

Statement of Consultation Appendix – Part 9

New Housing Development Sites Policies H28-H29 & Delivering a Wide Choice of High Quality Homes Policies H30-H36

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Summary of Comment	Summary Reference	Council Response	Council Action	Consultee Rep ID
Object to development in Ramsden Bellhouse	H28.1	Objection noted.	None required.	DLP/434, DLP/433,DLP/471, DLP/472, DLP/989, DLP/1892, DLP/1894, DLP/1941, DLP/3288, DLP/12
Objection to the quantum of development proposed in Ramsden Bellhouse / the quantum of housing proposed in Ramsden Bellhouse is out of scale with its size and population.	H28.2	There is a need to provide at least 15,260 homes within Basildon Borough over a 20 year period in order to meet the objectively assessed need for housing. It is anticipated that Ramsden Bellhouse will accommodate just 45 of these dwellings representing 0.2% of the housing requirement, compared with a population that makes up 0.4% of the Borough's population. It is considered that the quantum of growth proposed in Ramsden Bellhouse is therefore appropriate and reasonable in scale.	None required.	DLP/433, DLP/472, DLP/531, DLP/508, DLP/511, DLP/514 , DLP/518, DLP/1078, DLP/1123, DLP/1167, DLP/1886, DLP/1891, DLP/2221, DLP/1790, DLP/1803, DLP/1067, DLP/852, DLP/20458, , DLP/808DLPQQ/555, DLPQQ/637, DLPQQ/985
There is insufficient access to services in Ramsden Bellhouse to support growth.	H28.3	Ramsden Bellhouse is a serviced settlement that benefits from a Church, community hall, local shop and local open space. A primary school is located nearby in Crays Hill. As a serviced settlement it is considered that this is an appropriate location for some development, with the level of development proposed expected to contribute to the viability of those services which are already present without causing undue strain on them. It is recognised that bus services to and from Ramsden Bellhouse could be improved to enhance the accessibility of other services for those without access to a private vehicle. This is identified in	Amend the Infrastructure Delivery Plan to include improved public transport accessibility to Ramsden Bellhouse.	DLP/529, DLP/473, DLP/1148, DLP/1137, DLP/1026, DLP/1127, DLP/1159, DLP/1669, DLP/1788, DLP/1790, DLP/1803, DLP/3288, DLP/4959, DLP/1068, DLP/985, DLP/1067, DLP/7382, DLP/7421, DLP/8544DLPQQ/185, DLPQQ/555

		policy H28, and needs to also be reflected in the Infrastructure Delivery Plan.		
Object to development densities that would result in development out of character with current development / object to the creation of cul-de-sacs / frontage development only preferred.	H28.4	It is recognised that there is an existing character to Ramsden Bellhouse which is currently protected through the application of a special development control policy. More dense development would be different in character, and would result in the creation of cul-de-sacs. In order to determine an appropriate approach to development in Ramsden Bellhouse, a review of the Ramsden Bellhouse policy will be undertaken to identify the necessary policy requirements, and a suite of sites that would deliver around 45 homes in the settlement. An approach which applies the special development control policy, and only provides frontage development is however likely to require more sites, and use more land.	Amend policy H28 in light of the outcomes of the review of Ramsden Bellhouse.	DLP/421, DLP/433, DLP/439, DLP/471, DLP/531, DLP/467, DLP/508, DLP/511, DLP/514, DLP/534, DLP/848, DLP/847, DLP/1129, DLP/1078, DLP/1025, DLP/1148, DLP/1013, DLP/1122, DLP/1132, DLP/1167, DLP/1220, DLP/1287, DLP/1510, DLP/1377, DLP/1325, DLP/1455, DLP/1516, DLP/1886, DLP/1843, DLP/1891, DLP/1900, DLP/2221, DLP/2209, DLP/2146, DLP/2316, DLP/2319, DLP/2320, DLP/2345, DLP/2965, DLP/2965, DLP/3219, DLP/3353, DLP/985, DLP/1216, DLP/2185, DLP/185, DLP/6, DLP/20032, DLP/20033, DLP/20092, DLP/20165, DLP/20166, DLP/20168, DLP/20168, DLP/20170, DLP/20171, DLP/20200, DLP/20234, DLP/20301, DLP/20458, DLP/20588, DLP/20589, DLP/20657, DLP/7100, DLP/7147, DLP/7173, DLP/7266, DLP/7342, DLP/7344, DLP/7345, DLP/7382, DLP/7386, DLP/7387, DLP/7391, DLP/7417, DLP/7418, DLP/7421, DLP/8544, DLP/186, DLPQQ/185, DLPQQ/243, DLPQQ/617, DLPQQ/263, DLPQQ/555, DLPQQ/579, DLPQQ/730, DLPQQ/582

Object to development on Orchard Avenue due to the capacity/quality of the highway and/or flood risk concerns.	H28.5	It is recognised that Orchard Avenue is an unadopted highway, and that its capacity to accommodate large quantum of growth may be limited. A review of the Ramsden Bellhouse policy will be undertaken, from a 'development management' perspective to identify whether sites on Orchard Avenue should be included within the suite of sites required to deliver around 45 homes in the settlement. If and where such sites are identified, the quantum of development appropriate will also be identified reflecting the special development control policy requirements, and also constraints in the local area.	Amend policy H28 in light of the outcomes of the review of Ramsden Bellhouse.	DLP/531, DLP/529, DLP/847, DLP/1219, DLP/1148, DLP/1013, DLP/989, DLP/1124, DLP/1184, DLP/1132, DLP/1142, DLP/1159, DLP/1167, DLP/1186, DLP/1220, DLP/1221, DLP/1325, DLP/1455, DLP/1886, DLP/1597, DLP/1516, DLP/1891, DLP/1900, DLP/2142, DLP/2151, DLP/2148, DLP/2221, DLP/1788, DLP/2209, DLP/2316, DLP/2383, DLP/2383, DLP/2965, DLP/3361, DLP/3219, DLP/3353, DLP/3833, DLP/1067, DLP/12, DLP/2185, DLP/20033, DLP/20121, DLP/20165, DLP/20169, DLP/20170, DLP/20171, DLP/20200, DLP/20301, DLP/20303, DLP/20458, DLP/20588, DLP/20589, DLP/20657, DLP/7147, DLP/7173, DLP/7342, DLP/7344, DLP/7345, DLP/7391, DLP/7417, DLP/7419, DLP/7421, DLP/8544DLPQQ/752
Object to development on Ramsden Park Road / Park Lane due to the capacity/quality of the highway and /or flood risk concerns.	H28.6	It is recognised that Ramsden Park Road is an unadopted highway, and that its capacity to accommodate large quantum of growth may be limited. A review of the Ramsden Bellhouse policy will be undertaken, from a 'development management' perspective to identify whether sites on Ramsden Park Road should be included within the suite of sites requirements to deliver around 45 homes in the settlement. If and where such sites are identified, the quantum of development appropriate will also be identified reflecting the special development control policy requirements, and also constraints in the local area.	Amend policy H28 in light of the outcomes of the review of Ramsden Bellhouse.	DLP/421, DLP/434, DLP/439, DLP/472, DLP/531, DLP/474, DLP/529, DLP/467, DLP/473, DLP/508, DLP/511, DLP/848, DLP/847, DLP/1078, DLP/1025, DLP/1219, DLP/1125, DLP/1148, DLP/1013, DLP/1026, DLP/1030, DLP/1123, DLP/1124, DLP/1132, DLP/1159, DLP/1186, DLP/1220, DLP/1287, DLP/1510, DLP/1325, DLP/1455, DLP/1516, DLP/1516, DLP/1900, DLP/1790, DLP/1803, DLP/2209, DLP/2316, DLP/2319, DLP/2345, DLP/2383, DLP/2965, DLP/3219, DLP/3315, DLP/3833, DLP/4959, DLP/852, DLP/1216, DLP/12, DLP/311, DLP/19874, DLP/19875, DLP/19876, DLP/19877, DLP/19879, DLP/19880, DLP/19883, DLP/19885, DLP/19886, DLP/19891, DLP/20457, DLP/7325, DLP/7478, DLP/20034, DLP/20168, DLP/20168, DLP/20170, DLP/20171, DLP/20200, DLP/20301, DLP/20302, DLP/20457, DLP/20458, DLP/20589DLP/20588,

				DLP/20657, DLP/7147, DLP/7173, DLP/7342, DLP/7344, DLP/7345, DLP/7391, DLP/7417, DLP/811DLPQQ/243, DLPQQ/617, DLPQQ/263, DLPQQ/555, DLPQQ/575
Objection to development locations on Ramsden Park Road/ Park Lane due to the potential obstruction of public right of way.	H28.7	It is noted that there is a PROW in this location. PROW are protected by law and cannot be obstructed. It is however possible to bring forward development in this location without obstructing the PROW.	None required.	DLP/467, DLP/1510, DLP/1516, DLP/19874, DLP/19875, DLP/19876, DLP/19877, DLP/19879, DLP/19880, DLP/19883, DLP/19885, DLP/19886, DLP/19891, DLP/20457, DLP/7325, DLP/7478, DLP/19897, DLP/20457, DLP/20458, DLP/7386, DLP/811DLPQQ/243, DLPQQ/579
Concerns expressed about the capacity of specific sites within Ramsden Bellhouse to accommodate development	H28.8	It is recognised that there will be constraints affecting the ability of individual sites to accommodate growth. A review of the Ramsden Bellhouse policy will be undertaken, from a 'development management' perspective to identify whether sites on Ramsden Park Road should be included within the suite of sites required to deliver around 45 homes in the settlement. If and where such sites are identified, the quantum of development appropriate will also be identified reflecting the special development control policy requirements, and also constraints in the local area.	Amend policy H28 in light of the outcomes of the review of Ramsden Bellhouse.	DLP/434, DLP/471, DLP/520, DLP/2146, DLP/2662, DLP/1510, DLP/2185, DLP/311DLPQQ/617, DLPQQ/555

Landowner promoting land for consideration for development in Ramsden Bellhouse.	H28.9	Additional land submitted for consideration noted. This additional land will be considered as part of a review of the Ramsden Bellhouse policy in order to determine whether it should be included within the suite of sites required to deliver around 45 homes in the settlement.	Amend policy H28 in light of the outcomes of the review of Ramsden Bellhouse.	DLP/869, DLP/905, DLP/1039, DLP/1383, DLP/1835, DLP/1837, DLP/1839, DLP/2916, DLP/20031, DLP/7121
Concern about the impact of new development on traffic, speeding and/or road safety on Church Road	H28.10	It is recognised that 45 homes will give rise to a slight increase in traffic of around 23 car journeys in the morning peak hour. This represents a potential additional car movement on Church Road every 2minutes and 36 seconds. Such an increase is not likely to give rise to a significant increase in traffic, speeding or road safety incidents.	None required.	DLP/434, DLP/433, DLP/474, DLP/473, DLP/509, DLP/518, DLP/1148, DLP/1122, DLP/1124, DLP/1127, DLP/1184, DLP/1185, DLP/1377, DLP/1514, DLP/1941, DLP/2320, DLP/2662, DLP/2965, DLP/2965, DLP/3219, DLP/2185, DLP/20121, DLP/20169, DLP/20200, DLP/20234, DLP/20235, DLP/20301, DLP/20458, DLP/7100, DLP/8544, DLP/7104, DLP/7104DLPQQ/582
Concern about impact on the Countryside	H28.11	The quantum of housing proposed in Ramsden Bellhouse is small, and the proposal is to accommodate this development within existing frontages. Therefore, the impact on the Countryside should be minimised by this approach.	None required.	DLP/2185, DLP/2577, DLP/20303, DLP/7266, DLP/186, DLP/811
Densities should be higher to improve the efficiency of land use.	H28.12	Support for higher densities noted. There is however a need to ensure that any development in Ramsden Bellhouse is in keeping with its surroundings. Development densities in the settlement are relatively low. Consequently, high density development is unlikely to be appropriate. The Review of Ramsden Bellhouse will identify appropriate development quantum for each site.	None required.	DLP/2577DLPQQ/85

<p>More detail is needed around the delivery of public transport enhancements</p>	<p>H28.13</p>	<p>It is recognised that bus services to and from Ramsden Bellhouse could be improved to enhance the accessibility of other services for those without access to a private vehicle. This is identified in policy H28, and needs to also be reflected in the Infrastructure Delivery Plan.</p>	<p>Amend the Infrastructure Delivery Plan to include improved public transport accessibility to Ramsden Bellhouse.</p>	<p>DLP/2577</p>
<p>Concern residents in Ramsden Bellhouse will push for the least suitable option. Representations should be ignored.</p>	<p>H28.14</p>	<p>All residents, and indeed any other interest party, have the right to make representations to the Local Plan within statutory timeframes. The Council is required to consider all responses it receives. The Council is however also required to take an evidence based approach to its plan-making activities and consequently it is not always possible to put forward a proposal that best meets the expectations of residents. The Council is undertaking a review of the Ramsden Bellhouse policy, including the sites proposed for inclusion, to ensure that the best approach to development in Ramsden Bellhouse is pursued which reasonably addresses concerns about the village character and impacts on infrastructure.</p>	<p>None required.</p>	<p>DLP/596DLPQQ/985</p>
<p>Object to development in Ramsden Park Road / Park Lane due to the capacity/quality of the highway and /or flood risk concerns.</p>	<p>H28.15</p>	<p>A review of the Ramsden Bellhouse policy will be undertaken, from a 'development management' perspective to identify whether sites all the sites currently proposed should be included within the suite of sites requirements to deliver around 45 homes in the settlement. If and where such sites are identified, the quantum of development appropriate</p>	<p>Amend policy H28 in light of the outcomes of the review of Ramsden Bellhouse.</p>	<p>DLP/186</p>

		will also be identified reflecting the constraints in the local area.		
Additional housing within Ramsden Bellhouse will increase traffic.	H28.16	It is recognised that 45 homes will give rise to a slight increase in traffic of around 23 car journeys in the morning peak hour. This represents a potential additional car movement on Church Road every 2minutes and 36 seconds. Such an increase is not likely to give rise to a significant increase in traffic, speeding or road safety incidents.	None required.	DLPQQ/185, DLPQQ/555, DLPQQ/579
Object to development in Ramsden Bellhouse due to the quality of the highway and/or flood risk concerns.	H28.17	The proposed allocations in the Draft Local Plan have been subject to a flood risk sequential test, and found to be sequentially appropriate. That being said, it is recognised that areas of the borough are susceptible to surface water flood risk. Consequently, any development in Ramsden Bellhouse would need to comply with policy CC4: Managing flood risk in new development. A review of the Ramsden Bellhouse policy will be undertaken, from a 'development management' perspective to identify whether the proposed sites should be included within the suite of sites required to deliver around 45 homes in the settlement. If and where such sites are identified, the quantum of development appropriate will also be identified reflecting the special development control policy	Amend policy H28 in light of the outcomes of the review of Ramsden Bellhouse.	DLPQQ/185, DLPQQ/579, DLPQQ/582, DLPQQ/752

		requirements, and also constraints in the local area.		
Development in Ramsden Bellhouse will impact on wildlife.	H28.18	There are numerous sites being promoted for development purposes in and around the edge of Ramsden Bellhouse. It is therefore considered reasonable that 45 homes can be accommodated within or adjacent to Crays Hill village without causing harm to wildlife by avoiding those sites of biodiversity significance, in accordance with the NPPF. The review of the Ramsden Bellhouse policy will look at individual sites from a development management perspective to ensure constraints such as wildlife are taken into account in identifying sites appropriate for development within the settlement.	Amend policy H28 in light of the outcomes of the review of Ramsden Bellhouse.	DLPQQ/185, DLPQQ/579, DLPQQ/582
Support the proposed housing Ramsden Bellhouse.	H28.19	Support noted.	None required.	DLPQQ/806

<p>Development around Ramsden Bellhouse will impact on the character of the landscape and/or is inappropriate in the Green Belt.</p>	<p>H28.20</p>	<p>There is a need to provide at least 15,260 homes within Basildon Borough over a 20 year period in order to meet the objectively assessed need for housing. In order to achieve this level of housing provision it is necessary for approximately 8,000 homes to be accommodated within the current extent of the Green Belt. It is anticipated that Ramsden Bellhouse will accommodate 45 of these dwellings. It is recognised that this will potentially impact on the Green Belt. This matter will be considered as part of the review of the Ramsden Bellhouse policy to ensure that an appropriate balance is reached between meeting housing needs and ensuring that the Green Belt continues to fulfil its purpose.</p>	<p>Amend policy H28 in light of the outcomes of the review of Ramsden Bellhouse.</p>	<p>DLPQQ/730, DLPQQ/752</p>
<p>Objection to the quantum of development proposed in Crays Hill / the quantum of housing proposed in Crays Hill is out of scale with its size and population.</p>	<p>H29.1</p>	<p>There is a need to provide at least 15,260 homes within Basildon Borough over a 20 year period in order to meet the objectively assessed need for housing. It is anticipated that Crays Hill village will accommodate 45 of these dwellings whilst the nearby Crays Hill Plotlands will accommodate up to a further 45 dwellings. Combined this representing 0.6% of the housing requirement, compared with a population that makes up 0.4% of the Borough's population. It is considered that the quantum of growth proposed in Crays Hill is therefore appropriate and reasonable in scale.</p>	<p>None required.</p>	<p>DLP/17, DLP/95, DLP/98, DLP/1179, DLP/1423, DLP/1428, DLP/1501, DLP/1505, DLP/1520, DLP/1737, DLP/1793, DLP/1800, DLP/1960, DLP/3088, DLP/3637, DLP/3657, DLP/1519, DLP/1499, DLP/1792, DLP7061, DLP/20313, DLP/20524, DLP/20645, DLP/7057, DLP/7103, DLP/7106, DLP/7338, DLP/8017, DLP/8021, DLP/8025, DLP/9199, DLP/8025, DLP/20652, DLP/7062, DLP/7412, DLP/7334, DLP/7059, DLP/7422, DLP/20283DLPQQ/627</p>

<p>Development in the Green Belt around Crays Hill will impact on the character of the village.</p>	<p>H29.2</p>	<p>It is recognised that there will be local impacts arising from the small development location identified in Crays Hill. A review of the Crays Hill policy will be undertaken, from a 'development management' perspective to identify whether sites in Crays Hill should be included within the suite of sites required to deliver around 45 homes in the village settlement. If and where such sites are identified, the quantum of development appropriate will also be identified reflecting the constraints in the local area.</p>	<p>Amend policy H29 in light of the outcomes of the review of Crays Hill.</p>	<p>DLP/95, DLP/20586, DLP/20243, DLP/7416, DLP/7310, DLP/7426, DLP/7404, DLP/7389, DLP/7060, DLP/7264, DLP/7394, DLP/7390, DLP/7318, DLP/7303, DLP/20258, DLPQQ/996</p>
<p>Consideration should be given to the identification of Dale Farm as a housing development site within the Local Plan.</p>	<p>H29.3</p>	<p>As this is a brownfield site within the Green Belt, it is recommended that consideration be given to this proposal. This site is located close to the Serviced Settlement of Crays Hill, and therefore it is recommended it is considered as part of the Serviced Settlement Review which is intended to address the concerns raised by consultees in respect of policy H29, and provide recommendations of suitable development locations in this settlement.</p>	<p>Include consideration of this site in the Serviced Settlements Review. Consider the outcomes of this review, and amend the Local Plan accordingly.</p>	<p>DLP/706, DLP/690DLPQQ/204, DLPQQ/829</p>
<p>Development to the north of Crays Hill will have impacts on the landscape.</p>	<p>H29.4</p>	<p>Concern for the impact of development to the north of Crays Hill on the landscape are noted. This matter will be considered as part of the Serviced Settlement Review.</p>	<p>Consider the impact of development to the north of Crays Hill within the Serviced Settlement Review, and use the results of this review to further refine policy H29.</p>	<p>DLP/2578,DLP/7090</p>

Additional housing within Crays Hill will increase traffic in Crays Hill especially on the A129.	H29.5	The quantum of housing proposed in Crays Hill village and the nearby Crays Hill Plotland will give rise to around 45 traffic movements during the am and pm peaks. This represents one additional movement every 1minute and 20 seconds during the peak hours (8am-9am and 5pm-6pm). This is unlikely to result in a significant adverse impact on traffic or congestion which is the threshold for objecting to development on transport grounds in the NPPF.	None required.	DLP/436, DLP/480, DLP/1179, DLP/1348, DLP/1505, DLP/1960, DLP/1504,DLP/11433,DLP/20313,,DLP/7057, DLP/7090, DLP/7106,DLP/7200,DLP/7195, DLP/7205, DLP/22, DLP/7335, DLP/7320, DLP/20650, DLP/20523, DLP/20650, DLP/7316, DLP/7316, DLP/7335
Land to the north of Crays Hill promoted for development for housing within the Local Plan.	H29.6	There are concerns surrounding the impact on the landscape of development in this location, which are supported by the evidence in the Council's Landscape Character Assessment. However, the Council will give consideration to this proposal as part of the Serviced Settlement Review which is intended to address the concerns raised by consultees in respect of policy H29, and provide recommendations of suitable development locations in this settlement.	Include consideration of this site in the Serviced Settlements Review. Consider the outcomes of this review, and amend the Local Plan accordingly.	DLP/1825, DLP/1833
Development around Crays Hill will impact on the character of the landscape and/or is inappropriate in the Green Belt.	H29.7	There is a need to provide at least 15,260 homes within Basildon Borough over a 20 year period in order to meet the objectively assessed need for housing. In order to achieve this level of housing provision it is necessary for approximately 8,000 homes to be accommodated within the current extent of the Green Belt. It is anticipated that Crays Hill village will accommodate 45 of these dwellings	Amend policy H29 in light of the outcomes of the review of Crays Hill.	DLP/11433, DLP/20030, DLP/20097, DLP/20201, DLP/20255, DLP/20259, DLP/20313, DLP/7057, DLP/7384, DLP/9203DLPQQ/881, DLPQQ/740

		whilst the nearby Crays Hill Plotland will accommodate approximately 45 more. It is recognised that this will potentially impact on the Green Belt. This matter will be considered as part of the review of the Crays Hill policy to ensure that an appropriate balance is reached between meeting housing needs and ensuring that the Green Belt continues to fulfil its purpose.		
There is insufficient access to services in Crays Hill to support growth.	H29.8	Crays Hill is a serviced settlement that benefits from a school, local shop/post office and local open space. It is on the main route between Wickford and Billericay and benefits from public transport services, albeit frequency could be improved. As a serviced settlement it is considered that this is an appropriate location for some development, with the level of development proposed expected to contribute to the viability of those services which are already present without causing undue strain on them. It is recognised that bus services to and from Crays Hill could be improved to enhance the accessibility of other services for those without access to a private vehicle. This is identified in policy H29, and needs to also be reflected in the Infrastructure Delivery Plan.	Amend the Infrastructure Delivery Plan to include improved public transport accessibility to Crays Hill.	DLP/3293, DLP/20313, DLP/7057, DLP/7200, DLP/7195, DLP/7205, DLP/7384, DLP/9203
Concerns expressed about the capacity of specific sites within Crays Hill to accommodate development	H29.9	It is recognised that there will be constraints affecting the ability of individual sites to accommodate growth. A review of the Crays Hill policy will be undertaken, from a 'development management'	Amend policy H29 in light of the outcomes of the review of Crays Hill.	DLP/436, DLP/1452, DLP/1883, DLP/2387, DLP/3877, DLP/22, DLP/7062,

		perspective to identify whether specific sites should be included within the suite of sites required to deliver around 45 homes in the settlement. If and where such sites are identified, the quantum of development appropriate will also be identified reflecting the constraints in the local area.		
Alternative development site identified for consideration for inclusion in the Local Plan within Crays Hill.	H29.10	The Council will give consideration to this proposal as part of the Serviced Settlement Review which is intended to address the concerns raised by consultees in respect of policy H29, and provide recommendations of suitable development locations in this settlement.	Include consideration of this site in the Serviced Settlements Review. Consider the outcomes of this review, and amend the Local Plan accordingly.	DLP/655, DLP/1260, DLP/765, DLP/1817, DLP/20143, DLPQQ/502, DLPQQ/895
Development in Crays Hill will impact on wildlife	H29.11	There are numerous sites being promoted for development purposes in and around the edge of Crays Hill and the plotlands. It is therefore considered reasonable that 45 homes can be accommodated within or adjacent to Crays Hill village without causing harm to wildlife by avoiding those sites of biodiversity significance, in accordance with the NPPF. The review of the Crays Hill policy will look at individual sites from a development management perspective to ensure constraints such as wildlife are taken into account in identifying sites appropriate for development within the settlement.	Amend policy H29 in light of the outcomes of the review of Crays Hill.	DLP/436,DLP/7385

Road safety and access issues associated with the topography of Crays Hill	H29.12	It is noted that Crays Hill has an undulating topography, affecting the road visibility from some side roads. Consideration will be given to the appropriateness of access arrangements for potential development sites within and adjacent to Crays Hill village as part of the review of Crays Hill policy to ensure that safe access can be secured to individual development sites.	Amend policy H29 in light of the outcomes of the review of Crays Hill	DLP/436,DLP/20255, DLP/20259
Development in Crays Hill will exacerbate parking problems around the village centre.	H29.13	New developments will be required to provide sufficient off-street parking in accordance with the policies in chapter 9 of the Draft Local Plan. New development should not give rise to high levels of residential on-street parking. Where new development is located close to the village centre, as was proposed in the Draft Local Plan, it is less likely that the residents from these developments will drive to the village centre, as it is within short walking distance. It is not therefore considered parking problems will be exacerbated by new development in Crays Hill.	None required.	DLP/436
Incomplete developments currently detract from the character of Crays Hill	H29.14	Noted. Provided conditions are being complied with, and the site is being kept in an orderly state, there is limited action the Council can take in this regard.	None required.	DLP/436
New development will cause similar disturbance to residents to that previously caused	H29.15	Development permitted through the plan-making process must meet with the requirements of the plan in terms of design, layout, density, access arrangements etc. By its nature illegal	None required.	DLP/436

by the illegal encampment of travellers in the settlement.		development does not do this. Therefore, it is not considered the case that the new development permitted through the Local Plan will give rise to the same impacts as illegal development activity.		
Object to the conclusion for Alternative Option 1 for Policy H29.	H29.16	Objection noted.	None required.	DLP/1424, DLP/1429
Support two allocation north of London Road	H29.17	Support noted.	None required.	DLP/1817
Object to development in Crays Hill due to the quality of the highway and/or flood risk concerns.	H29.18	The proposed allocations in the Draft Local Plan have been subject to a flood risk sequential test, and found to be sequentially appropriate. That being said, it is recognised that areas of the borough are susceptible to surface water flood risk. Consequently, any development in Crays Hill would need to comply with policy CC4: Managing flood risk in new development. It is recognised that Oak Avenue is an unadopted highway, and that its capacity to accommodate large quantum of growth may be limited. A review of the Crays Hill policy will be undertaken, from a 'development management' perspective to identify whether the proposed sites should be included within the suite of sites required to deliver around 45 homes in the settlement. If and where such sites are identified, the quantum of development appropriate will also be identified reflecting the special development control policy	Amend policy H29 in light of the outcomes of the review of Crays Hill	DLP/22,

		requirements, and also constraints in the local area.		
Object to development in Crays Hill due to impact on road network and congestion.	H29.19	Noted. The Council commissioned highway mitigation modelling to investigate if there were any road improvements that could be brought forward in order to bring the highway network within capacity in the Basildon Borough. This was carried out at a strategic level and the Council recognises that further work to look at site specific sustainable access needs to be carried out in order to determine if there is any further mitigation required in some areas. The Crays Hill area will form part of the next stage appraisal of the highway network to highlight where sustainable access would be for proposed new development sites and to determine if any mitigation is required in order for those site to be delivered in an effective and sustainable way.	Basildon Borough Council will continue to work with the Highway Authority to commission further Highway Modelling to determine if there is any further mitigation to the highway network required, and to determine sustainable access measures for each of the strategic development sites proposed in the Draft Local Plan.	DLP/1138, DLP/354, DLP/1507
Support for policy H30.	H30.1	Support noted	None required	DLP/2749

Policy H30 should be amended to require the potential impacts of residential development on the natural environment to be assessed and mitigated.	H30.2	Part 1 of policy H30 supports residential developments in identified locations <i>subject to compliance with all other relevant policies within this plan</i> . Policies in the natural environment chapter require the impacts of all forms of development on nature conservation, the landscape and green infrastructure to be assessed and mitigated as part of the planning application process. Plans should be read as a whole, and consequently the requested amendment is not necessary.	None required	
Include a table showing the allocations and the number of dwellings proposed in the Plan.	H30.3	It is agreed that such a table might form a useful addition to the Local Plan.	Insert a summary table showing allocations and the number of dwellings proposed in the Local Plan.	DLP/3066
Promotion of land at Foot Farm in Billericay as an alternative/additional development location for housing purposes	H30.4	The land promoted is within the extent of Green Belt to the east of South Green and Great Burstead. It is south of proposed site H27. Consideration will be given to the suitability of this site for development through the HELAA process, and if appropriate additional evidence base work will be carried out. If appropriate, consideration should be given to the inclusion of this site in the Local Plan.	Undertake a review of this site through the HELAA process. If suitable, undertake more detailed evidence base work. If suitable after additional evidence base work is undertaken, consider inclusion in the Local Plan.	DLP/1763
Supports housing above shops as set out in policy H30.	H30.5	Support noted.	None required.	DLPQQ/844

Proposed sites should be inset from the Green Belt or an exception made to Green Belt policy.	H31.1	New Gypsy and Traveller Site provision are identified within the extent of the Green Belt on the Policies Map, and in Appendix 4. Policies H31 and H32 set out the development management criteria applicable when considering New Gypsy and Traveller Site or Park Home Provision. The Council will consider wording changes to clarify that these areas are to be retained for such uses.	Consider wording changes.	DLP/42
Sites should be subjected to an ecological survey before they are allocated.	H31.2	Noted. The Council has considered all environmental constraints when formulating the Local Plan, including detailed ecological assessments of sites identified as preferred options and alternative options for development. Further mitigation work would occur at the planning application stage.	None required.	DLP/478, DLP/479
Support criteria 1(c) and 1(f) of Policy H 31.	H31.3	Support noted.	None required.	DLP/2869
Observations regarding wording changes to Policy H 31 to emphasise the consideration of all sources of flooding when determining suitable locations for developments.	H31.4	Noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan.	Consider wording changes.	DLP/2869
Observations regarding wording changes to Core Policy 5 to replace 'local environment' with 'natural, built	H31.5	The Council has changed its approach to plan preparation, and although much of the work done to prepare the Core Strategy remains relevant, the Draft Local Plan January	None required.	DLP/7346, DLP/727,

and historic environment' under criterion (h).		2016 sets out an initial draft of a new Local Plan for Basildon Borough.		
How will the Council ensure the tidiness of proposed gypsy/traveller sites?	H31.6	Policy H31 sets out the types of considerations that will be factored into assessing whether new or expanded sites meet policy aspirations. Conditions can also be put on planning applications, which can be enforced if they are not being complied with.	Consider whether further detail could be given in Policy H31 relating to the impact of traveller sites on residential amenity.	DLPQQ/356
Policy is compliant with the NPPF.	H32.1	Noted.	N/A	DLP/43
Provision should be made for non-travelling gypsies/travellers wanting to live in touring caravans with utility buildings.	H32.2	Noted. Paragraph 4 of the NPPF makes it clear that local planning authorities should consider the Government's PPTS, in conjunction with the NPPF, when preparing plans or making decisions on Travellers Sites in their area. As a consequence of the changes to definition of gypsies and travellers for planning purposes in the 2015 update to the PPTS, gypsies and travellers now need to demonstrate a nomadic lifestyle. The Local Plan seeks to identify those gypsies and travellers which should be planned for in accordance with the PPTS, as they retain a nomadic lifestyle, and those which should otherwise have their specific cultural needs of living accommodation met in accordance with the Equalities Act 2014, the Childrens and Families Act 2014 and the Human Rights Act 1998, but no longer exercise a nomadic lifestyle and where the PPTS does not apply. Policy H 3 sets	None required.	DLP/43

		<p>out the Council's strategy in providing Gypsy, Traveller and Travelling Showpeople accommodation, having regard to the output of the BBLNAA and BBSPS studies.</p>		
<p>Standards should also be set for pitch sizes.</p>	H32.3	<p>Noted. However, whilst planning deals with whether or not the use of land for the purpose of a caravan park site is acceptable, the Caravan Sites & Control of Development Act 1960 establishes a licensing requirement for caravan parks which runs in parallel with, but is separate from, the town planning process. Licensing requirements are set out by the Secretary of State in Model Standards, which imposes a wide range of developmental and operation controls over the site and its day to day management and operation. The Model Standard conditions define matters relating to the required density, form of layout, spacing requirements, dimension of site roads, fire safety, electrical wiring, gas compounds, litter e.tc. Site licence conditions are issued by Basildon Borough Council Environmental Health Services.</p>	<p>None required.</p>	DLP/1882

Support criteria 1(c) and 1(f) of Policy H 32.	H32.4	Support noted.	None required.	DLP/2870
Observations regarding wording changes to Policy H 32 to emphasise the consideration of all sources of flooding when determining suitable locations for developments.	H32.5	Noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/2870
Observations regarding wording changes to Policy H 32 to include requirements for any proposal to be accompanied by a detailed ecological assessment, mitigation and enhancement strategy in order to protect the natural environment.	H32.6	Noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/2750
Support for policy H33.	H33.1	Support noted	None required	DLP/2476
Provision should be made for non-travelling gypsies/travellers wanting to live in touring caravans with utility buildings.	H32.2	Noted. Paragraph 4 of the NPPF makes it clear that local planning authorities should consider the Government's PPTS, in conjunction with the NPPF, when preparing plans or making decisions on Travellers Sites in their area. As a consequence of the changes to definition of gypsies and travellers for planning purposes in the 2015 update to the PPTS, gypsies and travellers now need to	None required.	DLP/43

		demonstrate a nomadic lifestyle. The Local Plan seeks to identify those gypsies and travellers which should be planned for in accordance with the PPTS, as they retain a nomadic lifestyle, and those which should otherwise have their specific cultural needs of living accommodation met in accordance with the Equalities Act 2014, the Childrens and Families Act 2014 and the Human Rights Act 1998, but no longer exercise a nomadic lifestyle and where the PPTS does not apply. Policy H 3 sets out the Council's strategy in providing Gypsy, Traveller and Travelling Showpeople accommodation, having regard to the output of the BBLNAA and BBSPS studies.		
Table 11.2 does not add up to 100% It needs amending.	H33.3	Anomaly noted. The SHMA and the Local Plan will be reviewed to ensure that this table is corrected.	Amend table 11.2 to ensure it is correct (adds up to 100%).	DLP/1144, DLP/1139DLPQQ/439
The objectives of policy H33 are supported, however it should be amended to enable the site context to be taken into account when determining the appropriate mix of housing units on a site.	H33.4	It is agreed that site context can have an impact on the mix of development that can be accommodated on a housing site. However, it is also important that the mix of homes provided aligns with the housing needs of the borough. Policy H33 will therefore be reviewed in order determine if the wording can be amended to ensure both matters are addressed.	Review policy H33 to determine whether the wording can be amended to capture the need to consider site context whilst also ensuring an appropriate mix of homes is delivered.	DLP/125

<p>A requirement for bungalows should be included in policy H33</p>	<p>H33.5</p>	<p>Parts 2 and 3 of policy H33 require the provision of specialist accommodation types which enable those with disabilities and older people to live in their own homes. The Whole Plan Viability Assessment shows that these requirements are likely to incur a cost on development. However, policy H33 does not specify the physical form that this development will take. This provides the flexibility that developers need to ensure that their sites remain viable. Such flexibility is a requirement of the NPPF. By introducing a specific requirement for bungalows to meet the housing needs of older people, the flexibility within policy H33 would be removed. Bungalows require large footprints, and may ultimately affect the land budget and viability of schemes. Therefore, whilst some developers may meet the requirements of policy H33 by providing bungalows, it should not be a specific requirement to do so, as it may render development unviable, and/or result in the loss of other planning requirements such as community infrastructure provision, provision of affordable housing or less on-site open space provision.</p>	<p>None required</p>	<p>DLP/396, DLP/8015, DLPQQ/167</p>
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<p>The requirement of part 3 of policy H33 to provide specialist accommodation for older people is not specifically required in national policy and will add a financial burden on development making schemes unviable.</p>	<p>H33.6</p>	<p>Paragraph 50, bullet point 1 requires local planning authorities to plan for a mix of housing based on current and future demographic trends. Planning for the needs of older people is specifically mentioned in bullet point 1, and therefore there is a requirement in national policy for meeting these particular needs. In terms of the impact of this requirement on viability, The Whole Plan Viability indicates that the cost of this requirement can be accommodated within developments within most parts of the Borough. This will be reviewed prior to the submission of the Local Plan to ensure that this remains the case. If viability has changed for the worse, the Council will need to consider which policies that add to the cost of development will need to be amended.</p>	<p>Consider the outcomes of the final Whole Plan Viability Assessment and determine whether any policies, which add to the costs of development, need to be amended in the Local Plan.</p>	<p>DLP/355</p>
<p>The conversion of bungalows should be resisted.</p>	<p>H33.7</p>	<p>With regard to retaining bungalows, permitted development rights enable the conversion of bungalows to houses in most instances without the need for planning permission. Such a policy would therefore be ineffective.</p>	<p>None required</p>	<p>DLP/396, DLP/2582DLPQQ/717</p>
<p>There is insufficient supply of smaller homes for people who wish to down size but do not require specialist accommodation for older people.</p>	<p>H33.8</p>	<p>37% of existing homes within Basildon Borough have 1 or 2 bedrooms. The SHMA indicates that 38% of new homes in the future should be 1 or 2 bedroom homes. Policy H33 requires the housing mix on development sites to align with the need identified in the SHMA. There is therefore a supply of housing suited to those looking to down size, and it</p>	<p>None required</p>	<p>DLP/941, DLP/14518, DLP/12691, DLP/18383, DLP/20278, DLPQQ/949</p>

		is proposed that such accommodation will also form part of the mix of new homes provided in the future. There is therefore no need to amend the Local Plan in respect of this representation.		
A full mix of housing types should be secured in all settlements within the Borough to improve social cohesion and affordability.	H33.9	The requirements of policy H33 apply to all proposals for development - i.e. it is expected that a full mix of housing types is secured on all development sites regardless of their location within the Borough. The concerns expressed within this representation are therefore addressed by this draft policy. There is therefore no need to amend the Local Plan in respect of this representation.	None required	DLP/986, DLP/1538, DLP/2174, DLP/3185, DLP/4323
Support for the flexibility provided by policy H33	H33.10	Support noted	Support noted	DLP/1139
Reference to lifetime homes standard should be removed as it does not completely align with Category 2 of the Access standards and may cause confusion.	H33.11	It is agreed that Access Standard Category 2 does not completely align with the previous Lifetime Homes Standard, and that this could potentially cause confusion if used in cross-referencing. Therefore, the reference to the Lifetime Homes standard should be removed.	Remove reference to Lifetime Homes standard in policy H33.	DLP/1139
Current new build house sizes are too small. The Council should set a requirement for large house sizes above	H33.12	It is noted that current new build housing is small in size. The introduction of the Governments Nationally Described Space Standards is proposed in policy H33 to overcome this. The Council is not permitted to set alternative space	None required	DLP/1538

those specified by Government.		standards to the Nationally Described Space Standards, and therefore the proposal in this representation cannot be enacted upon.		
Garden sizes of new homes are too small.	H33.13	It is noted that garden space is important within family housing for providing play space, storage space and opportunities for wildlife. The Draft Local Plan does not include a policy setting out requirements for garden space to accompany new homes. This matter should be reviewed, and the Local Plan should potentially be amended to include a policy on this matter.	Consider the introduction of a policy on garden sizes.	DLP/1538
Development densities of new housing provision are too high.	H33.14	It is noted that development densities in new developments can be higher than that achieved in some existing parts of the borough. However, the introduction of requirements such as those in policy H33 will act to limit development density. It should be noted that by restricting development density, additional land is required to meet the same housing need - i.e. more land in current Green Belt locations. No amendment is proposed in respect of this representation.	None required	DLP/1538DLPQQ/431
Adoption of the Nationally Described Space Standards and Parts M4(2) and M4(3) of the Building Regulations needs to be justified against the relevant tests in the NPPG.	H33.15	The Council has identified a need for high quality homes, and for housing for those with disabilities/older people. The Council has tested the implications of applying the Nationally Described Space Standards and the higher level access standards through the Whole Plan Viability Assessment. It is considered that the	None required	DLP/2078, DLP/2303

		application of these standards is justified and will not harm the viability of development.		
Support a housing mix that supports the employment opportunities at the London Gateway.	H33.16	Support noted	None required	DLP/2230, DLP/2231
The requirements of policy H33 in relation to access standards and specialist accommodation are inflexible and should be agreed on a site by site basis.	H33.17	Paragraph 50 of the NPPF is clear that Local Planning Authorities should plan to meet the full range of local housing needs, including the needs for older people and people with disabilities. The provision of targets within policy H33 seeks to ensure that every large site contributes towards meeting these needs in a proportionate way. The policy does not seek to dictate the physical form of such provision, and does not dictate the tenure of the provision under each category. There is therefore significant flexibility within the policy to enable developers to meet these requirements in a creative way. Furthermore, these requirements have been subject to viability appraisal and are considered to be deliverable in this regard. No amendment to the policy is considered necessary in respect of this representation.	None required	DLP/1993, DLP/2338, DLP/7049,
There should be a greater emphasis on smaller, more affordable homes.	H33.18	The SHMA identifies the range of house sizes needed to meet local needs. This includes a proportion of smaller 1 and 2 bedroom homes as well as large homes needed to meet	None required	DLP/2582DLPQQ/433, DLPQQ/287, DLPQQ/484, DLPQQ/480

		the needs of families. Part 1 of policy H33 requires regard to be had to these requirements when planning the housing mix on development sites. No amendment is therefore required to policy H33 in respect of this representation.		
The requirements of policy H33 in relation to specialist accommodation should be flexible for strategic sites such as Gardiners Lane South.	H33.19	Paragraph 50 of the NPPF is clear that Local Planning Authorities should plan to meet the full range of local housing needs, including the needs for older people and people with disabilities. The provision of targets within policy H33 seeks to ensure that every large site contributes towards meeting these needs in a proportionate way. The policy does not seek to dictate the physical form of such provision, and does not dictate the tenure of the provision under each category. There is therefore significant flexibility within the policy to enable developers to meet these requirements in a creative way. Furthermore, these requirements have been subject to viability appraisal and are considered to be deliverable in this regard. No amendment to the policy is considered necessary in respect of this representation.	None required	DLP/2339
The requirement of policy H33 in relation to specialist accommodation should be flexible, as some development sites may be more	H33.20	The strategic sites identified within the Draft Local Plan for housing development purposes are located on the edge of the urban area, and have or are expected to have as a consequence of development good access to services and public transport provision. It is considered	None required	DLP/1787, DLP/2348, DLP/4965

appropriate for specialist accommodation that others.		that they all therefore represent appropriate locations for the provision of specialist accommodation for older people. It is not therefore considered necessary to amend policy H33 in this regard.		
The requirements of part 1 and part 4 of policy H33 are acknowledged.	H33.21	Acknowledgement of parts 1 and 4 of policy H33 noted.	None required	DLP/2348
The requirements of policy H33 may affect viability. The policy should include what will happen if viability affects the delivery of housing.	H33.22	The requirements of policy H33 have been subject to viability appraisal and are considered to be deliverable in this regard. No amendment to the policy is therefore considered necessary.	None required	DLP/1787, DLP/2717, DLP/2806, DLP/3067, DLP/4474, DLP/4960
Reference to several documents to guide mix of housing within policies H33 and H34 may cause confusion. It would be better to refer to a single document, as this will ensure consistency and clarity.	H33.23	The potential for confusion through referencing to several potential sources of evidence is recognised. Consideration needs to be given as to which source would be best. As policy choices may need to be made between different requirements due to the viability implications of Starter Homes, referencing evidence base may not be appropriate. It may be appropriate to reference an internal policy document such as a Housing Strategy, although this would require the Council to commit to resourcing the regular review and update of such a document.	Amend policies H33 and H34 to reference a single information source. Alternatively, the recommendation in respect of summary H34.7.	DLP/4967, DLP/4971
Greater clarity is needed regarding the requirements of policies H33 and H34 i.e. is specialist accommodation	H33.24	The need for greater clarity in this regard is recognised. Since the publication of the SHMA 2016 further information is available which will aid with this clarity. This should be used	Review policies H33 and H34 as they relate to the tenure mix of specialist accommodation to reflect the SHMA 2016.	DLP/2078, DLP/4965

required as part of the private sector or affordable provision. This will affect viability.		to revise policies H33 and H34 accordingly.		
Support for wheelchair accessibility requirement, although clarity is required over whether properties should be wheelchair accessible or wheelchair adaptable.	H33.25	Support noted. The Building Regulations defines wheelchair adaptable and wheelchair accessible. However, it is agreed that for clarity purposes these definitions can be included in the Local Plan.	Amend supporting text to include definitions of wheelchair accessible and wheelchair adaptable to improve clarity.	DLP/4965
Object to the requirement for wheelchair accessible homes	H33.26	Objection noted. The requirement for this type of accommodation is based on the proportion of people living in Basildon receiving higher level disability living allowance. It is appropriate, given this evidence to seek a small requirement for wheelchair accessible homes.	None required.	DLP/3067, DLP/4474
The Local Plan must not make reference to the Building Regulations.	H33.27	The only way in which the Governments access standards and nationally described space standards can be sought is through a policy requirement in the Local Plan. It is only these requirements that can be sought. Local standards on accessibility, space, energy efficiency and water efficiency cannot be set. It is therefore appropriate to reference the option requirements the Council wishes to apply within relevant policies in the local plan.	None required.	DLP/4474

Object to the requirement for accessible homes (category 2).	H33.28	There is a substantial requirement for accommodation for older people within the Borough equivalent to over 20% of the total housing need arising over the plan period. This is additional to any need arising in younger age groups for those with non-wheelchair requiring disabilities. It is proposed that approximately half of this need is met through specialist accommodation (Housing LIN used in SHMA to evidence). However, it is recognised that many older people would wish to live in the community. Therefore, the plan also seeks to meet need by requiring 10% of new homes to be built to category 2 accessibility level. This provides different options for older people and those with mobility issues, and is entirely consistent with the flexibility of supply expected by the NPPF to meet the mixed and changing needs of the community.	None required.	DLP/3067
The plan is only seeking to build executive/luxury houses.	H33.29	The requirement for the 'Size and Types of Homes' is covered by Policy H 33, which requires all proposals for development which comprise 10 or more dwellings must provide an appropriate mix of housing types to meet the specific needs of existing and future households in the Borough.	None required.	DLP/13068, DLP/18383, DLPQQ/94, DLPQQ/547
There should be a housing requirement for the elderly and/or disabled.	H33.30	The requirement for the 'Size and Types of Homes' is covered by Policy H33.	None required.	DLPQQ/551, DLPQQ/782, DLPQQ/429, DLPQQ/240, DLPQQ/472, DLPQQ/761, DLPQQ/757, DLPQQ/659, DLPQQ/724, DLPQQ/685

Concerns about the provision of smaller homes for people who wish to downsize.	H33.31	37% of existing homes within Basildon Borough have 1 or 2 bedrooms. The SHMA indicates that 38% of new homes in the future should be 1 or 2 bedroom homes. Policy H33 requires the housing mix on development sites to align with the need identified in the SHMA. There is therefore a supply of housing suited to those looking to down size, and it is proposed that such accommodation will also form part of the mix of new homes provided in the future. There is therefore no need to amend the Local Plan in respect of this representation.	None required.	DLPQQ/307, DLPQQ/311, DLPQQ/430, DLPQQ/411, DLPQQ/955
There is no mention of the type of housing to be built.	H33.32	The requirements of policy H33 apply to all proposals for development - i.e. it is expected that a full mix of housing types is secured on all development sites regardless of their location within the Borough. Further details of the tenure for each development will be submitted at the planning application stage.	None required.	DLPQQ/805, DLPQQ/890, DLPQQ/720
The conversion of small houses into larger houses should be resisted.	H33.33	Permitted development rights enable the conversion of some housing units such as bungalows, into houses in most instances without the need for planning permission. Such a policy would therefore be ineffective. However, where planning permission is required, Policy DES 4 High Quality Buildings, sets the criteria against which such proposals will be assessed in the interest of the overall design and character of the host building and its surroundings.	None required.	DLPQQ/509

Support for policy H34	H34.1	Support noted	None required	DLP/126, DLP/1405, DLP/1994, DLP/3068, DLP/4966, DLP/5305, DLP/16092, DLP/14412, DLP/14977, DLP/14996, DLP/15023, DLP/15043, DLP/15161, DLP/15287, DLP/15665, DLP/15725, DLP/15775, DLP/16484, DLP/16649, DLP/16934, DLP/17050, DLP/17507, DLP/17554, DLP/17570, DLP/17611, DLP/17637, DLP/17691, DLP/17894, DLP/17971, DLP/18197, DLP/19283, DLP/19343, DLP/19376, DLP/19402, DLP/19423, DLP/19484, DLP/19518, DLP/19535, DLP/19542, DLP/20123, DLP/15235, DLP/15744, DLP/16146, DLP/17369, DLP/17683, DLP/17702, DLP/17824, DLP/17940, DLP/17975, DLP/18098, DLP/19491, DLP/19549, DLP/19556, DLP/16812, DLP/13963, DLPQQ/221
Seeks a higher level of affordable housing, accessible to local people.	H34.2	It is agreed that the Council should provide housing which meets the needs of local people. Affordable Housing is specific types of housing defined in the NPPF. The SHMA has undertaken an assessment of the need for affordable housing and has determined that this need sits around 20-22% of the total housing requirement. In addition to this, there is a need for low cost ownership products to reduce pressure on the private rented sector. The proposed target of 25% in draft policy H34 enables this.	None required	DLP/358, DLP/359, DLP/1285, DLP/1524, DLP/2063, DLP/2583, DLP/2584, DLP/4320, DLP/4323, DLP/2057, DLP/16136, DLP/17784, DLP/9469, DLP/10014, DLPQQ/925, DLPQQ/899, DLPQQ/439, DLPQQ/976, DLPQQ/745, DLPQQ/522, DLPQQ/574, DLPQQ/580, DLPQQ/603

Policy H34 should be strengthened in terms of allowing reduced affordable housing provision where viability is an issue.	H34.3	The Council has tested the viability of affordable housing provision through its HELAA and Whole Plan Viability Assessment. It is known that higher levels of affordable housing provision are viable in Basildon Borough, indicating that this plan has flexibility to respond to changing market conditions. Furthermore, part 4 of policy H34 is very clear as to the approach the Council will take where viability is an issue. Reducing the level of affordable housing provision will be the Councils last re-course.	None required	DLP/356, DLP/1140, DLP/2340, DLP/4475
Current distribution of affordable housing is disproportionate. A better mix should be achieved across the borough.	H34.4	Policy H34 requires the provision of affordable housing on all sites of 11 units or more. This applies equally across the Borough, and will therefore result in additional supply of affordable housing in Billericay and Wickford. It should be noted that social housing is lost through right to buy, and consequently new provision in Basildon town will contribute to the replenishment of supply in that location.	None required	DLP/484, DLP/3366, DLP/20340,
The level of affordable housing provision should not be high/higher.	H34.5	The SHMA has undertaken an assessment of the need for affordable housing and has determined that this need sits around 20-22% of the total housing requirement. In addition to this, there is a need for low cost ownership products to reduce pressure on the private rented sector. The proposed target of 25% in draft policy H34 enables this.	None required	DLP/3366, DLP/14144, DLPQQ/213
Objection to alternative Option 2	H34.6	Objection to alternative option 2 noted.	None required	DLP/1996, DLP/3068

on grounds of viability.				
Policy H34 should set out the preferred tenure mix of affordable housing	H34.7	Policy H34 was prepared to provide flexibility over time with regard to tenure mix, which may change as a consequence of economic, social and/or political drivers. That being said, the introduction of a requirement for starter homes will mean the Council will need to be more specific about the other forms of affordable housing that it is able to secure due to the potential impact on viability that the Starter Homes regulations will have. This matter should therefore be reviewed.	Once the Starter Homes Regulations are published, review the requirement for other tenures of affordable housing.	DLP/2719, DLP/20490, DLP/7171, DLP/20278, DLPQQ/962
The requirement for starter homes should be addressed through policy H34.	H34.8	Until such time as the Starter Homes Regulations are published it is not known what the requirement will be. Policy H34, and indeed any other policies which impact on development viability will need to be reviewed once these regulations are published.	Once the Starter Homes Regulations are published review policy H34 to include them, and undertake an update of the Whole Plan Viability Assessment to inform policy H34, and other policies with viability implications so policy choices can be made.	DLP/1807, DLP/2078, DLP/2719, DLP/3029, DLP/4966, DLP/5440, DLPQQ/446, DLPQQ/256, DLPQQ/659, DLPQQ/581
A lower proportion of affordable housing should be required.	H34.9	The SHMA has undertaken an assessment of the need for affordable housing and has determined that this need sits around 20-22% of the total housing requirement. In addition to this, there is a need for low cost ownership products to reduce pressure on the private rented sector. The proposed target of 25% in draft policy H34 enables this. This target is justified by evidence. A lower level of provision	None required	DLP/2155, DLP/2265, DLP/3099, DLP/14641, DLP/14700, DLP/14731, DLP/14930, DLP/15079, DLP/16055, DLP/16174, DLP/16544, DLP/16646, DLP/16905, DLP/17424, DLP/17540, DLP/17599, DLP/17694, DLP/17765, DLP/17788, DLP/17820, DLP/17834, DLP/17853, DLP/17854, DLP/17964, DLP/17993, DLP/18019, DLP/18037, DLP/18131, DLP/18246, DLP/19177, DLP/19212, DLP/19253, DLP/19259, DLP/19312, DLP/19336, DLP/19382, DLP/19416,

		would leave needs unmet and would be inconsistent with the requirements of the NPPF.		DLP/19449, DLP/19456, DLP/19463, DLP/19470, DLP/19477, DLP/19528, DLP/15575, DLP/17721, DLP/17782, DLP/18145, DLP/14524, DLP/14552, DLP/14657, DLP/14913, DLP/14954, DLP/15106, DLP/15128, DLP/15467, DLP/15530, DLP/15557, DLP/15700, DLP/15759, DLP/17274, DLP/17629, DLP/17643, DLP/17653, DLP/17893, DLP/17919, DLP/18022, DLP/18048, DLP/18071, DLP/18077, DLP/18085, DLP/18099, DLP/18191, DLP/18245, DLP/18289, DLP/19389, DLP/19505, DLP/19512, DLP/20063, DLP/20098, DLP/19304, DLPQQ/454
There should not be an affordable housing requirement in the Local Plan.	H34.10	The NPPF requires local planning authorities to set policies for the provision of affordable housing where there is an identified need. To not do so would therefore be inconsistent with national policy, and would fail the tests of soundness.	None required	DLP/3099, DLP/17642, DLP/14524, DLP/14552, DLP/14657, DLP/14913, DLP/14954, DLP/15106, DLP/15128, DLP/15467, DLP/15530, DLP/15557, DLP/15700, DLP/15759, DLP/17274, DLP/17629, DLP/17643, DLP/17653, DLP/17893, DLP/17919, DLP/18022, DLP/18048, DLP/18071, DLP/18077, DLP/18085, DLP/18099, DLP/18191, DLP/18245, DLP/18289, DLP/19389, DLP/19505, DLP/19512, DLP/20063, DLP/20098, DLP/16567, DLP/17186, DLP/17868, DLP/19435, DLP/15235, DLP/15744, DLP/16146, DLP/17369, DLP/17683, DLP/17702, DLP/17824, DLP/17940, DLP/17975, DLP/18098, DLP/19491, DLP/19549, DLP/19556
There is a need for affordable housing provision across the borough.	H34.11	It is agreed that the Council should provide housing which meets the needs of local people. Affordable Housing is specific types of housing defined in the NPPF. The SHMA has undertaken an assessment of the need for affordable housing and has	None required	DLP/112, DLP/1324, DLP/1492, DLP/2305, DLP/4544, DLP/26, DLP/823DLPQQ/962, DLPQQ/279, DLPQQ/363, DLPQQ/905, DLPQQ/833, DLPQQ/751, DLPQQ/913, DLPQQ/859, DLPQQ/564, DLPQQ/615, DLPQQ/949

		determined that this need sits around 20-22% of the total housing requirement. In addition to this, there is a need for low cost ownership products to reduce pressure on the private rented sector. The proposed target of 25% in draft policy H34 enables this. It will be applied to all development sites of 11 units or more across the borough.		
Developers in Billericay will choose to pay CIL rather than provide affordable housing.	H34.12	Policy H34 requires the provision of affordable housing on all sites of 11 units or more. This applies equally across the Borough, and will therefore result in additional supply of affordable housing in Billericay. CIL is charged separately to any requirement for affordable housing. Viability testing has been undertaken and has shown that developments in Billericay remain viable whilst providing both affordable housing and a CIL contribution.	None required	DLP/2560, DLP/13963,
Viability should not be used to allow for reduced affordable housing provision except in relation to the most challenging sites.	H34.13	The NPPF requires consideration be given to viability in the setting of policies and in the determination of planning applications. Policy H34 sets out strict requirements in this regard comparative to other areas.	None required	DLP/2583, DLP/2584

<p>There should be an affordable housing requirement in the Local Plan.</p>	<p>H34.14</p>	<p>Policy H34 sets out such a policy.</p>	<p>None required</p>	<p>DLP/2155, DLP/2265, DLP/3316, DLP/14641, DLP/14700, DLP/14731, DLP/14930, DLP/15079, DLP/16055, DLP/16174, DLP/16544, DLP/16646, DLP/16905, DLP/17424, DLP/17540, DLP/17599, DLP/17694, DLP/17765, DLP/17788, DLP/17820, DLP/17834, DLP/17853, DLP/17854, DLP/17964, DLP/17993, DLP/18019, DLP/18037, DLP/18131, DLP/18246, DLP/19177, DLP/19212, DLP/19253, DLP/19259, DLP/19312, DLP/19336, DLP/19382, DLP/19416, DLP/19449, DLP/19456, DLP/19463, DLP/19470, DLP/19477, DLP/19528, DLP/14686, DLP/15137, DLP/15203, DLP/15626, DLP/16423, DLP/16731, DLP/16760, DLP/16994, DLP/17088, DLP/17150, DLP/17238, DLP/17328, DLP/17524, DLP/17569, DLP/17579, DLP/17666, DLP/17720, DLP/17751, DLP/17800, DLP/17865, DLP/17883, DLP/17933, DLP/17954, DLP/17997, DLP/18386, DLP/19191, DLP/19224, DLP/19349, DLP/19354, DLP/19362, DLP/19369, DLP/19395, DLP/19409, DLP/19442, DLP/19498, DLP/19522, DLP/20426, DLP/20429, DLP/14412, DLP/14977, DLP/14996, DLP/15023, DLP/15043, DLP/15161, DLP/15287, DLP/15665, DLP/15725, DLP/15775, DLP/16484, DLP/16649, DLP/16934, DLP/17050, DLP/17507, DLP/17554, DLP/17570, DLP/17611, DLP/17637, DLP/17691, DLP/17894, DLP/17971, DLP/18197, DLP/19283, DLP/19343, DLP/19376, DLP/19402, DLP/19423, DLP/19484, DLP/19518, DLP/19535, DLP/19542, DLP/20123DLPQQ/139, DLPQQ/141, DLPQQ/551, DLPQQ/782,</p>
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				DLPQQ/459, DLPQQ/468, DLPQQ/289, DLPQQ/979, DLPQQ/307, DLPQQ/335, DLPQQ/358, DLPQQ/524, DLPQQ/528, DLPQQ/635, DLPQQ/987, DLPQQ/567, DLPQQ/690
Current developments are not providing affordable housing.	H34.15	Existing policies in relation to the provision of affordable housing in Basildon are not as strongly worded as those proposed in the Draft Local Plan. The policies in the Draft Local Plan cannot be applied until such time as they carry sufficient weight. This requires the Local Plan to be progressed to publication, examination and adoption.	None required	DLP/2281, DLP/12691, DLP/15591, DLP/145158, DLP/15447, DLPQQ/570
Inconsistency in the threshold for requirements between policies H33 and H34.	H34.16	Due to changes to the PPG, which have been considered by the Court of Appeal, affordable housing requirements and financial contributions towards infrastructure cannot be secured on developments of 10 units or less. The Threshold in policy H34 cannot therefore be lowered. On this basis, if consistency between policy H33 and H34 is to be achieved the threshold in policy H33	Consider whether consistency between the thresholds in policy H33 and H34 is required. If it is, increase the threshold in policy H33 to 11 units or more.	DLP/1881

		will need to be raised to 11 units or more.		
Off-site provision of affordable housing should not be allowed.	H34.17	Draft policy H34 part 2 requires on-site provision in all cases, except in exceptional cases. The NPPF requires flexibility to be included in policies.	None required.	DLP/1807
House prices are currently very high in Billericay. Affordability needs to be improved in this location for local people.	H34.18	Evidence in the Whole Plan viability assessment indicates that house prices in Billericay exceed those elsewhere in the Borough, which will act to restrict access for first time buyers and those local residents on lower incomes. Development is of sufficient viability in Billericay that a high proportion of affordable houses for sale could be required in Billericay. However, this will have implications for the quantum of CIL that can be sought for infrastructure improvements. Consideration needs to be given to the balance between these two objectives.	Consider whether a higher proportion of affordable housing for sale should be sought in Billericay, having regard to the implications this will have for other objectives such as CIL for infrastructure improvements.	DLP/108, DLP/806, DLP/1024, DLP/2094, DLP/83, DLP/9244, DLPQQ/3, DLPQQ/94, DLPQQ/64, DLPQQ/849, DLPQQ/838, DLPQQ/484, DLPQQ/1006, DLPQQ/724
Due to changes in the definition of Affordable Housing, policy H34 should be more specific in the tenure of affordable housing required, with an emphasis on social housing.	H34.19	Policy H34 was prepared to provide flexibility over time with regard to tenure mix, which may change as a consequence of economic, social and/or political drivers. That being said, the introduction of a requirement for starter homes will mean the Council will need to be more specific about the other forms of affordable housing that it is able to secure to ensure the needs of those requiring affordable housing can be	Once the Starter Homes Regulations are published, review the requirement for other tenures of affordable housing.	DLP/484

		met. The SHMA indicates that approximately 20-25% of new homes will need to be social or affordable rented products in order to meet the needs of residents who cannot meet their needs in the private sector.		
Right to Buy is reducing social housing stock. This should be prevented.	H34.20	It is recognised that Right to Buy reduces the available stock of social housing. It is however a matter of law that long-term social housing residents may purchase their Council house. This is not something that can be controlled through the Local Plan.	None required	DLP/2970DLPQQ/745
Deferred payments are not acceptable as it reduces certainty for developers. Viability should be considered only at the time the application is considered.	H34.21	The Council does not agree with this position. It is being asked to accept lower contributions of affordable housing based on one point in time, when most planning consents provide a five year window of opportunity for a development to be delivered. Whilst housing markets have peaks and troughs, the overall direction of the housing market has been an increase in value over time. The developer in utilising the commencement window provided with a planning consent can benefit from any growth in the market that occurs within this window, and therefore it is only right that the local planning authority can also secure additional affordable housing provision, up to its policy requirement, should viability improve. There are examples of a similar approach being taken elsewhere in this regard.	None required	DLP/2739

Affordable housing should be allocated to local people.	H34.22	The allocation of affordable housing is a matter for the Council's Allocations Policy. This would normally expect a period of residency in excess of 7 years. This can be applied to properties provided by other providers, through a deed of nomination rights.	None required	DLP/1198, DLP/823, DLP/20274, DLP/20049, DLPQQ/468, DLPQQ/345, DLPQQ/758, DLPQQ/635
Promotion of a rent to buy product which could contribute towards the supply of affordable housing for home ownership purposes.	H34.23	Information provided in relation to this rent to buy product noted. Consideration will be given to this information, however it is likely that the ability of the Council to seek affordable housing contributions will be restricted going forward if a requirements to provide 20% on site starter homes is introduced. As starter homes are intended to enable home ownership it is likely that any provision the Council can seek in terms of affordable housing provision will be aimed more at those unable to affordable market rents - i.e. social and affordable rent tenures.	Consider rent-to-buy products as a form of affordable housing, in light of the requirements for starter homes which are also a home ownership product and will limit the supply of affordable housing which can be sought.	DLP/4532
Queries the calculations set out in the SHMA, resultant need for affordable housing provision and the variation from that previously calculated.	H34.24	The calculation set out in the SHMA has been carried out in accordance with the PPG. As required by the PPG it considers need arising from all sources including those currently housed. Consequently, the need that arises can be greater than the total need for housing. The calculation has been prepared assuming that the OAN for housing will be met, giving rise to a proportion of the population falling into need. As the NPPF requires the Council to meet its full, objectively assessed need for housing, this is appropriate, and	None required.	DLP/3006, DLP/16097,

		gives rise to the need for around 3,660 affordable homes over the plan period. This represents a 24% requirement for affordable housing, when compared with the OAN of 15,260. This varies compared to that previously identified in the SHMA 2013 because the calculation takes into account the Council's housing register, which has been substantially reduced since 2013 due to the introduction of the Allocations Policy.		
There is no affordable housing being proposed	H34.25	Policy H34 sets out the requirements for affordable housing provision within the Draft Local Plan.	None required.	DLP/1084
A higher proportion of affordable housing should be required.	H34.26	The SHMA has undertaken an assessment of the need for affordable housing and has determined that this need sits around 20-22% of the total housing requirement. In addition to this, there is a need for low cost ownership products to reduce pressure on the private rented sector. The proposed target of 25% in draft policy H34 enables this. This target is justified by evidence. A lower level of provision would leave needs unmet and would be inconsistent with the requirements of the NPPF.	None required	DLP/2064, DLP/18414, DLP/14686, DLP/15137, DLP/15203, DLP/15626, DLP/16423, DLP/16731, DLP/16760, DLP/16994, DLP/17088, DLP/17150, DLP/17238, DLP/17328, DLP/17524, DLP/17569, DLP/17579, DLP/17666, DLP/17720, DLP/17751, DLP/17800, DLP/17865, DLP/17883, DLP/17933, DLP/17954, DLP/17997, DLP/18386, DLP/19191, DLP/19224, DLP/19349, DLP/19354, DLP/19362, DLP/19369, DLP/19395, DLP/19409, DLP/19442, DLP/19498, DLP/19522, DLP/20426, DLP/20429, DLP/16567, DLP/17186, DLP/17868, DLP/19435, DLP/12941, DLP/7041, DLP/20049, DLP/10012DLPQQ/238, DLPQQ/214, DLPQQ/228, DLPQQ/472, DLPQQ/568

<p>New developments will not be affordable by local people, as it will be influenced by out-migration from London.</p>	<p>H34.27</p>	<p>It is noted that new build house prices attract a premium. There is a significant demand for housing and new homes which is driving such prices, and highlights the need to increase housing supply in response. The SHMA 2016 highlights this market indicator. Development at the various site allocations would contribute to that supply. The Council in identifying its OAN for housing has followed the requirements of the NPPF and national PPG, and consequently housing requirements do include a factor for migration as required by the NPPF and PPG. However, demographic change is also a significant driver of housing need in Basildon, and new homes will therefore improve the supply for people already living in the area. In terms of affordability, policy H34 requires all new developments of 11 units or more to provide 25% affordable housing in line with the evidence of such need set forth in the SHMA 2016. The local Allocations Policy would apply to such provision, ensuring that affordable housing is directed to local residents. the proposed development will therefore improve the affordability of housing in Basildon Borough, both in terms of specific affordable housing supply and also through responding to market demand.</p>	<p>None required</p>	<p>DLP/13064, DLP/7275, DLP/13481, DLPQQ/144, DLPQQ/479, DLPQQ/363, DLPQQ/748</p>
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Concerns regarding the proportion of new housing stock that will be allocated for social housing.	H34.28	Policy H34 was prepared to provide flexibility over time with regard to tenure mix, which may change as a consequence of economic, social and/or political drivers. That being said, the introduction of a requirement for starter homes will mean the Council will need to be more specific about the other forms of affordable housing that it is able to secure to ensure the needs of those requiring affordable housing can be met. The SHMA indicates that approximately 20-25% of new homes will need to be social or affordable rented products in order to meet the needs of residents who cannot meet their needs in the private sector.	Once the Starter Homes Regulations are published, review the requirement for other tenures of affordable housing.	DLPQQ/200, DLPQQ/304, DLPQQ/429, DLPQQ/228, DLPQQ/385, DLPQQ/454, DLPQQ/521, DLPQQ/533, DLPQQ/570
New developments will not be affordable by local people.	H34.29	All development allocations have been subject of independent economic viability appraisals to determine the deliverability of the sites and Policy H34 sets a requirement for 25% of new homes to be affordable on all sites of 11 units or more irrespective of location. The local Allocations Policy would apply to such provision, ensuring that affordable housing is directed to local residents. The proposed developments will therefore improve the affordability of housing in Basildon Borough, both in terms of specific affordable housing supply and also through responding to market demand.	None required.	DLPQQ/991, DLPQQ/345, DLPQQ/351, DLPQQ/415, DLPQQ/470, DLPQQ/552, DLPQQ/553, DLPQQ/667

How will the affordable housing provision be enforced.	H34.30	Policy H34 sets a requirement for 25% of new homes to be affordable on all sites of 11 units. The developer will be required to meet the percentage set out in the policy subject to a Section 106 Agreement. The basis for negotiating the affordable housing requirement within the Section 106 Agreement is set out in the council's planning obligation strategy and any future update of this strategy.	None required	DLPQQ/962
Suggestion that the Council provide a service which helps the elderly downsize.	H34.31	This is outside the remit of the Local Plan. Housing Services may be able to provide assistance.	None required.	DLPQQ/962
Suggestions on how to allocate council housing.	H34.32	The allocation of affordable housing is a matter for the Council's Allocations Policy. This would normally expect a period of residency in excess of 7 years. This can be applied to properties provided by other providers, through a deed of nomination rights.	None required.	DLPQQ/570
Support for policy H35	H35.1	Support noted	None required	DLP/3367
Council should consider controls for bad landlords	H35.2	It is agreed that the Council should encourage good practice amongst landlords, however this is not a matter of planning policy, and cannot be dealt with through the Local Plan.	None required	DLP/1327
Support for policy H36	H36.1	Support noted	None required	DLP/3368