The site lies within an area of sporadic residential development interspersed with vacant plots. This particular site is vacant and is composed of grassland with some boundary hedges. Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>800m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0379

Site Address:

Land adjacent Toledo, Thomas Road, Bowers Gifford

Site Area (h):

0.12

Description of site:

Rectangular shaped sited located on the west side of Thomas Road, Bowers Gifford. The land forms part of the side garden to Toledo and comprises several outbuildings and driveway, with the remainder of the land laid to lawn. The site lies within a rural area of sporadic residential development interspersed with vacant plots. The land is flat. Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

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 SS0379 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. This would need to be continually reviewed through the LDF process and timescales amended to reflect a much longer delivery timeframe.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0380

Site Address:

Land at corner of Thomas Road and Katherine Road, Bowers Gifford

Site Area (h):

0.59

Description of site:

Rectangular shaped site located on the corner of Thomas Road and Katherine Road, Bowers Gifford. The land comprises mostly grassland and several mature trees, but also a small stable/yard area accessed from Thomas Road. The site lies within a rural area of sporadic residential development interspersed with vacant plots. The land is flat.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminated

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

: Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0381

Site Address:

Land between Toledo and Homeleigh, Thomas Road, Bowers Gifford

Site Area (h):

0.08

Description of site:

Small rectangular shaped sited located on the west side of Thomas Road, Bowers Gifford. The land is vacant and covered in scrub. The site lies within an area with a rural character, with sporadic residential development interspersed with vacant plots. Open farmland lies to the west.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site individually is clearly separated from the built environment and therefore in isolation would be unsuitable. Whilst it is connected to site SS0210, which is adjacent to the settlement, that site is significant and unless it were fully allocated and developed SS0382 would remain unsuitable in its isolated location in the green belt.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0382

Site Address:

Land at Homeleigh, Thomas Road, Bowers Gifford

Site Area (h):

0.41

Description of site:

Essentially a rectangular site located on the northwest corner of Thomas Road, Bowers Gifford, at its junction with Katherine Road. The land contains a detached chalet, stables, a yard area and a reasonably large lawn. There are a number of trees within the site, which has a rural character. The site lies within a semi-rural area of residential development interspersed with vacant plots. Open farmland lies to the north and west. Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site individually is clearly separated from the built environment and therefore in isolation would be unsuitable. Whilst it is connected to site SS0210, which is adjacent to the settlement, that site is significant and unless it were fully allocated and developed SS0382 would remain unsuitable in its isolated location in the green belt. Therefore, due to such uncertainty the site has to be considered on its own merits and is considered unsuitable at this time. This would need to be continually reviewed through the LDF process and timescales amended to reflect a much longer delivery timeframe.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site has been submitted by or on behalf of the landowner and has access.

Available:

Yes

Availability Summary:

The site has been submitted by or on behalf of the landowner and has access.

Assessment for Site SS0383

Site Address:

Land adjacent Roseville, Dry Street, Langdon Hills

Site Area (h):

0.22

Description of site:

The site is an irregular shaped site on the corner of Dry Street and Southway and is scattered with various trees.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields >800m, Natural & Semi-Natural <400m, Natural & Semi-Natural Non-district <400m, Outdoor Sport <2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0384

Site Address:

Land at 216 Pound Lane, Bowers Gifford

Site Area (h):

0.04

Description of site:

The site forms part of the rear gardens of two properties, No.214 and 216 Pound Lane. Part of the site is overgrown/scrub and contains an outbuilding, the other is laid to grass. The site is within a residential area that is generally rural in character, although at this point in Pound Lane there is a cluster of more dense development. The area is rural in character and the site is surrounded by residential properties. Designated as Green Belt in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular issues of access, though unmade nature of road may need upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces >400m, Churchyards <800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0385

Site Address:

Land south of Dunton Road, Basildon

Site Area (h):

2.72

Description of site:

Generally rectangular shaped site on the south side of Dunton Road, between Dunton Road and the A127. The area is rural in character, although this submission site contains a number of dwellings and unspecified commercial uses. The site has a number of natural features including substantial trees within it (particularly in the south and along boundaries) and a stream runs diagonally through the site from southwest to northeast. Surrounding the site is farmland and a few residential properties, the A127 dual carriageway to the south and the Dunton Technical Centre beyond the A127.

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

Constraints

Flood Zone:

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Part of site

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Dunton Road, which would likely need improvement.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>1.6km

Bus Stop:

<1.6km

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >2km, Amenity Green Space <2km, Children and Young People Spaces <2km, Churchyards <2km, Civic Spaces >2km, Country Parks >2km, Educational Fields <2km, Natural and Semi Natural Green Space <2km, Outdoor Sport Facilities <2km, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

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

In addition, the site is outside of preferred distances to many services, facilities and amenities, including public transport and convenience retail.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is separated from the main settlement by an A road which is considered to be a significant barrier. As such the site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0386

Site Address:

Land east of Frithwood Lane

Site Area (h):

33.28

Description of site:

This is a relatively large site located adjacent to the south of the Billericay settlement boundary with various dwellings to the north and west of site. Development Plan – Allocated as Green Belt in the Basildon Local Plan 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

Within

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Access from Frithwood Lane
and Laindon Road.**Policy Restrictions***Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

*Access to Services (m)***Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children &
Young <400m, Churchyards
<>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields <400m,
Natural & Semi-Natural <400m,
Outdoor Sports Facilities
<400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Billericay settlement boundary and no other physical problems or constraints that could not be overcome are present on the site. It is therefore considered to be suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via an A road.

Available:

Yes

Availability Summary:

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0387

Site Address:

Land south of 115 Laindon Road, Billericay

Site Area (h):

0.77

Description of site:

Rectangular site mostly left to grassland and scrub, with hedgerows and trees along the boundaries and a number of trees within the site. The site is to the south of a row of dwellings and faces 'Brays', a single dwelling on a large plot. To the east and south are the playing fields for the Billericay School. The land is fairly flat in topography. The site is designated as within the Green Belt in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

No particular issues.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields <400m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <800m, Urban Parks <2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is on the settlement boundary and there are no constraints that would physically separate it from the boundary. The site is therefore suitable. The site is in the Green Belt though and the policy would have to be amended to remove this area of land from the Green Belt. The timeframe for development would need to reflect this.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to its close to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0388

Site Address:

Land south of London Road, Billericay

Site Area (h):

1.2

Description of site:

Irregular shaped parcel of land on the urban boundary of Billericay. The site is mostly vacant, with a stable building in the southeast of the site, which appears to have been previously used in relation to a neighbouring site, Shepperds Tye now been developed into a small residential estate.

The site is mainly grass/scrub, with a few substantial trees particularly in the west of the site and is bounded by trees and hedgerows. To the north and east are residential properties, to the south is the Billericay Tennis Association, to the west is a single residential dwelling and further scrub land.

The site is within the Green Belt in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No issues.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<400m

Railway Station:

<1.5km

Public Open space:

<400m

Public Open Space Notes:

Allotments >2km, Amenity Green Space <400m, Children & Young People <400m, Churchyards >800m, Civic Space >2km, Country Parks <2km, Education Fields <800m, Natural Green Space <800m, Outdoor Sports Facilities <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

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

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed from an A road.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0389

Site Address:

Land west of Heath Close, Billericay.

Site Area (h):

2.4

Description of site:

Irregular shaped parcel of grassland on the urban boundary of Billericay. The site is mostly vacant, with a small row of structures in the northeast corner of the site. The site is essentially split into two fields by a stream and a row of trees running between them. The site is mainly grass/scrubland, with substantial trees/hedgerows along the boundaries. To the north and east are residential properties, to the south are sports grounds and to the west is the Billericay Tennis Association.

The site is within the Green Belt in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access onto Heath Close (a private road) or potential access via site SS0388 onto London Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<800m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

>400m

Railway Station:

<1.5km

Public Open space:

<400m

Public Open Space Notes:

Allotments >2km, Amenity Green Space <400m, Children & Young People <400m, Churchyards >800m, Civic Space >2km, Country Parks >2km, Education Fields <800m, Natural Green Space <2km, Outdoor Sports Facilities <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Open space; residential; mixed use. The site is adjacent to the Billericay settlement boundary and there are no physical constraints that would separate the site entirely from the boundary. The site is therefore suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst the site is not adjacent to or within an existing employment area or town centre it is adjacent to the settlement boundary. The site does not provide direct access to the adopted highway however through site SS0388 it would. The site is therefore considered to be potentially suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0390

Site Address:

Land at Sellers farm, Dunton Road, Laindon

Site Area (h):

9.89

Description of site:

Large site on the south side of Dunton Road, between Dunton Road, the A127 and Kings Road, Laindon. The site includes the farmland around Sellers Farm, not including the farmhouse and grounds. The area is rural in character, at the edge of the urban extent of Basildon. The site includes a cluster of trees in the centre of the site, hedgerows along the northern, southern and eastern boundaries and a pond adjacent to Sellers Farm. Surrounding the site is agricultural land to the north and west, residential properties to the east and the A127 dual carriageway to the south. Development Plan: Allocated as Green Belt in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Part of site

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Dunton Road, which is likely need improvements

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1km

Public Open space:

>400m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <400m; Children and young people space >400m; Churchyards >800m; Civic Space >2km; Educational fields <400m; Natural/semi-natural space >800m; Outdoor Sports Facilities <400m; Urban Park <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Agricultural; housing. The site is adjacent to the Basildon settlement boundary and there are no physical constraints that would separate the site from the settlement boundary. The site is therefore suitable. The site is in the Green Belt though and the policy would have to be amended to remove this area of land from the Green Belt. The timeframe for development would need to reflect this.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the town centre and could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0391

Site Address:

Land south of Chez Nous, Thomas Road, Bowers Gifford

Site Area (h):

0.1

Description of site:

Rectangular shaped site located at the southern end of Thomas Road, Bowers Gifford. The land forms the side garden to Chez Nous and is laid to lawn with a few ornamental features and an outbuilding in the southeast corner. There are several mature trees along the site boundaries and a shallow ditch separating the site from the adjacent fields. The site lies within a rural area of sporadic residential development interspersed with vacant plots. Open countryside lies to the west, south and to an extent to the east.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminated

Definitive Footpath:

No

Tree Preservation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site individually is clearly separated from the built environment and therefore in isolation would be unsuitable. Due to the uncertainty of the adjacent site (SS0210) coming forward and that the whole may not necessary be suitable for residential development, based on this site individual merits it is unsuitable. As it is adjacent to site SS0210 which has been determined as suitable, if developed it could impact on the suitability of this site SS0391. However, this would need to be continually reviewed through the Local Plan process and timescales amended to reflect a much longer delivery timeframe. It should be noted that should the adjacent site not be pursued this site will revert to unsuitable and undevelopable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0392

Site Address:

Land North of Carlton Road, between Glenwood and Sunnyview, North Benfleet

Site Area (h):

0.04

Description of site:

Rectangular shaped site located on the north side of Carlton Road, North Benfleet. The land is composed of grassland and is flat. It is situated within an area of sporadic residential development interspersed with vacant plots, in a semi-rural setting. Residential properties exist on adjoining sites to the north, east and west. Woodland/scrubland exists opposite the site on the land to the south.

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

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0393

Site Address:

Land west of Rosendale, Elm Road, North Benfleet

Site Area (h):

0.26

Description of site:

Rectangular shaped site located on the north side of Elm Road, North Benfleet. The land is composed of grassland and scrubland and is situated within an area of sporadic residential development interspersed with vacant plots, in a semi-rural setting. Open countryside lies to the north and west, a residential property to the east and further grazing land to the south. A drainage ditch runs along the north and west boundaries
Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0394

Site Address:

Land west of Elm End, Elm Road, North Benfleet

Site Area (h):

0.33

Description of site:

Square shaped site located on the south side of Elm Road, north side of Barclay Road, North Benfleet. The land is composed of grassland and scrubland and is situated within an area of sporadic residential development interspersed with vacant plots, in a semi-rural setting. Open countryside lies to the north and west. Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0395

Site Address:

Land between Dawlish and Brook Cottage, Dry Street, Langdon Hills

Site Area (h):

0.09

Description of site:

Rectangular parcel of land to the north west of Dry Street within the Green Belt. The area has many mature trees on site as well as having woodland directly north.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sports <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner is known

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0396

Site Address:

Land at Murray's Farm, Acacia Road, North Benfleet

Site Area (h):

0.72

Description of site:

Largely rectangular shaped site located on the north side of Acacia Road, south side of Barclay Road, North Benfleet. The land comprises a bungalow and a number of mobile homes and outbuildings, with the remainder grassland. The site appears to be linked to site SS0397 due to the 'closure' of Barclay Road (uncertain what happened but Barclay Road has been shortened). A telegraph line runs through the site, possibly as it once followed Barclay Road. The site is flat. The land is situated within an area of sporadic residential development interspersed with vacant plots, in a semi-rural setting.

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0397

Site Address:

Land east of Rosemary, Elm Road, North Benfleet

Site Area (h):

0.65

Description of site:

A rectangular shaped site located on the south side of Elm Road, north side of Barclay Road, North Benfleet. The land is composed of grassland and scrubland. Barclay Road has been shortened and this parcel has been incorporated into (or at least used by the occupiers of) a site to the south (SS396), but is a separate submission. The site contains a large number of trees around the boundaries but no exceptional examples. The land is essentially flat. It is situated within an area of sporadic residential development interspersed with vacant plots, in a semi-rural setting. Development Plan: Allocated as Greenbelt in the Basildon Local Plan 1998.

Constraints**Flood Zone:**

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0398

Site Address:

Land on the corner of Northlands approach and Dry Street, Langdon Hills, Basildon

Site Area (h):

0.28

Description of site:

Vacant corner plot of land within the Northlands Plotland area which is in the south of the Borough. The site is bounded by Dry Street, Northlands Approach and Coombe Drive.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

Within buffer

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Dry Street and Northlands Approach (Private Road).

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields <2km, Natural and Semi Natural <800m, Outdoor Sport Facilities >2km, Urban Parks and Gardens >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. The site is also too small to accommodate 5 dwellings and is therefore not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0399

Site Address:

Southway Farm Nurseries, Southway, Dry Street

Site Area (h):

0.41

Description of site:

The site is a rectangular parcel of land located within a small ribbon of development to the west of Southway, north of Dry Street. The site is located south east of Westley Heights Country Park and is mainly surrounded by grazing/farmland. The site is also situated within the Green Belt.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No.

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

*Access to Services (m)***Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields >800m, Natural & Semi-Natural <400m, Natural & Semi-Natural Non-district <400m, Outdoor Sport <2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0400

Site Address:

Land at rear of Roseville, Dry Street, Langdon Hills

Site Area (h):

0.12

Description of site:

The site is an irregular shaped site fronting Dry Street and consists of building structures and is bounded by trees and hedges

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields >800m, Natural & Semi-Natural <400m, Natural & Semi-Natural Non-district <400m, Outdoor Sport <2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0401

Site Address:

Land adjacent to Beony, Osborne Road, Basildon

Site Area (h):

0.05

Description of site:

A plotland site consisting of hard standing, currently containing mobile homes, outbuildings and vehicles associated with a neighbouring plot, Beony. The site contains a number of trees and hedging. The land is flat. The neighbouring uses are residential and the area is rural plotland in character, with various uses including a mixture of residential and vacant plotlands, bordered by hedges and trees. Designated as Green Belt and plotland in BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that would require improvement to accommodate development.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Yes. The site was submitted through the Call for Sites process and it has access at this time.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0402

Site Address:

Land between The Willows / The Homestead and Sunnyside, North Benfleet

Site Area (h):

0.84

Description of site:

The site is rectangular, approximately 180m long and 40m wide, within a rural setting in North Benfleet. The site is predominantly scrub and grassland, with a number of substantial boundary trees to the west. The site is within the plotland area and the parcels of land around the site are mostly single dwellings in large plots or vacant sites. To the west is a heavily wooded area. The site is within the Green Belt and a Plotland area in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade roads will need upgrading.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

New ownership and agent details have been received through a new HELAA submission form.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0403

Site Address:

Land East of The Willows, North Benfleet

Site Area (h):

0.83

Description of site:

The site is rectangular, approximately 170m long and 40m wide, within a mainly rural setting in North Benfleet. The site is a undeveloped, natural site, filled with trees. The site is within the plotland area, with parcels of land around the site used for various activities including Smilers Farm Industrial Estate to the northeast and residential properties to the south, north and west.

The site is within the Green Belt and North Benfleet Plotland area in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

A & C

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is also remote from most services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Assessment for Site SS0404

Site Address:

Land south of The Willows / The Homestead, North Benfleet

Site Area (h):

0.12

Description of site:

Small site, approximately 30m x 40m on the corner of Grange Road and Lower Avenue, within a mainly rural setting in North Benfleet. The site is undeveloped, laid to grass with a number of substantial boundary trees. The site is used as part of the residential garden for The Willows (directly to the north) but is separated from that property for this submission. The site is within the plotland area, with a variety of surrounding uses including light industrial / storage, residential and other vacant sites. The site is within the Green Belt and North Benfleet Plotland area in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade roads would require improvement to enable suitable residential deveopment.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to make it adjacent to the settlement boundary. The site is remote from most services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Assessment for Site SS0405

Site Address:

Land north of Grange Road, west of 287-311 Pound Lane, North Benfleet

Site Area (h):

1.66

Description of site:

The site is an irregular shaped parcel of land to the rear of several residential properties along Grange Road, Pound Lane and Lawrence Road, North Benfleet. The site is currently accessed from Lawrence Road and it used for stabling and grazing animals. It contains a number of structures and a parking area.

The site is within the North Benfleet plotland area, with parcels of land around the site used for various activities including Smilers Farm Industrial Estate to the north, a residential care home and residential properties to the east (on Pound Lane and Lawrence Road), residential properties to the south and a vacant site to the west.

The site is within the Green Belt and North Benfleet Plotland area in the BDLP 1998

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade roads will require improvements to enable development.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0406

Site Address:

Land rear of 287 Pound Lane, Bowers Gifford

Site Area (h):

0.06

Description of site:

The site is a rectangular parcel of land off Grange Road, extending behind Nos. 287-293 Pound Lane. The site is currently vacant. The site is within the North Benfleet plotland area, with residential plots immediately to the south and east, and a modest field used for grazing to the west.

The site is within the Green Belt in the BDLP 1998

Constraints**Flood Zone:**

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade roads will need improving.

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

*Access to Services (m)***Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from most services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Yes. The site was submitted through the Call for Sites process and it has access at this time.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0407

Site Address:

The Brambles, Acacia Road, Bowers Gifford

Site Area (h):

0.069

Description of site:

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

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

The BDLP 1998 has the site within the Green Belt.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade roads will need improvement.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Assessment for Site SS0408

Site Address:

Land adjacent Springview, Carlton Road, Bowers Gifford

Site Area (h):

0.25

Description of site:

Approximately rectangular site between Carlton Road and Acacia Road in Bowers Gifford. The site is the extended garden for the adjoining property, Springview. There is a domestic outbuilding within the submitted site (garage and stables). It is predominantly laid to grass with a small number of trees along the boundaries and within the site. The site is flat. The area has a rural character and is predominantly residential.

The BDLP 1998 has the site within the Green Belt and the North Benfleet Plotlands area.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade roads will need upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Assessment for Site SS0409

Site Address:

Land opposite Sunside Strip, Cornwall Road, Bowers Gifford

Site Area (h):

0.19

Description of site:

Small rectangular shaped site within the plotlands area of Bowers Gifford. The site is mainly laid to grass and contains a number of trees, hedges and an outbuilding around the periphery. The site is towards the eastern end of Cornwall Road, which is rural in character. Surrounding land uses include vacant and wooded plots and residential development, with farmland to the east.

The area is designated green belt and plotland area in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>800m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces >400m, Churchyards <800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

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

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Assessment for Site SS0410

Site Address:

Land at Well Green Cottage, Dry Street, Langdon Hills

Site Area (h):

0.07

Description of site:

Small rectangular parcel of land fronting Dry Street. The site is within the Green Belt and surrounded by sporadic residential development.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields >800m, Natural & Semi-Natural <400m, Natural & Semi-Natural Non-district <400m, Outdoor Sport >2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner known

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0411

Site Address:

Land between Well Green Cottage and Rose Cottage Dry Street, Langdon Hills

Site Area (h):

0.09

Description of site:

Small rectangular parcel of land fronting Dry Street. The site is within the Green Belt and surrounded by sporadic residential development.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within buffer

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields >800m, Natural & Semi-Natural <400m, Natural & Semi-Natural Non-district <400m, Outdoor Sport >2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0412

Site Address:

Windsor Road, Bowers Gifford

Site Area (h):

0.074

Description of site:

Rectangular shaped plot located on the south side of Windsor Road, Bowers Gifford. The site is vacant with a number of trees/shrubs. The land is flat. The area is rural in character, containing mainly sporadic residential properties and a few commercial / storage uses. The site is within the Green Belt and the North Benfleet Plotland area as identified in the Basildon Local Plan 1998

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Landowner is known

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0413

Site Address:

Land at The Haven, Windsor Road, Bowers Gifford

Site Area (h):

0.095

Description of site:

Rectangular plot forming part of the residential garden to the west of The Haven. The site contains a number of trees along the southern and northern boundaries and within the plot. The area is rural in character, containing mainly residential properties and a few business / storage uses. The site is flat.

The site is within the Green Belt and the North Benfleet Plotland area in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade road would require upgrading.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Assessment for Site SS0414

Site Address:

Land west of The Hoathley, Windsor Road, Bowers Gifford

Site Area (h):

0.062

Description of site:

Rectangular plot currently forming an extension to the residential garden of The Hoathley. The site is partly laid to grass with a driveway and contains a number of outbuildings / storage and parking area. The site is flat.

The area is rural in character, containing mainly residential properties and a few business / storage uses.

The site is within the Green Belt and the North Benfleet Plotland area in the BDLP 1998

Constraints**Flood Zone:**

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade road would require upgrading.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0415

Site Address:

Land north of Adelaide Cottage, Windsor Road, Bowers Gifford

Site Area (h):

0.068

Description of site:

Rectangular shaped plot located on the south side of Windsor Road, Bowers Gifford. The site has been cleared recently but remains vacant. It is mostly laid to grass with a small group of trees to the northeast corner. The site is fenced along the west and east boundaries and appears to be used by neighbouring occupiers but not as an extension to the residential garden. The land is flat.

The area is rural in character, containing mainly sporadic residential properties and a few commercial / storage uses. The site is within the Green Belt and the North Benfleet Plotland area as identified in the Basildon Local Plan 1998

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade road would need upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sports <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0416

Site Address:

Land east of St Elmo, Windsor Road, Bowers Gifford, Basildon

Site Area (h):

0.047

Description of site:

Irregular shaped plot within the Bowers Gifford Plotland area. The site is undeveloped and contains a number of trees and scrubland. Inaccessible. Land is flat. The area is rural in character, containing mainly residential properties and a few business / storage uses.

The site is within the Green Belt and the North Benfleet Plotland area in the BDLP 1998

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Part of site

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade road would require upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process and it has access at this time.

Assessment for Site SS0417

Site Address:

Land at Basildon Rose Gardens Ltd, Burnt Mills Road, Basildon

Site Area (h):

2.85

Description of site:

Large site to the south of Burnt Mills Road. Site is predominantly laid to grass with a large car park fronting burnt Mills Road, together with a number of structures, currently accommodating the Children's Play Centre. There is a separate single storey building within the site. The southern most part of the site contains piles of rubble for no obvious reason. A portion of the front of the site has been separated by fencing, but has no obvious function. The site separates the urban area from the North Benfleet plotlands. Around the site are open fields and residential dwellings. Neighbouring the site to the west, behind Rivendell, appear to be a number of commercial uses, although there is no planning history. There is an employment area to the northwest. The land is flat. Site is within the green belt in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

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

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is not adjacent to the settlement area but would be adjacent to the settlement area through an adjoining site (SS0190), which is itself considered suitable. As access could be obtained from Burnt Mills Road, the site is considered suitable at this time.

However, this site is on the fringe of development and is remote from a number of services including transport connections and convenience retail.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement via site SS0190 which is suitable and could therefore be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0418

Site Address:

Land between Briar Walk and Tudor, Windsor Road, north Benfleet

Site Area (h):

0.057

Description of site:

Rectangular site between residential properties on Windsor Road. The submission describes the site as a garden, although it is unclear which neighbouring property a garden would relate to and therefore it has been described as vacant. The site contains a number of trees and hedgerows along the east and west boundaries. It is a maintained site with a boundary fence. The land is flat. The area is rural in character, containing mainly residential properties. In the 1998 BLDP the site is within the Green Belt and the North Benfleet Plotland area

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade road would require upgrading.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

No confirmed ownership details.

Available:

No

Availability Summary:

No confirmed ownership details.

Assessment for Site SS0419

Site Address:

Land at Smilers Farm, Bowers Gifford, Basildon

Site Area (h):

6.23

Description of site:

A large, irregular shaped, mixed use site. It contains a residential property, open fields and a variety of commercial uses. There are a large number of buildings and structures in the central part of the site, which accommodate the residence, a poultry business and a number of vehicle repair businesses in light industrial units, together with car parking areas and a few mobile homes. The open fields project from the built form of the site, to the north and south. The site is accessed from Pound Lane. There are a considerable number of substantial trees within the site. The area is flat. Site is comprised of two CFS submissions, the majority being Smilers Farm, with the other being a long strip of land to the south and west of the site, containing the kennels. The kennels are under separate ownership to Smilers Farm.

Designated as Green Belt in BDLP 1998

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

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

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

In addition, the location is remote from several public services, facilities and amenities, including transport connections and convenience shopping.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0420

Site Address:

Land at The Whispering, Osborne Road, Bowers Gifford

Site Area (h):

0.064

Description of site:

Rectangular plot forming part of the residential garden to the west of The Whispering. The site is bounded by trees to the south and west and contains a domestic outbuilding. The area is semi-rural in character, containing mainly residential properties and a number of business / storage uses.

The site is within the Green Belt in the BDLP 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade road.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0421

Site Address:

Land at The Whispering, Osborne Road, Bowers Gifford

Site Area (h):

0.23

Description of site:

Rectangular plot to the east of The Whispering, fronting onto Osborne Road, forming part of the extended residential garden of The Whispering. The site is landscaped, predominantly laid to grass but bounded by trees to the south and west. There are trees along the eastern boundary and a few specimens in the site. The site is flat. The area is rural in character, containing mainly residential properties and a number of business / storage uses. The site is within the Green Belt in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade road accessing the site.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0422

Site Address:

Land at The Whispering, Osborne Road, Bowers Gifford

Site Area (h):

0.23

Description of site:

Irregular shaped plot, partly forming part of the residential garden for a dwelling to the east, Celandine, and partly used for stables, with a dividing boundary through the centre of the site. The site contains a number of trees, particularly to the southwest and is bounded by a hedge to the south and conifer trees fronting Osborne Road. The site is described as Greenfield, although there is an outbuilding of about 50m² within the site, plus sheds. The site is mainly laid to grass. The site is flat. The area is rural in character, containing mainly residential properties and a number of business / storage uses.

The site is within the Green Belt in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade road would require upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is remote from many services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Landowner details are unknown and the site is therefore unavailable.

Available:

No

Availability Summary:

Landowner details are unknown and the site is therefore unavailable.

Assessment for Site SS0423

Site Address:

Beatrice Cottage, Elm Road, Bowers Gifford

Site Area (h):

0.29

Description of site:

A rectangular site known as Beatrice, Elm Road, which does not include the existing dwelling. The site contains a garage and reasonably large garden to the east and south of Beatrice. The site has a drainage ditch to the western boundary, a pond to the south and strip ponds on the eastern section of the garden. The ponds are man-made features to raise fish and could be easily filled in. To the south of the site are overgrown areas, some inert waste and a caravan. There are a few substantial trees. The land is flat. There site could access onto Barclay Road (south of the site). The orientation of the existing dwelling, facing east (Elm Road is to the north), would determine aspects of any design for new housing. The area is rural, containing dwellings and small industry / business uses. There are residential properties immediately to the north, east and south, with a vacant site to the west.

The BDLP 1998 indicates the site within the Green Belt.

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via an unmade road that would need improvement.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0424

Site Address:

Land between Sunnyview and Cranbrook, Osborne Road, North Benfleet

Site Area (h):

0.095

Description of site:

Rectangular plot fronting Osborne Road. The site is wooded / overgrown and impenetrable. It is a vacant plot between residential properties to the north, east and west. The site is flat with no evidence of any previous development. The area is rural in character, containing mainly residential properties and a number of business / storage uses. The site is within the Green Belt in the BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade road would require upgrading.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. The site is therefore unsuitable. In addition, the site is remote from many services, facilities and amenities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0425

Site Address:

Land at junction of Hawkesbury Bush Lane and Bells Hill Road, Langdon Hills, Basildon

Site Area (h):

0.16

Description of site:

Site forms part of the Bells Hill Plotland area which is located in the southern part of the Borough. The site is a rectangular corner plot which is bound by two roads and residential properties.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

Within buffer

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Bells Hill Road.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural and Semi Natural Green Space <2km, Outdoor Sport Facilities <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0426

Site Address:

Land North and West of Blunts Wall Farm, Blunts Wall Road

Site Area (h):

27.87

Description of site:

Large parcel of land to the west of Billericay. The site consists of two agricultural fields and is surrounded by fields, a farmstead, woodland and a cricketground.

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

No particular access problems, though this is via a narrow country lane which will need upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <2km, Natural and Semi Natural <800m, Outdoor Sport Facilities <800m, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

It is adjacent to SS0555 which is adjacent to the settlement boundary and access could be achieved through this site. However the site is within an area which contributes to the Green Belt role and function and therefore is not considered to be suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

It is adjacent to SS0555 which is adjacent to the settlement boundary and access could be achieved through this site. However the site is within an area which contributes to the Green Belt role and function and therefore is not considered to be suitable at this time.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0427

Site Address:

Clarlesville and Land East of Clarlesville, Acacia Road, North Benfleet, Basildon.

Site Area (h):

0.55

Description of site:

An irregular shaped parcel of land incorporating a dwelling and an associated builders yard, which contains a number of insubstantial, dilapidated outbuildings, vehicles and some hardstanding. The reasonably extensive grounds are largely clear, with the dwelling and yard occupying the front of the site. There are a number of substantial trees along the northern, eastern and southern boundaries, a ditch along the eastern boundary and a hedgerow along the southern boundary. The area is rural in character and the site is surrounded by a mix of scrubland / woodland / vacant sites, residential properties and small businesses.

The site are Designated as Green Belt in BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

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

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0428

Site Address:

Land at The Shades, Acacia Road, North Benfleet, Basildon

Site Area (h):

0.09

Description of site:

Rectangular plot currently used as the extended garden for 'The Shades', being approximately half the entire site. The site is described as a paddock and contains one large outbuilding on the southern boundary. It is partly converted to a driveway for The Shades. The site is mainly laid to grass with a number of trees on the boundaries. The area is rural in character and the site is surrounded by a mix of woodland / vacant sites, residential properties and small businesses. The site is designated as Green Belt in BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Unmade road would need upgrading.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0433

Site Address:

The Lodge, land North Crooked Brook, Woodside, The Rest, Magnolia and East of Magnolia, Mo

Site Area (h):

0.86

Description of site:

Site forms part of the Crooked Brook Plotland area which is located along the Boroughs southern boundary. The railway line runs along the northwest boundary of the site and residential dwellings within the plotland area are to the south of the site. The site comprises of a residential dwelling and outbuildings.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via High Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:****Town Centre Proximity:****Highways Access:**

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.5km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children and Young People Spaces <800m, Churchyards and Cemeteries <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <800m, Urban Parks and Gardens >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner known

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0434

Site Address:

Land at junction of Stormonts Way and Southway, North of Pauldon Southway, Langdon Hills

Site Area (h):

0.19

Description of site:

Small parcel of land within the Green Belt to the south of Basildon. The site is on the corner of Stormonts Way and Southway and is made up of scrubland and trees.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields >800m, Natural & Semi-Natural <400m, Natural & Semi-Natural Non-district <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner known

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0435

Site Address:

Land at Annwood Lodge Business Park, Southend Arterial Road

Site Area (h):

9.15

Description of site:

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

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

Entry and exit to the site is via the speed reduction slipway of the A127 at its junction with the A1245.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces >2000m, Country Parks <2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities >2000m, Urban Parks >2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to a settlement boundary and is heavily constrained by the surrounding dual carriageway network and railway line.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0436

Site Address:

Land North of Summerhill Nursery, PIPPS Hill Road North, Basildon

Site Area (h):

5.14

Description of site:

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

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Pipps Hill Road North provides an reasonable access route.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <400m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

Although the site is close to the settlement boundary of Basildon, the physical constraint of the Southend Arterial Road forms a clear separation. Development permitted in this area could form sporadic and sprawling growth into the Green Belt and from planning terms, would be considered against national planning guidance.

Furthermore, the site has a gas pipeline running along the east border of the site and it is close to a busy road, the A127. For the above reasons, the site is considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Whilst the site was submitted through the Call for Sites process, the landowner is unknown. Furthermore, the request by the proposer is to use the site for the relocation of Basildon Town Football Club alongside commercial (mix B1, B2 and B8) development, and not for housing, thus the site is unavailable.

Available:

No

Availability Summary:

Whilst the site was submitted through the Call for Sites process, the landowner is unknown.

Assessment for Site SS0437

Site Address:

Land at Junction of Meadow Way and Hovefield Avenue, Basildon

Site Area (h):

0.9

Description of site:

Grazing land situated within the Nevendon plotlands, south of Wickford and north of Basildon, located at the western end of Meadow Way at the northern end of Hovefield Avenue. A bungalow exists on a deep plot to the east, a further bungalow on a deep plot exists to the south, whilst open open countryside lies to the north and west, in the form of public open space and grassland fields respectively.

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

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Hovefields Avenue is a narrow road without footways and improvements would be required.

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

*Access to Services (m)***Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to an established settlement boundary and therefore is considered to be in an unsustainable location; thus it is considered unsuitable for development.

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

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0438

Site Address:

Land at Novedene, Hovefield Hovefield Avenue, Basildon

Site Area (h):

0.6

Description of site:

Plotland site in Nevendon containing a dwelling and associated grounds, including a number of outbuildings. The site contains a number of substantial trees. The property is at the northern end of Hovefields Avenue, with other residential properties to the south and east, and fields/countryside to the north and west. Development Plan: Allocated as Green Belt and plotland in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Hovefields Avenue is a small access route and improvements would be required to support any development.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to any established settlement boundary and therefore considered to be in an unsustainable location; thus unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0439

Site Address:

Land West of Hannikins Farm, Billericay

Site Area (h):

2.36

Description of site:

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

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

Constraints**Flood Zone:**

Zone 1

Washland:

Yes

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within buffer

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Rosebay Avenue is the only adjoining road to the site and would require improvements.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields <400m, Natural & Semi-natural Green Space <400m, Outdoor Sports Facilities <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Billericay settlement boundary and no other physical problems or constraints that could not be overcome are present on the site. It is adjacent to a few definitive footpaths, washland, TPOs, a Local wildlife site and BAP priority area, which all have high environmental value to the area, and there is a gas pipeline which transects the site. Taking into consideration, all these constraints, a significant amount of mitigation would have to occur but this does not preclude the site from being considered suitable for housing development.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process. Following receipt of the site, the landownership details could be established.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0440

Site Address:

Land at Perceverance, Osborne Road, Bowers Gifford, Basildon

Site Area (h):

0.33

Description of site:

A rectangular plot of land with a residential property and gardens, predominantly laid to grass with associated outbuildings and landscaping. Mature trees run alongside the boundaries and within the site, with one particularly impressive specimen within the site. The land is flat. The site is at the southern extent of the plotland area, which contains a variety of housing and small businesses in a semi-rural setting. To the south of the site are open fields. Designated as Green Belt and plotland in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Small access road that would require improvement to accommodate development

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0441

Site Address:

Ellesmere, Acacia Road, Bowers Gifford, Basildon

Site Area (h):

0.43

Description of site:

A rectangular plot of land containing a residential property, garage with extensions and associated grounds. The land is flat. The scale of the existing property and its outbuildings would probably preclude a second dwelling without replacing part or all of Ellesmere. The surrounding area contains semi-rural residential properties, a number of business uses and arable land.

Designated as Green Belt and plotland in BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

mall access road that would require improvement to accommodate development

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Park <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <2km, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0442

Site Address:

Land opposite Chez Nous, Thomas Road, Basildon

Site Area (h):

0.13

Description of site:

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

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

The small access road would require improvement.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site individually is clearly separated from the built environment and therefore in isolation would be unsuitable. Due to the uncertainty of the adjacent site (SS0210) coming forward and that the whole may not necessary be suitable for residential development, based on this site's individual merits it is unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site has been submitted by or on behalf of the landowner and has access.

Available:

Yes

Availability Summary:

The site has been submitted by or on behalf of the landowner and has access.

Assessment for Site SS0443

Site Address:

Land at Tumblemead, Rectory Road, Little Burstead

Site Area (h):

0.21

Description of site:

Thin strip of land which fronts Rectory Road. The site forms part of the curtilage of Tumblemead and is surrounded by fields to the west and east and sporadic residential properties to the north and south.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0444

Site Address:

Land at Windsor Lodge, Windsor Road, Basildon

Site Area (h):

0.22

Description of site:

Rectangular shaped site located on the north side of Windsor Road, North Benfleet and also backing onto Grange Road. The site is currently vacant with a number of trees/shrubs. The site lies within an area of sporadic residential development interspersed with vacant plots. This particular site is vacant and is composed of grassland with some boundary hedges.

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

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>800m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0445

Site Address:

Land at junction of Pound Lane and Clarence Road, Basildon

Site Area (h):

0.53

Description of site:

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, 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. The site has been separated into two sites SS0445 and SS0526 as there is more than one landowner and as such the site area of this site has been reduced from 0.85ha to 0.53ha. Development Plan: Designated as Green Belt and plotland in Basildon Local Plan 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

The access road may require improvement to accommodate a comprehensive development.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and whilst previously the roads would have acted as a barrier, this is no longer the case in the more up to date methodology. As there are no physical constraints, this site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0446

Site Address:

Land West of the Bayou, Windsor Road, Basildon

Site Area (h):

0.05

Description of site:

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. Designated as Green Belt and plotland in BDLP 1998

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

The small access road would require improvement to accommodate development.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0447

Site Address:

Land at corner of Windsor Road and Pound Lane, Basildon

Site Area (h):

0.22

Description of site:

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

Constraints**Flood Zone:**

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0448

Site Address:

Land east of Brackendale Avenue, Pitsea, South of the A13, north of railway line

Site Area (h):

12.7

Description of site:

The site is a large parcel of land which consists of a series of fields. The western boundary of the site is adjacent to the urban area. It is bounded by the A13 to the north, the railway line to the south and open fields to the east. The is no clear access onto the site.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No access

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

No Access

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <800m, Civic Spaces <800m, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <2km, Outdoor Sport <800m, Urban Parks <400m

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary there is no access to the site and it is within an area of Green Belt which fulfills its Green Belt role and function. Therefore the site is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is within an area of Green Belt which fulfills its Green Belt role and function and therefore is not considered to be suitable for development.

Available:

No

Availability Summary:

Whilst this site was put forward the Call for Sites process, it was not by or on behalf of the landowner. There is also no access to the site.

Available:

No

Availability Summary:

Whilst this site was put forward the Call for Sites process, it was not by or on behalf of the landowner. There is also no access to the site.

Assessment for Site SS0452

Site Address:

Land west of Elm Farm, London Road, Crays Hill

Site Area (h):

0.36

Description of site:

Rectangular parcel of land adjacent to London Road. The site comprises of scrubland and a hedgerow forms the boundary fronting London Road. Elm Farm is situated to the east of the site, dwellinghouses to the west and farmland to the north.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via London Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments and Community Gardens >800m, Amenity Green Space <2km, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural <2km, Outdoor Sport Facilities <800m, Urban Parks and Gardens >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

No landownership details

Available:

No

Availability Summary:

No landownership details

Assessment for Site SS0453

Site Address:

Land at Church Road, Ramsden Bellhouse

Site Area (h):

0.65

Description of site:

The site is a rectangular shaped piece of land situated adjacent to the railway line running along the north of the Borough. The site sits on the northern boundary of the Borough and is separated from Ramsden Bellhouse by the railway line as it once acted as a siding. Directly north of the site is the Chelmsford borough which is made up of sporadic development in this Green Belt location.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not situated adjacent to the settlement of Ramsden Bellhouse as the railway line acts as a physical barrier that can not be overcome and therefore the site is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

No details of land ownership have been submitted.

Available:

No

Availability Summary:

No details of land ownership have been submitted.

Assessment for Site SS0454

Site Address:

Land between the Elms and Wayletts, Basildon

Site Area (h):

0.23

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

The country lane would require improvement to accommodate comprehensive development.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>1.6km

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

No. Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Assessment for Site SS0455

Site Address:

Land to the south of Basildon zoo, London Road, Basildon

Site Area (h):

3.05

Description of site:

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.

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

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil & Gas

Gas Pipeline Buffer:

Oil & Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Oil & Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

No

Highways Issues:

There is a good access route along the north side of the site. However, improvement to the road network would be required.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <400m, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary via site SS0370. There are wildlife constraints as well as a gas and oil pipeline running through the site, however this is not enough to make the site unsuitable.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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.

Available:

Yes

Availability Summary:

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.

Assessment for Site SS0456

Site Address:

Land at South Lodge, Southlands Road, Crays Hill

Site Area (h):

2.48

Description of site:

An irregular shaped parcel of land north of Southlands Road. The site comprises a dwellinghouse and associated grounds that appear to be well kept. The northern and eastern boundaries of the site are quite wooded.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Access via another site onto
Gardiners Lane North.**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<400m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <2km, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural <2km, Outdoor Sport Facilities <800m, Urban Parks >2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary via SS0192 and there are no physical constraints that would separate the site from the edge of the settlement boundary. The site has available access.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to site SS0192 which is adjacent to the settlement boundary and could therefore be considered for B1 and B2 uses but only if it came forward for development with the adjoining site. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0457

Site Address:

Land south of London Road, Pitsea, Basildon

Site Area (h):

1.01

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

There is a good access route along the north side of the site.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

<800m

Bus Stop:

<400m

Railway Station:

>1km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces <800m, Country Parks <2km, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <400m, Urban Parks <400m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via a B road.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0458

Site Address:

Burnt Mills Road, Basildon

Site Area (h):

2.25

Description of site:

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. 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. Development Plan – Allocated as Green Belt and plotlands in the BDLP 1998.

Constraints

Flood Zone:

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil & Gas

Gas Pipeline Buffer:

Oil & Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil & Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within

Archaeological Finds:

Yes

Highways Issues:

No particular issues, although Burnt Mills Road may require upgrading if development were intensified.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

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.

Available:

No

Availability Summary:

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.

Assessment for Site SS0459

Site Address:

Infrastructure site at Pitsea landfill site

Site Area (h):

14.25

Description of site:

The site forms part of Pitsea landfill. The site is surrounded by the marshes and is accessible by a private track.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

Within

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:Access via a private track onto
Pitsea Hall Lane**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:Ilotments >800m, Children &
Young <400m, Churchyards
<800m, Civic Spaces >800m,
Country Parks <400m,
Educational Fields >800m,
Natural & Semi-Natural >800m,
Outdoor Sport >800m, Urban
Parks >800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

No land ownership details.

Available:

No

Availability Summary:

No land ownership details.

Assessment for Site SS0460

Site Address:

Land between Break Egg Hill and Billericay Railway

Site Area (h):

4.6

Description of site:

The sites covers the majority of land within the Break Egg Hill Plotland area. The site consists of small individual plots, some of which included residential dwellings and outbuildings. The site is surrounded by the railway line in the south, Norsey Wood SSSI to the north and west and the Billericay urban area to the east.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

Within buffer

Ancient Woodland:

Within buffer

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

Within buffer

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via unadopted road onto
Outwood Common Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Children &
Young <400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks <800m,
Educational Fields <800m,
Natural & Semi-Natural <400m,
Outdoor Sport <2km, Urban
Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement boundary it is within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

No

Availability Summary:

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.

Available:

No

Availability Summary:

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.

Assessment for Site SS0462

Site Address:

Rosedale, Harding's Elms Road, Crays Hill

Site Area (h):

0.52

Description of site:

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.

Constraints

Flood Zone:

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though Harding's Elms Road is narrow and without footways.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >400m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <400m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

Site is not within or adjacent to the settlement boundary and lies within flood zone 3b.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Site is not within or adjacent to the settlement boundary and lies within flood zone 3b.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0463

Site Address:

Oakleigh, The Belvedere, Orchard View, Apple Grove, Hardings Elms Road, Crays Hill

Site Area (h):

5

Description of site:

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 smallscale 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.

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

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though Harding's Elms Road is narrow.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >400m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <400m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is within flood zone 2 which is considered to be a constraint that can be overcome. The site is not directly adjacent to a settlement boundary and would be inappropriate development in the Green Belt.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0464

Site Address:

Westbury, Hardings Elms Road and The Lodge, The Nest and Syndal, Pipp's Hill Road North, Cra

Site Area (h):

3.57

Description of site:

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 dwellinghouses 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.

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though Pipp's Hill Road North and Hardings Elms Road are narrow country lanes.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <400m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is within flood zone 2 which is considered to be a constraint that can be overcome. The site is not directly adjacent to a settlement boundary and would be inappropriate development in the Green Belt.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0465

Site Address:

Dean Croft, Hardings Elms Road, Crays Hill

Site Area (h):

0.12

Description of site:

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.

Constraints**Flood Zone:**

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though Harding's Elms Road is narrow and without footways.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >400m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <400m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to a settlement boundary and development permitted in this area could form sporadic and sprawling growth into the Green Belt and from planning terms, would be considered against national planning guidance. The site is also partially within flood zone 3b which is a physical constraint.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is also partially within flood zone 3b. The site is also less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for

Available:

No

Availability Summary:

The landowner details are unknown.

Available:

No

Availability Summary:

The landowner details are unknown.

Assessment for Site SS0466

Site Address:

Land East of Breconcourt, Branksome Avenue

Site Area (h):

0.14

Description of site:

It is a narrow rectangular shaped site with several trees located on the corner of Branksome Avenue and Southbourne Grove in a plotland area outside the Wickford settlement.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary and is therefore considered unsuitable for housing development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0467

Site Address:

Weir Cottage, Hardings Elms Road, Crays Hill

Site Area (h):

1.22

Description of site:

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.

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though Harding's Elms Road is narrow and without footways.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <400m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to a settlement boundary and development permitted in this area could form sporadic and sprawling growth into the Green Belt and from planning terms, would be considered against national planning guidance.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0468

Site Address:

Hatfield Cottage, Hardings Elms Road, Crays Hill

Site Area (h):

0.16

Description of site:

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.

Constraints**Flood Zone:**

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Oil

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though Harding's Elms Road is narrow and without footways.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >400m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <400m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to a settlement boundary and development permitted in this area could form sporadic and sprawling growth into the Green Belt and from planning terms, would be considered against national planning guidance.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0469

Site Address:

The Elms Nursery and Garden Centre, Hardings Elms Road, Crays Hill

Site Area (h):

0.83

Description of site:

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.

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

Constraints

Flood Zone:

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though Harding's Elms Road is narrow and without footways.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >400m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <400m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

Site is not within or adjacent to the settlement boundary and lies partially within flood zone 3b. Therefore the site is not considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0470

Site Address:

Greenwood, Potash Road, Billericay

Site Area (h):

1.59

Description of site:

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 dwellinghouses on large plots
Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

N/A

Gas Pipeline Buffer:

N/A

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

N/A

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural and Semi-natural Space <800m, Outdoor Sports Facilities <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the neighbouring settlement within a Green Belt area. Since the revision to the HELAA Methodology the site is considered to be suitable but consideration must be given to the proximity of the site to services.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement area and could be considered for B1 uses. The site is not considered to be suitable for other employment uses due to highways access.

Available:

Yes

Availability Summary:

Landowner is known

Available:

Yes

Availability Summary:

Landowner is known

Assessment for Site SS0471

Site Address:

Hillview, Potash Road, Billericay

Site Area (h):

0.32

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural and Semi-natural Space <800m, Outdoor Sports Facilities <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the neighbouring settlement within a Green Belt area. Since the revision to the HELAA Methodology the site is considered to be suitable but consideration must be given to the proximity of the site to services.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Landowner is known

Available:

Yes

Availability Summary:

Landowner is known

Assessment for Site SS0472

Site Address:

Uplands, Potash Road, Billericay

Site Area (h):

0.71

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though this stretch of Potash Road is narrow and may need widening with footpaths added.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural and Semi-natural Space <800m, Outdoor Sports Facilities <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the neighbouring settlement within a Green Belt area. Since the revision to the HELAA Methodology the site is considered to be suitable but consideration must be given to the proximity of the site to services.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

No

Availability Summary:

Landownership details unknown

Available:

No

Availability Summary:

Landownership details unknown

Assessment for Site SS0473

Site Address:

Land adjacent Wayside Cottage and North East of Potash Road, Billericay

Site Area (h):

0.97

Description of site:

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 being protected woodland. This area north of the settlement comprises a mix of woodland, open sites and sporadic isolated dwellings, beyond which lies open countryside.

As land ownership details for this site are minimal, the area has been amended to reflect recent submissions (SS0549 and SS0580).

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though upgrades to the highway may be necessary in the vicinity.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural and Semi-natural Space <800m, Outdoor Sports Facilities <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the neighbouring settlement within a Green Belt area. Since the revision to the HELAA Methodology the site is considered to be suitable but consideration must be given to the proximity of the site to services.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

No

Availability Summary:

Landownership details unknown

Available:

No

Availability Summary:

Landownership details unknown

Assessment for Site SS0474

Site Address:

Land between Highfield and Nicklausen, Potash Road, Billericay

Site Area (h):

0.67

Description of site:

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 grassland and woodland.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though this stretch of Potash Road is narrow and may need widening.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards>800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural and Semi-natural Space <800m, Outdoor Sports Facilities <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the neighbouring settlement within a Green Belt area. Since the revision to the HELAA Methodology the site is considered to be suitable but consideration must be given to the proximity of the site to services.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Land ownership was previously unknown, however land owner details were submitted in 2015.

Available:

Yes

Availability Summary:

Land ownership was previously unknown, however land owner details were submitted in 2015.

Assessment for Site SS0475

Site Address:

Magdalen House, Potash Road, Billericay

Site Area (h):

0.17

Description of site:

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 dwellinghouses set amongst woodland and small fields. Development Plan: Allocated as Green Belt in the Basildon Local Plan 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though this stretch of Potash Road is narrow and may need widening.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural and Semi-natural Space <800m, Outdoor Sports Facilities <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accommodate 5 or more dwellings. Therefore in accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement area it is less than 0.25ha in size and therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

Landownership details known

Available:

Yes

Availability Summary:

Landownership details known

Assessment for Site SS0476

Site Address:

1 and 2 Keeper Cottages, Potash Road, Billericay and adjoining land to north

Site Area (h):

0.52

Description of site:

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 dwellinghouses 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.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though this stretch of Potash Road is narrow and may need widening.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks <2000m, Educational Fields <800m, Natural and Semi-natural Space <800m, Outdoor Sports Facilities <800m, Urban Parks <2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the neighbouring settlement within a Green Belt area. Since the revision to the HELAA Methodology the site is considered to be suitable but consideration must be given to the proximity of the site to services.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement area and could be considered for B1 uses. The site is not considered to be suitable for other employment uses due to highways access.

Available:

No

Availability Summary:

Whilst the site was submitted through the Call For Sites process landownership detail are now unknown.

Available:

No

Availability Summary:

Whilst the site was submitted through the Call For Sites process landownership detail are now unknown.

Assessment for Site SS0477

Site Address:

The Oaks, land between Magdalen House and Keeper's Cottages, Potash Road

Site Area (h):

0.79

Description of site:

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.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though this stretch of Potash Road is narrow and may need widening.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks <2000m, Educational Fields <800m, Natural and Semi-natural Space <800m, Outdoor Sports Facilities <800m, Urban Parks <2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is considered to be adjacent the neighbouring settlement within a Green Belt area. The site is considered to be suitable but consideration must be given to the proximity of the site to services.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement area and could be considered for B1 uses. The site is not considered to be suitable for other employment uses due to highways access.

Available:

Yes

Availability Summary:

Landowner known

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0478

Site Address:

Abisca, Southlands Road, Crays Hill

Site Area (h):

0.41

Description of site:

Rectangular parcel of land which consists of a dwellinghouse and associated land. The site is adjacent to Southlands Road and surrounded by residential plots within a semi rural location. To the south of the site is open countryside.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Southlands Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <2km, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural <2km, Outdoor Sport Facilities <800m, Urban Parks and Gardens >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is adjacent to another site which if combined would be adjacent to the settlement boundary. However the adjacent site is not considered to be suitable or available and therefore this site is not suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is adjacent to another site which if combined would be adjacent to the settlement boundary and potentially suitable for B1 and B2 uses. However the adjacent site is not considered to be suitable or available and therefore this site is not suitable.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0479

Site Address:

Land north of Southend Arterial Road, Crays Hill

Site Area (h):

15.7

Description of site:

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.

Development Plan – Allocated as Green Belt and plotlands, and an area of SINC in the BDLP 1998.

Constraints

Flood Zone:

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within

Archaeological Finds:

Yes

Highways Issues:

Access to much of the land is via narrow single lane tracks which would need upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <800m, Children and Young People <400m, Churchyards and Cemeteries >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities >800m, Urban Parks and Gardens <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

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 occupies a vast swathe of green belt and would constitute a major redevelopment that would be out of keeping with its existing landscape.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However due to highways access and its close to residential properties other employment uses would not be suitable.

Available:

No

Availability Summary:

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.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Assessment for Site SS0480

Site Address:

Land to the south of South Lodge, Southlands Road, Crays Hill

Site Area (h):

1.2

Description of site:

Parcel of land which consists of several plots containing dwellinghouses. The site is adjacent to Southlands Road and within a semi rural location. The site is surrounded by residential plots to the north and west and open countryside and agricultural land to the south and east.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Southlands Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.6km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <2km, Children and Young People <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural <2km, Outdoor Sport Facilities <800m, Urban Parks and Gardens >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

There is confusion over who submitted this site raising concerns as to ownership issues.

Available:

No

Availability Summary:

There is confusion over who submitted this site raising concerns as to ownership issues.

Assessment for Site SS0481

Site Address:

Adjacent Cassetta, Land East of Orchard Avenue, Ramsden Bellhouse

Site Area (h):

0.45

Description of site:

The site is an L-shaped site located close to the Ramsden Bellhouse settlement and is designated as Green Belt. It is currently an open field with trees covering approximately half the site area with residential properties in relatively close proximity to the north, south and east of the site.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Ramsden Bellhouse settlement via HELAA site SS0052 with other residential properties to the north, south and west. Access could be achieved from Orchard Avenue and the site is considered to be suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner Known

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0482

Site Address:

Land along the end of Orchard Avenue, Ramsden Bellhouse

Site Area (h):

2.06

Description of site:

The site is of an irregular shape located adjacent to the Ramsden Bellhouse settlement and is designated as Green Belt considered not to retain full GB status as set out in the GB study. It is predominantly made up of residential properties on fairly large plots, a farm site, and some adjacent open fields containing several trees.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Park >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The only part of the site actually adjacent to the Ramsden Bellhouse settlement contains the residential property "Copper Beeches". The southern part of the site whilst technically adjacent to the settlement is slightly more removed from the ribbon of development and it may be considered that other sites are more suitable. Nevertheless, no constraints that could not be overcome are present on the site and it is therefore considered suitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement. However it is considered to be unsuitable for employment use due to highway access.

Available:

No

Availability Summary:

No landownership details.

Available:

No

Availability Summary:

No landownership details

Assessment for Site SS0484

Site Address:

'Trees', Arterial Road, Laindon

Site Area (h):

0.07

Description of site:

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.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within buffer

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No access likely to be acceptable from A127, site may however be accessible from Pound Lane through other site.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <2km, Urban Parks and Gardens <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located within the settlement boundary and whilst it is located within close proximity to the A127, this constraint could be mitigated against. There are no other overwhelming constraints to warrant making this site unsuitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable at this time.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable at this time.

Assessment for Site SS0485

Site Address:

Barleylands farm, Noak Bridge, Billericiay

Site Area (h):

82.2

Description of site:

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.

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

Constraints

Flood Zone:

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

N/A

Gas Pipeline Buffer:

N/A

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

N/A

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access to much of the land is via small roads which would need upgrading.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments <800m, Children & Young <400m, Churchyards <800, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Assessment for Site SS0486

Site Address:

Land north of Bensons Farm, Wash Road, Noak Bridge

Site Area (h):

19.52

Description of site:

It is made up of open fields with electricity pylons running through the centre of the site from west to east. Mostly open fields surround the site with Bensons Farm situated to the south.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Basildon urban area via HELAA site SS0373. No other constraints that could not be overcome are present on the site and it is considered suitable at this time.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement via another suitable site and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

No

Availability Summary:

No landownership details

Available:

No

Availability Summary:

No landownership details

Assessment for Site SS0487

Site Address:

Land at Daniels Farm, Basildon

Site Area (h):

1.4

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

Access via Wash Road, a relatively narrow country lane without a footway. Upgrading is likely to be required.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <>400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <>800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

It is adjacent to another HELAA site which is technically adjacent to the urban area boundary and whilst there are no constraints present on the site that could not be overcome at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement area via site SS0341 and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0489

Site Address:

Barleylands Farm, Harding's Elms Road, Crays Hill

Site Area (h):

0.6

Description of site:

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.

Constraints**Flood Zone:**

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though Harding's Elms Road is narrow and without footways.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sports <400m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is technically adjacent to the settlement boundary through adjacent HELAA site SS0341, the site is also entirely located within flood zone 3b. The site is therefore unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Site is entirely located within flood zone 3b. The site is therefore unsuitable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan process. No formal submission of the site was received by the landowner, thus unavailable at this time.

Assessment for Site SS0490

Site Address:

Land west of West Mayne and east of Lower Dunton road, Basildon

Site Area (h):

4.69

Description of site:

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.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Lower Dunton Road, then linking to West Mayne and A127.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People >400m, Churchyards and Cemeteries >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <2km, Urban Parks and Gardens <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to a settlement boundary and whilst previously the site would have been found unsuitable due to the presence of the road acting as a physical boundary, the revised methodology no longer considers minor roads such as West Mayne to be a physical barrier. However the site is isolated from public services, public transport and retail areas and is adjacent to an industrial zone. These issues can be potentially overcome and therefore their presence on the site is not enough to determine the site as unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the town centre and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Available:

No

Availability Summary:

Identified through the Replacement Local Plan. No formal submission of the site was received by the landowner, thus unavailable.

Assessment for Site SS0493

Site Address:

Woodland south of West Mayne, west of Mandeville Way, Laindon

Site Area (h):

1.84

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access may be viable from Mandeville Way or adjoining land.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Adj to

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <2km, Urban Parks and Gardens <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to a settlement boundary and whilst previously the site would have been found unsuitable due to the presence of the road acting as a physical boundary, the revised methodology no longer considers minor roads such as West Mayne to be a physical barrier. However the site is isolated from public services, public transport and retail areas and is adjacent to an industrial zone. These issues can be potentially overcome and therefore their presence on the site is not enough to determine the site as unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via a B road.

Available:

No

Availability Summary:

Landowner unknown

Available:

No

Availability Summary:

Landowner unknown

Assessment for Site SS0494

Site Address:

Site 16A, Southend Arterial Road, Pippis Hill Industrial Estate

Site Area (h):

1.92

Description of site:

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 part of a Large Industrial / Recreational Site with planning permission in BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Within

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Improvement would be necessary to Endeavour Drive to accommodate any development.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

<600m

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <800m, Urban Parks and Gardens <800m.

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Site is within an existing employment area and is considered to be suitable for B1, B2 and B8 uses.

Available:

No

Availability Summary:

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.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0495

Site Address:

Site 12C Southend Arterial Road, Basildon

Site Area (h):

2.33

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Gardiners Link or Endeavour Drive.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <400m, Urban Parks and Gardens <800m.

Housing Development Potential

Suitable:

No

Suitability Summary:

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 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.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Site is within an existing employment area and is considered to be suitable for B1, B2 and B8 uses.

Available:

No

Availability Summary:

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.

Available:

Yes

Availability Summary:

The site was put forward as part of the Call for Sites process by the landowner.

Assessment for Site SS0496

Site Address:

The Firs, Buckwyns Chase, Billericay

Site Area (h):

0.07

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

No

Potential Protected Species Buffer:

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

The access road is very narrow, but the site area is small and consequently not much development could occur.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Park <400m, Educational Fields >800m, Natural & Semi-natural <800m, Outdoor Sports Facilities <400m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

Available:

No

Availability Summary:

Letter returned to sender following fact checking exercise June 2015.

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site does not provide access to the adopted highway. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Assessment for Site SS0497

Site Address:

Land at Winifred Cottage and Burwood Works, Windsor Road, North Benfleet

Site Area (h):

0.42

Description of site:

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.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via narrow unmade roads without footways, which would require upgrading.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>800m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and could not be combined with another site to bring it adjacent to the settlement boundary. In addition, the site is relatively remote from most services and facilities.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

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

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0499

Site Address:

Land at North East of Magdalen House and East of Greenwood, Potash Road

Site Area (h):

2.44

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No particular access problems, though this stretch of Potash Road is narrow and may need widening.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<600m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural and Semi-natural Space <800m, Outdoor Sports Facilities <800m, Urban Parks and Gardens <2km.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the neighbouring settlement within a Green Belt area. Since the revision to the HELAA Methodology the site is considered to be suitable but consideration must be given to the proximity of the site to services.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement area and could be considered for B1 uses. The site is not considered to be suitable for other employment uses due to highways access.

Available:

Yes

Availability Summary:

Landowner details known.

Available:

Yes

Availability Summary:

Landowner details known

Assessment for Site SS0502

Site Address:

83 Pound Lane and rear of 85 and 85A Pound Lane, Basildon

Site Area (h):

0.26

Description of site:

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 dwellinghouse 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

Constraints

Flood Zone:	SSSI:	Policy Restrictions
Zone 1	No	Employment Specific Criteria
Washland:	Special Area of Conservation:	Existing Employment Area:
No	No	Not within
Marshes:	Special Protection Area:	Town Centre Proximity:
No	No	Not within
Critical Drainage Area:	Ramsar:	Highways Access:
Within	No	Unclassified
Ground Water Vulnerability:	Local Nature Reserve:	Access to Services (m)
No	No	Primary School:
Surface Water Flooding:	Ancient Woodland:	<600m
Yes	No	Secondary School:
Village Green:	Local Wildlife Site:	<1.5km
No	No	Health Facilities:
Existing Industrial Areas:	BAP Habitat:	<800m
Adj. To	No	Local Centre:
Mineral Safeguarding Areas:	Potential Protected Species:	<800m
Not within	Within	Town Centre:
Oil/Gas Pipeline:	Potential Protected Species Buffer:	>800m
No	Yes	Bus Stop:
Gas Pipeline Buffer:	Nature Improvement Areas:	<600m
No	Not Within	Railway Station:
Electricity Pylon:	Scheduled Monument:	>1.6km
No	No	Public Open space:
Wastewater Treatment Works 400m Buffer:	Conservation Area:	<400m
No	No	Public Open Space Notes:
Major Hazards:	Listed Building:	Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <2km, Urban Parks <2km.
No	No	
Potential Contaminated Land:	Archaeological Finds:	
C - Not assessed - Possible risk.	No	
Definitive Footpath:	Highways Issues:	
No	No particular highway issues as good access from Pound Lane/Elverston Close.	
Tree Presevation Order:		
No		

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Site is already in a residential use where the principle of development is acceptable subject to compliance with normal development control standards.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable at this time.

Available:

No

Availability Summary:

Identified through the Urban Capacity Study. No formal submission of the site was received by the landowner, thus unavailable at this time.

Assessment for Site SS0503

Site Address:

Former Framptons Farm Tree Nursery, r/o 1-45 Fenners Way and adjacent to Frampton's Farm

Site Area (h):

2.2

Description of site:

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.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Highways would require improvement to accommodate development and adequate safety measures put in place.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Adj to

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <800m, Urban Parks <2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

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.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is largely within an existing employment area and could be considered for B1 and B2 uses. The site is close to the A127 junction and may be potentially suitable for B8 uses.

Available:

Yes

Availability Summary:

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

Available:

Yes

Availability Summary:

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

Assessment for Site SS0504

Site Address:

Land at Bradfields Farm, Burnt Mills Road, North Benfleet

Site Area (h):

39.26

Description of site:

The site consists of a number of agricultural fields including the cluster of farm buildings and farmhouse. To the north of the site lies a gypsy and traveller community along Cranfield Park Avenue whilst to the west of the site the land is occupied by a large number of industrial type buildings. The south of the site borders Burnt Mills Road and is made up of hedgerows. The north east corner of the land is within flood zones 2 and 3a.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within

Archaeological Finds:

Yes

Highways Issues:No. Access via Courtauld Road
or Burnt Mills Road**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Adj to

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2km, Urban Parks <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent the settlement boundary and does not have any physical constraints which would restrict development. The proximity of the site to local services is a concern, however this can be overcome. The site is found to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to an existing employment area and adjacent to the settlement and could be suitable for B1 uses. Due to highway access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0505

Site Address:

Rear of Barnsfield, Crays Hill

Site Area (h):

1.04

Description of site:

The site is a rectangular shaped plot of land situated to the south of Crays Hill and to the north of Barns Road surrounded by residential properties to the north, east and west sides. The site also includes the residential property named Barnsfield for the purposes of accessing the land to the rear. The site is primarily open and used for agricultural purposes.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access onto Crays Hill

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <800m, Urban Parks >2000m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site abuts the neighbouring settlement on the north, east and west boundaries and is accessible via Crays Hill or Barns Road, however consideration must be given to the proximity of local services which are a considerable distance from the site.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However due its close to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process. The site was previously found unavailable as it was landlocked, however the property named 'Barnsfield' has now been included in the site which has resulted in suitable access to the parcel of land and the site being made available.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0506

Site Address:

Ashford, Boscombe Avenue, Wickford

Site Area (h):

0.07

Description of site:

The site lies within a residential plotland enclave within the Green Belt. The site comprises of a single structure (summerhouse) largely surrounded by vegetation.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Plotland area, possible access issues.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces >400m, Churchyards >800m, Civic Spaces <2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <800m, Urban Parks >2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

Site lies within a residential plotland enclave within the Green Belt which serves a strategic function of separating Basildon and Wickford and has poor highway access beyond the established Basildon settlement boundary formed by the A127 and industrial areas. The site is remote from local services and public transport is in the adjacent settlement due to the A127, which acts as a physical barrier. To develop here would undermine the green belt and the primarily undeveloped location.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

No

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0510

Site Address:

Bromfords Farm, Nevendon Road, Wickford

Site Area (h):

37.89

Description of site:

Large parcel of land between Basildon and Wickford urban areas. The site consists of several agricultural fields, Bromfords Farm farmstead and additional dwellinghouses. The site is bounded by Borwick Lane to the north beyond which is open countryside and a manor house, farm buildings and Nevendon Road to the east, and open countryside to the west and south with few residential properties along Nevendon Road. Part of the site has been removed from the site area because it lies within flood zone 3b (functional floodplain). The site has been amalgamated with sites SS0607, SS0608 and SS0609 following a change in landownership.

Constraints

Flood Zone: Zone 3A	SSSI: No	Policy Restrictions <i>Employment Specific Criteria</i>
Washland: No	Special Area of Conservation: No	Existing Employment Area: Not within
Marshes: No	Special Protection Area: No	Town Centre Proximity: Not within
Critical Drainage Area: Within	Ramsar: No	Highways Access: A Road
Ground Water Vulnerability: Yes	Local Nature Reserve: No	Access to Services (m)
Surface Water Flooding: More	Ancient Woodland: No	Primary School: >600m
Village Green: No	Local Wildlife Site: Adj. To	Secondary School: <1.5km
Existing Industrial Areas: Within buffer	BAP Habitat: Adj. To	Health Facilities: >800m
Mineral Safeguarding Areas: Not within	Potential Protected Species: Within	Local Centre: >800m
Oil/Gas Pipeline: No	Potential Protected Species Buffer: Yes	Town Centre: >800m
Gas Pipeline Buffer: No	Nature Improvement Areas: Not Within	Bus Stop: <800m
Electricity Pylon: Yes	Scheduled Monument: No	Railway Station: >1.6km
Wastewater Treatment Works 400m Buffer: No	Conservation Area: No	Public Open space: <400m
Major Hazards: No	Listed Building: Within buffer	Public Open Space Notes: Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural and Semi Natural <2km, Outdoor Sport Facilities <2km, Urban Parks <2km
Potential Contaminated Land: C - Not assessed - Possible risk.	Archaeological Finds: Yes	
Definitive Footpath: Within	Highways Issues: Access via Nevendon Road and Borwick Lane	
Tree Presevation Order: No		

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0511

Site Address:

Land East of Nevendon Manor, Borwick Lane, Wickford

Site Area (h):

1.07

Description of site:

An irregular parcel of land which is mainly wooded and a pond in the centre. The site is bounded by Borwick Lane to the north and east, Nevendon Road to the south and Nevendon Manor to the west. The site lies within flood zone 3b (functional floodplain)

Constraints**Flood Zone:**

Zone 3B

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

Access via Nevendon Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <400m, Natural and Semi Natural <2km, Outdoor Sport Facilities <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is located within flood zone 3b (functional floodplain) and therefore in accordance with the HELAA methodology it has been found unsuitable for housing development

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0512

Site Address:

Land adjoining Eastlight, Lower Dunton Road, Basildon

Site Area (h):

0.23

Description of site:

This is a square piece of scrubland to the south of two residential properties on the western side of Lower Dunton Road. The remainder of the site is surrounded predominantly by agricultural fields.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is within the Green Belt and not adjacent to the settlement boundary. The development of the site would encourage urban sprawl and would be contrary to national policy.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

The site was submitted by the landowner through the call for sites process but is no longer in the same ownership. Details are now unknown

Available:

No

Availability Summary:

Landowner details unknown

Assessment for Site SS0513

Site Address:

Land West of Gardiners Lane South, Basildon

Site Area (h):

1.11

Description of site:

The site is a rectangular shaped piece of woodland located to the west of Gardiners Lane South and north of Gardiners close. The site previously formed part of a larger area located west of Gardiners Lane South which was allocated as a comprehensive development area in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Not yet decided

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access from Gardiners Lane South.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Adj via another site

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <400m, Urban Parks <400m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The only constraint which would have to be overcome here would be the TPO polygon across the entire site. This site forms part of a large urban area development site previously considered as a strategic development area for the Council but which did not come forward during the plan period (1998). As the site is within the urban area and there are no physical constraints, it is therefore considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Site is adjacent to an existing employment area and could be considered for B1 and B2 uses. Access to the site is by an unclassified road which is used by the adjacent industrial estate and leads directly onto A roads. Therefore the site could also be considered for B8 uses.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0514

Site Address:

Land South of Gardiners Close, Basildon

Site Area (h):

7.05

Description of site:

This site is located north of Cranes Farm Road and south of Gardiners Close and is situated within the urban area. The site previously formed part of a larger area located west of Gardiners Lane South which was allocated as a comprehensive development area in the BDLP 1998. The site comprises of a mixture of residential and leisure uses.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Comprehensive redevelopment will place additional pressures on highway network.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Adj to

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <800m, Partially a Children and Young People Space, Churchyards <800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields <400m, Natural and Semi Natural Green Space <400m, An Outdoor Sport Facility, Urban Parks <400m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Mixed residential and leisure uses. The site is part of a large urban area development site previously considered as a strategic development area for the Council but which did not come forward during the plan period (1998). It is therefore considered that this site is suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Site is adjacent to two existing employment areas within the settlement area and could be considered for B1, B2 and B8 uses.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0515

Site Address:

Land south of Lyndel, Green Lane, Little Burstead

Site Area (h):

0.25

Description of site:

The site is a rectangular shaped piece of scrubland situated to the north of The Chase and to the east of Green Lane within a residential plotland enclave of the Green Belt.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Not yet decided

Highways Issues:

Possible accessibility issues.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Space >400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to a settlement boundary nor is it linked to one via another site. In addition to this the site is a considerable way from local services and is within the Green Belt and a plotland area. Therefore the site is considered to unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0516

Site Address:

Alameda House, Bells Hill Road, Basildon

Site Area (h):

0.1

Description of site:

Plot of land within the Bells Hill Plotland area which is located in the southern part of the Borough. The site is a rectangular plot which fronts Bell Hill Road and is adjacent to residential dwellings and Bells Hill Meadow Local Wildlife Site.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Adj. To

BAP Habitat:

Adj. To

Potential Protected Species:

Within buffer

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

Access via Bells Hill Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children and Young People Spaces <400m, Churchyards and Cemeteries <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural and Semi Natural Green Space <2km, Outdoor Sport Facilities <800m, Urban Parks and Gardens <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

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. It is also too small to accommodate 5 or more dwellings and therefore unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0517

Site Address:

Crayside, Oak Road, Crays Hill, Wickford

Site Area (h):

0.25

Description of site:

The site is a rectangular shaped piece of land which comprises of a single dwellinghouse and sits adjacent boarding kennels/cattery which forms site SS0518. The site sits north of Oak Road and is bordered by hedging.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

Possible accessibility issues
along narrow Oak Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Amenity
Green Space <800m, Children
and Young People Spaces
<400m, Churchyards >800m,
Civic Spaces >2000m, Country
Parks >2000m, Educational
Fields >800m, Natural and
Semi Natural Green Space
>800m, Outdoor Sport Facilities
<800m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to a settlement boundary nor is it linked to one via another site. In addition to this the site is a considerable way from local services and is within the Green Belt and a plotland area. Therefore the site is considered to unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0518

Site Address:

Crayside Kennels, Oak Road, Crays Hills, Wickford

Site Area (h):

0.53

Description of site:

The site is a rectangular shaped piece of land which comprises of a single dwellinghouse and sits adjacent boarding kennels/cattery which forms site SS0518. The site sits north of Oak Road and is bordered by hedging

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible accessibility issues
along narrow Oak Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Amenity
Green Space <800m, Children
and Young People Spaces
<400m, Churchyards >800m,
Civic Spaces >2000m, Country
Parks >2000m, Educational
Fields >800m, Natural and
Semi Natural Green Space
>800m, Outdoor Sport Facilities
<800m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to a settlement boundary nor is it linked to one via another site. In addition to this the site is a considerable way from local services and is within the Green Belt and a plotland area. Therefore the site is considered to unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0519

Site Address:

The Bull, London Road, Pitsea

Site Area (h):

1.72

Description of site:

The site is a large rectangular shaped piece of land situated to the north of London Road consisting of a public house, car park and separate field to the north of the site. The land is situated within the Green Belt.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access improvements from London Road would be required.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<400m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards <400m, Civic Spaces <2000m, Country Parks <2000m, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <400m, Urban Parks <400m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site does not have any physical constraints and is situated adjacent to the settlement boundary of Basildon. The Green belt is currently being reviewed and the area which this site relates is an area which potentially does not fulfill all five purposes of the Green Belt. It is therefore considered that this site is suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via a B road.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0520

Site Address:

Land north of Rose Cottage, Dry Street, Basildon

Site Area (h):

2.22

Description of site:

The site is a rectangular shaped parcel of land to the north of two residential properties along Dry Street (Rose Cottage – Grade II listed and Well Green Cottage). The site largely comprises of an agricultural piece of land which is used for grazing horses. A public footpath runs along the western boundary which leads in to Westley Heights Country Park which directly abuts the northern boundary of the site. There are also overhead power lines running through the site.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Adj. To

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

Yes

Highways Issues:

Possible accessibility issues along private track from Dry Street.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks <400m, Educational Fields >800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities >2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to a settlement boundary nor is it linked to one via another site. In addition to this the site is a considerable way from local services and is within the Green Belt and a plotland area. Therefore the site is considered to unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary.

Available:

No

Availability Summary:

Fact checking was returned to sender therefore the site has been found unavailable

Available:

No

Availability Summary:

Fact checking was returned to sender therefore the site has been found unavailable

Assessment for Site SS0521

Site Address:

Land North West of Church Street, Little Burstead

Site Area (h):

0.08

Description of site:

Small parcel of land close to the settlement of Noak Hill which is completely bounded by Church Street. The site is an open piece of land which is surrounded by residential properties in the south and open countryside in the north.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible access issues.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <2km, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. The site is also too small to accommodate 5 or more dwellings in accordance with the methodology and is therefore unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is also within an area of Green Belt which fulfils its Green Belt role and function and therefore is not considered to be suitable for development.

Available:

Yes

Availability Summary:

Landowner known

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0522

Site Address:

Car Park, Station Way, Basildon

Site Area (h):

0.25

Description of site:

Circular piece of land situated within the town centre of Basildon currently used as a car park. There is an oak tree in the centre of the site which is the subject of a TPO. Surrounding the land are subway passages and the site sits adjacent Basildon Railway Station.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Major highway improvements may be required.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<400m

Railway Station:

<1.5km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces <400m, Country Parks <2000m, Educational Fields <400m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities <2000m, Urban Parks <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is situated within the town centre and is within an adequate proximity of local services. There are no constraints that make the site unsuitable for housing.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

Yes. The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0523

Site Address:

Land north of Clarence Road, Bowers Gifford

Site Area (h):

0.16

Description of site:

A rectangular shaped piece of land situated on the north side of Clarence Road within a plotland enclave in the Green Belt. The site consists largely of scrubland and sits between a residential property and a further piece of scrubland.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Plotland area, possible
accessibility issues.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity
Green Space <800m, Children
and Young People Spaces
>400m, Churchyards >800m,
Civic Spaces >2000m, Country
Parks >2000m, Educational
Fields >800m, Natural and
Semi Natural Green Space
>800m, Outdoor Sport Facilities
<2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to a settlement boundary nor is it linked to one via another site. In addition to this the site is a considerable way from local services and is within the Green Belt and a plotland area. Therefore the site is considered to unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore is not considered to be suitable for development.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0524

Site Address:

Snails Hall, Greens Farm Lane, Billericay

Site Area (h):

0.84

Description of site:

Parcel of land adjacent to the Billericay settlement. Snails Hall Farm is located on the site and the surrounding uses are residential dwellings within the urban area and agricultural fields.

Constraints

Flood Zone:

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Outwood Common
Road and Green Farm Lane

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity
Green Space <400m, Children
and Young People Spaces
<400m, Churchyards <800m,
Civic Spaces >2km, Country
Parks >2km, Educational Fields
<800m, Natural and Semi
Natural <800m, Outdoor Sport
Facilities <800m, Urban Parks
>2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Whilst the site is within an area of Green Belt which fulfils its Green Belt role and function, the site is being actively promoted and only forms a small part of the Green Belt area. It has been considered to be suitable to enable further testing.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst the site is within an area of Green Belt which fulfils its Green Belt role and function, the site is being actively promoted and only forms a small part of the Green Belt area. It has been considered to be suitable to enable further testing. Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Available:

Yes

Availability Summary:

The site was submitted by the landowner through the call for sites process.

Assessment for Site SS0525

Site Address:

Land East of Cranfield Park Road, Wickford

Site Area (h):

5.46

Description of site:

Irregular shaped piece of land situated to the east of Cranfield Park Road, north of the Southend Arterial road, A127. The land is made up of two agricultural fields with hedgerows forming the boundaries. There are also overhead power lines transecting the site.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Adj. To

BAP Habitat:

Adj. To

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Major development could increase pressure for accessibility from the A127 resulting in major works.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space >800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks <400m, Educational Fields <800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent the settlement boundary or linked to one via another site. Therefore this site would encourage sprawling growth within the Green Belt and is considered to be unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites process on behalf of the land owner.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites process on behalf of the land owner.

Assessment for Site SS0526

Site Address:

Land south of Clarence Road, Bowers Gifford, Basildon

Site Area (h):

0.3

Description of site:

The site lies to the east of Pound Lane and to the south of Clarence Road and is predominantly used for storage purposes. A large area of hard surfacing as well as a garden centre exists to the west of the site (SS0445). To the immediate north and south there are some residential properties, and to the east of the site is a caravan storage facility.

Development Plan: Designated as Green Belt and plotland in Basildon Local Plan 1998

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Plotland area, possible
accessibility issues.**Policy Restrictions****Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<400m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space >800m, Outdoor Sport Facilities <2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accommodate 5 or more dwellings. In accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was put forward by the land owner as part of the Call for Sites process.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0527

Site Address:

Land west of Dunton Park Caravan Site, Lower Dunton Road, Basildon

Site Area (h):

2.01

Description of site:

The site is a rectangular parcel of land to the west of Dunton Caravan site. It forms part of the same ownership as the land to the north of the caravan park and the two sites were submitted as one, however for the purposes of the HELAA, as the sites are physically detached from one another by the access road to the caravan site, these sites could not be considered as one. The northern parcel is site SS0249.

The land sits north of the railway line with a 30m buffer of hedges and trees separating the site from the railway line. The also consists of one agricultural field and sits east of lower Dunton Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Lower Dunton Road, then linking to West Mayne and A127 or possibly via Mandeville Way.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields >800m, Natural and Semi Natural Green Space <400m, Outdoor Sport Facilities >2000m, Urban Parks <2000m.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary or linked to one via another site. Therefore this site would encourage sprawling growth within the Green Belt and is considered to be unsuitable for development.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0528

Site Address:

Land North of Gardiners Way, Basildon

Site Area (h):

3.96

Description of site:

A small rectangular parcel of land sandwiched between Gardiners Way, Gardiners Land South and the Mayflower Retail Park. The land mainly consists of scrubland with a few recreational buildings. Allocated as a 'Comprehensive Development Area' in the BDLP 1998.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Creation of a new access to the A127 arterial road likely to be sought for major development.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Adj to

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields <800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <400m, Urban Parks <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Mixed uses within the urban area. Large urban area development site previously considered as a strategic development area for the Council but which did not come forward during the plan period.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Site is adjacent to an existing employment area and could be considered for B1 and B2 uses. Access to the site is by an unclassified road which is used by the adjacent industrial estate and leads directly onto A roads. Therefore the site could also be considered for B8 uses.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Available:

Yes

Availability Summary:

The site was submitted through the Call for Sites process.

Assessment for Site SS0529

Site Address:

Land west of Gardiners Lane South, Basildon

Site Area (h):

0.68

Description of site:

A small parcel of land to the south of Gardiners Way and to the west of Gardiners Lane South. The land is currently scrubland with permission for a hardstanding for the use of road worthy mobile homes. Allocated as a 'Comprehensive Development Area' in the BDLP 1998.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Creation of a new access to the A127 arterial road likely to be sought for major development.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Space <400m, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2000m, Country Parks >2000m, Educational Fields <800m, Natural and Semi Natural Green Space <800m, Outdoor Sport Facilities <400m, Urban Parks <800m.

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Within the urban area and was originally part of a large urban area development site previously considered as a strategic development area for the Council but which did not come forward during the plan period.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Site is adjacent to an existing employment area and could be considered for B1 and B2 uses. Access to the site is by an unclassified road which is used by the adjacent industrial estate and leads directly onto A roads. Therefore the site could also be considered for B8 uses.

Available:

Yes

Availability Summary:

The site was submitted as part of the call for sites process

Available:

Yes

Availability Summary:

The site was submitted as part of the call for sites process

Assessment for Site SS0530

Site Address:

Land South of Church Street, Great Burstead, Billericay

Site Area (h):

0.87

Description of site:

The site is located in Great Burstead with Grange Farm to the east and housing situated in the Billericay defined settlement to the north.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Possible accessibility from Church Street along private access track.

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is located adjacent to the Billericay settlement boundary behind the properties facing Mill Road.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However due its close to residential properties other employment uses would not be suitable.

Available:

No

Availability Summary:

Site submitted through the Call for Sites process. However, there is no potential access to the site other than a private access road to Grange Farm and is therefore considered to be unavailable at this time.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0531

Site Address:

Land east of Church Road, Ramsden Bellhouse

Site Area (h):

18.68

Description of site:

The site consists of farm buildings at Alpha Farm and agricultural fields with hedgerows and trees forming the site boundary. The land lies to the north of the River Crouch, west of Newhouse Farm and Castledon Road Plotland and east of Church Road. It is adjacent to linear development within the settlement of Ramsden Bellhouse. The site boundary has been amended to exclude land to the southern part of the site which is within flood zone 3b.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Adj. To

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Possible access from Church
Road**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity
Green Spaces <400m, Children
& Young <400m, Churchyards
<800m, Civic Spaces <2km,
Country Parks >2km,
Educational Fields <800m,
Natural & Semi-Natural >800m,
Outdoor Sport <400m, Urban
Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary with potential access. As there are no physical constraints, this site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via a B road.

Available:

Yes

Availability Summary:

The landowner details have been submitted and negotiations are ongoing between the agent and owner.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0532

Site Address:

Land at Kingsmans Farm, Billericay

Site Area (h):

25

Description of site:

The site is a large parcel of land consisting of farm buildings at Kingsmans Farm and agricultural fields. Tye Common Road forms the eastern and southern boundaries of the site, drainage ditches frame the western boundaries, Elmshaws Farm is also at the southern boundary and Blunts Wall Road forms the northern boundary beyond which are sports grounds and recreational facilities. The Settlement of Tye Common is adjacent to the site and agricultural fields lie to the west. There are two drainage ditches traversing the site west - east.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access from Blunts Wall Road and Tye Common Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary with potential access. As there are no physical constraints, this site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was put forward by an agent working on behalf of the land owner as part of the Call for Sites process.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0533

Site Address:

Larks Wood Park, Tresco Way Wickford

Site Area (h):

76.53

Description of site:

The site is a large parcel of land located to the south east of Tresco Way close to the Wick Country Park. The site surrounds Fanton Hall and consists of a series of agricultural fields and paddock land bounded by hedgerows and trees. There is a wooded area to the north west of the site, tracks traversing the site, and streams framing the east and west boundaries.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

B - Desk Assessed, contaminati

Definitive Footpath:

Within

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Adj. To

BAP Habitat:

Adj. To

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

Yes

Highways Issues:

Access via Tresco Way

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Within

Highways Access:

Unclassified

*Access to Services (m)***Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

It is adjacent to the settlement boundary and has been considered suitable. There are no other constraints that could not be overcome present on the site. It is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites process on behalf of the land owner.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0534

Site Address:

Land fronting Runwell Rd & roundabout

Site Area (h):

0.213

Description of site:

The site is within the settlement of Wickford located adjacent to Runwell Road and the roundabout for Runwell Road and A132. The site is bordered by Runwell Road to the west, burial ground to the north, scrubland in other land ownership to the east and the river crouch to the south east. Part of the site has been excluded where it lies within flood zone 3b.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Yes

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Potential access onto Runwell
Road**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<800m

Railway Station:

<1km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity
Green Spaces <800m, Children
& Young <400m, Churchyards
<400m, Civic Spaces >800m,
Country Parks >2km,
Educational Fields <800m,
Natural & Semi-Natural <800m,
Outdoor Sport <400m, Urban
Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement boundary and there is potential access. As there are no physical constraints, this site is considered to be suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is within the settlement area it is less than 0.25ha in size and it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

No

Availability Summary:

The site has been submitted through the Call for Sites but the ownership of part of the site is unknown.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses. The site has been submitted through the Call for Sites but the ownership of part of the site is unknown.

Assessment for Site SS0535

Site Address:

Niklausen, Potash Road, Billericay

Site Area (h):

1.6456

Description of site:

The site is located to the north east of Billericay and adjacent to the settlement boundary. A residential property is located in the southern corner of the site, there is woodland to the north and the rest of the site is primarily an open field surrounded by trees.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Existing access onto Potash Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <400m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary with potential access. As there are no physical constraints, this site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement area and could be considered for B1 uses. The site is not considered to be suitable for other employment uses due to highways access.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0536

Site Address:

Land off Gardiners Lane South, Basildon

Site Area (h):

38

Description of site:

Large rectangular piece of land located to the west of Gardiners Lane South, Basildon. The site is characterised by a mixture of residential properties, outdoor sport/recreation uses, and a number of vacant plots/scrubland.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Adj. To

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

N/A

Gas Pipeline Buffer:

N/A

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

N/A

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Adj to

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments <800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <400m, Civic Spaces <2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary with potential access. As there are no physical constraints, this site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to two existing employment areas and could be considered suitable for B1, B2 and B8 uses.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites

Assessment for Site SS0537

Site Address:

412/422 Canford Avenue

Site Area (h):

0.0492

Description of site:

Small rectangular parcel of land within Newhouse Farm Plotland area. The site is vacant scrubland which fronts on to Canford Avenue and is adjacent to other plots. The site is bordered by trees.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access on to Canford Avenue

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites by the landowner

Available:

No

Availability Summary:

The site has been submitted through the Call for Sites by the landowner however the landowners preference for the land does not include employment uses.

Assessment for Site SS0540

Site Address:

Sunny Villa, Outwood Farm Road

Site Area (h):

1.5493

Description of site:

A rectangular parcel of land situated to the south of Outwood Farm Road comprising of a residential property with a large garden.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access onto Outwood
Farm Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity
Green Spaces <800m, Children
& Young >400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields <800m,
Natural & Semi-Natural <800m,
Outdoor Sport >2km, Urban
Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites on behalf of the landowner

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0541

Site Address:

Greenacres, Outwood Common Farm Road

Site Area (h):

0.9671

Description of site:

A rectangular shaped parcel of land situated south of Outwood Farm Road comprising of a residential property with a large garden and outbuildings.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Adj. To

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Potential access onto Outwood
Farm Road**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity
Green Spaces <800m, Children
& Young >400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields <800m,
Natural & Semi-Natural <800m,
Outdoor Sport >2km, Urban
Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites on behalf of the landowner

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0542

Site Address:

Carpenters Farm, Harrow Road, North Benfleet

Site Area (h):

8.4

Description of site:

An irregular shaped parcel of land situated to the south of the A127 Arterial Road. The site comprises primarily of grazing land and is abutted on the south and eastern sides by agricultural fields. The site is used for residential and leisure purposes.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Harrow Road

Policy Restrictions*Employment Specific Criteria***Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

*Access to Services (m)***Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport >2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process following the consultation of the Core Strategy Revised Preferred Options 2013

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0543

Site Address:

White Farm, Coxes Farm Road

Site Area (h):

2.7258

Description of site:

Rectangular parcel of land situated to the west of Coxes Farm Road, 25% of which comprises of numerous farm buildings, whilst the remainder of the land is grassland.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access onto Coxes
Farm Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity
Green Spaces <800m, Children
& Young <400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields <400m,
Natural & Semi-Natural >800m,
Outdoor Sport <2km, Urban
Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites on behalf of the landowner

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0544

Site Address:

Coxes Farm Lodge, Coxes Farm Road

Site Area (h):

7.0913

Description of site:

An irregular shaped parcel of land situated amongst numerous agricultural fields with Coxes Farm Road to the east and Outwood Farm Road to the north. The parcel of land is mainly scrubland and grassland.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access issues. Access via an adjacent site onto Outwood Farm Road or Coxes Farm Road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

No Access

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites on behalf of the landowner

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0545

Site Address:

Seaford, Lower Park Avenue, Wickford

Site Area (h):

5.02

Description of site:

An irregular shaped parcel of land situated to the south west of Lower Park Road. There are electricity pylons crossing the south of the site whilst a footpath and stream runs alongside the western boundary. To the north of the site is a mixture of residential and industrial uses within a ribbon of development.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

The landowner preference for the land does not include employment uses.

Assessment for Site SS0546

Site Address:

Land South of Outwood Farm Road

Site Area (h):

12.2617

Description of site:

An irregular shaped parcel of land situated to the south of Outwood Farm Road, surrounded by other parcels of grassland/scrubland.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access onto Outwood
Common Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<800m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity
Green Spaces <800m, Children
& Young <400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields <400m,
Natural & Semi-Natural >800m,
Outdoor Sport <2km, Urban
Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites on behalf of the landowner

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0547

Site Address:

Land behind Rosedale, Coxes Farm Road

Site Area (h):

0.22

Description of site:

Rectangular shaped parcel of land situated west of Coxes Farm Road. The land is bordered by trees and is primarily grassland/scrubland with the exception of the residential property.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Potential access issues. There is no access to the site however possible access via an adjacent site onto Outwood Farm Road.

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport >2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is therefore is not considered to be suitable for development.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites on behalf of the landowner

Available:

No

Availability Summary:

The site has been submitted through the Call for Sites on behalf of the landowner

Assessment for Site SS0548

Site Address:

Land West of Lower Dunton Road

Site Area (h):

11.31

Description of site:

An irregular shaped parcel of land situated to the very west of the Borough, west of Lower Dunton Road. The site is an agricultural field with potential access from Lower Dunton Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within buffer

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Lower Dunton Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport >2km, Urban Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement via another suitable site (SS0056) which has access to a B road. Therefore this site could be considered for B1, B2 and B8 uses.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Assessment for Site SS0549

Site Address:

Chase Side, Potash Road, Billericay

Site Area (h):

0.63

Description of site:

The site is a rectangular shaped parcel of land north east of Potash Road with an access track from Potash Road. The land is mostly wooded and with no apparent use.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Potash Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent a site that is abutting the settlement boundary with access from Potash Road. As there are no physical constraints, this site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement area and could be considered for B1 uses. The site is not considered to be suitable for other employment uses due to highways access.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process following the Revised Preferred Options Consultation early 2014.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process following the Revised Preferred Options Consultation early 2014.

Assessment for Site SS0550

Site Address:

Land r/o 200 London Road, Wickford

Site Area (h):

5.3

Description of site:

An irregular shaped parcel of land situated to the north of London Road, Wickford. The site has been amended to remove a small area to the north west of the site close to the River Crouch which fell within flood zone 3b. The remainder of the site primarily lies within flood zone 1. The west and south of the land is bordered by residential properties. The land is primarily scrubland with areas of woodland, whilst the land immediately rear of 200 London Road is home to caravan storage.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via London Road

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

Part of the site is situated within the settlement boundary of Wickford and therefore the remainder of the site is adjacent the settlement boundary. As there are no physical constraints, this site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within/adjacent to the settlement area and could be considered for B1 uses. Whilst adjacent to a residential area the size of the site could also allow for B1 uses to act as a buffer between residential properties and B2 and B8 uses. Access to the site is via an A road

Available:

Yes

Availability Summary:

The site was submitted as part of the HELAA process in 2014.

Available:

Yes

Availability Summary:

The site was submitted as part of the HELAA process in 2014.

Assessment for Site SS0551

Site Address:

Hamilton House, Pound Lane, North Benfleet

Site Area (h):

2.29

Description of site:

An irregular shaped parcel of land situated immediately south of the A127 Arterial Road and west of Pound Lane. The land comprises one residential property whilst the remainder of the land is grassland/scrubland. Immediately west of the site is Cranfield Park Avenue Gypsy and Traveller site.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Pound Lane

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to a site that is adjacent to the settlement and could be suitable for B1 and B2 uses if it came forward with site SS0504. Due to highways access it would not be suitable for B8 uses.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Assessment for Site SS0552

Site Address:

Choppins Farm, Harrow Road, North Benfleet

Site Area (h):

0.68

Description of site:

An irregular shaped parcel of land on the northern side of Harrow road and south of the A127 Arterial Road. The site is quite heavily wooded and is covered by a TPO. There is currently one residential property on the land.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Harrow Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport >2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site has been submitted through the Call for Sites on behalf of the landowner

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0553

Site Address:

Land east of Meadow View and Barn Farm, Cranfield Park Road, Wickford

Site Area (h):

1.1

Description of site:

A square shaped parcel of land situated to the west of Cranfield Park Lane comprising of grassland/scrubland. There are numerous residential properties sporadically places around the plot.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Cranfield Park Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <400m, Educational Fields <400m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Assessment for Site SS0554

Site Address:

Four Oaks Farm, Cranfield Park Road, Wickford

Site Area (h):

0.68

Description of site:

An irregular shaped piece of land to the north east of Cranfield Park Road, comprising of mainly hardstanding used for storage purposes. There is also a proportion of the site which is grassland.

Constraints**Flood Zone:**

Zone 3A

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Cranfield Park Road

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport >2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Assessment for Site SS0555

Site Address:

Greenleas Nursery, Land South of London Road, Billericay

Site Area (h):

11.39

Description of site:

Irregular shaped parcel of land to the south of London Road. The site includes the nursery and acillary buildings as well as a large parcel of land to the south which is divided in the centre by a brook.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via London Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is adjacent to the settlement boundary. However the site is within an area which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is adjacent to the settlement boundary. However the site is within an area which fulfils its Green Belt role and function and therefore is not considered to be suitable.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Assessment for Site SS0556

Site Address:

Mascot, Windsor Road, Bowers Gifford

Site Area (h):

0.29

Description of site:

An irregular shaped parcel of land situated within the plotlands. The plot fronts both Windsor Road and Grange Road as it expand over two original style plotland plots. The site has numerous outbuildings spread across the site and is surrounded by similarly built up plots.

Constraints**Flood Zone:**

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Access via Windsor Road and
Grange Road**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity
Green Spaces >800m, Children
& Young >400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks <2km,
Educational Fields >800m,
Natural & Semi-Natural <800m,
Outdoor Sport <2km, Urban
Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary. As such it is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0557

Site Address:

Carlton Transport Café, Arterial Road A127, Wickford

Site Area (h):

0.12

Description of site:

A rectangular shaped parcel of land used as the car park for a restaurant known as 'Carlton Transport Café'. The site is surrounded by numerous industrial and storage uses and is situated north of the A127 Arterial Road within a plotland area in the Green Belt.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Honiley Avenue

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Assessment for Site SS0558

Site Address:

Rear of 201 Pound Lane, Bowers Gifford, Basildon

Site Area (h):

0.32

Description of site:

A rectangular parcel of land situated to the rear of 201 Pound Lane, fronting Thomas Road. The land appears to be used as part of 201 Pound Lane's garden as is situated within the plotland area of Pound Lane. The land adjacent also appears to be used for storage purposes.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Thomas Road

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0560

Site Address:

Land West of Upper Park Road, Wickford

Site Area (h):

0.35

Description of site:

Rectangular shaped parcel of land situated to the west of Upper Park Road and south of Cranfield Park Road round about. The site is made up of grassland and is north of several plots submitted to the Council as part of the HELAA. There are several residential properties to the west of the plot and the site lies just outside of the defined settlement of Wickford.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

Yes

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:Access via Cranfield Park Road
and Upper Park Road**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the Wickford settlement and there are no significant constraints on the site. Therefore the site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access and its close proximity to residential properties other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0561

Site Address:

Land West of Upper Park Road, Wickford

Site Area (h):

0.3

Description of site:

Rectangular shaped parcel of land situated to the west of Upper Park Road and south of Cranfield Park Road round about. The site is made up of grassland and is one of several plots submitted to the Council as part of the HELAA. There are several residential properties to the west of the plot, however the site just lies outside of the defined settlement of Wickford which is situated north of the main strategic road, Cranfield Park Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Upper Park Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is considered to be suitable for development.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to a site that is adjacent to the settlement and could be suitable for B1 uses. Due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0562

Site Address:

Land West of Upper Park Road, Wickford

Site Area (h):

0.21

Description of site:

Rectangular shaped parcel of land situated to the west of Upper Park Road and south of Cranfield Park Road round about. The site is made up of grassland and is one of several plots submitted to the Council as part of the HELAA. There are several residential properties to the west of the plot, however the site just lies outside of the defined settlement of Wickford which is situated north of the main strategic road, Cranfield Park Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Upper Park Road

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0563

Site Address:

Land West of Upper Park Road, Wickford

Site Area (h):

0.1

Description of site:

Rectangular shaped parcel of land situated to the west of Upper Park Road and south of Cranfield Park Road round about. The site is made up of grassland and is one of several plots submitted to the Council as part of the HELAA. There are several residential properties to the west of the plot, however the site just lies outside of the defined settlement of Wickford which is situated north of the main strategic road, Cranfield Park Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

Yes

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Upper Park Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0564

Site Address:

Land West of Upper Park Road, Wickford

Site Area (h):

0.1

Description of site:

Rectangular shaped parcel of land situated to the west of Upper Park Road and south of Cranfield Park Road round about. The site is made up of grassland and is one of several plots submitted to the Council as part of the HELAA. There are several residential properties to the west of the plot, however the site just lies outside of the defined settlement of Wickford which is situated north of the main strategic road, Cranfield Park Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Upper Park Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0565

Site Address:

Land West of Upper Park Road, Wickford

Site Area (h):

0.19

Description of site:

Rectangular shaped parcel of land situated to the west of Upper Park Road and south of Cranfield Park Road round about. The site is made up of grassland and is one of several plots submitted to the Council as part of the HELAA. There are several residential properties to the west of the plot, however the site just lies outside of the defined settlement of Wickford which is situated north of the main strategic road, Cranfield Park Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Upper Park Road

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0566

Site Address:

Land West of Upper Park Road, Wickford

Site Area (h):

0.19

Description of site:

Rectangular shaped parcel of land situated to the west of Upper Park Road and south of Cranfield Park Road round about. The site is made up of grassland and is one of several plots submitted to the Council as part of the HELAA. There are several residential properties to the west of the plot, however the site just lies outside of the defined settlement of Wickford which is situated north of the main strategic road, Cranfield Park Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Upper Park Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0567

Site Address:

Land West of Ramsden View Road, Wickford

Site Area (h):

0.19

Description of site:

A small vacant plot of land within the Ramsden View Road Plotland Area. The site is adjacent to residential properties within the Plotland and agricultural fields.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Space <800m, Children and Young People Spaces <800m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural and Semi Natural Green Space <2km, Outdoor Sport Facilities <800m, Urban Parks >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It is also too small to accommodate 5 or more dwellings and it therefore considered to be unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted as part of the HELAA process 2014.

Available:

Yes

Availability Summary:

The site was submitted as part of the HELAA process 2014.

Assessment for Site SS0568

Site Address:

The Paddocks, Coxes Farm Road, Billericay

Site Area (h):

0.38

Description of site:

A square shaped parcel of land situated to the north west of Coxes Farm Road. The plot hosts a large residential property centrally with the surrounding land being used as part of the property's garden. To the north west of the plot there is primarily agricultural fields with the land immediately adjacent The Paddocks to the north and south being home to a few residential properties.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within buffer

Archaeological Finds:

No

Highways Issues:

Access via Coxes Farm Road

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted as part of the HELAA process in 2014.

Available:

Yes

Availability Summary:

The site was submitted as part of the HELAA process in 2014.

Assessment for Site SS0569

Site Address:

Land at Homestead Drive, Langdon Hills, Basildon

Site Area (h):

2.16

Description of site:

An irregular shaped parcel of land situated adjacent the settlement boundary of Langdon Hills, north of Westley Heights Country Park. The land is accessible from Homestead Drive and comprises of grassland/scrubland.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Adj. To

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks <400m, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and has been considered suitable. There are no other constraints that could not be overcome present on the site. It is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst adjacent to the settlement area it is not adjacent to or within an existing employment area or town centre and it is accessed by a private road. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0570

Site Address:

Wycherton, Broomhills Chase, Little Burstead, Billericay

Site Area (h):

0.17

Description of site:

A rectangular plot situated within the plotlands of Little Burstead. The plot comprises one residential property and associated garden.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Broomhills Chase

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0571

Site Address:

Land south of Rosemount, Clarence Road, Bowers Gifford

Site Area (h):

0.63

Description of site:

The square parcel of land is located to the south of Clarence Road plotlands and comprises of mainly scrubland. The site is abutting a wooded area to the south and is also adjacent numerous agricultural fields, located to the east.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Clarence Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments <800m, Amenity Green Spaces <800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0572

Site Address:

Land rear of Pickwick, Gardiners Lane North, Crays Hill

Site Area (h):

0.2

Description of site:

A rectangular shaped parcel of land to the north of Southlands Road, to the rear of residential properties along Gardiners Lane North. The site is currently used as a garden for a property on Gardiners Lane North. It is adjacent to the settlement boundary of Crays Hill.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Southlands Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments and Community Gardens >800m, Amenity Green Space <2km, Children and Young People Spaces <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural and Semi Natural >2km, Outdoor Sport Facilities <800m, Urban Parks and Gardens >2km.

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accomodated 5 or more dwellings. Therefore in accordance with the HELAA methdology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0573

Site Address:

Millfields, Broomhills Chase, Little Burstead

Site Area (h):

0.31

Description of site:

A rectangular plot situated within the plotlands of Little Burstead. The plot is a mixture of scrubland and storage units located on the south side of Broomhills Chase surrounded by both residential properties and woodland

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Within buffer

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Broomhills Chase

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0574

Site Address:

Steeple View Farm, Dunton Road, Laindon

Site Area (h):

5.85

Description of site:

Large rectangular parcel of land situated to the north of the A127 Arterial Road and wouth of Dunton Road. The parcel is within the Green Belt and is currently usedfor agricultural purposes.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Dunton Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <800m, Urban Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is separated from the main settlement by an A road which is considered to be a significant barrier. As such the site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0575

Site Address:

Land South of Dunton Road, Laindon

Site Area (h):

12.54

Description of site:

Large rectangular parcel of land situated to the north of the A127 Arterial Road and wouth of Dunton Road. The parcel is within the Green Belt and is currently usedfor agricultural purposes.

Constraints

Flood Zone:

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

Within buffer

Potential Protected Species:

Adj. To

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within buffer

Archaeological Finds:

No

Highways Issues:

Access via Dunton Road and
Southfield Chase

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity
Green Spaces >800m, Children
& Young >400m, Churchyards
>800m, Civic Spaces >2km,
Country Parks >2km,
Educational Fields >800m,
Natural & Semi-Natural >800m,
Outdoor Sport <800m, Urban
Parks <800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is separated from the main settlement by an A road which is considered to be a significant barrier. As such the site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0576

Site Address:

Fairway, Meadow Way, Wickford

Site Area (h):

0.05

Description of site:

A rectangular shaped parcel of land situated within a plotland area. The site comprises of one residential proerty and is situated on the north side of Meadowway.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Meadow Way

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014.

Assessment for Site SS0577

Site Address:

Dunroamin / The Bungalow, Gardiners Close, Basildon

Site Area (h):

0.55

Description of site:

Rectangular plot of land situated to the south of Gardiners Lane and north of Cranes Farm Road. The property is situated within a ribbon of residential properties, whilst the further surrounding areas are used mainly for recreational purposes.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:**Policy Restrictions****Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Spaces <800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

This site forms part of a large urban area development site previously considered as a strategic development area for the Council but which did not come forward during the plan period (1998). As the site is within the urban area and there are no physical constraints, it is therefore considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement area and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

The site was put forward through the HELAA process in 2014

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses. The site is not considered to be suitable for B8 uses due to highways access.

Assessment for Site SS0578

Site Address:

81 Castledon Road, Wickford

Site Area (h):

0.38

Description of site:

An irregular shaped parcel of land situated to the west of Castledon Road. The plot comprises of a residential dwelling and associated garden. However the majority of the garden is within the Green Belt whilst the property itself is within the settlement boundary of Wickford.

Constraints**Flood Zone:**

Zone 2

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Within buffer

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Spaces >800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is partially within the settlement boundary of Wickford and has been considered suitable. There are no other constraints that could not be overcome present on the site. It is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was put forward through the HELAA process 2014.

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0579

Site Address:

Basildon Lodge, Gardiners Close, Basildon

Site Area (h):

0.58

Description of site:

Rectangular plot of land situated to the south of Gardiners Lane and north of Cranes Farm Road. The property is situated within a ribbon of residential properties, whilst the further surrounding areas are used mainly for recreational purposes.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:**Policy Restrictions****Employment Specific Criteria****Existing Employment Area:**

Adj via another site

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Spaces <800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

This site forms part of a large urban area development site previously considered as a strategic development area for the Council but which did not come forward during the plan period (1998). As the site is within the urban area and there are no physical constraints, it is therefore considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement area and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

The site was put forward through the HELAA process 2014

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0580

Site Address:

65 Potash Road, Billericay

Site Area (h):

3.16

Description of site:

The site is an irregular shaped piece of the land set approximately 200m north east of Potash Road with access via Potash Road. There is a residential property situated on the plot with the remainder of the site comprising mostly of grassland/scrubland.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Oil

Gas Pipeline Buffer:

Oil

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Oil

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent a site that is abutting the settlement boundary with access from Potash Road. As there are no physical constraints, this site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement area and could be considered for B1 uses. The site is not considered to be suitable for other employment uses due to highways access.

Available:

Yes

Availability Summary:

The site was submitted as a new HELAA site in 2013 following the Revised Preferred Options Consultation 2014.

Available:

Yes

Availability Summary:

The site was submitted as a new HELAA site in 2013 following the Revised Preferred Options Consultation 2014.

Assessment for Site SS0581

Site Address:

Land at Buttsbury Lodge, Stock Road, Billericay

Site Area (h):

2.43

Description of site:

The site is a rectangular shaped parcel of land situated along the norther boundary of the Borough, south of Willowbrook Sports Ground and south east of Stock Road. The site is primarily scrubland.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

Within buffer

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:**Policy Restrictions****Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

B Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <2km

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent a site that is abutting the settlement boundary with potential access from Stock Road. As there are no physical constraints, this site is considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed from a B road.

Available:

Yes

Availability Summary:

The site was submitted as part of the Call for Sites process

Available:

Yes

Availability Summary:

The site was submitted as part of the Call for Sites process

Assessment for Site SS0582

Site Address:

Mount Lodge, Gardiners Close, Basildon

Site Area (h):

0.25

Description of site:

Rectangular plot of land situated to the south of Gardiners Lane and north of Cranes Farm Road. The property is situated within a ribbon of residential properties, whilst the further surrounding areas are used mainly for recreational purposes.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <800m, Amenity Green Spaces <800m, Children & Young <400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields <400m, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

This site forms part of a large urban area development site previously considered as a strategic development area for the Council but which did not come forward during the plan period (1998). As the site is within the urban area and there are no physical constraints, it is therefore considered to be suitable.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

The site is within the settlement area and could be considered for B1 and B2 uses. The site is not considered to be suitable for B8 uses due to highways access.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0583

Site Address:

Land at Bonvilles Farm, Basildon

Site Area (h):

0.45

Description of site:

An irregular shaped parcel of land to the east of Bonvilles Farm within the Green Belt. To the north of the site is the A127, to the east is the A130 and to the south sits the A13 and is therefore potentially a well connected site.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

Within buffer

Special Protection Area:

Within buffer

Ramsar:

Within buffer

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport >2km, Urban Parks >2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Available:

Yes

Availability Summary:

Assessment for Site SS0584

Site Address:

Land adjacent Prospect Cottage, Crays Hill Road

Site Area (h):

0.42

Description of site:

Square plot of land within a plotlands situated on Crays Hill Road to the west of Gardiners Lane North . The land is situated within a small ribbon of residential properties (caravans). The site appears to be grassland/scrubland.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2k, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0585

Site Address:

Treehaven, Rectory Road, Little Burstead, Billericay

Site Area (h):

0.1026

Description of site:

Corner plot located between Rectory Road and New Road adjacent to property Walnut Tree Lodge. Square shaped vacant land with trees and hedges to boundary. Adjacent to SS0586.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>1.6km

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0586

Site Address:

Burntwood, New Road, Little Burstead, Billericay

Site Area (h):

0.09

Description of site:

Square plot located on New Road adjacent to property Walnut Tree Lodge and SS0585. Square shaped vacant land with trees and hedges to boundary.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

Part of site

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>1.6km

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0587

Site Address:

Land South of London Road, East of Bell Farm, Wickford

Site Area (h):

0.1

Description of site:

An 'L' shaped plot of vacant land adjacent Bell Farm, south of London Road. Opposite existing settlement and plotlands. The site appears to be grassland/scrubland.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

Part of site

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<800m

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks >2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary however the site would not be able to accommodate 5 or more dwellings. Therefore in accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size and it is not adjacent to or within an existing employment area or town centre. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0588

Site Address:

Land rear of Frensham, Glebe Road, Ramden Bellhouse, Billericay

Site Area (h):

0.8

Description of site:

An irregular shaped plot of vacant backland to the rear of Frensham and Beccles. Located in the Greenbelt adjacent the Plotlands. Site edged by trees. Current use is for stabling with vehicle access.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <800m, Urban Parks >2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accomodate 5 or more dwellings. Therefore in accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is within/adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0589

Site Address:

Meadway Farm, Rectory Road, Little Burstead, Billericay

Site Area (h):

3.16

Description of site:

Large irregular shaped plot of land located off Rectory Road. Access to the site is via an existing track. The site is part Plotlands, part Green Belt. Trees and hedges are on the boundaries of the site.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0590

Site Address:

Land at the Woodmans, Oak Road, Crays Hill

Site Area (h):

0.18

Description of site:

Square shaped piece of land adjacent Woodmans located within the Plotlands. Currently used as garden. Fronts Oak Road and bounded by trees and hedges.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments <400m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards >800m, Civic Spaces >2km, Country Parks >2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <400m, Urban Parks <2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is less than 0.25ha in size, it is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Therefore the site is not considered to be suitable for employment use.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0591

Site Address:

Land at 286 London Road, Wickford

Site Area (h):

0.95

Description of site:

Irregular shaped piece of backland within the Plotlands. Accessed via a track from London Road. 2 existing dwellings and disused agricultural land form the site.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <400m, Churchyards >800m, Civic Spaces <2km, Country Parks >2km, Educational Fields <800m, Natural & Semi-Natural >800m, Outdoor Sport <400m, Urban Parks >2k

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is just outside of the settlement boundary and there are no physical constraints that would separate the site from the edge of the settlement boundary. The site has available access.

Achievable:

No

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via an A road.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015, available in 0-5 years.

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0592

Site Address:

Land at The Elms, Cranfield Park Road, Wickford

Site Area (h):

3.77

Description of site:

Irregular shaped large piece of land within the Plotlands. Site fronts Cranfield Park Road. Currently the land includes an industrial park and open land/garden.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

Wastewater Treatment Works 400m Buffer:

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

Potential Protected Species Buffer:

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Cranfield Park Road
or Newlands Road.

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity
Green Spaces <400m, Children
& Young <400m, Churchyards
<800m, Civic Spaces >2km,
Country Parks <2km,
Educational Fields <800m,
Natural & Semi-Natural >800m,
Outdoor Sport <2km, Urban
Parks <2k

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and has been considered suitable. There are no other constraints that could not be overcome present on the site. It is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However due to highways access other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0593

Site Address:

Land adjacent Ladyspring Wood, Dunton Road, Billericay

Site Area (h):

8

Description of site:

Irregular shaped large piece of land located within the Green Belt. Accessible via Dunton Road. Existing residential property and vacant woodland.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

Part of site

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Part of site

Archaeological Finds:

No

Highways Issues:**Policy Restrictions*****Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks >800m

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0594

Site Address:

Land at Nevendon Road, Wickford

Site Area (h):

8.15

Description of site:

Irregular shaped large piece of land located within the Green Belt. Accessible via Nevendon Road. Located at the junction of A132 and A127. Vacant grassland.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Part of site

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural <2k, Outdoor Sport <2km, Urban Parks <2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is separated from the main settlement area by the A127. The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0595

Site Address:

Land at Nevendon Road, Wickford

Site Area (h):

20.55

Description of site:

Irregular shaped large piece of land located within the Green Belt. Accessible via Nevendon Road. Vacant grassland. The site shape has been amended as part of the site originally lay within flood zone 3b.

Constraints**Flood Zone:**

Zone 1

Washland:

Yes

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

Yes

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is separated from the main settlement area by the A127. The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0596

Site Address:

Highview, Buckwyns Chase, Billericay

Site Area (h):

7.1

Description of site:

Irregular shaped plot of land including residential property - Highview. Located within the Green belt. Does not front a road. Includes vacant garden backland.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

>800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young >400m, Churchyards >800m, Civic Spaces <2k, Country Parks <800m, Educational Fields >800m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0597

Site Address:

Little Blunts Farm, Queens Park Avenue, Billericay

Site Area (h):

25.9

Description of site:

Large irregular shaped piece of land located within the Green Belt, including residential property - Little Blunts Farm. Does not front a road. Includes vacant garden backland and woodlands (Country Park).

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Less

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Preservation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

Within

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2k, Country Parks <400m, Educational Fields <800m, Natural & Semi-Natural >400m, Outdoor Sport <400m, Urban Parks <2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0598

Site Address:

Land rear of The Bull Public House, London Road, Pitsea

Site Area (h):

1.08

Description of site:

Lagre irregular shaped plot of land to the rear of The Bull Public House. Located within the Green Belt. Currently used for grazing. Access via Fairleigh Avenue.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Fairleigh Avenue

Policy Restrictions

Employment Specific Criteria**Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

<800m

Bus Stop:

<800m

Railway Station:

<1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <400m, Civic Spaces <2k, Country Parks <2k, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks <400m

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and has been considered suitable. There are no other constraints that could not be overcome present on the site. It is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement. However it is considered to be unsuitable for employment use due to highways access.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0599

Site Address:

Land at Ramsden Park Farm, Ramsden Bellhouse, Billericay

Site Area (h):

0.57

Description of site:

Plot of land to the north of Ramsden Park Farm. Located within the Green Belt. Access via Park Lane. Currently used for grazing.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young >400m, Churchyards <800m, Civic Spaces >2k, Country Parks >2k, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks >2k

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land.

Achievable:

Yes

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst the site is adjacent to the settlement area it is unsuitable due to highways access.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0600

Site Address:

Dunton Boot Sale, Dunton Road, Billericay

Site Area (h):

8

Description of site:

Large irregular shaped piece of land currently used for car boot sales. Located within the Green Belt. Access via Dunton Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Within

Tree Presevation Order:

Yes

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

Adj. To

BAP Habitat:

Adj. To

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2k, Country Parks >2k, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks <2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0601

Site Address:

Land West of Quilters Junior & Infant School, Fairfield Rise, Billericay

Site Area (h):

1.2

Description of site:

Plot of land to the west of Quilters Junior and Infant School. Currently a disused school field. Access via Fairfield Rise (proposed access not through landowner). Located within an urban settlement - greenfield land.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

Gas

Gas Pipeline Buffer:

Gas

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

Gas

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria

Existing Employment Area:

Not within

Town Centre Proximity:

Not within

Highways Access:

Unclassified

Access to Services (m)

Primary School:

<600m

Secondary School:

<1.5km

Health Facilities:

<800m

Local Centre:

<800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

<1.6k

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <800m, Civic Spaces >2k, Country Parks >2k, Educational Fields <400m, Natural & Semi-Natural <800m, Outdoor Sport <800m, Urban Parks <2k

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and has been considered suitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is within a residential area. It is not adjacent to an existing employment area or town centre and as such it is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

The site was submitted through the HELAA process in 2014/2015. The proposed access is not within the site, therefore access to the development could not be achieved.

Available:

No

Availability Summary:

The site was submitted through the HELAA process in 2014/2015. The proposed access is not within the site, therefore access to the development could not be achieved.

Assessment for Site SS0602

Site Address:

Land West of Cassel, Church Road, Ramsden Bellhouse

Site Area (h):

1.57

Description of site:

Large plot of vacant land to the rear of Cassel including part of the garden serving Cassel to provide access to the site. The site is in Green Belt and adjoins the settlement boundary via another site. The site shape has been amended as part of the site originally lay within flood zone 3b.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Adj. To

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<400m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <400m, Children & Young >400m, Churchyards <800m, Civic Spaces >2k, Country Parks >2k, Educational Fields >800m, Natural & Semi-Natural >800m, Outdoor Sport <400m, Urban Parks >2k

Housing Development Potential

Suitable:

No

Suitability Summary:

Whilst access to the site is partially with the settlement the site area where residential development would occur is separated away from the settlement. The site is therefore considered to be unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Development of this site would be detached from the existing settlement area and therefore the site is considered to be unsuitable for employment use

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

Landowner is known and they do not want the site considered for employment uses

Assessment for Site SS0603

Site Address:

Lynton Kennels, Lower Dunton Road, Brentwood

Site Area (h):

2.58

Description of site:

Large irregular shaped plot of land. Located within the Green Belt and accessed from Lower Dunton Road. Existing kennels on site (business). The site has been extended to include a parcel of land adjacent to the railway.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Class III

Access to Services (m)**Primary School:**

>600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young >400m, Churchyards >800m, Civic Spaces >2k, Country Parks >2k, Educational Fields >800m, Natural & Semi-Natural <400m, Outdoor Sport >2km, Urban Parks <2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.

Assessment for Site SS0604

Site Address:

Land north of London Road (east of Woolshots Farm), Billericay

Site Area (h):

2

Description of site:

Large plot of vacant Green Belt land adjacent Woolshot's farm. Access from London Road.

Constraints

Flood Zone:

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions

Employment Specific Criteria**Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2k, Country Parks >2k, Educational Fields <800m, Natural & Semi-Natural <800m, Outdoor Sport <400m, Urban Parks >2k

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and has been considered suitable. There are no other constraints that could not be overcome present on the site. It is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be considered for B1, B2 and B8 uses. The site is accessed via an A road.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0605

Site Address:

Land east of Corner Road, Billericay

Site Area (h):

0.38

Description of site:

Rectangular plot of vacant land located within the Green Belt Plotlands. Access from Corner Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Within

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

Private Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2k, Country Parks >2k, Educational Fields <400m, Natural & Semi-Natural >800m, Outdoor Sport <2km, Urban Parks >2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to the settlement boundary and has been considered unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0606

Site Address:

Land north of London Road (west of Beam End Cottage), Billericay

Site Area (h):

1.05

Description of site:

Rectangular piece of vacant land located within the Green Belt adjacent the settlement boundary. Access via London Road. Formally submitted under reference SS0449 - not assessed as no land owner and within the Green belt.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

Adj. To

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2k, Country Parks >2k, Educational Fields <400m, Natural & Semi-Natural >800m, Outdoor Sport >800m, Urban Parks >2k

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and has been considered suitable. There are no other constraints that could not be overcome present on the site. It is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0607

Site Address:

Land north of London Road (east of Annawest), Billericay

Site Area (h):

0.24

Description of site:

Square piece of vacant land located within the Green Belt opposite the settlement boundary. Access via London Road. Formally submitted under reference SS0450 - not assessed as no land owner and within the Green belt.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2k, Country Parks >2k, Educational Fields <400m, Natural & Semi-Natural >800m, Outdoor Sport >800m, Urban Parks >2k

Housing Development Potential

Suitable:

No

Suitability Summary:

The site sits adjacent the settlement boundary and does not have any physical constraints that would restrict housing development on the land. However the site would not be able to accommodate 5 or more dwellings. Therefore in accordance with the HELAA methodology, the site is currently unsuitable.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0608

Site Address:

Land north of London Road (east of Hughendon), Billericay

Site Area (h):

0.4

Description of site:

Rectangular piece of vacant land located within the Green Belt opposite the settlement boundary. Access via London Road. Previously submitted and referenced as SS0451 which had no land owner and within the Green belt.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

No

Surface Water Flooding:

No

Village Green:

No

Existing Industrial Areas:

No

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

<600m

Secondary School:

>1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

>800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces >800m, Children & Young <400m, Churchyards >800m, Civic Spaces >2k, Country Parks >2k, Educational Fields <400m, Natural & Semi-Natural >800m, Outdoor Sport <800m, Urban Parks >2k

Housing Development Potential

Suitable:

Yes

Suitability Summary:

The site is adjacent to the settlement boundary and has been considered suitable. There are no other constraints that could not be overcome present on the site. It is therefore considered suitable at this time.

Achievable:

Yes

Employment Development Potential

Suitable:

Yes

Suitability Summary:

Whilst not within an existing employment area or town centre the site is adjacent to the settlement and could be suitable for B1 uses. However the site is close to residential properties and therefore other employment uses would not be suitable.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

No

Availability Summary:

The landowners preference for the land does not include employment uses.

Assessment for Site SS0609

Site Address:

Land at Chase Farm, Dunton

Site Area (h):

323.12

Description of site:

A large parcel of land between Basildon and Billericay. The sites consists of a farmstead and associated agricultural land. There are a number of PRow crossing the site, two Local Wildlife Sites and to the west of the site is a listed building. The surrounding uses include open countryside, dispersed dwellings, farmsteads and woodland. The south eastern part of the site has been removed because it is within flood zone 3b (functional floodplain).

Constraints

Flood Zone: Zone 3A	SSSI: No	Policy Restrictions <i>Employment Specific Criteria</i>
Washland: No	Special Area of Conservation: No	Existing Employment Area: Not within
Marshes: No	Special Protection Area: No	Town Centre Proximity: Not within
Critical Drainage Area: Not within	Ramsar: No	Highways Access: Class III
Ground Water Vulnerability: Yes	Local Nature Reserve: No	Access to Services (m)
Surface Water Flooding: More	Ancient Woodland: No	Primary School: >600m
Village Green: No	Local Wildlife Site: Within	Secondary School: >1.5km
Existing Industrial Areas: No	BAP Habitat: Within	Health Facilities: >800m
Mineral Safeguarding Areas: Within	Potential Protected Species: Within	Local Centre: >800m
Oil/Gas Pipeline: No	Potential Protected Species Buffer: Yes	Town Centre: >800m
Gas Pipeline Buffer: No	Nature Improvement Areas: Not Within	Bus Stop: <800m
Electricity Pylon: No	Scheduled Monument: No	Railway Station: >1.6km
Wastewater Treatment Works 400m Buffer: No	Conservation Area: Adj. To	Public Open space: <400m
Major Hazards: No	Listed Building: Within	Public Open Space Notes: Allotments >800m, Amenity Green Spaces <400m, Children & Young <400m, Churchyards <400m, Civic Spaces >2km, Country Parks >2km, Educational Fields <2km, Natural & Semi-Natural <400m, Outdoor Sport <400m, Urban Parks <2km
Potential Contaminated Land: C - Not assessed - Possible risk.	Archaeological Finds: Yes	
Definitive Footpath: Within	Highways Issues: Access via Dunton Road (Class III/unclassified), Botney Hill Road (Class III) and Rectory Road (unclassified)	
Tree Presevation Order: Yes		

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. Part of the site is also within an area that fulfils its Green Belt role and function. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. Part of the site is also within an area of Green Belt which fulfills its role and function. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

The site was submitted through the HELAA process in 2014/2015

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0610

Site Address:

Mead Villa, Nevendon Road,

Site Area (h):

0.2

Description of site:

Small irregular parcel of land fronting Nevendon Road. The sites consists of a dwelling house and curtilage. The surrounding uses are residential dwellings, farmstead and open countryside.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Adj. To

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Nevendon Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <800m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <2km, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It would also not be able to accommodate 5 or more dwellings in accordance with the HELAA methodology. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

No

Availability Summary:

Landowner unknown

Available:

No

Availability Summary:

Landowner unknown

Assessment for Site SS0611

Site Address:

Meadow Cottage, Nevendon Road

Site Area (h):

0.48

Description of site:

Parcel of land adjacent to Nevendon Road which consists of a dwelling house and outbuildings. The site is surrounded by residential dwellings and open countryside.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Nevendon Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <800m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <2km, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It would also not be able to accommodate 5 or more dwellings in accordance with the HELAA methodology. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner known

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0612

Site Address:

Tinkers Cottage, Nevendon Road

Site Area (h):

0.39

Description of site:

Parcel of land adjacent to Nevendon Road which consists of a dwellinghouse, outbuildings and associated land and a transport café. The site is surrounded by residential properties and open countryside.

Constraints**Flood Zone:**

No

Washland:

Yes

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

No

Archaeological Finds:

No

Highways Issues:

Access via Nevendon Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <800m, Churchyards >800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <2km, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner known

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0613

Site Address:

Thatch Cottage, Nevendon Road

Site Area (h):

0.3

Description of site:

Parcel of land adjacent to Nevendon Road which consists of a dwellinghouse and outbuildings. The site is surrounded by open countryside and residential properties along Nevendon Road.

Constraints**Flood Zone:**

No

Washland:

Yes

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

No

**Potential Protected Species
Buffer:**

No

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within buffer

Archaeological Finds:

No

Highways Issues:

Access via Nevendon Road

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <800m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <2km, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner known

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0614

Site Address:

Watts Cottage, Nevendon Road

Site Area (h):

0.08

Description of site:

Small parcel of land adjacent to Nevendon Road which consists of a dwellinghouse. The site is surrounded by open countryside and residential properties along Nevendon Road.

Constraints**Flood Zone:**

No

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

Intermediate

Village Green:

No

Existing Industrial Areas:

Within buffer

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

No

Gas Pipeline Buffer:

No

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

No

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Adj. To

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Within

Archaeological Finds:

No

Highways Issues:

Access via Nevendon Road

Policy Restrictions**Employment Specific Criteria****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments >800m, Amenity Green Spaces <800m, Children & Young <800m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <2km, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It would also not be able to accommodate 5 or more dwellings in accordance with the HELAA methodology. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner known

Available:

Yes

Availability Summary:

Landowner known

Assessment for Site SS0615

Site Address:

The Gables, Nevendon Road

Site Area (h):

0.7

Description of site:

Small parcel of land adjacent to Nevendon Road which consists of a dwellinghouse. The site is surrounded by open countryside and residential properties along Nevendon Road.

Constraints**Flood Zone:**

Zone 1

Washland:

No

Marshes:

No

Critical Drainage Area:

Not within

Ground Water Vulnerability:

Yes

Surface Water Flooding:

More

Village Green:

No

Existing Industrial Areas:

Within

Mineral Safeguarding Areas:

Not within

Oil/Gas Pipeline:

N/A

Gas Pipeline Buffer:

N/A

Electricity Pylon:

No

**Wastewater Treatment Works
400m Buffer:**

N/A

Major Hazards:

No

Potential Contaminated Land:

C - Not assessed - Possible risk.

Definitive Footpath:

No

Tree Presevation Order:

No

SSSI:

No

Special Area of Conservation:

No

Special Protection Area:

No

Ramsar:

No

Local Nature Reserve:

No

Ancient Woodland:

No

Local Wildlife Site:

No

BAP Habitat:

No

Potential Protected Species:

Part of site

**Potential Protected Species
Buffer:**

Yes

Nature Improvement Areas:

Not Within

Scheduled Monument:

No

Conservation Area:

No

Listed Building:

Adj. To

Archaeological Finds:

No

Highways Issues:

No

Policy Restrictions***Employment Specific Criteria*****Existing Employment Area:**

Not within

Town Centre Proximity:

Not within

Highways Access:

A Road

Access to Services (m)**Primary School:**

>600m

Secondary School:

<1.5km

Health Facilities:

>800m

Local Centre:

>800m

Town Centre:

>800m

Bus Stop:

<800m

Railway Station:

>1.6km

Public Open space:

<800m

Public Open Space Notes:

Allotments <2k, Amenity Green Spaces <800m, Children & Young <800m, Churchyards <800m, Civic Spaces <2km, Country Parks <2km, Educational Fields <800m, Natural & Semi-Natural <2km, Outdoor Sport <2km, Urban Parks <2km

Housing Development Potential

Suitable:

No

Suitability Summary:

The site is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary. It would also not be able to accommodate 5 or more dwellings in accordance with the HELAA methodology. As such this site is not considered to be suitable for development at this time.

Achievable:

No

Employment Development Potential

Suitable:

No

Suitability Summary:

The site is not adjacent to or within an existing employment area or town centre and it is outside the settlement boundary. The site is not considered to be suitable for employment use at this time.

Available:

Yes

Availability Summary:

Landowner known

Available:

No

Availability Summary:

Landowner preference for the land does not include employment uses.