



Gypsies, Travellers and Travelling Showpeople Site Provision Study 2018

On behalf of **Basildon Borough Council**



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1 Introduction

1.1 Introduction

- 1.1.1 Peter Brett Associates (PBA) have been commissioned by Basildon Borough Council (the Council) to provide advice on the site potential to deliver new pitches and plots to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople in Basildon local authority area, in line with national Government 'Planning Policy for Traveller Sites' 2015. The objective of this study is to assess potential sites to determine if they are suitable, available and achievable.
- 1.1.2 The results of this study will inform the development of relevant policies and allocations in the emerging Local Plan and guide the consideration of future planning applications for Gypsy, Traveller and Travelling Showpeople sites.
- 1.1.3 The base date for this study is September 2016, in line with the Gypsy and Traveller Accommodation Assessment (Jan 2018), undertaken by Opinion Research Services (ORS).

1.2 Background

- 1.2.1 Gypsies and Travellers have lived in Britain for at least 500 years and probably longer. For the purposes of the planning system, Gypsies and Travellers means:
- "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such." (Planning Policy for Traveller Sites, 2015).*
- 1.2.2 Many Gypsies and Travellers continue to pursue an active itinerant lifestyle and are generally self-employed people. However, increasingly communities are becoming more settled, for reasons such as providing children with an education; accessing healthcare; and/or by virtue of them being older members of the Gypsy and Travelling community. This is critical to the new definitions when identifying the needs of the Gypsy and Traveller community.
- 1.2.3 Gypsies and Travellers are not a uniform homogeneous community, but rather a group of communities, which share some features, but have their own histories and traditions. Even within each main group there is often fragmentation between different families, which emphasises the lack of a cohesive community and the need to avoid over generalisations. However, the main cultural groups include:
- Romany Gypsies;
 - Irish Travellers; and
 - New Travellers.
- 1.2.4 Romany Gypsies and Irish Travellers are recognised in law as distinct ethnic groups and are legally protected from discrimination under the Equality Act 2010.
- 1.2.5 Travelling Showpeople have traditionally been involved in holding fairs and circuses for many hundreds of years. For the purposes of the planning system, Travelling Showpeople means:

“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their family’s or dependent’s more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.” (Planning Policy for Traveller Sites, 2015).

- 1.2.6 In August 2015, Government republished the statement ‘Planning Policy for Traveller Sites’ and changed the definition of Gypsy and Travellers and Travelling Showpeople. The original 2012 version included within the definition, Gypsy and Travellers and Travelling Showpeople who had ceased travelling permanently. The 2015 definitions now exclude those people who have ceased to travel permanently.
- 1.2.7 Local planning authorities are required by the ‘Planning Policy for Traveller Sites’ 2015 to identify a supply of specific sites to meet the needs of these groups within their Local Plans. This means that when identifying and delivering new sites, consideration is required about which sites are available and suitable for different groups of the travelling community.
- 1.2.8 This Study identifies and assesses the pool of sites, which has been identified by PBA for assessment. PBA has assessed each site for ‘travelling’ Gypsy and Traveller and Travelling Showpeople development, as defined in the Government ‘Planning Policy for Traveller Sites’ 2015. The objective is to provide evidence to support the Council to identify and allocate sites in the emerging Local Plan and make informed decisions in relation to planning applications as a Local Planning Authority.
- 1.2.9 This Study provides the results of the Gypsy and Traveller and Travelling Showpeople site assessments. The structure of this report is set out below:
- Section 2: Planning policy background;
 - Section 3: Methodology for undertaking the study;
 - Section 4: Existing sites and needs;
 - Section 5: Site assessment results and capacity;
 - Section 6: Delivery against identified needs;
 - Section 7: Identifying further sites; and
 - Section 8: Local policy advice.

2 Planning Policy Background

2.1 National planning policy - 'Traveller' Gypsy and Traveller sites

- 2.1.1 National planning policy for Traveller sites is contained within 'Planning Policy for Traveller Sites', which was updated in 2015. There were two main changes to national policy from the 2012 version which the latter replaced, which relate to plan making: revised definitions (Annex 1) of Gypsy and Travellers and Travelling Showpeople; and a new paragraph (2 – Annex 1). These changes are set out below:

New planning definitions of Gypsy and Travellers and Travelling Showpeople

- 2.1.2 The revised 2015 national policy has changed the planning definition of Gypsy and Travellers and Travelling Showpeople. The original 2012 version included Gypsy and Travellers and Travelling Showpeople who had ceased travelling permanently. The revised 2015 definitions now exclude those people who have ceased to travel permanently. The revised definitions are set out in **Section 1** of this report.
- 2.1.3 A new paragraph (2) has been inserted into Annex 1 of the 'Planning Policy for Traveller Sites' for Gypsy and Traveller sites only, as set out below:
- "In determining whether persons are "gypsies and travellers" for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*
- a) whether they previously led a nomadic habit of life*
 - b) the reasons for ceasing their nomadic habit of life*
 - c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances."* (Planning Policy for Traveller Sites, CLG, August 2015)".
- 2.1.4 There is no guidance provided by Government on the definition of living a 'nomadic habit of life' or the suitable 'reasons for ceasing a nomadic habit of life', however as set out in the Gypsy and Traveller Accommodation Assessment (Jan 2018), undertaken by Opinion Research Services (ORS), there is relevant case law, which assists in making planning judgements. It is up to local authorities to establish which pitches/sites have people living a nomadic life and what reasons the occupiers of each pitch/site may have for ceasing to travel. This information should be collated during the needs assessment to establish the criteria set out above and needs to be collected for each household, i.e. for each pitch.

National planning policy - plan making for Gypsy and Traveller and Travelling Showpeople sites

- 2.1.5 'Planning Policy for Travellers Sites' allows for 'travelling' Gypsy and Traveller households to be located within rural areas and the countryside, as well as in urban areas, although it does not apply to Non-Travelling households.
- 2.1.6 Local planning authorities are required to:
- Use a robust evidence base to establish accommodation needs;
 - Set pitch and plot targets to address the likely permanent and transit site accommodation needs of Travellers in their area;

- Identify and update annually a supply of specific deliverable sites to provide five years' worth of sites against their locally set targets;
 - Identify a supply of specific developable sites or broad locations for years six to ten and where possible for years 11-15; and
 - Set criteria based policies to meet identified need and/or provide a basis for decisions in case applications nevertheless come forward.
- 2.1.7 National policy identifies three key criteria for identifying appropriate sites for delivery through the planning system. To be deliverable within five years, or developable within years 6-15, sites should:
- Be suitable – the site should be in a suitable location for development;
 - Be available - the site should be available now or there should be a reasonable prospect that the site is available at the point envisaged; and
 - Be achievable – there is a realistic or reasonable prospect that housing could be viably developed at the point envisaged. Local planning authorities should identify sufficient deliverable sites to provide five years' worth of sites against their locally set targets. For years 6-10 and, where possible, for years 11-15, they should identify a supply of specific developable sites or broad locations for growth.
- 2.1.8 Policy B of the 'Planning Policy for Traveller Sites' 2015 also requires local planning authorities to 'consider production of joint development plan that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area'.
- 2.1.9 'Planning Policy for Traveller Sites' 2015 states that the "overarching aim of Government is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community." (para 3).
- 2.1.10 National policy recommends that local criteria based policies should be developed irrespective of whether need is identified or not. If need is identified the policy should be used to guide the allocation of land, while if there is no identified need the policy should provide a basis for determining planning applications which may nevertheless come forward.
- 2.1.11 'Planning Policy for Traveller Sites' 2015 identifies a series of issues for criteria to address to ensure that traveller sites are sustainable economically, socially and environmentally. Specific policies set out the national approach towards sites in rural areas and the countryside (Policy C), rural exception sites (Policy D), traveller sites in Green Belt (Policy E), mixed planning use sites (Policy F), major development projects (Policy G) and determining planning applications (Policy H).

2.2 Planning policy - 'Non-Traveller' Gypsy and Traveller sites

- 2.2.1 The needs of Gypsy and Traveller households who do not meet the new 'planning' definition of a 'Traveller' will need to be assessed separately from 'travelling' Gypsy and Traveller households.
- 2.2.2 The Housing and Planning Act 2016 includes a duty for local authorities to consider the needs of people residing in or resorting to their district with respect to the provision of sites on which caravans can be stationed or house boats moored.

2.2.3 'Non-traveller' caravan sites should be located in the same locations identified sustainable for all other residential development, as set out in an adopted Local Plan.

2.2.4 Whilst households who do not travel fall outside the new planning definition of a Gypsy and Traveller, Romany Gypsies and Irish Travellers may be able to demonstrate a cultural need and right to a caravan site under the Equalities Act 2010.

2.3 'Unknown' travelling status and needs

2.3.1 It has been evident from undertaking the 2018 GTAA in Basildon Borough, that a large number of residents on existing Gypsy and Traveller sites have chosen not to respond to, or were otherwise absent when the needs assessment surveys were carried out. There is no guidance from Government on how these 'unknown' household needs should be planned for, or whether these 'unknown' household needs can be planned for within rural areas / countryside locations. These households do still need to be recognised as they potentially could be ethnic Gypsies and Travellers and may meet the 2015 definition set out in 'Planning Policy for Traveller Sites' 2015.

2.3.2 The GTAA has calculated a need for households with an 'unknown' travelling status.

2.3.3 All existing Gypsy and Traveller pitches, with an 'unknown' travelling status, have been assessed for their potential for suitable, available and achievable 'traveller' pitches, in line with paragraph 10 of 'Planning Policy for Traveller Sites' 2015. This will inform any future planning applications that come forward on these sites and revisions of this study. In order for any decision to be made on these sites, it will be reliant on the applicant to prove the residents meet the 'traveller' definition of the revised national 'Planning Policy for Traveller Sites' 2015.

2.4 Local policy

2.4.1 The Basildon District Local Plan 1998 Saved Policies (September 2007) constitute the land use part of the development plan for Basildon Borough, subject to being consistent with the NPPF. The policies were saved as a result of a Secretary of State Direction in September 2007. They contain no saved planning policy that specifically relates to the provision or consideration of sites for Gypsy, Travellers or Travelling Showpeople.

2.4.2 The Draft Basildon Borough Draft Local Plan was consulted upon between January and March 2016, which set out proposed strategic policies, allocations and development management policies (2014 to 2034). It proposed to accommodate 15,260 new homes and 49ha of employment land: 9,100 new homes and 11ha respectively of which would be from land removed from the Green Belt across 21 strategic development allocations.

2.4.3 The Draft Local Plan proposed to identify land for over 100 additional pitches for Travellers, across both urban and Green Belt locations. The majority of this future supply would be provided within the Borough's Green Belt Plotland areas. There were also two urban sites in Basildon and Wickford providing 15 and 10 pitches respectively, as well as strategic release of Green Belt in East Basildon where the Council had landholdings to secure a new site.

2.4.4 There are a number of policies within the Draft Local Plan (2016) relating to Gypsy, Traveller and Travelling Showpeople needs and site provision, which are set out in **Appendix A**:

- Draft Policy H3 Gypsy, Traveller and Travelling Showpeople Accommodation Strategy;
- Draft Policy H5 Established Gypsy, Traveller and Travelling Showpeople Sites;
- Draft Policy H6 New Gypsy and Traveller Site Provision;

- Draft Policy H31 The Location of New Gypsy, Traveller and Travelling Showpeople Sites; and
- Draft Policy H32 New Park Home Sites for Non Travelling Gypsy and Travellers.

2.4.5 Since these policies have been consulted upon, it is acknowledged that the Council are working to update these policies, in light of the Planning Policy for Traveller Site (2015) update and consultation responses.

2.4.6 **Section 8** of this report provides Gypsy, Traveller and Travelling Showpeople site policy advice for the Local Plan.

2.5 Other policy and guidance

2.5.1 Other relevant considerations which should be taken into account include:

- National policy set out within the National Planning Policy Framework; and
- Communities and Local Government (CLG) Best Practice Guidance: Designing Gypsy and Traveller Sites (2008). This guidance has been cancelled by Government in August 2015. However, this document was not planning policy and for guidance purposes only. Therefore, this document is still useful guidance for the design of Gypsy and Traveller sites, which is covered by the scope of this study.

2.5.2 These policy and guidance documents have been taken into consideration when developing the site criteria to assess potential sites, which is set out in **Section 3**.

3 Methodology

3.1 Introduction

- 3.1.1 This section sets out the methodology PBA has used to undertake the Basildon Gypsy, Traveller and Travelling Showpeople Site Assessment Study.
- 3.1.2 The method has been developed in line with the Government 'Planning Policy for Traveller Sites' 2015 and National Planning Policy Framework 2012.

3.2 Spatial strategies for different Gypsy and Traveller definitions

- 3.2.1 Existing occupied Gypsy, Traveller and Travelling Showpeople sites (and therefore individual households/pitches) have been split into 2 travelling status categories within the GTAA. The needs of these are attributed to either of these travelling statuses, or classified as 'Unknown' if interviews were unable to be completed.
- 3.2.2 In terms of identifying a supply of sites it is important to reflect on the national policy for these 2 travelling status' in terms of permitted spatial strategies, which is set out below:
- **'Travelling' Gypsy and Traveller pitches: Sites can be located within urban and rural areas (outside Green Belt); and**
 - **'Non-Travelling' Gypsy and Traveller pitches: Sites to be located in sustainable locations, in line with the NPPF.**
- 3.2.3 Households identified in the GTAA as 'Unknown' travelling status and need can be located in the same location as other residential development. Until the travelling status is identified for these households (pitches or plots), planning permission should not be provided within areas which are not identified as suitable for other residential development. The travelling status for these sites will need to be determined on a site by site basis, as and when planning applications are submitted for these pitches/sites.

3.3 Task 1 Policy Review

- 3.3.1 A review of national and local policy relevant to planning for Gypsy and Traveller and Travelling Showpeople sites was undertaken to inform the identification of site assessment criteria and conclusions. The review of national and local planning policy is set out within **Section 2** of this report.

3.4 Task 2: Review Site Assessments Undertaken in Previous Study

- 3.4.1 The original SPS 2015, produced by PBA, has been updated using information from the revised GTAA 2018 and any material changes to national policy, as set out in **Section 2**.

3.5 Task 2a: Update Site Assessments

- 3.5.1 The update of each site assessment included:
- GTAA update – travelling status for each pitch;
 - GTAA update – need identified for each pitch (split between first 5 years need and 6-15 year need);
 - GTAA update – new sites;

- The availability of each pitch was checked and updated; and
- Updated planning history since the last SPS 2015 Study.

3.5.2 The future potential supply of deliverable and developable Gypsy and Traveller and Travelling Showpeople sites, for:

- 'Travelling' households; and
- 'Non-Travelling' households.

3.6 Task 2a: Source of Sites

3.6.1 All sources of sites, which could potentially result in available sites to provide reasonable alternatives, were gathered and agreed by PBA and the Council for the 2015 SPS. Some sources were not explored due to lack of availability for Traveller development. This was a collaborative process undertaken with Council officers. This involved the consideration of a number of sources of sites as set out below:

- Authorised sites - All existing Gypsy and Traveller and Travelling Showpeople sites with full, temporary or personal planning consents or certificates of lawful use, were assessed for further full planning permissions and for intensification and/or expansion of the existing sites and were taken forward into the assessment;
- Unauthorised sites - All existing unauthorised and tolerated sites and unauthorised encampments were assessed and taken forward to the assessment;
- Call for Sites - All sites promoted for Gypsy and Traveller and/or Travelling Showpeople uses by their landowners during the specific Call for Sites exercise in September 2014. These were taken forward to the assessment. Basildon Borough Council publicised both the Site Provision Study Methodology and a Call for Sites application form on its website during 2014, together with sending out an e-mail and the site proforma to contacts identified by the Council, including land agents, planning agents, Registered Providers, public bodies and Parish and Town Councils to determine if they knew of land, which could be assessed for future provision. PBA produced a site proforma to enable landowners/promoters to submit sites for consideration in the assessment;
- Council owned land – PBA reviewed land within Council ownership (i.e. Basildon Borough Council and Essex County Council) and undertook an initial sieve of this land removing all unavailable or incidental public land such as public buildings, public open space, active waste facilities and highway verges. PBA also included public land confirmed by public bodies as being available for development purposes within the assessment;
- Surplus Public Sector Land: public sector land owned by other public bodies identified by the Council or provided to PBA through the Call for Sites exercise were taken forward to the assessment; and
- Sites promoted for Gypsy and Traveller and/or Travelling Showpeople uses in the Housing and Economic Land Availability Assessment (HELAA), undertaken previously by the Council.

The Council provided PBA with further potential sites to be assessed in the SPS Update as set out below:

- Six pieces of land owned by Homes England located in the Gardiners Lane South Comprehensive Development Area, allocated in the Saved Policies 2007, not subject to a restrictive covenant preventing the stationing of caravans;
- New Gypsy and Traveller sites which the Council granted planning permission since the SPS 2015;
- New unauthorised Gypsy and Traveller sites that have developed since the SPS 2015 base date, identified by the Council or identified on survey; and
- Additional sites which were promoted to the Council since the SPS 2015.

3.6.2 Strategic Urban Extensions: Strategic development opportunities on the edges of the existing Borough settlements were not assessed in the same way, as specific sites from sources above. However, consideration as to how such Strategic Sites could help to deliver unmet need for Gypsy and Traveller and Travelling Showpeople communities has been considered within the conclusions of this study.

3.7 Task 2b: Site Assessment (Stage 1)

3.7.1 Based upon our review of available policy, guidance, identified GTAA site needs and physical constraints considered under **Task 1**, PBA identified a series of site criteria for agreement with the Council. PBA used the criteria to assess potential sites, which could also be used for future site criteria for assessing planning applications.

3.7.2 The site criteria were developed and applied in two stages, **Stage 1** is set out below.

3.7.3 **Stage 1** in the assessment process involved a desk-based study undertaking the application of broad suitability criteria, including absolute constraints, together with an initial investigation of likely availability.

3.7.4 The application of broad suitability criteria, effectively sieves out sites, which are likely to fail on the grounds of contravening major constraints such as being within international/national environmental designations or within the boundaries of Scheduled Monuments.

3.7.5 Land availability was recognised throughout this study as a key criterion. With regard to existing occupied sites PBA discussed the future availability of the sites to accommodate additional pitches/plots through expansion with current owners/occupants (where possible) and the Council.

3.7.6 PBA used a 'traffic light' approach for the initial **Stage 1** desk-top assessment, identifying where sites do not satisfy criteria as red; where criteria may be capable of being satisfied or require further investigation as yellow; and where criteria are satisfied as green.

3.7.7 **Table 3.1** overleaf sets out the **Stage 1** Assessment Matrix.

Table 3.1: Stage 1 Assessment Process

Criteria	Designation/Issue	Red (Sites do not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
'Traveller' Definition	Existing Gypsy, Traveller and Travelling Showpeople sites: <ul style="list-style-type: none"> - 'Travelling' as defined in 2015 national policy; - 'Non-Travelling' as defined in 2015 national policy; - 'Unknown' (no response obtained from residents living on site) 		All pitches, on any 1 site, identified as 'Non-Traveller' residents in the 2018 GTAA. 1 or more pitches, on any 1 site, identified with 'Unknown' residents, and requires further investigation.	1 or more pitches, on any 1 site, identified with 'Travelling' residents.
Availability	Promoted sites, public land ownership, etc.	The owner has confirmed that the site is not available, nor is it likely to be available in the future.	Site availability is unknown and requires further investigation. Potential for Land Registry searches (if required) at the Council's expense. Public owned sites deemed potentially available for Gypsy and Traveller use unless informed otherwise.	There is evidence that the landowner is willing to sell or develop the site as a Traveller site.
Environmental Designations	Special Protection Area Special Area of Conservation RAMSAR Site Site of Special Scientific Interest National Nature Reserve Other biodiversity designations	The site is covered by an international designation.	The site is within the buffer of an international designation and could therefore have a negative impact. The site is covered by a national or local designation or is within close proximity and could therefore have a negative impact.	The site is not within an international, national or local environmental designation or within its buffer.

Criteria	Designation/Issue	Red (Sites does not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
Flood Zone	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is within flood zone 3a and/or 3b and is not suitable for Gypsy, Traveller and Travelling Showpeople use.	The site is affected by Flood Zones 2 requiring further investigation (and application of policy tests).	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
Green Belt	Green Belt	n/a	The site is within the Green Belt and could therefore have a negative impact requiring further investigation.	The site is not located in the Green Belt
Contamination or Unstable Land Issues	Land contamination or unstable land issues	The site is located on, or adjacent to a landfill site or the land is unstable, and the land has been identified as unsuitable for residential use.	The site is potentially contaminated or unstable and requires further investigation.	There are no known contamination or unstable land issues.
Noise Issues	Noise issues relating to existing land uses or transport corridors	n/a	The site is located adjacent noisy land uses, which requires further investigation.	There are no noisy adjacent land uses and therefore no noise impact on the site.
Residential Amenity	Location of site in relation to existing dwellings	n/a	The site is adjacent existing dwellings and requires further investigation.	There are no adjacent dwellings and therefore no impact on residential amenity.
Historic Environment	Scheduled Monument Sites of Archaeological Importance Historic Park and Garden Conservation Area Listed Building	The site is likely to result in substantial harm to the significance of a Scheduled Monument, Grade I or II* Listed Building, or a Grade I or II* Registered Park and Garden.	The site could result in harm to elements which contribute to the significance of a designated heritage asset, which require further investigation.	The site is unlikely to harm the significance of any designated heritage asset or its setting.

3.7.8 All sites which do not receive a “red” at **Stage 1** were considered further at **Stage 2**. **Stage 2** involved a more detailed assessment of suitability issues and an examination of developability. Potential capacity and delivery issues were also investigated.

3.8 Task 2d: Site Assessment (Stage 2)

3.8.1 All sites (identified to be assessed at Stage 2) were visited by the consultant team. Before survey work was undertaken the list of sites to be visited was agreed with the Council.

3.8.2 PBA assessed the suitability, availability and achievability of these sites in detail.

- In terms of **suitability**, each site was assessed against the agreed criteria which were grouped into policy requirements, physical constraints and potential impacts;
- In terms of **availability**, landowners were contacted to identify whether sites would be made available and any potential legal or ownership constraints; and
- In terms of **achievability**, PBA identified potential abnormal site constraints needing to be rectified, which may affect viability and any potential alternative uses likely to affect deliverability.

3.8.3 **Stage 2 Matrix**, in **Table 3.2**, overleaf provides the details for how PBA assessed sites relating to suitability, availability and achievability. Each acceptable site has a proforma providing more detailed information, including a site map. Rejected sites are included in a rejected sites list with a reason for their rejection within the report appendices.

3.8.4 All **Stage 2** sites were provided to the Council for comments from relevant officers, such as highways, historic environment, environmental health and corporate property services. Officers were asked to comment on whether Gypsy and Traveller or Travelling Showpeople development for each site would have any implications relating to their area of expertise. This included whether there were any absolute constraints or whether there would be mitigation measures that would need to be considered to make sites suitable. If not already considered in **Task 2a**, for Council owned land, Corporate Property Services were expected to provide information relating to land being identified for any other uses, including the situation with existing leases, easements or wayleaves on publically owned land. All comments were requested and collated by the Council and provided back to PBA.

3.8.5 An independent landscape appraisal of all sites, which currently lie outside of built up areas was also independently undertaken by Enderby Associates. Enderby Associates considered the sites in relation to potential impacts on landscape character, visual amenity and on the purposes of the Green Belt (where relevant). In respect of landscape character and visual aspects the following matters were taken into account:

3.8.6 Landscape context of the site, including:

- Relevant designations/environmental constraints (if any);
- Landform;
- Land use within site and surroundings;
- Existing development and development pattern;
- Landscape character (within the context of the landscape character areas defined in Basildon Borough Landscape Capacity Study 2015 (as amended));

- Notable landscape features that may be affected by development (such as trees, woodland and hedgerows), quality and intactness;
 - Nature and condition of site boundaries; and
 - Rights of Way.
- 3.8.7 Visual attributes of the site and surroundings, including
- Visual relationship of the site to other development;
 - Visibility to and from the site;
 - Principal visual receptors;
 - Degree of enclosure; and
 - Prominence.
- 3.8.8 Aesthetic factors, where notable, such as
- Sense of place;
 - Remoteness; and
 - Tranquillity.
- 3.8.9 The potential to provide suitable mitigation to reduce the landscape and visual effects of development within sites was also considered, including the opportunity for compensatory measures (such as removal of existing buildings).
- 3.8.10 With regard to Green Belt, the sites were considered within the context of the 'parcels' within which they lie, as defined in the Basildon Green Belt Review 2017; the degree to which development within potential sites would conflict with Green Belt purposes was considered in the context of the overall purpose of Green Belt which is to maintain 'openness', and the first three Green Belt purposes (checking unrestricted sprawl; preventing neighbouring towns from merging; and safeguarding the countryside from encroachment). The fourth purpose (preserving setting and special character of historic towns) was not a relevant consideration within the Borough. The fifth purpose (assisting urban regeneration, by encouraging the recycling of derelict and other urban land) was not considered as it is the overall restrictive nature of Green Belt policy which fulfils this purpose, not the restriction of development within individual sites. These considerations were also informed by the landscape and visual appraisal of the sites (as described above) – for example, the degree of encroachment into the countryside is influenced by the prevailing context and site characteristics.
- 3.8.11 There are a number of sites which are located close to each other and have the potential to amount to a cumulative impact (in both landscape and Green Belt terms) depending on how or if they are developed. No individual site has been rejected on cumulative impact and each site has been assessed on its own merits. When considering the SPS, the Council will need to consider cumulative impacts, which includes whether a planning judgement needs to be made that taken together with neighbouring uses, is further development acceptable in planning terms.
- 3.8.12 Residential amenity of existing properties was considered during site visits, considering issues such as proximity and, overlooking from windows.

- 3.8.13 Initial assessments were made on the noise and pollution impacts of neighbouring uses on potential Gypsy and Traveller and Travelling Showpeople sites, such as the presence of existing employment uses, railways, roads and electricity pylons. The site assessments did not however include specific noise and air quality assessments or monitoring.
- 3.8.14 An accessibility assessment has also been undertaken looking at the proximity of each site to key services and facilities, including bus stops, train stations, primary schools, secondary schools, shops and a General Practice surgery. Data and existing Housing and Employment Land Availability Assessment analysis relating to the location of services was provided in GIS/electronic format by the Council. Accessibility tends to be used to identify relatively more sustainable sites, if the Council identifies a pool of sites and is in a position to choose sites to meet its 5 years supply.
- 3.8.15 The **Stage 2** criteria is set out in **Table 3.2** overleaf and the assessment was conducted based on the available information at the time of study.

Table 3.2: Stage 2 Assessment Process

Draft criteria	Stage at which criteria considered	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
'Traveller' Definition	Stage 2	Existing Gypsy and Traveller and Travelling Showpeople sites: <ul style="list-style-type: none"> - 'Travelling' as defined in 2015 national policy; - 'Non-Travelling' as defined in 2015 national policy; - 'Unknown' (no response obtained from residents living on site) 	All pitches, on any 1 site, identified a 'Non-Traveller' residents in the 2016 TNA.	1 or more pitches, on any 1 site, identified with 'Unknown' residents, and requires further investigation.	1 or more pitches, on any 1 site, identified with 'Non-Travelling' residents.
Availability	Stage 2	Site promoted by landowners, agents or travelling community Public land confirmed as available	Site not available for Gypsy, Traveller or Travelling Showpeople use. There are known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which cannot be resolved. Public land has been identified in another plan / strategy for another use.	There is evidence that there may be legal or ownership challenges such as multiple ownerships, ransom strips, tenancies or operational requirements, but it is considered they are not insurmountable and could be overcome within the timeframe of the Local Plan.	There is evidence that the landowner is willing to sell and/or a developer is interested in developing within the timeframe of the Local Plan. There are no known legal or ownership problems, such multiple ownerships, ransom strips, tenancies or operational requirements which are not capable of being overcome within the timeframe of the Local Plan. Public site is not identified in a plan or strategy for another use.

Suitability					
Contamination and unstable land	Stage 2	Contaminated Land Unstable Land	Contains an area of unstable or contaminated land that is likely to undermine the site's suitability and achievability.	Could contain unstable or contaminated land that should be subject to further investigation.	Not located on unstable land. Not located on contaminated land.
Topography	Stage 2	Topography	Steep slopes which make the site unsuitable and/or unachievable.	Sloping or undulating land, which may require works to achieve a suitable development.	Level or gently sloping site.
Site access and safety	Stage 2	Access Proximity to major roads	Poor access and/or road of poor standard. Likely to be subject to safety issues from surrounding uses incapable of mitigation	Access poor but capable of being improved. Road of adequate or good standard. Likely to be affected by safety issues but this is capable of mitigation.	Adequate or good access off adequate or good standard of road. Not affected by safety issues.
Accessibility to facilities	Stage 2	<i>Access to facilities:</i> GP Surgery Primary School Shop <i>Access to public transport:</i> Bus stop Train station	Actual distances to facilities were measured to identify the distance to main key community facilities. If the Council identifies a pool of sites, it could use accessibility criteria to select the most accessible site options to meet its defined needs in the first five years.		
Potential impacts					
Green Belt	Stage 2	Green Belt	Unacceptable impact of site upon Green Belt.	Impact capable of mitigation. Potential cumulative impact with other identified sites.	No unacceptable impact on Green Belt.
Landscape	Stage 2	Landscape impact and visual containment	Unacceptable impact of site upon landscape not capable of mitigation.	Impact capable of mitigation. Potential cumulative impact with other identified sites.	No unacceptable impact on landscape character.

Biodiversity / Protected Species / Important hedgerow	Stage 2	Impact on biodiversity resources or known protected species Site of Special Scientific Interest Local Nature Reserve Geological Conservation Review Site Local Wildlife Sites Other biodiversity designations	Significant effect and unacceptable impact of site upon ecology or protected species or habitats not capable of mitigation where no overriding public interest.	Impact capable of mitigation. Potential cumulative impact with other identified sites.	No significant effect or unacceptable impact on ecology, protected species or habitats.
Historic environment	Stage 2	Scheduled Monuments Listed Buildings Historic Parks and Gardens Conservation Areas Heritage assets (local lists)	Substantial harm to a heritage asset or it's setting not capable of mitigation.	Less than substantial harm to a heritage asset or its setting and capable of mitigation.	No harm to a heritage asset or setting.
Water quality	Stage 2	Groundwater Source Protection Zone	Unacceptable risk to the supply and quality of water resources.	Risk to the supply and quality of water resources capable of mitigation.	No risk to the supply and quality of water resources.
Noise	Stage 2	Noise pollution from surrounding uses e.g. road, rail and air transport. National Air Quality Management Plan – roadside air pollution along the A127 between Fortune of War and Dunton	Likely to be adversely affected by noise pollution from surrounding uses that could make for an unacceptable residential environment.	Likely to be affected by noise pollution but this is capable of mitigation.	Not affected by noise issues.
Neighbouring Amenity (Impact of site on adjoining uses)	Stage 2	Relationship with existing adjacent uses	Close proximity to existing adjacent uses esp. residential properties where any potential impact (light, visual, noise, traffic) on adjoining uses is not reasonably capable of mitigation.	Close proximity to existing adjacent uses esp. residential properties but any potential impact (light, visual, other disturbance) on adjoining uses is capable of mitigation.	Unlikely to adversely affect existing adjoining uses.
Residential amenity (Impact of adjoining uses on site)	Stage 2	Relationship with existing adjacent uses	Close proximity to existing adjacent uses and any potential impact from these uses (light, visual, other disturbance) on the site is not reasonably capable of mitigation.	Close proximity to existing adjacent uses but any potential impact from these uses (light, visual, other disturbance) on the site is capable of mitigation.	Unlikely to be adversely affected by existing adjoining uses.

Developability	Stage 2	Deliverability Viability	Site constraints or ownership issues that are unlikely to be capable of resolution without considerable expense.	Site constraints capable of being overcome but where extent and cost of mitigation are unclear at this stage.	In a location where housing development is contrary to spatial policy. No site constraints needing to be overcome.
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3.9 Task 2e: Capacity and Delivery

- 3.9.1 All sites which were considered potentially suitable, available and achievable were subject to an initial broad assessment of the capacity of the site in terms of the number of pitches or plots which could be provided on site. This took account of:
- Size and shape of site and character of the adjoining area;
 - Former national guidance: Designing Gypsy and Traveller Sites (CLG, 2008);
 - Travelling Showpeople's Sites – A Planning Focus (Showmen's Guild, 2007);
 - Any relevant planning history; and
 - Templates of good layouts developed by PBA. (See **Appendix B**).
- 3.9.2 The items listed above helped to determine the optimum size and configuration of pitches or plots on a potential site. On larger sites PBA may have worked on the basis of a mix of pitch sizes to reflect the needs of different families, if known. The intention was to take account of on-site constraints and the need, where appropriate, for landscaping and other mitigation measures to achieve a suitable development. An appropriate approach to landscaping and access arrangements was undertaken to ensure a high standard of design can be achieved on site and help conserve the amenity of neighbouring uses.
- 3.9.3 PBA explored with the Council, at the Stakeholder Workshop (undertaken for the previous SPS2015) and with other stakeholders, a number of policy and delivery related issues which have a bearing on the final site conclusions. These considered:
- The distribution of sites relative to the preferred spatial strategy and identified needs arising from the needs assessment;
 - Providing a range of sites for different Gypsy and Traveller and Travelling Showpeople communities;
 - The split between public and private provision;
 - Meeting the need for a range of site sizes;
 - Providing a pool of sites for phasing to ensure the availability of sites through the life cycle of the Local Plan; and
 - Identifying a shortlist of sites against the first 5 years of the plan period, providing sites to meet the 5-year supply. Subsequent periods of the Local Plan (up to 2034) require broad locations and criteria policy to guide future provision.
- 3.9.4 PBA provided a shortlist of the most suitable, available and achievable sites to meeting identified needs, using the following sequential spatial locations:
- Sites with potential for Gypsy and Traveller or Travelling Showpeople development, beyond the Green Belt (**Appendix H**); and
 - Sites with potential for Gypsy and Traveller or Travelling Showpeople development, inside the Green Belt (**Appendix I**).
- 3.9.5 Sites which that have no potential for Gypsy and Traveller or Travelling Showpeople development are list within **Appendix F**, which includes the reason why the site has no potential.

- 3.9.6 A number of existing Gypsy and Traveller sites were deemed potentially suitable for further pitches, but the GTAA identified the travelling status of households as 'Non-Travelling' or 'Unknown'. So, although these sites are potentially suitable, these pitches/sites are deemed not available for 'Travelling' Gypsy and Traveller development. These sites are listed within **Appendix G**.
- 3.9.7 This study was unable to find enough sites to meet the needs of both Gypsy and Travellers and Travelling Showpeople, as set out in the GTAA (2018). Therefore, the report sets out, in **Section 7**, further suggestions on finding land within Basildon borough to meet the needs of the travelling community.
- 3.9.8 The Council has identified to PBA two communities, which are currently producing Neighbourhood Plans: Hovefields and Honiley Neighbourhood Area and Bowers Gifford and North Benfleet Neighbourhood Area. The Brief sets out an extra requirement of the Study to include a summary table of existing authorised, unauthorised and tolerated pitches/plots in each Neighbourhood Area, and the need from each site to inform the Neighbourhood Planning process. This is shown in **Section 7** and **Appendix J**.

3.10 Task 3: Policy Analysis

- 3.10.1 PBA have drawn conclusions on how the Council could take this study forward into the preparation of policy; the identification of site allocations within the Local Plan; and for considering future planning applications.

4 Existing Sites and Needs

4.1 Existing Gypsy and Traveller Sites

- 4.1.1 Residential sites provide residents with a permanent home, which residents will travel from (and to) or for when they have ceased to travel due to education, health or may have older residents who can no longer travel. These sites can be privately owned, publicly rented for affordable pitches, or privately rented to other Gypsies and Travellers. The size and the amount of facilities available on these sites varies between sites.
- 4.1.2 Residential sites provide a base to travel from and the amount of facilities on site varies mainly between public and private sites. Public sites will generally have amenity blocks and sometimes play areas and communal spaces. Private site facilities vary enormously depending on the specific and individual requirements of the residents.
- 4.1.3 **Table 4.1** below sets out the list of existing Gypsy and Traveller sites which were assessed in the GTAA (Jan 2018), undertaken by Opinions Research Services (ORS), and subsequently this Study.

Table 4.1: Existing Gypsy and Traveller Sites in Basildon Borough

Site No.	Site Name	Settlement	Green Belt location
BAS001	Smallacre	South of Fairmead Plotland	Within Green Belt
BAS002	Fairview	South of Fairmead Plotland	Within Green Belt
BAS003	Willow Farm	South of Fairmead Plotland	Within Green Belt
BAS004	The Paddocks	South of Fairmead Plotland	Within Green Belt
BAS005	The Lodge	South of Fairmead Plotland	Within Green Belt
BAS006	Bradley	South of Fairmead Plotland	Within Green Belt
BAS007	Mayfield	South of Fairmead Plotland	Within Green Belt
BAS008	Smallfield	South of Fairmead Plotland	Within Green Belt
BAS009	Walton Lodge	South of Fairmead Plotland	Within Green Belt
BAS010	Land rear of Walton Lodge	South of Fairmead Plotland	Within Green Belt
BAS011	Lawtons / The Barn	South of Fairmead Plotland	Within Green Belt
BAS012	Betterview	South of Fairmead Plotland	Within Green Belt
BAS013	Southview	South of Fairmead Plotland	Within Green Belt
BAS014	Willow View	South of Fairmead Plotland	Within Green Belt
BAS015	Wood View	South of Fairmead Plotland	Within Green Belt
BAS016	Oakview	South of Fairmead Plotland	Within Green Belt
BAS017	Little Acres	South of Fairmead Plotland	Within Green Belt
BAS018	Northview	South of Fairmead Plotland	Within Green Belt
BAS019	The Pump House	Fairmead Plotland	Within Green Belt
BAS020	The Willows	Fairmead Plotland	Within Green Belt
BAS021	Meadow End	Fairmead Plotland	Within Green Belt
BAS022	The Barn	Fairmead Plotland	Within Green Belt
BAS023	The Orchard	Fairmead Plotland	Within Green Belt
BAS025	Haywoods	Fairmead Plotland	Within Green Belt
BAS026	Meadowfields	Fairmead Plotland	Within Green Belt
BAS027	Meadow Trees	Fairmead Plotland	Within Green Belt
BAS028	New Fields	Fairmead Plotland	Within Green Belt
BAS029	Middle Meadows	Fairmead Plotland	Within Green Belt
BAS030	Meadow View	Fairmead Plotland	Within Green Belt
BAS031	The Paddocks / Hatchertang	Fairmead Plotland	Within Green Belt
BAS032	Highview	Fairmead Plotland	Within Green Belt
BAS033	Homeview	Fairmead Plotland	Within Green Belt
BAS034	Longview	Fairmead Plotland	Within Green Belt
BAS035	Five Oaks Farm	Crays Hill Plotland	Within Green Belt
BAS036	Land at north of 6A Oak Lane	Crays Hill Plotland	Within Green Belt
BAS037	Plot 6 Oak Lane	Crays Hill Plotland	Within Green Belt

Site No.	Site Name	Settlement	Green Belt location
BAS038	6a Oak Lane	Crays Hill Plotland	Within Green Belt
BAS039	Oak Tree Farm	Crays Hill Plotland	Within Green Belt
BAS040	Oak Farm	Crays Hill Plotland	Within Green Belt
BAS041	Omar	Crays Hill Plotland	Within Green Belt
BAS042	Land at Oak Lane	Crays Hill Plotland	Within Green Belt
BAS043	Oak Stables	Crays Hill Plotland	Within Green Belt
BAS045	Plots 11 to 44 Oak Lane	Crays Hill Plotland	Within Green Belt
BAS046	2 Lawrence Road	North Benfleet Plotland	Within Green Belt
BAS047	The Paddocks	North Benfleet Plotland	Within Green Belt
BAS048	Little Meadows	North Benfleet Plotland	Within Green Belt
BAS049	The Lilys	North Benfleet Plotland	Within Green Belt
BAS050	Savannah's Place	North Benfleet Plotland	Within Green Belt
BAS051	The Willows Plot 1	North Benfleet Plotland	Within Green Belt
BAS052	The Willows Plot 2	North Benfleet Plotland	Within Green Belt
BAS053	The Elms	North Benfleet Plotland	Within Green Belt
BAS054	Four Oaks	North Benfleet Plotland	Within Green Belt
BAS055	Rear of Rose Cottage	North Benfleet Plotland	Within Green Belt
BAS056	Rose Cottage	North Benfleet Plotland	Within Green Belt
BAS057	Copernicus	North Benfleet Plotland	Within Green Belt
BAS058	Opposite Windsor Lodge	North Benfleet Plotland	Within Green Belt
BAS059	The Elms 2	North Benfleet Plotland	Within Green Belt
BAS060	The Elms 1	North Benfleet Plotland	Within Green Belt
BAS061	Murray Farm	North Benfleet Plotland	Within Green Belt
BAS062	Bonny, Victor Avenue	Nr Basildon	Within Green Belt
BAS063	Journeys End	Nr Basildon	Within Green Belt
BAS064	Mandalay Cottage	Nr Basildon	Within Green Belt
BAS065	Plot 97 Hertford Drive	Crooked Brook Plotland	Within Green Belt
BAS066	Plot 98 Hertford Drive	Crooked Brook Plotland	Within Green Belt
BAS067	The Ranch (Plots 49 - 58)	Crooked Brook Plotland	Within Green Belt
BAS068	The Chalet	Nr Basildon	Within Green Belt
BAS069	Sadlers Park	Nr Thundersley	Within Green Belt
BAS070	Hovefields Caravan Site	Basildon	Not within Green Belt
BAS071	Chadville	Nr Basildon	Within Green Belt
BAS072	Hollybrook Farm	Nr Basildon	Within Green Belt
BAS073	Nashville Farm	Nr Basildon	Within Green Belt
BAS074	The Depot	Adjacent Crays Hill Plotland	Within Green Belt
BAS075	Fox Gardens	Crays Hill Plotland	Within Green Belt
BAS076	Five Oaks	Crays Hill Plotland	Within Green Belt
BAS077	The Burrows	Fairmead Plotland	Within Green Belt
BAS078	1 The Burrows	Fairmead Plotland	Within Green Belt
BAS080	Land East Newlands Farm	Fairmead Plotland	Within Green Belt
BAS081	The Rosary	NE of North Benfleet Plotland	Within Green Belt
BAS082	Blossom	NE of North Benfleet Plotland	Within Green Belt
BAS084	Foxgrove	NE of North Benfleet Plotland	Within Green Belt
BAS085	Rear of Foxgrove	NE of North Benfleet Plotland	Within Green Belt
BAS086	Rear of Foxgrove	NE of North Benfleet Plotland	Within Green Belt
BAS087	Land adj. Fanton Hall Cottages	NE of North Benfleet Plotland	Within Green Belt
BAS088	Land Rear of Blossom	NE of North Benfleet Plotland	Within Green Belt
BAS089	Land Rear of The Rossary	NE of North Benfleet Plotland	Within Green Belt
BAS109	Land adjacent Burwood	North Benfleet Plotland	Within Green Belt
BAS115	Haycroft	Fairmead Plotland	Within Green Belt
BAS116	Hampton Court	Fairmead Plotland	Within Green Belt
BAS143	Rear of Foxgrove	NE of North Benfleet	Within Green Belt
BAS148	Green Meadows	Fairmead Plotland	Within Green Belt
BAS158	Silva Lodge	Fairmead Plotland	Within Green Belt
BAS159	Land north of Freelands	Langdons Hills	Within Green Belt
BAS161	Nevendon	Fairmead Plotland	Within Green Belt
BAS162	Land rear of The Lodge	S of Fairmead Plotland	Within Green Belt
BAS163	Land east of Cranfield Park Ave	S of Fairmead Plotland	Within Green Belt

4.2 Existing Travelling Showpeople Sites

- 4.2.1 The needs of Travelling Showpeople are different to Gypsies and Travellers. Their sites often combine residential, storage and maintenance uses. Typically, a site contains areas for accommodation, usually caravans and mobile homes, and areas for storing, repairing and maintaining vehicles and fairground equipment. These combined residential and storage sites are known as plots and yards.
- 4.2.2 Although Travelling Showpeople travel for extended periods, they require a permanent base for storage of equipment and for residential use generally during the winter months. These plots (or yards) are also occupied throughout the year, often by older people and families with children, for example. The Showmen's Guild 'Model Standard Package' provides model standards and site considerations when developing and planning for Travelling Showpeople sites.
- 4.2.3 **Table 4.2** below sets out the existing Travelling Showpeople site in Basildon Borough, which were assessed in the GTAA (Jan 2018), undertaken by Opinions Research Services (ORS), and subsequently this Study.

Table 4.2: Existing Travelling Showpeople Site in Basildon

Site No.	Site Name	Settlement	Green Belt location
BAS079	Whitegates	Fairmead Plotland	Within Green Belt

4.3 Basildon Borough Gypsy and Traveller Accommodation Needs Assessment (January 2018)

- 4.3.1 The Council commissioned ORS to undertake the Gypsy and Traveller Accommodation Assessment (GTAA) for the Borough; the objective of that assessment being to quantify the number of Gypsy and Traveller pitches and Travelling Showpeople plots to meet identified needs to 2034.

Travelling status

- 4.3.2 The GTAA splits the travelling status of households (Gypsy and Traveller pitches and Travelling Showpeople plots) into 3 categories, as set out below:
- 'Travelling' households;
 - 'Unknown' households; and
 - 'Non-Travelling' households.
- 4.3.3 The GTAA provides the travelling status for individual existing households, in Basildon Borough, on each existing site, as set out in **Appendix C**.
- 4.3.4 For Gypsy and Traveller pitches/sites, the GTAA has identified:
- 27 households (pitches) with 'Travelling' Gypsy and Traveller status;
 - 54 households (pitches) with 'Non-Travelling' Gypsy and Traveller status; and
 - 83 households (pitches) with 'Unknown' Gypsy and Traveller status.
- 4.3.5 For the single Travelling Showpeople site (BAS079), the GTAA has identified 2 plots with 'Travelling' Travelling Showpeople status.

Existing and Future Gypsy and Traveller Pitch Needs

4.3.6 The GTAA (2018) identifies the existing and future needs for both Gypsy and Traveller pitches and Travelling Showpeople plots, as set out **Appendix C**. A summary of need relating to each travelling status, for both Gypsy and Traveller pitches and Travelling Showpeople plots, is set out below.

Need - 'Travelling' Gypsy and Traveller pitches

4.3.7 The overall level of additional need for those households who meet the new definition of a Gypsy and Traveller is for **47 pitches** over the Local Plan period. **Table 4.3** below sets out the Gypsy and Traveller pitch need for Basildon Borough in 5-year time periods:

Table 4.3: Need for 'Traveller' Gypsy and Traveller Pitches in Basildon Borough

Years	0-5	6-10	11-15	15-18	Total
	2016-21	2021-26	2026-31	2031-34	
Basildon Borough	32	5	6	4	47

Need - 'Unknown' Gypsy and Traveller pitches

4.3.8 The overall level of additional need for those households where the Gypsy and Traveller status is unknown is a maximum of **57 pitches** over the Local Plan period. The GTAA 2018 suggests that in line with other surveys in England approximately 10% of this need is assumed to be from travelling households.

Need - 'Non-Travelling' Gypsy and Traveller pitches

4.3.9 Whilst not now a requirement to include in a GTAA, the overall level of additional need for those households who do not meet the new definition of a Gypsy and Traveller is for up to **51 pitches** over the Local Plan period. The GTAA recommends that this scale of need is now addressed as part of the requirements of the National Planning Policy Framework, alongside mainstream housing.

Need - 'Travelling' Travelling Showpeople plots

4.3.10 The overall level of additional need for those households who meet the new definition of a Travelling Showpeople is for **3 plots** over the Local Plan period. **Table 4.4** below sets out the Travelling Showpeople plot need for Basildon Borough in 5-year time periods:

Table 4.4: Need for 'Traveller' Travelling Showpeople Plots in Basildon Borough

Years	0-5	6-10	11-15	15-18	Total
	2016-21	2021-26	2026-31	2031-34	
Basildon Borough	1	1	0	1	3

Needs – Transit pitches

4.3.11 The GTAA has not identified a need for transit pitches in Basildon Borough to address unauthorised encampments, as it suggests that current data does not provide a detailed enough spatial view on where and how much provision is needed across the whole of Essex. The GTAA has recommended that the Council work closely with other Essex authorities and the Essex County Traveller Unit (ECTU) to identify the need for future transit provision in Greater Essex. Until such as time as the Essex County-wide need is assessed across the County, there is no clear data from which to base site assessment work on.

5 Site Assessment Results and Capacity

5.1 Source and number of sites assessed

- 5.1.1 All sites identified for assessment at **Stage 1**, were identified from the source of sites within **Section 3**. This resulted in a total of 145 sites being assessed at **Stage 1**.
- 5.1.2 This included all existing authorised and unauthorised Gypsy and Traveller sites (95 sites) and Travelling Showpeople site (1 site). It also included 35 public owned sites; 1 previous unauthorised Gypsy and Traveller site; 7 sites identified from the Housing and Economic Land Availability Assessment; and 5 sites identified through the specific Call for Sites. All sites were confirmed by the Council for consideration at **Stage 1**.
- 5.1.3 All 145 sites were mapped onto GIS and put into a sites database. A map of the Basildon Borough is contained at **Appendix D** showing the distribution of sites subject to assessment.

5.2 Capacity

- 5.2.1 In this section a list of sites is identified which are considered to be potentially suitable for additional 'Travelling' Gypsy, Traveller and Travelling Showpeople pitches and/or plots. All potentially suitable sites have been subject to an initial broad assessment of the number of pitches which could be provided on site. This has taken account, firstly, of:
- Former Government Guidance: Designing Gypsy and Traveller Sites: Good Practice Guide (DCLG, 2008);
 - Travelling Showpeople's Sites Model Standard Package (The Showmen's Guild of Great Britain, 2007); and
 - Any relevant planning history.
- 5.2.2 In addition, PBA has developed templates for various forms of Gypsy and Traveller development, including for residential and transit sites. These have been used to inform the theoretical capacity of sites and optimum size and configuration of pitches (or plots) on site. On larger sites a mix of pitch sizes to reflect the needs of different families can be assumed. Relevant design templates are set out in **Appendix B**.
- 5.2.3 The shortlisted sites have been assessed for their capacity to accommodate residential uses for Gypsy and Traveller sites and mixed residential/commercial uses for Travelling Showpeople.

5.3 Stage 1 Desktop Assessment of Sites

- 5.3.1 The first stage in the assessment process involved the application of broad suitability criteria, including absolute constraints, together with an initial investigation of likely availability.
- 5.3.2 The initial assessment of site suitability and availability is summarised in a matrix, which is set out in **Appendix E**. A 'traffic light' approach has been used to undertake an initial assessment of sites, to identify where sites do not satisfy criteria as red; where criteria may be capable of being satisfied as yellow; and where criteria are satisfied as green.
- 5.3.3 Sites identified as red have not gone forward to be assessed at **Stage 2**. 5 sites were rejected at **Stage 1** and therefore 140 sites were examined further at **Stage 2**.

5.4 Stage 2 Suitability, Availability and Achievability Site Assessments

- 5.4.1 **Stage 2** involved a more detailed assessment of suitability, availability and an examination of achievability issues.
- 5.4.2 **Appendix F** sets out those sites (104 sites) where it is considered there is no potential for further provision and the reasons for this decision.
- 5.4.3 **Appendix G** sets out those sites (27 sites) which are considered suitable for 'Travelling' Gypsy and Traveller pitches or Travelling Showpeople plots, but the site is not currently available for 'Travelling' pitches. The reason for this decision is set out in **Appendix G**.
- 5.4.4 **Appendices H and I** set out the detailed site assessment results for those sites considered potentially suitable, available and achievable for future provision, both beyond and within the Green Belt. A summary of those sites is set out below.

Potential 'Travelling' Sites Beyond the Green Belt

- 5.4.5 There are 2 sites, located beyond the Green Belt, identified as potentially available and suitable to contribute additional pitches towards meeting future identified needs for 'Travelling' Gypsy and Traveller households. Results are set out in **Table 5.1** below.

Table 5.1: Sites with Potential Beyond the Green Belt for 'Travelling' Gypsies and Travellers and/or Travelling Showpeople use

Site No.	Site Name	Settlement	Existing Provision (pitches)	Further Capacity (pitches / plots)	Use
BAS128	Ex allotments Haslemere Road	Wickford	n/a	10	Gypsy and Traveller
BAS149	Land off Gardiners Close	Basildon	n/a	10 pitches (or 4 plots)	Gypsy and Traveller (or Travelling Showpeople)
TOTAL				25 pitches	

- 5.4.6 Further details on the 2 potential sites, beyond the Green Belt, are set out in **Appendix H** and considered in **Section 6**.

Potential 'Travelling' Sites Within the Green Belt

- 5.4.7 A total of 7 sites, within the Green Belt, were identified as potentially available and suitable sites to contribute additional pitches or plots towards meeting future identified needs for 'Travelling' Gypsy and Traveller, subject to insufficient non-Green Belt sites being identified. Results are set out overleaf:

Table 5.2: Sites with Potential Within the Green Belt for 'Travelling' Gypsy and Traveller and/or Travelling Showpeople use

Site No.	Site Name	Address	Existing Provision (pitches)	Further Capacity (pitches)	Potential Use
BAS025	Haywoods	Hovefields Avenue	1	3	Gypsy and Traveller
BAS031	The Paddocks / Hatcherang	Hovefields Avenue	0	1	Gypsy and Traveller
BAS075	Fox Gardens	Oak Road, Crays Hill Plotland	1	1	Gypsy and Traveller
BAS077	The Burrows	Lower Park Road, Fairmead Plotland	1 tolerated	5	Gypsy and Traveller
BAS078	1 The Burrows	Lower Park Road, Fairmead Plotland	1 tolerated	3	Gypsy and Traveller
BAS110	Land at Readers Yard and Willows	Off High Road and Moores Avenue, Crooked Brook Plotland	0	2	Gypsy and Traveller
BAS156	Land East of The Willows	Grange Road, North Benfleet Plotland	0	1	Gypsy and Traveller
TOTALS				16 pitches	

5.4.8 All the shortlisted sites have been assessed for their potential capacity. The results are set out in **Appendix I** and considered in **Section 6**.

6 Delivery Against Identified Needs

6.1 Pitch and Plot Targets

- 6.1.1 'Planning Policy for Traveller Sites' 2015 requires local planning authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, to meet likely permanent and transit site accommodation needs arising in each area.
- 6.1.2 The Basildon Borough Gypsy and Traveller Accommodation Assessment (GTAA), completed by ORS in 2018, details the total identified need for new permanent 'Travelling' Gypsy and Traveller pitches and Travelling Showpeople plots to meet residential needs between 2016 and 2034, to address the needs of all identifiable households in Basildon Borough. The results are set out in **Table 6.1** below:

Table 6.1: GTAA need for Basildon Borough in 5-year time periods

	2016-2021	2021-2026	2026-2031	2031-2034	Total
Gypsy and Traveller Residential pitches	32	5	6	4	47 + 6*
Travelling Showpeople Plots	1	1	0	1	3

Need for households where the Gypsy and Traveller status is unknown is **6 extra pitches** for travelling households.

- 6.1.3 There are currently no operational public transit sites, and the GTAA has recommended that a transit need assessment is conducted at an Essex scale under the Duty to Cooperate.
- 6.1.4 The Council is now in a position to include local targets into its emerging Local Plan to reflect the pitch targets identified in the Basildon Borough GTAA.

6.2 A Supply of Deliverable and Developable Sites

- 6.2.1 In developing the Local Plan, 'Planning Policy for Traveller Sites' 2015 requires local planning authorities to identify and keep up-to-date a supply of specific deliverable sites sufficient to provide five years' worth of sites against those locally set targets and a supply of specific developable sites or broad locations to meet needs, where possible, for up to 15 years.
- 6.2.2 Policy B of the 'Planning Policy for Traveller Sites' 2015 also required local planning authorities to 'consider production of joint development plan that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area'.
- 6.2.3 PBA conclude that to address the requirement to ensure that identified need is met throughout the Plan period, the Council should consider the following:
- Safeguard existing sites to prevent their loss to other uses and increase the identified pitch/plot requirement for the Borough;
 - Allocate deliverable sites beyond the Green Belt;
 - Allocate deliverable sites within the Green Belt, if not enough sites are found beyond the Green Belt;
 - Allocate sites within strategic urban extensions; and
 - Consider production of a joint development plan for Gypsy and Traveller and Travelling Showpeople development.

6.3 Sites with ‘Travelling’ Potential (beyond the Green Belt)

6.3.1 There are two sites which have been identified, beyond the Green Belt, as potentially available and suitable for Gypsy and Traveller use. **Table 6.2** sets out the potential sites for allocation. Details of these sites are also contained in **Appendix H**.

Table 6.2: Sites with Potential Beyond the Green Belt for Gypsy and Traveller Pitches in Basildon Borough

Site Ref	Site Name	Settlement	Existing authorised pitches	Additional pitches	Pitches 2016-2021	Pitches 2021-2034	Delivery option
BAS128	Ex allotments Haslemere Road	Wickford	New site	10	0	10	New public or private G&T site
BAS149	Land off Gardiner Close	Basildon	New site	10*	0	10*	New public or private G&T site
TOTAL				20	0	20	

*Site BAS149 suitable for both Gypsy and Traveller or Travelling Showpeople development

6.3.2 There is one site which has been identified, beyond the Green Belt, as potentially available and suitable for ‘Travelling’ Travelling Showpeople development. **Table 6.3** sets out the potential site for allocation. Details of this site are also contained in **Appendix H**.

Table 6.3: Sites with Potential Beyond the Green Belt for Travelling Showpeople Plots in Basildon Borough

Site Ref	Site Name	Settlement	Existing authorised plots	Additional plots	Plots 2016-2021	Plots 2021-2034	Delivery option
BAS149	Land off Gardiner Close	Basildon	New site	4*	0	4*	New public or private TS site
TOTAL				4	0	4	

*Site BAS149 suitable for both Gypsy and Traveller or Travelling Showpeople development

6.4 Meeting the ‘Travelling’ Needs (beyond the Green Belt)

Gypsy and Traveller Pitches

6.4.1 The GTAA identifies a need for 53 net additional ‘Travelling’ Gypsy and Traveller residential pitches to be developed by 2034, including 10% unknown allowance.

6.4.2 **Table 6.4** sets out a summary of need and supply, beyond the Green Belt, for Gypsy and Traveller sites in Basildon Borough.

Table 6.4: Gypsy and Traveller need and supply beyond the Green Belt in 5-year time periods

	2016-2021	2021-2034	+10% unknowns	Total
(a) Need for Gypsy and Traveller ‘Traveller’ Pitches	32	15	6	53
(b) Existing G&T sites with potential beyond the Green Belt	0	0	-	0
(c) New sites with potential beyond the Green Belt	0	20*	-	20
(d) Total potential supply (b+c)	0	20	-	20
(e) Shortfall/Surplus (a-d)	32	-5	6	33

*Site BAS149 suitable for both Gypsy and Traveller or Travelling Showpeople development

- 6.4.3 There are 2 public owned sites, beyond the Green Belt, which may be suitable for a maximum of 20 ‘Traveller’ Gypsy and Traveller pitches. Both sites are potentially not deliverable in the first 5 years of the Local Plan.
- 6.4.4 All existing ‘Traveller’ Gypsy and Traveller sites are located within the Green Belt, and the majority of these sites are not suitable or available for further pitches (**Appendix F and G**). The two sites, identified in **Table 6.2** above, could be used to help provide pitch provision for sites with need, which are located within the Green Belt.

Travelling Showpeople Plots

- 6.4.5 The GTAA identifies a need for 3 net additional ‘Travelling’ Travelling Showpeople residential plots to be developed by 2034.
- 6.4.6 **Table 6.5** sets out a summary of need and supply, beyond the Green Belt, for Travelling Showpeople sites in Basildon Borough.

Table 6.5: Travelling Showpeople need and supply beyond the Green Belt in 5-year time periods

	2016-2021	2021-2034	Total
(a) Need for Travelling Showpeople ‘Traveller’ Plots	1	2	3
(b) Existing sites with potential beyond the Green Belt	0	0	0
(c) New sites with potential beyond the Green Belt	0	4*	4
(d) Total potential supply (b+c)	0	4*	4
(e) Shortfall/Surplus (a-d)	1	-2	-1

*Site BAS149 suitable for both Gypsy and Traveller or Travelling Showpeople development

- 6.4.7 There is 1 public owned site (BAS149), beyond the Green Belt, which may be suitable for 4 ‘Traveller’ Travelling Showpeople plots. Overall this does not meet the needs of Travelling Showpeople in the first 5 years of the Local Plan. Site BAS149 is also suitable for Gypsy and Traveller development.
- 6.4.8 There is 1 Travelling Showpeople site in Basildon Borough and the need (identified in the GTAA) relates to that single site. There is no capacity for further plots on the existing site and it is located within the Green Belt.

6.5 Sites with Potential (within the Green Belt)

- 6.5.1 A total of 7 sites in the Green Belt are identified as potentially available and suitable for future Gypsy and Traveller needs. As highlighted earlier, sites in the Green Belt are generally considered to be inappropriate and should only be allocated by the Council when insufficient sites in non-Green Belt locations can be identified to meet locally defined needs. **Table 6.6** below sets out the potential sites within the Green Belt.

Table 6.6: Sites with Potential within the Green Belt for Gypsy and Traveller Pitches

Site Ref	Site Name	Settlement	Existing authorised pitches	Additional pitches	Pitches 2016-2021	Pitches 2021-2034	Delivery option
BAS025	Haywoods	Hovefields Avenue	1	3	3	0	Existing G&T unauthorised and intensification
BAS031	The Paddocks / Hatchertang	Fairmead Plotland	0	1	1	0	Existing G&T unauthorised
BAS075	Fox Gardens	Oak Road, Crays Hill Plotland	1	1	1	0	Existing G&T intensification
BAS077	The Burrows	Fairmead Plotland	1	5	5	0	Existing G&T unauthorised and intensification
BAS078	1 The Burrows	Fairmead Plotland	1	3	3	0	Existing G&T unauthorised and intensification
BAS110	Land at Readers Yard and Willows	Crooked Brook Plotland	0	2	2	0	New site
BAS156	Land East of The Willows	Grange Road, North Benfleet Plotland	0	1	1	0	New site
TOTAL			4	16	16	0	

6.5.2 Sites with potential, within the Green Belt, could potentially provide 16 additional pitches.

6.6 Meeting the Needs (beyond and within the Green Belt)

6.6.1 The Basildon GTAA identifies a need for 53 net additional Gypsy and Traveller residential pitches to be developed by 2034, which includes 10% for unknown households (as identified in the GTAA 2018).

6.6.2 **Table 6.7** sets out a summary of need and supply, beyond and within the Green Belt, for Gypsy and Traveller sites in Basildon Borough.

Table 6.7: Gypsy and Traveller need and supply beyond and within the Green Belt in 5-year time periods

	2016-2021	2021-2034	+10% unknown	Total
(a) Need for Gypsy and Traveller Residential Pitches	32	15	6	53
(b) Sites with potential beyond the Green Belt	0	20*	-	20
(c) Sites with potential within the Green Belt	16	0	-	16
(d) Total potential supply (b+c)	16	20	-	36
(e) Shortfall/Surplus (a-d)	16	-5	6	17

*Site BAS149 suitable for both Gypsy and Traveller or Travelling Showpeople development

6.6.3 Even with all the sites with potential, both beyond and within the Green Belt, there remains a shortfall of 17 pitches to meet identified need up to 2034, and a more immediate shortfall of 16 pitches within the first five years.

6.6.4 The Council should consider allocating sites identified with potential in **Appendix H and I**, beyond and within the Green Belt, to contribute to meeting the needs within Basildon Borough.

6.6.5 Suggestions to help inform the Council on how to address the shortfall of pitches, to meet the need identified in the GTAA, is set out in **Section 7**.

6.7 Sites with Potential for Travelling Showpeople use (within the Green Belt)

6.7.1 There are no sites within the Green Belt identified as potentially available and suitable. The GTAA identified a need for 3 Travelling Showpeople plots, and the only site suitable is site BAS149, as set out in **Table 6.5**.

6.8 Delivery and Distribution of Sites

6.8.1 PBA consider that the fit with need and how sites relates to the Borough's spatial strategy is important:

- **Fit with needs:** e.g. location of current needs, existing provision and needs of different travelling communities; and
- **How potential sites relate to spatial strategies:** e.g. settlement hierarchy, relationship of sites to sustainable settlements and accessibility to key services.

6.8.2 The fit with needs is an important consideration and, unlike the housing market, the small scale of need and supply (compared to general housing) can in some instances require the consideration of the needs of specific families or households and the appropriate form and location of provision to meet those specific needs. PBA are aware of local authorities where specific needs remain unmet, whilst sites remain vacant, because the sites provided are inappropriate to meet specific needs. PBA conclude that the provision of pitches for Gypsies and Travellers sites should be proactively managed to ensure a good fit with identified need and enable delivery. This can be delivered through a combination of local government functions, including through the planning system. This is particularly relevant to Basildon Borough, where the majority of existing 'Travelling' Gypsy and Traveller sites are located in the Green Belt and some of which have been identified as not suitable for further development due to impacts on Green Belt purposes.

6.8.3 In meeting national policy's 5-year land supply requirements, the Council will need sites phased for delivery over the 2016-2021 period (in line with the ORS report) and also meet longer term needs in the Plan period between 2021 and 2034. This will require further investigation of both site viability and delivery to ensure that site options selected by the Council are both viable and deliverable if they are to contribute towards the Council meeting its requirement to identify sufficient sites.

6.8.4 The majority of the Borough's population live in urban centres, and 27% of the Borough land is in urban locations. However, it is a relatively small Borough at only 48 square miles. Compared to more rural districts, Basildon Borough is very accessible due to its links to the strategic and local road network. It could be said that any potential Gypsy and Traveller and Travelling Showpeople site is within a relatively sustainable location from an accessibility perspective. The actual distance to services from each potential site is identified within the individual site assessments in **Appendix H and I**.

- 6.8.5 There are inherent conflicts between national policy such as Green Belt policy and the requirement to meet the needs of the travelling community. PBA consider that an important distinction has been identified in national policy 'Planning for Travellers Sites' (Policy E) between the consideration of Gypsy and Traveller sites within a planning application and within Local Plan preparation. Local Planning Authorities have a requirement to identify sites in their Local Plans to meet the specific needs for Gypsy, Traveller and Travelling Showpeople sites. Whilst speculative planning applications for sites in the Green Belt would be considered inappropriate development, except in very special circumstances, PBA consider that it is appropriate for a Council to identify and allocate a site, removing the site from the Green Belt through 'insetting' in the plan making process (in line with Policy E). The clear difference is that the Council can demonstrate that it has considered all other site options outside the Green Belt against needs, combined with evidence of the sites' potential suitability (specifically, impact on Green Belt purposes) and the lack of available suitable site alternatives in non-Green Belt locations.

7 Identifying Further Sites

7.1 Identifying Further Sites

- 7.1.1 This study has not been able to identify enough sites to meet the 5-year supply identified by the GTAA for both 'Travelling' Gypsy and Traveller and Travelling Showpeople sites.
- 7.1.2 There is also an unmet need for 'Non-Travelling' Gypsy and Traveller pitches, where the majority of existing sites are located outside development boundaries and within the Green Belt.
- 7.1.3 PBA conclude that to address the unmet need, the Council should consider the following to help identify further sites:
- (a) Allocate provision for Gypsy and Traveller and Travelling Showpeople sites as part of strategic land allocations in the Local Plan; and / or
 - (b) Work closely with neighbouring local authorities through the Duty to Cooperate to potentially deliver Basildon Borough's need within other local authority's land boundaries.

Strategic Land Allocations

- 7.1.4 The Gardiner Lane area is predominantly publically owned land (Homes England), located within the urban area of Basildon, and is currently allocated as Comprehensive Development Area. The Council requested PBA to assess individual sites, within this area that were not subject to restrictive covenants preventing the stationing of caravans. These sites have been assessed and the results of those site assessments are set out in this report. The Council should also consider the continued allocation of a comprehensive site for mixed-use development within the revised Local Plan, with the potential to provide for 'Travelling' Gypsy and Traveller and/or Travelling Showpeople pitches/plots.
- 7.1.5 Furthermore, the Council consulted on "New and Alternative Sites" between November and December 2016 that were put forward for different development proposals (in the Green Belt) in the 2016 Local Plan consultation. This included proposals to comprehensively redevelop Hovefields and Honiley Neighbourhood Area into a c.500 home new community with Gypsy and Traveller provision; which the community would like to bring forward as part of a Neighbourhood Plan for the area. In addition, developers working for landowners in Crays Hill, Billericay have put forward proposals to redevelop the area that includes and surrounds the current Oak Lane Gypsy and Traveller sites and the former Dale Farm site in Crays Hill into a new c. 500 home community. This area includes existing Gypsy and Traveller sites. Therefore any redevelopment of this area should carefully consider these existing travelling communities to ensure people are not displaced into homelessness or by creating unauthorised development elsewhere.
- 7.1.6 A number of authorities around the country are now planning for future Gypsy and Traveller provision through strategic urban extension delivery options. There is the potential to deliver sites within urban extensions which include strategic sites for Gypsy, Traveller and / or Travelling Showpeople uses as an integral part of them. Strategic allocations proposed to be removed from the Green Belt in the Basildon Borough are no exception and therefore should be explored for their potential to provide Gypsy and Traveller provision.
- 7.1.7 Gypsy and Traveller sites could be required to be provided within these strategic sites, and this requirement could be set out as policy within the Local Plan.

- 7.1.8 Delivery of any provision as part of these sites will need careful consideration to determine capacity and ensure that both site viability and implementation of Council policy, such as affordable housing or design standard requirements are not as a result undermined. A specific pitch provision requirement could be part of the strategic allocation policy in the Local Plan to ensure it can be viability tested as part of both the plan and site viability, to ensure policy delivery in accordance with the NPPF. The Council could potentially look at advancing Gypsy and Traveller pitch provision in isolation, if deliverable, to help meet the 5 year land supply.
- 7.1.9 The Council should be working with developers at the early stages of planning for urban extensions, to test if Gypsy and Traveller provision can be provided within strategic locations. The Council should also be well equipped to inform promoters/developers of viability information relating to Gypsy and Traveller sites.

Cross Boundary Working

- 7.1.10 The Council has a Duty to Co-operate with other local planning authorities and certain public bodies in respect of strategic planning and cross boundary matters. Policy B of the 'Planning Policy for Traveller Sites' 2015 requires local planning authorities to 'consider production of joint development plans...to provide flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area'. This is particularly relevant to Basildon Borough where the majority of green field land is allocated as Green Belt.
- 7.1.11 Given the difficulty identifying sites for Gypsy, Traveller and Travelling Showpeople use across the Borough and the relatively high level of need (compared to other local authorities across the country and within Essex), PBA would encourage the Council to work with neighbouring local planning authorities to seek their co-operation on the provision of both Gypsy and Traveller and Travelling Showpeople sites outside the Basildon Borough if it reaches the conclusion that the sites identified in this Study cannot fulfil the needs during the plan-period. This is particularly relevant if across Essex there also becomes a need to provide transit provision across the County.
- 7.1.12 The needs of Gypsies, Travellers and Travelling Showpeople do not stop at local authority boundaries and the potential for the delivery of all types of sites should be explored across these boundaries through the Duty to Co-operate, where appropriate. This is particularly pertinent for authorities that are also constrained by Green Belt. The key to discussions will be to ensure that neighbouring authorities have an up-to-date assessment of their needs and identified the supply of deliverable and developable land for Gypsy and Traveller and Travelling Showpeople uses. It could be the case that Basildon Borough Council would need to object to neighbouring and Essex-wide Local Plan examinations, if any neighbouring local authorities have not identified an up-to-date supply of land.
- 7.1.13 The timing of evidence review is the key consideration for cross boundary working and the production of site assessments to identify specific sites is crucial. Basildon Borough Council should liaise with adjacent authorities, on residential Gypsy and Traveller pitches, especially those that have undertaken site work to establish if there are site opportunities that could meet the needs of the travelling community across boundaries in other District/Boroughs. The lack of available opportunities to provide Gypsy and Traveller accommodation in Basildon Borough in areas beyond (and within) the Green Belt is considered to be a material consideration in this respect.

7.1.14 Whilst the Council must be mindful that the Duty to Co-operate is not a duty to accept or agree to particular course of action, the Council will nevertheless have to be satisfied that it has done all it can to identify and meet provision needs and that other authorities have undertaken robust assessments of need and suitable sites so as to ensure they are not unnecessarily aiding any local authority to avoid providing sites within its own area, where plausible planning options otherwise exist. Crucially, the very definition and cultural provenance of the travelling community, would suggest that this planning use is in fact very cross boundary in nature and local authorities should resist the political sensitivities that can prevent the provision of suitable sites.

7.2 Neighbourhood Planning Areas

7.2.1 The scope of this Study identified that two Neighbourhood Plans are now advancing in the Borough:

- Hovefields and Honiley Neighbourhood Areas; and
- Bowers Gifford and North Benfleet Neighbourhood Area.

7.2.2 The Neighbourhood Areas cover land which include a number of authorised, tolerated and unauthorised Gypsy and Traveller sites, and the Council has requested a list of existing Gypsy and Traveller sites, along with needs set out in the GTAA, to be set out in this report.

7.2.3 A full list of existing Gypsy and Traveller sites within Hovefields and Honiley Neighbourhood Area; and Bowers Gifford and North Benfleet Neighbourhood Area, is included within **Appendix J**. **Appendix J** provides the list of existing Gypsy and Traveller sites; and current planning history status. It also includes the travelling status and needs for pitches, relating to these existing pitches/sites, sourced from the GTAA (2018).

7.2.4 In summary, **Table 7.1** below, sets out a summary of the information, set out in **Appendix J**, for existing Gypsy and Traveller sites located in the two Neighbourhood Areas.

Table 7.1: Existing Gypsy and Traveller Pitches and Needs, within two Basildon Borough Neighbourhood Areas

Neighbourhood Area	No. of sites	Travelling pitches	Non-Travelling pitches	Unknown pitches	Current Need pitches	5 Yr Need pitches	Unauthorised pitches	Temporary pitches	Move pitches
Bowers Gifford and North Benfleet Neighbourhood Area	47	6	18	35	4	8	23	4	1
Hovefields and Honiley Neighbourhood Area	20	8	3	20	0	2	19	3	0

8 Local Policy Advice

- 8.1.1 The Local Plan needs to include appropriate policies across the plan period, to set targets, meet the needs of Gypsy and Traveller and Traveller Showpeople households, and to provide a basis for considering all planning applications.
- 8.1.2 The Council drafted and consulted upon policies, relating to Gypsy and Traveller and Travelling Showpeople development, in the Draft Local Plan, in 2016. The policies included in the Draft Local Plan are listed below and set out in full in **Appendix A**:
- Draft Policy H3 Gypsy, Traveller and Travelling Showpeople Accommodation Strategy;
 - Draft Policy H5 Established Gypsy, Traveller and Travelling Showpeople Sites;
 - Draft Policy H6 Gypsy and Traveller Site Provision;
 - Draft Policy H31 The Location of New Gypsy, Traveller and Travelling Showpeople Sites; and
 - Draft Policy H32 New Park Home Sites for Non-Travelling Gypsy and Travellers.
- 8.1.3 PBA previously provided the Council with local policy advice, and it is noted that the Council has developed the Gypsy and Traveller policies since this advice was provided. The Council are working to revise the policies set out in **Appendix A**, in light of consultation responses and revised national policy.
- 8.1.4 The Council should consider, in revising Local Plan Gypsy and Traveller policies, the following:
- Set out the spatial strategy for 'Travelling' Gypsy and Travellers sites, for planning applications, in line with national policy, as set out below:
 - 'Travelling' Gypsy and Traveller development: Pitches/sites can be located within urban and rural areas (non-Green Belt locations), in line with national policy.
 - Set out the need targets, identified in the GTAA (2018), for Gypsy and Traveller pitches and Travelling Showpeople plots;
 - Safeguard existing authorised sites for Gypsy and Traveller and Travelling Showpeople uses;
 - Allocate potential sites (beyond and then within the Green Belt as identified in this Study) for Gypsy and Traveller and Travelling Showpeople uses;
 - Where it has not been possible to identify enough sites, include policies to reflect the Council's inclusion of pitches/plots within Strategic Urban Allocations, subject to robust evidence on viability and deliverability of each Local Plan allocation; and
 - Set out criteria for assessing all Gypsy and Traveller and Travelling Showpeople planning applications.

- 8.1.5 There were a large number of households identified in the GTAA with an 'Unknown' travelling status (and need). The status of these existing households (sites) is unlikely to be known to the Council, until a planning application is submitted for development, or within a revision of the GTAA in the future. The travelling status for these sites will need to be determined on a site by site basis, as and when planning applications are submitted for these pitches/sites, and then determined in accordance with national policy and Local Plan policies.
- 8.1.6 Given the extent of the Green Belt in Basildon Borough, the Council should identify sufficient sites to meet defined needs over the whole plan period to 2034, rather than relying on just the criteria policy to meet needs in the Plan period. Once adopted, the newly defined Green Belt boundaries will continue to be a significant constraint to planning applications for Gypsy, Traveller and Travelling Showpeople use on sites that have not been identified and allocated in the Local Plan and therefore any available sites that are otherwise suitable and available should be allocated for that future purpose.
- 8.1.1 The National Planning Policy Framework is clear that when defining Green Belt boundaries local authorities should "satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period" (NPPF para 85). The Council could therefore consider the allocation of specific sites and for provision within the potential strategic allocated sites, currently being taken forward in the draft Local Plan, to meet the needs over the whole plan period. This would ensure that:
- All the defined needs are addressed in the Local Plan;
 - The travelling and settled communities would have certainty on the location of future sites;
 - The Council would be in a stronger position to deal with unauthorised sites and encampments;
 - Provision would have a closer fit with the needs and current provision, which is generally located within the Green Belt; and
 - Provision would have a better fit with the Council's emerging spatial strategy, which seeks to direct development towards sustainable sites with good access to main towns and key services.
- 8.1.2 The Council could consider the option of requiring Gypsy, Traveller and/or Travelling Showpeople site provision within strategic allocations, to meet unmet needs of both 'Travelling' and 'non-Travelling' Gypsy and Traveller and Travelling Showpeople pitches/plots. This could be included within the specific policy for each site, or an overall policy for strategic allocated sites, subject to other evidence considerations including viability.
- 8.1.3 The Council could also consider the production of a joint development plan with neighbouring local planning authorities that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly as Basildon Borough (and other neighbouring local authorities) has strict planning constraints.

8.2 Delivery and Management

- 8.2.1 The vast majority of Gypsy and Traveller sites in Basildon Borough are privately owned and located within the Green Belt. These are mainly family run sites. The majority of future planning applications for pitches is likely to be submitted for existing sites within the Green Belt, either through households seeking to intensify, or expand existing Gypsy and Traveller sites. Through the assessment of sites in this study, the majority of these sites are unsuitable or unavailable for 'Travelling' Gypsy and Traveller sites (**Appendix F and G**).

- 8.2.2 There may also be new sites purchased by the Gypsy and Traveller community in the future. These sites are unlikely to be known to the local authority, until the landowners seek planning permission. These sites should be assessed against the criteria policy set out in the Local Plan.
- 8.2.3 There is one affordable public site in Basildon Borough. The Council should explore if there is a need for a further public site within the Borough, and who is able to develop and manage a new site.
- 8.2.4 There is the potential for the County Council to undertake the development and management of any new public sites within Basildon Borough; or for Basildon Borough Council to manage sites themselves. Otherwise, Registered Providers could be best placed to help deliver and manage public sites, working in partnership with Essex County Council and the Council. PBA are unaware of any Registered Providers currently managing any sites in the County. The Council could discuss the potential delivery and/or management of Gypsy, Traveller and Travelling Showpeople Sites with Registered Providers, to determine if this is an option.
- 8.2.5 Homes England is also a potential partner to deliver sites. Homes England are currently the landowner for a potential new 15 pitch site at Gardiners Lane South, where a resolution to grant planning permission subject to a S106 agreement was made in December 2012. However, this site has not been delivered since the last SPS was undertaken by PBA in 2015. PBA would suggest that the Council keep in contact with Homes England to monitor land owned by Homes England and whether there is potential to make such land available, to help meet the needs of the travelling community in the future.
- 8.2.6 There are also emerging examples, such as Worcester, within the country of local planning authorities planning for the future provision of sites for travelling communities by drafting policies to allocate urban extension sites for housing and traveller pitches, requiring developers to provide serviced pitches/plots for private sale to Gypsies, Travellers or Travelling Showpeople. Where there is a demonstrable need for provision, some local planning authorities are identifying a need for developers to provide pitches/plots, or commuted sums, as part of the overall benefits package required for new development sites.
- 8.2.7 There are also innovative delivery models being developed in other parts of the country, such as Elim Housing in the West of England, which could provide for the funding of initial sites to be recycled to provide for further sites, in the same way as affordable housing has been delivered by housing bodies for some years. For example, the Council could consider using New Homes Bonus, or other monies to buy a site, or identify their own public assets and then make them available to organised Gypsy and Traveller groups on a non-profit making basis for them to develop and manage. Such groups could also be offered the opportunity to buy stakes in the site, allowing the income from such sales to be recycled to provide further sites.
- 8.2.8 The Council should investigate these sources of funding and delivery options further, including future Homes England grants for Traveller sites, in partnership with the Registered Providers and other delivery partners.

8.3 Phasing and Monitoring

- 8.3.1 As with other forms of development, the release of Gypsy, Traveller and Travelling Showpeople sites should be managed to ensure that it corresponds with identified need.
- 8.3.2 The Council could potentially identify sufficient sites to meet needs within the plan period dependant on the outcomes of consideration of options for delivery within the Green Belt.

- 8.3.3 Once the Council has identified and allocated enough sites, active monitoring of supply against need on an annual basis, as required by 'Planning Policy for Traveller Sites' 2015, would determine the need for any potential release of land to meet future needs. To ensure that it is able to demonstrate that it has an up to date understanding of local needs, the Council should also undertake periodic review of its needs evidence base, via an updated GTAA.
- 8.3.4 If the Council make the decision to rely on strategic allocations, to meet the 5 year land supply, the Council should consider whether any of this Gypsy and Traveller provision can be brought forward earlier, to help meet the needs within the first 5 years of the Local Plan.
- 8.3.5 The Council should also monitor the needs and site identification work of neighbouring local planning authorities, in their cross-boundary work.

Appendix A Draft Local Plan policies

Draft Policy H3 Gypsy, Traveller and Travelling Showpeople Accommodation Strategy

1. The Council will seek to provide for the accommodation and well-being needs of the Borough's gypsy, traveller and travelling showpeople communities by securing existing provision and seeking the delivery of an additional 104 pitches by 2033. This will be achieved by:
 - a. Refusing planning permission for changes of use, to uses other than for residential use by gypsy and travellers or as a travelling showpeople yard, through safeguarding existing sites as set out in Appendix 3 and shown on the Policies Map unless acceptable replacement accommodation can be provided, or it can be demonstrated that the site is no longer required to meet any identified needs.
 - b. Allocating suitable, available and achievable land within the Borough's urban areas and Green Belt for new or expanded gypsy and traveller pitches through policy H4.
 - c. Allocating suitable, available and achievable land within the Borough's urban areas and Green Belt to develop park homes for gypsies and travellers that no longer lead a nomadic lifestyle in accordance with policy H32.
 - d. Securing a new site to accommodate 15 pitches alongside new housing provision within land east of Basildon as set out in policy H13.
 - e. Determining on a case by case basis from 2020 onwards whether any unmet need for gypsy and traveller pitches and/or park home pitches can be catered for on:
 - i. Other strategic sized sites identified within policies H9 to H27 of this plan, having regard to market conditions and development viability at the time of submission of a planning application.
 - ii. Any other new suitable and available sites not identified within this plan, having specific regard to the specific criteria-based design requirements set out in Policy H31, all other relevant policies in this plan, and the requirements of national policy set out in the *PPTS* and *NPPF*.
2. The Council will continue to work with other local planning authorities and Essex County Council to secure the provision of:
 - a. The need arising from the large scale unauthorised former site at Dale Farm in other Boroughs/Cities/Districts in Greater Essex;
 - b. New transit sites to meet Greater Essex needs.
3. The Council will manage the siting and design of all applications for new or extended gypsy, traveller and travelling showpeople accommodation in accordance this strategic approach and specific criteria-based design policy H31.

Draft Policy H5 Established Gypsy, Traveller and Travelling Showpeople Sites

Refusing planning permission for changes of use to uses other than for residential use by gypsy and travellers or as a travelling showpeople yard of the sites identified in Appendix 3 unless acceptable replacement accommodation can be provided, or it can be demonstrated that the site is no longer required to meet any identified needs.

Draft Policy H6 New Gypsy and Traveller Site Provision

To help meet the identified need for gypsy and traveller pitches within the Borough, 72 pitches for Gypsies and Travellers will allocated in the following locations:

- a. **Outside of the Green Belt** - 1 site accommodating 10 Pitches at the Former Haslemere Allotments, off Haslemere Road, Wickford.
- b. **Within the Green Belt** - A total of 40 sites accommodating 62 pitches are identified within the extent of the Green Belt in Appendix 4 and allocated for future gypsy and traveller needs. These sites will remain within the Green Belt, and be subject to the design criteria set out in Policy H32.

Draft Policy H31 The Location of New Gypsy, Traveller and Travelling Showpeople Sites

Any applications for planning permission for gypsy and traveller pitches and travelling showpeople yards received throughout the plan period must be in accordance with the *NPPF* and *PPTS* and the following local criteria:

- a. The site must reasonably be accessible to services and facilities;
- b. The maximum number of pitches to be provided on any one site is restricted to 15;
- c. The site must be able to be adequately serviced with drinking water, utilities and sewerage disposal facilities that accord with Environment Agency standards;
- d. The site should have good access to the highway network and not promote inappropriate traffic generation for the locality;
- e. The site must be of sufficient size to accommodate the proposed number of caravans, vehicles and ancillary work areas as appropriate;
- f. The site must not be affected by environmental hazards that may affect residents' health or welfare or be located in an area of high risk of flooding, including functional floodplain;
- g. Proposals for sites accommodating travelling showpeople should allow for a mixed-use yard with areas for residential provision and the storage and maintenance of equipment;
- h. All other proposals for mixed residential and business activities will be assessed on a site specific basis, taking the above criteria into account; and
- i. Any development granted under this policy will be subject to a condition limiting occupation to gypsies and travellers or travelling showpeople, as appropriate.

Draft Policy H32 New Park Home Sites for Non Travelling Gypsy and Travellers

Any applications for planning permission for gypsy and traveller park homes received throughout the plan period must be in accordance with the *NPPF* and *PPTS* and the following criteria:

- a. The site must reasonably be accessible to services and facilities;
- b. The maximum number of pitches to be provided on any one site is restricted to 15;
- c. The site must be able to be adequately serviced with drinking water, utilities and sewerage disposal facilities that accord with Environment Agency standards;
- d. The site should have good access to the highway network and not promote inappropriate traffic generation for the locality;
- e. The site must be of sufficient size to accommodate the proposed number of caravans, vehicles and ancillary work areas as appropriate;
- f. The site must not be affected by environmental hazards that may affect residents' health or welfare or be located in an area of high risk of flooding, including functional floodplain;
- g. Proposals for sites accommodating travelling showpeople should allow for a mixed-use yard with areas for residential provision and the storage and maintenance of equipment.
- h. All other proposals for mixed residential and business activities will be assessed on a site specific basis, taking the above criteria into account.
- i. Any development granted under this policy will be subject to a condition limiting occupation to gypsies and travellers, as appropriate.

Appendix B Design Templates

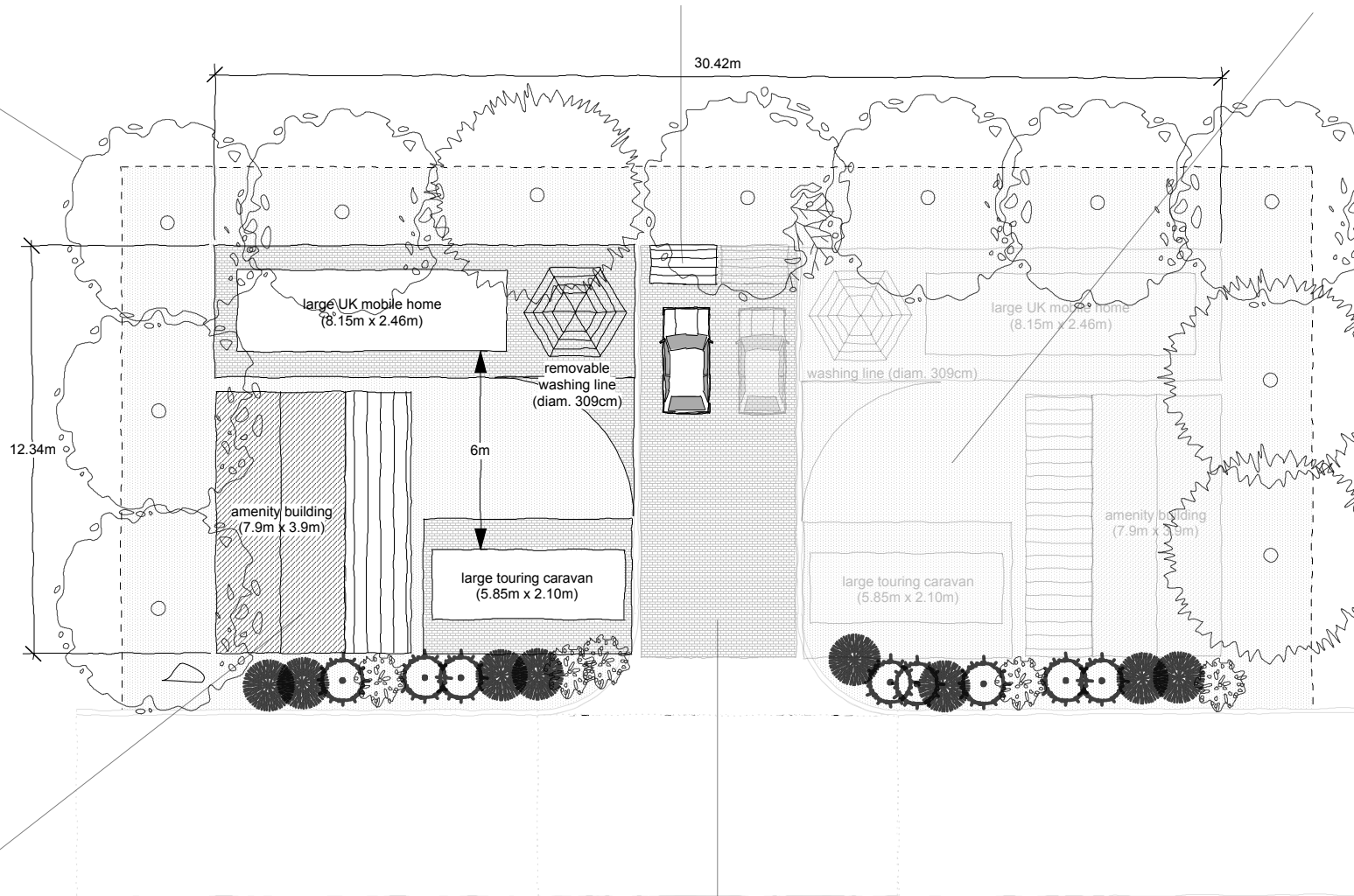
EXAMPLE OF 1-2 PITCH PRIVATE SITE (0.14 acres)

Use of existing landscaping (such as mature hedgerows) is desirable particularly if it encourages biodiversity (generally native species) and is low maintenance. It affords a good level of privacy and security without the defensive/hostile nature of gates, walls and fences. That said, each site will need to be designed with the appropriate security measures in mind as per the Police's 'Secure By Design' Principles. There will be considerable difference in these needs between urban and rural locations, for example.

A secure/lockable shed should be provided for storage of things like bicycles and other large but portable equipment. Size is dependent on needs, but there should be sufficient space for each member of the family to have a bicycle as well as any other gardening equipment.

Ideally sites would provide space play and/or food growing. In this instance this area of land could also accommodate a further pitch if necessary, though that would of course restrict the play and food growing to the small open space on each pitch.

There should be at least a 3m gap within the inside of all site perimeter boundaries and a 6m gap between combustible units, which includes caravans and mobile homes, though not amenity buildings if made out of non-combustible materials.



Some families will also have need of grazing land for their horse(s). Minimum spaces are for 1 horse to 1 acre (or 0.5 acre for ponies or horses under 14.2 hands)

Living quarters should generally not be overlooked by neighbours so some further hedging may be necessary

Government guidance suggests that amenity buildings should include:

- water closet (basin, toilet, bath/shower)
- (open plan) kitchen/dining/living area
- secure storage space for harmful substances/medicines
- enclosed storage for food, broom, washing/cleaning items
- space for cooker, fridge/freezer & washing machine

We suggest also that a large porch, veranda or other covered outdoor space would be useful given the limited indoor living space and the relatively high levels of cloud cover and precipitation in this country.

Access routes will need to accommodate all vehicles that need access to the site. In this case tracking would need to be carried out to ensure that there is sufficient turning space (on hard standing if regularly moved) for a large mobile home. Standards for refuse and fire truck access will need to be met too. Again, in this case space for safe stopping only is needed as the site is small enough to ensure that distance to refuse collection points and hose length standards are met. These standards and others can be found in Building Regulations and Manual for Streets.

No.	Date	Appr	Revision Notes
-64	Jan 2011	Issue Note	
No.	Date	Issue Notes	
Design Firm		Baker Associates	
Consultant		The Crescent Centre Bristol BS1 6EZ	
Project Title		Dorset GTTS DPD	
Sheet Title		1-2 Pitch Site	
Project Manager		Mark Russell	Project ID a483
Drawn By		Daniel Black	Scale 1:200 @ A3
Reviewed By		N/A	Sheet No.
Date			_____ of _____
CAD File Name		a483/001/Rev1	1 of 1

EXAMPLE: 5 PITCH PUBLIC SITE (0.72 acre)

Use of existing landscaping (such as mature hedgerows) is desirable particularly if it encourages biodiversity (generally native species) and is low maintenance. It affords a good level of privacy and security without the defensive/hostile nature of gates, walls and fences. That said, each site will need to be designed with the appropriate security measures in mind as per the Police's 'Secure By Design' Principles. There will be considerable difference in these needs between urban and rural locations, for example.

There should be at least a 3m gap within the inside of all site perimeter boundaries and a 6m gap between combustible units, which includes caravans and mobile homes, though not amenity buildings if made out of non-combustible materials.

Specific additional space available for scrap storage can be well used (e.g. Piddlehinton Gypsy Site)

A site manager's office is ideally located near the entrance for ease of access and is of a size to accommodate an office, a kitchenette, a bathroom and a storage room.

Government guidance suggests that amenity buildings should include:

- water closet (basin, toilet, bath/shower)
- (open plan) kitchen/dining/living area
- secure storage space for harmful substances/medicines
- enclosed storage for food, broom, washing/cleaning items
- space for cooker, fridge/freezer & washing machine

We suggest also that a large porch, veranda or other covered outdoor space would be useful given the limited indoor living space and the relatively high levels of cloud cover and precipitation in this country.

Access routes will need to accommodate all vehicles that need access to the site. In this case tracking would need to be carried out to ensure that there is sufficient turning space for a large mobile home. Standards for refuse and fire truck access will need to be met too. Again, in this case space for safe stopping only is needed as the site is small enough to ensure that distance to refuse collection points and hose length standards are met. These standards and others can be found in Building Regulations and Manual for Streets.

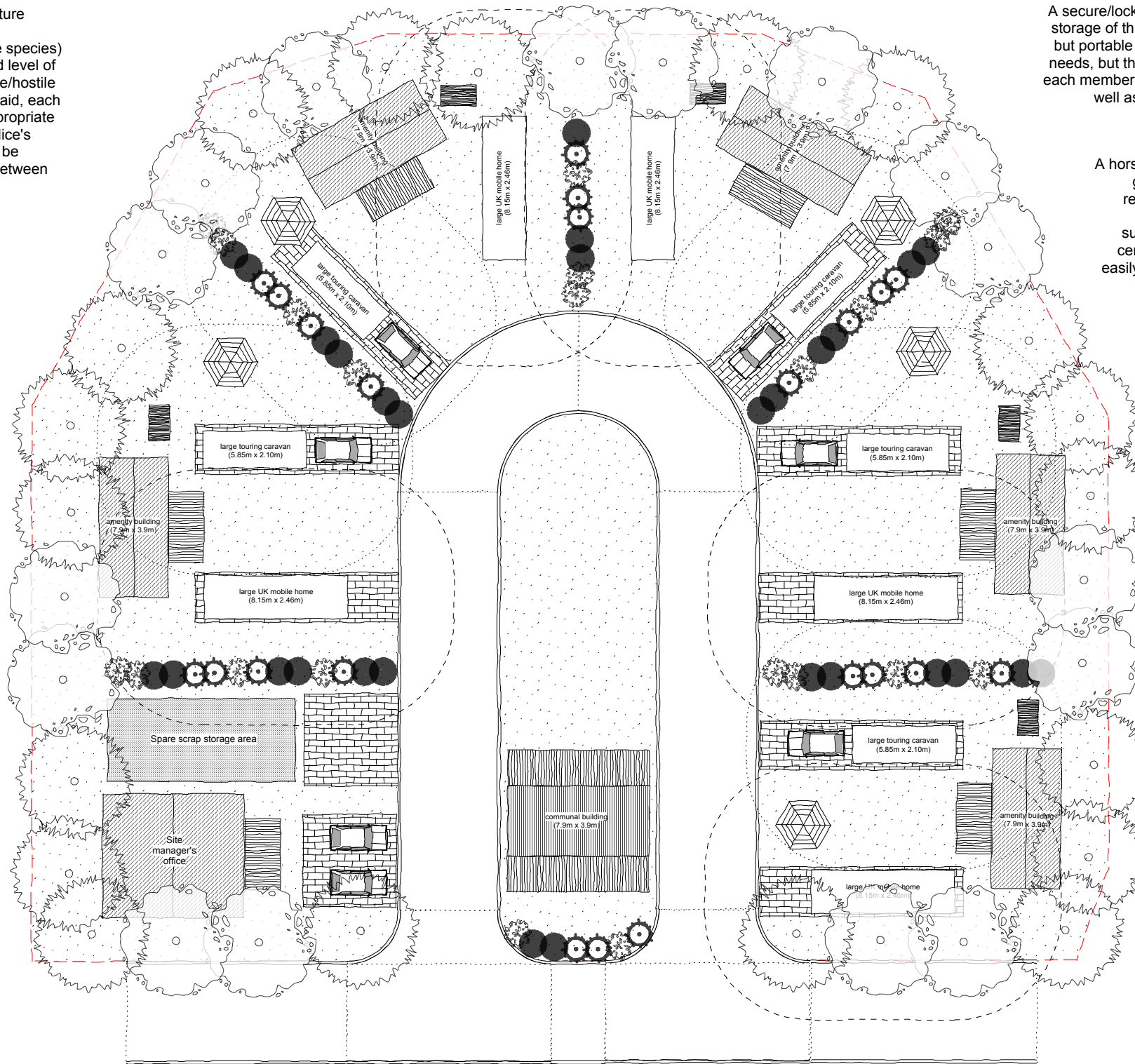
A secure/lockable shed should be provided for storage of things like bicycles and other large, but portable equipment. Size is dependent on needs, but there should be sufficient space for each member of the family to have a bicycle as well as any other gardening equipment.

A horseshoe layout is recommended in government guidance as it allows residents to look out for each other while at the same time affording sufficient privacy. It also provides a central play area/open space that is easily visible from each of the pitches.

Some families will also have need of grazing land for their horse(s). Minimum spaces are for 1 horse to 1 acre (or 0.5 acre for ponies or horses under 14.2 hands)

Living quarters should generally not be overlooked by neighbours so some further hedging may be necessary

A communal building may be needed where an existing building is inaccessible. This is particularly useful for larger sites. It can be an important resource in sustaining a more remote site, offering an opportunity for health visitors, youth workers and education services, as well as for use by residents and the site manager.



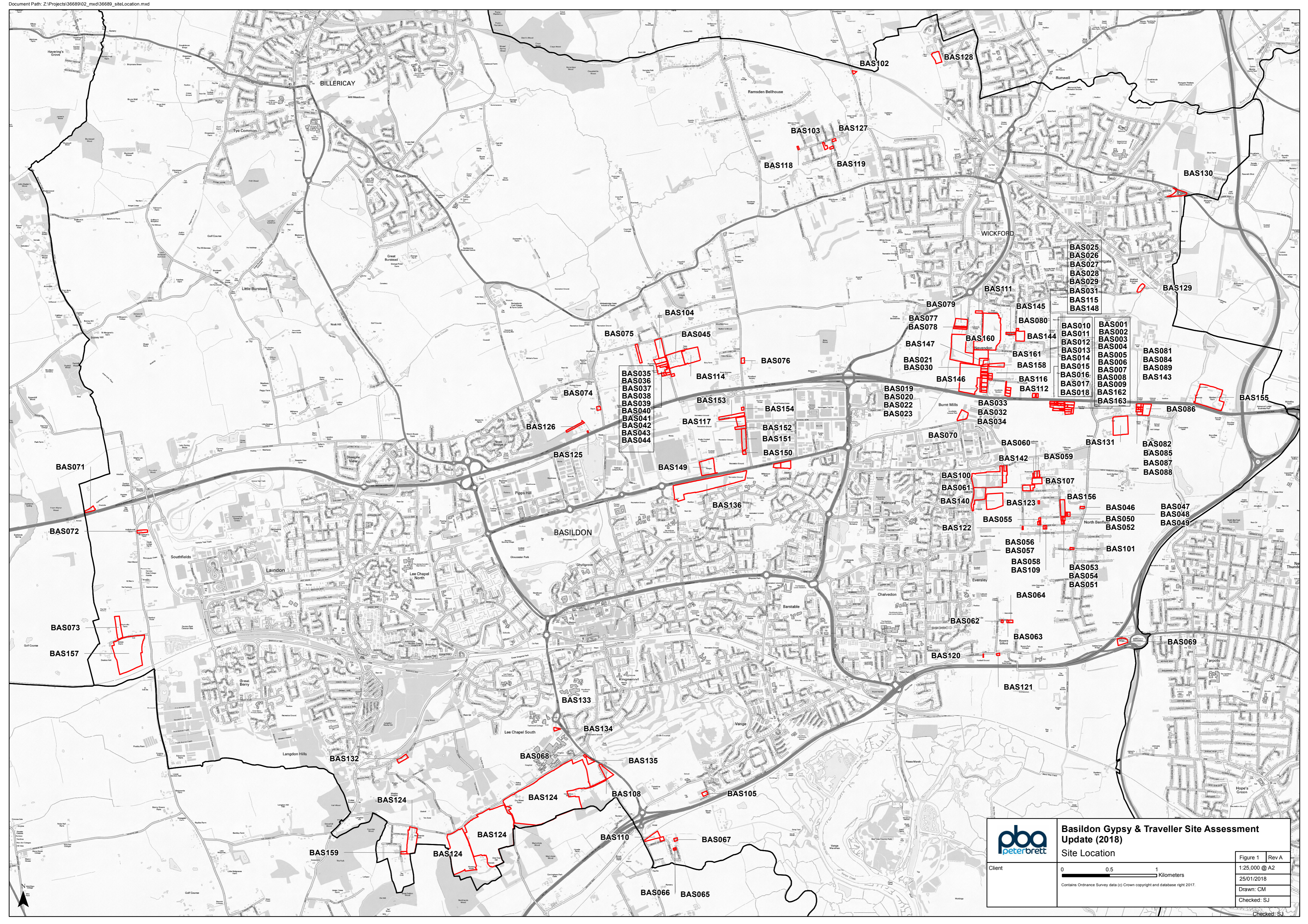
No.	Date	Appr	Revision Notes
-64	Jan 2011	Issue Note	
No.	Date	Issue Notes	
Design Firm	BAKER ASSOCIATES		
Consultant	The Crescent Centre Bristol BS1 6EZ		
Project Title	Dorset GTTS DPD		
Sheet Title	6 Pitch Site		
Project Manager	Mark Russell	Project ID	a483
Drawn By	Daniel Black	Scale	1:300 @ A3
Reviewed By	N/A	Sheet No.	Sheet No. 2
Date	Date	_____ of _____	
CAD File Name	a483/002/Rev1	6	


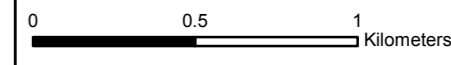
Appendix C Pitch and Plot Needs - GTAA 2018

PBA Ref	Pitch or Site Name	Postcode	Status	Pitches / Plots	Interview Completed	Interviews Outstanding	Travelling	Non-Travelling	Unknown	Current Need	5 Year Need	Unauthorised	Temporary	Move	Notes
Meet Planning Definition															
BAS070	Hovefields Caravan Site		Public	7	7	0	7	0	0	1	5	0	0	1	1 x to another site in this area
BAS046	2 Lawrence Road, North Benfleet		Private	1	1	0	1	0	0	3	2	0	0	0	3 x doubled-up households
BAS075	Fox Gardens, Oak Road, Crays Hill		Private	1	1	0	1	0	0	0	3	0	0	0	
BAS025	Haywoods, Hovefields Avenue		Private	1	1	0	1	0	0	0	0	0	0	0	
BAS058	Opposite Windsor Lodge (Belvedere), North Benfleet	North Benfleet	Private	1	1	0	1	0	0	0	0	0	0	0	
BAS069	Sadlers Park, Pitsea	Pitsea	Private	1	1	0	1	0	0	0	0	0	0	0	
BAS052	The Willows Plot Two, North Benfleet	North Benfleet	Private	1	1	0	1	0	0	1	1	0	0	0	Own nearby land and have applied for PP
BAS009	Walton Lodge, Cranfield Park Avenue	North Benfleet	Private	1	1	0	1	0	0	0	0	0	0	0	
BAS078	1 The Burrows, Wickford	Wickford	Tolerated	1	1	0	1	0	0	0	2	0	0	0	
BAS077	2 The Burrows, Wickford	Wickford	Tolerated	1	2	0	2	0	0	0	0	0	0	0	Additional interview - no over-crowding
BAS031	Hatchertang, Hovefields Avenue, Wickford		Unauthorised	1	1	0	1	0	0	0	0	1	0	0	
BAS159	Land North of Freelands, Langdon Hills (Bluebells)		Unauthorised	1	1	0	1	0	0	0	0	1	0	0	Details from appeal statements
BAS085	Rear of Foxgrove, North Benfleet	North Benfleet	Unauthorised	1	1	0	1	0	0	0	0	1	0	0	Approx 40 grandchildren currently travelling with no permanent base
BAS158	Silva Lodge, Hovefield Avenue	Wickford	Unauthorised	6	6	0	6	0	0	0	0	6	0	0	Details from appeal documents for 1 un-interviewed household
BAS003	Willow Farm, Cranfield Park Avenue	North Benfleet	Unauthorised	1	1	0	1	0	0	0	0	1	0	0	
Sub Total				26	27	0	27	0	0	5	13	10	0	1	
Do not meet Planning Definition															
BAS070	Hovefields Caravan Site		Public	12	12	0	0	12	0	0	3	0	0	0	Issues with adjacent waste plant
BAS082	Blossom, North Benfleet	North Benfleet	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS071	Chadville, Southend Arterial Road		Private	1	1	0	0	1	0	0	0	0	0	0	
BAS057	Copernicus, North Benfleet	North Benfleet	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS035	Five Oaks Farm, Oak Lane, Crays Hill	Billericay	Private	1	1	0	0	1	0	0	0	0	0	1	Site apparently being sold
BAS084	Foxgrove, North Benfleet	North Benfleet	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS072	Hollybrook Farm, Laindon	Laindon	Private	1	1	0	0	1	0	0	1	0	0	0	Have current planning application to expand?
BAS080	Land East Newlands Farm (Kenwood), Wickford	Wickford	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS048	Little Meadows, North Benfleet	North Benfleet	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS064	Mandaly Cottage, Pitsea	Pitsea	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS007	Mayfield, Cranfield Park Avenue	North Benfleet	Private	2	2	0	0	2	0	1	0	0	0	1	1 x to another site in this area or in Kent
BAS040	Oak Farm, Oak Lane, Crays Hill	Billericay	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS045	Oak Lane, Crays Hill	Billericay	Private	9	9	0	0	9	0	0	0	0	0	4	Site apparently being sold
BAS041	Omar, 7 Oak Lane, Crays Hill	Billericay	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS066	Plot 98, Hertford Drive, Fobbing	Fobbing	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS022	The Barn, Hovefields Avenue	Wickford	Private	2	2	0	0	2	0	0	0	0	0	0	
BAS049	The Lilys, North Benfleet	North Benfleet	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS005	The Lodge, Cranfield Park Avenue	North Benfleet	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS023	The Orchard, Hovefields Avenue	Wickford	Private	1	1	0	0	1	0	0	0	0	0	0	
BAS047	The Paddocks, North Benfleet	North Benfleet	Private	1	1	0	0	1	0	0	1	0	0	0	
BAS012	Betterview, Cranfield Park Avenue	North Benfleet	Temporary	1	1	0	0	1	0	0	0	0	1	0	
BAS014	Willow View, Cranfield Park Avenue	North Benfleet	Temporary	1	1	0	0	1	0	0	1	0	1	0	
BAS077	2 The Burrows, Wickford	Wickford	Tolerated	1	1	0	0	1	0	0	2	0	0	0	
BAS061	Murray Farm, North Benfleet	North Benfleet	Tolerated	1	1	0	0	1	0	0	0	0	0	0	
BAS060	The Elms One, North Benfleet	North Benfleet	Tolerated	1	1	0	0	1	0	0	5	0	0	0	
BAS002	Fairview, Cranfield Park Avenue	North Benfleet	Unauthorised	1	1	0	0	1	0	0	0	1	0	0	
BAS032	Highview, Hovefields Drive	Wickford	Unauthorised	2	2	0	0	2	0	0	2	2	0	0	
BAS033	Homeview, Hovefields Drive	Wickford	Unauthorised	1	1	0	0	1	0	0	0	1	0	0	
BAS088	Rear of Blossom, North Benfleet	North Benfleet	Unauthorised	1	1	0	0	1	0	0	0	1	0	0	
BAS001	Smallacre, Cranfield Park Avenue	North Benfleet	Unauthorised	1	1	0	0	1	0	0	0	1	0	0	5 additional statics not occupied by Travellers
BAS162	The Copse, Cranfield Park Avenue	North Benfleet	Unauthorised	1	1	0	0	1	0	0	0	1	0	0	
BAS162	The Cottage, Cranfield Park Avenue	North Benfleet	Unauthorised	1	1	0	0	1	0	0	0	1	0	0	
Sub Total				54	54	0	0	54	0	1	15	8	2	6	
Unknown															
BAS070	Hovefields Caravan Site		Public	6	0	6	0	0	6	0	0	0	0	0	6 x no contact possible
BAS037	6a Oak Lane, Crays Hill	Billericay	Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS006	Bradley, Cranfield Park Avenue		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS054	Four Oaks, Windsor Road, North Benfleet		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS148	Green Meadows, Hovefields Avenue		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS063	Journeys End, Victor Avenue, Pitsea		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS042	Land at Oak Tree Farm		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible NEW SITE
BAS036	Land North of 6a Oak Lane, Crays Hill		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS010	Land Rear of Walton Lodge		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible, 4 x doubled-up non-Travellers
BAS038	Land South of 6a Oak Lane, Crays Hill		Private	1	0	0	0	0	0	0	0	0	0	0	1 x non-Travellers
BAS011	Lawtons / The Barn, Cranfield Park Avenue		Private	2	0	2	0	0	2	2	0	0	0	0	2 x no contact possible, 2 x doubled-up households
BAS021	Meadow End, Hovefields Avenue		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS027	Meadow Trees, Hovefields Avenue		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS030	Meadow View, Hovefields Avenue		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS026	Meadowfields, Hovefields Avenue		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS029	Middle Meadows, Hovefields Avenue		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible

BAS073	Nashville Farm, Church Road, Dunton		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS028	New Fields, Hovefields Avenue		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS045	Oak Lane, Crays Hill		Private	27	0	7	0	0	7	0	0	0	0	0	19 x vacant, 5 x no contact possible, 2 x refusals, 1 x non-Travellers
BAS039	Oak Tree Farm, Oak Lane, Crays Hill		Private	1	0	1	0	0	1	0	0	0	0	0	1 x refusal
BAS043	Oak Tree Stables, Oak Lane	Billericay	Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS109	Melford, Windsor Road	North Benfleet	Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS065	Plot 97, Hertford Drive, Fobbing		Private	1	0	1	0	0	1	0	0	0	0	0	1 x refusal
BAS056	Rose Cottage, North Benfleet		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS069	Sadlers Park, Pitsea		Private	2	0	2	0	0	2	0	0	0	0	0	2 x no contact possible
BAS050	Savannah's Place, North Benfleet		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS008	Smallfield, Cranfield Park Avenue		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS068	The Chalet, Nethermayne, Basildon		Private	1	0	0	0	0	0	0	0	0	0	0	1 x non-Travellers
BAS053	The Elms, North Benfleet		Private	1	0	1	0	0	1	0	0	0	0	0	1 x refusal
BAS023	The Orchard, Hovefields Avenue	Wickford	Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS004	The Paddocks, Cranfield Park Avenue		Private	1	0	1	0	0	1	0	0	0	0	0	1 x refusal
BAS051	The Willows Plot One, North Benfleet		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS020	The Willows, Hovefields Avenue		Private	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS017	Little Acres, Cranfield Park Avenue		Temporary	1	0	1	0	0	1	0	0	0	1	0	1 x no contact possible
BAS018	Northview, Cranfield Park Avenue		Temporary	1	0	1	0	0	1	0	0	0	1	0	1 x no contact possible
BAS016	Oakview, Cranfield Park Avenue		Temporary	1	0	1	0	0	1	0	0	0	1	0	1 x no contact possible
BAS013	Southview, Cranfield Park Avenue		Temporary	1	0	1	0	0	1	0	0	0	1	0	1 x no contact possible
BAS015	Woodview, Cranfield Park Avenue		Temporary	1	0	1	0	0	1	0	0	0	1	0	1 x no contact possible
BAS062	Bonny, Pitsea		Tolerated	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS076	Five Oaks, Crays Hill		Tolerated	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS055	Rear of Rose Cottage, North Benfleet		Tolerated	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS074	The Depot, Crays Hill		Tolerated	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS059	The Elms Two, North Benfleet		Tolerated	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS019	The Pump House, Hovefields Avenue		Tolerated	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS067	The Ranch (Plots 49 - 58), Fobbing		Tolerated	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS081	The Rosary, North Benfleet		Tolerated	1	0	1	0	0	1	0	0	0	0	0	1 x no contact possible
BAS006	Bradley, Cranfield Park Avenue		Unauthorised	3	0	3	0	0	3	0	0	3	0	0	3 x no contact possible
BAS044	Greenacres, Oak Lane, Crays Hill		Unauthorised	1	0	1	0	0	1	0	0	1	0	0	1 x no contact possible
BAS115	Haycroft, Hovefields Avenue		Unauthorised	1	0	1	0	0	1	0	0	1	0	0	1 x no contact possible
BAS025	Haywoods, Hovefields Avenue		Unauthorised	1	0	1	0	0	1	0	0	1	0	0	1 x no contact possible
BAS087	Land adjacent Fanton Hall Cottages		Unauthorised	7	0	7	0	0	7	0	0	7	0	0	7 x no contact possible - suspect non-Travellers
BAS163	Land east of Cranfield Park Avenue		Unauthorised	13	0	0	0	0	0	0	0	0	0	0	13 x non-Travellers
BAS161	Land West of Hovefields Avenue		Unauthorised	6	0	6	0	0	6	0	0	6	0	0	6 x no contact possible
BAS034	Longview, Hovefield Drive, Wickford		Unauthorised	1	0	1	0	0	1	0	0	1	0	0	1 x no contact possible - PP expired 12/2016
BAS007	Mayfield, Cranfield Park Avenue	North Benfleet	Unauthorised	2	0	2	0	0	2	0	0	2	0	0	2 x no contact possible
BAS089	Land Rear of The Rosary, North Benfleet		Unauthorised	1	0	1	0	0	1	0	0	1	0	0	1 x no contact possible
BAS086	Rear of Foxgrove, North Benfleet		Unauthorised	1	0	0	0	0	0	0	0	0	0	0	1 x vacant
BAS143	Rear of Foxgrove, North Benfleet		Unauthorised	1	0	1	0	0	1	0	0	1	0	0	1 x no contact possible
BAS162	The Drive, Cranfield Park Avenue		Unauthorised	1	0	1	0	0	1	0	0	1	0	0	1 x no contact possible
BAS116	Hampton Court, Hovefields Avenue	Wickford	Unauthorised	1	0	1	0	0	1	0	0	1	0	0	1 x no contact possible
BAS004	The Paddocks, Cranfield Park Avenue		Unauthorised	7	0	0	0	0	0	0	0	0	0	0	7 x non-Travellers
Sub Total				126	0	83	0	0	83	2	0	26	5	0	
TOTAL				206	81	83	27	54	83	8	28	44	7	7	
Travelling Showpeople															
BAS079	Whitegates, Lower Park Road	SS12 9EJ	TSP	2	2	0	2	0	0	0	1	0	0	0	
TOTAL				2	2	0	2	0	0	0	1	0	0	0	
OVERALL TOTAL				208	83	83	29	54	83	8	29	44	7	7	

Appendix D Sites Location Map



	Basildon Gypsy & Traveller Site Assessment Update (2018) Site Location		Figure 1	Rev A
	Client		1:25,000 @ A2	25/01/2018
<small>Contains Ordnance Survey data (c) Crown copyright and database right 2017.</small>			Drawn: CM	Checked: SJ
			Checked: SJ	

Appendix E Desktop Assessment Matrix - Stage 1

Criteria	Designation/Issue	Red (Sites does not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
Flood Zone	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is within flood zone 3 and not suitable for Gypsy and Traveller use.	The site is affected by Flood Zones 2 requiring further investigation (and application of policy tests).	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
Environmental Designations	Special Protection Area Special Area of Conservation RAMSAR Site Site of Special Scientific Interest National Nature Reserve Other biodiversity designations	The site is covered by an international designation.	The site is within the buffer of an international designation and could therefore have a negative impact. The site is covered by a national or local designation or is within close proximity and could therefore have a negative impact.	The site is not within an international, national or local environmental designation or within its buffer.
Green Belt and Landscape	Green Belt	n/a	The site is within the Green Belt or sensitive landscape and could therefore have a negative impact requiring further investigation.	The site is not located in the Green Belt or sensitive landscape
Contamination or Unstable Land Issues	Land contamination or unstable land issues	The site is located on or adjacent a landfill site or the land is as unstable, and the land has been identified as unsuitable for residential use.	The site is potentially contaminated or unstable and requires further investigation.	There are no known contamination or unstable land issues.
Noise Issues	Noise issues relating to existing land uses or transport corridors	n/a	The site is located adjacent noisy land uses, which requires further investigation.	There are no noisy adjacent land uses and therefore no noise impact on the site.
Residential Amenity	Location of site in relation to existing dwellings	n/a	The site is adjacent existing dwellings and requires further investigation.	There are no adjacent dwellings and therefore no impact on residential amenity.
Historic Environment	Sites of Archaeological Importance Scheduled Monument Historic Park and Garden Conservation Area Listed Building	The site is likely to result in substantial harm to the significance of a Scheduled Monument, Grade I or II* Listed Building, or a Grade I or II* Registered Park and Garden.	The site could result in harm to elements which contribute to the significance of a designated heritage asset, which require further investigation.	The site is unlikely to harm the significance of any designated heritage asset or its setting.
Availability	Promoted sites, public land ownership, etc.	The owner has confirmed that the site is not available, nor is it likely to be available in the future.	Site availability is unknown and requires further investigation. Public owned sites deemed potentially available for Gypsy and Traveller use unless informed otherwise.	There is evidence that the landowner is willing to sell or develop the site as a Traveller site. Public owned sites deemed potentially available for Gypsy and Traveller use.

BAS157	Sheddings Farm, Church Road, Dunton, Basildon	9.94	-	Private owned										YES
BAS158	Silva Lodge, Hovefields Avenue, Basildon	0.59	-	Current Unauthorised										YES
BAS159	Land north of Freelands, Grays Avenue, Langdons Hills	0.16	-	Current unauthorised										YES
BAS160	Land off Upper Park Rd & Lower Park Rd, North of Hovefield Avenue	13.07	-	Private promoted to Council										YES
BAS161	Nevendon, Hovefields Avenue, Hovefield Avenue	1.82	-	Current Unauthorised										YES
BAS162	Land Rear of The Lodge, Cranfield Park Avenue, South of Fairmead Plotland	0.20	-	Current unauthorised										YES
BAS163	Land east of Cranfield Park Avenue, South of Fairmead Plotland	0.12	-	Current unauthorised										NO

TS = Travelling Showpeople site

Appendix F Sites with No Potential at Stage 2

Site ref	Site name	Reason for rejection
BAS001	Smallacre	<p>This is an existing unauthorised (tolerated) Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents. Therefore the site is not available for 'Travelling' Gypsy and Traveller development.</p> <p>The site is not suitable due to the impact on Green Belt purposes.</p> <p>The site is located in Green Belt review Area 52 which has been assessed as making a contribution to Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt Terms: Existing development in this location has encroached into the countryside and reduced openness. The site development is well contained from the wider area and does not have a strategic effect on the integrity of the Green Belt, although it does have a cumulative effect, when considered in the context of the permitted development that already exists. However, it does contribute to the cumulative effect of encroachment and reduction in openness in this area and therefore conflicts with the designation; due the scale of the development within the site it has a significant local effect on the openness of the Green Belt.</p>
BAS003	Willow Farm	<p>This is an existing unauthorised (tolerated) Gypsy and Traveller site.</p> <p>The GTAA identified the occupants of the site as 'Travelling' Gypsy and Travellers, and therefore the site is available for Gypsy and Traveller development.</p> <p>However, the site is not suitable due to the impact on Green Belt purposes.</p> <p>The site is located in Green Belt review Area 52 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing development in this location has already encroached into the countryside and reduced openness. The extensive development within the site contributes to this encroachment and reduces openness, conflicting significantly with the designation. The site development is well contained from the wider area and does not have a strategic effect on the integrity of the Green Belt, particularly when considered in the context of the permitted development that already exists. However, it does contribute to encroachment and reduces openness, and therefore conflicts with the designation; due to its scale it has a significant local effect on the Green Belt.</p>
BAS005	The Lodge	<p>The site is fully developed and authorised for 1 Gypsy and Traveller pitch, and there is no room for further Gypsy and Traveller pitches.</p>
BAS006	Bradley	<p>This is an authorised site for 1 pitch and appears to have 3 unauthorised pitches. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>The site is not also suitable due to the impact on Green Belt purposes.</p> <p>The site is located in Green Belt review Area 52 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing development in this location has already encroached into the countryside and reduced openness. The site is contained within this existing development and the effect of an additional pitch in the rear part of this site was considered previously unlikely to have a significant effect on the Green Belt if the existing building were to be removed (but this building now appears to have been removed). However, the increased number of pitches now apparent has resulted in the creation of another dense area of development leading to further incremental erosion of openness and conflict with Green Belt purposes.</p>
BAS007	Mayfield	<p>This is an existing authorised Gypsy and Traveller site.</p> <p>There is no capacity to intensify or expand the existing site for further pitches. The eastern part of the site, which could have had potential for further pitches, is within flood zone 3 and therefore not suitable.</p>

Site ref	Site name	Reason for rejection
BAS008	Smallfield	<p>This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>There is no capacity to intensify or expand the existing site for further pitches. The eastern part of the site, which could have had potential for further pitches, is currently in use as outbuildings.</p>
BAS009	Walton Lodge	<p>This is an authorised site for 1 pitch, comprising a bungalow and 3 caravans. The GTAA identified the Travelling Status of residents as 'Travelling' residing on this site.</p> <p>However, the site is not also suitable due to the impact on Green Belt purposes. The site is located in Green Belt review Area 52 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing development in this location has already encroached into the countryside and reduced openness. The site is contained within on all but the southern side by existing authorised development (although often containing unauthorised pitches). The site appears to be fully developed. However, the increased number of pitches now apparent has resulted in the creation of another dense area of development leading to further incremental erosion of Green Belt openness and conflict with Green Belt purposes.</p>
BAS010	Land rear of Walton Lodge	<p>This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>However, the site is not suitable due to impact on Green Belt purposes.</p> <p>The site is located in Green Belt review Area 52 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing development in this location has already encroached into the countryside and reduced openness. The site is contained on the northern and eastern sides by existing authorised development (although often containing unauthorised pitches), and unauthorised development to the west and south. The site appears to be fully developed .</p> <p>However, the increased number of pitches now apparent has resulted in the creation of another dense area of development leading to further incremental erosion of Green Belt openness and conflict with Green Belt purposes.</p>
BAS011	Lawtons / The Barn	<p>This is an authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>The site is also not suitable due to the impact on Green Belt purposes.</p> <p>The site is located in Green Belt review Area 52 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing development in this location has already encroached into the countryside and reduced openness. The site is contained on the northern and eastern sides by existing authorised development (although often containing unauthorised pitches), and unauthorised development to the west and south. The site appears to be fully developed.</p> <p>However, the increased number of pitches now apparent has resulted in the creation of another dense area of development leading to further incremental erosion of Green Belt openness and conflict with Green Belt purposes.</p>
BAS019	The Pump House	<p>This is an existing Gypsy and Traveller site with 1 pitch, which is a tolerated and therefore does not require planning permission. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>The site appears fully used but there may be scope to accommodate a further pitch in the western part of the site to replace stables (if this part was made available for a Traveller pitch in the future) without material landscape or visual harm. The site forms part of this existing development and the effect of an additional pitch in the western part of this site would not have a significant effect on the Green Belt.</p>

Site ref	Site name	Reason for rejection
BAS020	The Willows	This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. However, there is no capacity to intensify or expand the existing site for further pitches.
BAS028	New Fields	This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. The site appears fully used but, if the residents were to be identified as 'Travellers', there may be scope to accommodate a further pitch in the western part of the site to replace what is potentially stables and outbuildings (if this part was made available in the future) without material landscape or visual harm. The availability of this part of the site for a further pitch should be assessed within future reviews of this study. The site forms part of a cluster of existing Gypsy and Traveller development and the effect of an additional pitch in the rear part of this site would not have a significant effect on the Green Belt.
BAS030	Meadow View	The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. The site appears fully used but, if the residents were identified as 'Travellers', then there may be scope to accommodate further pitches in the western part of the site, to replace part of the L shaped buildings (which potentially could be stables), without material landscape or visual harm. Availability should be reassessed within future reviews of this study. The site forms part of a cluster of existing Gypsy and Traveller development and the effect of an additional pitch in the rear part of this site would not have a significant effect on the Green Belt.
BAS032	Highview	This is an existing unauthorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents. Therefore the site is not available for 'Travelling' Gypsy and Traveller development. The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site lies within the northern part of the North Benfleet and Nevendon Settled Claylands Landscape Character Area where the landscape strategy is to improve and conserve the landscape. The landscape study identifies the wider area, within which the site is located, as having a Medium capacity for development but such development should be small scale and limited to infilling of some plots. Local landscape assessment: As such the site (together with the two adjoining sites, BAS033 and 034) represents an 'isolated' block of development in a locally prominent location within open countryside and where the character of the landscape is being harmed by sporadic and encroaching development. The site is therefore considered to be an unsuitable location for development. The site is located in Green Belt review Area 45 which has been assessed as providing a contribution to purpose 2 and therefore making a partial contribution to the Green Belt. At a local level the area does make a contribution to purpose 3 and it is apparent that this development forms an encroachment into open countryside, where its integrity and openness is affected significantly by development within the quite narrow gap between Wickford and Basildon. Development of 'isolated' sites such as this contributes to the perception of sprawl (in connection with purpose 1).

Site ref	Site name	Reason for rejection
BAS033	Homeview	<p>This is an existing unauthorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents. Therefore the site is not available for 'Travelling' Gypsy and Traveller development.</p> <p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt.</p> <p>The site lies within the northern part of the North Benfleet and Nevendon Settled Claylands Landscape Character Area where the landscape strategy is to improve and conserve the landscape. The landscape study identifies the wider area, within which the site is located, as having a Medium capacity for development but such development should be small scale and limited to infilling of some plots.</p> <p>Local landscape assessment: This site does not represent an infill plot; its only relationship is with the two other sites to the north. As such the site (together with the two adjoining sites, BAS032 and 034) represents an 'isolated' block of development in a locally prominent location within open countryside and where the character of the landscape is being harmed by sporadic and encroaching development. The site is therefore considered to be an unsuitable location for development.</p> <p>The site is located in Green Belt review Area 45 which has been assessed as providing a contribution to Green Belt. At a local level the area does make a contribution to purpose 3 and it is apparent that this development forms an encroachment into open countryside, where its integrity and openness is affected significantly by development within the quite narrow gap between Wickford and Basildon.</p> <p>Development of 'isolated' sites such as this contributes to the perception of sprawl (in connection with purpose 1).</p>
BAS034	Longview	<p>This is an existing unauthorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt.</p> <p>The site lies within the northern part of the North Benfleet and Nevendon Settled Claylands Landscape Character Area where the landscape strategy is to improve and conserve the landscape. The landscape study identifies the wider area, within which the site is located, as having a Medium capacity for development but such development should be small scale and limited to infilling of some plots.</p> <p>Local landscape assessment: This site does not represent an infill plot; its only relationship is with the two other sites to the north. As such the site (together with the two adjoining sites, BAS033 and 034) represents an 'isolated' block of development in a locally prominent location within open countryside and where the character of the landscape is being harmed by sporadic and encroaching development. The site is therefore considered to be an unsuitable location for a permanent site.</p> <p>The site is located in Green Belt review Area 45 which has been assessed as providing a contribution to purpose 2 and therefore making a partial contribution to the Green Belt. At a local level the area does make a contribution to purpose 3 and it is apparent that this development forms an encroachment into open countryside, where its integrity and openness is affected significantly by development within the quite narrow gap between Wickford and Basildon. Development of 'isolated' sites such as this contributes to the perception of sprawl (in connection with purpose 1).</p>
BAS038	Plot 6A	<p>This is an existing authorised Gypsy and Traveller site. However, the GTAA has identified the occupants of the site as non-Travellers and therefore the site is not available for Gypsy and Traveller development.</p> <p>The site is also too small for any further pitches.</p>
BAS039	Oak Tree Farm	<p>This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. The site appears fully used but, if the residents were to be identified as 'Travellers', there may be scope to accommodate a further pitch in the western part of the site to replace what is a large shed without material landscape or visual harm. Availability of the large shed for a further pitch should be reassessed in future reviews of this study. The effect of an additional pitch in the rear part of this site would not have a significant effect on the Green Belt.</p>
BAS041	Omar	<p>This is an existing authorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents. Therefore the site is not available for 'Travelling' Gypsy and Traveller development.</p> <p>There is also no capacity to intensify or expand the existing site for further pitches.</p>

Site ref	Site name	Reason for rejection
BAS043	Oak Stables	This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. There is also no capacity to intensify or expand the existing site for further pitches.
BAS044	Greenacre	This currently unoccupied site. The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site lies within the Crays Hill Settled Claylands Landscape Character Area where the landscape strategy is to improve and restore the landscape. The landscape study identifies this area as having a Medium capacity for development but such development should be small scale and limited to infilling of limited plots in certain areas, including Oak Lane. Local landscape assessment: Development in this site would be somewhat separate from the mainly compact form of the various sites to the north and north west. As such it would be a sporadic form of development that would encroach into the countryside beyond the main confines of the established area of existing development. The site is located in Green Belt review Area 34 which has been assessed as making a contribution to the Green Belt. Local assessment of the site demonstrates in Green Belt terms: Development in this site would reduce openness and lead to a slight reduction in the separation of the cluster of development beyond from the northern edge of Basildon. As such its development would conflict significantly with Green Belt designation.
BAS045	Plots 11 to 44	This is an existing Gypsy and Traveller site with 35 authorised pitches. This is above the recommended number of pitches for a single site, and therefore any expansion or intensification is not recommended for this site. There are a number of vacant pitches on site, but the availability of these pitches for 'Travelling' Gypsy and Traveller families is unconfirmed.
BAS046	2 Lawrence Road	This is an existing authorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Travelling Gypsy and Travelling residents. However, this Gypsy and Traveller site is too small for any further pitches.
BAS048	Little Meadows	The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents. Therefore the site is not available for 'Travelling' Gypsy and Traveller development. The site is too small for any further pitches.
BAS049	The Lilys	The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents. Therefore the site is not available for 'Travelling' Gypsy and Traveller development. The site is also too small for any further pitches.
BAS050	Savannah's Place	This is an existing authorised Gypsy and Traveller site but has a pending planning application for a 4 bedroom bungalow and use of the existing mobile home for storage. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents. Therefore the site is no longer available for Gypsy and Traveller development.
BAS051	The Willows Plot 1	This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. However, this Gypsy and Traveller site is too small for any further pitches.
BAS052	The Willows Plot 2	This is an existing authorised Gypsy and Traveller site. The GTAA identified the Travelling Status of residents as 'Travellers' residing on this site. However, this Gypsy and Traveller site is too small for any further pitches.
BAS053	The Elms	This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. However, this Gypsy and Traveller site is too small for any further pitches.

Site ref	Site name	Reason for rejection
BAS054	Four Oaks	This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. However, this Gypsy and Traveller site is too small for any further pitches.
BAS055	Rear of Rose Cottage	This is an existing tolerated Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site lies within the North Benfleet and Nevendon Settled Claylands Landscape Character Area where an improve and conserve strategy is recommended. The landscape study notes that the area has a Medium capacity for development and that there are opportunities for 'small to medium scale residential development' within this plotlands area. Local landscape assessment: Whilst the effects of the development are very limited and local, and the development is not out of character within the plotlands landscape, it does extend a pocket of development into an otherwise undeveloped area of land on the southern side of the road opposite another area of undeveloped land. This is not an 'infill' plot. The site is located in Green Belt review Area 74 which has been assessed as making a partial contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Development within the site forms an encroachment into countryside and contributes to the perception of 'sprawl' which is engendered by this plotland area and which would be exacerbated by the development of the remaining more open parts of the plotlands area. The development reduces the perception of openness and conflicts with Green Belt designation.
BAS056	Rose Cottage	This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. However, this Gypsy and Traveller site is too small for any further pitches.
BAS057	Copernicus	This is an existing authorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development. This site is also too small for any further pitches.
BAS058	Opposite Windsor Lodge	This is an existing authorised Gypsy and Traveller site. The GTAA identified the Travelling Status of residents as 'Travelling' residing on this site. However, this Gypsy and Traveller site is too small for any further pitches.
BAS059	The Elms 2	This is an existing Gypsy and Traveller site with 1 pitch, which is a tolerated and therefore does not require planning permission. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. The garden area at the front of the property is less suitable for a further pitch due to landscape constraints. Although not available at the moment, there may be scope to accommodate a further pitch in the northern part of the site to replace part of the storage yard (if this part was made available in the future) without material landscape or visual harm.
BAS060	The Elms 1	This is an existing Gypsy and Traveller site with 1 pitch, which is a tolerated and therefore does not require planning permission. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development. The garden area at the front of the property is less suitable for a further pitch due to landscape constraints. There may be scope to accommodate a further pitch in the northern part of the site to replace part of the storage yard (if this part was made available in the future) without material landscape or visual harm.
BAS062	Bonny	This is an existing Gypsy and Traveller site with 1 pitch, which is a tolerated site and therefore does not require planning permission. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. However, this Gypsy and Traveller site is too small for any further pitches.

Site ref	Site name	Reason for rejection
BAS063	Journeys End	This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. However, this Gypsy and Traveller site is too small for any further pitches.
BAS064	Mandaly Cottage	<p>This is an existing authorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p> <p>The site is also not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt.</p> <p>The site is located within the Nevendon Settled Claylands Landscape Character Area which is characterised by a reasonably contained, mixed and poor quality landscape where an improve and conserve strategy is recommended. The landscape study notes that the Landscape Character Area has a Low capacity for development.</p> <p>Local landscape assessment: The existing developed part of the site appears to be well developed and there is no space for further expansion unless existing non-residential buildings are removed. The woodland in the eastern part of the site is a landscape feature that has value in terms of containing development at Victor Avenue from the open countryside beyond and should be retained.</p> <p>The site is located in Green Belt review Area 53 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site indicates that development within the wooded eastern part of the site would extend development marginally closer to the northern end of the development at Ilfracombe Drive and development to the east at Bowers Gifford. This would be an encroachment into the countryside beyond the defined area of existing development, within an area that already contains significant development that reduces the openness of the Green Belt and gives an impression of 'sprawl'. As such it would have a local adverse effect on the Green Belt.</p>
BAS065	Plot 97	This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. However, this Gypsy and Traveller site is too small for any further pitches.
BAS066	Plot 98	This is an existing authorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development. The site is also too small for any further pitches.
BAS067	The Ranch (Plots 49 - 58)	<p>This is an existing Gypsy and Traveller site with 1 tolerated pitch and therefore does not require planning permission. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>Further pitches on this site is not suitable as it would have an unacceptable impact on landscape character.</p> <p>The area lies within the Bowers and Vange Estuary Marshlands Landscape Character Area, where the strategy is to safeguard and manage the landscape. Whilst the landscape study identified the Landscape Character Area as particularly sensitive to development and that there is No/Very low capacity for development it recognises that the Crooked Brook Plotlands may be an area where small scale development could be accommodated around High Road and Brook Drive.</p> <p>Local landscape assessment: The site does not lie on either of these roads, but lies on the north east side of the plotlands area beyond which are open fields that provide a wedge of open land, forming part of a Marshes Protected Area, separating the plotlands area from a cluster of development off the southern part of Brickfield Road. The site is visually separated from the main area of developed plotlands and also has the potential to intrude visually on the open fields to the north and east, therefore adversely affecting the rural and open character of the landscape. As a consequence the site is considered to be an unsuitable location for Gypsy and Traveller development in landscape terms.</p>
BAS068	The Chalet	This is an existing authorised Gypsy and Traveller site. However, the GTAA confirms that existing residents are from the non-Travelling community and not Gypsies and Travellers. Therefore the site is not available for Travelling or Non-Travelling Gypsy and Traveller households.

Site ref	Site name	Reason for rejection
BAS069	Sadlers Park	<p>This is an existing Gypsy and Traveller site which is authorised for 3 pitches. The GTAA identified a split between 1 'Travelling' household and the remaining Travelling Status' unknown.</p> <p>Further pitches on this site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt.</p> <p>The site is located within a narrow southern part of the Bowers Gifford and North Benfleet Farmlands Landscape Character Assessment where the strategy is to improve and conserve the landscape. The landscape study identifies the narrow area within which the site lies as having no opportunities for residential development 'due to the importance of retaining openness and sense of separation between Pitsea/Basildon and Thundersley/South Benfleet'.</p> <p>Local landscape assessment: Concur with the Landscape Character Assessment. However, the site is subject to existing permission for 3 pitches and this implies a level of adverse landscape and visual impact on this area. The approved development is clearly being exceeded and the cumulative visual effects and changes to openness are most evident. The visual effects of the site may be moderated with the introduction of a comprehensive landscape scheme for the site; the density of the existing development within the site precludes the introduction of meaningful planting to assimilate the three approved pitches. It is recommended that permissions are limited to the authorised 3 pitches.</p> <p>The site is located at the eastern end of Green Belt review Area 54, assessed as a contribution to purpose 2, leading to a partial contribution to Green Belt overall. This reflects the performance of the area both in terms of the contribution that it provides to preventing sprawl and maintaining the separation of Basildon and North Benfleet from South Benfleet. It is our view that the development also conflicts with Green Belt purpose 3. Further intensification of development within the site is inappropriate in Green Belt terms and would lead to a significant effect on the Green Belt, by reducing openness and enhancing the perception of encroachment and merging of neighbouring built up areas in the very narrow area of land that separates the settlements referred to above.</p>
BAS070	Hovefields Caravan Site	<p>This is a public Gypsy and Traveller site with 25 pitches. The GTAA identified a mix of Travelling, Non-Travelling and unknown Travelling Status for existing households on this site. This is above the recommended number of pitches for a single site, and therefore any expansion or intensification is not recommended for this site.</p>
BAS071	Chadville	<p>This is an existing authorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p> <p>Further pitches on this site are not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt.</p> <p>The site is located within the northern part of the Dunton Settled Claylands Landscape Character Area where the strategy is to improve and conserve the landscape. The landscape study notes that the area has a Low capacity to accommodate development.</p> <p>Local landscape assessment: The site is at no capacity to accommodate development because this narrow area is isolated from other development, and forms part of the long open views to the north, and contributes to the rural separation of Basildon from Billericay. The site is in a prominent location and apparent from the A127, and may also be partly apparent in views across the open farmland from the right of way to the north east.</p> <p>The site is located in Green Belt review Area 19, within the Green Belt Study, which has been assessed as making a partial contribution to the Green Belt.</p> <p>Development would conflict significantly with Green Belt designation, representing an intensification of isolated development in open countryside that is important to the separation of Basildon from Billericay.</p>

Site ref	Site name	Reason for rejection
BAS072	Hollybrook Farm	<p>This is an existing authorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p> <p>Further pitches on this site are not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt.</p> <p>The Landscape Study shows the site lying within Area 66, Dunton Settled Claylands Landscape Character Area which has a Low Landscape Capacity.</p> <p>Local landscape assessment: Whilst the site is discrete within the local landscape, due primarily to screening with conifers, it is slightly distinct from the small cluster of development to the south and adjoining a location identified as one of the main gateways to the Borough, within a landscape where there is low capacity for development and the landscape strategy is to Improve and Conserve the landscape.</p> <p>The site lies within Green Belt review Area 66 which is noted as making a partial contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The existing development represents a sporadic form of development within the Green Belt and an encroachment into countryside, in an area that is vulnerable to piecemeal encroachment of further development and where the land contains the westward 'sprawl' of the town. Development within this site would conflict significantly with Green Belt designation.</p>
BAS073	Nashville Farm	<p>This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>Further pitches on this site are not suitable, as this would have an unacceptable impact on the purposes of the Green Belt.</p> <p>The site lies within Green Belt review Area 65 which is noted making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The permitted development represents a localised encroachment within the Green Belt, in an area that provides some contribution to the containment of the 'sprawl' of Basildon and which is vulnerable to piecemeal encroachment of further development; this is apparent from the related uses of the land within the site to the north which extends the development's influence away from the road. Further development within the site would lead to further encroachment and conflict significantly with Green Belt designation.</p>
BAS079	Whitegates	<p>This is an existing Travelling Showpeople site, which is authorised and therefore does not require planning permission. The GTAA identified the Travelling Status of residents as 'Travelling' residing on this site.</p>
BAS080	Land East Newlands Farm	<p>This is an existing authorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development. The site is also too small for any further pitches.</p>

Site ref	Site name	Reason for rejection
BAS081	The Rosary	<p>This is an existing Gypsy and Traveller site with 2 mobile homes, which is a tolerated and therefore does not require planning permission. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>However, the site is considered to be an unsuitable location for development in landscape and Green Belt terms.</p> <p>Local landscape assessment: The unauthorised development within this site has a local landscape and visual impact and forms an encroachment of development into this strategically important open area, where there is already significant erosion of landscape character by existing permitted and unauthorised development. The cumulative impact of such development on landscape character is evident in this location. There are two pitches (authorised sites BAS084 and 082) on the eastern side of the road which serves this location and this site is effectively a northward extension of this development towards the A127. In this context the landscape harm arising from the development is limited.</p> <p>Local Green Belt assessment: Development within this site has led to a slight reduction in openness and encroachment into countryside, and has contributed to the consolidation of existing authorised and unauthorised development in a strategically important area that is very vulnerable to further incremental development. Overall it conflicts with Green Belt designation.</p>
BAS082	Blossom	<p>This is an existing authorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development. However, this Gypsy and Traveller site is too small for any further pitches.</p>
BAS084	Foxgrove	<p>This is an existing authorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development. The Gypsy and Traveller site is also too small for any further pitches.</p>
BAS085	Rear of Foxgrove	<p>This is an unauthorised Gypsy and Traveller site. The GTAA identified the Travelling Status of residents as 'Travelling' residing on this site. However, the site is considered to be an unsuitable location for development in landscape and Green Belt terms.</p> <p>The site lies within the Bowers Gifford and North Benfleet Farmlands Landscape Character Area where the landscape strategy is to improve and restore the landscape. The landscape study identifies the area within which the site is located, as having a Medium capacity for development but that the most appropriate location is some distance to the south of the site. It notes that the remainder of the area is unsuitable for development due to its significance as an area within the strategic green corridor between Thundersley, Basildon and Wickford. The site forms part of the land that contributes to local separation between existing development to the west and the ribbon development on the north side of Harrow Road that lies beyond the field to the east (part of site BAS086).</p> <p>Local landscape assessment: Development in this location would consolidate development in this area and mean that development becomes conjoined. This would be detrimental to local landscape character.</p> <p>The site is located in Green Belt review Area 51 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The existing development that has occurred already within the site has led to a reduction in openness and an encroachment into countryside and, combined with the authorised and unauthorised development to the north, south and west has led to a consolidation with existing development in a strategically important area that is very vulnerable to further incremental development. Overall the development conflicts significantly with Green Belt designation.</p>

Site ref	Site name	Reason for rejection
BAS086	Rear of Foxgrove	<p>This is an existing vacant unauthorised Gypsy and Traveller site, used for storing touring caravans. The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site lies within the Bowers Gifford and North Benfleet Farmlands Landscape Character Area where the landscape strategy is to improve and restore the landscape. The landscape study identifies the area within which the site is located, as having a Medium capacity for development but that the most appropriate location is some distance to the south of the site. It notes that the remainder of the area is unsuitable for development due to its significance as an area within the strategic green corridor between Thundersley, Basildon and Wickford.</p> <p>Local landscape assessment: The field, which forms the majority of the site, is visible from the lane and from the A127 and creates local separation between development immediately beyond the eastern boundary which extends to the ribbon of development along the north side of Harrow Road to the east, and the development to the south of the lane. Development in this strategic location would effectively infill this open area and mean that development becomes conjoined. This would be detrimental to local landscape character, including the predominantly rural character of the lane and views.</p> <p>The site is located in Green Belt review Area 51 which has been assessed as making a contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Development within this undeveloped field would lead to a noticeable reduction in openness, a clear encroachment into countryside, and would consolidate existing development in a strategically important area that is very vulnerable to further incremental development. Overall it would conflict significantly with Green Belt designation.</p>
BAS087	Land adjacent Fanton Hall Cottages	<p>This is an existing unauthorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>The site is considered to be an unsuitable location for development in landscape and Green Belt terms.</p> <p>Local landscape assessment: The site is visible from the lane and contributes to local separation between Fanton Hall Cottages, the ribbon development on the north side of Harrow Road that lies beyond the field to the east (part of site BAS086), and the development to the south of the lane. Development in this location would consolidate development in this area and mean that development becomes conjoined. This would be detrimental to local landscape character, including the predominantly rural character of the lane and local views.</p> <p>A local assessment of the site demonstrates in Green Belt terms:</p> <p>The unauthorised development that has occurred already within the site has led to a reduction in openness and an encroachment into countryside and, combined with the authorised and unauthorised development to the north has led to a consolidation with existing development in a strategically important area that is very vulnerable to further incremental development. Overall the development conflicts significantly with Green Belt designation.</p>
BAS088	Land Rear of Blossom	<p>This is an existing unauthorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>The site is considered to be an unsuitable location for development in landscape and Green Belt terms.</p> <p>Local landscape assessment: The site is visible from the lane and forms part of the land that contributes to local separation between development to the west and south and the ribbon development on the north side of Harrow Road that lies beyond the field to the east (part of site BAS086). Development in this location would consolidate development in this area and mean that development becomes conjoined with other sites. This would be detrimental to local landscape character.</p> <p>A local assessment of the site demonstrates in Green Belt terms:</p> <p>The unauthorised development that has occurred already within the site has led to a reduction in openness and an encroachment into countryside and, combined with the authorised and unauthorised development to the north, south and west has led to a consolidation with existing development in a strategically important area that is very vulnerable to further incremental development. Overall the development conflicts significantly with Green Belt designation.</p>

Site ref	Site name	Reason for rejection
BAS089	Land Rear of The Rossary	<p>This is an existing unauthorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>The site is considered to be an unsuitable location for development in landscape and Green Belt terms.</p> <p>Local landscape assessment: The site is just visible from the lane and forms part of the land that contributes to local separation between development to the west and south and the ribbon development on the north side of Harrow Road that lies beyond the field to the east (part of site BAS086). Development in this location would consolidate development in this area and mean that development becomes conjoined with other sites. This would be detrimental to local landscape character.</p> <p>A local assessment of the site demonstrates in Green Belt terms:</p> <p>The unauthorised development that has occurred already within the site has led to a reduction in openness and an encroachment into countryside and, combined with the authorised and unauthorised development to the north, south and west has led to a consolidation with existing development in a strategically important area that is very vulnerable to further incremental development. Overall the development conflicts significantly with Green Belt designation.</p>
BAS100	Roseview	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt.</p> <p>The landscape study notes that the area has a Medium capacity for development and that there are opportunities for 'small to medium scale residential development' but this applies principally to plotlands – this site is not within the plotlands.</p> <p>Local landscape assessment: The central and southern parts of the site, outside the residential curtilage of the bungalow, are not an appropriate location for development. Development would extend development southwards and into an area of countryside that is quite distinct from the built up area to the west where the wooded open space provides a strong buffer on the edge of the town.</p> <p>The site is located in Green Belt review Area 53 which has been assessed as making a contribution to the Green Belt.</p> <p>Local assessment of the site demonstrates in Green Belt terms: Development would be clearly at odds with Green Belt designation in that it would encroach into countryside and reduce openness, resulting in a significant effect on the Green Belt. It would also conflict with purpose 1 as it would contribute to sprawl beyond the defined edge of the existing built up area.</p>
BAS102	Land north of 144 Castledon Road	<p>The site is not suitable as it would have an unacceptable impact on landscape character.</p> <p>The site lies within the Ramsden-Bellhouse and Wickford Settled Claylands Landscape Character Area where the landscape strategy is to improve and conserve the landscape. The landscape study notes that the area has No/Very Low capacity for development although there is 'limited opportunity for small scale residential development on...infill of plots along Castledon Road if implemented with associated landscape mitigation measures'.</p> <p>Local landscape assessment: Any development will require clearance of at least some vegetation. There is also no site access; to create an access, and associated sightlines, is likely to result in the loss of a good part of the frontage hedgerow, which contains some mature trees. There would therefore be local adverse landscape and visual effects.</p>

Site ref	Site name	Reason for rejection
BAS103	Land opposite Malcom and at East	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site is located within the Ramsden-Bellhouse and Wickford Settled Claylands Landscape Character Area where the landscape strategy is to improve and conserve the landscape. The landscape study identifies this area as having a Low capacity for development. Local landscape assessment: The Studland Avenue area of plotlands has a loosely developed nature and a key characteristic is the mature oak trees and areas of pasture that break up the development and give the area a very leafy character, containing development within the landscape setting. The site forms part of an area of such land which forms a continuum with land to the south and to the east and creates a sense of openness within the area. These interlinked undeveloped areas are also undoubtedly of wildlife value providing corridors through the plotlands. Any development in this site would alter its small scale and quite attractive rural character; the need to have regard to the visual amenity of the adjoining house would require development to be set back into the plot and development could impinge upon the root protection areas of the many large trees that bound the site (which will extend across much of the site). The site is an unsuitable location for development in landscape terms.</p> <p>The site is located in Green Belt review Area 40 which has been assessed as making a contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Development within this site would represent a clear encroachment into the countryside and may contribute to the perception of sprawl; as such development of the site would conflict significantly with Green Belt designation.</p>
BAS104	Junction of Oak Road and Oak Lane	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site lies within Crays Hill Settled Claylands Landscape Character Area where the landscape strategy is to improve and restore the landscape. The landscape study identifies this area as having a Medium capacity for development but such development should be small scale and limited to infilling of limited plots in certain areas, including Oak Lane. Local landscape assessment: The area within which the site is located is a disjointed and generally incoherent landscape that has and is being eroded physically and visually by incremental development and various uses. Development within part or all of this site would perpetuate these adverse effects. The site is therefore unsuitable for any development in landscape terms.</p> <p>The site is located in Green Belt review Area 34 which has been assessed as making a contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Existing scattered piecemeal development is creating a strong sense of encroachment and reduction in openness of the Green Belt. Any development within this site would be perceived as a further encroachment into an open area of land that is important in providing separation between development off Oak Road and the extensive area of Gypsy and Traveller development to the south and south east. As such it would therefore conflict significantly with Green Belt designation.</p>
BAS107	Land east of Rosemary	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The area lies within the North Benfleet and Nevendon Settled Claylands Local Character Area where an improve and conserve strategy is recommended. The landscape study notes that the area has a Medium capacity for development and that there are opportunities for 'small to medium scale residential development' within this plotlands area. Local landscape assessment: This moderately enclosed site is a significant parcel of land which provides a locally open area of countryside, albeit in poor condition, that retains some of the more rural characteristics of the area. Any development would have a local adverse landscape and visual impact and erode the character of the area which is vulnerable to incremental change.</p> <p>The site is located in Green Belt review Area 74 which has been assessed as making a partial contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Development within the site, even if limited to the road frontage, would have a significant effect on the Green Belt as it would reduce openness of the area and constitute a clear encroachment into the countryside.</p>

Site ref	Site name	Reason for rejection
BAS108	Land at Bells Hill Road	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site is located within the Langdon Hills Landscape Character Area, where the strategy is to safeguard and manage the existing landscape and there is No/Very low capacity for development.</p> <p>Local landscape assessment: The woodland forms a prominent landscape feature on the southern approach to the town, as well as contributing to the wildlife network in this area. Any development would conflict with this strategy and the site is not an appropriate location for any development.</p> <p>The site is part of Green Belt review Area 60 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Development would constitute an encroachment into a well-defined area of countryside and therefore conflict with Green Belt purpose 3 and lead to the perception of development extending out from well-defined southern limits of Basildon conflicting with purpose 1.</p>
BAS109	Land adj (west) of Burwood	<p>This is an existing authorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. However, this Gypsy and Traveller site is too small for any further pitches.</p>
BAS111	Land at Upper Park Road	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The landscape study identifies the area as lying within the northern edge of the North Benfleet and Nevendon Settled Claylands Landscape Character Area, possessing a Medium capacity for development where an improve and conserve strategy is recommended.</p> <p>Local landscape assessment: This is an arbitrary site that does not relate well to existing development. It would create a very apparent and somewhat 'isolated' form of development and exacerbate the prevailing urban fringe character of the area and appear as an 'isolated' form of development in the countryside. The site is therefore not considered to be a suitable location for development.</p> <p>The site is part of Green Belt review Area 45 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Development would represent a clear encroachment into the countryside and contribute the perception of 'sprawl' which is evident in this area which is eroding the separation of Wickford from the north east edge of Basildon and North Benfleet. Development would therefore conflict significantly with Green Belt designation.</p>

Site ref	Site name	Reason for rejection
BAS114	Dale Farm	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site lies within the Crays Hill Settled Claylands Landscape Assessment Area where the landscape strategy is to improve and restore the landscape. The landscape study identifies the wider area, within which the site is located, as having a Medium capacity for development but such development should be small scale and limited to infilling of limited plots in certain areas (not including Dale Farm). Local landscape assessment: The area within which the site is located is a disjointed and generally incoherent landscape that has and is being eroded physically and visually by incremental development. This is very evident at Dale Farm where the disturbed and degraded landscape, whilst cleared of development, appears as a very evident and broadly uncontained encroachment into the countryside that forms part of the landscape that separates the northern edge of Basildon from the scattered development towards and at Crays Hill to the north. Development within this site would have a very significant adverse visual impact extending the adverse effects of site BAS045 eastwards, leading to a very significant adverse cumulative effect on the landscape and local views. The site should be cleared and restored (if possible) to grazing land; if there are opportunities to establish planting along the eastern boundary of site BAS045 that would be beneficial in providing some structure and visual containment. Alternatively, woodland planting may be an appropriate alternative. The authorised site at Dale Farm would remain as an 'isolated' anomaly and, in this context, is an unsuitable location for any additional pitches.</p> <p>The site is located in Green Belt review Area 34 as making a contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Development within the site would have a significant effect on the Green Belt and would reduce separation between Crays Hill and the northern edge of Basildon, where is already some visual relationship between the two. The site is considered to be unsuitable in Green Belt terms as development would have a significant adverse effect on Green Belt purposes.</p>
BAS117	Gardiners Way	<p>The site is owned by the Homes and Community Agency and has planning approval for a 15 pitch Gypsy and Traveller site. However, the Council have confirmed (with their discussions with HCA) that there is an outstanding issue regarding a restrictive user covenant on the site which restricts the siting of caravans on this site. The position of this covenant should be looked at again within future reviews of this study.</p>
BAS118	Studland Avenue (162 - 163)	<p>This is existing garden land of an adjacent residential property which is currently in use, and therefore not available for Gypsy and Traveller use.</p>
BAS119	Southbourne Grove	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site is located within an area of plotland development, within the Ramsden-Bellhouse and Wickford Settled Claylands Landscape Character Area. The landscape study identifies this area as having a Low capacity for development. Local landscape assessment: The Studland Avenue area of plotlands has a loosely developed nature and a key characteristic is the mature oak trees and areas of pasture that break up the development and give the area a very leafy character, containing development within the landscape setting. The site forms part of an area of such land which forms a continuum with land to the west and creates a sense of openness within the area. These interlinked undeveloped areas are also undoubtedly of wildlife value providing corridors through the plotlands. Any development in this site would require removal of mature trees and alter its wooded character; development may also impinge upon the root protection areas of any retained trees within or bordering the site (which are likely to extend across much of the site). The site is an unsuitable location for development in landscape terms.</p> <p>The site is located in Green Belt review Area 40 which has been assessed as making a contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Development within this site would represent a clear encroachment into the countryside and may contribute to the perception of sprawl; as such development of the site would conflict significantly with Green Belt designation.</p>
BAS120	1 Britannia Cottage	<p>This is existing garden land of an adjacent residential property which is currently in use, and therefore not available for Gypsy and Traveller use.</p>

Site ref	Site name	Reason for rejection
BAS121	Black Cottages	This is existing garden land of an adjacent residential property which is currently in use, and therefore not available for Gypsy and Traveller use.
BAS122	Land at Windsor Road	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site lies within the North Benfleet and Nevendon Settled Claylands Local Character Area where an improve and conserve strategy is recommended. The landscape study notes that the area has a Medium capacity for development and that there are opportunities for 'small to medium scale residential development' within this plotlands area.</p> <p>Local landscape assessment: The site is located within an area of the plotlands where there is a degree of openness and semi-rural character created by areas of woodland, tree clumps and areas of pasture. Development within this site, whilst closely related to the development in the site to the west, is not recommended; it would encroach into the small field (where there is no defined eastern site boundary); contribute to the massing of development within the adjoining plot; and erode the semi-rural character of this part of the plotlands.</p> <p>The site is located in Green Belt review Area 74 which has been assessed as making a partial contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: The site is not an infill plot and development would be evident as an encroachment into countryside and give rise to a localised effect on the Green Belt.</p>
BAS123	Land at Cedar Road	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site is located within the North Benfleet and Nevendon Settled Claylands Landscape Character Area where an improve and conserve strategy is recommended. The landscape study notes that the area has a Medium capacity for development and that there are opportunities for 'small to medium scale residential development' within this plotlands area.</p> <p>Local landscape assessment: This site is considered to be an unsuitable location for development, forming part of an area of undeveloped land within this western part of the plotlands. Development is likely to involve the removal of potentially significant vegetation and represent an incursion into 'pocket' of land that appears to have a reasonably strong and intact character.</p> <p>The site is located in Green Belt review Area 74 which has been assessed as making a partial contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: The site is not an infill plot, being located within open countryside where development would constitute an encroachment into open countryside and give rise to a significant effect on the Green Belt.</p>
BAS124	Langdon Hills Estate	<p>The site lies within the Langdon Hills Landscape Character Area, where the strategy is to safeguard and manage the existing landscape and there is No/Very low capacity for development.</p> <p>Local landscape assessment: The area has a generally rural character, with parts offering recreation opportunities and fine views as the land falls away to the south. Development in this location would be at odds with the importance placed on the character area in the landscape study.</p> <p>The site is part of Green Belt review Area 61 which has been assessed as making a partial contribution to Green Belt purposes. A local assessment of the site demonstrates in Green Belt terms:</p> <p>The development would conflict with purposes 1 and 3 although there may be scope to accommodate a small number of pitches as an overall net increase in openness is achieved through the removal of existing buildings and restoration of degraded land.</p>

Site ref	Site name	Reason for rejection
BAS125	Goodview Road	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt.</p> <p>The site is situated within the Crays Hill Settled Claylands Local Character Area, where the landscape strategy is to improve and restore landscape character.</p> <p>Local landscape assessment: This is a poor site in landscape and visual terms; it is locally prominent and the boundaries are arbitrary. It is therefore considered to be unsuitable.</p> <p>The site is located in Green Belt review Area 23 which has been assessed as making a partial contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms:</p> <p>The site's close relationship to existing development, in an area that is vulnerable to the perception of sprawl, means that development would conflict significantly with Green Belt designation.</p> <p>Local landscape assessment: This is a poor site in landscape and visual terms; it is locally prominent and the boundaries are arbitrary. It is therefore considered to be unsuitable.</p>
BAS126	Goodview Road	<p>The site has no access and appears to contain an elongated watercourse and very strong belt of mature trees. Therefore the site is not suitable for Gypsy and Traveller use.</p>
BAS127	Studland Avenue	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt.</p> <p>Site is located within an area of plotland development, located within the Ramsden-Bellhouse and Wickford Settled Claylands Landscape Character Area where the landscape strategy is to improve and conserve the landscape. The landscape study identifies this area as having a Low capacity for development.</p> <p>Local landscape assessment: The Studland Avenue area of plotlands has a loosely developed nature and a key characteristic is the mosaic of mature oak trees and areas of pasture that break up the development and give the area a very leafy character, containing development within the landscape setting. The site contributes to the character of the area by providing separation between neighbouring properties, forming part of this characteristic mosaic. The provision of access will require clearance of roadside vegetation which would also impact adversely on local character. The site is an unsuitable location for development in landscape terms.</p> <p>The site is located in Green Belt review Area 40 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Development within this site would represent a clear encroachment into the countryside and may contribute to the perception of sprawl; as such development of the site would conflict significantly with Green Belt designation.</p>
BAS130	Southend Road	<p>This site comprises highway verges and planting associated with the roundabout junction of the A129 and Hodgson Way. As such the site is not a suitable location for development.</p>

Site ref	Site name	Reason for rejection
BAS131	Harrow Road	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site lies within the Bowers Gifford and North Benfleet Farmlands Landscape Character Area where the landscape strategy is to improve and restore the landscape. The landscape study identifies the area within which the site is located, as having a Medium capacity for development but that the most appropriate location is some distance to the south of the site. It notes that the remainder of the area is unsuitable for development due to its significance as an area within the strategic green corridor between Thundersley, Basildon and Wickford.</p> <p>Local landscape assessment: Development within this site would be poorly contained and inappropriate; not only would it be locally intrusive but it would also represent an incursion into this strategically important open area, where there is already significant erosion of landscape character by existing development.</p> <p>The site is located in Green Belt review Area 51 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms:</p> <p>The land, within which the site is located, forms an open area of strategic significance in Green Belt terms – it lies between Wickford, South Benfleet and Basildon (which also contains North Benfleet linking to Bowers Gifford) and contributes to the strategic separation of these towns and deters encroachment into the countryside (which the site clearly forms part of). Development in this location would conflict significantly with Green Belt designation.</p>
BAS132	Lee Chapel Lane	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site lies within the Langdon Hills Landscape Character Assessment where the strategy is to safeguard and manage the existing landscape and identified in the landscape study as having No/Very low capacity for residential development.</p> <p>Local landscape assessment: The site is an unsuitable location for development given its immediate relationship to areas of nature conservation importance and informal recreation. The woodland within the site also forms an integral part of the green infrastructure of the area.</p> <p>The site is on the northern edge of Green Belt review Area 62 which has been assessed as making a partial contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Development within the site would conflict significantly with Green Belt designation, representing (in conjunction with adjoining development) a further encroachment into countryside and a very slight reduction in the separation of Langdon Hills from Lee Chapel South; it would also reduce the sense of openness that this area provides.</p>
BAS133	Basildon University Hospital rounda	This land forms part of the highway landscape adjoining the entrance to Basildon District Hospital. Part of the site contains trees protected by Tree Preservation Order. The site is impractical and an unsuitable location for development.
BAS134	Basildon University Hospital rounda	This land forms part of the highway landscape adjoining the entrance to Basildon District Hospital. The site is impractical and an unsuitable location for development.
BAS135	Nethermayne	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site is located within the Langdon Hills Landscape Character Area, where the strategy is to safeguard and manage the existing landscape and there is No/Very low capacity for development.</p> <p>Local landscape assessment: The woodland area is an intrinsic part of the character of the Langdon Hills Landscape Character Area and the location is unsuitable for development.</p> <p>The site is part of Green Belt review Area 60 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Development would constitute an encroachment into a well-defined area of countryside and therefore conflict with Green Belt purpose 3 and lead to the perception of development extending out from well-defined southern limits of Basildon conflicting with purpose 1.</p>
BAS136	Cranes Farm Road	Site comprises an area of existing open space and playing fields, located between the southern side of the A1235 and an area of residential development. Western part of the site links to other area of open space to south. The site is not suitable due to existing uses.

Site ref	Site name	Reason for rejection
BAS140	Felmore Park East	<p>The site has no access to the local highway.</p> <p>The site is not suitable for development as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site is located in the North Benfleet and Nevendon Settled Claylands Landscape Character Area, which is assessed as having Medium capacity for development in the Landscape Study.</p> <p>Local landscape assessment: The woodland forms a significant landscape feature, in combination with the adjoining woodland, and contributes to the visual containment of the eastern side of Basildon which reduces the perception of encroachment of the town on this area. Gypsy and Traveller development is likely to have a significant adverse effect on this feature and the containment that it provides. Therefore the site is an unsuitable location for Gypsy and Traveller development.</p> <p>The site is located in Green Belt review Area 53 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms:</p> <p>Even if the loss of woodland was to be deemed acceptable any development in this location would represent a clear encroachment into the countryside and reduce openness in an area that provides separation between the eastern side of Basildon and the plotland area at North Benfleet. Any development in the site would conflict significantly with Green Belt designation.</p>
BAS142	Land west of 1 The Elms	<p>This is a greenfield site owned by a Gypsy and Traveller which was identified on survey (for the 2013 Study) by a neighbour as potentially available for Gypsy and Traveller pitches. The site has subsequently not been confirmed as available by the landowner. The availability of the site should be reassessed in future reviews of this study.</p>
BAS143	Rear of Foxgrove	<p>This is an existing unauthorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt.</p> <p>The site lies within the Bowers Gifford and North Benfleet Farmlands Landscape Character Area where the landscape strategy is to improve and restore the landscape. The landscape study identifies the area within which the site is located, as having a Medium capacity for development but that the most appropriate location is some distance to the south of the site. It notes that the remainder of the area is unsuitable for development due its significance as an area within the strategic green corridor between Thundersley, Basildon and Wickford.</p> <p>Local landscape assessment: The site is just visible from the lane and forms part of the land that contributes to local separation between development to the west and south and the ribbon development on the north side of Harrow Road that lies beyond the field to the east (part of site BAS086). Development in this location would consolidate development in this area and mean that development becomes conjoined with other sites. This would be detrimental to local landscape character.</p> <p>The site is located in Green Belt review Area 51 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms:</p> <p>The unauthorised development that has occurred already within the site has led to a reduction in openness and an encroachment into countryside and, combined with the authorised and unauthorised development to the north, south and west has lead to a consolidation with existing development in a strategically important area that is very vulnerable to further incremental development. Overall the development conflicts significantly with Green Belt designation.</p>

Site ref	Site name	Reason for rejection
BAS144	Land East Newlands Farm	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site is located within the North Benfleet and Nevendon Settled Claylands Landscape Character Area, where an improve and conserve strategy is recommended. The landscape study identifies the area as having a Medium capacity for development. Local landscape assessment: Development in this location would have a significant landscape impact extending development such that it would conjoin the area of development at Nevendon immediately to the south with the ribbon of development on Newlands Road, with the southern end of The Elms industrial development site, and eroding the countryside in this area which is particularly vulnerable to further piecemeal development.</p> <p>The site is part of Green Belt review Area 45 which has been assessed as making a contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Existing development already forms a noticeable encroachment into the countryside and further development will consolidate this and reduce openness, as well as contribute to the perception of 'sprawl' which is evident in this area which is eroding the separation of Wickford from the north east edge of Basildon and North Benfleet. Development within the site would consolidate development and conflict significantly with Green Belt designation in an area that is particularly sensitive to further development; it would contribute to the perception of 'sprawl' evident in this area which is eroding the separation of Wickford from the north east edge of Basildon and North Benfleet.</p>
BAS145	Land North Newlands Farm	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The site is located within the North Benfleet and Nevendon Settled Claylands Landscape Character Area, where an improve and conserve strategy is recommended. The landscape study identifies the area as having a Medium capacity for development. Local landscape assessment: Whilst development (even if contained in the eastern part of the site) would have a local landscape and visual impact in an area where the countryside is particularly vulnerable to further piecemeal development. Development in this location would extend existing development such that it would almost lead to the merger of development at Nevendon to the south with the ribbon of development on Newlands Road to the north, eroding what little of the countryside there remains separating these two areas. The site is part of Green Belt review Area 45 which has been assessed as making a contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Existing development already forms a noticeable encroachment into the countryside and further development within this site will consolidate this and reduce openness, as well as contribute to the perception of 'sprawl' which is evident in this area which is eroding the separation of Wickford from the north east edge of Basildon and North Benfleet. Development within the plot would consolidate development and conflict significantly with Green Belt designation in an area that is particularly sensitive to further development.</p>
BAS146	Land West of Hovefields Avenue	<p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The area lies within the northern part of the North Benfleet and Nevendon Settled Claylands Landscape Character Area where the landscape strategy is to improve and conserve the landscape. The landscape study identifies the wider area, within which the site is located, as having a Medium capacity for development but such development should be small scale and limited to infilling of some plots. Local landscape assessment: This site is unsuitable for development, in whole or in part; development would be a significant intrusion into undeveloped countryside.</p> <p>The site is located in Green Belt review Area 45 which has been assessed as making a contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Development within this area would conflict significantly with Green Belt designation; development would enhance the perception of sprawl which is already apparent within this area due to the presence of clusters of plotland development and be a clear encroachment into countryside, reducing openness.</p>

Site ref	Site name	Reason for rejection
BAS147	Novedene	<p>This site is not being made available for Gypsy and Traveller development.</p> <p>The site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt.</p> <p>The area lies within the northern part of the North Benfleet and Nevendon Settled Claylands Landscape Character Area where the landscape strategy is to improve and conserve the landscape. The landscape study identifies the wider area, within which the site is located, as having a Medium capacity for development but such development should be small scale and limited to infilling of some plots.</p> <p>Local landscape assessment: This site is unsuitable for development, in whole or in part; development would be a significant intrusion into undeveloped countryside.</p> <p>The site is located in Green Belt review Area 45 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Development within this area would conflict significantly with Green Belt designation - development would enhance the perception of sprawl which is already apparent within this area due to the presence of clusters of plotland development, lead to the coalescence of the two adjoining areas of plotlands, reduce separation between Wickford and Basildon, and be a clear encroachment into countryside reducing Green Belt openness.</p>
BAS150	Land off Gardiners Close	The site is an area of mature woodland. Therefore the site is not suitable for Gypsy and Traveller and Travelling Showpeople development.
BAS151	Land off Gardiners Lane South	The site is an area of mature woodland. Therefore the site is not suitable for Gypsy and Traveller and Travelling Showpeople development.
BAS152	Land off Gardiners Lane South	There is an electricity sub station on the site, fronting Gardiners Lane South, with woodland at the rear of the site. The site is not suitable for Gypsy and Traveller and Travelling Showpeople development.
BAS153	Land off Gardiners Lane South	Existing trees within the site and on the boundaries would restrict the size of site and therefore only suitable for Gypsies and Travellers, and is not be suitable for Travelling Showperson development.
BAS154	Land off Gardiners Lane South	There are 2 mature oak trees on the western boundary which could restrict potential highway access onto Gardiner Lane South. The site is therefore not suitable for Gypsy and Traveller and Travelling Showpeople development.
BAS155	Morbec Farm	<p>The site is considered to be an unsuitable location for development in landscape and Green Belt terms, lying as it does within a strategic green corridor that provides separation between major settlements.</p> <p>The site lies within the Bowers Gifford and North Benfleet Farmlands Landscape Character Area where the landscape strategy is to improve and restore the landscape. The landscape study identifies the area within which the site is located, as having a Medium capacity for development but that the most appropriate location is some distance to the south of the site. It notes that the remainder of the area is unsuitable for development due its significance as an area within the strategic green corridor between Thundersley, Basildon, Wickford and Rayleigh.</p> <p>Local landscape assessment: Whilst the site is visually well contained by vegetation, including from the A127 the corridor of which is fragmented by roadside development, development in this strategic location would erode this character further and development within he site should be resisted.</p> <p>The site is located in Green Belt review Area 51 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Development within this site conflict with Green Belt purposes due to a reduction in openness, an encroachment into countryside, within an area that contributes to the separation of neighbouring towns.</p> <p>Overall it would conflict significantly with Green Belt designation.</p>

Site ref	Site name	Reason for rejection
BAS157	Sheddings Farm	<p>The site is not suitable due to landscape and Green Belt impacts.</p> <p>Site within Dunton Settled Claylands LCA which has a Low Landscape Capacity.</p> <p>Local landscape assessment: The field within which the site is located is open and visually exposed with the barns located on the more elevated part. The site has an agricultural character and appears as an intrinsic part of open countryside; it is an inappropriate location for Gypsy and Traveller development.</p> <p>Site lies within Green Belt review Area 65 which is noted as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Development within the site would represent a clear encroachment into open countryside, reducing openness and conflicting in particular with the third purpose of Green Belt.</p>
BAS158	Silva Lodge	<p>This is an existing unauthorised Gypsy and Traveller site. The GTAA identified the Travelling Status of residents as 'Travellers' residing on this site.</p> <p>However, the site is not suitable as it would have an unacceptable impact on landscape character and purposes of the Green Belt. The area lies within the northern part of the North Benfleet and Nevendon Settled Claylands Landscape Character Area where the landscape strategy is to improve and conserve the landscape. The landscape study identifies the wider area, within which the site is located, as having a Medium capacity for development but such development should be small scale and limited to infilling of some plots.</p> <p>Local landscape assessment: This site is unsuitable for development, in whole or in part; development would be a significant intrusion into undeveloped countryside.</p> <p>The site is located in Green Belt review Area 45 which has been assessed as making a contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Development within this area would conflict significantly with Green Belt designation - development would enhance the perception of sprawl which is already apparent within this area due to the presence of clusters of plotland development, lead to the coalescence of the two adjoining areas of plotlands, reduce separation between Wickford and Basildon, and be a clear encroachment into countryside reducing Green Belt openness.</p>
BAS159	Land north of Freelands	<p>This is an unauthorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p> <p>The site is an unsuitable location for development due to landscape and Green Belt considerations.</p> <p>The site is located towards the edge of the Langdon Hills within an area that generally has a largely rural character, and offers extensive recreation opportunities and fine views as the land falls away to the south. The site is located within the Langdon Hills Landscape Character Area, where the strategy is to safeguard and manage the existing landscape and is considered to have No/Very low capacity for development.</p> <p>Local landscape assessment: The site lies on land falling away to the south, directly north of a hedgerow which appears to provide some visual containment in the extensive views towards the hills from the south. Detached properties lie to the south and west. A public footpath runs along Grays Lane to the west and the site is readily visible from the route including views from more elevated locations to the north. The development on the site is apparent as a clear and incongruous encroachment into the countryside. Any development in this location would be at odds with the importance placed on the character area in the landscape study.</p> <p>The site is part of Green Belt review Area 61 which has been assessed providing a partial contribution to the Green Belt.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Any development would conflict with Green Belt designation representing a clear encroachment into the countryside.</p>

Site ref	Site name	Reason for rejection
BAS160	Land off Upper Park Rd & Lower Par	<p>The site is an unsuitable location for development due to landscape and Green Belt considerations. The landscape study identifies the area as lying within the northern edge of the North Benfleet and Nevendon Settled Claylands Landscape Character Area, possessing a Medium capacity for development where an improve and conserve strategy is recommended. Local landscape assessment: The site is not an appropriate location for development as it would continue lead to further fragmentation of an already fragmented landscape that is very vulnerable to further erosion, exacerbating the prevailing urban fringe character of the area, within an area that makes an important contribution to the maintenance of the separate identities of Wickford and Basildon. The site is part of Green Belt review Area 45 which has been assessed as making a contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Development would therefore conflict significantly with Green Belt designation.</p>
BAS161	Nevendon	<p>This is an unauthorised Gypsy and Traveller site. The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown. The site is an unsuitable location for development due to landscape and Green Belt considerations. The landscape study identifies the area as lying within the northern edge of the North Benfleet and Nevendon Settled Claylands Landscape Character Area, possessing a Medium capacity for development where an improve and conserve strategy is recommended. Local landscape assessment: Until recent development occurred it appears that the site was open pasture. It does not relate well to existing development and development within it would create a very apparent and an 'isolated' area of development that would perpetuate the prevailing urban fringe character of the area within an area that makes an important contribution to the maintenance of the separate identities of Wickford and Basildon. The site is considered to be an unsuitable location for development. The site is part of Green Belt review Area 45 which has been assessed as making a contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: It is apparent that development would represent a clear encroachment into the countryside and contribute to the perception of 'sprawl' which is evident in this area which is eroding the separation of Wickford from the north east edge of Basildon and North Benfleet. Development would therefore conflict significantly with Green Belt designation.</p>
BAS162		<p>This is an unauthorised Gypsy and Traveller site. The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development. The site is an unsuitable location for development due to landscape and Green Belt considerations. The site is located within the northern part of the North Benfleet and Nevendon Settled Claylands Landscape Character Area, where an improve and conserve strategy is recommended. The landscape study identifies the area as having a Medium capacity for development. Local landscape assessment: The effect of authorised (permanent and temporary) and unauthorised development in this general area has created a significant concentration of development such that this has had a significant, cumulative landscape and visual effect on the local area and increased the perception of encroachment into this area of countryside. The site is located in the eastern part of a cluster of established development and is adjoined on three sides by other authorised and unauthorised development. The site is developed with additional pitches which has created a dense area of development, although the resultant landscape and visual effects are localised. The site is located in Green Belt review Area 52 which has been assessed as making a contribution to the Green Belt. A local assessment of the site demonstrates in Green Belt terms: Existing development in this location has already encroached into the countryside and reduced openness. The extensive development within the site contributes to this encroachment and reduces openness, conflicting significantly with the designation. The site development is well contained from the wider area and does not have a strategic effect on the integrity of the Green Belt, particularly when considered in the context of the permitted development that already exists. It does contribute to the cumulative effect of encroachment and reduction in openness in the area, and therefore conflicts with the designation; due to the scale of the development within the site it has a significant local effect on the Green Belt.</p>

Appendix G Sites Suitable but Not Available at Stage 2

Site ref	Site name	Reason for rejection
BAS002	Fairview	<p>This is an existing unauthorised (tolerated) Gypsy and Traveller site. The site is suitable for full planning permission but is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to mitigation measures relating to flooding, utilities, highways and landscaping, the site is suitable for full planning permission for the existing 1 pitch.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The site is within the Green Belt, however, the site development is well contained from the wider area and does not have a strategic effect on the integrity of the Green Belt, although it does contribute in a small way to the cumulative effect when considered in the context of the permitted development that already exists. It contributes, to a limited degree, to the cumulative effect of encroachment and reduction in openness in this area, and therefore conflicts with the designation, although this is not significant.</p> <p>However, the site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p>
BAS004	The Paddocks	<p>This is an existing 1 authorised pitch Gypsy and Traveller site. There are also approximately 7 unauthorised caravans which the GTAA confirm are occupied by non-Travelling community. Therefore the site is not available for Travelling Gypsy and Traveller pitches. There is no room for further Gypsy and Traveller pitches on this site, unless the non-Travelling residents vacate the site. However, there could then be scope to accommodate a further pitch in the eastern part of the site in addition to the permitted 1 pitch.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The site forms part of an existing cluster of Gypsy and Traveller development and the effect of an additional pitch in the rear part of this site would not have a significant effect on the Green Belt. However, the GTAA did not identify the Travelling Status of residents residing on the 1 authorised pitch, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS012	Better View	<p>This is an existing Temporary authorised Gypsy and Traveller site. The site is suitable for full planning permission but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to further investigation and mitigation measures relating to noise, air pollution, landscaping and highways.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing authorised and unauthorised development at Cranfield Park Avenue has encroached into the countryside and reduced openness. The site is contained on the northern edge of this existing authorised and unauthorised development. The temporary development within the site has created a further westward encroachment of the developed area within the field. The temporary development has a limited, localised and cumulative effect on the openness of the Green Belt and these effects would become permanent if the development were to be given full permission.</p> <p>The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p>

Site ref	Site name	Reason for rejection
BAS013	Southview	<p>This is an existing Temporary authorised Gypsy and Traveller site. The site is suitable for full planning permission but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to further investigation and mitigation measures relating to landscape, noise, air pollution, utilities and highways, the pitch is suitable for full planning permission.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing authorised and unauthorised development at Cranfield Park Avenue has encroached into the countryside and reduced openness. The site is contained on the northern edge of this existing authorised and unauthorised development. The temporary development within the site has created a further westward encroachment of the developed area within the field. The temporary development has a limited, localised and cumulative effect on the openness of the Green Belt and these effects would become permanent if the development were to be given full permission.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS014	Willow View	<p>This is an existing Temporary authorised Gypsy and Traveller site. The site is suitable for full planning permission but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to further investigation and mitigation measures relating to landscape, noise, air pollution, contaminated land and highways.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing development in this location has already encroached into the countryside and reduced openness. The site is contained on the north western edge of this existing authorised and unauthorised development. The temporary development within the site has created a further westward encroachment of the developed area within the field. The temporary development has a limited, localised and cumulative effect on the openness of the Green Belt and these effects would become permanent if the development were to be given full permission.</p> <p>The site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p>
BAS015	Wood View	<p>This is an existing Temporary authorised Gypsy and Traveller site. The site is suitable for full planning permission but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to further investigation and mitigation measures relating to landscape, contaminated land and highways.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing development in this location has already encroached into the countryside and reduced openness. The site is contained on the north western edge of this existing authorised and unauthorised development. The temporary development has a limited, localised and cumulative effect on the openness of the Green Belt and these effects would become permanent if the development were to be given full permission.</p> <p>The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS016	Oakview	<p>This is an existing Temporary authorised Gypsy and Traveller site. The site is suitable for full planning permission but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to mitigation measures relating to highways, the pitch is suitable for full planning permission.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing development in this location has already encroached into the countryside and reduced openness. The site is contained within the north western part of this existing authorised and unauthorised development. The existing development within the site has a localised effect on the openness of the Green Belt.</p> <p>The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>

Site ref	Site name	Reason for rejection
BAS017	Little Acres	<p>This is an existing Temporary authorised Gypsy and Traveller site. The site is suitable for full planning permission but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to mitigation measures relating to landscape and highways.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing development in this location has already encroached into the countryside and reduced openness. The site is contained within the north western part of this existing authorised and unauthorised development. The temporary development has a limited, localised and cumulative effect on the openness of the Green Belt and these effects would become permanent if the development were to be given full permission. If an additional pitch were to be accommodated this would give rise to an additional localised loss of openness.</p> <p>The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p> <p>The site is outside the development limits of any identified sustainable settlement in the draft Local Plan spatial strategy, therefore the site would not be a suitable location for Non-Travelling Gypsies and Travellers.</p> <p>The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS018	Northview	<p>This is an existing Temporary authorised Gypsy and Traveller site. The site is suitable for full planning permission but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to mitigation measures relating to landscape and highways, the pitch is suitable for full planning permission.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Existing authorised and unauthorised development at Cranfield Park Avenue has encroached into the countryside and reduced openness. The site is contained towards the northern side of this existing authorised and unauthorised development. The temporary development within the site has created a further westward encroachment of the developed area within the field. The temporary development has a limited, localised and cumulative effect on the openness of the Green Belt and these effects would become permanent if the development were to be given full permission.</p> <p>The GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS021	Meadow End	<p>This is an existing authorised Gypsy and Traveller site. The site is suitable for further pitch but is not available for 'Travelling' pitches.</p> <p>The site is suitable for a further pitch to the west of the existing authorised unit, subject to further investigation relating to ecology issues, and mitigation measures being put in place relating to Great Crested Newts and highway access.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The incorporation of an additional pitch in the site would not affect the separation of Wickford from Basildon, nor would it encroach into undeveloped open countryside of the Green Belt, although there would be a slight reduction in openness. Overall, there would be no significant effect on the Green Belt.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>

Site ref	Site name	Reason for rejection
BAS022	The Barn	<p>This is an existing authorised Gypsy and Traveller site. The site is suitable for further pitches but is not available for 'Travelling' pitches. The existing 2 day rooms are suitable for residential Gypsy and Traveller use, and there is space at the most north eastern part of the site for another caravan, which could replace the current dog kennels. This would be subject to further investigation relating to ecology issues, and mitigation measures being put in place relating to Great Crested Newts and highway access.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The existing authorised and unauthorised development relates well to the existing cluster of (largely) permitted development and has no effect on the separation of Wickford from Basildon nor does it constitute a significant encroachment into countryside. An additional pitch at the northern end of the site, as referred to above, would have no significant effect on the Green Belt.</p> <p>However, the site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p>
BAS023	The Orchard	<p>This is an existing authorised Gypsy and Traveller site. The site is suitable for a further pitch but is not available for 'Travelling' pitches. The site is suitable subject to further investigation relating to ecology issues, and mitigation measures being put in place relating to Great Crested Newts and highway access.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The incorporation of an additional pitch would not affect the separation of Wickford from Basildon, nor would it encroach into undeveloped open countryside of the Green Belt although there would be a slight reduction in openness. Overall, there would be no significant effect on the Green Belt.</p> <p>However, the GTAA identified 1 pitch being occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development; and 1 pitch where the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS026	Meadowfields	<p>This is an existing authorised Gypsy and Traveller site. The site is suitable for a further pitch but is not available for 'Travelling' pitches. The site is suitable subject to further investigation relating to ecology issues, and mitigation measures being put in place relating to Great Crested Newts and highway access.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The incorporation of an additional pitch in the plot would not affect the separation of Wickford from Basildon, nor would it encroach into undeveloped open countryside of the Green Belt, although there would be a slight reduction in openness. Overall, there would be no significant effect on the Green Belt.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS027	Meadow Trees	<p>This is an existing authorised Gypsy and Traveller site. The site is suitable for a further pitch but is not available for 'Travelling' pitches. The site is suitable subject to further investigation relating to ecology issues, and mitigation measures being put in place relating to Great Crested Newts and highway access.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The incorporation of an additional pitch in the plot would not affect the separation of Wickford from Basildon, nor would it encroach into undeveloped open countryside of the Green Belt; whilst there would be a slight reduction in openness arising from additional pitches this is unlikely to have a significant effect on the Green Belt.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>

Site ref	Site name	Reason for rejection
BAS029	Middle Meadows	<p>This is an existing authorised Gypsy and Traveller site. There is an unauthorised caravan on site which is suitable for full planning permission, but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to further investigation relating to ecology issues, and mitigation measures being put in place relating to Great Crested Newts and highway access.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The incorporation of the additional pitch in the rear part of the site would not affect the separation of Wickford from Basildon, nor would it encroach into undeveloped open countryside of the Green Belt, although there would be a slight reduction in openness. Overall, there would be no significant effect on the Green Belt.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS035	Five Oaks Farm	<p>This is an existing authorised Gypsy and Traveller site. There is capacity for a further 2 pitches at the rear of the existing bungalow, but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to further investigation relating to landscaping, contaminated land and transport mitigation measures being put in place.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Overall there is the potential to achieve a net improvement in appearance and reduction in existing encroachment into the countryside to the west; with removal of some of the existing buildings it may be possible to realise a small net increase in openness. At worst, the impact of any additional pitches that may be accommodated to the rear (if there is space) on the Green Belt would not be significant.</p> <p>However, the site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p>
BAS036	Land north of 6A	<p>This is an existing authorised Gypsy and Traveller site. There is capacity for a further pitch at the front of the existing bungalow within the central surfaced part of this site, but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to further investigation relating to landscaping, contaminated land and transport mitigation measures being put in place.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The introduction of a further pitch in the plot is likely to lead to a slight reduction in openness within the Green Belt but the effect would not be significant. Development beyond the confines of the existing built part of site would constitute an encroachment into open countryside and not be acceptable.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS037	Plot 6	<p>This is an existing authorised Gypsy and Traveller site. There is capacity for a further pitch at the rear of the existing bungalow within the garden area, but the site is not available for 'Travelling' pitches.</p> <p>A local assessment of the site demonstrates in Green Belt terms: An additional pitch within the rear garden would lead to a slight reduction in openness within the Green Belt the impact on the Green Belt would not be significant.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS040	Oak Farm	<p>This is an existing authorised Gypsy and Traveller site. There is capacity for a further pitch within the central surfaced part of this site, but the site is not available for 'Travelling' pitches.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The incorporation of an additional pitch in this developed site is likely to have a very limited effect on the openness of the Green Belt.</p> <p>However, the site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p>

Site ref	Site name	Reason for rejection
BAS042	Land at Oak Lane	<p>This is an existing authorised Gypsy and Traveller site. There is capacity for a further pitch within the southern surfaced part of this site, but the site is not available for 'Travelling' pitches.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The incorporation of an additional unit would have no significant effect on the Green Belt.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS047	The Paddocks	<p>This is an existing authorised Gypsy and Traveller site. There is a current pending planning application for another pitch which is suitable on this site, but the site is not available for 'Travelling' pitches.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The cluster of permitted development in the Green Belt has already reduced the openness of and encroached into the landscape compartment to the north of the road; in this context the provision of an additional pitch would have no significant effect on the Green Belt.</p> <p>However, the site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p>
BAS061	Murray's Farm	<p>This is a Gypsy and Traveller site with 1 pitch tolerated, and therefore does not require full planning permission.</p> <p>The site is suitable for further pitches, subject to locational requirements and landscape mitigation measures, but the site is not available for 'Travelling' pitches.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The existing development has a limited impact on the Green Belt (reduction in openness and encroachment into countryside) due to its immediate relationship with the already developed farmyard area. There is scope to accommodate potentially two pitches on this site but any such consent should be based upon these being located and contained by the farmyard buildings, and no further north than the adjoining houses, with clearance of the other scattered materials and vehicles such that the land beyond is restored to pasture. In this way, the existing encroachment of activities into the countryside beyond the immediate yard that occurs would be removed; as a result there could be an overall net benefit (or at least neutral) effect on the openness of the Green Belt, (particularly if some of the structures are removed so there is no net change in 'built' development) such that the development could have no effect or no significant adverse effect on the Green Belt.</p> <p>However, the site has been identified in the GTAA as occupied by Non-Travelling Gypsy and Traveller residents and therefore deemed not available for 'Travelling' Gypsy and Traveller development.</p>
BAS074	The Depot	<p>This is an existing unauthorised (tolerated) Gypsy and Traveller site. The site is suitable for a further pitch but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to further investigation and mitigation measures relating to contaminated land and highways, there is room for a further pitch.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The existing development is not perceived as being an encroachment into countryside due to its relationship to existing development. Whilst development represents a small reduction in openness the harm to the Green Belt would not be significant.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>

Site ref	Site name	Reason for rejection
BAS076	Five Oaks	<p>This is an existing (tolerated) Gypsy and Traveller site. The site is suitable for a further pitch in the northern part of the site, but the site is not available for 'Travelling' pitches.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The small nature of the buildings combined with the contained nature of the northern part of the site, both locally and in the wider landscape context, means that there is no sense of encroachment or perception of any reduction in openness of the Green Belt. Development within the southern part would be locally intrusive and lead to a clear physical and perceived reduction in openness and would therefore conflict significantly with Green Belt designation.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS115	Haycroft	<p>This is an existing unauthorised (with pending planning application) Gypsy and Traveller site. The site is suitable for full planning permission but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to further investigation relating to contaminated land, surface water flooding and ecology issues, as well as potential mitigation measures being put in place, relating to landscaping, ecology, utilities and highway measures.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Development would create a reduction in openness of the Green Belt but is unlikely to represent a significant encroachment into open countryside given the existing nature of the land. An appropriate landscape scheme, as referred above, could reduce the sense of encroachment by containing the site and existing development to the west from the area beyond. Overall, the development of the site is likely to have a limited effect on the Green Belt. Although there would be a slight reduction in openness, overall there would be no significant effect on the Green Belt, if the approach indicated above is adopted.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS116	Hampton Court	<p>This is an existing unauthorised (with pending planning application) Gypsy and Traveller site. The site is suitable for full planning permission but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to further investigation relating to contaminated land, surface water flooding and ecology issues, as well as potential mitigation measures being put in place, relating to landscaping, ecology, utilities and highway measures.</p> <p>A local assessment of the site demonstrates in Green Belt terms: Development would create a reduction in openness of the Green Belt but is unlikely to represent a significant encroachment into open countryside given the existing nature of the land. An appropriate landscape scheme, as referred above, could reduce the sense of encroachment by containing the site and existing development to the west from the area beyond. Overall, the development of the site is likely to have a limited effect on the Green Belt. Although there would be a slight reduction in openness, overall there would be no significant effect on the Green Belt, if the approach indicated above is adopted.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>
BAS148	Green Meadows	<p>This is an existing authorised Gypsy and Traveller site. The site is suitable for a further pitch but the site is not available for 'Travelling' pitches.</p> <p>The site is suitable subject to further investigation relating to ecology issues, and mitigation measures being put in place relating to Great Crested Newts and highway access.</p> <p>A local assessment of the site demonstrates in Green Belt terms: The incorporation of an additional pitch in the plot would not affect the separation of Wickford from Basildon, nor would it encroach into undeveloped open countryside of the Green Belt, although there would be a slight reduction in openness. Overall, there would be no significant effect on the Green Belt.</p> <p>However, the GTAA did not identify the Travelling Status of residents residing on this site, therefore the availability of the site for 'Traveller' pitches is unknown.</p>

Appendix H Non Green Belt Sites with Potential at Stage 2

BAS128	Haslemere Road	Wickford	Source:	
		0.84 ha	Call for sites <input type="checkbox"/>	
Description of site			Current unauthorised <input type="checkbox"/>	
<p>The site comprises an area of former allotments, sloping gently down from north to south, now abandoned and unmanaged with scrub developing. The western boundary is defined by a strong hedgerow which continues beyond the site to the south and forms the inner edge of the Green Belt. A ridge beyond provides containment from the wider countryside. A large area of open space lies to the south. Residential development on the west side of Haslemere Road backs on to the eastern edge of the site and this is prominent from across the site. The northern boundary is formed by a narrow road providing access to Barn Hall and Berne Hall Court, which are well contained within woodland belts.</p>			Current authorised <input type="checkbox"/>	
			Privately promoted <input type="checkbox"/>	
			Public owned land <input checked="" type="checkbox"/>	
			Strategic site <input type="checkbox"/>	
			Site survey <input type="checkbox"/>	
			SHLAA <input type="checkbox"/>	
Planning history			Plotland:	
<p>There is no known relevant planning history.</p>			Draft Housing Allocation H7 - H27:	
			H16	
			Accessibility to services:	
			GP surgery:	0.64 km
			Primary school:	0.94 km
			Bus stop:	0.09 km
Availability			Train station:	
<p>The allotments are currently unused and the area is overgrown. The site is subject to a restrictive covenant which seeks to restrict the change of use from public open space or allotments. Further investigation is required into the potential for its dissolution through a Land Tribunal. Therefore the site is not deliverable within the first 5 years of the Local Plan.</p>			Shop:	
			0.86 km	0.38 km
Suitability:				
Policy constraints				
<p>Planning Policy for Traveller Sites (2015) National Planning Policy Framework (2012) The site is outside of the built up area of Basildon and Wickford. Part of the site is within 5km buffer of a Special Protection Area and Special Conservation Area.</p>				
Physical constraints				
<p>Environmental health comments: Potential contaminated land. Investigate provision for surface water and foul water drainage. Highway comments: Access improvements if site occupied. PBA Highway comments: Access to the site from neighbouring roads would be subject to the implementation of temporary parking suspensions along the route when the mobile homes are being moved onto the site. Pedestrian refuge bollards may require temporary removal during transit of larger mobile homes. Vehicle tracking exercise recommended at next assessment stage to confirm route, if required.</p>				
Green belt impacts				
<p>The site is not within the Green Belt.</p>				

Landscape impacts

The site is located just outside the Ramsden-Bellhouse and Wickford Settled Claylands Landscape Character Area (although it appears to form part of this character area) where the landscape strategy is to improve and conserve the landscape. Gypsy and Traveller development may be accommodated within this site without material harm to the wider character of the area. There are local views into the site and landscape mitigation measures should be incorporated into any development, including a significant landscape buffer to the houses to the east where the protection of the visual amenity of those properties requires particular consideration. A landscape buffer should also be required to the north of the site.

Other potential impacts

Environmental health comments: sites require proper provision of utilities, such as main water supply, mains drainage (surface and foul water), household waste disposal and other waste disposal and electricity supply. Investigate provision for surface water and foul water drainage.

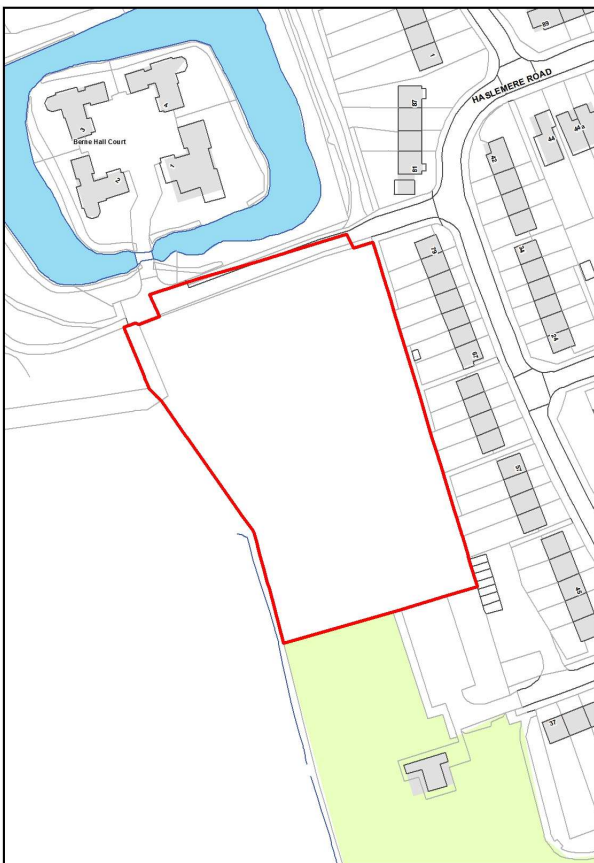
Historic Environment assets comments: Adjacent to medieval moated site and Roman finds and Roman road. Impact: Potential for below ground archaeological remains.

Achievability:

The yield is potentially large enough to be viable for a public run Gypsy and Traveller site, but would require further investigation. There is also the potential for the site to be sold and developed for a private Gypsy and Traveller site. There are costs relating to landscaping, access and potential flood mitigation measures. More investigation is required relating to potential restrictive covenants on the site, however the site is currently unused allotments. Otherwise, policy and physical constraints are capable of being overcome and mitigation measures are feasible, subject to the ability of the public body to finance the development, either through grant monies or utilising existing assets.

Conclusion:

The site is public owned and unused allotments. More investigation is required relating to potential issues and restrictive covenants on the site. The suggested yield has been identified beyond the first 5 years due to uncertainty relating to the covenants relating to this site. Otherwise the site is suitable for Gypsy and Traveller use, subject to highway design, landscape and residential amenity mitigations put in place.



Delivery:

Potential yield:

2016 - 2020:	0
2021 - 2025:	10
2026 - 2030:	0
2031 - 2035:	0

Potential occupants:

Gypsies and Travellers

Type of use:

Residential

Delivery model:

Model 1 - New public site	<input checked="" type="checkbox"/>
Model 2 - New or unauthorised Gypsy and Traveller owned sites	<input type="checkbox"/>
Model 3 - Existing authorised sites for either intensification or extension	<input type="checkbox"/>
Model 4 - New private site	<input checked="" type="checkbox"/>

BAS149	Land off Gardiners Close	Basildon	Source:	
Gardiners Close		2.31 ha	Call for sites <input type="checkbox"/>	
Description of site			Current unauthorised <input type="checkbox"/>	
<p>A large flat site which is a rifle and pistol club, comprising one storey buildings and grassed areas, surrounded by a tree belt. The site is situated within (and on the edge) of what appears to be a larger plotland area, where some of the previous plotland dwellings have now gone and been replaced with a large grassed area with sporadic mature trees and woodland, interspersed with urban fringe type developments. Surrounding uses include a football club to the north and residential properties to the west. The site borders Cranes Farm Road to the south, although access to the site is to the north onto Gardiners Close.</p>			Current authorised <input type="checkbox"/>	
			Privately promoted <input type="checkbox"/>	
			Public owned land <input checked="" type="checkbox"/>	
			Strategic site <input type="checkbox"/>	
			Site survey <input type="checkbox"/>	
			SHLAA <input type="checkbox"/>	
Planning history			Plotland:	
<p>Planning application 16/00830/OUT (2016) was submitted for 89 dwellings by Inland Homes, who do not own the site, and a decision is yet to be decided by the Council.</p>			Draft Housing Allocation H7 - H27:	
			H7	
			Accessibility to services:	
			GP surgery:	0.24 km
			Primary school:	0.38 km
			Bus stop:	0.38 km
Availability			Train station:	
<p>The site is owned by Homes England (a public body) and therefore deemed potentially available for Gypsy and Traveller and Travelling Showperson development. The existing rifle club would need to be relocated, if the site was to come forward for another use.</p>			Shop:	
			2.25 km	0.56 km
Suitability:				
Policy constraints				
<p>Planning Policy for Traveller Sites (2015) National Planning Policy Framework (2012) Basildon District Local Plan 1998 (saved policies): E1 Comprehensive Development Area - within larger site identified for comprehensive development which also protects existing woodland, orchards and hedgerows. SPD (2003).</p>				
Physical constraints				
<p>The access into Gardiner Close from Gardiner Lane South is narrow therefore highway access to this site. Within the site access to individual grassed areas may be restricted by tree protection zones and ecology, which would reduce the yield of the site. There is also potential contamination on the site. Further investigation would be required relating to highway access, ecology and potential contamination if the site was to come forward for Gypsy and Traveller development.</p>				
Green belt impacts				
<p>The site is not within the Green Belt.</p>				

Landscape impacts

Within the urban area.

Other potential impacts

The site is close to existing residential properties, therefore any development could impact on the residential amenity of existing properties. The tree belt which on the borders of the site (and potentially trees within the site) could restrict development in these locations, although the tree belt would positively provide a landscape belt for any potential development within the site. Ecology (including badgers) and root tree protection requires further investigation.

Achievability:

The relocation of the existing rifle club would be required which could potentially have an impact on viability, which would require further investigation.
The existing tree protection zones and ecology may restrict development in some areas of the site which could limit the yield.

Conclusion:

The site is suitable for either 10 Gypsy and Traveller pitches or 4 Travelling Showpeople plots, due to the requirement for travelling showpeople equipment. The suggested yields have been identified beyond the first 5 years due to uncertainty relating to the relocation of the existing use. The central area of the site is suitable for Gypsy and Traveller or Travelling Showpeople development, subject to suitable highway access. Within the site, access to individual grassed areas may be restricted by tree protection zones and ecology, reducing the yield of the site, which requires further investigation. This has the potential to reduce yields within the site.

Delivery:

Potential yield:

2016 - 2020:	0
2021 - 2025:	10
2026 - 2030:	0
2031 - 2035:	0

Potential occupants:

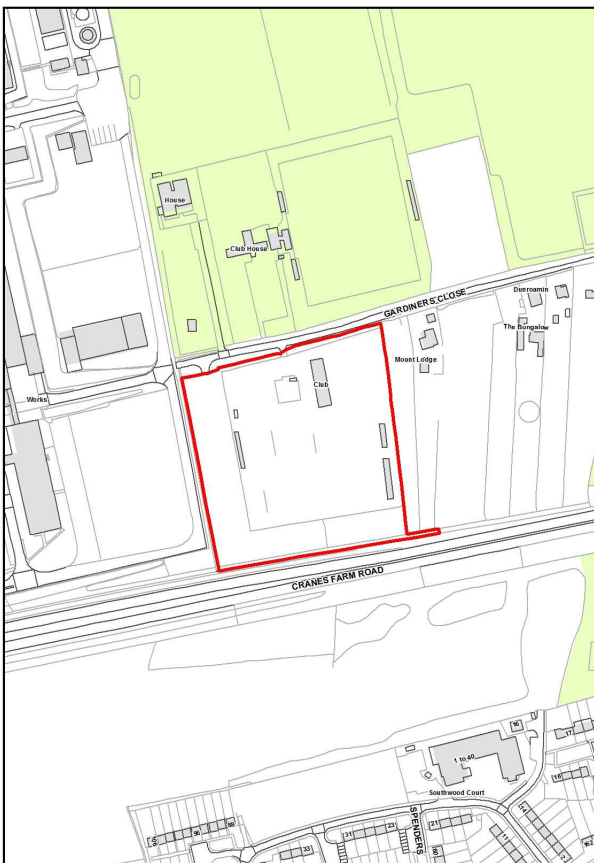
Gypsies and Travellers or Travelling Showpeople

Type of use:

Residential

Delivery model:

- Model 1 - New public site
- Model 2 - New or unauthorised Gypsy and Traveller owned sites
- Model 3 - Existing authorised sites for either intensification or extension
- Model 4 - New private site



Appendix I Green Belt Sites with Potential at Stage 2

BAS025	Haywoods	Fairmead Plotland	Source:
Hovefields Avenue		0.29 ha	Call for sites <input type="checkbox"/>
Description of site			Current unauthorised <input type="checkbox"/>
<p>This site has been split into now two private Gypsy and Traveller pitches/sites. The sites lie in the western part of the cluster of primarily Gypsy and Traveller development accessed by Hovefields Avenue at Nevendon, within quite a narrow area of countryside that separates the southern side of Wickford and north eastern side of Basildon. It comprises a square site that has now been subdivided by a fence into two pitches. In the northern part lies a bungalow with a building to the rear. The southern part of the site is occupied by 2 mobile caravans and a tourer, within a largely surfaced yard.</p>			Current authorised <input checked="" type="checkbox"/>
			Privately promoted <input type="checkbox"/>
			Public owned land <input type="checkbox"/>
			Strategic site <input type="checkbox"/>
			Site survey <input type="checkbox"/>
			SHLAA <input type="checkbox"/>
			Plotland: Fairmead
Planning history			Draft Housing Allocation H7 - H27:
<p>The site is authorised for 1 pitch. (Oct 1995) - 1 Mobile Home - Planning permission granted. (Aug 2013) - Enforcement Notice was issued for the unauthorised breach of conditions 6 & 8 - restricting the number of caravans on site. (Feb 2014) - (14/00141/FUL) The use of land for the stationing of caravans for residential purposes for 2 no. gypsy pitches. Pending decision.</p>			Accessibility to services:
			GP surgery: 1.14 km
			Primary school: 1.27 km
			Bus stop: 0.54 km
			Train station: 2.51 km
			Shop: 1.36 km
Availability			
<p>The site has been split into 2 plots by the landowner and each plot is confirmed as available for 2 pitches on each, which includes the 1 pitch already authorised. This would provide a total of 4 pitches on this site. The GTAA (2018) identified the Travelling Status of residents as 'Travelling' residing on this site.</p>			
Suitability:			
Policy constraints			
<p>Planning Policy for Traveller Sites (2015) National Planning Policy Framework (2012) The site is outside of the built up area of Basildon. The site is in Fairmead Plotland area.</p>			
Physical constraints			
<p>Highway comments: Impact on A127 access. If site use increased /enlarged, may need to consider dedicated service roads with limited access points to A127 constructed to current standards. Environment Agency comment: Our maps show this is located entirely in Flood Zone 1. No objection in principle.</p>			
Green belt impacts			
<p>The site is part of Green Belt review Area 45 which has been assessed as making a partial contribution to the Green Belt on the basis of its partial contribution to purpose 2. The incorporation of an additional pitch in the northern plot would not affect the separation of Wickford from Basildon, nor would it encroach into undeveloped open countryside of the Green Belt, although there would be a slight reduction in openness Overall, there would be no significant effect on the Green Belt.</p>			

Landscape impacts

The area lies within the northern part of the North Benfleet and Nevendon Settled Claylands Landscape Character Area where the landscape strategy is to improve and conserve the landscape. The landscape study identifies the wider area, within which the site is located, as having a Medium capacity for development but such development should be small scale and limited to infilling of some plots. Development characterises this area and the two plots are in character with this. The spacious nature of the southern plot does appear to offer scope for an additional pitch. The northern plot may also offer some scope although space to the rear of the existing unit (which would be the most appropriate location given the main outlook of the existing unit is to the front) may be limited by the other building in that area. Due to the containment of both plots within the area of development further development in these plots would not cause wider landscape or visual harm.

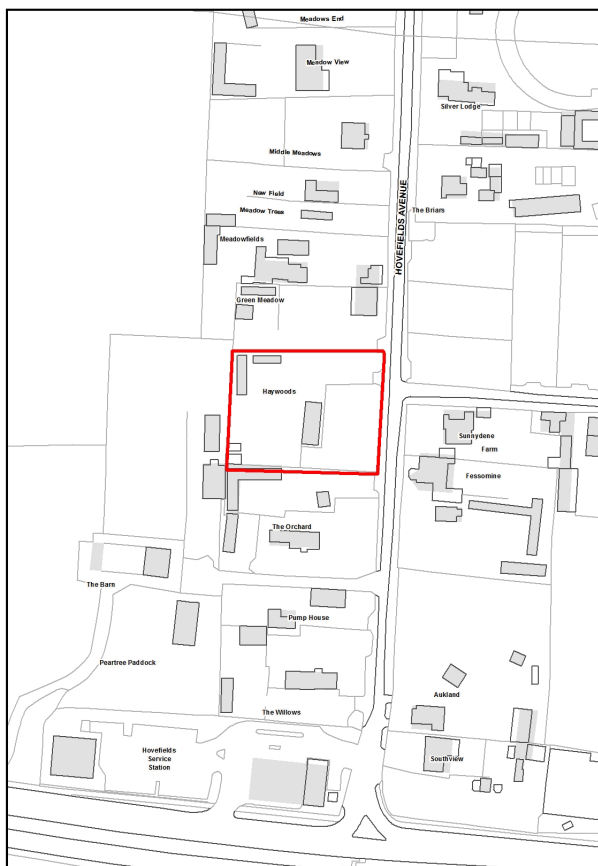
Other potential impacts

The site is within a 250m buffer of an indicative site identified for Great Crested Newts which is a European Protected Species, as identified in the Protected Species Report by URS in 2014. Planning permission should not be approved and no works undertaken without having first obtained a licence from Natural England/DEFRA under provisions of the Conservation of Habitats and Species Regulations 2010 ('Habitat Regs').

Environmental health comments: sites require proper provision of utilities, such as main water supply, mains drainage (surface and foul water), household waste disposal and other waste disposal and electricity supply. Investigate provision for surface water and foul water drainage.

Achievability:

There appear to be no reasons why the site could not be granted full planning permission for a further 3 pitches. The land is potentially available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.



Conclusion:

The site is available and suitable for a further 3 pitches, to provide a total of 2 pitches on each plot. This would be subject to further investigation relating to ecology issues, and mitigation measures being put in place relating to Great Crested Newts and highway access. The site is within the Green Belt.

Delivery:

Potential yield:

2016 - 2020:	3
2021 - 2025:	0
2026 - 2030:	0
2031 - 2035:	0

Potential occupants:	Type of use:
Gypsies and Travellers	Residential

Delivery model:

Model 1 - New public site	<input type="checkbox"/>
Model 2 - New or unauthorised Gypsy and Traveller owned sites	<input type="checkbox"/>
Model 3 - Existing authorised sites for either intensification or extension	<input checked="" type="checkbox"/>
Model 4 - New private site	<input type="checkbox"/>

BAS031	The Paddocks/Hatcherang	Fairmead Plotland	Source:
Opposite Meadowfields (south of The Briars)		0.11 ha	Call for sites <input type="checkbox"/>
Description of site		Current unauthorised <input checked="" type="checkbox"/>	
<p>This is an existing Gypsy and Traveller site, comprising a park home and brick building. The site lies in the northern part of the cluster of primarily Gypsy and Traveller development accessed by Hovefields Avenue at Nevendon. It is within quite a narrow area of countryside that separates the southern side of Wickford and north eastern side of Basildon. A small bungalow in a large plot lies to the north, largely screened by a belt of conifers, with another pitch to the south (site BAS115). To the east lies open disturbed land which has been cleared and being restored after an unauthorised encampment. Residential development lies on the opposite side of the road to the west.</p>		Current authorised <input type="checkbox"/>	
		Privately promoted <input type="checkbox"/>	
		Public owned land <input type="checkbox"/>	
		Strategic site <input type="checkbox"/>	
		Site survey <input type="checkbox"/>	
		SHLAA <input type="checkbox"/>	
		Plotland: Fairmead	
Planning history		Draft Housing Allocation H7 - H27:	
<p>The site is unauthorised for 1 pitch. There is a pending planning application (15/00298/FULL) for 1 pitch (1 mobile and 1 tourer). July 2015 - 15/00203/UBW (Enforcement) Unauthorised building works - garage and living accommodation PCO - Pending Consideration (Feb 2013) - Planning Permission sought for 1 no. gypsy pitch and additional touring caravan. Appeal withdrawn. Various previous planning history - refused planning applications, enforcement notices and dismissed appeals - between 1998 and 2010.</p>		Accessibility to services:	
		GP surgery:	1.09 km
		Primary school:	1.21 km
		Bus stop:	0.64 km
		Train station:	2.46 km
		Shop:	1.32 km
		Availability	
<p>The site has a pending planning application for 1 pitch, and is being promoted to the Council for Gypsy and Traveller development. The GTAA (2018) identified the Travelling Status of residents as 'Travelling' residing on this site.</p>			
Suitability:			
Policy constraints			
<p>Planning Policy for Traveller Sites (2015) National Planning Policy Framework (2012) Local Plan (2007) Saved Policies: GB1 Green Belt. The site is outside of the built up area of Basildon and Wickford. The site is within Fairmead Plotland area.</p>			
Physical constraints			
<p>Environmental health comments: Potential contaminated land. Highway comments: Impact on A127 access. If site use increased /enlarged, may need to consider dedicated service roads with limited access points to A127 constructed to current standards. Environment Agency comment: Our maps show this site to be located entirely in Flood Zone 1. No objection in principle.</p>			
Green belt impacts			
<p>The site is part of Green Belt review Area 45 which has been assessed as making a partial contribution to the Green Belt on the basis of its partial contribution to purpose 2. Development would create a reduction in openness of the Green Belt but is unlikely to represent a significant encroachment into open countryside given the existing nature of the land. An appropriate landscape scheme, as referred above, could reduce the sense of encroachment by containing the site and existing development to the west from the area beyond. Overall, the development of the site is likely to have a limited effect on the Green Belt. Although there would be a slight reduction in openness, there would be no significant effect on the Green Belt if the approach indicated above is adopted.</p>			

Landscape impacts

The area lies within the northern part of the North Benfleet and Nevendon Settled Claylands Landscape Character Area where the landscape strategy is to improve and conserve the landscape. The landscape study identifies the wider area, within which the site is located, as having a Medium capacity for development but such development should be small scale and limited to infilling of some plots. Development characterises this area but this site, together with sites BAS115 and 116 to the south, combined to create the only physical and visual break in development along the eastern side of the road and this did provide a sense of openness (although site 115 now has development on it), although the views to the east are limited to the immediate distance and are of generally low quality with the plots forming the foreground of these views and there is no visual relationship with Wickford. Development within the site would fit reasonably well with the prevailing pattern of this cluster of development and could be accommodated without significant landscape or visual harm (particularly given the existing character and quality is so poor). On balance, if development could be contained from the east with the introduction of a significant landscape buffer either along the eastern boundary of the site, or within the adjoining land which may be within the landowner's control, there could be a significant overall benefit with the containment of this part of the developed area from the wider countryside; this could be delivered by a planning condition attached to any consent for development on the site.

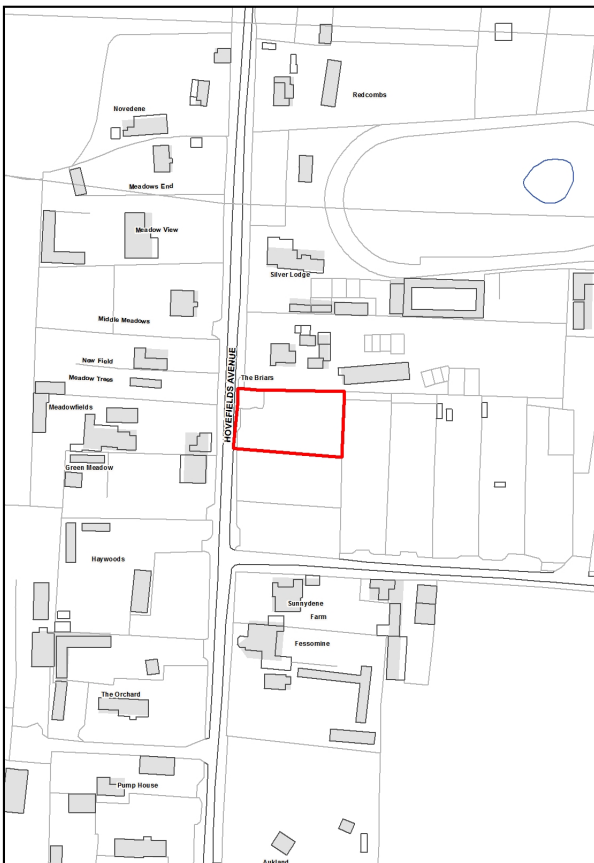
Other potential impacts

The site is within an area identified as the indicative site for Great Crested Newts which is a European Protected Species, as identified in the Protected Species Report by URS in 2014. Planning permission should not be approved and no works undertaken without having first obtained a licence from Natural England/DEFRA under provisions of the Conservation of Habitats and Species Regulations 2010 ('Habitat Regs').

Environmental health comments: sites require proper provision of utilities, such as main water supply, mains drainage (surface and foul water), household waste disposal and other waste disposal and electricity supply. Investigate provision for surface water and foul water drainage.

Achievability:

Further investigation into the areas used by Great Crested Newts is required. There are potential costs for mitigation measures relating to landscaping, ecology mitigation, utilities and transport measures. There appear to be no reasons why the site could not be developed by the landowner. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.



Conclusion:

The site is suitable for Gypsy and Traveller use, subject to further investigation relating to ecology issues and mitigation measures being put in place, relating to landscaping, ecology, utilities and highway measures.

Delivery:

Potential yield:

2016 - 2020:	1
2021 - 2025:	0
2026 - 2030:	0
2031 - 2035:	0

Potential occupants:	Type of use:
Gypsies and Travellers	Residential

Delivery model:

Model 1 - New public site	<input type="checkbox"/>
Model 2 - New or unauthorised Gypsy and Traveller owned sites	<input checked="" type="checkbox"/>
Model 3 - Existing authorised sites for either intensification or extension	<input type="checkbox"/>
Model 4 - New private site	<input type="checkbox"/>

BAS075	Fox Gardens	Crays Hill Plotland	Source:
Oak Road		0.46 ha	Call for sites <input type="checkbox"/>
Description of site			Current unauthorised <input type="checkbox"/>
Existing private Gypsy and Traveller site. An existing authorised (1 pitch) site located within an area defined by loosely clustered plotland style development, consisting of a small bungalow on the southern side of Oak Road where the frontage is open with views over the boarded boundary fence. A track, bordered by a hedgerow with a detached house beyond, runs inside the western boundary provides access to a fishing lake and horse paddocks, which is in the same ownership. The boundary with the track is also open and it appears that this provides access to the yard located to the rear of the plot (Google shows a touring caravan located here) the southern boundary of which appears to be defined by a fence. A plot containing two mobile homes lies to the east and the boundary with that site is similarly open.			Current authorised <input checked="" type="checkbox"/>
			Privately promoted <input type="checkbox"/>
			Public owned land <input type="checkbox"/>
			Strategic site <input type="checkbox"/>
			Site survey <input type="checkbox"/>
			SHLAA <input type="checkbox"/>
			Plotland: Crays Hill
			Draft Housing Allocation H7 - H27:
Planning history			
This is an existing authorised (1996) Gypsy and Traveller site with 1 pitch.			Accessibility to services:
			GP surgery: 1.60 km
			Primary school: 1.44 km
			Bus stop: 0.55 km
			Train station: 3.18 km
			Shop: 1.78 km
Availability			
This is an existing authorised Gypsy and Traveller site and therefore deemed available for further pitches. The GTAA (2018) identified the Travelling Status of residents as 'Travelling' residing on this site.			
Suitability:			
Policy constraints			
Planning Policy for Traveller Sites (2015) National Planning Policy Framework (2012) Local Plan (2007) Saved Policies: GB1 Green Belt. The site is outside of the built up area of Basildon. The site is within Crays Hill Plotland area.			
Physical constraints			
Highway comments: Potential access improvements if increase in occupancy.			
Green belt impacts			
The site is located in Green Belt review Area 34 which has been assessed as partly meeting Green Belt purposes. The rear of the property already contains some development and an additional pitch would not give rise to any perceptible or reduction in openness, nor would it appear as an encroachment into countryside. In Green Belt terms the site is therefore considered to be acceptable.			

Landscape impacts

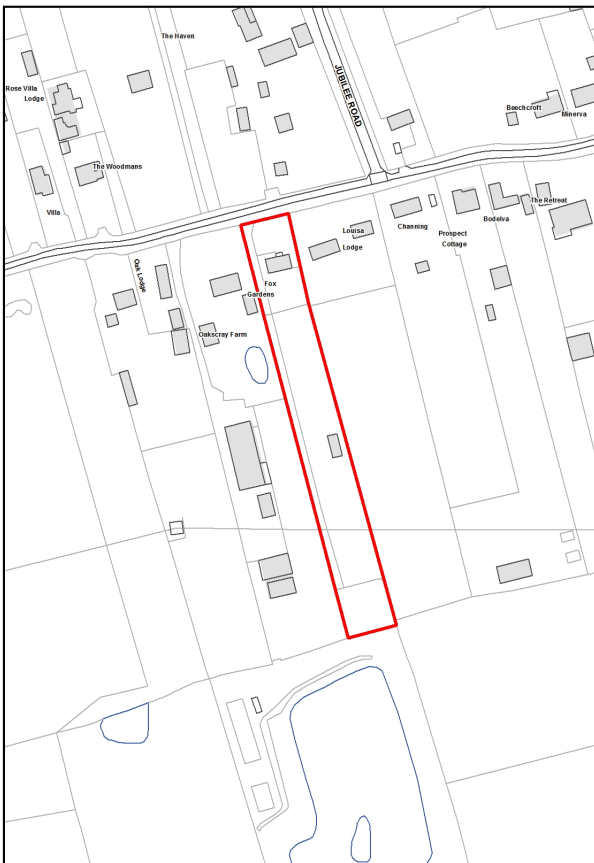
The site lies within Crays Hill Settled Claylands Landscape Character Area where the landscape strategy is to improve and restore the landscape. The landscape study identifies this area as having a Medium capacity for development. The existing site fits in with the existing pattern of the development along the road with the building set back from the road like most other properties. There appears to be scope to accommodate an additional pitch to the rear of the property without giving rise to any appreciable landscape or visual effects. However, landscape mitigation of the site should be a condition of any additional development; this should seek to introduce softening of the site in views from the road with the introduction of native hedge planting; planting along the southern boundary may also be beneficial in containing and visually defining the site from the fields to the south. This would accord with the landscape strategy for the area.

Other potential impacts

Environmental health comments: sites require proper provision of utilities, such as main water supply, mains drainage (surface and foul water), household waste disposal and other waste disposal and electricity supply. Investigate provision for surface water and foul water drainage.

Achievability:

An existing Gypsy and Traveller site with an identified need. The site is available and suitable for further Gypsy and Traveller pitches. Therefore this site appears to be achievable in the first 5 years of the Local Plan.



Conclusion:

This is an existing authorised Gypsy and Traveller site. The GTAA identified the Travelling Status of residents as 'Travelling' residing on this site.

There is scope to accommodate a further pitch in the southern part of the site (behind the house) without material landscape or visual harm. In Green Belt terms the site is therefore considered to be acceptable for a further pitch subject to the siting of an additional caravan.

Delivery:

Potential yield:

2016 - 2020:	1
2021 - 2025:	0
2026 - 2030:	0
2031 - 2035:	0

Potential occupants:	Type of use:
Gypsies and Travellers	Residential

Delivery model:

Model 1 - New public site	<input type="checkbox"/>
Model 2 - New or unauthorised Gypsy and Traveller owned sites	<input type="checkbox"/>
Model 3 - Existing authorised sites for either intensification or extension	<input checked="" type="checkbox"/>
Model 4 - New private site	<input type="checkbox"/>

BAS077	The Burrows	Fairmead Plotland	Source:	
Lower Park Road		0.19 ha	Call for sites <input type="checkbox"/>	
Description of site			Current unauthorised <input checked="" type="checkbox"/>	
Existing private Gypsy and Traveller site located. The site lies in a cluster of Travelling Showpeople, residential and Gypsy and Traveller development accessed by Lower Park Road. The site comprises a mobile home in the eastern part of the site and with a brick built building (possible amenity block/day room) beyond; there may be some mobile homes in what appears to be a surfaced yard beyond (informed by Google). The site also includes an area of land extending southwards in the western part of the site, and further Gypsy and Traveller development may exist here. Immediately to the south lies an area of existing development which 'contains' the site, whilst a short distance to the north (separated by the narrow site BAS078) lies another permitted site. These two sites effectively contain the site between two areas of existing permitted development.			Current authorised <input type="checkbox"/>	
			Privately promoted <input type="checkbox"/>	
			Public owned land <input type="checkbox"/>	
			Strategic site <input type="checkbox"/>	
			Site survey <input type="checkbox"/>	
			SHLAA <input type="checkbox"/>	
			Plotland: Fairmead	
Planning history			Draft Housing Allocation H7 - H27:	
This is an existing tolerated and unauthorised Gypsy and Traveller site with an unknown number of pitches. One pitch is tolerated by the Council, which does not require planning permission - the location of which is unknown. (Oct 1995) - Enforcement notice issued for the formation of a hardstanding. (Oct 1995) - Planning permission sought for the change of use of land for a gypsy family site, consisting of one mobile home, 2 touring caravans, utility block and hardstanding. (June 1996) - Planning permission refused January 1996. Appeal lodge and dismissed. (Apr 1996) - Enforcement notice issued for the erection of a building. (Feb 1997) - Enforcement notice issued for the unauthorised use of the land for the stationing of caravans and their use for residential purposes. (July 2002) - Planning permission (02/00730/FUL) sought for the change of use of the land to a gypsy caravan site. (Oct 2003) - Planning permission refused October 2002. Appeal lodge and dismissed.			Accessibility to services:	
			GP surgery:	0.68 km
			Primary school:	0.90 km
			Bus stop:	0.35 km
			Train station:	1.97 km
			Shop:	0.78 km
			Availability	
This is an existing Gypsy and Traveller site (with tolerated and unauthorised pitches) and therefore deemed available for full planning permission. The GTAA (2018) identified the Travelling Status of residents as 'Travelling' residing on this site.				
Suitability:				
Policy constraints				
Planning Policy for Traveller Sites (2015) National Planning Policy Framework (2012) Local Plan (2007) Saved Policies: GB1 Green Belt. The site is outside of the built up area of Basildon and Wickford. A very small part of the site (west) is within flood zone 2. The site is in Fairmead Plotland area.				
Physical constraints				
Highway comments: Potential access improvements if increase in occupancy. Environment Agency comment: Our maps show that only the far west of this site is located in Flood Zone 2. We would expect a sequential approach to be taken on the site, with 'highly vulnerable' development located in Flood Zone 1, where possible. Parts of this site may be affected by surface water flooding according to our Surface Water Flood Map. No objection in principle.				
Green belt impacts				
The site is part of Green Belt review Area 45 which has been assessed as making a partial contribution to the Green Belt on the basis of its partial contribution to purpose 2. The development area within which the site lies between the southern edge of Wickford and the north east edge of Basildon where land is important to the separation of the two towns. Whilst this general area of development contributes to the perception of 'sprawl' there would be little, if any, change in the perception of 'sprawl' or the openness of the Green Belt as a result of the development of the site, and would not have a significant effect on the Green Belt. Any permissions within this area should seek to make a contribution to the overall 'greening' of this area to break it up and contribute to its assimilation.				

Landscape impacts

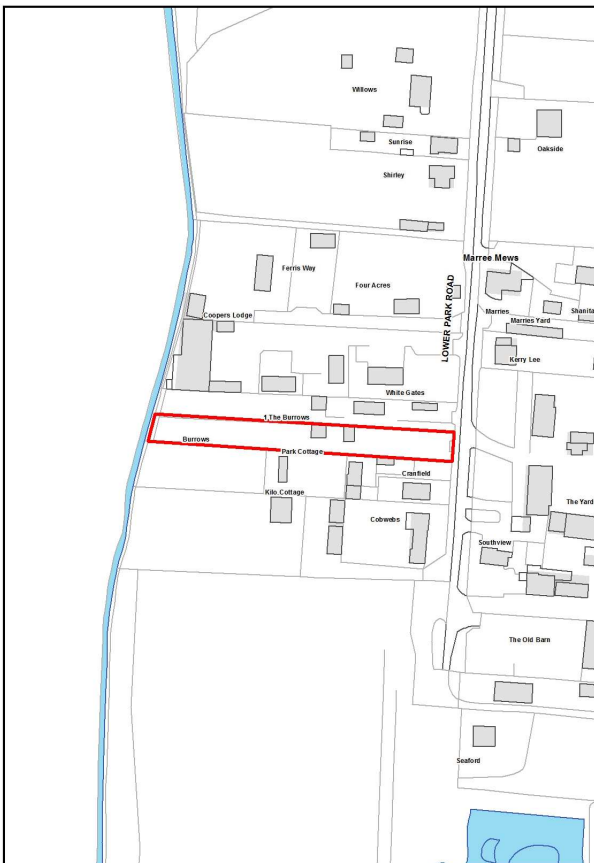
The site is located within the northern part of the North Benfleet and Nevendon Settled Claylands Landscape Character Area, where an improve and conserve strategy is recommended. The landscape study identifies the area as having a Medium capacity for development. The effect of authorised and unauthorised development in this general area has created a significant concentration of development such that this has had a significant, cumulative landscape and visual effect on the local area and increased the perception of encroachment into this area of countryside. However, it is an area that is reasonably well contained by vegetation. Given the extended length of the plots (such as this site), associated walling, fencing and other non-residential buildings, little additional harm would be caused by permitting development within this site which is wholly contained by apparently authorised development within site BAS079 a little further to the north (unauthorised site BAS078 intervenes), and development to the south and east. The protection of the vegetation at the western end is important to the containment of the area from the open fields beyond.

Other potential impacts

Environmental health comments: sites require proper provision of utilities, such as main water supply, mains drainage (surface and foul water), household waste disposal and other waste disposal and electricity supply. Investigate provision for surface water and foul water drainage.

Achievability:

This is an existing unauthorised site which is suitable for full planning permission. The land is potentially available, policy and physical constraints are capable of being overcome and mitigation measures are feasible.



Conclusion:

The site is suitable and available for full planning permission, subject to further investigation and mitigation measures relating to flooding, landscaping and access improvements. The site is suitable for a further 5 Travelling pitches, in addition to the existing tolerated 1 pitch.

Delivery:

Potential yield:

2016 - 2020:	5
2021 - 2025:	0
2026 - 2030:	0
2031 - 2035:	0

Potential occupants:	Type of use:
Gypsies and Travellers	Residential

Delivery model:

Model 1 - New public site	<input type="checkbox"/>
Model 2 - New or unauthorised Gypsy and Traveller owned sites	<input checked="" type="checkbox"/>
Model 3 - Existing authorised sites for either intensification or extension	<input type="checkbox"/>
Model 4 - New private site	<input type="checkbox"/>

BAS078	1 The Burrows	Fairmead Plotland	Source:
Lower Park Road		0.18 ha	Call for sites <input type="checkbox"/>
Description of site			Current unauthorised <input checked="" type="checkbox"/>
Existing private Gypsy and Traveller site on a narrow elongated level site. The site lies in a cluster of Travelling Showpeople, residential and Gypsy and Traveller development accessed by Lower Park Road. The site contains a park home and possible amenity block are visible towards the eastern end; there appears to be a row of 4 mobile homes in a surfaced yard beyond. Authorised development (site BAS079) lies to the north; to the south is a separate narrow fenced access which appears to serve the mobile homes in the rear part of the plot.			Current authorised <input type="checkbox"/>
			Privately promoted <input type="checkbox"/>
			Public owned land <input type="checkbox"/>
			Strategic site <input type="checkbox"/>
			Site survey <input type="checkbox"/>
			SHLAA <input type="checkbox"/>
			Plotland: Fairmead
			Draft Housing Allocation H7 - H27:
Planning history			
This is an existing tolerated and unauthorised Gypsy and Traveller site with an unknown number of pitches. (Oct 1995) - Planning permission sought for a gypsy family site. (June 1996) - Planning permission refused January 1996. Appeal dismissed. (Oct 1995) - Enforcement notice issued for hardstanding. (Feb 1997) - Enforcement notice - caravans for residential purposes. (April 2000) - Planning permission sought for caravans for 2 gypsy families. (Apr 2001) - Planning permission refused July 2000. Appeal dismissed.			Accessibility to services:
			GP surgery: 0.67 km
			Primary school: 0.89 km
			Bus stop: 0.34 km
			Train station: 1.96 km
			Shop: 0.77 km
Availability			
This is an existing Gypsy and Traveller site (with tolerated and unauthorised pitches) and therefore deemed available for full planning permission. The GTAA (2018) identified the Travelling Status of residents as 'Travelling' residing on this site.			
Suitability:			
Policy constraints			
Planning Policy for Traveller Sites (2015) National Planning Policy Framework (2012) The site is outside of the built up area of Basildon. Local Plan (2007) Saved Policies: GB1 Green Belt. The site is outside of the built up area of Basildon and Wickford. Approximately a third of the site (west) is within flood zone 2. The site is in Fairmead Plotland area.			
Physical constraints			
Highway comments: Potential access improvements if increase in occupancy. Environment Agency comment: Our maps show that only the far west of this site is located in Flood Zone 2. We would expect a sequential approach to be taken on the site, with 'highly vulnerable' development located in Flood Zone 1, where possible. No objection in principle.			
Green belt impacts			
The site is part of Green Belt review Area 45 which has been assessed as making a partial contribution to the Green Belt on the basis of its partial contribution to purpose 2. The development area within which the site lies between the southern edge of Wickford and the north east edge of Basildon where land is important to the separation of the two towns. Whilst this general area of development contributes to the perception of 'sprawl' there would be little, if any, change in the perception of 'sprawl' or the openness of the Green Belt as a result of the development of the site, and would not have a significant effect on the Green Belt. Any permission within this area should seek to make a contribution to the overall 'greening' of this area to break it up and contribute to its assimilation.			

Landscape impacts

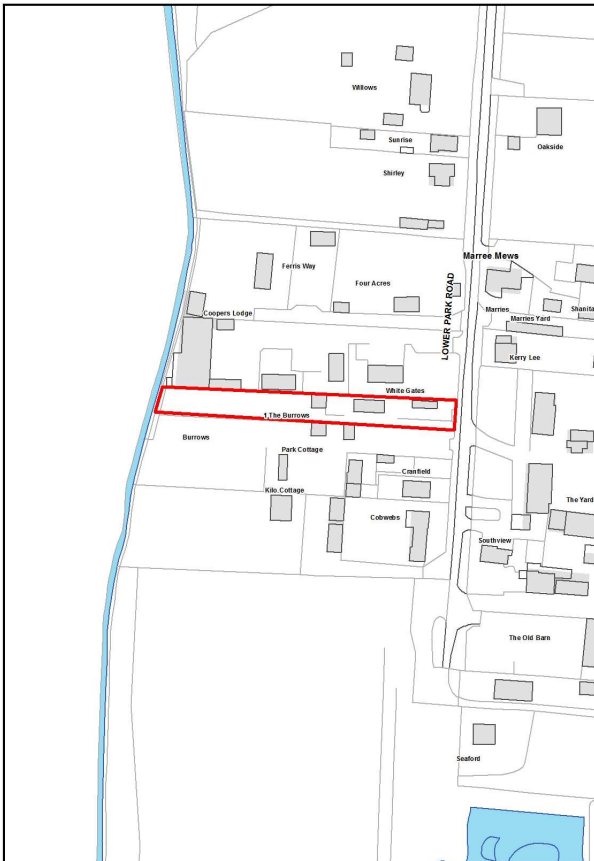
The site is located within the northern part of the North Benfleet and Nevendon Settled Claylands Landscape Character Area, where an improve and conserve strategy is recommended. The landscape study identifies the area as having a Medium capacity for development. The effect of authorised and unauthorised development in this general area has created a significant concentration of development such that this has had a significant, cumulative landscape and visual effect on the local area and increased the perception of encroachment into this area of countryside. However, it is an area that is reasonably well contained by vegetation. Given the extended length of the plots (such as this site, which is immediately adjacent to significant existing development in site BAS079), associated walling, fencing and other non-residential buildings, little additional harm would be caused by permitting development within this site which is wholly contained by apparently authorised development within site BAS079 directly to the north and by other apparently authorised development to the north, south and east. The protection of the vegetation at the western end is important to the containment of the area from the open fields beyond.

Other potential impacts

Environmental health comments: sites require proper provision of utilities, such as main water supply, mains drainage (surface and foul water), household waste disposal and other waste disposal and electricity supply. Investigate provision for surface water and foul water drainage.

Achievability:

This is an existing unauthorised site which is achievable for full planning permission. The land is potentially available, policy and physical constraints are capable of being overcome, and mitigation measures are feasible.



Conclusion:

The site is suitable and available for full planning permission, subject to further investigation and mitigation measures relating to flooding, landscaping and access improvements. The site is suitable for a further 3 pitches, in addition to the existing tolerated 1 pitch.

Delivery:

Potential yield:

2016 - 2020:	3
2021 - 2025:	0
2026 - 2030:	0
2031 - 2035:	0

Potential occupants:	Type of use:
Gypsies and Travellers	Residential

Delivery model:

- Model 1 - New public site
- Model 2 - New or unauthorised Gypsy and Traveller owned sites
- Model 3 - Existing authorised sites for either intensification or extension
- Model 4 - New private site

BAS110	Land at Readers Yard and Willows	Crooked Brook Plotlan	Source:
Off High Road and Moores Avenue		0.92 ha	Call for sites <input checked="" type="checkbox"/>
Description of site		Current unauthorised <input type="checkbox"/>	
<p>This site comprises two linked areas. The northern part is a brownfield site (at least in part) having been a scrap yard, forming a wedge of land between the rear of development on the northern side of Moores Avenue, defined for the most part by a reasonable hedgerow, and a railway line with the A13 beyond. There is an access off High Road on the western boundary and a number of trees and scrub provide some containment on this boundary. The eastern part of the site contains a number of old buildings apparently located around a yard with a partial hedge forming the eastern boundary with an open arable field beyond which forms part of the Marshes Protected Area. The other smaller part of the site comprises an area of unmanaged land forming a break between development plots on Moores Avenue; the road frontage is defined by a chain link fence and is open to view.</p>		Current authorised <input type="checkbox"/>	
		Privately promoted <input type="checkbox"/>	
		Public owned land <input type="checkbox"/>	
		Strategic site <input type="checkbox"/>	
		Site survey <input type="checkbox"/>	
		SHLAA <input type="checkbox"/>	
		Plotland: Crooked Brook	
Planning history		Draft Housing Allocation H7 - H27:	
<p>Appeal dismissed on 13/00489/OUT (6 residential units) and 12/01242/OUT (19 residential units).</p> <p>Refused (May 2013) planning application - 13/00489/OUT for Residential Development (Outline application for 6No. Chalets).</p> <p>Refused (Jan 2013) planning application - 12/01242/OUT Residential Development (Outline application for up to 19 units).</p>		Accessibility to services:	
		GP surgery: 1.20 km	
		Primary school: 0.59 km	
		Bus stop: 0.09 km	
		Train station: 2.11 km	
		Shop: 1.22 km	
Availability			
<p>The site was promoted in the 2015 Call for Sites exercise for this study and promoted for Gypsy and Traveller development. The GTAA (2018) identified the Travelling Status of residents as 'Travelling' residing on this site.</p>			
Suitability:			
Policy constraints			
<p>Planning Policy for Traveller Sites (2015)</p> <p>National Planning Policy Framework (2012)</p> <p>Local Plan (2007) Saved Policies: GB1 Green Belt.</p> <p>The site is outside of the built up area of Basildon and Wickford.</p> <p>The site is within Crooked Brook Plotland area.</p> <p>The site is within 5km buffer of a Special Protection Area and within 2km of a SSSI.</p>			
Physical constraints			
<p>Environmental health comments: Potential contaminated land.</p> <p>Highway comments: Access impacts if site occupancy increases.</p> <p>The site is located entirely in Flood Zone 1.</p>			
Green belt impacts			
<p>The site is part of Green Belt review Area 73 which has been assessed as making a limited contribution to the Green Belt on the basis of its partial contribution to purposes 1 and 3. Development within the northern part of the site would reduce openness between the plotlands and the hotel development in an area where land does provide a contribution to checking 'sprawl' and protecting the countryside from further encroachment; development within this area would therefore conflict significantly with Green Belt designation. Any development in the plot north of Moores Drive, which effectively forms an infill plot, would not have a significant effect on the Green Belt due to its contained nature and immediate relationship to the cluster of existing plotlands development.</p>			

Landscape impacts

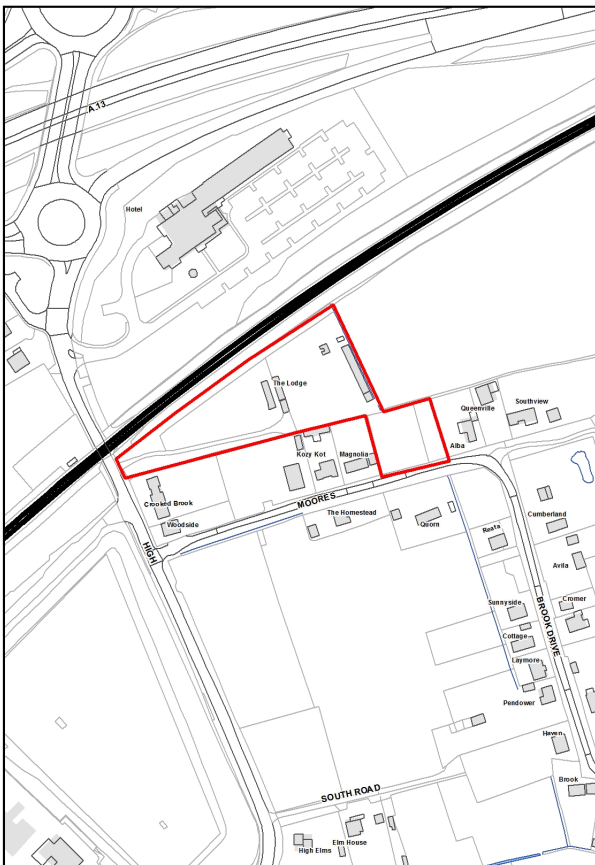
The area lies within the Bowers and Vange Estuary Marshlands Landscape Character Area, where the strategy is to safeguard and manage the landscape. Whilst the landscape study identified the Landscape Character Area as particularly sensitive to development and that there is No/Very low capacity for development it recognises that the Crooked Brook Plotlands may be an area where small scale development could be accommodated around High Road and Brook Drive. The site does not lie on either of these roads, but lies on the north side of the plotlands area beyond which is an open field that provide a wedge of open land, forming part of a Marshes Protected Area, separating the plotlands area from the railway and hotel beyond. Development would also intrude visually on the open fields to the east, therefore adversely affecting the rural and open character of the landscape. Therefore, this part of the site is not considered to be a suitable location for development. The south eastern part of the site forms an infill plot on the northern side of Moores Avenue. A small development in this area would, with suitable mitigation, be well contained and fit the pattern of development and not lead to any significant reduction in Green Belt openness, close the gap to the development to the north, or be perceived as an encroachment into open countryside.

Other potential impacts

Environmental health comments: sites require proper provision of utilities, such as main water supply, mains drainage (surface and foul water), household waste disposal and other waste disposal and electricity supply.
The site is adjacent existing residential properties, but there is no overlooking by the adjacent properties.

Achievability:

The larger north western part of the site is not suitable for Gypsy and Traveller use. The smaller south eastern part of the site is suitable for a small Gypsy and Traveller development, subject to potential costs relating to the remediation of contaminated land. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the applicant to finance the development. The development appears to be achievable.



Conclusion:

The larger north western part of the site is not suitable for Gypsy and Traveller use, as development in this location would conflict significantly with the purposes of the Green Belt. The south eastern part of the site is suitable for a maximum of 2 pitches (to protect residential amenity of adjacent properties), but subject to mitigation measures relating to landscaping and contaminated land.

Delivery:

Potential yield:

2016 - 2020:	2
2021 - 2025:	0
2026 - 2030:	0
2031 - 2035:	0

Potential occupants:	Type of use:
Gypsies and Travellers	Residential

Delivery model:

Model 1 - New public site	<input type="checkbox"/>
Model 2 - New or unauthorised Gypsy and Traveller owned sites	<input checked="" type="checkbox"/>
Model 3 - Existing authorised sites for either intensification or extension	<input type="checkbox"/>
Model 4 - New private site	<input type="checkbox"/>

BAS156	Land East of The Willows		Source:
Grange Road		0.85 ha	Call for sites <input checked="" type="checkbox"/>
Description of site			Current unauthorised <input type="checkbox"/>
The site forms an area of open land, which is adjacent pasture to the east and undeveloped land to the west. The northern section of the site is bounded by development on three sides.			Current authorised <input type="checkbox"/>
			Privately promoted <input checked="" type="checkbox"/>
			Public owned land <input type="checkbox"/>
			Strategic site <input type="checkbox"/>
			Site survey <input type="checkbox"/>
			SHLAA <input type="checkbox"/>
			Plotland: North Benfleet
			Draft Housing Allocation H7 - H27:
Planning history			
There is no known planning history.			Accessibility to services:
			GP surgery: 1.40 km
			Primary school: 1.19 km
			Bus stop: 0.08 km
			Train station: 2.63 km
			Shop: 1.55 km
Availability			
The site was promoted to the Council in 2014 for development, including Gypsy and Traveller development. The Council has confirmed (Sept 2017) that the site is still available for Gypsy and Traveller development.			
Suitability:			
Policy constraints			
Planning Policy for Traveller Sites (2015) National Planning Policy Framework (2012) The site is outside of the built up area of Basildon. The site is within North Benfleet Plotland area.			
Physical constraints			
Environmental health comments: Potential contaminated land. Highway comments: Possible need for improved access to Lower Avenue. The site is within flood zone 1.			
Green belt impacts			
The site is located in Green Belt review Area 74 which has been assessed as making a partial contribution to the Green Belt, on the basis of a contribution to purpose 2. Development within the site would increase development between towns and conflict with Green Belt purpose 2, although the degree of the towns merging would be limited and localised if development were to be located in the northern end of the site where adjoined on three sides by existing development.			

Landscape impacts

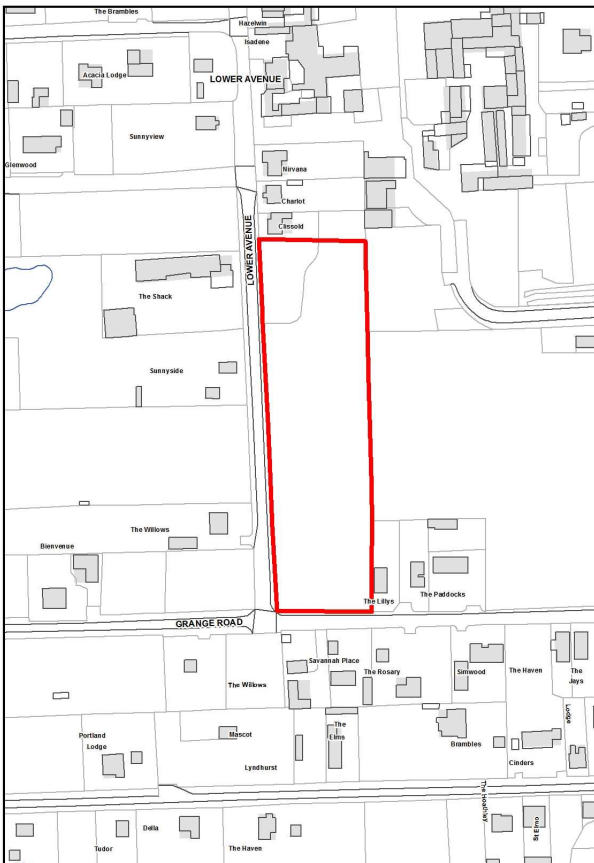
The area lies within the North Benfleet and Nevendon Settled Claylands LCA where an improve and conserve strategy is recommended. The landscape study notes that the area has a Medium capacity for development and that there are opportunities for ‘small to medium scale residential development’ within this plotlands area. The site forms an area of open land which, together with the pasture to the east and undeveloped land to the west, forms a significant open area in the plotlands development. The northern end of the site (adjoining the container development) is bounded by development on three sides and appears to be suitable for a small Gypsy and Traveller development without compromising the gap that the site contributes to; an appropriate landscaped boundary should be provided along the southern edge to contain the development and restrict further encroachment.

Other potential impacts

Environmental health comments: sites require proper provision of utilities, such as main water supply, mains drainage (surface and foul water), household waste disposal and other waste disposal and electricity supply.

Achievability:

There are potential costs for mitigation measures relating to the remediation of contamination land, utilities and transport measures. There appear to be no reasons why the site could not be developed by the landowner. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are potentially feasible subject to the ability of the owner to finance the development. The development appears to be achievable.



Conclusion:

The northern end of the site is considered to be a suitable location for a small Gypsy and Traveller development, as long as it does not extend further south. This is subject to further investigation relating to potential land contamination and highway measures required.

Delivery:

Potential yield:

2016 - 2020:	1
2021 - 2025:	0
2026 - 2030:	0
2031 - 2035:	0

Potential occupants:	Type of use:
Gypsies and Travellers	Residential

Delivery model:

Model 1 - New public site	<input type="checkbox"/>
Model 2 - New or unauthorised Gypsy and Traveller owned sites	<input type="checkbox"/>
Model 3 - Existing authorised sites for either intensification or extension	<input type="checkbox"/>
Model 4 - New private site	<input checked="" type="checkbox"/>

Appendix J Existing Sites within Neighbourhood Areas

Site Ref	Tolerated pitches	Source	Site Name	Site Address	Designated Neighbourhood Area	Travelling	Non-Travelling	Unknown	Current Need	5 Year Need	Unauthorised	Temporary	Move
Bowers Gifford and North Benfleet Neighbourhood Area													
BAS001	1	Current unauthorised	Smallacre	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	0	1	0	0
BAS002	1	Current unauthorised	Fairview	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	0	1	0	0
BAS003	1	Current unauthorised	Willow Farm	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	1	0	0	0	0	1	0	0
BAS004	-	Current authorised	The Paddocks	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS005	-	Current authorised	The Lodge	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	0	0	0	0	0	0
BAS006	-	Current authorised	Bradley	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	0	0	0	0
BAS007	-	Current authorised	Mayfield	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS008	-	Current authorised	Smallfield	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	3	0	0	3	0	0
BAS009	-	Current authorised	Walton Lodge	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	2	0	1	0	0	0	1
BAS010	-	Current authorised	Land rear of Walton Lodge	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	2	0	0	2	0	0
BAS011	-	Current authorised	Lawtons / The Barn	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS012	-	Temporary permission	Better View	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	1	0	0	0	0	0	0	0
BAS013	-	Temporary permission	Southview	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS014	-	Temporary permission	Willow View	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	2	2	0	0	0	0
BAS015	-	Temporary permission	Wood View	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	0	0	1	0
BAS016	-	Temporary permission	Oakview	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	1	0
BAS017	-	Temporary permission	Little Acres	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	1	0	1	0
BAS018	-	Temporary permission	Northview	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	1	0
BAS046	-	Current authorised	2 Lawrence Road	Pound Lane	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	1	0	0
BAS047	-	Current authorised	The Paddocks	Grange Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	1	0	0	0
BAS048	-	Current authorised	Little Meadows	Grange Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	0	0	0	0
BAS049	-	Current authorised	The Lilys	Grange Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	0	0	0	0
BAS050	-	Current authorised	Savannah's Place	Grange Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS051	-	Current authorised	The Willows Plot 1	Grange Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS052	-	Current authorised	The Willows Plot 2	Grange Road	Bowers Gifford and North Benfleet Neighbourhood Area	1	0	0	1	1	0	0	0
BAS053	-	Current authorised	The Elms	Windsor Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS054	-	Current authorised	Four Oaks	Windsor Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS055	1	Tolerated	Rear of Rose Cottage	Grange Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS056	-	Current authorised	Rose Cottage	Windsor Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS057	-	Current authorised	Copernicus	Windsor Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	0	0	0	0

BAS058	-	Current authorised	Opposite Windsor Lodge	Windsor Road	Bowers Gifford and North Benfleet Neighbourhood Area	1	0	0	0	0	0	0	0
BAS059	1	Tolerated	The Elms 2	Elm Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS060	1	Tolerated	The Elms 1	Elm Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	5	0	0	0
BAS061	1	Tolerated	Murray's Farm	Acacia Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	0	0	0	0
BAS069	-	Current authorised	Sadlers Park	London Road	Bowers Gifford and North Benfleet Neighbourhood Area	1	0	2	0	0	0	0	0
BAS081	1	Tolerated	The Rosary	Rear of Fanton Hall Cottages	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS082	-	Current authorised	Blossom	Rear of Fanton Hall Cottages	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	0	0	0	0
BAS084	-	Current authorised	Foxgrove	Rear of Fanton Hall Cottages	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	0	0	0	0
BAS085	-	Current unauthorised	Rear of Foxgrove	Rear of Fanton Hall Cottages	Bowers Gifford and North Benfleet Neighbourhood Area	1	0	0	0	0	1	0	0
BAS086	-	Current unauthorised	Rear of Foxgrove	Rear of Fanton Hall Cottages	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	0	0	0	0	0	0
BAS087	-	Current unauthorised	Land adjacent Fanton Hall Cottages	Harrow Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	7	0	0	7	0	0
BAS088	-	Current unauthorised	Land Rear of Blossom	Harrow Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	1	0	0	0	1	0	0
BAS089	-	Current unauthorised	Land Rear of The Rossary	Harrow Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	1	0	0
BAS109	-	Existing G&T permission	Land adj (west) of Burwood	Windsor Road	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	0	0	0
BAS143	-	Current unauthorised	Rear of Foxgrove	Rear of Fanton Hall Cottages	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	1	0	0	1	0	0
BAS162	-	Current unauthorised	Land rear of The Lodge	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	2	1	0	0	3	0	0
BAS163	-	Current unauthorised	Land east of Cranfield Park Avenue	Cranfield Park Avenue	Bowers Gifford and North Benfleet Neighbourhood Area	0	0	0	0	0	0	0	0
Source: GTAA (2018)						6	18	35	4	8	23	4	1

Hovefields and Honiley Neighbourhood Area													
BAS019	1	Tolerated	The Pump House	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	0	1	0
BAS020	-	Current authorised	The Willows	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	0	1	0
BAS021	-	Current authorised	Meadow End	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	0	1	0
BAS022	-	Current authorised	The Barn	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	0	0	0
BAS023	-	Current authorised	The Orchard	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	0	0	0
BAS025	-	Current authorised	Haywoods	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	1	0	0	0	0	0	0	0
BAS026	-	Current authorised	Meadowfields	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	1	0	0
BAS027	-	Current authorised	Meadow Trees	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	0	0	0
BAS028	-	Current authorised	New Fields	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	0	0	0
BAS029	-	Current authorised	Middle Meadows	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	0	0	0
BAS030	-	Current authorised	Meadow View	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	0	0	0
BAS031	-	Current unauthorised	The Paddocks/Hatcherang	Opposite Meadowfields (south of The Briars)	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	0	0	0
BAS032	-	Current unauthorised	Highview	Hovefields Drive	Hovefields and Honiley Neighbourhood Area	1	0	0	0	0	1	0	0
BAS033	-	Current unauthorised	Homeview	Hovefields Drive	Hovefields and Honiley Neighbourhood Area	0	2	0	0	2	2	0	0

BAS034	-	Current unauthorised	Longview	Hovefields Drive	Hovefields and Honiley Neighbourhood Area	0	1	0	0	0	1	0	0
BAS115	-	Current unauthorised	Haycroft	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	1	0	0
BAS116	-	Current unauthorised	Hampton Court	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	1	0	0
BAS148	-	Current authorised	Green Meadows	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	0	0	1	0	0	0	0	0
BAS158	-	Current Unauthorised	Silva Lodge	Hovefields Avenue	Hovefields and Honiley Neighbourhood Area	6	0	0	0	0	6	0	0
BAS161	-	Current Unauthorised	Nevendon	Hovefield Avenue	Hovefields and Honiley Neighbourhood Area	0	0	6	0	0	6	0	0
Source: GTAA (2018)						8	3	20	0	2	19	3	0