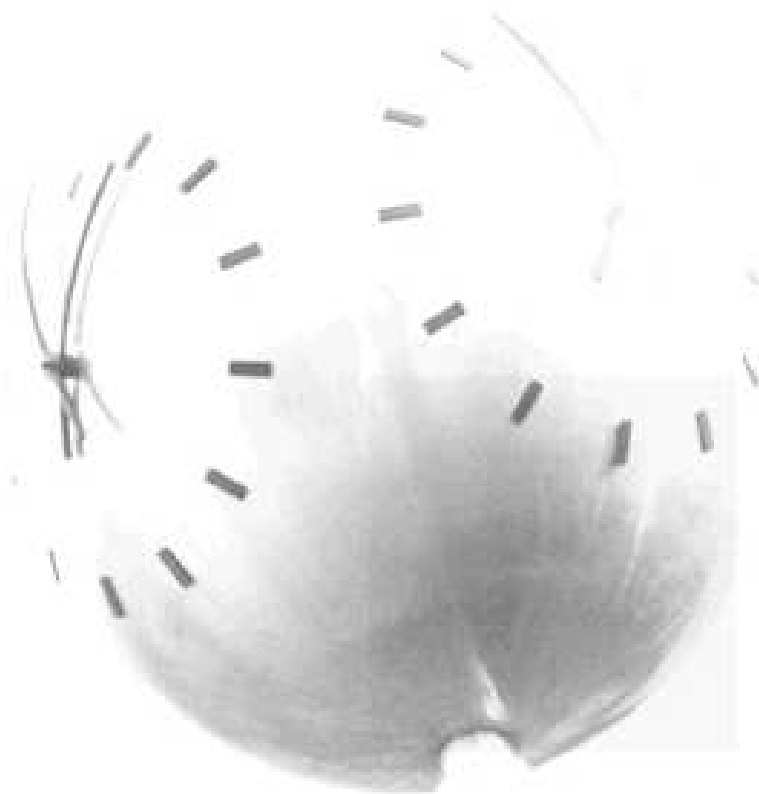


Basildon Borough Plotland Study 2017

June 2017 Update



CONTENTS

1. Introduction	1
2. Policy Context	3
3. Plotlands in Basildon Borough	5
4. Objectives of the Study	6
5. Methodology.....	7
Primary Data Capture	7
Secondary Data	7
Defining the Boundaries of Plotland Designations	7
Identifying Plotland Areas with Development Potential	8
Determining the Scale of Development that may be appropriate	8
Estimating the Housing Capacity of Plotland Areas.....	9
6. Assessment of Sites.....	10
Fobbing (also referred locally as Crooked Brook).....	11
Bells Hill Road/Hawkesbury Bush Lane.....	14
Stormonts Way, Langdon Hills Plotland.....	17
Northlands, Langdon Hills Plotland.....	19
Green Lane, Little Burstead	21
Broomhills Chase, Little Burstead	24
Break Egg Hill, Billericay	26
Crays Hill.....	28
Newhouse Farm and Castledon Road, Wickford	31
Ramsden View Road, Wickford.....	34
Fairmead, Wickford.....	36
Wickford Lawns, Shotgate	39
North Benfleet	42
7. Conclusion.....	45

APPENDICES

Appendix A.....	46
-----------------	----

LIST OF FIGURES

Figure 1 and Figure 2: Fobbing Plotland	11
Figure 3: Potential development sites within Fobbing Plotland.....	12
Figure 4: Flood Risk Constraints in and around Fobbing Plotland	12
Figure 5 and Figure 6: Bells Hill Road / Hawkesbury Bush Lane Plotland.....	15
Figure 7: Potential development sites within Bells Hill/Hawkesbury Bush Lane Plotland	16
Figure 8 and Figure 9: Stormonts Way, Langdon Hills Plotland.....	17
Figure 10: Potential development sites within Stormonts Way, Langdon Hills Plotland	18
Figure 11 and Figure 12: Northlands, Langdon Hills Plotland.....	19
Figure 13: Potential development sites within Northlands, Langdon Hills Plotland	20
Figure 14 and Figure 15: Green Lane Plotland.....	21
Figure 16: Potential development sites within Green Lane Plotland	22
Figure 17: Flood Risk Constraints in and around Green Lane Plotland	22
Figure 18 and Figure 19: Broomhills Chase Plotland	24
Figure 20: Potential development sites within Broomhill Chase Plotland	25
Figure 21 and Figure 22: Break Egg Hill Plotland	26
Figure 23: Potential development sites within Break Egg Hill Plotland.....	27
Figure 24 and Figure 25: Crays Hill Plotland	28
Figure 26: Potential development sites within Crays Hill Plotland.....	29
Figure 27: Flood Risk Constraints in and around Crays Hill Plotland	29
Figure 28 and Figure 29: Newhouse Farm and Castledon Road Plotland	31
Figure 30: Potential development sites within Newhouse Farm and Castledon Road Plotland	32
Figure 31: Flood Risk Constraints in and around Newhouse Farm and Castledon Road Plotland	32
Figure 32 and Figure 33: Ramsden View Road Plotland	34
Figure 34: Potential development sites within Ramsden View Road Plotland.....	35
Figure 35 and Figure 36: Fairmead Plotland.....	36
Figure 37: Potential development sites within Fairmead Plotland	37
Figure 38: Flood Risk Constraints in and around Fairmead Plotland.....	37
Figure 39 and Figure 40: Wickford Lawns Plotland	39
Figure 41: Potential development sites within Wickford Lawns Plotland.....	40
Figure 42: Flood Risk Constraints in and around Wickford Lawns Plotland	40
Figure 43 and Figure 44: North Benfleet Plotland	42
Figure 45: Potential development sites within North Benfleet Plotland.....	43
Figure 46: Flood Risk Constraints in and around North Benfleet Plotland.....	43
Figure 47: Fobbing (also referred locally as Crooked Brook) Plotland	46
Figure 48: Bells Hill/Hawkesbury Bush Lane Plotland:	46
Figure 49: Stormonts Way, Langdon Hills Plotland.....	47
Figure 50: Northlands, Langdon Hills Plotland.....	47
Figure 51: Green Lane, Little Burstead Plotland	48
Figure 52: Broomhills Chase, Little Burstead Plotland.....	48
Figure 53: Break Egg Hill, Billericay Plotland.....	49
Figure 54: Crays Hill Plotland	49
Figure 55: Newhouse Farm and Castledon Road, Wickford Plotland.....	50
Figure 56: Ramsden View Road, Wickford Plotland	50

Figure 57: Fairmead, Wickford Plotland	51
Figure 58: Wickford Lawns Plotland	51
Figure 59: North Benfleet Plotland	52

1. INTRODUCTION

- 1.1 Plotlands refers to small pieces of land laid out in regular plots on which a number of self-built settlements were established in the south-east of England from the late 1800s and up to the Second World War. Given the limited planning regulations in place at this time, plotlands were tolerated by local councils but most were eventually replaced through the use of compulsory purchase orders and redevelopment. What we see today is the re-emergence of a much larger phenomenon which reached its peak in the period between the 1920s and the 1930s. The Second World War and the planning regulations which followed brought an end to most new plotland development from being created.
- 1.2 Plotlands are an English phenomena, tied in large part to the desire to own a piece of land, no matter how small. The agricultural decline of the 1870s, brought on in part by increased imports from British colonies, resulted in farms becoming bankrupt and their land being sold off cheaply in small plots by developers. Farmers in marginal areas that had vulnerable sea-side locations or where the soil was not very fertile, such as the clay soils of Essex, were worst hit. With an increase in holidaying, buying a small plot of land to build a holiday home or set up a small holding became a popular and cheap option for Londoners wanting to escape the cramped conditions of the city.
- 1.3 These self-built, self-reliant settlements were often without basic services such as water and sanitation, with the owners having to petition councils, and to sometimes contribute financially towards their provision. Due to the relaxed planning regulations at the time, the Plotlands took on a character of their own, comprising a variety of buildings and structures constructed from an assortment of materials including wooden sheds and railway carriages. Over time these areas have gradually been upgraded, with buildings replaced with those reflecting more the types you would expect to see in suburban locations such as bungalows and chalets.
- 1.4 The introduction of Green Belts in 1947 had a particular effect on plotlands. Areas of plotland that were not intensely developed often found that they were included within the extent of the Green Belt designation. This had the effect of freezing the extent of development within these areas at a point in time. Therefore, developed plots are interspersed with undeveloped plots where new development is now considered to be inappropriate.
- 1.5 As with most rules and regulations, over time people have found ways to bring forward new development in the plotland areas. The redevelopment of existing buildings within the Green Belt is normally permitted, provided that it is similar in scale to the existing building and does not increase harm to the openness of the Green Belt. This has enabled some of the smaller, poor quality existing buildings to be replaced with more modern structures. Additionally, some development related to countryside uses is exceptionally permitted in the Green Belt, increasing the overall number of buildings.

- 1.6 The plotland environment is also favourable to those who ignore planning rules and occupy land in an unauthorised way either intentionally or otherwise. Plots are often of a size that allows the provision of ancillary buildings and/or storage, which may give rise to inappropriate uses in the Green Belt arising. The lack of formal development in these areas since the introduction of the Green Belt means that infrastructure such as roads has not been upgraded in recent times. As a consequence, some plotland areas are less accessible, allowing unauthorised activities to occur with limited or less frequent surveillance. Additionally, vegetation on un-developed plots provides additional screening between the public and private realm, hiding some unauthorised buildings, structures and uses from view. This has resulted in intensification of development in the Green Belt, some of which has become lawful due to the passage of time.
- 1.7 Whilst the plotlands in the South East are associated with a range of low density permanent development, the term plotland is more widely associated with land often used by gypsies and travellers for the provision of pitches and the construction of temporary dwellings. Within Basildon Borough, some plotland areas do provide accommodation for gypsies and travellers on privately owned sites. Whilst some of these sites are lawful, there are also unauthorised sites. Where greenfield land has been cleared to make way for such provision, these pitches have eroded the openness of the Green Belt in which they are located and have attracted enforcement action from the local planning authority.
- 1.8 The purpose of this study is to understand if and how sustainable development, consistent with the National Planning Policy Framework, can be delivered in plotland areas in order to inform the preparation of policies for a New Local Plan for Basildon Borough. This 2017 Report supersedes the earlier report of the same name dated 2015. The 2015 report was subject to consultation alongside the Draft Local Plan in the period from January to March 2016, and comments received during that time were used to refine the 2015 report and prepare this 2017 Update.

2. POLICY CONTEXT

- 2.1 The plotland areas within Basildon Borough are located within the current extent of the Metropolitan Green Belt. The National Planning Policy Framework (NPPF) is clear that the presumption in favour of sustainable development does not apply to land within the Green Belt. It states at paragraph 79 that *the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*
- 2.2 As with previous Green Belt policy, the policy of the NPPF, as stated at paragraph 87, is that inappropriate development is harmful to the Green Belt and should not be permitted except in very special circumstances.
- 2.3 Green Belt policy was previously set out in Planning Policy Guidance Note (PPG) 2. This document, which was superseded by the NPPF, identified types of development that may be appropriate within the Green Belt. Paragraph 89 of the NPPF sets out the types of development that are exceptionally permitted in the Green Belt. This includes additional types of development when compared to those in PPG 2. In particular, and of specific relevance to plotlands, limited infilling, or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development is considered to be an exception. This may mean that some additional development may be permissible within plotland locations compared to that which currently exists, although it does not permit the extensive redevelopment of greenfield sites within these areas.
- 2.4 The current extent of the Metropolitan Green Belt within Basildon Borough was identified by the Basildon District Local Plan adopted in March 1998. This plan was prepared prior to the Planning and Compulsory Purchase Act 2004, and as such was subject to a saving Direction by the Secretary of State in 2007. The saving direction allowed for the continued use of a number of policies within the Basildon District Local Plan beyond 2007. However, not all policies were saved. Policy BAS GB8 which refers to the Plotland areas within Basildon Borough was not saved, however it remains relevant to plan-making as it has acted to shape these areas as we see them today.
- 2.5 The proposals map that accompanied the Basildon District Local Plan identifies 13 plotland areas. Within these areas policy BAS GB8 allowed for the re-use of existing buildings in accordance with the criteria in policy BAS GB7, provided that the buildings were not being converted for residential use. The purpose of the policy was to prevent the intensification of development within these areas by preventing buildings exceptionally permitted for countryside uses being redeveloped for residential use thereby eroding the Green Belt.

2.6 Policy BAS GB7 was saved in 2007, and due to its relationship with BAS GB8 is also relevant to the character of the plotlands as we see them today, as it sets out the criteria related to the reuse of buildings in the Green Belt. Policy BAS GB7 reads as follows:

- 2.7 *Except as outlined in policy BAS GB8, the re-use or adaptation of suitable buildings will be allowed in the Green Belt provided that:*
- i) the building is in keeping with its surroundings by reason of its form, bulk and general design, and the conversion works proposed would not be detrimental to the character of the building itself;*
 - ii) the creation of any residential curtilage does not harm the openness or visual amenities of the green belt;*
 - iii) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction, other than limited extension;*
 - iv) the proposed use would not be significantly more harmful to residential and visual amenities than the previous use and conflict with the openness of the green belt;*
 - v) the proposed use would not result in inappropriate outside storage of any materials, machinery and/or vehicles; and*
 - vi) the surrounding roads should be adequate to accommodate the increase in vehicle traffic generated, having regard to the physical and environmental capacity of the roads and their function in the county road hierarchy.*

3. PLOTLANDS IN BASILDON BOROUGH

- 3.1 The Basildon District Local Plan identified 13 plotland areas within the Borough. These are:
- i) Fobbing (also referred locally as Crooked Brook),
 - ii) Bells Hill Road/Hawkesbury Bush Lane,
 - iii) Stormonts Way, Langdon Hills,
 - iv) Northlands, Langdon Hills,
 - v) Green Lane, Little Burstead,
 - vi) Broomhills Chase, Little Burstead,
 - vii) Break Egg Hill, Billericay,
 - viii) Crays Hill,
 - ix) Newhouse Farm and Castledon Road, Wickford,
 - x) Ramsden View Road, Wickford,
 - xi) Fairmead, Wickford,
 - xii) Wickford Lawns, Shotgate, and
 - xiii) North Benfleet.
- 3.2 The plotland areas are identified on the proposals map for the Basildon District Local Plan. Some of these areas are extensive, and include large areas of undeveloped greenfield land as well as areas of low density plotland development. The extent of these areas has implications for plan-making as it is currently difficult to define those areas within them which may be suitable for additional sustainable development, consistent with the policy exceptions set out in paragraph 89 of the NPPF.

4. OBJECTIVES OF THE STUDY

- 4.1 The Core Strategy Revised Preferred Options Report 2013 indicated that the Council would seek to permit limited development within the 13 plotland areas in Basildon Borough in order to improve their character and visual amenity. Draft Core Policy 1 indicated that this would provide capacity for around 375 homes in the period from 2011 to 2031. Draft Core Policy 11 indicated that development would be permitted on infill plots and corner plots with an existing road frontage subject to consideration of the character of the local area. However, this policy approach was not informed by a detailed appraisal of their capacity to accommodate growth. The purpose of this study is to provide the evidence needed to support (or not) additional development within the plotlands, to identify any criteria that should be attached to such development, and to inform a more robust assessment of the capacity of the plotlands to accommodate housing growth. The outcomes of this study will inform the review of the boundary designations of plotlands for planning purposes on the New Local Plan's Policies Map and associated policies within the New Local Plan.
- 4.2 The objectives of this study are therefore defined as follows:
- 1) To redefine the boundaries of the plotland designations on the Policies Map in order to prevent piecemeal development on outlying land which would be harmful to the character of the Green Belt or the purposes of including land within the Green Belt.
 - 2) To identify those plotland areas where additional infill development could potentially occur without causing harm to:
 - a. The character of the plotland area; or
 - b. To the openness of the Green Belt or the purposes of including land within it.
 - 3) Identify the scale of development that may be appropriate in each of the plotland areas where additional development could potentially occur, taking into account constraints, without causing harm to the character of the plotland area, the openness of the Green Belt or the character of the wider landscape.
 - 4) Identify design criteria that should be applied in those plotland areas where development may be permitted.
 - 5) Provide a robust estimation of the housing capacity of each plotland areas.

5. METHODOLOGY

Primary Data Capture

- 5.1 The current extent of plotland designations is shown on the proposals map accompanying the 1998 Basildon District Local Plan. Each of the 13 plotland areas shown on this map were subject to an aerial survey during July 2015, with oblique photos taken of each area from different angles. This allowed for the extent of development and vegetative cover within each of the plotland areas to be identified at a fixed period in time.
- 5.2 These photographs were supplemented by a site visit for each of those plotland areas where it is safe for officers to visit. A risk assessment was undertaken to determine which plotlands could be safely visited. The site visit was used to capture the character of each plotland area from street level.
- 5.3 The aerial photographs, and where available, site visit notes were used to capture the following characteristics of each plotland area:
- The storey height of buildings;
 - The amount of space around and between buildings, and a description of its quality;
 - The amount of ancillary buildings associated with residential dwellings, and a description of their quality;
 - Other buildings and uses present within the area, and a description of their quality and/or impact on the quality of the site;
 - Identification of vacant plots, and a description of their quality;
 - The extent and quality of the road way and the presence of infrastructure such as street lighting;
 - The topography of the plotland area;
 - Any natural landscape features present.

Secondary Data

- 5.4 Enforcement records for all plotland areas were reviewed in order to determine the status of existing development with the plotlands. The purpose of such a review will be to understand the extent of development within the plotland areas that:
- a) Was unauthorised at the point of construction (but may now be lawful due to the passage of time / retrospective permission); and
 - b) Is currently unauthorised.
- 5.5 This will ensure that any revision to the plotland boundaries is fair, and does give an advantage to those who have sought to circumvent planning law by creating untidy sites, or through unauthorised development/land use.

Defining the Boundaries of Plotland Designations

- 5.6 The current extent of plotland designations on the proposals map includes, in some instances, large areas of land which are currently undeveloped and

Greenfield in nature. If development is to be permitted within these plotland areas, the defined boundaries of the plotland need to be drawn more tightly around the developed plots to ensure that the openness and purposes of including land within the Green Belt is retained.

- 5.7 The survey data and where necessary the secondary data will therefore be used to redefine the plotlands. The boundaries of the plotlands will be redrawn to follow the curtilage of the outer most developed plots in any cluster. This may ultimately result in:
- a) Some outlying developed plots from being excluded from the designated plotland; and/or
 - b) Some plotland areas being divided into two or more separate sub-areas.
- 5.8 Where vacant Greenfield plots fall within these clusters, they will be included within the revised boundary of the plotland.

Identifying Plotland Areas with Development Potential

- 5.9 There is a need to consider the physical capacity of each plotland to accommodate growth. It will be necessary to count for each plotland area the number of vacant plots, which a) fall within the revised plotland boundary, and b) occupy a frontage and/or corner position. This will provide an assessment of the physical capacity of the plotland to accommodate growth.

Determining the Scale of Development that may be appropriate

- 5.10 Whilst development may potentially be deemed appropriate in some of the plotland areas, they will nonetheless either remain part of the Green Belt, or even where removed from the Green Belt sit within a landscape that is relatively less developed than urban parts of the borough. As such the scale of development should reflect the character of the local environment, and where appropriate the need to maintain the openness, and the purposes of including land within the Green Belt.
- 5.11 The site surveys will have revealed local characteristics of each plotland area, and as such information will be drawn from these on plot widths, plot depths, space between buildings, building heights and the character of the landscape in each of the plotland areas in order to ensure that new development complements both the existing landscape and the built form in these areas.
- 5.12 Additionally, information will have been collected on the vacant plots within each plotland area. Some of these plots may not be suitable for development due to the presence of physical constraints such as group and woodland Tree Preservation Orders, ecological designations, flood risk, or accessibility. Such plots will be removed from further consideration. Where plots would potentially be suitable for development, the characteristics of the built form within each of the plotland areas will be applied to the vacant plots to determine if they can accommodate suitably designed development. This

will have implications for the quantum of development that can be accommodated.

Estimating the Housing Capacity of Plotland Areas

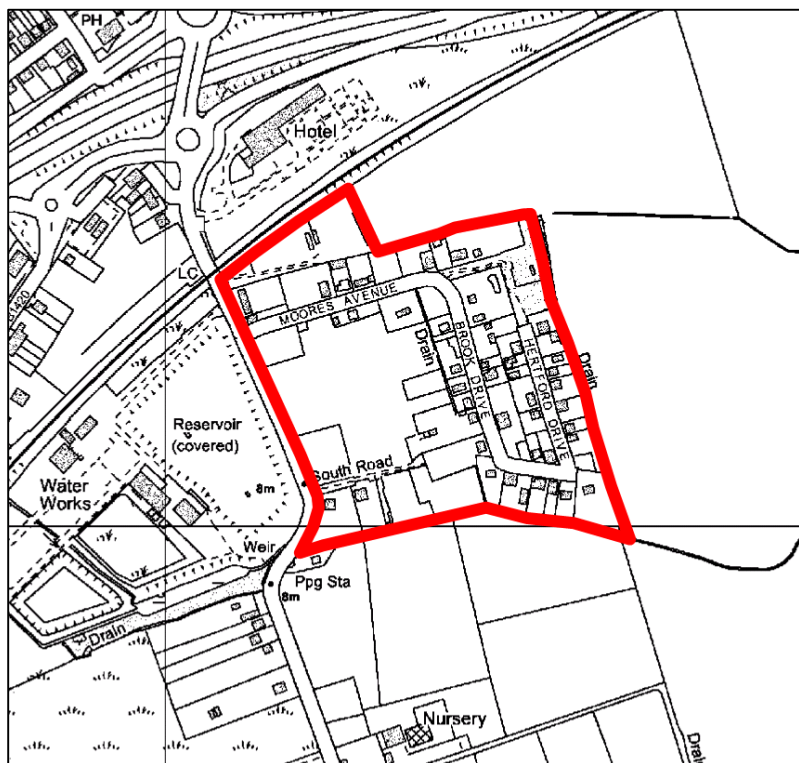
- 5.13 Having regard to the findings above, it will be possible to calculate a housing capacity for each plotland area, and also a capacity for the plotland areas as a whole which can feature within calculations of housing land supply moving forward.

6. ASSESSMENT OF SITES

Fobbing (also referred locally as Crooked Brook)

Description of the Plotland

This plotland area sits within a flat open part of the landscape to the south of Basildon, close to the area designated as South Essex marshes. It is located to the south of the A13 and to the Tilbury to Southend Railway track, but is well screened from these by vegetation. Access to this plotland area is via Moores Avenue and also via South Road, a private driveway, both off Fobbing High Road. An open paddock used for grazing sits between Moores Avenue and South Road, resulting in much of the development within the plotland area being set in the distance, and forming part of the landscape. Moores Avenue, Brook Drive and Hertford Drive are private roads that have been made up to a good standard, but do not benefit from footpaths or street lighting. There are a number of residential dwellings located within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets, and are relatively closely spaced when viewed from within the plotland. This tight spacing is less apparent from outside the area. Plots are generally tidy and well kept, with front gardens.



**Figure 1 and
Figure 2: Fobbing
Plotland**

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright.
100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map shows vacant plots within the Fobbing Plotland. Those shown in blue have been promoted through the HELAA. Those shown in pink are other areas of vacant land identified through this study which could potentially be developed for housing, and are subject to further investigation within this assessment.

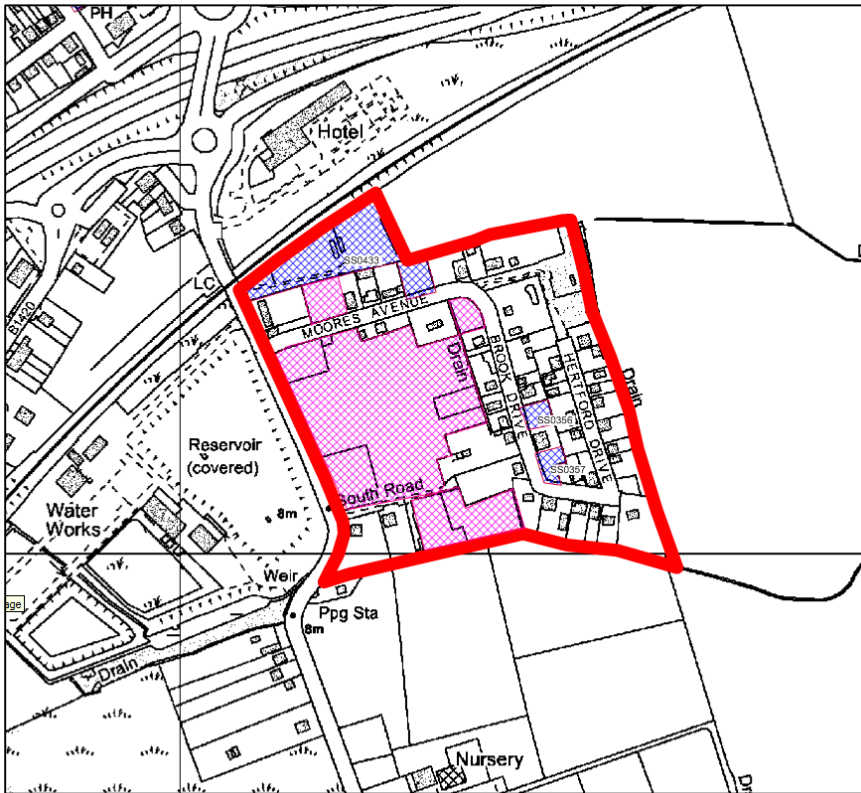


Figure 3: Potential development sites within Fobbing Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Other Constraints on Development Potential

In addition to those issues identified above, there are other constraints which may impact on development in this location, most notably issues of flood risk. The map below shows areas at risk of flooding. It indicates that some care needs to be taken with identifying additional housing capacity to the north east and very southern extent of this plotland area.

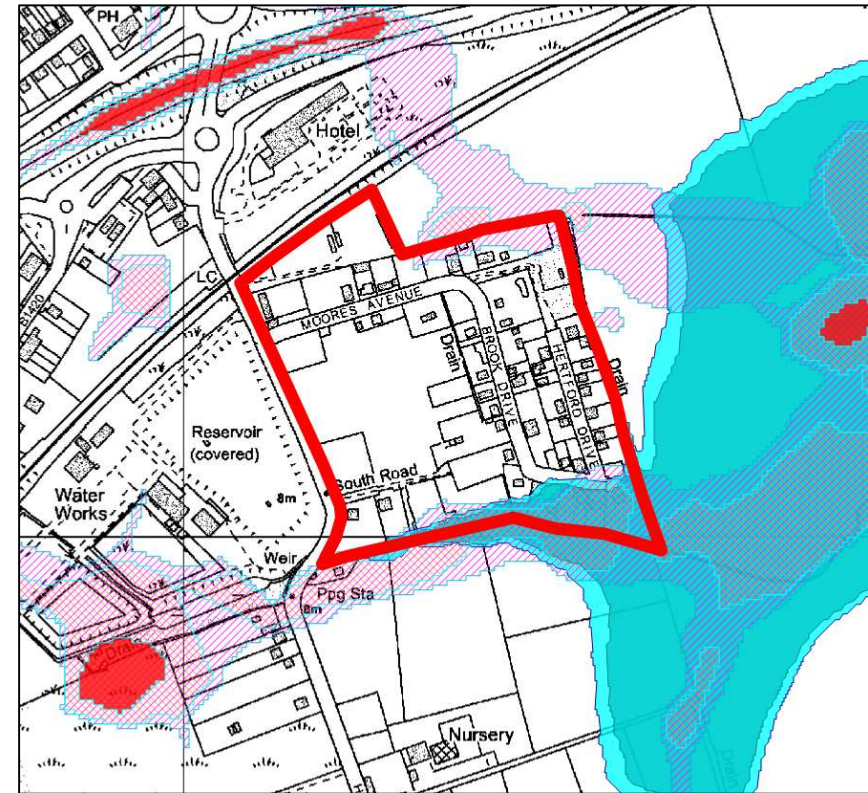


Figure 4: Flood Risk Constraints in and around Fobbing Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Fobbing Plotland indicates that the majority of the development within this area has occurred legally. There are some enforcement records associated with the use of land for the sale/repair of cars, the extension and alteration of existing properties, and the siting of mobile homes/caravans. However, these indiscretions have been relatively minor, and have been addressed. The plotland retains a relatively sparse development density, and has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

The larger extent of the paddock between Moores Avenue and South Road should be maintained, with particular reference to those parts of the paddock at the junction of Moores Avenue and South Road with Fobbing High Road. There is however scope for around 10 homes to be provided within this plotland area on the land adjacent to the railway line, and also on plots facing onto Moores Avenue, Brook Drive and South Road. Due to the scale of existing homes within this area, any new homes should be bungalows or bungalow chalets, and should be located to avoid those parts of the sites at risk from flooding, including surface water flooding.

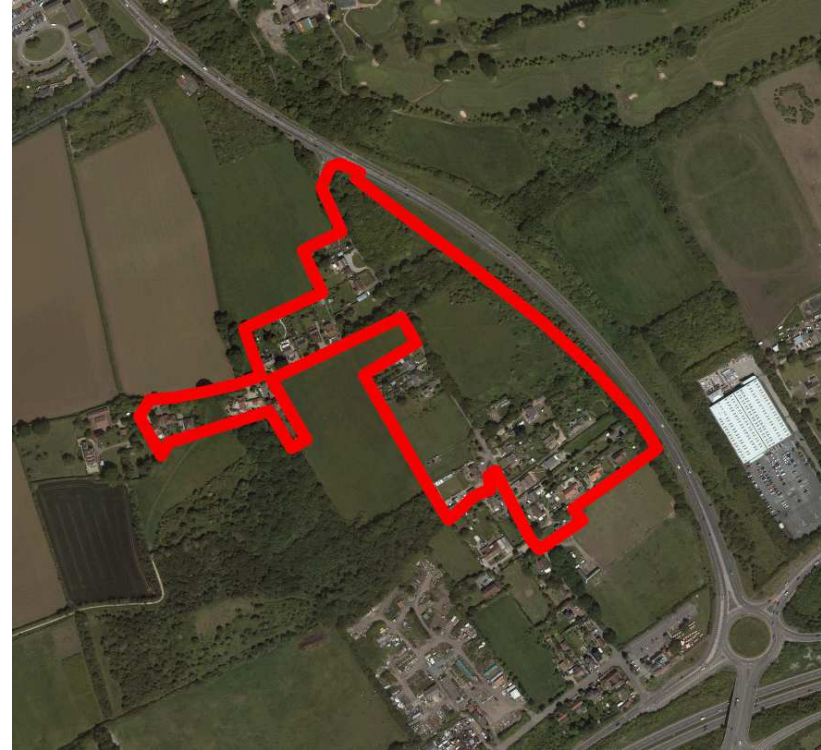
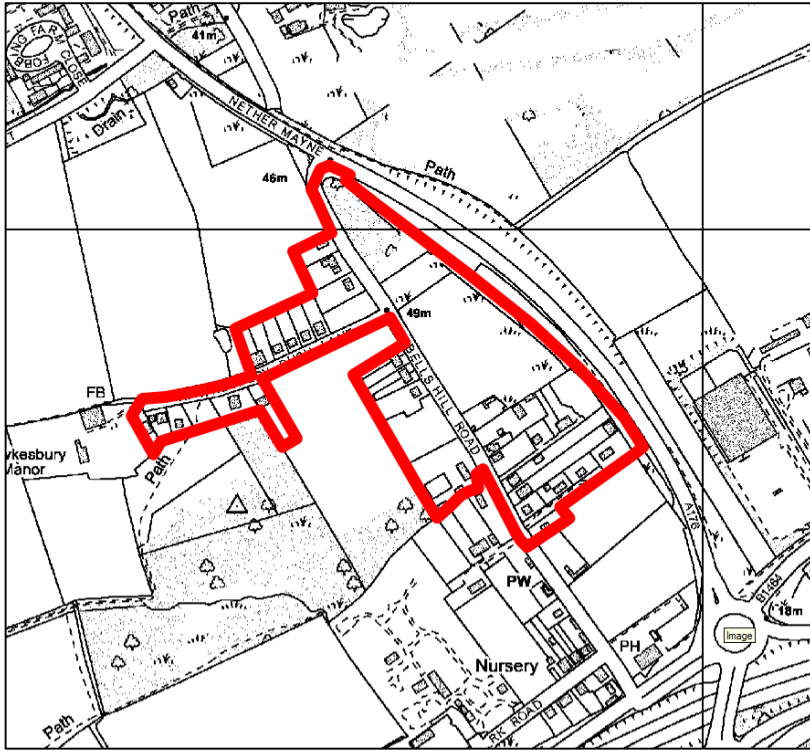
Recommendations

Fobbing Plotlands is a compact plotland area. It is therefore unnecessary to revise the boundary of this plotland within the emerging Local Plan. Due to its compact nature and enclosed location to the south of Railway line, some limited development should be permitted on infill plots within this plotland. Infill development should face onto Moores Avenue, Brook Drive or South Road, and should be in the form of bungalows or bungalow chalets. Remaining plots adjacent to Fobbing High Road should however remain un-developed and, the large paddock between Moores Avenue and South Road should only experience limited development incursion (2 or 3 homes).

Bells Hill Road/Hawkesbury Bush Lane

Description of the Plotland

This plotland area sits to the west of Nethermayne to the south of Basildon and north of the A13. It is well screened from view from the wider landscape and urban areas by vegetation. Access to this plotland is via Bells Hill Road which runs north-south through the plotland, and adjoins the junction of Nethermayne and the A13 to the south. The land rises from the A13 northwards in this part of the Borough, and Bells Hill Road follows this topography. Hawkesbury Bush Lane runs perpendicular to Bells Hill Road, westwards. Hawkesbury Bush Lane follows a ridge line, with land to the south falling away and providing open views of the landscape. Development is largely located to the north of Hawkesbury Bush Lane and along the western side of Bells Hill Road, and also along the southern portion of the eastern side of Bells Hill Road. There is also development siting outside the plotland to the south east within the administrative area of Thurrock. The roads within the plotland have been made up to a good standard and have street lighting, they do not benefit from footpaths. There are a number of residential dwellings located within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets, and are relatively closely spaced when viewed from within the plotland. This tight spacing is less apparent from outside the area. Plots are generally tidy and well kept, with front gardens.



**Figure 5 and
Figure 6: Bells
Hill Road /
Hawkesbury
Bush Lane
Plotland**

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. 100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map shows vacant plots within the Bells Hill / Hawkesbury Bush Lane Plotland. Those plots shown in blue have been promoted through the HELAA. No additional areas of vacant land have been identified through this study which could potentially be developed for housing.

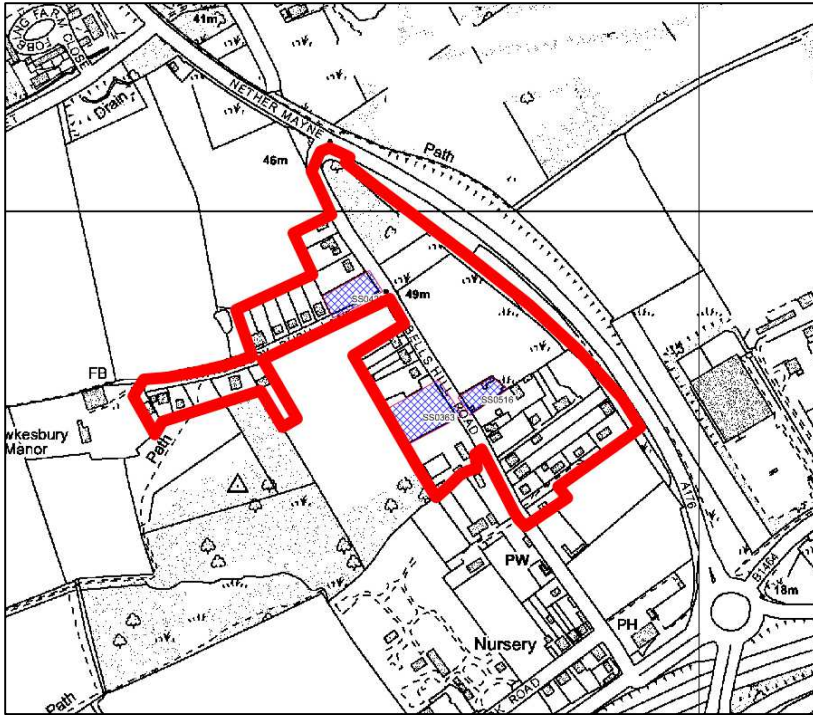


Figure 7: Potential development sites within Bells Hill/Hawkesbury Bush Lane Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Bells Hill /Hawkesbury Bush Lane Plotland indicates that the majority of the development within this area has occurred legally. There are some enforcement records associated with the use of land for the business use, the extension and alteration of existing properties, and the siting of mobile homes/caravans. However, these indiscretions have been relatively minor, and have been addressed. The plotland retains a relatively sparse development density, and has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

The majority of the un-developed land within this plotland comprises larger open paddocks along the eastern side of Bells Hill Road, much of which is also a Local Wildlife Site (LoWS). The development of these open paddocks would affect the rural character of the area, and its sense of enclosure from the wider landscape. Consequently, the development of these areas is not supported. However, there are three plots that have been promoted for development within this area, which sit adjacent to existing development and would potentially be acceptable if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to four new homes.

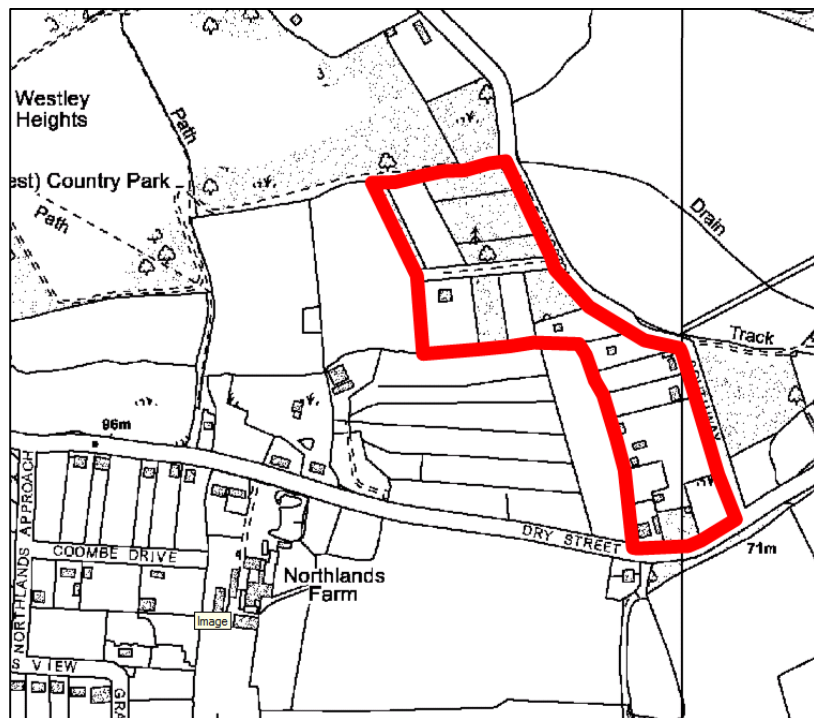
Recommendations

Bells Hill /Hawkesbury Bush Lane Plotland is a relatively compact plotland area. However there are large paddocks to the east of Bells Hill Road which are outside the developed area which should be removed from this Plotland area within the emerging Local Plan. Due to its compact nature and screened location, some limited development should be permitted on infill plots within this plotland. Infill development should face onto Bells Hill Road or Hawkesbury Bush Lane, and should be in the form of bungalows or bungalow chalets.

Stormonts Way, Langdon Hills Plotland

Description of the Plotland

This plotland area sits to the north of Dry Street in a rural part of the borough to the south of Basildon. It is well screened from views from the wider landscape by vegetation. Access to this plotland area is via Dry Street, a rural lane to the South, and from a collection of rural lanes to the north. These access roads, and roads within the plotland are made up to a passable standard, but do not benefit from footpaths or street lighting. There are a number of residential dwellings located within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets, the dwellings are set out sporadically within the plotland area. Plots are generally tidy and well kept, and some have front gardens.



**Figure 8 and
Figure 9:
Stormonts Way,
Langdon Hills
Plotland**

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. 100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map shows vacant plots within the Stormonts Way Plotland. Those plots shown in blue have been promoted through the HELAA. Those shown in pink are other areas of vacant land identified through this study which could potentially be developed for housing, and are subject to further investigation within this assessment.

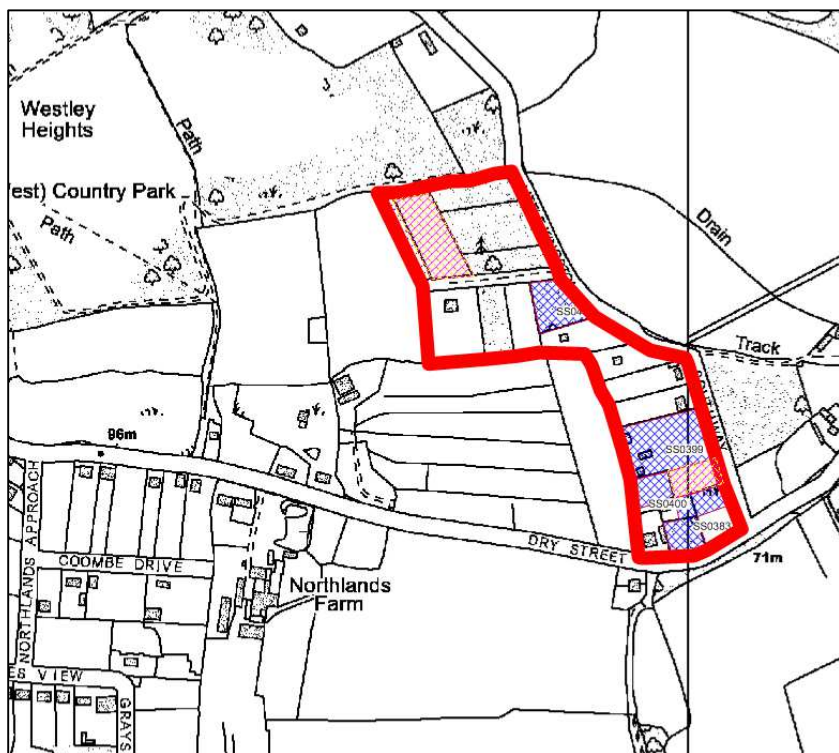


Figure 10: Potential development sites within Stormonts Way, Langdon Hills Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Stormonts Way Plotland indicates that the majority of the development within this area has occurred legally. There are some enforcement records dated to the 1990s associated with a single plot at the junction of Southway with Stormonts Way for business uses and un-tidy uses. There are limited additional indiscretions. The plotland retains a relatively sparse development density, and has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

There is a modest amount of un-developed land within this plotland. The area located to the north of this plotland comprises part of a Local Wildlife Site (LoWS). The development of this area would affect the rural character of the area, and consequently development of this area is not supported. However, there are five plots that have been promoted for development within this area, which sit adjacent to existing development and would potentially be acceptable if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to six new homes.

Recommendations

Stormonts Way Plotland is a relatively compact plotland area. The area to the north is undeveloped and should be removed from this Plotland area within the emerging Local Plan. Due to its compact nature and screened location, some limited development should be permitted on infill plots within the revised area of plotland. Infill development should face onto Southway or Little Kingston, and should be in the form of bungalows or bungalow chalets.

Northlands, Langdon Hills Plotland

Description of the Plotland

This plotland area sits mainly to the south of Dry Street, although there are parts to the north also. It is in a rural part of the borough to the south of Basildon. It is well screened from view from the wider landscape by vegetation. Access to this plotland area is via Dry Street. Dry Street and roads within the plotland are made up to a passable standard, but do not benefit from footpaths or street lighting. There are a number of residential dwellings located within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets and are set out along Northlands Approach, Coombe Drive, Thames View and Grays Avenue. Plots are generally tidy and well kept, and some have front gardens.

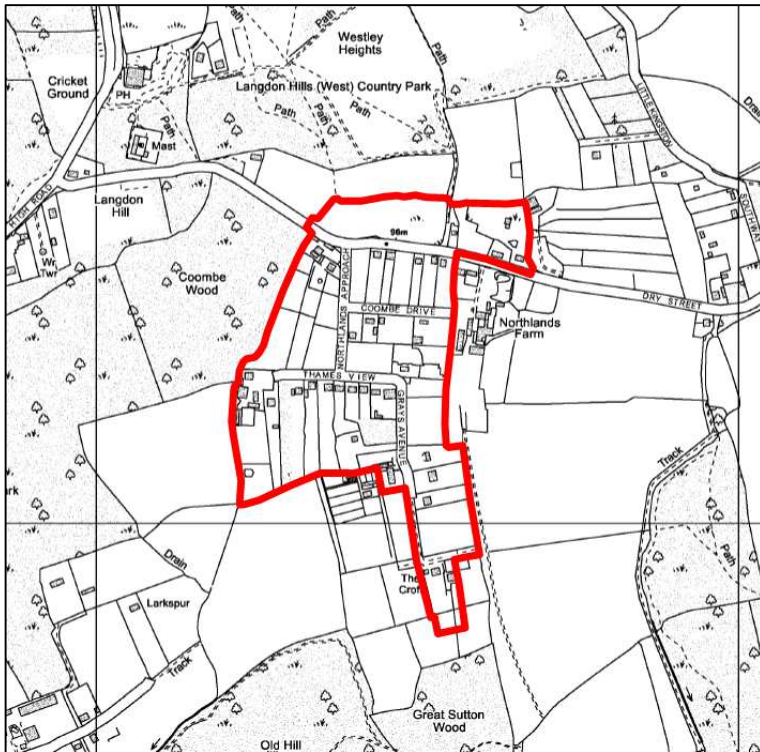


Figure 11 and Figure 12: Northlands, Langdon Hills Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright.
100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map shows vacant plots within the Northlands Plotland. Those plots shown in blue have been promoted through the HELAA. Those shown in pink are other areas of vacant land identified through this study which could potentially be developed for housing, and are subject to further investigation within this assessment.

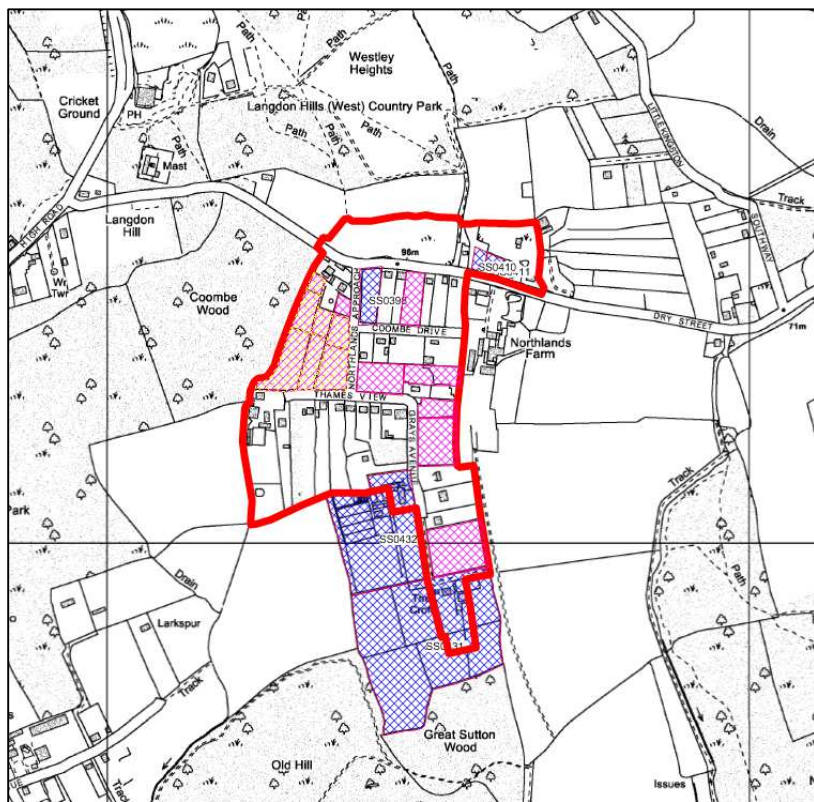


Figure 13: Potential development sites within Northlands, Langdon Hills Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Northlands Plotland indicates that the majority of the development within this area has occurred legally. There are some enforcement records dated to the 1990s associated with the provision of hard-standings and the siting of caravans on Thames View and Grays Avenue. This has resulted in the intensification of development in this part of the plotland, and also the extension of the plotland compared to that which was identified in the 1998 Local Plan.

Capacity for Housing

The majority of the un-developed land within this plotland comprises larger open paddocks to the north and west and residential backland areas. The development of these open paddocks and backland would affect the rural character of the area, and its sense of enclosure from the wider landscape. Consequently, the development of these areas is not supported. However, there are a number of plots that have been promoted for development within this remaining plotland area, which sit adjacent to existing development and would potentially be acceptable if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to 10 new homes.

Recommendations

Northlands Plotland is a large plotland area. There are paddocks sited to the north and west, and residential backland to the west which should remain undeveloped and be removed from the plotland within the emerging Local Plan. Due to its larger size, some limited development should be permitted on infill plots within this plotland. Infill development should face onto the existing roads and should be in the form of bungalows or bungalow chalets.

Green Lane, Little Burstead

Description of the Plotland

This plotland area sits to the east of Rectory Road and north of Dunton Road. It is in a rural part of the borough to the north of Basildon within Little Burstead. It is well screened from view from the wider landscape by vegetation. Access to this plotland area is via Rectory Road and New Road. Rectory Road and roads within the plotland are made up to a passable standard, some of which benefit from footpaths or street lighting. There are a number of residential dwellings located within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets and are set out along Rectory Road, New Road, Green Lane and The Chase. Plots are generally tidy and well kept, and some have front gardens.

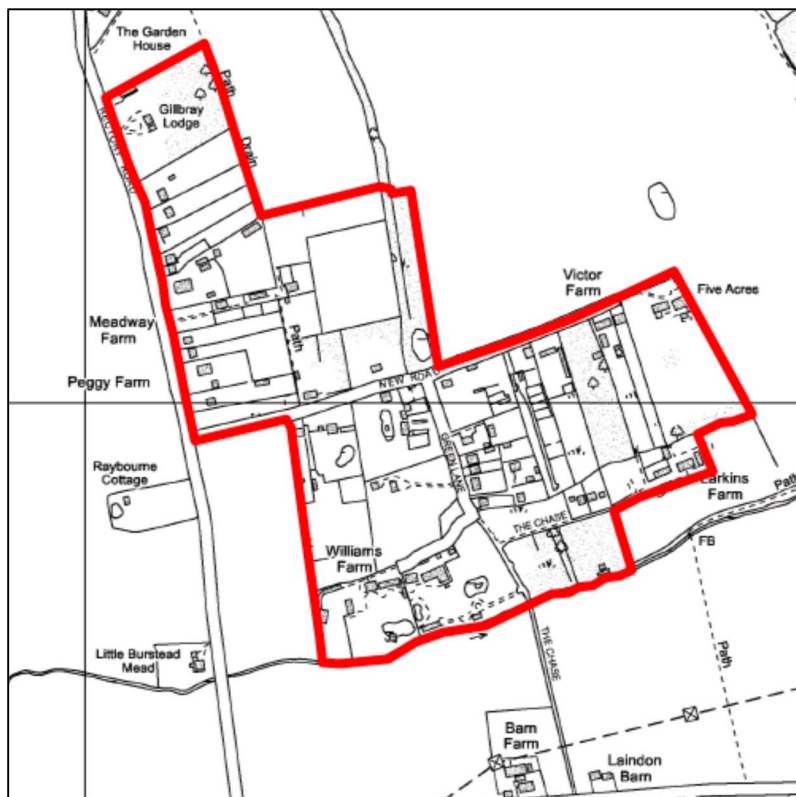


Figure 14 and Figure 15: Green Lane Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright.
100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map shows vacant plots within the Green Lane Plotland. Those plots shown in blue have been promoted through the HELAA. Those shown in pink are other areas of vacant land identified through this study which could potentially be developed for housing, and are subject to further investigation within this assessment.

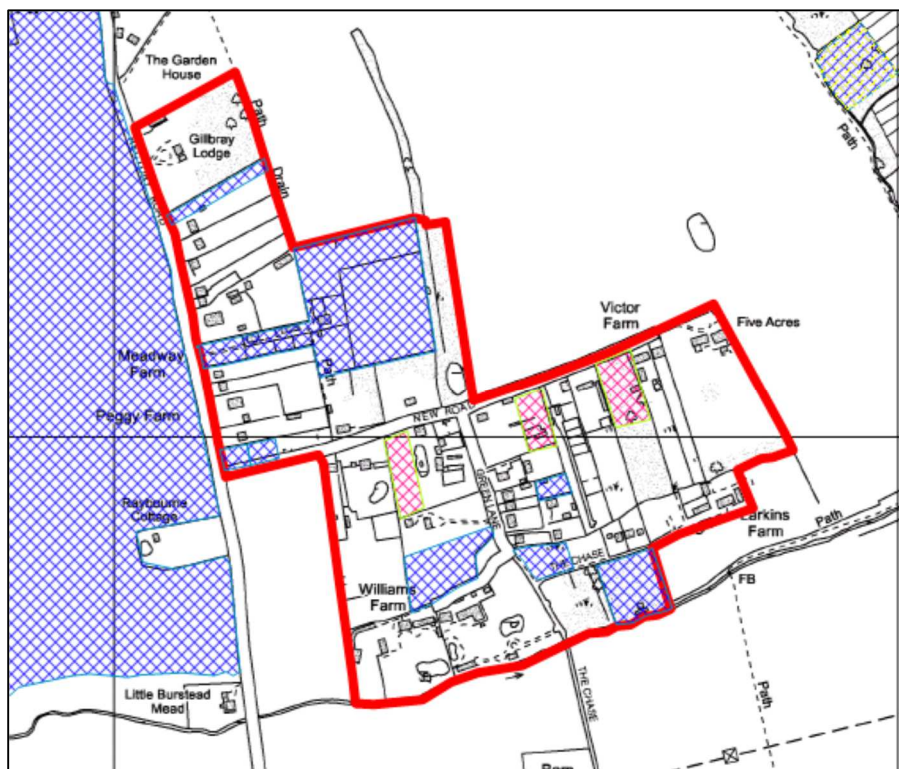


Figure 16: Potential development sites within Green Lane Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Other Constraints on Development Potential

In addition to those issues identified above, there are other constraints which may impact on development in this location, most notably issues of flood risk. The map below shows areas at risk of flooding. It indicates that some care needs to be taken with identifying additional housing capacity to the southern extent of this plotland area.

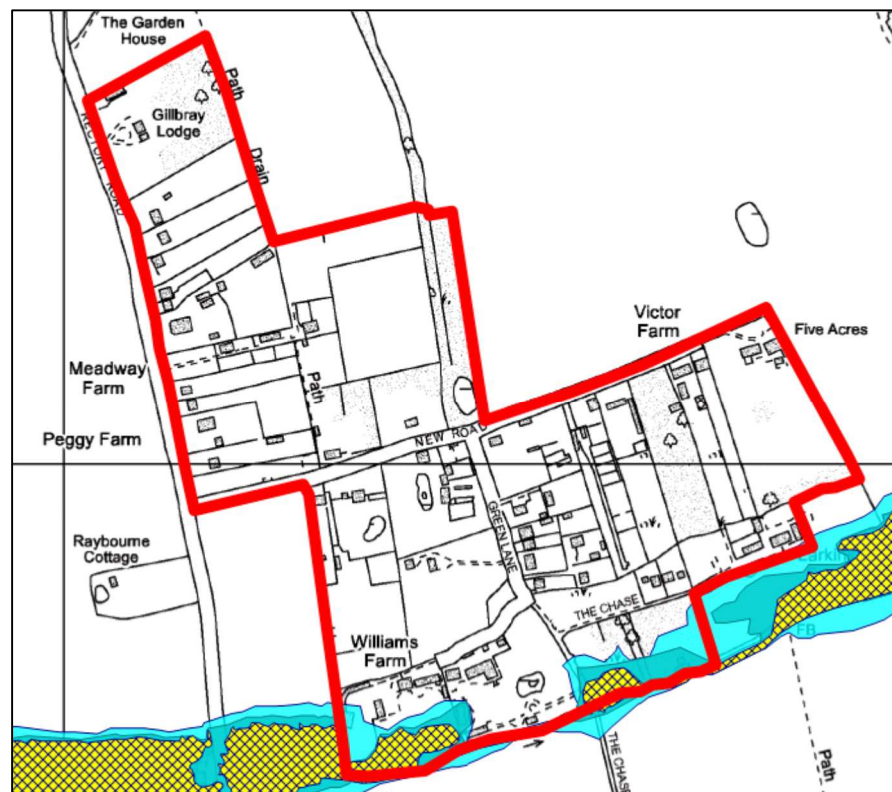


Figure 17: Flood Risk Constraints in and around Green Lane Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Green Lane Plotland indicates that the majority of the development within this area has occurred legally. There are some enforcement records dated within the last decade or so for business uses, the siting of mobile homes/caravans and un-authorised development. There are limited additional indiscretions. The plotland retains a relatively modest development density, and has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

The majority of the un-developed land within this plotland comprises open paddocks and residential backland areas. The development of these open paddocks and backland would affect the rural character of the area, and its sense of enclosure from the wider landscape. Consequently, the development of these areas is not supported. However, there are a number plots that have been promoted for development within this remaining plotland area, which sit adjacent to existing development and would potentially be acceptable if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to 10 new homes.

Recommendations

Green Lane Plotland is a large plotland area. There are paddocks and residential backland situated mainly on the outer edge of the plotland which should remain undeveloped and be removed from the plotland within the emerging Local Plan. Due to its larger size, some limited development should be permitted on infill plots within this plotland. Infill development should face onto the existing roads and should be in the form of bungalows or bungalow chalets.

Broomhills Chase, Little Burstead

Description of the Plotland

This plotland area sits to the south of Laindon Common Road. It is in a rural part of the borough to the north of Basildon within Little Burstead. It is well screened from view from the wider landscape by vegetation. Access to this plotland area is via Broomhills Chase. Broomhills Chase within the plotland is made up to a passable standard, but it does not benefit from footpaths or street lighting. There are a number of residential dwellings located within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets and are set out along Broomhills Chase. Plots are generally tidy and well kept, and some have front gardens.

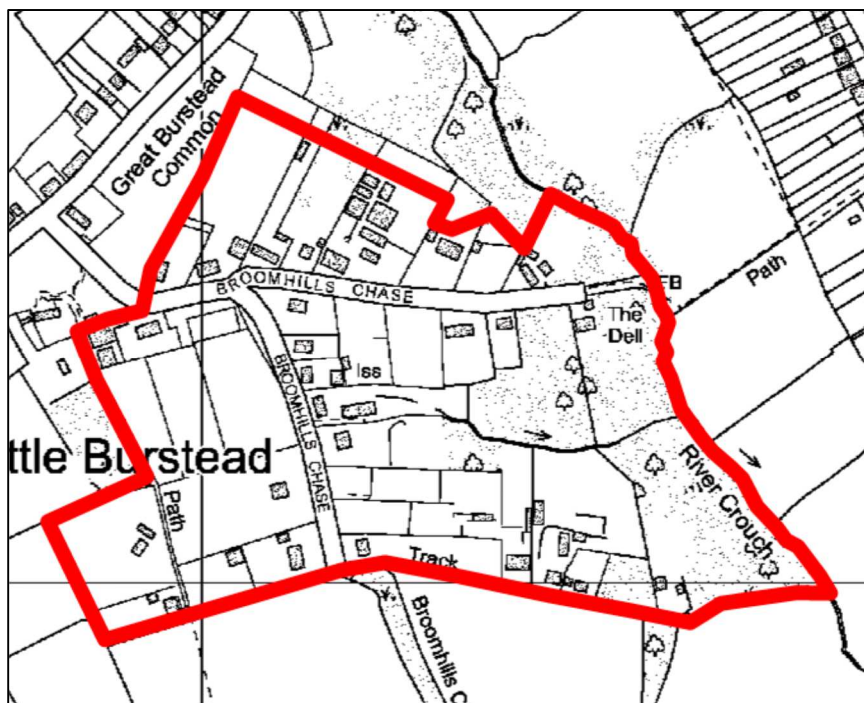


Figure 18 and Figure 19: Broomhills Chase Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright.
100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map shows vacant plots within the Broomhills Chase Plotland. Those plots shown in blue have been promoted through the HELAA. Those shown in pink are other areas of vacant land identified through this study which could potentially be developed for housing, and are subject to further investigation within this assessment.

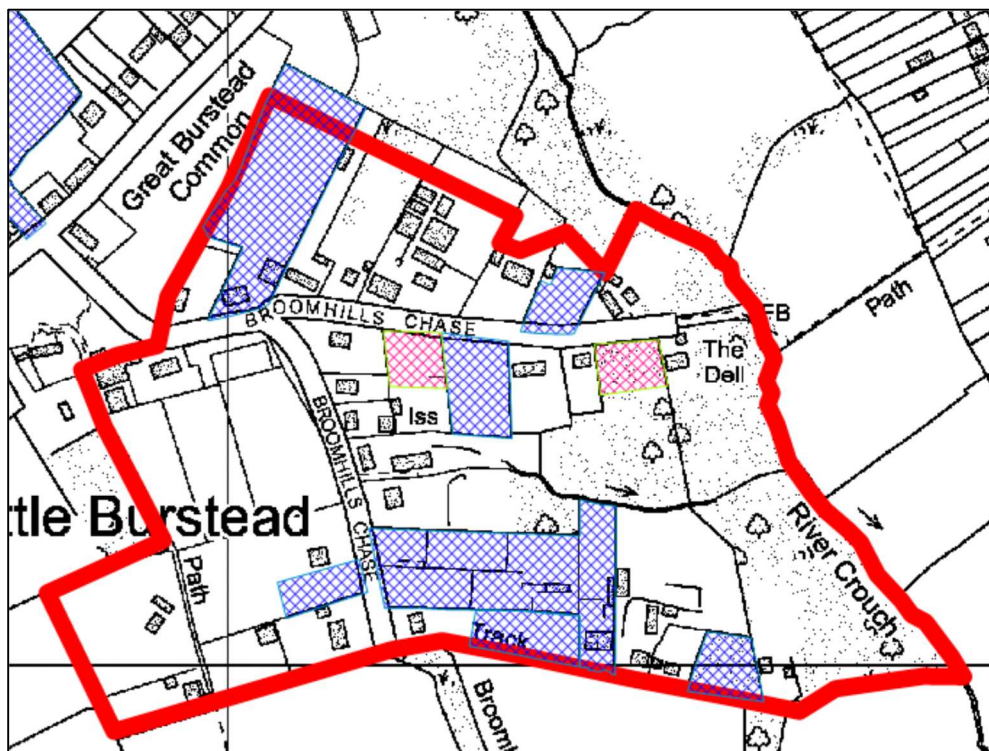


Figure 20: Potential development sites within Broomhill Chase Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Broomhills Chase Plotland indicates that the majority of the development within this area has occurred legally and there are limited additional indiscretions which included the siting of mobile homes/caravans and unauthorised development. The plotland retains a relatively modest development density, and has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

The majority of the un-developed land within this plotland comprises open paddocks to the north, east and west and residential backland areas. This plotland comprises part of a Local Wildlife Site (LoWS) to the east. The development of these open paddocks, LoWS and backland would affect the rural character of the area, and its sense of enclosure from the wider landscape. Consequently, the development of these areas is not supported. However, there are a number plots that have been promoted for development within this remaining plotland area, which sit adjacent to existing development and would potentially be acceptable if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to eight new homes.

Recommendations

Broomhills Chase Plotland is a relatively large plotland area. There are paddocks, part of a LoWS and residential backland situated mainly on the outer edge of the plotland which should remain undeveloped and be removed from the plotland within the emerging Local Plan. Due to its size, some limited development should be permitted on infill plots within this plotland. Infill development should face onto the existing roads and should be in the form of bungalows or bungalow chalets.

Break Egg Hill, Billericay

Description of the Plotland

This plotland area sits to the south of Break Egg Hill. It is in a rural part of the borough just outside the urban area of Billericay located to the south and west. It is well screened from view from the wider landscape by vegetation. Access to this plotland area is via Break Egg Hill. Break Egg Hill and Brackendale within the plotland are made up to a passable standard, but they do not benefit from footpaths or street lighting. There are a number of residential dwellings located within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets and are set out along Break Egg Hill and Brackendale. Plots are generally tidy and well kept, and some have front gardens.

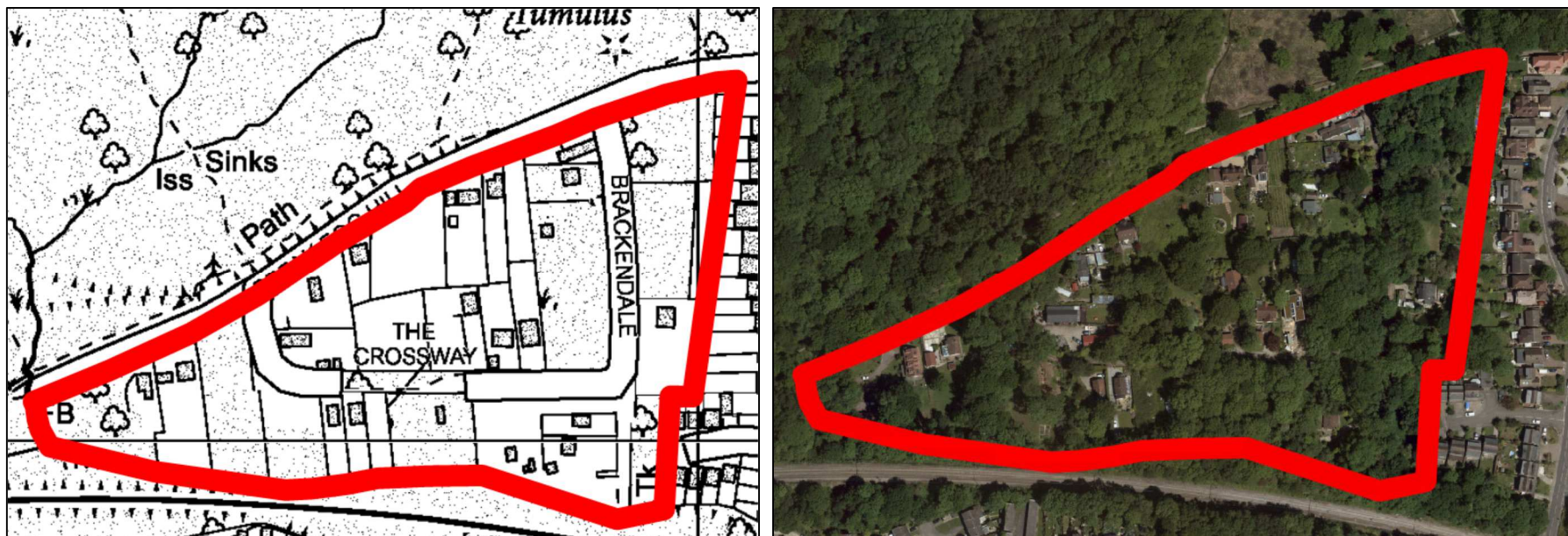


Figure 21 and Figure 22: Break Egg Hill Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map with the areas highlighted in blue shows the land promoted through the HELAA.

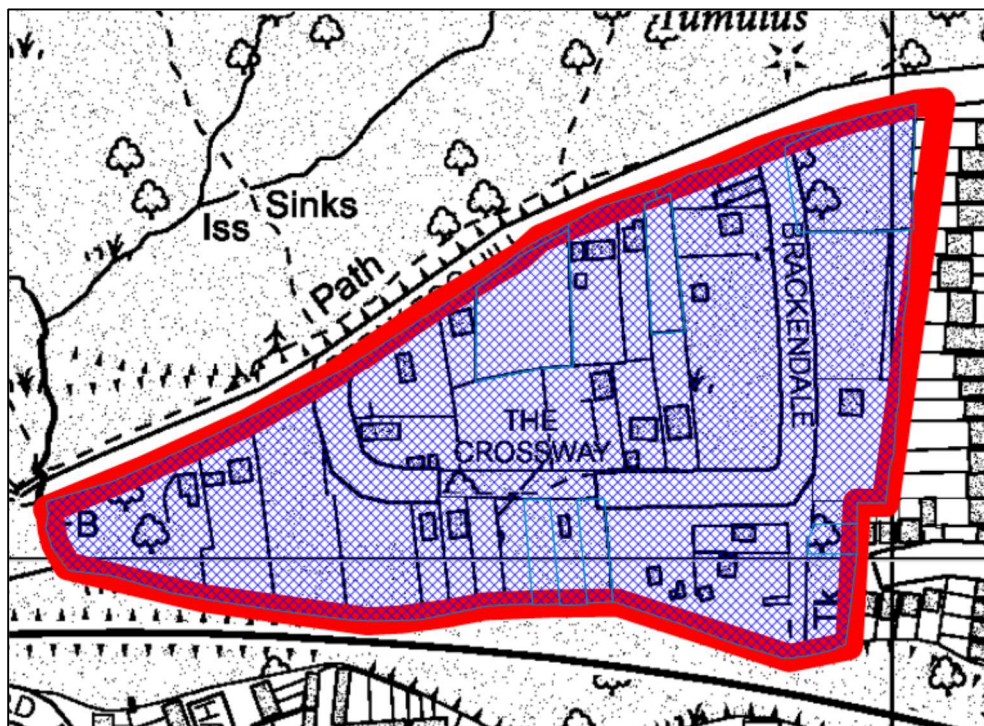


Figure 23: Potential development sites within Break Egg Hill Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Break Egg Hill Plotland indicates that the majority of the development within this area has occurred legally and there are limited additional indiscretions which included the siting of mobile homes/caravans and unauthorised development. The plotland retains a relatively modest development density, and has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

The majority of the un-developed land within this plotland comprises dense vegetation including trees and hedgerows. The development of these vegetated areas would affect the rural character of the area, and its sense of enclosure from the wider landscape. However, there are a number of plots fronting Break Egg Hill to the north which could be suitable for infill development if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to three new homes however these may be geographically challenging due to sloping in the area.

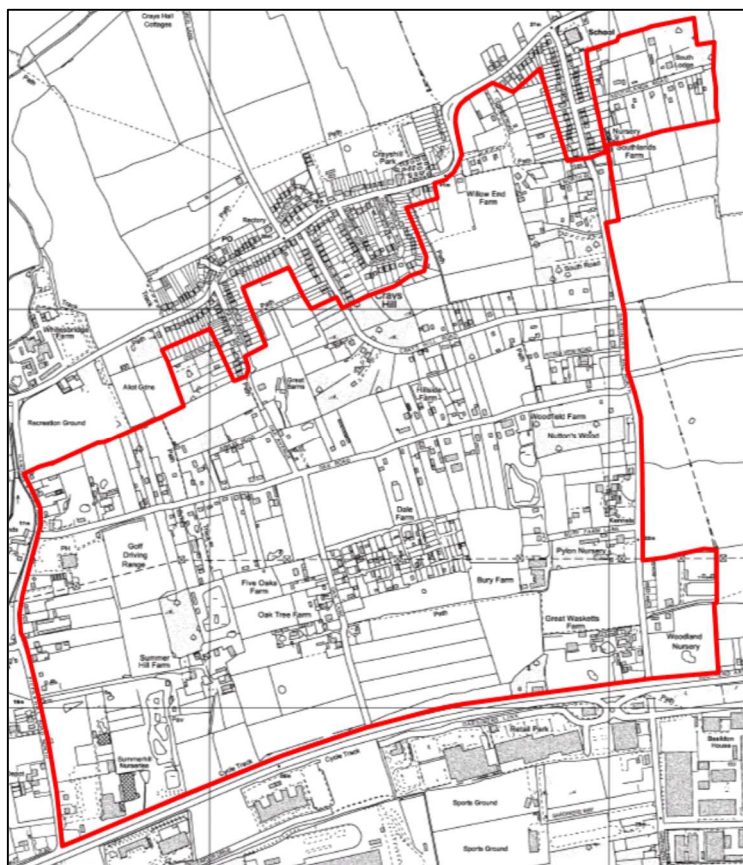
Recommendations

Break Egg Hill Plotland is a relatively small plotland area. There are expanses of vegetated areas which should remain undeveloped. Due to its size, some limited development should be permitted on infill plots within this plotland although there may be geographical issues that would have to be overcome. Infill development should face onto the existing roads and should be in the form of bungalows or bungalow chalets.

Crays Hill

Description of the Plotland

This plotland area sits to the south of Crays Hill. It is in a rural part of the borough to the north of Basildon. There is vegetation throughout the area which provides some screening as well as large paddocks and fields. Access to this plotland area is via Oak Road and Oak Avenue which are at crossroads through the centre of the site. The A127 lies to the south and the A129 to the north. The roads in the area are made up to a passable standard, and some benefit from footpaths or street lighting. There are a number of residential dwellings and gypsy and traveller sites located within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets and are set out mainly along Crays Hill Road and Oak Road. Plots are generally tidy and well kept, and some have front gardens.



**Figure 24 and Figure 25:
Crays Hill Plotland**

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright.
100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map with the areas highlighted in blue shows the land promoted through the HELAA.

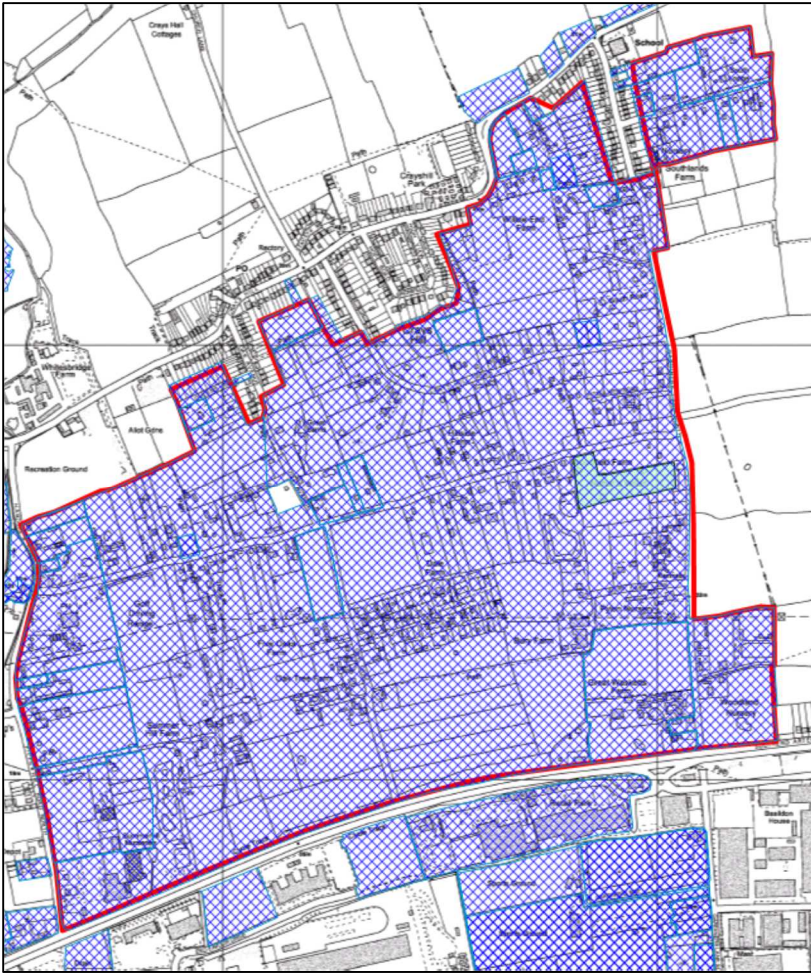


Figure 26: Potential development sites within Crays Hill Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Other Constraints on Development Potential

In addition to those issues identified above, there are other constraints which may impact on development in this location, most notably issues of flood risk. The map below shows areas at risk of flooding. It indicates that some care needs to be taken with identifying additional housing capacity to the western extent of this plotland area.

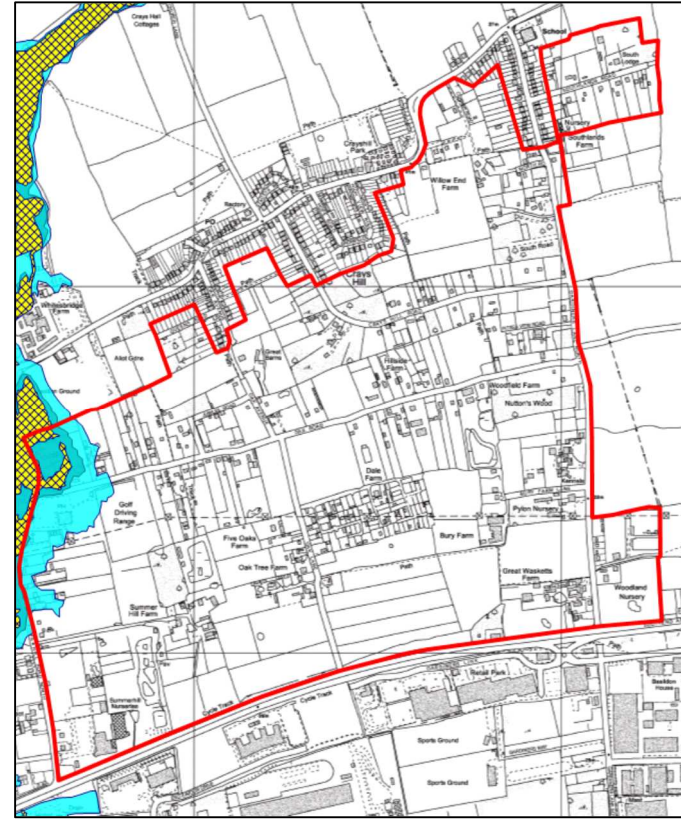


Figure 27: Flood Risk Constraints in and around Crays Hill Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Crays Hill Plotland indicates a significant amount of enforcement action within the area. There are a number of enforcement records generally associated with unauthorised development, the siting of mobile homes/caravans and the use of land for business use. Most significantly, the former unauthorised traveller encampment at Dale Farm was located in this area. Despite this unauthorised activity, the plotland retains a relatively moderate development density within clustered areas. This plotland has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

The majority of the un-developed land within this plotland comprises open fields and dense vegetation including trees and hedgerows. The development of these areas would affect the rural character of the area, and its sense of enclosure from the wider landscape. Consequently, the development of these areas is not supported. However, there are a number of plots that have been promoted for development within this remaining plotland area, which sit adjacent to existing development and would potentially be acceptable if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to 50 new homes.

Recommendations

Crays Hill Plotland is a relatively large plotland area. There are expanses of fields and vegetated areas which should remain undeveloped. Due to its size, some limited development should be permitted on infill plots within this plotland. Infill development should face onto the existing roads and should be in the form of bungalows or bungalow chalets.

Newhouse Farm and Castledon Road, Wickford

Description of the Plotland

This plotland area sits to the north of London Road. It is in a rural part of the borough south east of Ramsden Bellhouse and west of Wickford. There is vegetation throughout the area which provides some screening as well as large paddocks and fields. The river Crouch runs partway through the site. Access to this plotland area is via London Road and Castledon Road. The roads in the area are made up to a passable standard, and some benefit from footpaths or street lighting. There are a number of residential dwellings located within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets and are set out along the numerous roads within. Plots are generally tidy and well kept, and some have front gardens.

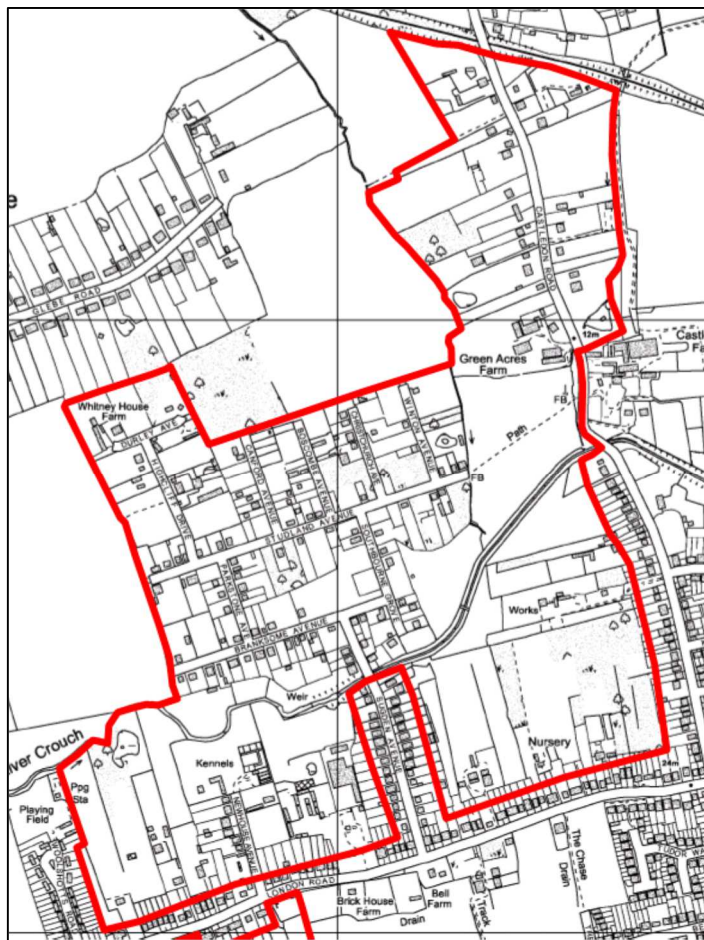


Figure 28 and Figure 29: Newhouse Farm and Castledon Road Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.

© Crown copyright.
100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map shows vacant plots within the Newhouse Farm and Castledon Road Plotland. Those plots shown in blue have been promoted through the HELAA. Those shown in pink are other areas of vacant land identified through this study which could potentially be developed for housing, and are subject to further investigation within this assessment.

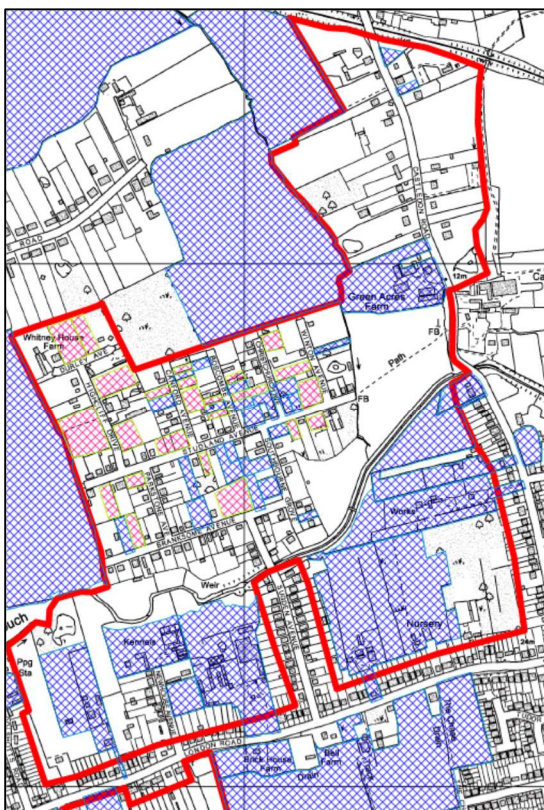


Figure 30: Potential development sites within Newhouse Farm and Castledon Road Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Other Constraints on Development Potential

In addition to those issues identified above, there are other constraints which may impact on development in this location, most notably issues of flood risk. The map below shows areas at risk of flooding. It indicates that some care needs to be taken with identifying additional housing capacity close to the River Crouch.

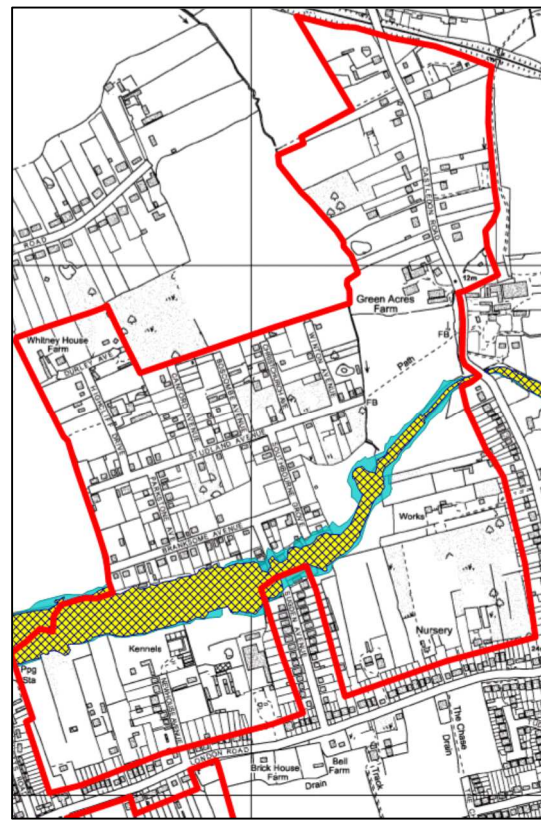


Figure 31: Flood Risk Constraints in and around Newhouse Farm and Castledon Road Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Newhouse Farm and Castledon Road Plotland indicates that the majority of the development within this area has occurred legally. There are a moderate number of enforcement records generally associated with development, the siting of mobile homes/caravans and the use of land for the business use. However, these indiscretions have been relatively minor, and have been addressed. The plotland retains a relatively sparse development density, and has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

The majority of the un-developed land within this plotland comprises open paddocks and fields and vacant vegetated areas. The development of these open paddocks and fields would affect the rural character of the area, and its sense of enclosure from the wider landscape. Consequently, the development of these areas is not supported. However, there are numerous plots that have been promoted for development within this area, which sit adjacent to existing development and would potentially be acceptable if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to 40 new homes.

Recommendations

Newhouse Farm and Castledon Road Plotland is a relatively large plotland area. However there are large fields and paddocks to the east adjacent Castledon Road and south of the plotland area between the River Crouch and London Road which are outside the developed area. These areas should be removed from this Plotland area within the emerging Local Plan. Due to the resulting relatively compact nature and screened location, some development should be permitted on infill plots within this plotland. Infill development should face onto the roads and should be in the form of bungalows or bungalow chalets.

Ramsden View Road, Wickford

Description of the Plotland

This plotland area sits to the south of London Road. It is in a rural part of the borough to the west of Wickford. It is relatively open with some vegetation between plots. Access to this plotland area is via Ramsden View Road. Ramsden View Road within the plotland is made up to a passable standard, but it does not benefit from footpaths or street lighting. There are a number of residential dwellings located within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets and are set out along Ramsden View Road. Plots are generally tidy and well kept, and some have front gardens.

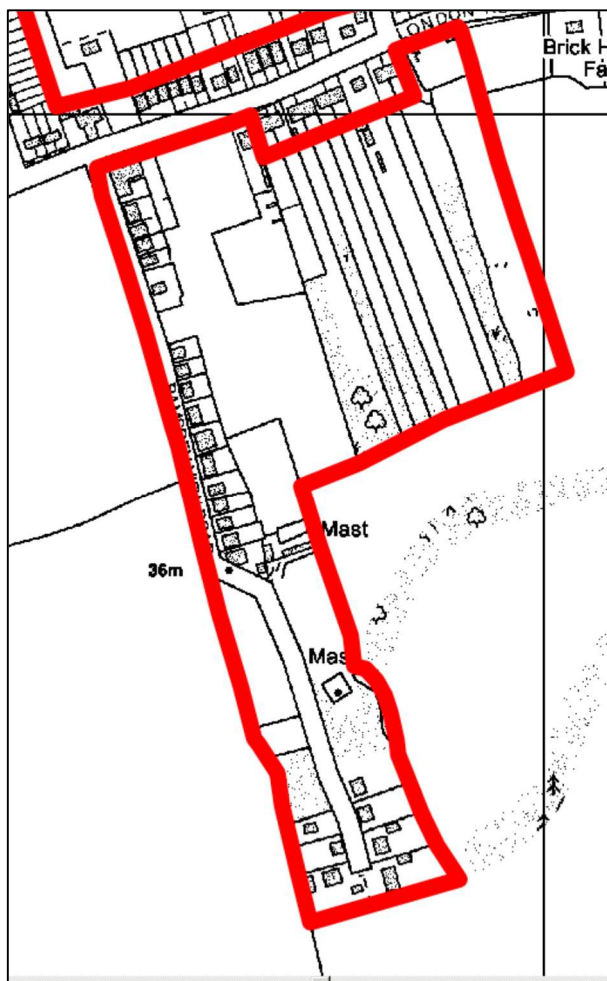


Figure 32 and Figure 33: Ramsden View Road Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright.
100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map shows vacant plots within the Ramsden View Road Plotland. Those plots shown in blue have been promoted through the HELAA. Those shown in pink are other areas of vacant land identified through this study which could potentially be developed for housing, and are subject to further investigation within this assessment.

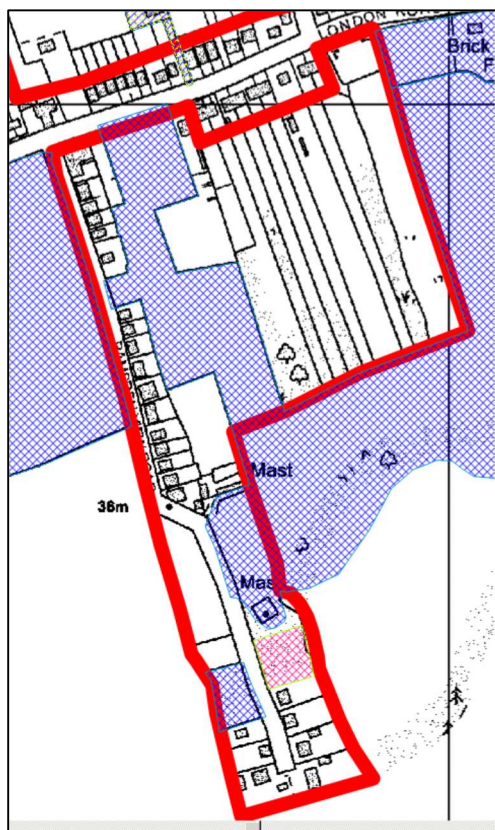


Figure 34: Potential development sites within Ramsden View Road Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.

© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Ramsden View Road Plotland indicates limited indiscretions which include unauthorised development and the siting of mobile homes/caravans. The plotland retains a relatively modest development density, and has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

The majority of the un-developed land within this plotland comprises residential backlands to the properties located on London Road and an area of vegetation to the centre of Ramsden View Road. The development of the central vegetation and backland area would affect the rural character of the area. Consequently, the development of these areas is not supported. However, there are a few plots that have been promoted for development within this remaining plotland area, which sit adjacent to existing development and would potentially be acceptable if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to five new homes.

Recommendations

Ramsden View Road Plotland is a relatively small plotland area. There are large residential backland serving the dwellings along London Road and a central area of vegetation within Ramsden View Road which should remain undeveloped and be removed from the plotland within the emerging Local Plan. Due to its size, some limited development should be permitted on infill plots within this plotland. Infill development should face onto the existing roads and should be in the form of bungalows or bungalow chalets.

Fairmead, Wickford

Description of the Plotland

This plotland area sits to the north of the A127 and south of Cranfield Park Road. It is in a rural part of the borough south of Wickford. There is vegetation throughout the area which provides some screening as well as large paddocks and fields. The settlements within this plotland are in smaller clusters. Access to this plotland area is via the A127 and Cranfield Park Road. The roads within the area are made up to a passable standard, and some benefit from footpaths or street lighting. There are a number of residential dwellings located in clusters within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets and are set out along the numerous roads within. Plots are generally tidy and well kept, and some have front gardens.

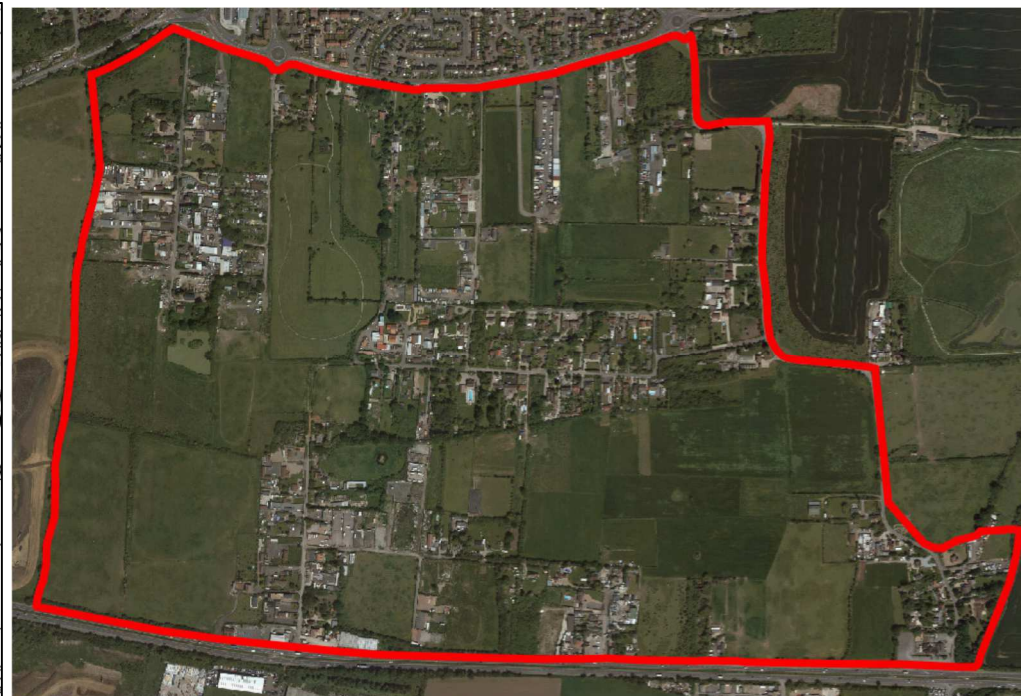
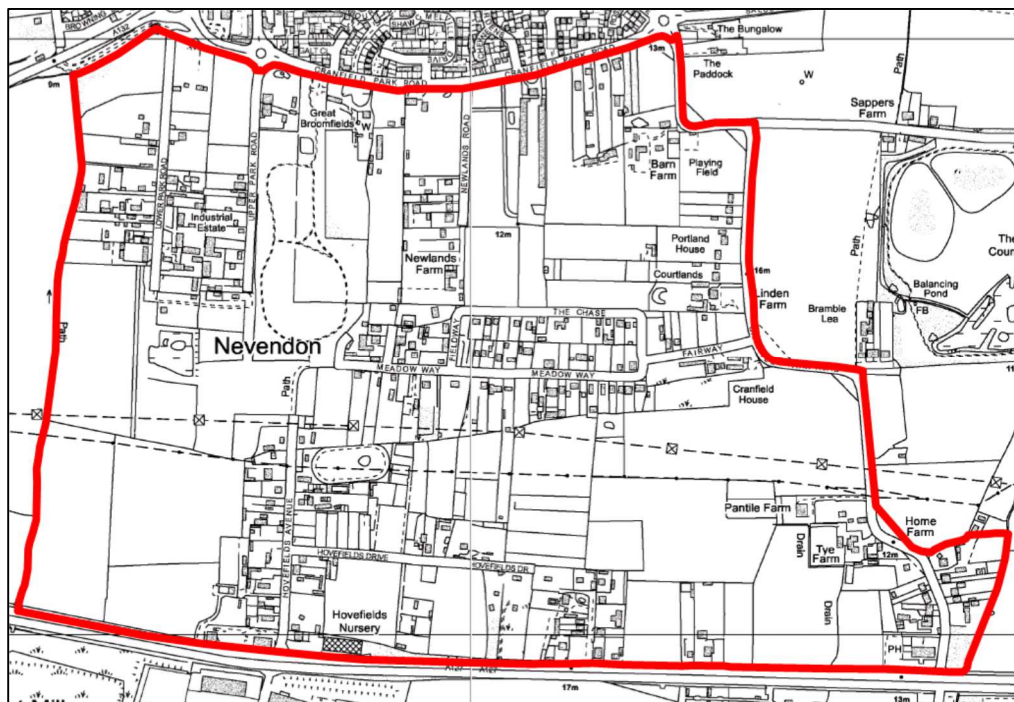


Figure 35 and Figure 36: Fairmead Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map shows vacant plots within the Fairmead Plotland. Those plots shown in blue have been promoted through the HELAA. Those shown in pink are other areas of vacant land identified through this study which could potentially be developed for housing, and are subject to further investigation within this assessment.

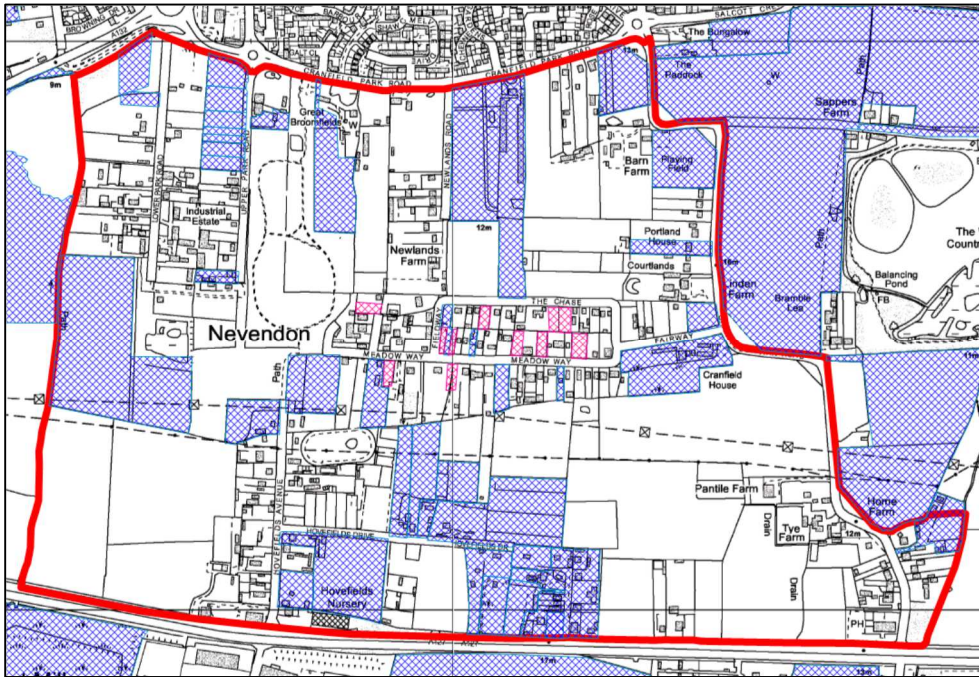


Figure 37: Potential development sites within Fairmead Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.

© Crown copyright. 100018871

Other Constraints on Development Potential

In addition to those issues identified above, there are other constraints which may impact on development in this location, most notably issues of flood risk. The map below shows areas at risk of flooding. It indicates that some care needs to be taken with identifying additional housing capacity to the south east and south west corners and towards the north west corner.

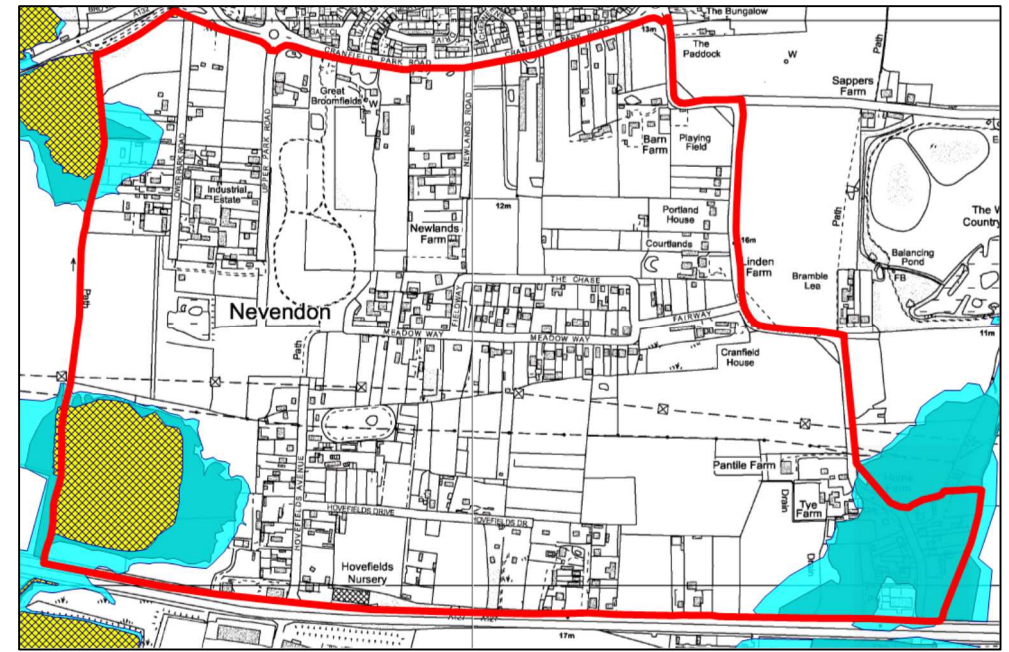


Figure 38: Flood Risk Constraints in and around Fairmead Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.

© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Fairmead Plotland indicates a large amount of unlawful development within this area. There are a number of enforcement records generally associated with unauthorised development, the siting of mobile homes/caravans and the use of land for business use. The plotland retains a relatively moderate development density within clustered areas. This plotland has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

The majority of the un-developed land within this plotland comprises open paddocks and fields and vacant vegetated areas. The development of these open paddocks and fields would affect the rural character of the area, and its sense of enclosure from the wider landscape. Consequently, the development of these areas is not supported. However, there are numerous plots that have been promoted for development within this area, which sit adjacent to existing development and would potentially be acceptable if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to 25 new homes.

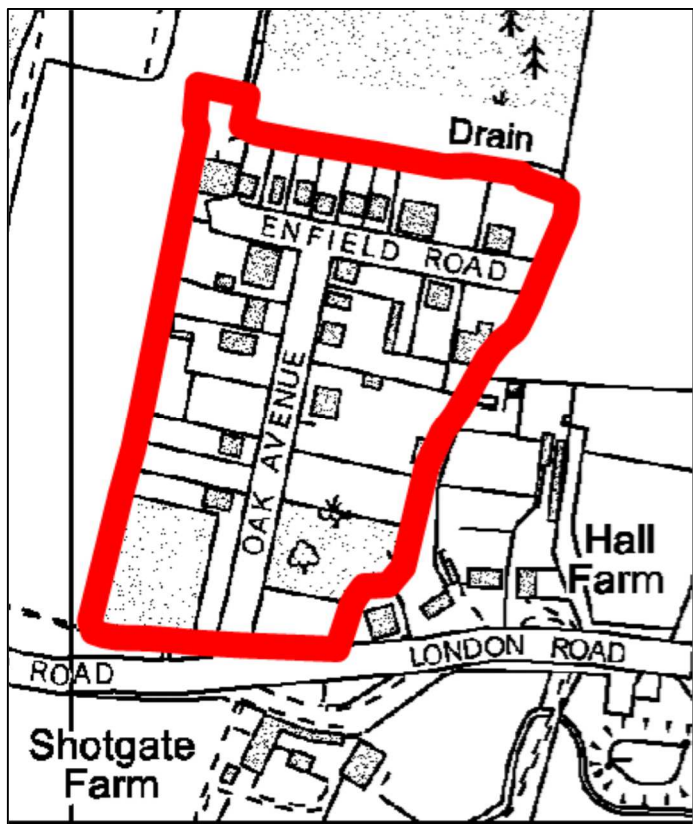
Recommendations

Fairmead Plotland is a relatively large plotland area. However there are large fields and paddocks to the north, east and west which are outside the developed area. These areas should be removed from this Plotland area to leave three clustered development areas within the emerging Local Plan. Due to the resulting relatively compact nature and screened locations, some development should be permitted on infill plots within this plotland. Infill development should face onto the roads and should be in the form of bungalows or bungalow chalets.

Wickford Lawns, Shotgate

Description of the Plotland

This plotland area sits to the north of Southend Road and London Road. It is in a rural part of the borough east of Wickford. There is vegetation throughout the area and around the perimeter which provides some screening. Access to this plotland area is Southend Road and London Road. The roads within the area are made up to a passable standard, however they do not benefit from footpaths or street lighting. There are a number of residential dwellings located within the plotland, with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets and are set out along Oak Avenue and Enfield Road. Plots are generally tidy and well kept, and some have front gardens.



**Figure 39 and Figure 40:
Wickford Lawns Plotland**

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. 100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map shows vacant plots within the Wickford Lawns Plotland. Those plots shown in blue have been promoted through the HELAA. Those shown in pink are other areas of vacant land identified through this study which could potentially be developed for housing, and are subject to further investigation within this assessment.

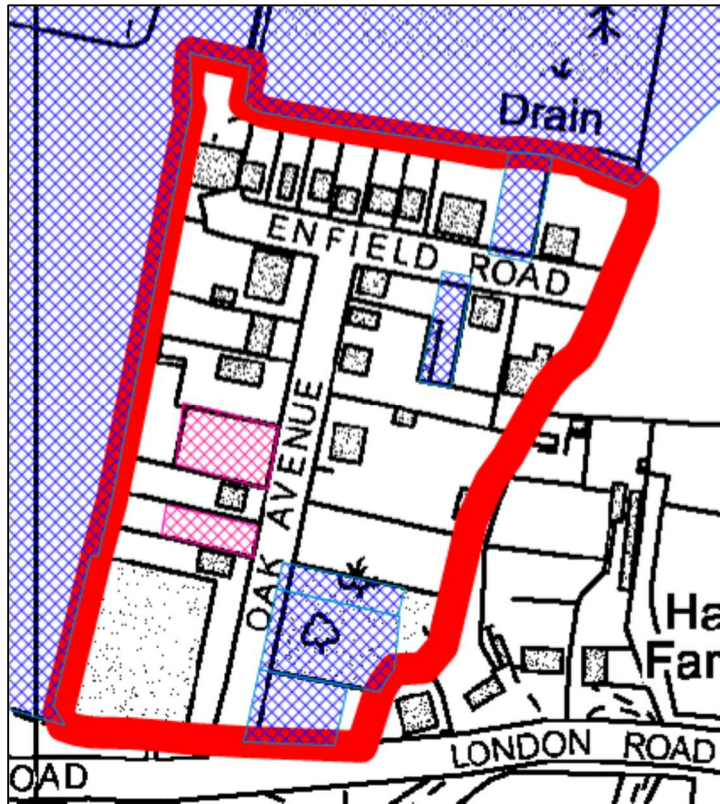


Figure 41: Potential development sites within Wickford Lawns Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.

© Crown copyright. 100018871

Other Constraints on Development Potential

In addition to those issues identified above, there are other constraints which may impact on development in this location, most notably issues of flood risk. The map below shows areas at risk of flooding. It indicates that some care needs to be taken with identifying additional housing capacity to the north east corner.

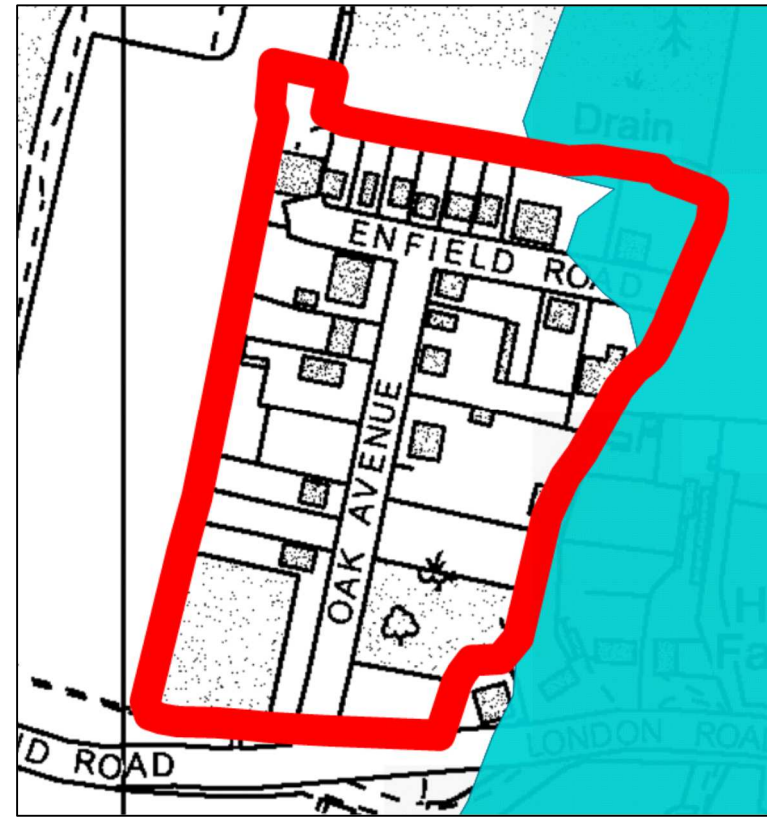


Figure 42: Flood Risk Constraints in and around Wickford Lawns Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.

© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the Wickford Lawns Plotland has not identified any notable enforcement issues within this area. The plotland retains a relatively modest development density. This plotland has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

The small amount of the un-developed land within this plotland comprises vacant vegetated areas, especially to the south west corner. The development of the south west corner would affect the rural character of the area. However, there are a small number of plots that have been promoted for development within this area, which sit adjacent to existing development and would potentially be acceptable if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to four new homes.

Recommendations

Wickford Lawns Plotland is a relatively small plotland area. There is a small vegetated area to the south west corner which should remain undeveloped. Due to its size, some limited development should be permitted on infill plots within this plotland. Infill development should face onto the existing roads and should be in the form of bungalows or bungalow chalets.

North Benfleet

Description of the Plotland

This plotland area sits to the north of the A13 and south of the A127. It is in a rural part of the borough north of the urban settlement of Bowers Gifford. There is vegetation throughout the area which provides some screening as well as large paddocks and fields. The development within this plotland are set out relatively sporadically along the roads. Access to this plotland area is via Pound Lane. The roads within the area are made up to a passable standard, and some benefit from footpaths or street lighting. There are a number of residential dwellings located within the plotland with the normal assemblage of outbuildings such as garages and sheds. The dwellings are all relatively modern bungalows or bungalow chalets and are set out along the numerous roads within. Plots are generally tidy and well kept, and some have front gardens.

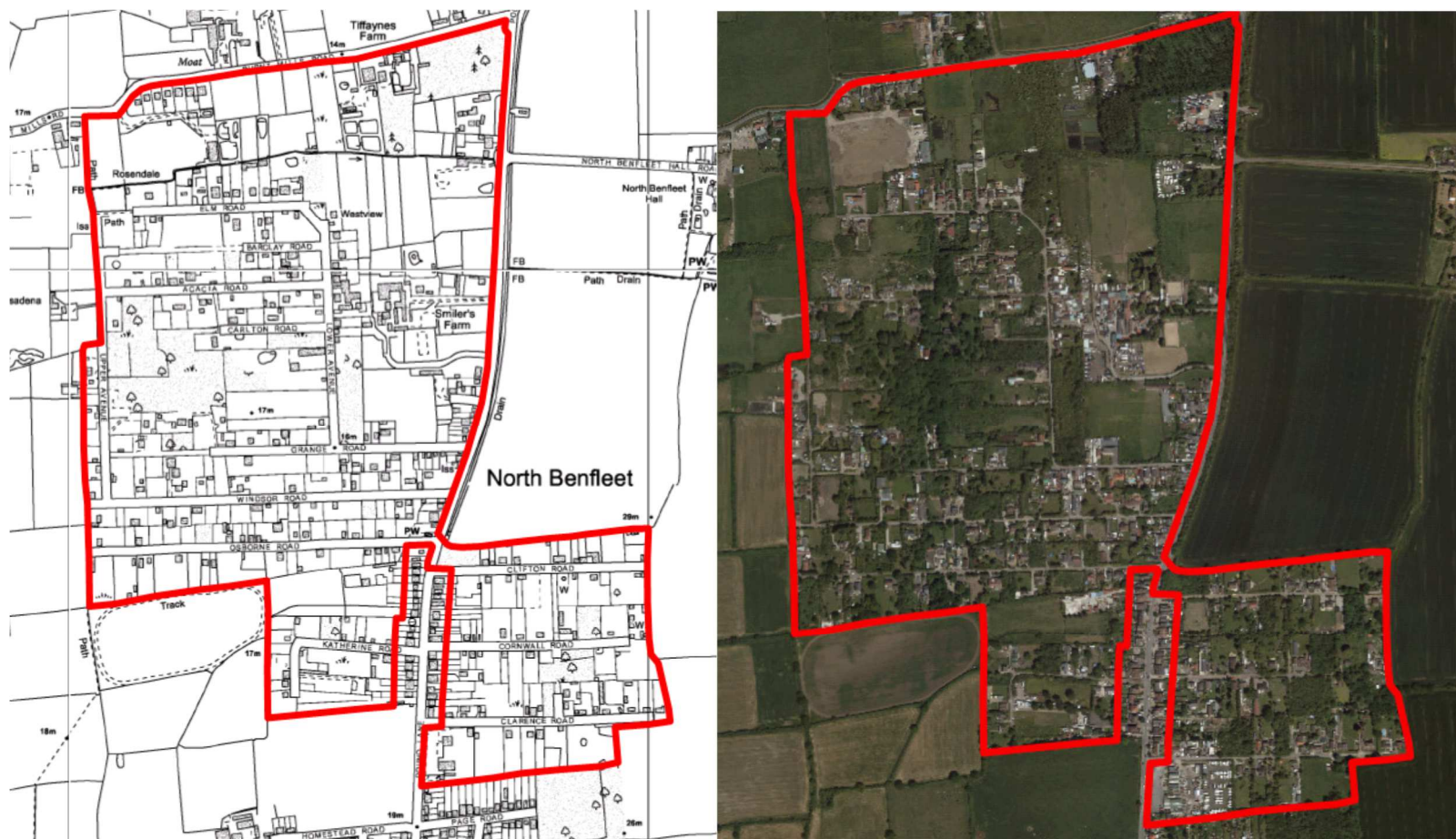


Figure 43 and Figure 44: North Benfleet Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright.
100018871

Aerial photography dated 2010.

Extent of Potential Plotland Development Areas

The following map shows vacant plots within the North Benfleet Plotland. Those plots shown in blue have been promoted through the HELAA. Those shown in pink are other areas of vacant land identified through this study which could potentially be developed for housing, and are subject to further investigation within this assessment.

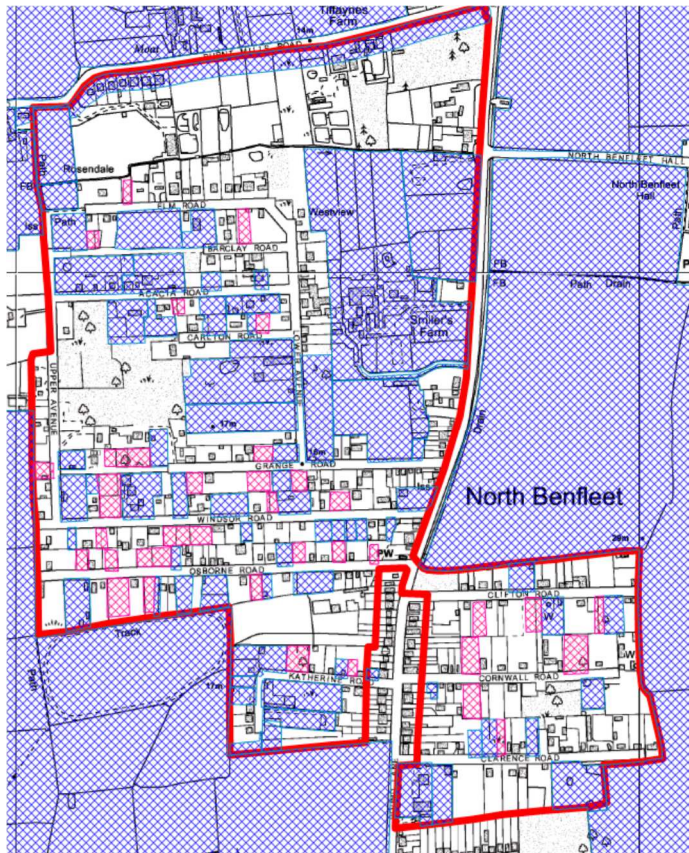


Figure 45: Potential development sites within North Benfleet Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Other Constraints on Development Potential

In addition to those issues identified above, there are other constraints which may impact on development in this location, most notably issues of flood risk. The map below shows areas at risk of flooding. It indicates that some care needs to be taken with identifying additional housing capacity to the north east.

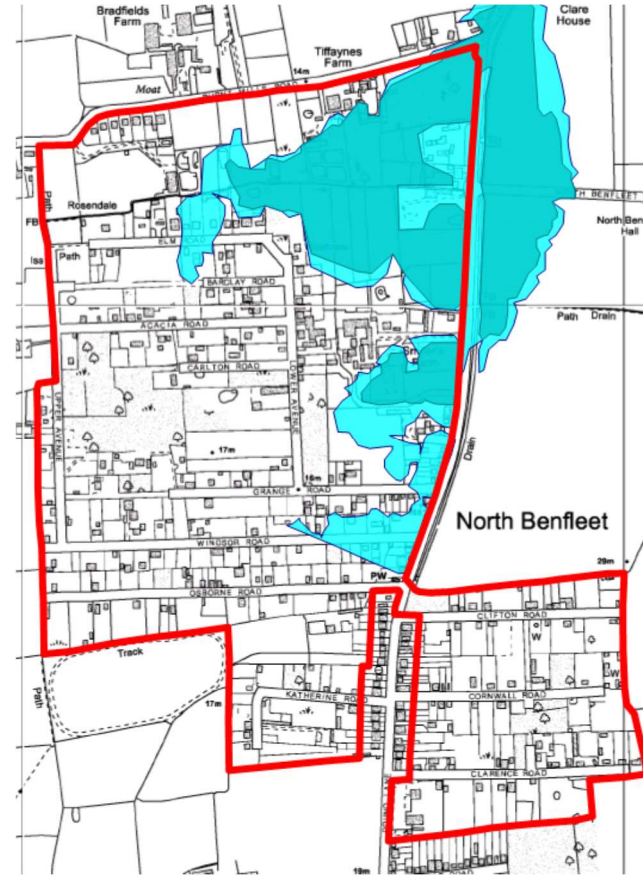


Figure 46: Flood Risk Constraints in and around North Benfleet Plotland

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

Extent of Legal Development

A review of enforcement records for the North Benfleet Plotland indicates a large amount of unlawful development within this area. There are a number of enforcement records generally associated with unauthorised development, the siting of mobile homes/caravans and the use of land for business use. The plotland retains a relatively moderate development density sporadically distributed along the roads. This plotland has not expanded beyond the limits defined on the proposals map which accompanied the 1998 Basildon District Local Plan.

Capacity for Housing

The majority of the un-developed land within this plotland comprises open paddocks and fields and vacant vegetated areas. The development of these open paddocks and fields would affect the rural character of the area, and its sense of enclosure from the wider landscape. Consequently, the development of these areas is not supported. However, there are numerous plots that have been promoted for development within this area, which sit adjacent to existing development and would potentially be acceptable if developed to a similar scale to the development which already exists. These plots have the potential to deliver up to 43 new homes.

Recommendations

North Benfleet Plotland is a relatively large plotland area. However there are large fields and paddocks to the north which are outside the developed area. This area should be removed from this Plotland area within the emerging Local Plan. Due to its size, some development should be permitted on infill plots within this plotland. Infill development should face onto the existing roads and should be in the form of bungalows or bungalow chalets.

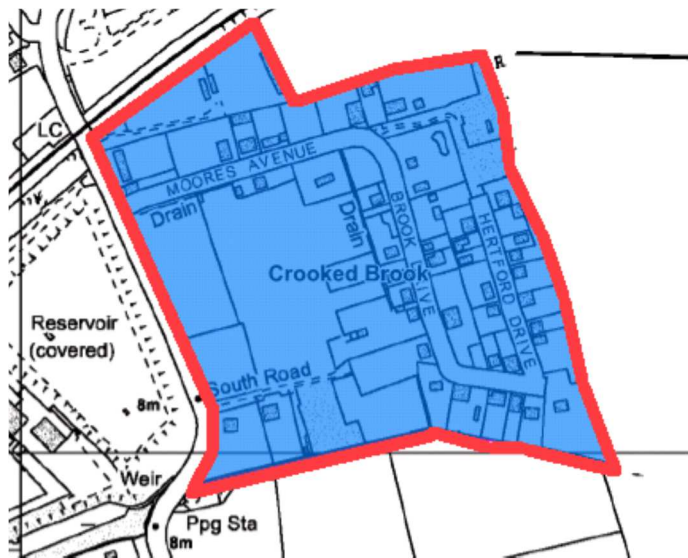
7. CONCLUSION

- 7.1 The NPPF, specifically paragraph 89, considers limited infill development within the Green Belt to be an exception to Green Belt development providing the development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 7.2 The 13 plotland areas within the Basildon Borough have been assessed to identify where a plotland infill policy may be implemented. By reviewing all 13 areas it was possible to identify the key issues that would need to be addressed to allow for suitable infill.
- 7.3 Infill development should only occur where the following apply to the intended infill plot:
- it should not result in the sub-division of a large plot, causing a more urbanised form of development than is typical of the plotland areas;
 - it should be located between existing dwellings, preventing further expansion of the plotland areas resulting in harm to the openness or purpose of including land in the Green Belt;
 - it should face onto an existing road or be on a corner plot, but not face onto a strategic road. This will prevent the plotland from assuming a more dominant visibility within the local landscape whilst ensuring good levels of accessibility;
 - it should be of an appropriate scale and setting to preserve the character of the plotland settlement and the Green Belt – in particular the development proposals should normally be:
 - structures low in height, such as bungalows or chalets;
 - set within the site with sufficient space between the dwelling and the boundary of the site in order to maintain an open appearance; and
 - integrated into the wider landscape through the use of soft boundary treatments.
- 7.4 There may also be instances where upgrades to the road network are required where they are of a poor condition to ensure that new development is sustainable by providing opportunities to access new homes safely by walking and cycling as well as by private car.
- 7.5 Development should not normally occur within an area at risk of flooding (flood risk zones 2 or 3), as this would be contrary to the sequential approach in the NPPF. Some parts of some plotlands, most notably parts of North Benfleet Plotland, may not therefore be suitable for development. Mitigation may also be required to ensure that surface water flood risk does not present a risk to the property proposed, or to nearby properties.
- 7.6 Following a detailed appraisal of each plotland, it is possible to determine that the plotlands combined can accommodate 218 additional homes on infill plots, subject to the criteria identified above being addressed and areas at risk of flooding being avoided. The assessment also identified revised plotland areas which are detailed in Appendix A.

Appendix A

Proposed Plotland Infill Areas

Figure 47: Fobbing (also referred to locally as Crooked Brook) Plotland



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871



-  Original plotland area
-  Proposed plotland infill area

Figure 48: Bells Hill/Hawkesbury Bush Lane Plotland:

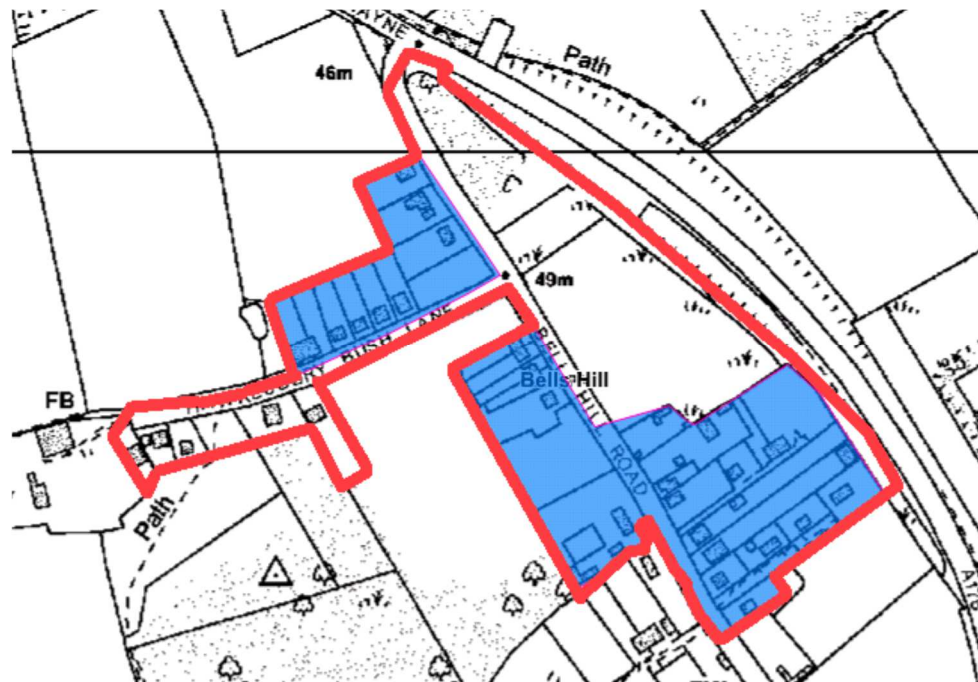


Figure 49: Stormonts Way, Langdon Hills Plotland



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

- Original plotland area
- Proposed plotland infill area

Figure 50: Northlands, Langdon Hills Plotland

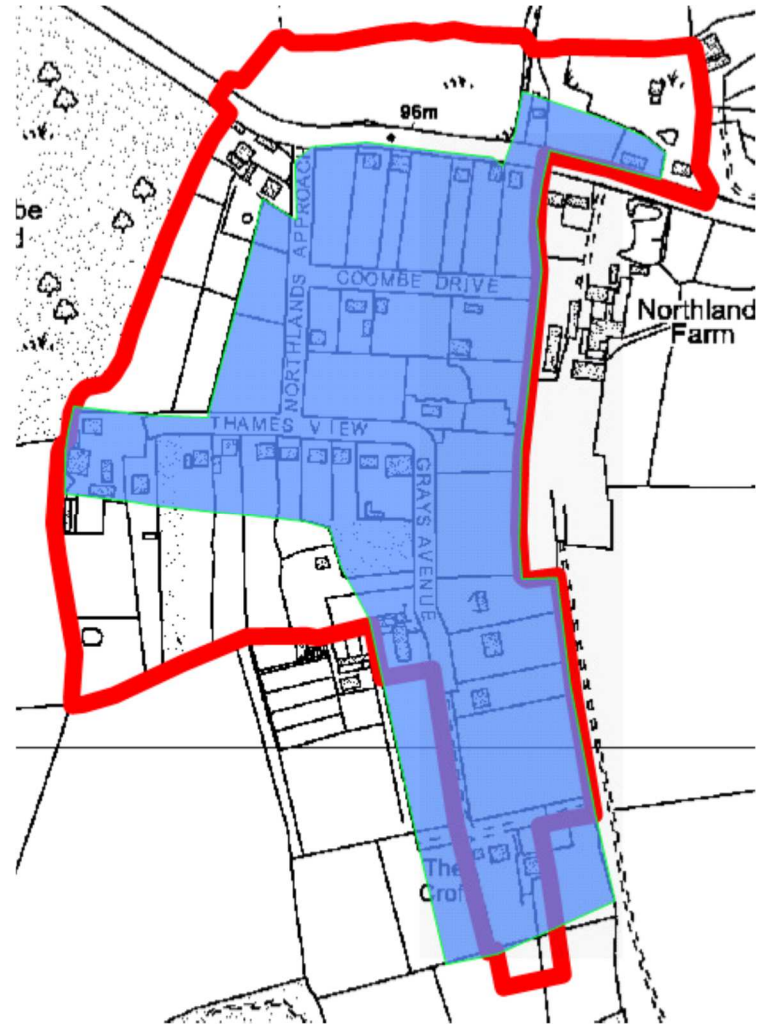


Figure 51: Green Lane, Little Burstead Plotland

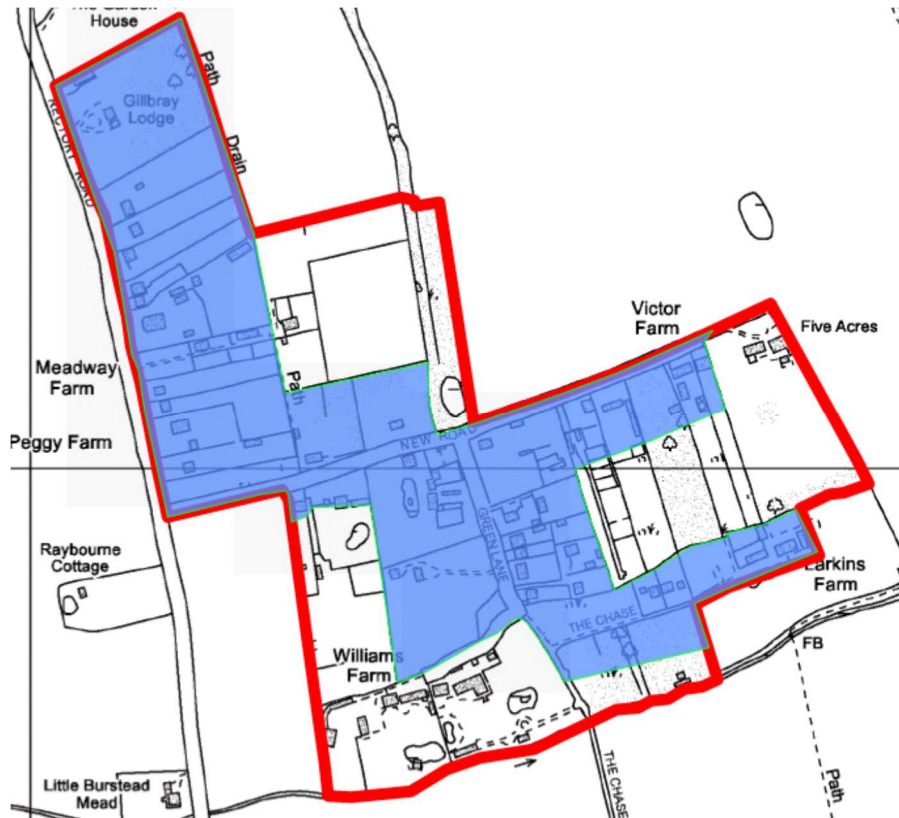
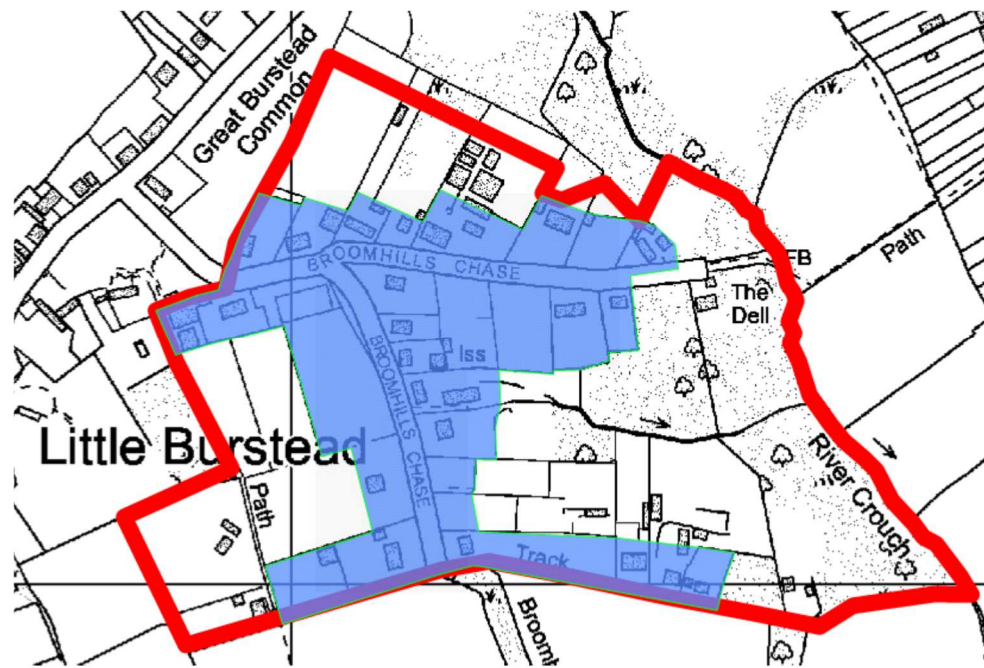


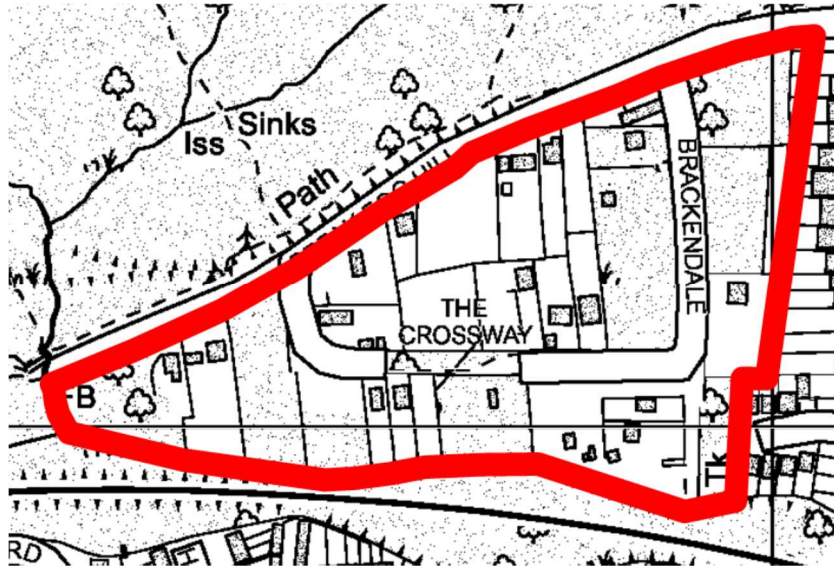
Figure 52: Broomhills Chase, Little Burstead Plotland



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
 © Crown copyright. 100018871

- Original plotland area
- Proposed plotland infill area

Figure 53: Break Egg Hill, Billericay Plotland



Please note: Break Egg Hill would remain designated as a plotland, however the area would not be covered by the plotland infill policy proposed as part of this study.

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

- ▬ Original plotland area
- Proposed plotland infill area

Figure 54: Crays Hill Plotland

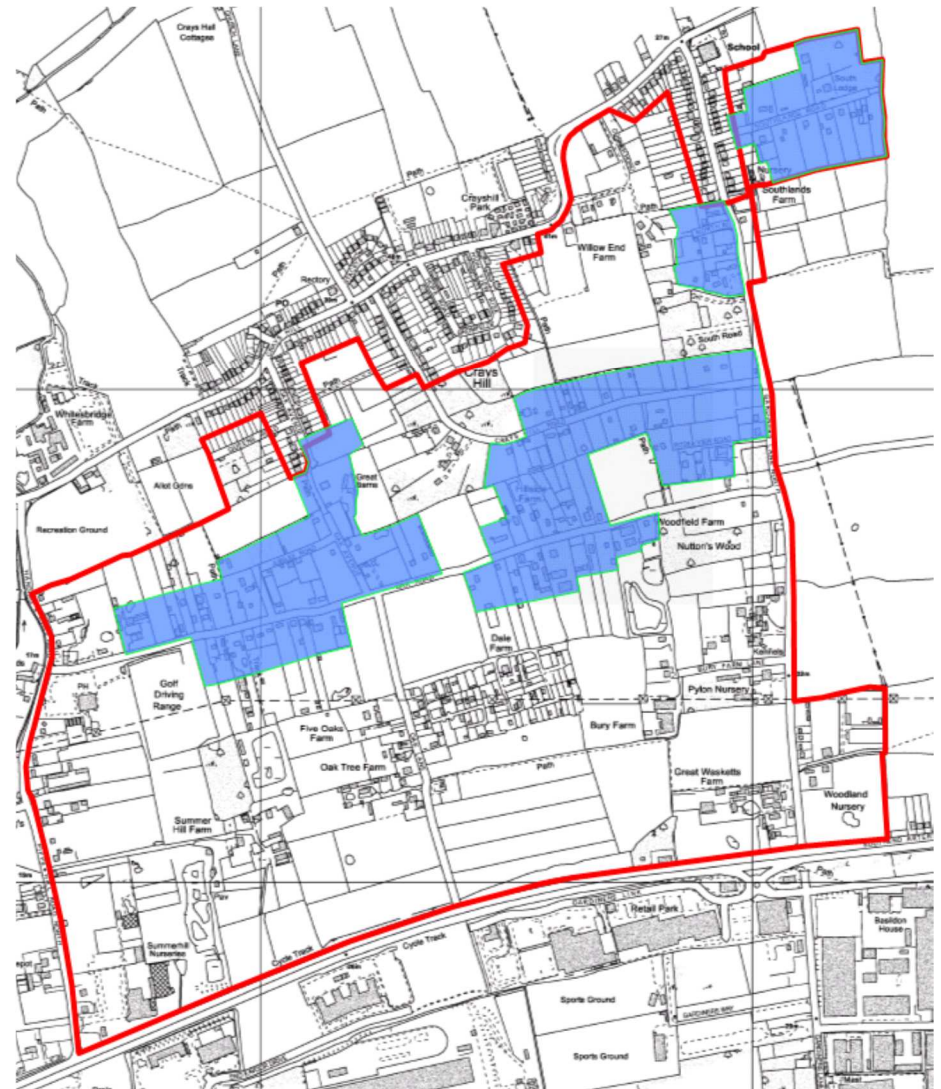


Figure 55: Newhouse Farm and Castledon Road, Wickford Plotland

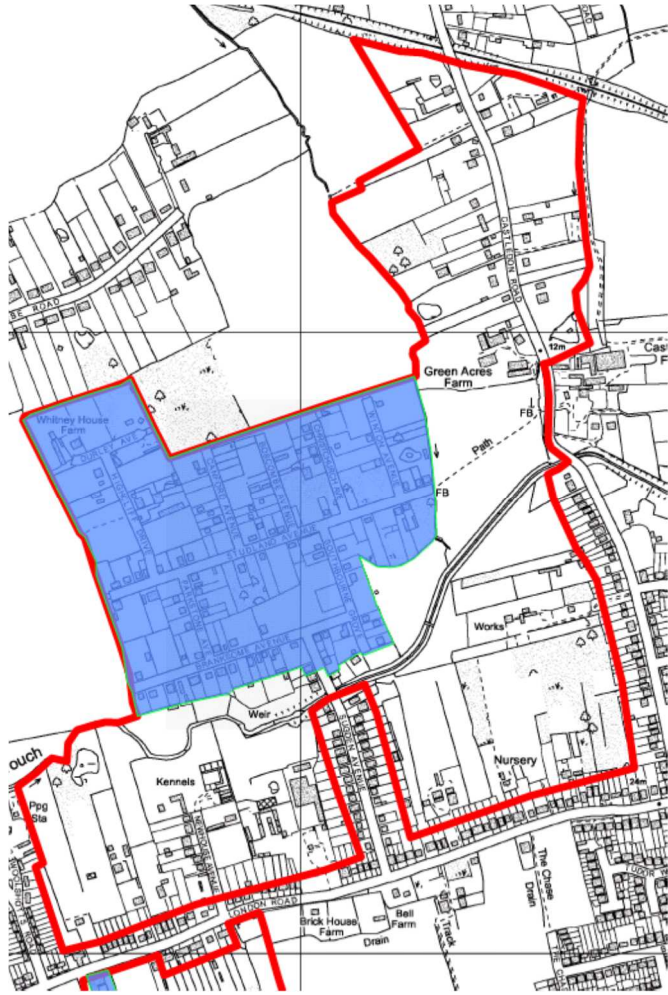
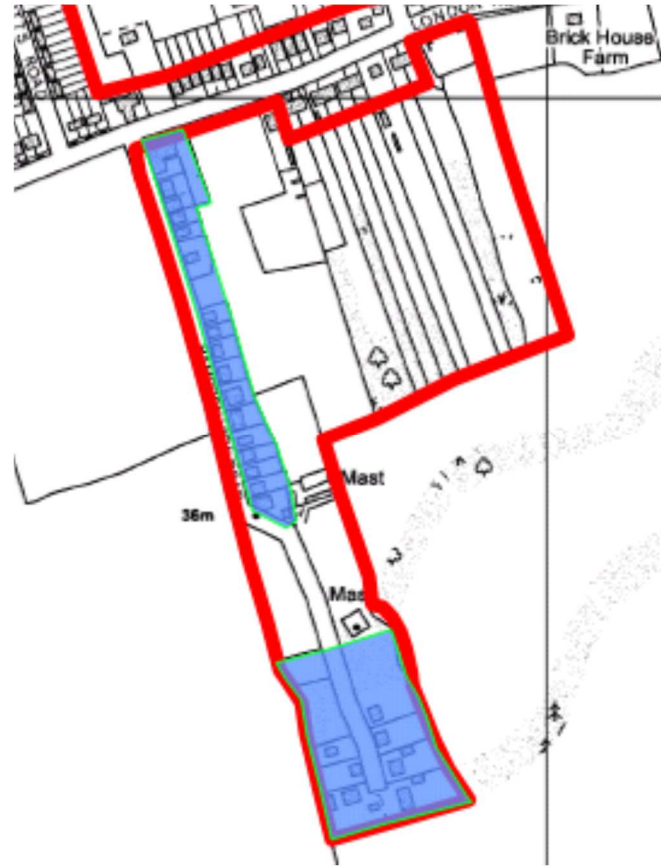


Figure 56: Ramsden View Road, Wickford Plotland



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871



-  Original plotland area
-  Proposed plotland infill area

Figure 57: Fairmead, Wickford Plotland

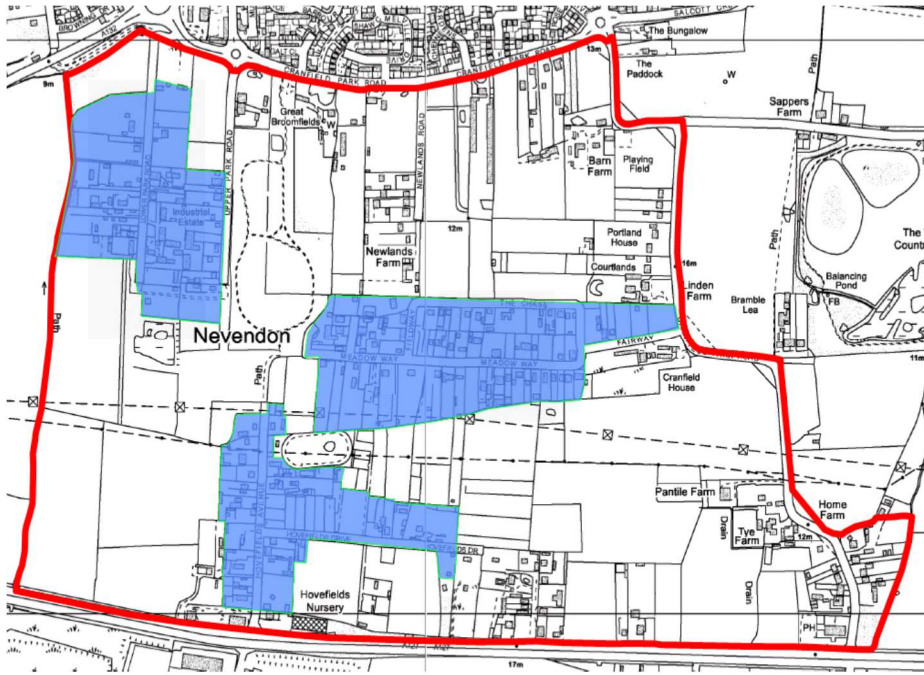
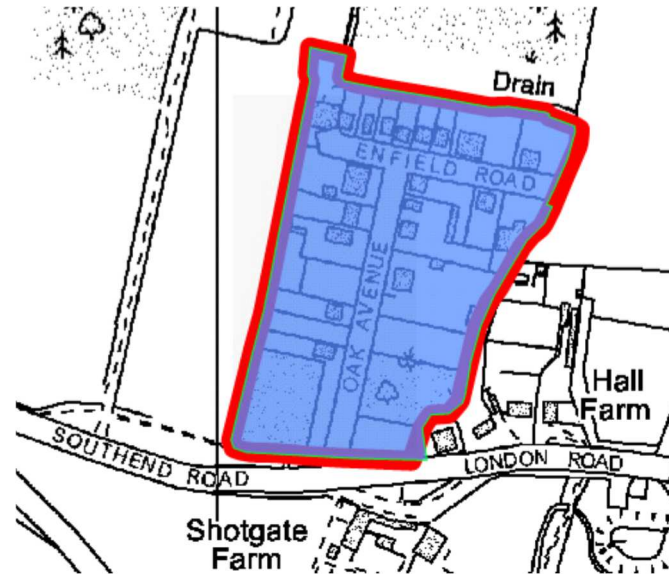


Figure 58: Wickford Lawns Plotland



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871



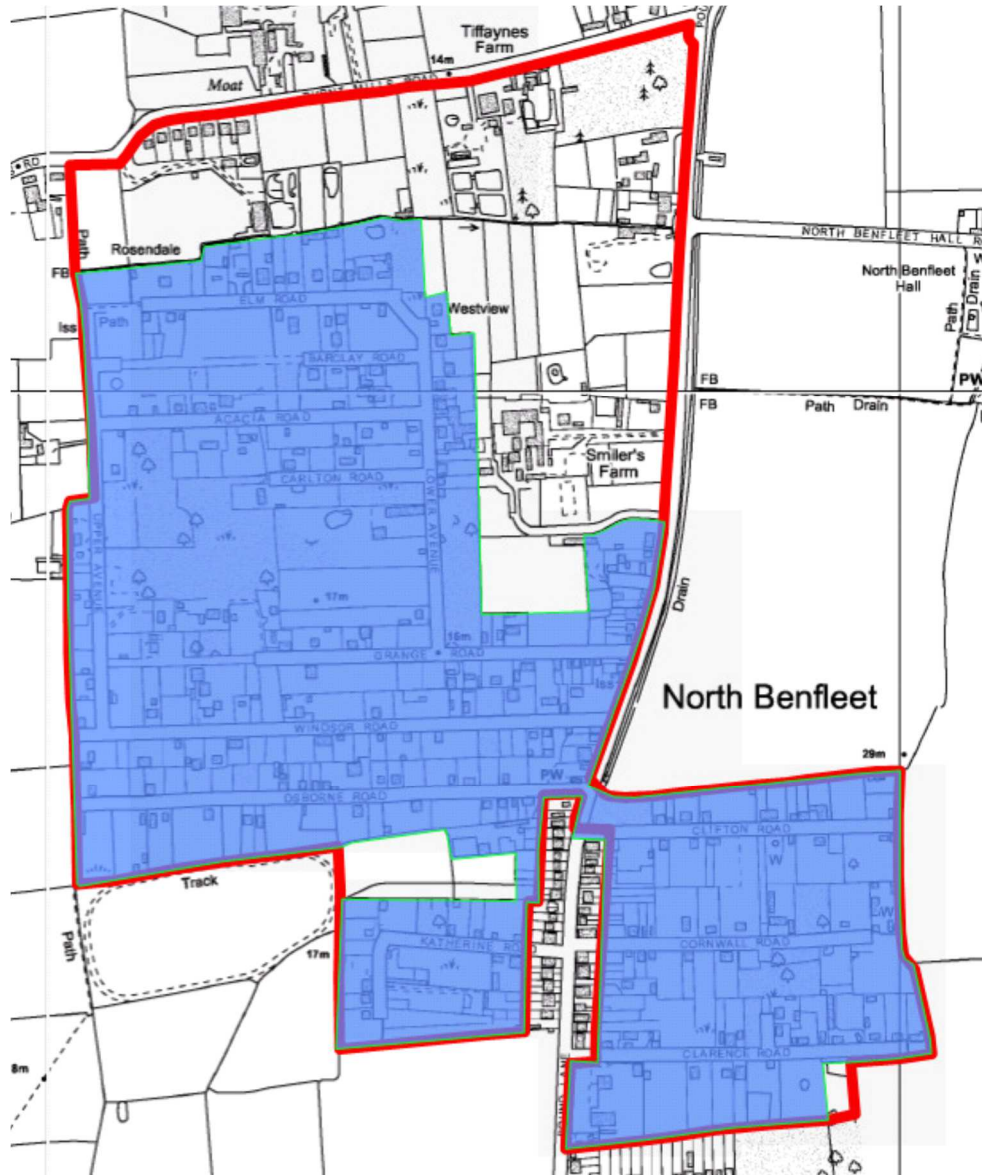
-  Original plotland area
-  Proposed plotland infill area

Figure 59: North Benfleet Plotland



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871

- Original plotland area
- Proposed plotland infill area