

Alternative site assessment
Elderly care home

Buttsbury Lodge, Stock Road, Stock, Billericay, CM4 9PJ

Prepared for:
Savista Developments Limited

Carterwood Report – May 2022



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Contents

Page

KEY FINDINGS

1.	Conclusions and key findings	3
2.	Background	4
3.	Carterwood	4
4.	Sources of information	4

THE PROPOSAL

5.	National overview and location	6
6.	Subject site assessment	7

METHODOLOGY

7.	Green Belt	9
8.	Site identification	10
9.	Site selection and Methodology	11

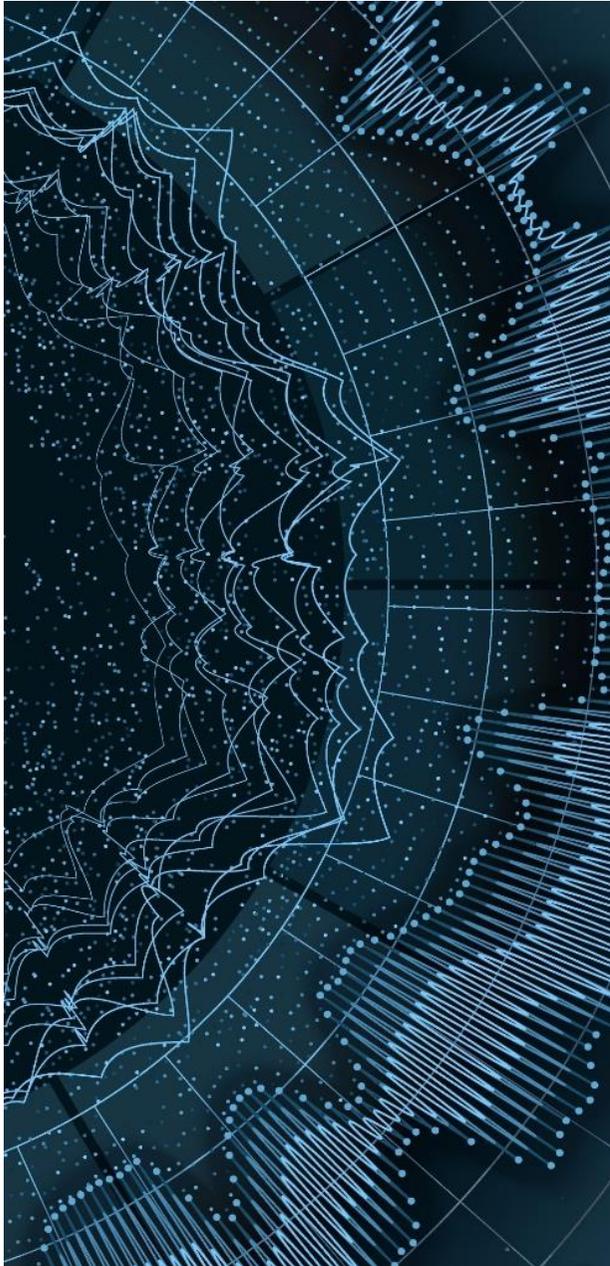
DETAILED SITE ASSESSMENTS

10.	Wickford Car Park, rear of High Street and Ladygate Centre, Wickford, SS12 9AJ	15
11.	Land at Laindon Link, South West of Roundacre, Basildon, SS15 5AS	16
12.	Open space and garages at rear of 1–53 Paprills, 318–334 Great Gregorie and 156–184 The Knares, Lee Chapel South, Basildon, SS16 5QX	17
13.	Land at corner of Mandeville Way and West Mayne/North of 75–92 Menzies Avenue, Laindon, SS15 6SY	18
14.	Open space at rear of 26–54 Dencourt Crescent and rear of 34–54 The Greensted, Barstable, Basildon, SS14 1SP	19
15.	Open space between 5–25 and 83 Meredene and 37–59 Stagden Cross, Barstable, Basildon, SS14 1TY	20
16.	Open space, community hall and garages, rear of 3–83 Langham Crescent, Great Burstead, CM12 9RD	21
17.	Open space at rear of 19–39 Cunningham Drive, 2–10 Logan Link, 5–6 Brodie Walk and 10–12 Nicholson Grove, Wickford, SS12 9PF	22
18.	Land west of Gardiners Lane South, Basildon, SS14 3AP	23
19.	Basildon Lodge, Gardiners Close, Basildon SS14 3AN	24
20.	Littlethorpe, Basildon SS16 4LH	25
21.	Pitsea Housing Office/The Place, Northlands Pavement, Basildon SS13 3DU	26
22.	Swan Mead Centre, Church Road, Basildon SS16 4AG	27
23.	St Chad's Church, Clay Hill Road, Basildon, SS16 4NG	28
24.	Land at Menzies Avenue and Fraser Close, Basildon SS15 6SX	29
25.	East of Northlands Park, Basildon, SS13 1NL	30
26.	The Nutshell, Stock Lane, Ingatestone, CM4 9QL	31

27.	The Anchorage, Runwell Chase, Runwell, Wickford, SS11 7PU	32
28.	Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford, CM2 8PW	33
29.	Site at Bushmoor Kennels, Goat Hall Lane, Chelmsford, CM2 8PH	34
30.	Livery Yard, Lodge Farm, Heath Road, Ramsden Heath, CM11 1HL	35
31.	Site at Crowsheath Farm, Hawkswood Road, Downham CM11 1JT	36
32.	Site at Ashridge, Stock Road, Stock, Chelmsford, CM4 9QZ	37
33.	Details of planned provision	38

APPENDICES

- A: Identified sites
- B: Agent research
- C: List of tables & figures
- D: Definitions & reservations



Key findings

Conclusions and key findings

Background

Carterwood

Sources of information

The proposal

Methodology

Detailed site assessments

Appendices

1. Conclusions and key findings

T1 Background

- Carterwood has been commissioned to prepare an alternative site assessment on behalf of Savista Developments Limited in support of a planning application for an elderly care home on land at Buttsbury Lodge, Stock Road, Stock, Billericay, CM4 9PJ.

T2 Proposed scheme

- The proposed care scheme is to comprise a 70-bed purpose-built care home to meet the needs of all aspects of elderly care provision, including nursing, personal and dementia care.

T3 Methodology

- This study has endeavoured to identify suitable, achievable and available sites for the proposed development within the Basildon Borough Council local authority area (including part that is outside the market catchment of the proposed scheme). Additional research has been undertaken within the market catchment elements of the adjoining local authorities of Brentwood Borough Council, and Chelmsford City Council.
- Carterwood has based the research on publicly available planning policy documents (in particular the Basildon Borough Council HELAA Review 2020 and emerging Local Plan 2018, Brentwood Borough Council HELAA 2018 and pre-submission Local Plan 2019, and Chelmsford City Council SHELAA 2021 and Local Plan 2020), local commercial and residential agent research, national healthcare property agent enquiries, the relevant local authority estates department, and planning and property websites.
- Carterwood has undertaken a site filtering process in order to ascertain whether any sites identified are potentially suitable for the elderly care home and therefore required further detailed assessment, in accordance with the methodology set out in section 9.

T4 Conclusions and key findings

- The three main tests for development are that the sites are suitable, achievable and available for the development of the subject elderly care home. Our initial research identified a total of 522 potential sites within the search area. We assessed all these sites against elderly care home operator requirements and excluded those sites within the Green Belt (which covers a large proportion of the local authority area, as identified on the plan at section 7 on page 10) and not previously developed, as they are not preferable to the subject Green Belt site in this regard. This identified 26 potential non-Green Belt sites, or Green Belt sites that have previously been developed, that required further investigation and inspection, as they fulfilled all or part of our initial desktop site assessment process. Three were found to be already developed, or under development.
 - Having undertaken detailed assessments of the remaining 23 sites, we considered that the following sites were suitable and achievable:
 - Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford, CM2 8PW
 - Site at Ashridge, Stock Road Stock Chelmsford, CM4 9QZ
 - Land North of Galleywood Reservoir was acquired by developer Scion Developments Limited in 2020, who aim to develop 31 houses on the site. This site is therefore not available for an elderly care home development.
 - The site at Ashridge, Stock Road has extant planning permission for five bungalows, and we understand the site is in the ownership of Biminstor Homes Limited who intend to develop it out as per the planning consent. This site is therefore not available for an elderly care home development.
 - Both sites were inspected and neither were advertised for sale on-site. Neither are within the Basildon Council area.
- The sites identified in the planning system did not meet the criteria for suitability, achievability and availability.
- There is an identified need for the care home accommodation that the proposed scheme would provide. The need is such that if alternatives sites were suitable, achievable and available, a number of similar developments would also be required to satisfy the identified need in its entirety.
- We have employed an extensive and robust research approach in identifying and analysing sites that could be considered as potential alternative sites to the subject site. We have included sites above and well below the subject site size, but excluded those which, like the subject site, are within the Green Belt and not previously developed. It is our conclusion that the land at Buttsbury Lodge, Stock Road, Stock, Billericay, CM4 9PJ is the only site that is suitable, achievable and available for the subject proposed development in the Basildon Borough local authority area, and the elements of Brentwood Borough Council and Chelmsford City Council into which the market catchment extends.

2. Background

- 2.1. Carterwood Chartered Surveyors has been commissioned to prepare an alternative site assessment on behalf of Savista Development Limited, in support of a planning application on land at Buttsbury Lodge, Stock Rd, Stock, Billericay, CM4 9PJ. The proposed care scheme is to comprise a 70-bed purpose-built care home to meet the needs of all aspects of elderly care provision, including nursing, personal and dementia care.
- 2.2. The site has been assessed against alternative development sites identified within the Basildon Borough Council area. Additional research has been undertaken in the market catchment element of the Brentwood Borough Council and Chelmsford City Council local authority areas. This report explains the process and methodology behind the assessment and details our findings and conclusions.
- 2.3. The assessment has reviewed and analysed all of the identified potential sites within the defined search area. Our research was undertaken on a total of 522 sites, all of which are detailed within Appendix A.
- 2.4. This report has been prepared by Sam Sefton BSc (Hons) and James Poxon BSc of Carterwood Chartered Surveyors. Additional mapping and telephone research was undertaken by research assistants at Carterwood under the instruction of Sam Sefton, but all work has been verified by the author.

T5 Instruction summary

Client	Savista Developments Limited
Site address	Buttsbury Lodge, Stock Road, Stock, Billericay, CM4 9PJ
Purpose of advice	Alternative site assessment
Date of research	Sites – 7 & 8 December 2021 Planning – 7 December 2021
Date of report	19 May 2022
Prepared by	Sam Sefton BSc (Hons) James Poxon BSc
Reviewed by	Peter Nurse BSc (Hons) MRICS

3. Carterwood

- 3.1. Carterwood provides advice across the care sector to a range of operators, developers and other stakeholders.
- 3.2. Examples of private sector clients who regularly commission need assessments or site feasibility studies include:

- Porthaven Care Homes
- Hamberley Development
- Hallmark Healthcare
- Care UK
- Caring Homes
- Signature Senior Lifestyle
- Barchester Healthcare
- Octopus Healthcare
- Retirement Villages
- LNT Care Developments
- Richmond Villages
- Audley Court Limited

- 3.3. Similarly, examples of Carterwood clients in the not-for-profit sector include:

- Anchor Hanover
- The Royal British Legion
- The ExtraCare Charitable Trust
- Leonard Cheshire Disability
- Sanctuary Care
- Brendoncare
- Care South
- Healthcare Management Trust
- Greensleeves Homes Trust
- The Orders of St John Care Trust

- 3.4. Carterwood's client base represents many operators currently seeking to develop new care homes and extra care schemes. Accordingly, we are in an almost unique position in the sector, having assessed over 3,500 sites since 2008, for a range of providers across a range of scheme types and care categories.

4. Sources of information

- 4.1. The subject site is located within the Basildon Borough Council boundary.

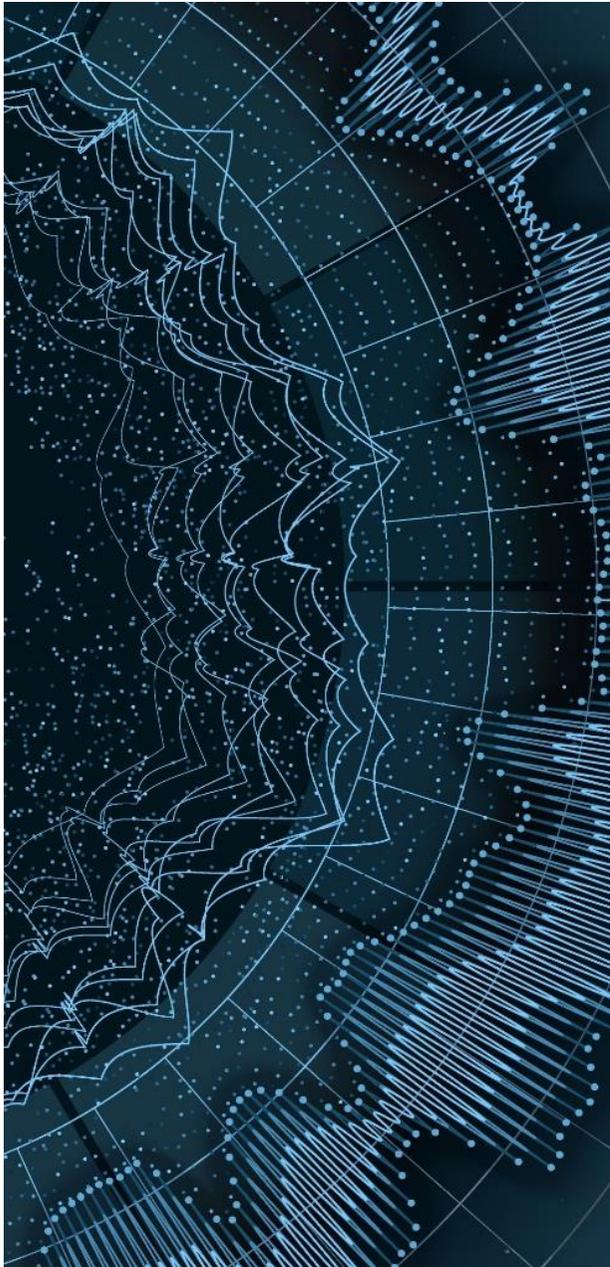
- 4.2. As the site's location, planning and relevant documentation relate to Basildon Borough Council, we have focused our search for an alternative site within the entirety of this local authority area, even though part is outside the market catchment area of the subject site. However, as the site's market catchment enters into the adjoining local authority areas of Brentwood and Chelmsford City (as per the separate Planning Need Assessment report) the market catchment element of these areas has also been researched.

- 4.3. We have utilised the most recent data available on the council's website, and the documents we have considered are listed in Section 8.3 – 8.5, below.

- 4.4. We have also utilised the following online research tools:

- www.rightmove.co.uk;
- www.buyacarehome.com.

- 4.5. We have researched the commercial property and estate agents active in the area and specialist national healthcare property agents, together with the estates department of the relevant councils, by a combination of telephone calls, emails and website search facilities.



Key findings

The proposal

National overview and location

Subject site assessment

Methodology

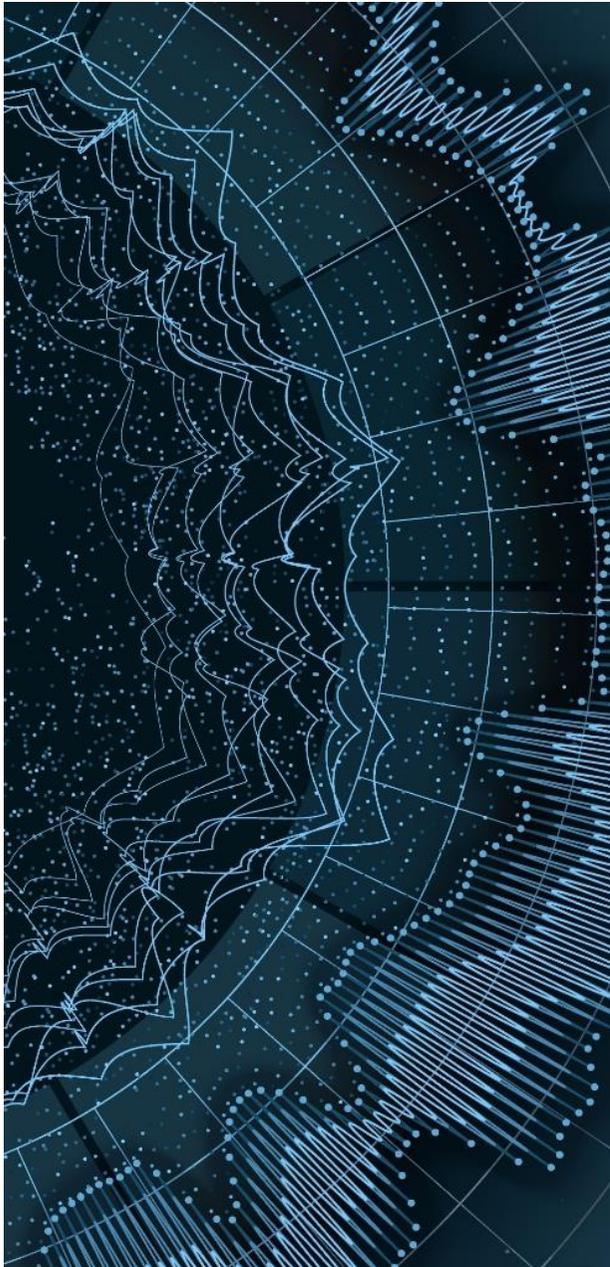
Detailed site assessments

Appendices

6. Subject site assessment

6.1. We have assessed the subject site in the same format as the detailed site assessments that appear later in this report.

T6 Assessment notes		
Location	The site is located in the Stock area, approximately 1.7 miles to the north of the centre of Billericay. Access is good, the site being located directly off the B1007, this road giving direct access to the town centre and linking to the A12 at junction 16, circa 3.3 miles to the north. As such we consider the site has good accessibility. The site is shown edged red in Figure 4 opposite, for identification purposes only.	
Site area/size	0.61 hectares	
Existing land uses	The site currently comprises a livestock specialist country and hardware store business, comprising several buildings, warehouses and compounds. The business is run under the trading name of G. & J. Staines.	
Adjoining land uses	The adjoining uses comprise a large residential dwelling to the south, equivalent to three-storeys in height, along with associated grounds that is well screened from the subject by mature trees and there is a further large dwelling with extensive gardens abutting the site to the north. Open land is located to the west and to the east across the B1007, Stock Road.	
Planning policy	The site is partially previously developed and is located in the Green Belt.	
General constraints/opportunities	The site appears to be level and benefits from an in/out driveway making access to and from the site easy and safer than an equivalent site with just a single access driveway. There is mature screening between the large residential dwelling to the south of the site and the extensive gardens of the large residential dwelling to the north of the site separate the subject site from the dwelling itself.	
Elderly care criteria	There are bus stops within walking distance. The site would be suitable for an elderly care facility development, with good access to the surrounding area and with the benefit of an in/out driveway. Neighbouring uses are compatible and the site is well connected to the northern most residential area of Billericay.	
 <p>Figure 3: Subject site photo</p>		
 <p>Figure 4: Subject site plan (for identification purposes only)</p>		
Comments		
The site would allow an elderly care home to be built. The surrounding environment is suitable for a care development and the site meets the criteria required for the proposed use. The site was marketed to Savista Development Limited by a local agent and is therefore available. In our opinion, this site is suitable, achievable and available for an elderly care facility development.		
Conclusions		
Suitable	Achievable	Available
Yes	Yes	Yes



Key findings

The proposal

Methodology

Green belt

Site identification

Site selection

Detailed site assessments

Appendices

7. Green Belt

- 7.1. A large proportion of the Basildon Borough Council area is designated as Green Belt, as shown in Figure 5.

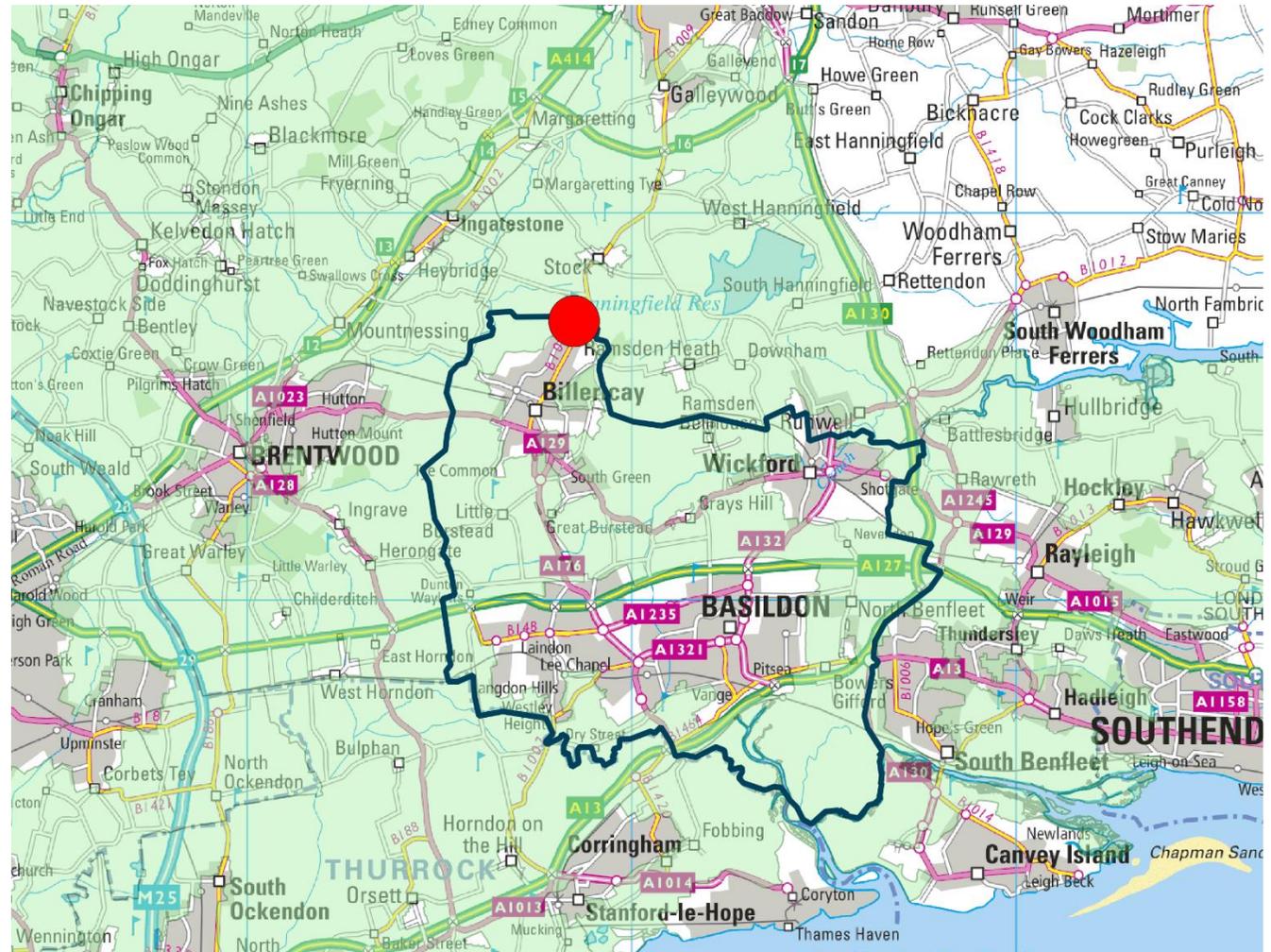


Figure 5: Green Belt (key diagram)

The red dot shows the approximate location of the proposed development. The area shaded green illustrates the Green Belt and the dark blue outline illustrates the Basildon Borough Council area.

8. Site identification

- 8.1. This study has endeavoured to identify sites within the Basildon Borough Council boundary, and market catchment elements of the adjoining local authorities of Brentwood Borough Council and Chelmsford City Council, that could be alternative sites for the subject scheme.

Alternative site identification methods

- 8.2. We have analysed sites identified in the local authority publications. There were no further sites arising from our research of agents or the local authority estates departments.

Local authority publications

- 8.3. This assessment is based on the most recent data available from the local authority publications. The specific documents we have reviewed and analysed are the Basildon Borough Council Housing and Economic Land Availability Assessment (HELAA) Review 2020 and Revised Publication Local Plan 2018.

- 8.4. We have also researched the Brentwood Borough Council Housing and Economic Land Availability Assessment (HELAA) 2018 and Local Plan Pre-Submission Document 2019, and Chelmsford City Council Strategic Housing and Employment Land Availability Assessment (SHELAA) Report 2021 and Adopted Local Plan 2020.

- 8.5. Furthermore, we have researched the Brownfield Land Registers of Basildon, Brentwood, and Chelmsford City councils. In addition, we have researched relevant neighbourhood plans falling within the Basildon local authority area, or the market catchment elements of the Brentwood and Chelmsford local authority areas. However, we found no adopted neighbourhood plans in these locations.

- 8.6. We have obtained the most recent version of these documents from the local authorities' websites.

Other research methods

- 8.7. In addition to the above research, we have also used other site finding methods, as detailed below:

Planning applications

- 8.8. We undertook planning research on 7 December 2021 to identify sites within the planning system proposed for elderly care home (Use Class C2) developments within the Basildon Borough Council area and the market catchment elements of Brentwood Borough Council and Chelmsford City Council. These sites are considered in section 36 of this report.

Property agents

- 8.9. We have researched commercial property agents and local estate agents active in the area via their website search facilities and the use of rightmove.co.uk as an aggregator.

- 8.10. We have contacted the estates department of Basildon Borough Council, Brentwood Borough Council, Chelmsford City Council, and Essex County Council to confirm the availability of any development sites in their ownership, but none were forthcoming.

- 8.11. Furthermore, we have contacted national commercial property agents specialising in elderly care home disposals. A detailed list of all parties contacted is attached at Appendix B.

Identified sites

- 8.12. Our research identified a total of 522 sites within Basildon Borough Council and market catchment search area elements of Brentwood Borough Council and Chelmsford City Council. A list of all sites identified is attached at Appendix A. We have only included any sites identified that are located in the Basildon local authority boundary, or the market catchment elements of the Brentwood and Chelmsford local authority areas.

9. Site selection and Methodology

- 9.1. Carterwood has undertaken a site filtering process in order to ascertain if any sites identified are considered potentially suitable for the subject scheme and therefore require further assessment. We have assessed each identified site as to whether they are of the appropriate size, as well as being suitable, achievable and available for the subject scheme.
- 9.2. Where we have identified a site requiring further investigation, we have physically inspected the site, where possible, from a public highway or pavement.
- 9.3. In Carterwood's experience of undertaking alternative site assessment reports since 2013, there has been no prescribed approach to undertaking these assessments in National Planning Policy Guidance to date, and our own methodology herein has been accepted by developers, operators and their planning consultants.

Site size requirement

- 9.4. The proposed elderly care home will provide a total of 70 registered bedspaces. We are advised that the total area of the subject site extends to approximately 0.61 hectares, as indicated within Figure 4 on page 8.
- 9.5. For the subject scheme, our experience of developers and operators is that the site must typically be between 0.4 ha and 0.8 ha. Therefore, in order to provide a robust review, we have adopted a size search range between 0.4 and 0.8 ha, therefore including sites above and below the site area for the subject scheme.
- 9.6. Where sites are outside this size range they have been filtered out, as they are either too small for the development of the subject scheme or in excess of what is typically required. The 0.4 ha minimum site size is required to develop an operationally efficient sized care scheme. Sites above 0.8 ha are larger than what is required. The development of larger, mixed use sites, even with compatible uses, fall beyond a 3 year achievable timescale.

Suitability

- 9.7. A number of factors require consideration as to whether a site would be suitable for an elderly care development.
- 9.8. The topography of the site must be relatively level and capable of being secured, in order to ensure ease of use and protection for frail, elderly people. It is desirable for an elderly care facility to be in a location which is prominent, where staff, family and friends can easily reach the site. The site would require a satisfactory means of access and complementary neighbouring land uses that would not impact upon the residents.

Achievability

- 9.9. As the Planning Need Assessment report has shown, there is a need for the accommodation proposed by the subject scheme and alternative sites will therefore

need to be available immediately or in the short term. Prospective residents typically enter a care setting when their care need arises, creating an immediate need.

- 9.10. Therefore, in our assessment of achievability, if a site is considered to be not realistically capable of being developed for the subject scheme and ready for occupation within a 3-year timescale, then we have classed it as not achievable, as the need is current. Other factors affecting deliverability within the timescale include inter alia, legal / title restrictions, access construction and completed development, obtaining vacant possession, particularly if there are third party occupations, multiple ownerships and the potential relocation of existing businesses / occupiers.

Availability

- 9.11. In order to identify any available properties, we have researched the estates department at the relevant council, property agents (commercial, residential and healthcare), property websites (Rightmove and Buy A Care Home) and our physical inspection of the sites. Desktop research has been undertaken via a combination of website property listings, telephone calls and emails, as appropriate.
- 9.12. On site visits, we have looked for evidence that the site is being marketed by the presence of a sale board or any other physical indication that it may be available for acquisition. Any site owner who is seriously looking to sell is very likely to have appointed a marketing agent and advertised the fact, or one of the many residential, commercial or healthcare agents we have researched would be aware of it. Any land owners identified and approached are likely to express an interest in a possible sale regardless, in order to determine what level of financial offer they could receive, which would not reflect a true picture of availability of a site where there is no other indication that it is available from a site visit and research.
- 9.13. However, where there are sites that we consider to be realistic contenders to provide an alternative site for the subject scheme, we would research the land owners or their agents to ascertain whether the site is available for acquisition for development of the subject elderly care scheme. Sites were also inspected for signs of visible on-site marketing. However not such sites were identified so it was not necessary to contact land owners.

Further assessment

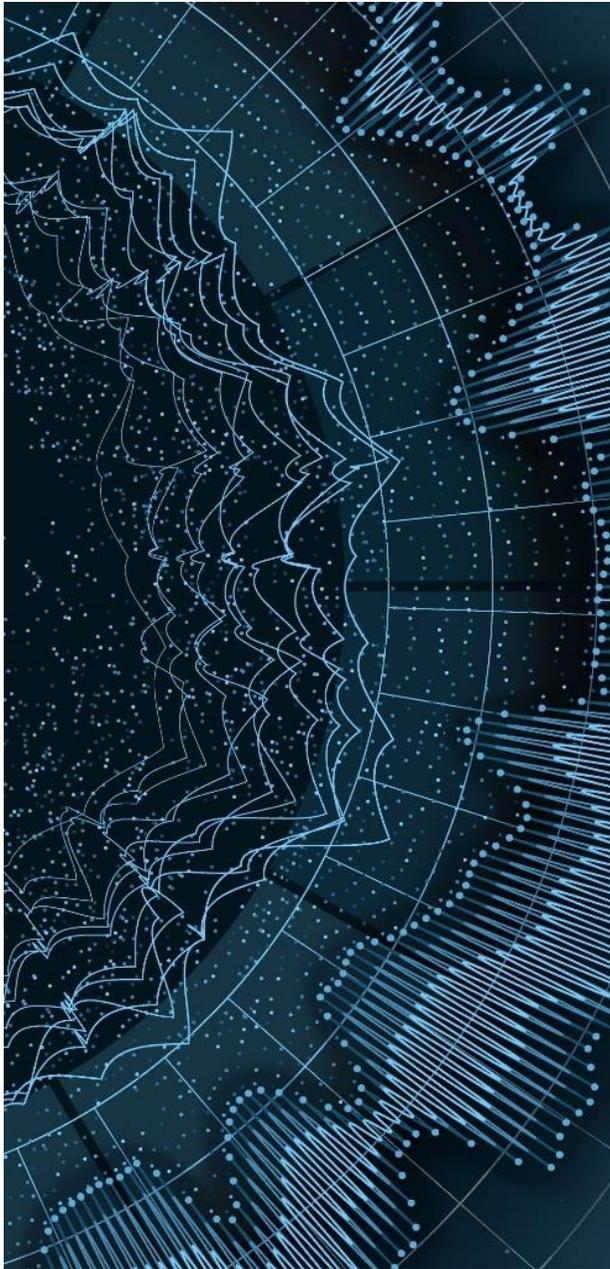
- 9.14. Appendix A details all sites identified and assessed. In accordance with the steps outlined above, any sites that have been identified as being outside our research criteria have been filtered out. Following the initial filtering of sites by size, because the subject site is within the Green Belt, we have then excluded any sites that are also within the Green Belt and not previously developed, as they would not be preferable to the subject site in this regard.
- 9.15. We have adopted a colour code system to facilitate the interpretation of Appendix A:
- Red Site area outside required size of between 0.4 and 0.8 ha.
 - Pink Green Belt (but within size range) and not previously developed.
 - Black Outside required timescale (development cannot be achieved within a 3 year timescale).
 - Orange Already under development or developed.
 - Green Sites that require further investigation.
- 9.16. The local authority documentation includes some sites that are very large, often for a large number of new dwellings, creating an area of considerable size that will have a major effect on the area and for the council's overall delivery of dwellings. The planning process on these sites is likely to be lengthy due to their scale. As they are primarily residentially led, any possible future elderly care home development opportunity on such a site, if at all, will be a long time into the future and probably towards the end of the overall project timescale. Although we have classed them as too large for the subject scheme, we also consider development of these sites for any care home scheme to be beyond a 3-year timescale, and therefore also beyond our achievability criteria. However, we do consider any sites within the planning system that actually include a C2 use class for care home in our Planned Provision analysis in section 36 of this report.
- 9.17. The Brentwood Borough Council Pre Submission Local Plan does refer to specific care home allocations within three local plan policies, of which one policy, Land north of Shenfield reference R03, falls within our market catchment area. The local plan is however fed by the Brentwood HELAA 2018 assessed within this report, and we have therefore reviewed Policy R03 through the HELAA 2018 sites which make up this policy, which are 034, 158, 235, 087, 263, and 276, as listed in Appendix A.

- 9.18. The following provides a list of the 26 identified sites, none of which are green field sites that are in the Green Belt, that we considered required further investigation and a site inspection.
- (1) Wickford Car Park, rear of High Street and Ladygate Centre, SS12 9AJ
 - (2) Land at Laindon Link, South West of Roundacre, SS15 5AS
 - (3) Open Space and garages at rear of 1-53 Paprills, 318-334 Great Gregorie and 156-184 The Knares, Lee Chapel South, SS16 5QX
 - (4) Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Laindon, SS15 6SY
 - (5) Open Space at rear of 26-54 Dencourt Crescent and rear of 34-54 The Greensted, Barstable, Basildon, SS14 1SP
 - (6) Open Space between 5-25 and 83 Meredene and 37-59 Stagden Cross, Barstable, Basildon, SS14 1TY
 - (7) Open Space, Community Hall and garages, r/o 3-83 Langham Crescent, Great Burstead, CM12 9RD
 - (8) Open space at r/o 19-39 Cunningham Drive, 2-10 Logan Link, 5-6 Brodie Walk and 10-12 Nicholson Grove, SS12 9PF
 - (9) Land at 157-167 Nevendon Road, Wickford, SS12 9EE
 - (10) Land west of Gardiners Lane South, Basildon, SS14 3AP
 - (11) Basildon Lodge, Gardiners Close, Basildon, SS14 3AN
 - (12) Littlethorpe, Basildon, SS16 4LH
 - (13) Pitsea Housing Office/The Place, Northlands Pavement, Basildon, SS13 3DU
 - (14) Swan Mead Centre, Church Road, Basildon, SS16 4AG
 - (15) St Chad's Church, Clay Hill Road, Basildon, SS16 4NG
 - (16) Land at Menzies Avenue and Fraser Close, Basildon, SS15 6SX
 - (17) East of Northlands Park, Basildon, SS13 1NL
 - (18) The Nutshell, Stock Lane, Ingatestone, CM4 9QL
 - (19) Ingatestone Garden Centre, Roman Road, Ingatestone, Essex, CM4 9AU
 - (20) The Anchorage, Runwell Chase, Runwell, Wickford, Essex, SS11 7PU
 - (21) Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford, CM2 8PW
 - (22) Site at Bushmoor Kennels Goat Hall Lane Chelmsford, CM2 8PH
 - (23) Land and Buildings South of Heathfield, Dowsett Lane, Stock, Chelmsford, CM11 1JN
 - (24) Livery Yard Lodge Farm Heath Road Ramsden Heath, CM11 1HL
 - (25) Site at Crowsheath Farm Hawkswood Road Downham, CM11 1JT
 - (26) Site at Ashridge, Stock Road Stock Chelmsford, CM4 9QZ
- 9.19. Our research of the local authority estates departments, healthcare agents, local commercial property agents and estate agents did not reveal additional sites.
- 9.20. Planning research undertaken on 7 December 2021 identified sites within the planning system for elderly care home developments in Use Class C2 within the search area. These are considered in Section 36.

Site inspections

We visited all 26 identified sites above to assess their suitability for the proposed subject scheme. Upon inspection, three of the sites were already under construction or partially developed, so have not been assessed further, these are as follows:

- (9) Land at 157-167 Nevendon Road, Wickford, SS12 9EE
- (19) Ingatestone Garden Centre, Roman Road, Ingatestone, Essex, CM4 9AU
- (23) Land and Buildings South of Heathfield, Dowsett Lane, Stock, Chelmsford, CM11 1JN



Key findings

The proposal

Methodology

Detailed site assessments

Appendices

10. Wickford Car Park, rear of High Street and Ladygate Centre, Wickford, SS12 9AJ

T7 Assessment notes			
Location	The site is located in the centre of Wickford, just off the main high street and shopping centre of the town. The site is accessed from a shared drive, off the A132/A129 roundabout that serves parking for the adjacent shops, including an Iceland store and Co-op store, amongst numerous others. This is a very busy environment, with multiple traffic movements, including cars and delivery lorries. The site is shown edged in red in Figure 7 opposite, for identification purposes only.	 <p>Figure 6: Wickford Car Park site photo</p>	
Site area/size	0.78 hectares		
Existing land uses	The site currently comprises an operational open car park serving the Iceland store and local high street shops.		
Adjoining land uses	The adjoining uses comprise scrub land to the north, with the railway line beyond, the busy shared entrance to the wider car park and shopping area, used by both private vehicles and delivery lorries supplying the numerous retail outlets to the immediate south and east, with further scrub land beyond this to the east, through which runs the small River Crouch, and there is parking for the Co-op store to the south and further retail uses to the west.		
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0034. This site is not located in the Green Belt.	 <p>Figure 7: Wickford Car Park site plan (for identification purposes only)</p>	
General constraints/opportunities	The site is incredibly busy and congested, with multiple traffic movements, and, although these would reduce if this parking area were developed, there are further car parks adjacent to the site and all the retail outlets use the shared access road for stock deliveries. As such we see this site to be unsuitable for elderly residents, particularly given that adjacent to the site is a small river and busy railway line. We also consider the logistics of building a large scheme in this location would be prohibitive.		
Elderly care criteria	There are bus stops within walking distance. The site would not be suitable for use as a care home as traffic movements are far too numerous, particularly from large delivery vehicles, and the noise pollution from the traffic, adjacent retail uses and nearby railway line would make the site unsuitable for care home use.		
Comments			
The site would not be suitable for an elderly care home to be built. The surrounding environment is considered to be too hazardous for this use and the constraints of building in this location would be significant. There is no indication that it is available. In our opinion, this site is not suitable, available or achievable for an elderly care facility development. The loss of a public car park would be controversial and make the timescale unachievable.			
Conclusions			
	Suitable	Achievable	Available
	No	No	No

11. Land at Laindon Link, South West of Roundacre, Basildon, SS15 5AS

T8 Assessment notes							
Location	The site is located approximately 1.9 miles to the west of the centre of Basildon. Access is good, the site being located with frontage onto both Laindon Link and the A176, providing good access to Basildon and the wider surrounding area. Basildon station is located circa 0.4 miles to the east. The site is shown edged red in Figure 9 opposite, for identification purposes only.						
Site area/size	0.67 hectares						
Existing land uses	The site currently comprises a vacant plot that has been cleared.						
Adjoining land uses	The adjoining uses comprise residential housing to the north across Laindon Link, the A176/Laindon Link roundabout to the east, with petrol forecourt beyond, a railway line to the south and scrub land to the west.						
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0067. This site is not located in the Green Belt. The site has planning permission 21/00668/FULL for the construction of 233 one-, two- and three-bedroom apartment blocks and houses.						
General constraints/opportunities	The site appears to be relatively level, with access off Laindon Link to the north, the access road being currently closed off. The site provides high prominence and easy access. The railway line to the south will necessitate consideration when designing and locating a proposed building and secure boundary treatments and noise mitigation will be required.						
Elderly care criteria	There are no bus stops within walking distance, although Basildon station is located within 0.4 miles. The site would be suitable for an elderly care facility development, provided the design and positioning of the building mitigated any impact from the busy road network and railway line. The boundary treatment would also need to be highly secure for similar reasons.						
 <p>Figure 8: Land at Laindon Link site photo</p>							
 <p>Figure 9: Land at Laindon Link site plan (for identification purposes only)</p>							
<p>Comments</p> <p>The site would be suitable for an elderly care home to be built. The surrounding environment is suitable for a care development and the site meets the criteria required for the proposed use. However, the site has been acquired for residential housing by Sempra Homes so a care home is unachievable and the site is unavailable.</p>							
<p>Conclusions</p> <table border="1"> <thead> <tr> <th>Suitable</th> <th>Achievable</th> <th>Available</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>No</td> <td>No</td> </tr> </tbody> </table>		Suitable	Achievable	Available	Yes	No	No
Suitable	Achievable	Available					
Yes	No	No					

12. Open space and garages at rear of 1–53 Paprills, 318–334 Great Gregorie and 156–184 The Knares, Lee Chapel South, Basildon, SS16 5QX

T9 Assessment notes			
Location	The site is located in the Lee Chapel area, approximately 2.4 miles to the west of the centre of Basildon. Access is good, with the Laindon Link/A176 roundabout circa 0.6 miles to the north east and Basildon station is within 1.0 mile. The site has good overall accessibility. The site is shown edged red in Figure 11 opposite, for identification purposes only.	 <p>Figure 10: Open space and garages site photo</p>	
Site area/size	0.59 hectares		
Existing land uses	The site currently comprises amenity space with children’s swings and a football goal, along with a volume of older garages in blocks to the south east and south west of the main site.		
Adjoining land uses	The adjoining uses comprise residential housing of a poor quality to all aspects.		
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0069. This site is not located in the Green Belt.	 <p>Figure 11: Open space and garages site plan (for identification purposes only)</p>	
General constraints/opportunities	The site is relatively level, although of an unusual shape, with spurs off to the south where the garages are located, which would need careful consideration at the design stage for any future scheme. The surrounding properties are all of a two-storey design and as such it would be unlikely that a three-storey development could be accommodated on the site. The loss of amenity provision would be an issue.		
Elderly care criteria	There are bus stops within walking distance. Due to the surrounding residential housing being of two-storey throughout and much of the site only suitable for grounds or parking, we do not believe that a scheme of viable scale could be accommodated on the site.		
Comments			
<p>The site would not be suitable for an elderly care home. The loss of public amenity space would be controversial and make the timescale unachievable. There is no indication that it is available. In our opinion, this site is unsuitable, unavailable and unachievable for an elderly care facility development.</p>			
Conclusions			
	Suitable	Achievable	Available
	No	No	No

13. Land at corner of Mandeville Way and West Mayne/North of 75–92 Menzies Avenue, Laindon, SS15 6SY

T10 Assessment notes	
Location	The site is located in the South Fields area, approximately 4.6 miles to the west of the centre of Basildon. The site provides good access to the surrounding area, being located within easy reach of the A127, and the A148 into Basildon, and Basildon station is located within 1.4 miles to the east. The site has good accessibility. The site is shown edged red in Figure 13 opposite, for identification purposes only.
Site area/size	0.59 hectares
Existing land uses	The site currently scrub land on the periphery of a circa 1970s housing estate, the B148 to the north and the B1036 to the west.
Adjoining land uses	The adjoining uses comprise residential homes to the east, further scrub land to the north, with an industrial estate across the B148, and there is further scrub land to the south across the main access link from the B1036. To the west, over the B1036, there are trees leading to open land.
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0096. This site is not located in the Green Belt.
General constraints/opportunities	The site appears relatively level, although there is significant tree cover and this is a preliminary observation. The site should provide good prominence off the B1036. We note that the current access off the B1036 is width restricted to 7' 9".
Elderly care criteria	There are bus stops within walking distance. The site would be suitable for an elderly care home development.



Figure 12: Mandeville Way and West Mayne/North of 75-92 Menzies Avenue site photo



Figure 13: Mandeville Way and West Mayne/North of 75-92 Menzies Avenue site plan (for identification purposes only)

Comments

The site would be suitable in principle for an elderly care home to be built, however the written assessment of the site within the HELAA states the site performs as an attractive natural buffer between housing to the south east and light industry to the north, and that constraints on the site means that the only the section closest to residential properties could be suitable. With this in mind we consider the developable element of the site would not be large enough to support a development of suitable scale. In our opinion, the site, whilst achievable within the required timescale, would not be suitable for an elderly care home development. There is no indication that it is available.

Conclusions

Suitable	Achievable	Available
No	Yes	No

14. Open space at rear of 26–54 Dencourt Crescent and rear of 34–54 The Greensted, Barstable, Basildon, SS14 1SP

T11 Assessment notes			
Location	The site is located approximately 1.2 miles to the south of the centre of Basildon. Access to the wider area is good, with the A13 located approximately 2.1 miles to the south east and there is rail access at Pitsea. The site has reasonable accessibility, the B1419 being located circa 0.4 miles to the west, although we note that local roads are narrow with a high volume of parked cars exacerbating this issue. The site is shown edged red in Figure 15 opposite, for identification purposes only.	 <p>Figure 14: Rear of 26-54 Dencourt Crescent and 34-54 The Greensted site photo</p>	
Site area/size	0.53 hectares		
Existing land uses	The site currently comprises grassed area and thicket, with pedestrian access only between nos. 38 and 40 The Greensted,		
Adjoining land uses	The adjoining uses comprise residential housing to the north along Dencourt Crescent and to the east along The Greensted, and the site is bounded by the railway line to the south. To the far west there is potentially a further site entrance off The Greensted, although this includes older former garages that may have current storage use.		
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0120. This site is not located in the Green Belt.	 <p>Figure 15: Rear of 26-54 Dencourt Crescent and 34-54 The Greensted site plan (for identification purposes only)</p>	
General constraints/opportunities	The site is relatively level, although its triangular shape and two potential access points at opposite ends could present an issue that would need consideration at the design stage of any future scheme. In addition, both potential access points are very narrow and emerge between existing residential uses. The proximity to the railway line is also a problem due to noise and vibration and the surrounding homes are of two-storey design, and as such a viable three- storey care home would dominate the adjacent housing.		
Elderly care criteria	There are no bus stops within walking distance. The site is very much an infill development opportunity and its adjacency to the railway line is problematic, as are the unusual and constrained access points, being of particular concern for emergency vehicle access.		
Comments			
<p>The site is not considered to be suitable for an elderly care home to be built. The surrounding environment, with poor access between two-storey residential homes, makes it unlikely to be capable of being constructed and the adjacent railway line would be very close given the odd shape of the plot. There is no indication that it is available. In our opinion, this site is not suitable or achievable for an elderly care home development.</p>			
Conclusions			
	Suitable	Achievable	Available
	No	No	No

15. Open space between 5–25 and 83 Meredene and 37–59 Stagden Cross, Barstable, Basildon, SS14 1TY

T12 Assessment notes		
Location	The site is located within the Pitsea area, approximately 1.2 miles to the south of Basildon town centre. Access to the wider area is good, with the A13 circa 0.8 miles to the south and Pitsea station also located within 0.8 miles. The site has access off Sandon Road, linking to the B1419 via Luncies Road, circa 0.5 miles to the north west, the B1419 giving access to the town centre. The site is shown edged red in Figure 17 opposite, for identification purposes only.	
Site area/size	0.51 hectares	
Existing land uses	The site currently comprises grassed recreational area with football goals erected.	
Adjoining land uses	The adjoining uses comprise residential council housing of a poor quality to the north and south, better quality private housing to the west and hedgerows with the A132 beyond to the east.	
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0122. This site is not located in the Green Belt.	
General constraints/opportunities	The site is relatively level and of a regular shape. The access is currently a dead-end road serving parking and pedestrian access for residential homes on Sandon Close. The site provides amenity space for local residents, which appears to be limited elsewhere within the local area, particularly to the west of the A132.	
Elderly care criteria	There are bus stops within walking distance. The site would be suitable for an elderly care home development due to the constrained nature of the access between the homes on Sandon Close, with no room for widening due to housing being located to either side of the road.	
 <p>Figure 16: Between 5-25 and 83 Meredene and 37-59 Stagden Cross site photo</p>		
 <p>Figure 17: Between 5-25 and 83 Meredene and 37-59 Stagden Cross site plan (for identification purposes only)</p>		
Comments		
The site would not be suitable for an elderly care home to be built, given there are issues over access and we would anticipate objections on the grounds of a loss of local amenity space, which appears to be limited in the immediate vicinity of the site, that would make the timescale unachievable. There is no indication that it is available.		
Conclusions		
Suitable	Achievable	Available
No	No	No

16. Open space, community hall and garages, rear of 3–83 Langham Crescent, Great Burstead, CM12 9RD

T13 Assessment notes			
Location	The site is located in the South Green area, approximately 1.4 miles to the south east of the centre of Billericay. Access to the wider area is good, with the A129 and A176 both within easy reach and there are rail services in Billericay. The site has good accessibility, although we note that the boundary does not incorporate an access off Langham Crescent; we have assumed in our assessment that this will be forthcoming. The site is shown edged red in Figure 19 opposite, for identification purposes only.	 <p>Figure 18: Community hall and garages site photo</p>	
Site area/size	0.65 hectares		
Existing land uses	The site currently comprises playing fields with football post erected, with a shared access to the adjacent children's play park and Lanham Hall community centre, off Langham Crescent.		
Adjoining land uses	The adjoining uses comprise the community hall and children's play park to the east, with circa 1970s residential housing surrounding each of the other aspects of the site.		
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0168. This site is not located in the Green Belt.	 <p>Figure 19: Community hall and garages site plan (for identification purposes only)</p>	
General constraints/opportunities	The site is relatively level throughout. Consideration will need to be given to the access off Langham Crescent as this will be shared by the children's play park and community hall. The loss of local amenity space would be an issue.		
Elderly care criteria	There are bus stops within reasonable walking distance on the A129 for staff use, although appear to be too distant for use by elderly residents. The site would be suitable for an elderly care facility development, provided safe access for the adjacent children's play park could be incorporated.		
Comments			
<p>The site would be suitable for an elderly care home to be built. The surrounding environment is suitable for a care development if the shared access with the associated children's play park could be managed. We note that we have assumed that access off Langham Crescent will be granted. There is no indication that it is available. In our opinion, this site is suitable, but the controversy associated with the loss of public amenity space would make it unachievable for an elderly care facility development</p>			
Conclusions			
	Suitable	Achievable	Available
	Yes	No	No

17. Open space at rear of 19–39 Cunningham Drive, 2–10 Logan Link, 5–6 Brodie Walk and 10–12 Nicholson Grove, Wickford, SS12 9PF

T14 Assessment notes

Location	The site is located in a residential area circa 1.1 miles to the south west of Wickford town centre. The site comprises green space and is completely surrounded by two-storey residential dwellings of a good quality that appear to have been built around circa 1990. Access is poor, there currently only being pedestrian access to the site serving the local housing estate. The site is shown edged in red in Figure 21 opposite, for identification purposes only.
Site area/size	0.41 hectares
Existing land uses	The site is green amenity space with pedestrian access only.
Adjoining land uses	The adjoining uses are residential homes and gardens, the homes all being of a two-story construction. A footpath bisects the land, giving access to local shops to the east and further housing and scrub land to the west.
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0172. This site is not located in the Green Belt.
General constraints/opportunities	The site is relatively level, although there are several established trees in the centre of the plot. There is no vehicular access to the site and a footpath currently runs through the land, giving pedestrian access to numerous residents to the local shopping area and medical centre. All surrounding properties are two-storey residential dwellings.
Elderly care criteria	There are bus stops within walking distance. The site would not be suitable for an elderly care home development, due to the to the lack of vehicular access.



Figure 20: Cunningham Drive, Logan Link, Brodie Walk and Nicholson Grove site photo



Figure 21: Cunningham Drive, Logan Link, Brodie Walk and Nicholson Grove site plan (for identification purposes only)

Comments

The site would not be suitable for an elderly care home to be built, due to a lack of vehicular access and being surrounded by two-storey homes. There is also a critical footpath across the site, providing access for local residents to the nearby shopping centre, medical practice and pharmacy. There is no indication that it is available. We do not consider this site to be available or achievable for an elderly care home development.

Conclusions

Suitable	Achievable	Available
No	No	No

18. Land west of Gardiners Lane South, Basildon, SS14 3AP

T15 Assessment notes			
Location	The site is located on the western fringe of the Ilford Trading Estate, just off the A127 in the north of Basildon, circa 1.8 miles from the town centre. Access to the wider area is good, the A127 joining with the A130 to the east and A176 to the west, with the A1235 also easily accessible to the south. As a result, the site has good accessibility. The site is shown edged red in Figure 23 opposite, for identification purposes only.	 <p>Figure 22: Land west of Gardiners Lane South site photo</p>  <p>Figure 23: Land west of Gardiners Lane South site plan (for identification purposes only)</p>	
Site area/size	0.68 hectares		
Existing land uses	The site currently comprises wooded scrub land to the west of Gardiners Lane South, on the shared entrance to Basildon Sport and Leisure Club and Basildon Post Office Sports and Social Club. There is also an Amazon delivery vehicle parking area utilising the same access road.		
Adjoining land uses	The adjoining uses comprise the Amazon delivery vehicle park to the west, a new housing estate to the south, further wooded scrub land to the north and the industrial area to the east over Gardiners Lane South.		
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0529. This site is not located in the Green Belt.		
General constraints/opportunities	The site appears relatively level, although there are numerous trees and shrubs to be cleared. The main access road, Gardiners Lane South, is very busy at peak times due to the high volume of workers accessing the trading estate to the immediate east of the subject. The environment is very industrial in nature to the east, with large factory/warehouse buildings located directly opposite and clearly visible from the site.		
Elderly care criteria	There are no bus stops within walking distance. It is assumed that access could be taken off Gardiners Lane South. However, the industrial nature of the immediate environment and the significant traffic movements across Gardiners Lane South are not conducive to elderly care provision.		
Comments			
<p>The site would not be suitable for an elderly care home to be built as the surrounding environment is industrial in nature and there are significant traffic movements at peak times along Gardiners Lane South. There is no indication that it is available. In our opinion, this site is not suitable and not available, although in theory would be achievable in a 3 year timescale.</p>			
Conclusions			
	Suitable	Achievable	Available
	No	Yes	No

19. Basildon Lodge, Gardiners Close, Basildon SS14 3AN

T16 Assessment notes			
Location	The site is located on the western fringe of the Ilford Trading Estate, just off the A127 in the north of Basildon, circa 1.8 miles from the town centre. Access to the wider area is good, the A127 joining with the A130 to the east and A176 to the west, with the A1235 also easily accessible to the south. As a result, the site has good accessibility. The site is shown edged red in Figure 25 opposite, for identification purposes only.	 <p>Figure 24: Basildon Lodge site photo</p>  <p>Figure 25: Basildon Lodge site plan (for identification purposes only)</p>	
Site area/size	0.58 hectares		
Existing land uses	The site currently comprises a vacant and derelict detached home and gardens with trees and has been acquired by Island Homes		
Adjoining land uses	The adjoining uses comprise residential homes to the east, scrubland and a further residential dwelling to the west, the A1235 to the south and a sports and social club to the north, behind established hedgerows across Gardiners Close.		
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0579. This site is not located in the Green Belt.		
General constraints/opportunities	The site appears to be relatively level, although its narrow shape needs consideration at the design stage for any future scheme. The effect of the nearby industrial estate and associated traffic movements requires consideration. The access road narrows significantly approaching the site and would prove inappropriate for multiple daily traffic movements in its current form.		
Elderly care criteria	There are no bus stops within walking distance. The site would not be suitable for an elderly care home development due to its narrow shape, further hindered by the high volume of trees on site.		
Comments			
<p>The site would not be suitable for an elderly care home to be built, due to its narrow shape and the high volume of mature trees, even if the access road were widened. There is no indication that it is available and the site has been acquired by Island Homes so residential development is likely. In our opinion, this site is not suitable, achievable or available for an elderly care home development.</p>			
Conclusions			
	Suitable	Achievable	Available
	No	No	No

20. Littlethorpe, Basildon SS16 4LH

T17 Assessment notes			
Location	The site is located in the Vange area, approximately 1.4 miles to the south of the centre of Basildon. Access is good, with the B1419 linking to the town centre being with a few hundred feet of the site and the A13 being accessible circa 0.9 miles to the east, providing good access to the wider area. The site is shown edged red in Figure 27 opposite, for identification purposes only.	 <p>Figure 26: Littlethorpe site photo</p>	
Site area/size	0.51 hectares		
Existing land uses	The site currently comprises a block of terraced 1960s social housing apartments of poor quality, along with associated grounds. The apartments appear to be fully occupied.	 <p>Figure 27: Littlethorpe site plan (for identification purposes only)</p>	
Adjoining land uses	The adjoining uses comprise two-storey apartments to the west and north west, a four-storey apartment block to the north east and there are single-storey terraced bungalows across High Road to the south.		
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0681. This site is not located in the Green Belt.		
General constraints/opportunities	The site is relatively level, and fronts the B1464, High Road, offering good prominence. However, despite High Road frontage, there is currently no vehicular access off High Road, the current vehicular access being located on Littlethorpe. The majority of adjacent properties are of single- or two-storey design and a large, three-storey development would dominate these residential units, some of which are located very close to the site at the western boundary. The apartments all appear to be occupied and relocation would make development unachievable in 3 years.		
Elderly care criteria	There are bus stops within walking distance. The site would be suitable for an elderly care facility development, although would be improved if access could be taken off High Road. There is poor access from the north, with a high volume of parked cars on the road, which could hamper emergency vehicle access if vehicular access from High Road is not possible.		
Comments			
<p>The site would be suitable for an elderly care home to be built, although consideration would need to be given to the proximity of apartments to the west of the site and we also have concerns regarding scale due to the vast majority of neighbouring properties being of either one- or two-storeys in nature. The surrounding environment is suitable for a care development and the site meets the criteria required for the proposed use, assuming access can be taken directly off High Road. If not, we have concerns regarding access for emergency vehicles due to conjoined streets to the north of the site. There is no indication that it is available. The existing block appears to be fully occupied and in our opinion, this site is potentially suitable but not available or achievable for an elderly care home development are both of concern.</p>			
Conclusions			
	Suitable	Achievable	Available
	Yes	No	No

21. Pitsea Housing Office/The Place, Northlands Pavement, Basildon SS13 3DU

T18 Assessment notes			
Location	The site is located in Pitsea town centre, located directly adjacent to The Range, a significant retail store of four-storey equivalent, with a further four-storey office block to the south, giving a claustrophobic feel to the location. The site has good accessibility from the surrounding area, being located within the town centre, although congestion is high at peak drive times and prime shopping times due to its adjacency to town centre shops and Pitsea Market. The site is shown edged red in Figure 29 opposite, for identification purposes only.	 <p>Figure 28: Pitsea Housing Office/The Place site photo</p>	
Site area/size	0.7 hectares		
Existing land uses	The site currently comprises a demolished and cleared area, which was formerly offices and a leisure centre, with a long spur of scrubland extending to the west, which we do not consider to be developable apart from garden usage.		
Adjoining land uses	The adjoining uses comprise The Range, a large multi-storey furniture retail store to the east, older local authority retirement housing scheme to the north, Pembroke House, a four-storey office block, car parking and Pitsea Market to the south and low quality local authority apartments to the west. The site includes a long spur of scrub land to the west, which borders older local authority apartments to the north and residential homes to the south.		
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0682. This site is not located in the Green Belt.		
General constraints/opportunities	The site is relatively level, although is only partially developable, with the scrub spur being suitable only for garden area in the context of a care home development; it has an unusual shape. The site has a claustrophobic feel and is dominated by the two large four-storey retail/office blocks to the east and south. We would expect excessive noise pollution at peak shopping times, market day and also evenings due to the town centre location and adjacency to primary town centre parking areas.	 <p>Figure 29: Pitsea Housing Office/The Place site plan (for identification purposes only)</p>	
Elderly care criteria	There are bus stops within walking distance. The site is not considered to be suitable for an elderly care facility development due to its proximity to town centre shopping and commercial areas and primary town centre parking, and its unusual shape, these uses being expected to lead to significant noise pollution and security concerns, particularly for dementia sufferers.		
Comments			
<p>The site would not be suitable for an elderly care home to be built given its location in the heart of the town centre, within metres of town centre shops and parking areas. There is no indication that it is available. In our opinion, this site is not suitable or achievable for an elderly care home development as the location is unsuitable and only part of the site is developable, in the context of a care home development, due to its unusual shape.</p>			
Conclusions			
	Suitable	Achievable	Available
	No	No	No

22. Swan Mead Centre, Church Road, Basildon SS16 4AG

T19 Assessment notes			
Location	The site is located approximately 1.4 miles to the south west of the centre of Basildon. Access is poor, the site being located within a residential area with compromised access from the north due to a single lane priority route over a railway bridge. To the south, local access improves, although Church Road is narrow, with parked cars constraining the carriageway further. The site is shown edged red in Figure 31 opposite, for identification purposes only.	 <p>Figure 30: Swan Mead Centre site photo</p>  <p>Figure 31: Swan Mead Centre site plan (for identification purposes only)</p>	
Site area/size	0.54 hectares		
Existing land uses	The site currently comprises a closed down community centre along with an operational car park serving the local park and an adjacent basketball court.		
Adjoining land uses	The adjoining uses comprise parkland play areas to the south, Swan Mead Park to the east and two-storey semi-detached residential homes to the west. A railway line is located directly to the north.		
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0684. This site is not located in the Green Belt.		
General constraints/opportunities	The site is relatively level, although appears to fall away to the north towards the railway cutting and there are concerns over noise levels from the line and safety issues due to the bridge across the line to the north, potentially allowing access and a fall hazard The loss of recreational land and local car parking would be an issue impacting timescale.		
Elderly care criteria	There are bus stops within walking distance on Clay Hill Road. The site would not be suitable for an elderly care facility development, due to the impact of the railway line and bridge hazard. Access from the north is compromised and we have concerns over safety due to the bridge across the line with low level walls allowing a potential fall hazard.		
Comments			
<p>The site would not be suitable for an elderly care home to be built as it adjoins a railway line and there is a bridge hazard. The surrounding environment is suitable for a care development although the built form would need to be located to the south, as far away from the railway line as possible and we have concerns over safety due to the easily accessible bridge to the immediate north. There is no indication that it is available. In our opinion, whilst this site is achievable for an elderly care facility development, the car park and play areas are in active use and we have reservations over its suitability due to the adjacent bridge hazard.</p>			
Conclusions			
	Suitable	Achievable	Available
	No	Yes	No

23. St Chad's Church, Clay Hill Road, Basildon, SS16 4NG

T20 Assessment notes			
Location	The site is located in the Vange area, approximately 1.3 miles to the south of the centre of Basildon. The site is well located to serve the local area, being located on the junction of the B1419, which leads directly to the town centre, and the B1464, which provides easy access to the A13. As a result, the site has good overall accessibility and is highly prominent. The site is shown edged red in Figure 33 opposite, for identification purposes only.	 <p>Figure 32: St Chad's Church site photo</p>	
Site area/size	0.65 hectares		
Existing land uses	The site currently comprises a church and a derelict church hall along with two blocks of council flats, both of which appear to be occupied.		
Adjoining land uses	The adjoining uses comprise council flats and apartments to the north, east and west, with residential apartments to the south across London Road.		
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0689. This site is not located in the Green Belt.	 <p>Figure 33: St Chad's Church site plan (for identification purposes only)</p>	
General constraints/opportunities	The site is relatively level and prominence is high, although we note that, despite extensive frontage onto the B1419 and B1464, there is currently no vehicular access off these two roads and the only current vehicular access to the east, west and north is very narrow and serves multiple apartment buildings. The multiple occupiers of the apartments and the church would need relocating, so obtaining vacant possession would be difficult to achieve. The loss of a local religious amenity and residents of the apartments that would need to relocate would be an issue and make the timescale unachievable.		
Elderly care criteria	There are bus stops within walking distance. The site would be suitable for an elderly care home development, provided access could be taken off either the B1419 or B1464.		
Comments			
<p>The site would be suitable for an elderly care home to be built. There is no indication that it is available. The loss of a religious amenity and apartment residents that would need to relocate would make the timescale unachievable. In our opinion, this site is suitable, but is not available and not achievable due to the presence of two occupied apartment blocks and an operational church.</p>			
Conclusions			
	Suitable	Achievable	Available
	Yes	No	No

24. Land at Menzies Avenue and Fraser Close, Basildon SS15 6SX

T21 Assessment notes			
Location	The site is located in the South Fields area, approximately 4.6 miles to the west of the centre of Basildon. The site is located within easy reach of the A127, and the A148 into Basildon, and Basildon station is located within 1.4 miles to the east. The site is shown edged red in Figure 35 opposite, for identification purposes only.	 <p>Figure 34: Menzies Avenue and Fraser Close site photo</p>  <p>Figure 35: Menzies Avenue and Fraser Close site plan (for identification purposes only)</p>	
Site area/size	0.58 hectares		
Existing land uses	The site currently comprises partially wooded amenity space serving the surrounding residential housing.		
Adjoining land uses	The adjoining uses include residential houses and apartments, the apartment blocks to the north being three-storey in nature, with those to the south being two- and two-and-a-half-storey configuration.		
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0691. This site is not located in the Green Belt.		
General constraints/opportunities	The site is relatively level, although wooded with some mature beech trees within a central copse, and there is a footpath passing directly through the centre of the site. There appears to be no vehicular access to the site. The site provides amenity and green space for the surrounding residential housing, along with access to the surrounding area via a footpath linking to the Mayland Path to the east.		
Elderly care criteria	There are bus stops within walking distance. The site is not considered to be suitable for an elderly care facility development given its lack of vehicular access and the congested and small scale of the existing roads throughout the surrounding housing estate.		
Comments			
<p>The site would not be suitable for an elderly care home as it has no vehicular access and so it also cannot be achieved. There is no indication that it is available. In our opinion, this site is unsuitable, unavailable and unachievable for an elderly care home development.</p>			
Conclusions			
	Suitable	Achievable	Available
	No	No	No

25. East of Northlands Park, Basildon, SS13 1NL

T22 Assessment notes		
Location	The site is located in on the eastern fringe of Northlands Park to the east of Basildon, approximately 0.9 miles to the east of the town centre. Access to the wider area is reasonable, the A13 located circa 1.6 miles to the south and the A127 circa 1.9 miles to the north, and there are rail services at Pitsea station, also circa 1.9 miles to the south. The site, however, has poor accessibility, Park Side being a dead-end road off Ashlyns and being very narrow and congested, with numerous cars parked on the pavement making access for larger vehicles difficult. The site is shown edged red in Figure 37 opposite, for identification purposes only.	
Site area/size	0.54 hectares	
Existing land uses	The site currently comprises heavily wooded land to the eastern fringe of Northlands Park.	
Adjoining land uses	The adjoining uses comprise Northlands Park to the west, further woodland to the north, low quality council terraced bungalows to the south and an open area of land plus a footpath to further council housing to the east.	
Planning policy	Basildon Borough Council HELAA Review 2020 reference SS0708. This site is not located in the Green Belt.	
General constraints/opportunities	The site appears to be relatively level but is covered by trees and would require further investigation. Access is poor with the dead-end road having numerous parked vehicles along its length making it difficult to navigate and could cause issues should an emergency vehicle require immediate access.	
Elderly care criteria	There are bus stops on Ashlyns, although these are only suitable for staff, given their distance from the site. We consider the site to be unsuitable for an elderly care home, given concerns over access, particularly for emergency vehicles.	
 <p>Figure 36: East of Northlands Park site photo</p>		
 <p>Figure 37: East of Northlands Park site plan (for identification purposes only)</p>		
Comments		
<p>The site would not be suitable for an elderly care home to be built as we have grave concerns over access, Park Side being a dead-end road, and there is extensive roadside parking making access, and emergency access in particular, very difficult, particularly at weekends and evenings. There is no indication that it is available. In our opinion, this site is not suitable, not available and not achievable for an elderly care facility development due to access constraints and the need to remove woodland.</p>		
Conclusions		
Suitable	Achievable	Available
No	No	No

26. The Nutshell, Stock Lane, Ingatestone, CM4 9QL

T23 Assessment notes							
Location	The site is located in the Ingatestone area, approximately 0.3 miles to the east of Ingatestone High Street. Access to the wider area is good, with the A12 within easy reach and Junction 28 of the M25 located approximately 7.5 miles to the south west, providing access to the wider surrounding area. However, the site has an entrance just beyond a very narrow bridge over the railway line on Stock Lane and the lane is further compromised beyond the entrance to the east due to tall hedgerows narrowing the lane further and it sloping away towards a narrow bend. The site is shown edged red in Figure 39 opposite, for identification purposes only.						
Site area/size	0.46 hectares						
Existing land uses	The site is currently occupied by T.J. Atkinson Ingatestone Limited, a vehicle repair and MOT centre. Given this use, there is the possibility of contamination on site due to oil, paint and petrochemical waste.						
Adjoining land uses	The adjoining uses comprise residential housing and a caravan park to the east, allotments to the south across Stock Lane, and farmland to the north. The railway line is located directly adjacent to the west, down a steep cutting, with an access at the entrance to the site.						
Planning policy	Brentwood Borough Council HELAA Report 2018 reference 225. The site is located in the Green Belt but is previously developed.						
General constraints/opportunities	The site is mainly relatively level, although falls away to the west steeply to the railway line. There may be contamination due to its current use as a garage and MOT test centre. We consider the access to be unsatisfactory due to its adjacency to the narrow bridge over the railway line and also have concerns with regard to the gated access to the line at the site entrance.						
Elderly care criteria	We do not consider the site to be suitable for an elderly care home development, due to the dangers presented by its proximity to the railway line; the line being accessible via a gate, albeit locked, at the site entrance, and the fact that the bridge over the line is very close to the site entrance and could potentially be climbed. The safety of dementia sufferers could very well be compromised by these criteria. The narrowness of Stock Lane would hamper pedestrian access to the village centre, despite it being within easy walking distance. There will be noise and vibration from the railway line.						
 <p style="text-align: center;">Figure 38: The Nutshell site photo</p>							
 <p style="text-align: center;">Figure 39: The Nutshell site plan (for identification purposes only)</p>							
<p>Comments</p> <p>The site would not be suitable for an elderly care home to be built, as it adjoins a railway line, has poor access, is steep in parts, and there is a safety concern with the boundary. There may be some ground contamination that would need investigating and the current occupying business is still operational and would need relocating, making the timescale unachievable. The surrounding environment is not considered to be suitable for a care development due to its dangerous proximity to the railway line and railway bridge. There is no indication that it is available. In our opinion, this site is not suitable not achievable and not available for a care home development.</p>							
<p>Conclusions</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>Suitable</th> <th>Achievable</th> <th>Available</th> </tr> </thead> <tbody> <tr> <td>No</td> <td>No</td> <td>No</td> </tr> </tbody> </table>		Suitable	Achievable	Available	No	No	No
Suitable	Achievable	Available					
No	No	No					

27. The Anchorage, Runwell Chase, Runwell, Wickford, SS11 7PU

T24 Assessment notes		
Location	The site is located in the Runwell area, approximately 2.0 miles to the north east of the centre of Wickford. Access to the wider area is good, with the A130 and A132 junction being located approximately 1.0 mile to the east, providing access to the wider surrounding area. The site is located on a dead-end road that now adjoins an urban extension area currently under development by Countryside. The site is shown edged red in Figure 41 opposite, for identification purposes only	
Site area/size	0.66 hectares	
Existing land uses	The site currently comprises a large, detached dwelling with gardens to the rear and two entrance driveways from Runwell Chase.	
Adjoining land uses	The adjoining uses comprise a bungalow and gardens to the south, with a further bungalow to the north with a barn and paddock further into this plot along the boundary of the site's grounds moving westward. To the west of the plot is a large, detached dwelling and gardens, and to the east across Runwell Chase is scrubland between this road and St Lukes Way.	
Planning policy	Chelmsford City Council SHELAA Report 2021. The site is located in the Green Belt but is previously developed.	
General constraints/opportunities	The site is relatively level, although its thin, rectangular shape needs consideration at the design stage for a future scheme. The effect of the adjoining bungalows to either side is expected to make it very difficult to achieve a three-storey development. We note that the house appeared to be currently occupied.	
Elderly care criteria	There are bus stops within walking distance on Runwell road, which has direct pedestrian access, despite there being no direct vehicular access. There are good road transport links to the wider area and the site offers a pleasant residential feel.	
 <p>Figure 40: The Anchorage site photo</p>  <p>Figure 41: The Anchorage site plan (for identification purposes only)</p>		
Comments		
<p>Given the long, thin configuration of the site and its adjacency to two bungalows it is very unlikely that a home of sufficient scale to prove viable in the existing market could be developed. The surrounding environment is suitable for a care development. There is no indication that it is available. In our opinion, this site is not suitable for the proposed subject scheme and is currently not available and not achievable as the current residents would need to relocate.</p>		
Conclusions		
Suitable	Achievable	Available
No	No	No

28. Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford, CM2 8PW

T25 Assessment notes			
Location	The site is located between The Common and Galleywood area, approximately 3.3 miles to the south of Chelmsford and circa 0.9 miles to the north of junction 16 of the A12. The site has reasonable accessibility, with potential to be accessed off Beehive Lane, just off the B1007. Should this access not be available, access would be off Pyms Road and as such would be compromised as this is a dead-end road just beyond the proposed entrance to the site. The site is shown edged red in Figure 43 opposite, for identification purposes only.	 <p>Figure 42: Land North of Galleywood Reservoir site photo</p>	
Site area/size	0.78 hectares		
Existing land uses	The site currently comprises open land that appears to have been cleared ground, although we were unable to gain full access. Satellite imagery indicates small structures to the far east and west of the site, although these do not appear to be residential in nature.		
Adjoining land uses	The site currently comprises open land with residential dwellings to the north and west, scrub land to the east and a covered reservoir to the south.		
Planning policy	Chelmsford City Council SHELAA Report 2021. The site is not located in the Green Belt.		
General constraints/opportunities	The site appears to be level, although its irregular shape needs consideration at the design stage for a future scheme. The effect of the adjoining reservoir needs consideration for safety. There appears to be just a single access point from the plan, this being off Pyms Road, the road being a dead end just past the site entrance and the entrance way being located between existing homes. A further potential access is off Beehive Lane, although this is very close to the junction with the B1007 and may not be available for use.	 <p>Figure 43: Land North of Galleywood Reservoir site plan (for identification purposes only)</p>	
Elderly care criteria	There are bus stops within walking distance on the B1007. The site would be suitable for an elderly care home development, although access is not ideal and would hinder the construction of the scheme unless it could be taken off Beehive Lane and this access point may well be considered to be too close to the road junction with the B1007 by the Highways Department for safe construction access use. It would be essential that the boundary with the adjacent reservoir be made fully secure.		
Comments			
<p>The site would allow an elderly care home to be built assuming access and boundary safety concern risk can be dealt with. although access is compromised and would detrimentally affect the homes located on Pyms Road. Alternative access off Beehive Lane may be possible, although would need careful consideration due to its adjacency to the B1007. There is no indication that it is available with the site recently acquired by developer Scion Homes in 2020, who aim to develop 31 houses on the site, and it is therefore not available for an elderly care home. In our opinion, this site is suitable, and achievable, but not available for an elderly care facility development.</p>			
Conclusions			
	Suitable	Achievable	Available
	Yes	Yes	No

29. Site at Bushmoor Kennels, Goat Hall Lane, Chelmsford, CM2 8PH

T26 Assessment notes			
Location	The site is located in The Common area, circa 3.9 miles to the south of Chelmsford. Access to the wider area is good, with Junction 16 of the A12 within easy reach. However, the site is accessed off a non-made-up road and can only be accessed from the north east, the road terminating at Lodge Farm. As such, the site has very poor overall accessibility, despite being relatively close to the A12. The site is shown edged red in Figure 45 opposite, for identification purposes only.	 <p>Figure 44: Bushmoor Kennels site photo</p>	
Site area/size	0.53 hectares		
Existing land uses	The site currently comprises an operational kennels and cattery business, along with a residential dwelling and grounds.		
Adjoining land uses	The adjoining uses comprise farm buildings and farm land to the east and west, with open farm land to the north and south.		
Planning policy	A reserved matters application exists, 20/00167/REM, for the demolition of existing kennels and outbuildings and construction of 3 dwellings. Approval of the details of appearance and landscaping. (For Plot 1 only).		
General constraints/opportunities	The site is accessed by a very narrow, downward sloping non-made-up track that is highly unsuitable for the proposed use. The site is also located behind dwellings that will be retained if it is developed and share an access from this track. The site is remote from local amenities.	 <p>Figure 45: Bushmoor Kennels site plan (for identification purposes only)</p>	
Elderly care criteria	Given the poor access and the difficulty that emergency vehicles would encounter if there were a need to service the facility in a short time scale, in addition to the poor accessibility for staff and visitors, we do not consider this to be a suitable care home site.		
Comments			
<p>The site would not be suitable, given its poor accessibility. The surrounding environment is rural in nature and divorced from the local community and we do not consider it to be suitable for a care home development. Development could not be achieved in a 3-year timescale as the existing business and residential occupiers would need relocating. There is no indication that it is available. In our opinion, this site is not suitable, available or achievable for a care home development and the extant permission is far better suited, given the aforementioned site constraints.</p>			
Conclusions			
	Suitable	Achievable	Available
	No	No	No

30. Livery Yard, Lodge Farm, Heath Road, Ramsden Heath, CM11 1HL

T27 Assessment notes			
Location	The site is located in a semi-rural position on Heath Road, circa 1.8 miles to the east of Billericay and 1.0 miles to the west of Ramsden Heath. Access to the wider area is moderate, the site being best suited to serving the more local markets of Billericay, Ramsden Heath and Stock, although we note that there are rail services at Billericay providing links to the wider area. The site is shown edged red in Figure 47, opposite, for identification purposes only.		
Site area/size	0.42 hectares		
Existing land uses	The site currently comprises Lodge Farm, a range of residential dwellings and what appear from the road to be operational stables and horse training paddocks to the north of Heath Road. The dwellings appeared to be fully occupied and the farm business in operation at the time of our site visit. There is a large, non-made-up driveway off Heath Road serving each of the dwellings.		
Adjoining land uses	The site is surrounded by farmland and paddocks to the north, with further farmland to the south across Heath Road. There is also a dog kennels business to the south across Heath Road and we noted excessive barking when we visited the site. The entrance to Ramsden Hall Academy school is also located opposite the site entrance.		
Planning policy	The site currently benefits from a planning consent, ref. 19/01500/FUL, for the demolition of existing buildings, with five replacement dwellings with garages and car ports. All associated works including parking and landscaping.		
General constraints/opportunities	The site is relatively level with good access off Heath Road, although we would expect the area around the entrance to be busy at school pick up and drop off times due to the adjacent use. We noted excessive noise from the adjacent kennels and would expect this to also be exacerbated at peak traffic times, the dogs running up to the fencing when we arrived by car. Relocating the existing business would make the timescale unachievable.		
Elderly care criteria	There are bus stops within walking distance. The site is not suitable for an elderly care facility development due to the remote location and noise from the adjoining dog kennels. Vehicular access to the adjacent school would need to be carefully managed during construction of the scheme. We also have concerns regarding noise pollution from the neighbouring kennels, this having the potential to blight the use of outdoor amenity for the elderly occupiers.		
Comments			
<p>The site would not be suitable for an elderly care home to be built. The surrounding environment is not suitable for a care development. There is no indication that it is available. In our opinion, this site is not suitable and not achievable for an elderly care facility development and not available and the proposed planning consent, ref. 19/01500/FUL, is more appropriate, given the remote nature of the scheme and its neighbouring uses; hence it would not be achievable.</p>			
Conclusions			
	Suitable	Achievable	Available
	No	No	No

Figure 46: Livery Yard site photo

Figure 47: Livery Yard site plan (for identification purposes only)

31. Site at Crowsheath Farm, Hawkswood Road, Downham CM11 1JT

T28 Assessment notes	
Location	The site is located very close to Hanningfield Reservoir, circa 4.5 miles to the east of Billericay. The location is remote and rural in nature, the feeling of isolation enhanced by the large scale of the adjacent reservoir. However, access to the surrounding area is reasonable, junction 16 of the A12 being located circa 3.4 miles to the north of the site. The site is shown edged red in Figure 49 opposite, for identification purposes only.
Site area/size	0.45 hectares
Existing land uses	The site currently comprises a caravan park and Crowsheath Fishery business, both of which are still operational. There are a range of dwellings on site, along with hard standing areas for caravans and associated showering and toileting facilities. We note that works have commenced at the entrance of the site, with extensive decorative walls having been built up along each side of the entrance.
Adjoining land uses	The adjoining uses comprise a detached bungalow to the north, fishing lake to the east, open land to the north and south and open land to the west.
Planning policy	The site benefits from planning consent, ref 17/01074/FUL, for the demolition of nine residential units, outbuildings and a caravan site with hardstanding and the construction of four dwellings with associated parking and cart lodges, in addition to conversion of Blue/Green Barn to provide four further dwellings with parking area and associated landscaping.
General constraints/opportunities	The site is relatively level, although located in a rural area that is remote from neighbouring communities. We have significant concerns with regard to the nearby reservoir and the adjacent fishery, given the nature of residents occupying a care home.
Elderly care criteria	There are no bus stops within walking distance of the site. The site is not considered to be suitable for an elderly care home development, given its remote nature and the concerns surrounding the nearby lake and reservoir, particularly should a dementia registration be sought for the home.



Figure 48: Crowsheath Farm site photo



Figure 49: Crowsheath Farm site plan (for identification purposes only)

Comments

Whilst the site could accommodate a care home, its remote nature, lack of public transport services and adjacency to bodies of deep water make it unsuitable in our opinion, although the timescale could be achieved in theory. There is no indication that it is available. In our opinion, this site is far better suited to the extant planning consent and it appears that preparatory works may have started for this approval.

Conclusions

Suitable	Achievable	Available
No	Yes	No

32. Site at Ashridge, Stock Road, Stock, Chelmsford, CM4 9QZ

T29 Assessment notes			
Location	The site is located in the Stock area, approximately 4.8 miles to the south of the centre of Chelmsford. Access to the wider area is good, with Junction 16 of the A12 located approximately 0.8 miles to the north, providing access to the A130 in the east and the M25 circa 12.1 miles to the south west. The site is located with an entrance off the B1007 and is shown edged red in Figure 51 opposite, for identification purposes only.		
Site area/size	0.56 hectares		
Existing land uses	The site currently comprises a residential dwelling that appears to have been converted from a former farmhouse, with further former farm buildings and extensive grounds.		
Adjoining land uses	The adjoining uses comprise a tract of scrub land to the north with high quality residential dwellings beyond, and there is open land to the south, east and west across the B1007.		
Planning policy	There is currently planning consent 20/01514/FUL for demolition of the existing residential dwelling and commercial outbuildings and construction of five detached 3-bed bungalows and chalet bungalows with associated access, bin store and soft landscaping works.		
General constraints/opportunities	The site is relatively level with good access off the B1007 and good transport links to the surrounding area. The site appears to be large enough to support the construction of care home without overlooking neighbouring uses. However, the use would be out of keeping with existing nearby uses that typically include residential dwellings that have been converted from former farmhouses and outbuildings, with multiple smaller built forms across adjacent sites.		
Elderly care criteria	There are bus stops within walking distance on the B1007. The site would be suitable for an elderly care facility development. However, care would be needed to secure the boundary as the B1007 is a busy road with a 40 mph speed limit.		
Comments			
<p>The site would be suitable for an elderly care home to be built. The surrounding environment is suitable for a care development and the site meets the criteria required for the proposed use. However, there is an existing full planning consent to provide five detached bungalows, which we feel are more appropriate for such a site. There is no indication that it is available and we understand the site is owned by Biminster Homes Limited who intend to develop the site as per the planning consent 20/01514/FUL.</p>			
Conclusions			
	Suitable	Achievable	Available
	Yes	Yes	No

Figure 50: Ashridge site photo

Figure 51: Ashridge site plan (for identification purposes only)

33. Details of planned provision

- 33.1. Planning research undertaken on 7 December 2021 identified the following sites within the planning system for elderly care home developments within the Basildon council area and the elements of the Brentwood and Chelmsford local authority areas which fall within the market catchment.
- 33.2. For the reasons shown in the Comments column in the below table, no sites meet all the criteria for suitability, achievability and availability and are therefore not possible alternative sites for the subject proposed scheme.

T30 Details of planned provision							
Map ref	Site address	Applicant	Scheme	Comments	Suitable	Achievable	Available
A	Chaplin Lodge, Nevendon Road, Wickford, Essex, SS12 0QH	Runwood Homes Plc	Replacement of a 66-bedroom care home with a new two-storey, 58-bedroom care home, with associated parking.	<p>Planning permission (20/00866/FULL) granted for the redevelopment of an existing home in the ownership of Runwood Homes.</p> <p>As development is proceeding we consider the site not to be suitable, achievable, or available for the subject development.</p>	No	No	No
B	Land North Of Roman Road, Roman Road, Ingatestone, Essex, CM4 0QD	Savista Developments Ltd	Construction of Headquarters Office with associated Centre of Excellence and Care Home along with access (and related highway works), servicing, car parking, landscaping and boundary treatments.	<p>The proposed development (ref 21/01766/FUL) also includes the construction of a new headquarters and the site therefore falls outside our target size range at 2 ha.</p> <p>The site is therefore not suitable for a sole care home development. Additionally the applicant is still awaiting a planning application decision. The site is considered achievable given the development is proposed by Savista Developments Limited.</p>	No	Yes	No

T30 Details of planned provision

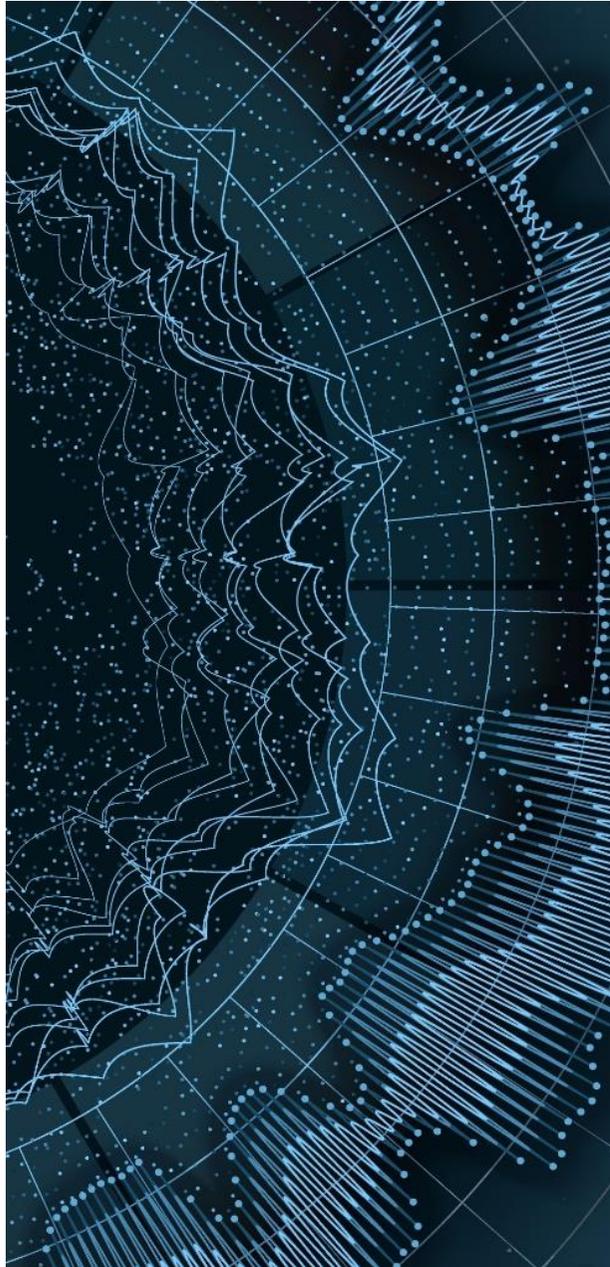
Map ref	Site address	Applicant	Scheme	Comments	Suitable	Achievable	Available
C	Fairview, Coxes Farm Road, Billericay, Essex, CM11 2UB	Frontier Estates Limited	Demolition of existing dwelling and redevelopment to provide a new 76 bed care home (Use Class C2) together with associated access, car and cycle parking, landscaping and amenity space provision.	The applicant is still awaiting a planning application decision and the site is not available on the market. 21/00744/FULL	Yes	No	No
D	Land At Pippis Hill Road North, Billericay, Essex, CM11 2UJ	Eastern County Care Ltd	Outline application for proposed construction of a two storey specialist dementia and nursing care home with associated resident living and dining areas, landscaping, office space and staff accommodation.	The site is located within the greenbelt and is not previously developed, and is therefore not preferable to the subject site. Additionally the applicant is still awaiting a planning application decision and the site is not available on the market. 21/00485/OUT	No	No	No
E	Ghyll Grove Nursing Home, Ghyllgrove, Basildon, Essex, SS14 2LA	LNT Group	Demolition of existing buildings and erection of a 66-bed care home for older people (Use Class C2) with associated access, facilities, landscaping and parking	The applicant is still awaiting a planning application decision and the site is not available on the market. 21/01433/FULL	Yes	No	No

Source: *Planning Pipe, Glenigan, Relevant planning department.*



Key findings
The proposal
Methodology
Detailed site assessments

Appendices



Appendix

A: Identified sites

Identified Sites

- Sites outside required area; sites must be between 3.5 ha and 7.5 ha
- Green Belt and Not Previously Developed (but within size range)
- Outside required timescale; development process cannot be achieved within a 3 year timescale (but within size range)
- Already under development or developed (but within size range)
- Sites that require further investigation

Basildon HELAA Review 2020				
Site ref	Site Address	Site Area (Ha)	Coding	Notes
SS0005	Land North of Mayflower House, Heath Close, Billericay	0.19	●	
SS0012	Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road, Billericay	28.39	●	
SS0017	Hannikins Farm, Linda Gardens, Billericay CM12 0EZ	5.84	●	
SS0020	Land adjacent to 26 The Mount, Billericay	0.63	●	
SS0034	Wickford Car Park, rear of High Street and Ladygate Centre	0.78	●	
SS0053	Land south and north of Barn Hall, Wickford	20.95	●	
SS0054	Land north and east of Station Avenue, Barn Hall, Wickford	5.23	●	
SS0056	Land east and west of Lower Dunton Road, Dunton, Basildon	28	●	
SS0057	Land at Hereford House, Lower Dunton Road, Dunton, Basildon	4.41	●	
SS0067	Land at Laindon Link, South West of Roundacre	0.67	●	
SS0069	Open Space and garages at rear of 1-53 Pappills, 318-334 Great Gregorie and 156-184 The Knares, Lee Chapel South	0.59	●	
SS0070	Land south of Basildon College, north of Basildon Hospital	13.42	●	
SS0076	Land North of Rethermayne, South of 35 Toucan Way, including car park and outbuildings at Basildon Golf Course	2.02	●	
SS0082	Land opposite 54-84 Audley Way, Basildon	0.25	●	
SS0084	Community Hall off Witchards and Open Space rear of 26-45 Gun Hill Place and rear of 41-58 Wickham Place, Kingswood	3.68	●	
SS0087	Open Space and garages at rear of 2-12 Priors Close, 94-114 Pinmill and 442-510 Long Riding, Barstable	0.23	●	
SS0088	Open Space rear of 8-34 Codenham Straight and rear of 40-66 Codenham Green, Kingswood	0.16	●	
SS0089	Open Space rear of 2-28 Wynters and rear of 1-17 Codenham Straight, Kingswood	0.25	●	
SS0090	Basildon Integrated Support Service (Lincwood County Infants School Annexe) High Road, Langdon Hills	0.36	●	
SS0093	Land adjacent to 6 Lee Chapel Lane, Langdon Hills	0.46	●	
SS0094	Superstore and Car Park, Mandeville Way, Laindon	3	●	
SS0096	Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Laindon	0.59	●	
SS0101	Land north of Church Hill, Laindon	9.29	●	
SS0103	Open Space adjacent to 26 Scarletts and r/o 14-28 The Upway, Fryerns	0.16	●	
SS0107	Land at Long Riding, north of Napier Close, Barstable	1.83	●	
SS0108	Open Space opposite 113-151 Church Road and South of Fairhouse County Primary School, Vange	1.13	●	
SS0113	Open Space rear of 1-47 Goldings Crescent and between 8 and 10 Moss Drive, Vange	0.32	●	
SS0114	Open Space North West of Ryedene CP School, Ryedene, Vange, Basildon	0.33	●	
SS0120	Open Space at rear of 26-54 Dencourt Crescent and rear of 34-54 The Greensted, Barstable, Basildon	0.53	●	
SS0121	Open Space and garages at the rear of 5-21 Marney Drive and rear of 80- 100 Lucnies Road, Barstable, Basildon	0.24	●	
SS0122	Open Space between 5-25 and 83 Meredene and 37-59 Stagden Cross, Barstable, Basildon	0.51	●	
SS0123	Former Fryerns School and Social Services Offices, Broadmayne, Craylands, Basildon	3.23	●	
SS0124	Gardiners Lane South, Cranes Farm Road, Basildon	17.25	●	
SS0130	Land South of Wash Road, West of Pippis Hill Road North and East of Eastfield Road, Basildon	17.76	●	
SS0139	Open Space to the rear of 22-30 The Fold and opposite 24-30 Honeygot Lane, Fryerns	0.19	●	
SS0140	Open Space, East of Abbots Court and Chapin Close, West of South Wash Road, Noak Bridge, Basildon	0.84	●	
SS0147	Land at Parklands, rear of 5-29 Parkside, Northlands, Basildon	0.35	●	
SS0148	Open Space at Junction of Ashlyns and Cheshunts, adjacent to the rear of 1-5 Cheshunts and 133 Cheshunts, Felmeos, Basildon	1.88	●	
SS0149	Open Space adjacent to Great Chalvedon Hall opposite 31-57 Tyefields, Basildon	1.06	●	
SS0150	Land at North of 36 Popes Crescent, Pitsea	0.33	●	
SS0161	Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay	24.79	●	
SS0164	The Wickford Education Centre, Alderney Gardens, Wickford	1.58	●	
SS0166	Land adjacent to Nevendon Rd (A132), east of Sutcliffe Close, to north of Champion Close, Wickford	1.23	●	
SS0168	Open Space, Community Hall and garages, r/o 3-83 Langham Crescent, Great Burstead	0.65	●	
SS0169	Open space at Passingham Close, to the rear of 40-58 Passingham Avenue and r/o 20-24 Froden Brook, South Green	0.32	●	
SS0171	Open Space opposite 40-68 Wickhay, Lee Chapel North	0.25	●	
SS0172	Open space at r/o 19-39 Cunningham Drive, 2-10 Logan Link, 5-6 Brodie Walk and 10-12 Nicholson Grove	0.41	●	
SS0173	Open space between Maitland Rd, Scott drive and The Broadway, the Wick Wickford	0.97	●	
SS0174	Open space at Apple Tree Way between Pippin Court & St Catherine's Court, Wickford	0.16	●	
SS0176	Open Space adjacent to 63 Hollyford, 13 Longtail & 5 Dunfane, Billericay	0.15	●	
SS0177	Land at 157-167 Nevendon Road, Wickford	0.53	●	
SS0178	Land rear of 13 and 13a Valley Road, Billericay CM11 2BS	0.02	●	
SS0181	Laindon Town Centre/shopping centre, Laindon High Road	4.72	●	

SS0182	Land adjacent to the south side of Cranes Farm Road, Basildon, from Ghyllgrove to the field of Pendle Drive/ Pendle Close	0.96	●	
SS0189	Maitland Lodge, Southend Road, Great Burstead	1.48	●	
SS0191	Land north of Vange Primary School and Basildon zoo	15.02	●	
SS0195	Downham View Farm, 47 Castledon Road, to rear of Studland Avenue and Southbourne Grove, Wickford	2.24	●	
SS0197	Alpha Garden Centre, London Road, Wickford	3.03	●	
SS0198	Thatched Cottage and Land to the rear of Thatched Cottage, Southend Road, South Green	2.55	●	
SS0202	No 53 Castledon Road and Land from rear of No 53 to rear of No 81, Castledon Road, Wickford	2.29	●	
SS0206	Wickford Memorial Park Community Hall and Car Park, Rettendon View	0.22	●	
SS0207	Farm land east of Pound Lane, North Benfleet	121.2	●	
SS0208	Hovefields on Southern Arterial Road, North Benfleet	7.28	●	
SS0213	Land east of Tyefields, south of Burnt Mills Road, Basildon	2.57	●	
SS0216	Land adjacent Ashburton, east of Trenham Avenue, Basildon SS13 1AB	0.38	●	
SS0218	Land to the west of Eversley Road, Pitsea	3.55	●	
SS0224	Park Farm Cottages and Amberwood, Park Lane, Ramsden Bellhouse	0.96	●	
SS0230	The Paddock, South of Salcott Crescent, East of Cranfield Park Road Wickford	1.17	●	
SS0231	Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdan Farm)	30.71	●	
SS0232	Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common	49.46	●	
SS0235	Land at Tompkins Farm, London Road, Vange	11.61	●	
SS0236	Basildon zoo site, London road, Vange	1.94	●	
SS0243	Land between St Germain and Barstable House, Cranfield Park Road, Wickford SS12 9EP	0.92	●	
SS0249	Land west of Mandeville Way, Laindon, Basildon	15.51	●	
SS0251	Land East of New House Avenue, (Opposite The Gables), Wickford	0.37	●	
SS0252	Land at Winton Avenue, New House Farm Estate	0.07	●	
SS0262	Land West of 201 Wickhay and North of 153 Falstones	0.01	●	
SS0265	Land opposite St Annes, Southbourne Grove	0.14	●	
SS0266	Land West of Sunnydene, Studland Avenue	0.07	●	
SS0285	Land at the junction of London Road and Ramsden View Road, Wickford.	4.49	●	
SS0286	Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford SS12 9LG	7.6	●	
SS0287	Land West and East of and incorporating Brick House Farm, 229 London Road, Wickford SS12 0LG	0.85	●	
SS0288	Open Space and Garages, adjacent 31 and 36 Woolshots Road, Wickford	0.49	●	
SS0291	Land to the rear of Great Broomfields and Bramble Tye, Cranfield Park Road, Wickford SS12 9EP	3.89	●	
SS0303	Land to east of Allotment Gardens, Queens Road, Crays Hill	0.36	●	
SS0307	Southend Farm, Southend Road, South Green, Billericay	4.5	●	
SS0310	Land adjacent fairview, Break Egg Hill, Billericay	0.08	●	
SS0311	Land at Junction of Break Egg Hill and Brackendale, Billericay	0.27	●	
SS0313	Land east of Lyndhurst, Billericay	0.05	●	
SS0314	Land west of Lyndhurst, Billericay	0.05	●	
SS0319	Land between London Road and Corner Road, Crays Hill, Billericay	0.68	●	
SS0320	Land opposite South Lodge, Approach Road, Crays Hill	0.21	●	
SS0323	Land at Huntsman House, Kennel Lane, Billericay	5.49	●	
SS0325	Land opposite No 5 to 27 Kennel Lane, Kennel Lane, Billericay	0.55	●	
SS0326	Land including Stables and Groom Cottage, Kennel Lane, Billericay	3.53	●	
SS0328	Billericay Cricket Club, Blunts Wall Road	5.65	●	
SS0329	Land at Curds Farm, Tye Common Road, Billericay	1.23	●	
SS0330	Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 7 Lampem Mews; No 3 and No 4 Lampem Close; No 1 to No 5 Lampem Crescent; No 12 to No 48 Sussex Way, Billericay	2.6	●	
SS0331	Great Blunts Farmhouse and Land South East of Great Blunts Farmhouse, Stock Road, Billericay	3.26	●	
SS0332	Buttsbury Lodge and Land adjacent to Buttsbury Lodge, Stock Road, Stock, Billericay CM4 9PU	1.98	●	
SS0333	Land north of Kennel Lane, east of the A176, Billericay (inclusive of Langhams, Kennel Lane)	7.85	●	
SS0335	Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 8 Princes Mews; No 5 and No 6 Princes Court; No 2 to No 51 Arundel Way, Billericay	8.3	●	
SS0339	Land Rear of 23-41 Potash Road, Billericay	7.63	●	
SS0347	Land opposite 193-203 Church Street, Great Burstead	0.53	●	
SS0349	Land West of Kennel Lane, opposite Coopers Drive and Passingham Avenue, Billericay	10.65	●	
SS0350	Land between Brays and Mawney, Laindon Road	1.29	●	
SS0367	Land North of Linda Gardens and Cherry Gardens, Billericay	1.42	●	
SS0368	Land adjacent (former) Empire House, Brickfield Road, Vange, Basildon	0.41	●	
SS0370	Land at Junction of London Road and Brickfield Road, Vange, Basildon	2.33	●	
SS0371	Land West of Noak Hill Road and North of Wash & Dunton Road, Basildon	4.48	●	
SS0372	Land at Watch House Farm, Wash Road, Basildon	7.95	●	
SS0374	Land South of London Road, and Old School, Basildon	2.48	●	
SS0386	Land east of Frithwood Lane, Billericay	42.95	●	
SS0387	Land south of 115 Laindon Road, Billericay	0.77	●	
SS0388	Land south of London Road, Billericay	1.19	●	
SS0389	Land west of Heath Close, Billericay.	2.4	●	
SS0390	Land west of Steeple View, Dunton Road, Basildon	9.89	●	
SS0445	Land at Junction of Pound Land and Clarence Road, Basildon	0.52	●	
SS0490	Clyde Lodge, Lower Dunton Road CM13 3SL	0.7	●	
SS0504	Land at Bradfields Farm, Burnt Mills Road, North Benfleet SS12 9JX	34.87	●	
SS0514	Land South of Gardiners Close, Basildon	7.18	●	
SS0521	Land North West of Church Street, Little Burstead	0.08	●	

SS0524	Snails Hall, Greens Farm Lane, Billericay	0.84	●
SS0527	Land west of Dunton Park Caravan Site, Lower Dunton Road, Basildon	2	●
SS0528	Land North of Gardeners Way, Basildon	3.95	●
SS0529	Land west of Gardeners Lane South, Basildon	0.68	●
SS0530	Land between 11 & 15 Church Street, Great Burstead, Billericay CM11 2SY	0.86	●
SS0532	Land at Kingsmans Farm, Billericay CM12 9PZ	23.7	●
SS0533	Larks Wood Park, Tresco Way Wickford SS12 9JF	87.38	●
SS0546	Land South of Outwood Farm Road, Billericay CM11 2TZ	12.26	●
SS0548	Land West of Lower Dunton Road, Basildon CM13 3SL	11.31	●
SS0550	Land r/o 200 London Road, Wickford SS12 0ET	5.33	●
SS0553	Land east of Meadow View and Barn Farm, Cranfield Park Road, Wickford SS12 9ES	1.09	●
SS0555	Land South of London Road, Billericay	11.1	●
SS0560	Land West of Upper Park Road, Wickford SS12 9EN	1.43	●
SS0569	Land at Homestead Drive, Langdon Hills, Basildon SS16 5PE	2.16	●
SS0578	81 Castledon Road, Wickford SS12 0EF	0.37	●
SS0579	Basildon Lodge, Gardeners Close, Basildon SS14 3AN	0.58	●
SS0580	65 Potash Road, Billericay CM11 1DL	3.15	●
SS0582	1 Mount Lodge, Gardeners Close, Basildon SS14 3AW	0.2	●
SS0587	Land South of London Road, East of Bell Farm, Wickford SS12 0EU	0.15	●
SS0592	Land at The Elms, Cranfield Park Road, Wickford SS12 9EP	3.78	●
SS0598	Land rear of The Bull Public House, London Road, Pitsea SS13 2DD	1.06	●
SS0604	Land north of London Road (east of Woolshots Farm), Billericay	1.69	●
SS0605	Land east of Corner Road, Billericay	0.35	●
SS0606	Land north of London Road (west of Beam End Cottage), Billericay	1.01	●
SS0607	Land north of London Road (east of Annawest), Billericay	0.25	●
SS0608	Land north of London Road (east of Hughendon), Billericay	0.36	●
SS0633	Louisa Cottage, Eversley Road, Basildon SS13 2DQ	3.02	●
SS0634	Land at Church Road, south of Lorna Doone, Ramsden Bellhouse, Billericay	0.79	●
SS0637	245 London Road, Wickford SS12 0LG	1.08	●
SS0638	Land to the west of Station Road and north of Barn Hall, Wickford SS11 7NE	0.52	●
SS0639	Avondale, Brackendale Road, Billericay CM11 1EX	0.05	●
SS0642	Land adjoining Rosemere, Crays Hill Road, Billericay CM11 2YR	0.36	●
SS0644	Willow End Farm, Approach Road, Crays Hill, Billericay CM11 2UT	0.07	●
SS0645	Alton Lodge, North End, Crays Hill, Billericay CM11 2XD	0.22	●
SS0647	The Paddocks, Lower Dunton Road, Dunton CM13 3SN	3.81	●
SS0655	Land north of Dry Street, Basildon	1.54	●
SS0656	Land at Foot Farm, Billericay	15.44	●
SS0657	Land at Eversley, Pitsea	12.73	●
SS0658	Land at Eversley, Pitsea	11.54	●
SS0661	The Belvedere, Hardings Elms Road, Crays Hill CM11 2UH	1.59	●
SS0662	Land north of Southend Road, Crays Hill, Billericay	2.23	●
SS0664	Land east and west of Lower Dunton Road, Dunton, Basildon	8.55	●
SS0665	Land east and west of Lower Dunton Road, Dunton, Basildon	0.6	●
SS0666	Land east and west of Lower Dunton Road, Dunton, Basildon	2.53	●
SS0667	The Brays Field, The Brays, 122 Laindon Road, Billericay CM12 9LE	0.4	●
SS0671	Britannia Cottages, London Road, Pitsea SS13 2DA	0.37	●
SS0672	Land adjoining Old School House, London Road, Pitsea SS13 2BZ	0.22	●
SS0673	Land adjoining Crofters, London Road, Pitsea SS13 2BZ	0.26	●
SS0674	1 Elm Cottages, Coxes Farm Road, Billericay CM11 2UB	0.63	●
SS0677	Cedar Avenue, Wickford	0.15	●
SS0678	Pound Lane Central, Basildon SS15 4EX	0.25	●
SS0681	Littlethorpe, Basildon SS16 4LH	0.51	●
SS0682	Pitsea Housing Office/The Place, Northlands Pavement, Basildon SS13 3DU	0.7	●
SS0684	Swan Mead Centre, Church Road, Basildon SS16 4AG	0.54	●
SS0685	Garages at Woolmer Green, Basildon SS15 5LL	0.22	●
SS0689	St Chad's Church, Clay Hill Road, Basildon	0.65	●
SS0690	Bower Lane, Basildon SS14 3PQ	0.14	●
SS0691	Land at Menzies Avenue and Fraser Close, Basildon SS15 6SX	0.58	●
SS0692	Littlebury Green, Basildon SS13 1RF	0.37	●
SS0693	Pounders Hall, Pound Lane, Basildon SS15 5SP	2.16	●
SS0694	Land west of Burnt Mills Road and east of East Mayne, Basildon SS13 1RF	0.9	●
SS0695	Garages located at Downey Close, Basildon SS14 2NF	0.16	●
SS0696	Garages located at Great Knightleys and Swan Close, Basildon SS15 5GE	0.21	●
SS0697	Garages located at Little Lullaway, Basildon SS15 5JH	0.21	●
SS0698	Garages to the south of 13 Falstones, Basildon SS15 5BU	0.18	●
SS0699	Garages to the north of 84 Falstones, Basildon SS15 5BX	0.14	●
SS0700	Garages to the north of 108 Falstones, Basildon SS15 5DF	0.3	●
SS0701	Garages to the north of 86 Pappills, Basildon SS16 5QX	0.27	●
SS0702	Garages east of 144 Great Gregorie, Basildon SS16 5OF	0.12	●
SS0704	Garages north and west of 1 Cadogan Terrace, Basildon SS13 2BD	0.2	●
SS0705	Garages to the south of 11 Culverdown, Basildon SS14 2AL	0.2	●
SS0706	Garages to the north of 87 Nether Priors, Basildon SS14 1LS	0.22	●
SS0707	Garages to the west of 85 Great Mistley, Basildon SS16 4BE	0.28	●
SS0708	East of Northlands Park, Basildon	0.54	●
SS0710	Land at Fairlop Gardens, Basildon	0.3	●
SS0711	Land north of Burnt Mills Road and East of Courtauld Road	4.04	●
SS0716	Newlands Lodge, Cranfield Park Road, Wickford SS12 9EP	1.37	●
SS0724	140-142 Clay Hill Road, Basildon SS16 5DF	0.03	●
SS0728	Land adjacent 44 Nevenndon Road, Wickford SS12 0NF	0.05	●
SS0738	2-8 Brook Mead, Basildon SS15 6ET	0.17	●
SS0739	9-12 Home Mead, Basildon SS15 6HN	0.14	●

SS0742	Dunton Grange, Lower Dunton Road, Brentwood, CM13 3SL	1.05	●
SS0743	Land at Friem Farm House, Lower Dunton Road, Basildon, CM13 3SL	2.79	●
SS0756	Billericay Lawn Tennis Club, Blunts Wall Road, Billericay CM12 9SA	1.4	●
SS0757	Wick Green, Wickford SS12 9AL	0.99	●
SS0798	Land north of Martindale Avenue, Noak Bridge, Basildon, SS15 4ER	23.95	●
SS0800	Land North of Dry Street, Langdon Hills, Basildon	2.43	●
SS0801	Castledon Rd, Wickford, SS12 0EF	1.01	●
SS0802	Land north of Southend Road and east of the railway, Wickford	16.03	●
SS0808	Land North of Tuscarona, Outwood Farm Road, Billericay	4.8	●
SS0813	Land North of Wash Road, SS15 4JE	4.58	●
SS0820	Land Adjacent to 403 Mounthessing Road, Billericay, Essex, CM12 0EU	0.75	●
SS0821	Billericay Health Centre, Stock Road, Billericay, CM12 0BJ	0.19	●
SS0822	Wickford Health Centre, 2 Market Road, Wickford, SS12 0AG	0.14	●
SS0827	Mill Road, Great Burstead, Billericay, Essex, CM11 2SD	8.57	●
SS0830	Benson's Farm, Wash Road, Noak Bridge, Basildon, SS15 4BS	34.73	●

Brentwood HELAA 2018				
Site ref	Site Address	Site Area (Ha)	Coding	Notes
311	The Eagle and Child Public House, Chelmsford Road, Shenfield	0.24	●	
44	Land at Priests Lane (west), Brentwood	4.51	●	
178	Land at Priests Lane (east) adjacent Bishops Walk, Brentwood	0.61	●	
028A	Land east of Running Waters, Brentwood	26.57	●	
31	Home Meadow, land adjacent to 12 Tyburns, Hutton	1.82	●	
030A	Land at Bayleys Mead, off Hanging Hill Lane, Hutton	2.36	●	
219	Land to the East of Hutton Village, Hutton	2.82	●	
220	Collins Farm, Goodwoods Ave, Hutton	10.24	●	
317	Land and buildings south west of Rayleigh Road, Hutton	10.81	●	
29	Three Oaks Meadow, Hanging Hill Lane, Hutton	0.4	●	
284	Land adjacent 7 Hanging Hill Lane, Hutton	0.87	●	
315	Land to the south of Sylvia Avenue, Hutton	7.4	●	
34	Officer's Meadow, land off Alexander Lane, Shenfield	20.8	●	
87	Land at Alexander Lane, Shenfield	1.73	●	
235	Land to the north of Alexander Lane, Shenfield	1.36	●	
276	Oak Hurst, Chelmsford Road, Shenfield	0.55	●	
173	BP Garage & M&S Food, A1023 Chelmsford Road (A12 J12)	0.23	●	
158	Land North of A1023 Chelmsford Road, Shenfield	4.45	●	
179	Land adjacent Wybarns Farm and Mount Pleasant Cottage, Chelmsford Road, Shenfield	2.13	●	
263	Land east of Chelmsford Road, Shenfield	9.85	●	
218A	Land East of Hall Lane, Shenfield	12.42	●	
291A	Land North West of Shenfield, access via Hall Lane	6.47	●	
78	Land at Parklands, High Street, Ingatstone	1.83	●	
079A	Land adjacent to Ingatstone by-pass (part bounded by Roman Road, south of flyover)	1.39	●	
106	Site adjacent to Ingatstone Garden Centre (former A12 works site)	4.65	●	
128	Ingatstone Garden Centre, Roman Road, Ingatstone	3.45	●	
153	Land to South of Fryering Lane, Ingatstone	1.99	●	
225	The Nutshell, Stock Lane, Ingatstone	0.46	●	
243	Parklands, High Street, Ingatstone	11.18	●	
288A	Land to the north west of Roman Road, Ingatstone	1.17	●	
067A	Salmonds Farm, Salmonds Grove, Ingrave	0.94	●	
067B	Salmonds Farm, Salmonds Grove, Ingrave	1.88	●	
73	Land adjacent to Mounthessing Primary School	1.23	●	
095B	The Water Meadows, Mounthessing	2.76	●	
146	Land adjacent Hillcrest Nursery, Herongate/Ingrave	0.74	●	
239	Land to the rear of 109 Roman Road, Mounthessing	0.49	●	
277A	Land at Drury's Farm, Roman Road, Mounthessing	11.39	●	
285	Land rear of Grange Close, Ingrave	1.2	●	
313	Land between 55 Middle Road and Brookside Farm, Ingrave	3.43	●	
5	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	1.25	●	
138	Land rear of Fawters Close, off Wainwright Avenue, Brentwood	0.18	●	
47	Hutton Parish Hall, Rayleigh Road, Hutton	0.08	●	
49	Land between 12-13 Magdalen Gardens, Hutton	0.1	●	
307	Clanmere, North Drive, Hutton	0.82	●	
103B	Land to east and west of North Drive, Hutton CM13 1SH	0.44	●	
51	Long Ridings, Roundwood Avenue, Hutton	0.17	●	
237	Chainbridge Farm, Mounthessing	1.02	●	
42	Land at Bell Mead, Ingatstone	0.25	●	
64	Land adjacent Everglades, Avenue Road, Ingatstone	0.08	●	
107A	Land at Mounthessing Roundabout (A12 junction 12, former scrap yard)	2.57	●	
107B	Land at Mounthessing Roundabout (A12 junction 12, former scrap yard) CM15 0TZ	0.45	●	
216	Applegrove, Swallow Cross Road, Mounthessing CM15 0SU	0.58	●	

Chelmsford SHELAA report 2021				
Site ref	Site Address	Site Area (Ha)	Coding	Notes
CFS5	Land South of 1 Oak Cottages, Chalk Street, Rettendon Common, Chelmsford, Essex, CM3 8DD	0.01	●	
CFS17	Argents Nursery, Highwood Road, Edney Common, Chelmsford, Essex, CM1 3PZ	0.22	●	
CFS20	Land East of Barn Mead, Galleywood, Chelmsford, Essex	1.2	●	
CFS22	Longcroft, Maldon Road, Margarettin, Ingatstone, Essex, CM4 9JR	1.06	●	
CFS23	Land South of Petton, Stock Road, Stock, Ingatstone, Essex	3.94	●	
CFS29	43 Dorset Avenue, Great Baddow, Chelmsford, Essex, CM2 9UA	0.07	●	

CFS30	Land South East of Cherry Tree Cottages, Stock Road, Stock, Ingatestone, Essex	4.67	●	
CFS33	Land North West of 71 School Road, Downham, Billericay, Essex	0.85	●	
CFS34	Land Rear of Rettendon Lodge, Hayes Chase, Battlesbridge, Wickford, Essex	3.91	●	
CFS35	Land South West of Hillcroft Marigold Lane, Stock, Ingatestone, Essex	6.47	●	
CFS38	Land at Thrift Farm, Moulsham Thrift, Chelmsford, Essex	30.53	●	
CFS40	Street Record Windsor Road, Downham, Billericay, Essex	1.64	●	
CFS41	Land North of Chickdene Farm, Windsor Road, Downham, Billericay, Essex	1.15	●	
CFS42	New Barnes Farm, Ingatestone Road, Highwood, Chelmsford, Essex, CM1 3RB	0.32	●	
CFS45	Lamar Engineering Co Ltd, Main Road, Margarettling, Ingatestone, Essex, CM4 9JD	1.46	●	
CFS55	Land East and West of the A12, North West of Howe Green, Sandon, Chelmsford, Essex	89.02	●	
CFS63	Land East and West of Beehive Lane, Great Baddow, Chelmsford, Essex	24.8	●	
CFS64	Field at Junction of Main Road and Hoe Lane, Rettendon, Chelmsford, Essex	14.05	●	
CFS66	Land At Runwell House, Runwell Road, Runwell, Wickford, Essex	0.37	●	
CFS67	Allotment Gardens, Runwell Road, Runwell, Wickford, Essex	6.89	●	
CFS71	Land East of Rignals Lane, Gallewood, Chelmsford, Essex	15.43	●	
CFS73	Land East and West of A1114 and North and South of the A12, Great Baddow and Gallewood, Chelmsford, Essex	43.96	●	
CFS85	Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex	0.66	●	
CFS86	Land At Green Acres, Runwell Chase, Runwell, Wickford, Essex	0.32	●	
CFS87	The Anchorage, Runwell Chase, Runwell, Wickford, Essex, SS11 7PU	0.66	●	
CFS89	Land North West of Greenacres, Runwell Chase, Runwell, Wickford, Essex	1.68	●	
CFS92	Land South of 4 Glenside Parsonage Lane, Margarettling, Ingatestone, Essex	3.09	●	
CFS95	Wood Farm, Stock Road, Gallewood, Chelmsford, Essex, CM2 8JU	33.5	●	
CFS96	Land South East of Glebe Farm, Stock Road, Gallewood, Chelmsford, Essex	18.9	●	
CFS97	Land South of A12 and East of Stock Road, Gallewood, Chelmsford, Essex	7.03	●	
CFS107	Land South East of the Yard, Old Ball Lane, Rettendon, Chelmsford, Essex	0.99	●	
CFS108	Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex	5.06	●	
CFS109	Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex	2.1	●	
CFS110	Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex	5.3	●	
CFS112	Land North West of Mapletree Works, Brook Lane, Gallewood, Chelmsford	4.88	●	
CFS117	BAE Works, West Hanningfield Road, Great Baddow, Chelmsford	15.5	●	
CFS118	Land West of BAE Systems, West Hanningfield Road, Great Baddow	1.57	●	
CFS126	Brookmans Farm, Back Lane, Stock, Ingatestone, CM4 9DD	0.6	●	
CFS127	Land South of Brookmans Farm, Back Lane, Stock, Ingatestone	1.8	●	
CFS133	Land South of 720 Gallewood Road, Chelmsford	0.11	●	
CFS134	Land South West of Silverwood, South Hanningfield Road, Rettendon, Chelmsford	0.24	●	
CFS136	Land south of Cob Cottage, Church Road, West Hanningfield, Chelmsford, Essex	1.6	●	
CFS142	Land North of Lammes Cottage, High Street, Stock	1.2	●	
CFS147	Land at and West of 71 School Road, Downham, Billericay, Essex	7.19	●	
CFS149	Land North East of Mole Cottage, London Road, Chelmsford, Essex	0.4	●	
CFS150	Land North East of Benwyn, Maldon Road, Margettling, Ingatestone, Essex	3.5	●	
CFS172	Land South East Of Southlands Cottages, Runwell Road, Runwell, Wickford, Essex	28.73	●	
CFS175	Driving Range And Golf Academy, Crondon Park Golf Club, Stock Road, Stock, Ingatestone, Essex, CM4 9DP	6.01	●	
CFS176	Crondon Park Golf Club Barn, Stock Road, Stock, Ingatestone, Essex	3.88	●	
CFS177	Land South And North West Of Lynford Drive, Runwell, Wickford, Essex	1.702	●	
CFS179	Land South Of Hunters Moon, Whites Hill, Stock, Ingatestone, Essex	0.3	●	
CFS180	Land Adjacent to Newells, Slades Lane, Gallewood, Chelmsford, Essex	0.36	●	
CFS191	Land West of 129 Watchouse Road, Gallewood	14.52	●	
CFS193	1 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford	0.06	●	
CFS194	2 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford	0.07	●	
CFS197	Former Industrial Site, Rignals Lane, Gallewood, Chelmsford	1.66	●	
CFS205	Runwell Hall Farm, Hoe Lane, Rettendon, Chelmsford	67.4	●	
CFS220	Land North East of Hands Farm Cottages, Radley Green Road, Highwood	0.38	●	
CFS221	Land West of Greenfield, Highwood Road, Edney Common, Chelmsford	0.19	●	
CFS224	Chenwill, Links Drive, Chelmsford	0.065	●	
CFS226	Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford	4.88	●	
CFS227	Land South West of Rettendon Place Farm, Main Road, Rettendon	10.163	●	
CFS228	Land North West of Rettendon Tumpike, Rettendon, Chelmsford	2.998	●	
CFS229	Land East of A130 and North West of Runwell Road, Rettendon	2.982	●	
CFS230	Land North West of Hilminster, Hawk Hill, Rettendon, Wickford	2.3	●	
CFS231	Land South of Burnham Road, Battlesbridge, Wickford	14.462	●	
CFS232	Land North East of Meadow Road, Rettendon, Chelmsford	9.58	●	
CFS233	Land South East of Rettendon Place, Main Road, Rettendon, Chelmsford	30.32	●	
CFS234	Land North East of Rettendon Tumpike, Rettendon, Chelmsford	9.36	●	
CFS236	Land North West of Sundayville, Lynford Drive, Runwell, Wickford	18.477	●	
CFS237	Meepswood, Park Lane, Ramsden Heath, Billericay, Essex CM11 1NN	0.49	●	
CFS238	Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex CM2 8HR	0.17	●	
CFS240	Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath, Billericay	0.38	●	
CFS260	Land North of Gallewood Reservoir, Beehive Lane, Gallewood, Chelmsford	0.78	●	
CFS265	Gallewood Hall, 279 Beehive Lane, Great Baddow	1.03	●	
CFS268	Land between Highview and High House Farm, Woodham Road, Battlesbridge	2.27	●	
CFS269	Land between Highview and High House Farm, Woodham Road, Battlesbridge	4.2	●	
CFS270	Land South East of High House Farm, Woodham Road, Battlesbridge	8.1	●	
CFS271	Land between Highview and High House Farm, Woodham Road, Battlesbridge	1.04	●	
15SLAA4	Land At Margarettling Service Station, Main Road, Margarettling, Ingatestone, Essex	0.53	●	
15SLAA6	Hill House, Main Road, Rettendon Common, Chelmsford, Essex, CM3 8EA	19.13	●	
15SLAA18	Land East Of 685A Gallewood Road, Chelmsford, Essex	0.18	●	
15SLAA37	Land Adjacent to 112 Brook Lane, Gallewood, Chelmsford, CM2 8NN	0.8	●	

15SLAA38	Land South East Of 148 Mill Road, Stock, Ingatestone	0.45	●	
15SLAA39	Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay, Essex, CM11 1JL	5.34	●	
15SLAA40	Land North East Of Meadow Road, Rettendon, Chelmsford, Essex	38.86	●	
15SLAA44	Land Rear Of 22 Downham Road, Ramsden Heath, Billericay, Essex	7.99	●	
17SLAA5	Field At Crondon Park Lane, Stock, Ingatestone, Essex	9.19	●	
17SLAA16	Land North West Of The Spread Eagle, Main Road, Margarettling, Ingatestone, Essex	4.56	●	
17SLAA17	Field 2284 South Of Maltings Road, Battlesbridge, Wickford, Essex	3.84	●	
17SLAA18	Lathcoats Farm Shop, Beehive Lane, Great Baddow, Chelmsford, CM2 8LX	15.29	●	
17SLAA28	Land East Of Runwell Chase, Runwell, Wickford	37.49	●	
18SLAA5	Gay Bowers Farm, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD	5.8	●	
18SLAA6	Poolman Ltd, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD	0.2	●	
18SLAA18	Land South Of 89 To 143 Gallewood Road, Great Baddow, Chelmsford, Essex	7.95	●	
19SHELAA4	Land West Of Beauvoir Arms, Downham Road, Ramsden Heath, Billericay, Essex	0.252	●	
19SHELAA5	Land Adjacent The Pines, Park Lane, Ramsden Heath, Billericay, Essex	0.273	●	
19SHELAA6	Land East Of Whitegates Farm, South Hanningfield Road, Rettendon, Chelmsford, Essex	3.686	●	
19SHELAA8	Land East Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex	0.15	●	
19SHELAA9	Land South Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex	1.075	●	

Basildon Revised Publication Local Plan 2018

Site ref	Site Address	Site Area (Ha)	Coding	Notes
Policy H5	Land West of Gardeners Lane South, Basildon	20	●	
Policy H6	Land North of Dry Street, Basildon	1 and 23.5	●	
Policy H7	Land North and South of London Road, Vange	24.57	●	
Policy H8	West of Basildon	20	●	
Policy H9	Land West of Steeple View, Laindon	9	●	
Policy H10	Land East of Noak Bridge, Basildon	20	●	
Policy H11	East of Basildon	30	●	
Policy H12	Land South of Wickford	29	●	
Policy H13	Land North of Southend Road, Sholgate	17	●	
Policy H14	Land South of Barn Hall, Wickford	14	●	
Policy H15	Land North of London Road, Wickford	14	●	
Policy H16	Land North East of Potash Road, Billericay	11	●	
Policy H17	South West Billericay	95	●	
Policy H18	Land South of Windmill Heights, Billericay	8	●	
Policy H19	Land East of Greens Farm Lane, Billericay	16	●	
Policy H20	Land East of Southend Road, Billericay	9.5	●	

Brentwood Local Plan Pre-Submission Document 2019

Site ref	Site Address	Site Area (Ha)	Coding	Notes
R03	Land north of Shenfield	-	-	See HELAA reference 034, 158, 235, 087, 263, 276
R19	Land at Priests Lane, Brentwood	-	-	See HELAA reference 044, 178
R20	Eagle and Child Pub, Shenfield	-	-	See HELAA reference 311
R21	Land south of Ingatestone, Ingatestone	-	-	See HELAA reference 128, 106
R22	Land Adjacent to Ingatestone Bypass	-	-	See HELAA reference 079A

Chelmsford Adopted Local Plan 2020

Site ref	Site Address	Site Area (Ha)	Coding	Notes
GS4	Land north of Gallewood Reservoir, Beehive Lane, Gallewood	20	●	Reviewed under SHLAA reference CFS260

Basildon brownfield register

Site ref	Site Address	Site Area (Ha)	Coding	Notes
BAS0001	Wickford Car Park, rear of High Street and Ladygate Centre	0.78	●	Reviewed under HELAA reference SS0034
BAS0002	Car park 14, Laindon Link, South West of Roundacre, SS15 5UN	1.34	●	
BAS0003	Land north of Dry Street (Area of Special Reserve ? Saved Policy BAS S3)	3.52	●	
BAS0004	Thurcock and Basildon College Nethermayne Campus	3.49	●	
BAS0005	Community Hall off Wilchards and Open Space rear of 26-45 Gun Hill Place and rear of 41-58 Wickham Place, Kingswood	0.45	●	
BAS0006	Basildon Integrated Support Service (Lincolnwood County Infants School Annex) High Road, Langdon Hills	0.36	●	
BAS0007	Former Fryerns School and Social Services Offices, Broadmayne, Craylands, Basildon	2.45	●	
BAS0008	1-31 Runwell Road, Wickford	0.31	●	
BAS0011	The Wickford Education Centre, Alderney Gardens, Wickford	0.84	●	
BAS0012	Land at 157-167 Nevendon Road, Wickford	0.54	●	Reviewed under HELAA reference SS0177
BAS0013	Laindon Town Centre/shopping centre, Laindon High Road	5.78	●	
BAS0014	Alpha Garden Centre, London Road, Wickford	1.94	●	
BAS0015	Basildon zoo site, London Road, Vange	0.88	●	
BAS0017	Land at Junction of Pound Land and Clarence Road, Basildon	0.52	●	
BAS0019	Land at The Elms, Cranfield Park Road, Wickford, SS12 9EP	1.89	●	
BAS0021	245 Pound Lane, Bowers Gifford	0.38	●	
BAS0024	Cedar Avenue, Wickford	0.16	●	
BAS0025	Glenmere, Basildon. SS16 4QR	0.13	●	
BAS0026	Littlehorpe, Basildon. SS16 4LH	0.51	●	Reviewed under HELAA reference SS0681
BAS0027	Pitsea Housing Office/The Place, Northlands Pavement, Basildon. SS13 3DU	0.71	●	Reviewed under HELAA reference SS0682
BAS0028	Swan Mead Centre, Church Road, Basildon. SS16 4AG	0.32	●	
BAS0029	St Chad's Church, Clay Hill Road, Basildon	0.42	●	Reviewed under HELAA reference SS0689
BAS0030	Garages located at Downey Close, Basildon. SS14 2NF	0.17	●	
BAS0031	Garages located at Great Knightleys and Swan Close, Basildon. SS15 5GE	0.22	●	
BAS0032	Garages to the south of 13 Falstones, Basildon. SS15 5BU	0.19	●	
BAS0033	Garages to the north of 84 Falstones, Basildon. SS15 5BX	0.15	●	
BAS0034	Garages to the north of 108 Falstones, Basildon. SS15 5DF	0.3	●	
BAS0035	Garages to the north of 86 Paprills, Basildon. SS16 5QX	0.28	●	

BAS0036	Garages north and west of 1 Cadogan Terrace, Basildon. SS13 2BD	0.17	●	
BAS0037	Garages to the south of 11 Culverdown, Basildon. SS14 2AL	0.21	●	
BAS0038	Garages to the west of 85 Great Mistley, Basildon. SS16 4BE	0.17	●	
BAS0039	1A Bruce Grove, Wickford, Essex.	0.94	●	
BAS0043	Black Horse House, Bentalls, Basildon, Essex. SS14 3BY	0.03	●	
BAS0045	Barn Farm, Cranfield Park Road, Wickford, Essex. SS12 9ES	0.47	●	
BAS0049	Raybourne Cottage, Rectory Road, Billericay, Essex. CM12 9UA	0.6	●	Site deemed outside of timescale due to small scale of current permitted development.
BAS0051	76 High Street, Billericay, Essex. CM12 9BT	0.08	●	
BAS0053	Independent House, Radford Business Centre, Radford Way, Billericay, Essex. CM12 0BZ	0.03	●	
BAS0054	Craylands Estates And Former Fryerns School Site, Craylands, Basildon, Essex.	35.51	●	
BAS0055	7 - 8 Willowlade Centre, High Street, Wickford, Essex. SS12 0RA	0.06	●	
BAS0056	Garage Block, Market Avenue, Wickford, Essex.	0.08	●	
BAS0057	Ryjo, Thames View, Langdon Hills, Basildon, Essex. SS16 5LN	0.67	●	Site deemed outside of timescale due to small scale of current permitted development.
BAS0058	Superstore and Car Park, Mandeville Way, Laindon, Essex.	2.59	●	
BAS0059	6, 8, 10, 12, 14 & 16 Pound Lane, Basildon, Essex. SS15 5SZ	0.25	●	
BAS0061	Acorn House, Great Oaks, Basildon. SS14 1AH	0.14	●	
BAS0062	1 - 4 Dunton Court, Aston Road, Laindon, Essex. SS15 6NX	0.09	●	
BAS0064	Claeront, London Road, Pitsea, Essex. SS13 2DB	0.16	●	
BAS0065	139 Noak Hill Road, Great Burstead, Billericay, Essex. CM12 9UJ	0.27	●	
BAS0066	Pilgrim House, High Street, Billericay, Essex. CM12 9XY	0.17	●	
BAS0067	Independent House, Radford Business Centre, Radford Way, Billericay, Essex. CM12 0BZ	0.04	●	
BAS0068	Chestnuts Service Garage, Crays Hill, Billericay, Essex. CM11 2YA	0.1	●	
BAS0069	Pembroke House, 11 Northlands Pavement, Pitsea, Essex. SS13 3DX	0.18	●	
BAS0071	1 - 29 Lower Southend Road, Wickford, Essex.	0.34	●	
BAS0072	Acorn House, Great Oaks, Basildon. SS14 1AH	0.14	●	
BAS0073	Acorn House, Great Oaks, Basildon. SS14 1AH	0.14	●	
BAS0074	Dunton Grange, Lower Dunton Road, Brentwood, CM13 3SL	0.67	●	
BAS0075	Land at Friern Farm House, Lower Dunton Road, Basildon, CM13 3SL	0.65	●	
BAS0076	Unit 1, Great Oaks, SS14 1GB	0.37	●	
BAS0077	Milk & More, Time Square, Southernhay, Basildon SS14 1DJ	0.2	●	
BAS0078	28-62 East Walk and 36-44 Southernhay, Basildon SS14 1HH	0.27	●	Site deemed outside of timescale due to small scale of current permitted development.
BAS0079	Four Oaks Farm, Cranfield Park Road, Wickford SS12 9LE	0.67	●	
BAS0080	The Belvedere, Hardings Elms Road, Crays Hill CM11 2UH	1.64	●	
BAS0082	18 High Street, Wickford SS12 9AF	0.12	●	
BAS0083	Phoenix Place, Christopher Martin Road, Basildon SS14 3GQ	0.07	●	
BAS0084	Rylands Hostel, Nevendon Road, Wickford SS12 9AT	0.18	●	
BAS0085	Hawkey House, 24 - 26 Chapel Street, Billericay CM12 9LU	0.05	●	
BAS0086	Church Walk House, Church Walk, Basildon SS14 1EH	0.11	●	
BAS0087	Land South of London Road, Billericay	0.99	●	
BAS0088	Billericay Lawn Tennis Club, Blunts Wall Road, Billericay CM12 9SA	0.82	●	
BAS0090	Acclam House, 62 Hill Avenue, Wickford, Essex, SS11 8LT	0.04	●	
BAS0091	12 Albert Drive, Laindon, Essex, SS15 5UT	0.1	●	
BAS0092	Land Rear Of Valkyrie, Groomhills Chase, Billericay, Essex. CM12 9TE	0.37	●	
BAS0093	The Cornerstone, High Road, Langdon Hills, Basildon, SS16 6HG	0.07	●	
BAS0094	Billericay Health Centre, Stock Road, Billericay, CM12 0BJ	0.19	●	
BAS0095	Wickford Health Centre, 2 Market Road, Wickford, SS12 0AG	0.14	●	

Brentwood brownfield register

Site ref	Site Address	Site Area (Ha)	Coding	Notes
11/0009/EXT	32 Sylvia Avenue, Hutton, Essex, CM13 2HP	0.84	●	
16/01729/FUL	24 Norton Road, Ingatestone, CM4 0AB	0.09	●	
16/00322/FUL	Long Meadow, Mill Green Road, Fryerning	1.42	●	
17/01221/FUL	Chain Bridge Farm, Roman Road, Mountessing	0.49	●	
284 (HELAA1723) 005	Land adjacent to 7 Hanging Hill Lane, CM13 2HY	1.4	●	
17/01815/OUT	Essex County Fire Brigade HQ, Rayleigh Road, Brentwood	1.26	●	
	Ingatestone Garden Centre, Roman Road, Ingatestone, Essex. CM4 9AU	0.58	●	

Chelmsford brownfield register

Site ref	Site Address	Site Area (Ha)	Coding	Notes
17/02148/FUL	Land at the Grange Stock Road Stock	0.15	●	
17/02001/FUL	Brook Farm Riding Stables Stock Road Stock	0.77	●	
16/01916/FUL	Equestrian Centre Mill Hill Farm Chalk Street Rettendon Common Chelmsford	1.1	●	
18/00896/FUL	Oakings Dowsett Lane Ramsden Heath Billericay	0.45	●	
18/00582/FUL	De Beauvoir Farm Equestrian Centre Church Road Ramsden Heath	4.9	●	
17/00290/FUL	Site at Mapletree Works Brook Lane Galleywood Chelmsford	0.15	●	
18/01058/FUL	27 The Square Stock Billericay	0.02	●	
18/00824/FUL	Site at 636-638 and 640 Galleywood Road Chelmsford	0.3	●	
18/00570/FUL	Galleywood Medical Centre 7 Bekeswell Medical Centre Barnard Road Galleywood	0.01	●	
18/00369/FUL	Land South West of Willowbrook Coalhill Rettendon Chelmsford	0.1	●	
18/00947/FUL	96 Church End Lane Runwell Wickford	0.1	●	
18/00044/FUL	Smithfield Hawkswood Road Downham Billericay	0.41	●	
18/00719/FUL	Site at 22 Common Road Stock	0.3	●	
18/00538/FUL	Site at Lammas Cottage High Street Stock Chelmsford	0.25	●	
18/01028/CUPAC	ACIT Solutions Ltd Barn One Brock Farm Ingatestone Road Stock	0.03	●	
17/01263/FUL	Units 3 & 4 adjacent Heathfield Dowsett Lane Ramsden Heath	0.14	●	
19/014918/FUL	Site at 190 Galleywood Road Chelmsford	0.27	●	
19/01629/FUL	Outbuildings at Whiteldon South Hanningfield Road South Hanningfield Chelmsford	0.06	●	

19/01741/FUL	Site at 60 Church Road Ramsden Heath Chelmsford	0.12	●	
19/01959/CUPAC	Block B Chelmsford Office and Technology Park West Hanningfield Road Great Baddow Chelmsford	0.59	●	The associated application consists only of an application to determine if prior approval required for a change of use of the existing property. The site is therefore not achievable for the construction of a care home within 3 years.
19/01486/FUL	Land Adjacent 27 High Street Stock Chelmsford	0.36	●	
19/01960/CUPAC	Block C Chelmsford Office and Technology Park West Hanningfield Road Great Baddow Chelmsford	0.66	●	The associated application consists only of an application to determine if prior approval required for a change of use of the existing property. The site is therefore not achievable for the construction of a care home within 3 years.
19/01514/FUL	Site at Farthings Pennys Lane Margaretting Ingatestone Chelmsford	1.28	●	
19/00384/OUT	Morelands Industrial Estate, Tileworks Lane, Rettendon	5.8	●	
19/01766/FUL	Site at 17 Athelstan Gardens Runwell Wickford	0.12	●	
19/01900/FUL	Barn North East Of The Bear The Square Stock Chelmsford	0.1	●	
20/00080/FUL	Land And Building North West Of Lynfords New Farm Runwell Road Runwell	0.32	●	
20/00167/REM	Site at Bushmoor Kennels Coast Hill Lane Chelmsford, CM2 8PH	0.53	●	
20/00487/FUL	Land and Buildings South of Heathfield Dowsett Lane Stock Chelmsford CM11 1JN	0.75	●	
17/00064/FUL	Water Pumping Station Castledon Road Downham	0.2	●	
19/01500/FUL	Livery Yard Lodge Farm Heath Road Ramsden Heath, CM11 1HL	0.42	●	
20/00944/FUL	Land Rear of 9 School Road Downham Billericay	2	●	
20/01035/FUL	Foxhunters Stock Road Stock Chelmsford	0.09	●	
20/00919/FUL	Land at Nightingale Lodge, Brock Hill South Hanningfield	1.49	●	
20/01402/FUL	Site at Chase Farm Cattery Stock Road West Hanningfield Chelmsford	0.19	●	
20/00600/FUL	Long Ley Bakers Lane West Hanningfield Chelmsford	0.08	●	
20/00600/FUL	Long Lea Bakers Lane West Hanningfield Chelmsford	0.08	●	
20/01394/FUL	Hunters Lodge Chalk Street Rettendon Common Chelmsford	0.08	●	
17/01074/FUL	Site at Crowsheath Farm Hawkswood Road Downham CM11 1JT	0.45	●	
20/01305/FUL	Ambleside Park Lane Ramsden Heath Chelmsford	0.15	●	
20/01564/FUL	Brock Farm Ingatestone Road Ingatestone	0.49	●	
20/01100/FUL	Land at the Eagle Public House Stock Road Galleywood	0.17	●	
20/00879/FUL	Site at Templeton Park Bakers Lane West Hanningfield	0.15	●	
20/01514/FUL	Site at Ashridge Stock Road Stock Chelmsford, CM4 9QZ	0.56	●	
20/01883/FUL	Building North of Moat House Runwell Road Runwell	0.05	●	
20/02034/FUL	Land at 121 Downham Road Chelmsford	0.03	●	
20/02127/FUL	Land Adjacent Brick Cottages Runwell Road Runwell Wickford	0.04	●	
20/01972/FUL	Aircraft Hangar 1 Brock Farm Ingatestone Road Stock	0.03	●	
21/00151/FUL	Site at Handley Green Lane Margaretting Ingatestone	0.11	●	



Appendix

B: Agent research

Commercial Agents	
Agent Name	Location
Kemsley LLP	Basildon/Chelmsford
Kingswood Estate agents	Basildon
Miller Property Consultants	Brentwood
Beresfords	Brentwood/Chelmsford
Autohouse Associates	Chelmsford
Bidwells	Chelmsford
Cooper Hirst	Chelmsford
Jordans Property Matters	Chelmsford
Everett Newlyn	Chelmsford
Hull & Co	Chelmsford
Fenn Wright LLP	Basilson/Billericay/Brentwood/Chelmsford
Gates Parish & Co	Basilson/Billericay/Brentwood/Chelmsford
Windrush Associates Limited	Basilson/Billericay/Brentwood/Chelmsford
Castles Surveyors Limited	Brentwood

National healthcare agents, via email
Agent Name
Savills
Colliers
Avison Young
Healthcare PC
Burford Care Homes
Cooper Healthcare
Knight Frank
CBRE
Butterwicks
EAD Care Homes
The Confidential Register
Jones Lang Lasalle
Bishops Care
Christie and Co.
Lambert Smith Hampton
Cushman and Wakefield



Appendix

C: List of tables & figures

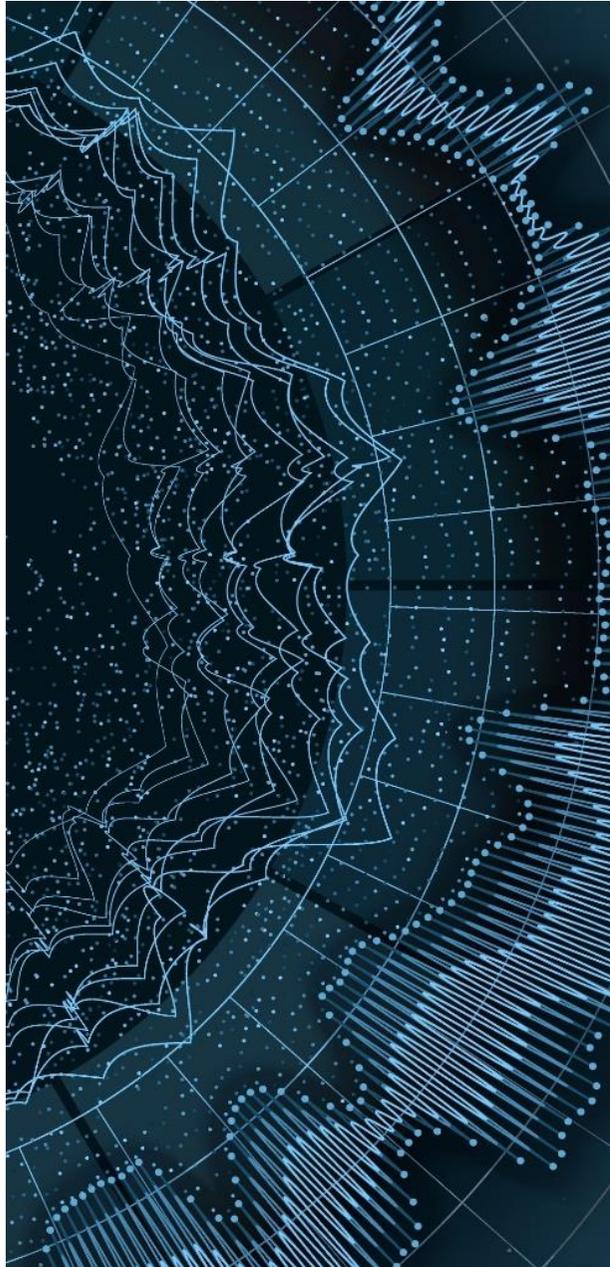
Tables

	Page
T1 Background	3
T2 Proposed scheme	3
T3 Methodology	3
T4 Conclusions and key findings	3
T6 Assessment notes	7
T7 Assessment notes	15
T8 Assessment notes	16
T9 Assessment notes	17
T10 Assessment notes	18
T11 Assessment notes	19
T12 Assessment notes	20
T13 Assessment notes	21
T14 Assessment notes	22
T15 Assessment notes	23
T16 Assessment notes	24
T17 Assessment notes	25
T18 Assessment notes	26
T19 Assessment notes	27
T20 Assessment notes	28
T21 Assessment notes	29
T22 Assessment notes	30
T23 Assessment notes	31
T24 Assessment notes	32
T25 Assessment notes	33
T26 Assessment notes	34
T27 Assessment notes	35
T28 Assessment notes	36
T29 Assessment notes	37
T30 Details of planned provision	38

Figures

	Page
Figure 1: National overview	6
Figure 2: Location of the proposed scheme	6
Figure 3: Subject site photo	7
Figure 4: Subject site plan (for identification purposes only)	7
Figure 5: Green Belt (key diagram)	9
Figure 6: Wickford Car Park site photo	15
Figure 7: Wickford Car Park site plan (for identification purposes only)	15
Figure 8: Land at Laindon Link site photo	16
Figure 9: Land at Laindon Link site plan (for identification purposes only)	16
Figure 10: Open space and garages site photo	17
Figure 11: Open space and garages site plan (for identification purposes only)	17
Figure 12: Mandeville Way and West Mayne/North of 75-92 Menzies Avenue site photo	18
Figure 13: Mandeville Way and West Mayne/North of 75-92 Menzies Avenue site plan (for identification purposes only)	18
Figure 14: Rear of 26-54 Dencourt Crescent and 34-54 The Greensted site photo	19
Figure 15: Rear of 26-54 Dencourt Crescent and 34-54 The Greensted site plan (for identification purposes only)	19
Figure 16: Between 5-25 and 83 Meredene and 37-59 Stagden Cross site photo	20
Figure 17: Between 5-25 and 83 Meredene and 37-59 Stagden Cross site plan (for identification purposes only)	20
Figure 18: Community hall and garages site photo	21
Figure 19: Community hall and garages site plan (for identification purposes only)	21
Figure 20: Cunningham Drive, Logan Link, Brodie Walk and Nicholson Grove site photo	22
Figure 21: Cunningham Drive, Logan Link, Brodie Walk and Nicholson Grove site plan (for identification purposes only)	22
Figure 24: Land west of Gardiners Lane South site photo	23
Figure 25: Land west of Gardiners Lane South site plan (for identification purposes only)	23
Figure 26: Basildon Lodge site photo	24
Figure 27: Basildon Lodge site plan (for identification purposes only)	24
Figure 28: Littlethorpe site photo	25
Figure 29: Littlethorpe site plan (for identification purposes only)	25
Figure 30: Pitsea Housing Office/The Place site photo	26
Figure 31: Pitsea Housing Office/The Place site plan (for identification purposes only)	26
Figure 32: Swan Mead Centre site photo	27
Figure 33: Swan Mead Centre site plan (for identification purposes only)	27
Figure 34: St Chad's Church site photo	28
Figure 35: St Chad's Church site plan (for identification purposes only)	28
Figure 36: Menzies Avenue and Fraser Close site photo	29
Figure 37: Menzies Avenue and Fraser Close site plan (for identification purposes only)	29
Figure 38: East of Northlands Park site photo	30
Figure 39: East of Northlands Park site plan (for identification purposes only)	30
Figure 40: The Nutshell site photo	31

Figure 41: The Nutshell site plan (for identification purposes only)	31
Figure 44: The Anchorage site photo	32
Figure 45: The Anchorage site plan (for identification purposes only)	32
Figure 46: Land North of Galleywood Reservoir site photo	33
Figure 47: Land North of Galleywood Reservoir site plan (for identification purposes only)	33
Figure 48: Bushmoor Kennels site photo	34
Figure 49: Bushmoor Kennels site plan (for identification purposes only)	34
Figure 52: Livery Yard site photo	35
Figure 53: Livery Yard site plan (for identification purposes only)	35
Figure 54: Crowsheath Farm site photo	36
Figure 55: Crowsheath Farm site plan (for identification purposes only)	36
Figure 56: Ashridge site photo	37
Figure 57: Ashridge site plan (for identification purposes only)	37



Appendix

D: Definitions & reservations

Timing of advice

Our work commenced on the date of instruction and the collection and compilation of data and other research contained within our work was undertaken at varying times during the period prior to completion of this report.

The report, information and advice provided during our work were prepared and given to address the specific circumstances as at the time the report was prepared and the scope and requirements set out in the engagement letter. Carterwood has no obligation to update any such information or conclusions after that time unless it has agreed to do so in writing and subject to additional cost.

Data analysis and sources of information

Details of our principal information sources are set out in the appendices and we have satisfied ourselves, so far as possible, that the information presented in our report is consistent with other information such as made available to us in the course of our work in accordance with the terms of our engagement letter. We have not, however, sought to establish the reliability of these information sources by reference to other evidence.

The report includes data and information provided by third parties of which Carterwood is not able to control or verify the accuracy.

We must emphasise that the realisation of any prospective financial information or market or statistical estimates set out within our report is dependent on the continuing validity of the assumptions on which it is based and may be subject to other variables and factors outside the scope of our report. Any assumptions stated in the report will need to be reviewed and revised to reflect market conditions. We accept no responsibility for the realisation of the prospective financial or market information. Actual results may be different from those shown in our analysis because events and circumstances frequently do not occur as expected, and the differences may be material.

Measuring and predicting demand is not an exact science, and it should be appreciated that there are likely to be statistical and market related factors that could cause deviations in predicted outcomes to actual ones.

We have undertaken certain analytical activities on the underlying data provided by third parties to arrive at the information presented. We cannot and do not accept responsibility for the completeness or accuracy of this underlying data.

Where we have adapted and combined different data sources to provide additional analysis and insight, this has been undertaken with reasonable care and skill. The tools used and analysis undertaken are subject to both internal and external data-checking, proof reading and quality assurance. However, when undertaking complex statistical analysis it is understood that the

degree of accuracy is never absolute and there is inevitably variance in any findings, which must be carefully weighed up with all other aspects of the decision-making process.

The estimates and conclusions contained in this report have been conscientiously prepared in the light of our experience in the property market and information that we were able to collect, but their accuracy is in no way guaranteed.

All advice has been prepared on a 'desktop' basis and where we have prepared advice on a 'headline basis', we have conducted a higher level and less detailed review of the market. If commissioning a Headline Market Analysis report it we recommend commissioning a comprehensive market analysis report before finalising the decision-making process. Where we have provided 'comprehensive' advice, we have used reasonable skill and endeavours in our analysis of primary and secondary (for example, Census, Land Registry, etc.) data sources, but we remain reliant upon the quality of information from third parties, and all references above to accuracy, statistics and market analytics remain valid.

Purpose and use

The report has been prepared for the sole use of the client and any other persons specifically named in our engagement letter and solely for the purposes stated in the report. The report should not be relied upon by any other person or for any other purposes. The report is given in confidence to the client and any other persons specifically named in our engagement letter and should not be quoted, referred to or shown to any other parties without our prior consent.

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Extraordinary market factors

The trading environment of the care sector in the UK, which impacts upon market conditions, remains in a volatile state. Contributing factors include some ongoing uncertainty around the post-Brexit trading conditions, operating with the legacy and future risks of COVID-19 and the effect of the conflict in Ukraine and the resulting inflationary pressures. Our reports are prepared using high quality data and expert analysis from our experienced team. Any recommendations made are based upon the market and financial climate as at the date of the report, but do not take into account future economic or market fluctuations caused by the events outlined above or other unforeseen events. With this in mind, it may be prudent to review a commissioned report periodically in light of any significant developments that may affect the care sector.

Census 2021

This report contains data in relation to the 2011 census. The England and Wales 2021 census took place on 21 March 2021 and at present there is no confirmation of when the data will become available due to the Scottish census being delayed until 2022. We are monitoring the current situation, but we anticipate that data will not be available until 2022 at the earliest.

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