

**Basildon Borough Council**

# **Housing Delivery Topic Paper**

**December 2021**



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### 1. Introduction

- 1.1. Significantly boosting the supply of housing in England is a key focus for Government and local planning authorities are expected to identify their local housing need and ensure that their Local Plans meet this need in full for both market and affordable homes. Paragraph 61 of the National Planning Policy Framework (NPPF) is explicit: the objectively assessed need for an area must be determined by the 'standard method' that it describes, unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.
- 1.2. Demand for housing in Basildon Borough is high. Lower Quartile Private Rents are unaffordable to 39% of borough residents and Lower Quartile House Prices are unaffordable to 54% of borough residents<sup>1</sup>. Providing the right types of housing in the right places at the right times is critical to support not only the national and local economy, but also to address the local housing needs of real families and other kinds of households.
- 1.3. This Housing Delivery Topic Paper has been prepared to review and update the housing supply position and housing trajectory in advance of the post submission modifications consultation of the Basildon Borough Council Local Plan.

### 2. Housing Need

- 2.1. The Revised Publication Local Plan (RPLP) found the Objectively Assessed Need for Housing to be between 19,491 and 19,771 homes in the period 2014-2034. This was identified by the South Essex Strategic Housing Market Assessment Addendum 2017 (SHMA 17) and the Basildon Borough Gypsy, Traveller and Travelling Showpeople Local Needs Accommodation Assessment (BBLNAA) 2018.
- 2.2. Paragraph 61 of the NPPF requires housing need to be calculated according to the Standard Method set out in Planning Practice Guidance (PPG) - Housing and economic needs assessment (December 2020). This uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.
- 2.3. The calculation for Basildon Borough is set out in Post Submission Document 034: Note On The Standard Methodology Figure For Housing Need In Basildon Borough. This methodology is used by the Secretary of State to determine the Borough's minimum annual housing need. Need over the life of a local plan (moderated to any extent by exceptional circumstances) is known as the "housing requirement" The policies of the Local Plan must be calculated to deliver the whole requirement over the plan-period and an initial 5 year supply of deliverable land for housing.

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<sup>1</sup> South Essex Strategic Housing Market Assessment 2016

2.4. The minimum annual housing figure for Basildon Borough according to the standard methodology is 1,008. The minimum need for Housing in Basildon Borough over the 20 year period from 2014 to 2034 is, therefore, 20,160 homes. This represents an increase of 389 homes compared with the upper end of the range cited in the RPLP 2018.

## **Housing Supply**

### **3. Housing Delivery to April 2021**

3.1. In the period April 2014 to March 2021 a total of 3,364 net additional dwellings have been delivered.

3.2. Therefore, the Basildon Borough Local Plan needs to make provision for a further net additional 16,796 homes in the Plan period to 2034.

### **4. The Current State of the Council's Housing Land Supply**

4.1. To meet this need Basildon Borough Local Plan provides for the delivery of 20,190 new homes over the plan period. The Local Plan, therefore, now delivers the minimum housing need in full.

<b>Source of Supply</b>	<b>Capacity</b>
Dwelling Completions 2014 – 2021	3,364
Dwelling Units with Planning Consent at 1 <sup>st</sup> April 2021 (Excluding town center regeneration capacity and H5: Gardiners Lane South)	2,015
Town Centre Regeneration Dwelling Capacity (outstanding)	4,074
Other Urban Dwelling Units on sites in the HELAA (suitable, available and achievable)	967
Strategic Sites removed from the Green Belt H5, H7-H20	7,510
Designated Neighborhood Areas	1,387
Village Extensions to Crays Hill	66
Self-Build Sites	32
Limited Infill Development in the Green Belt	135
Windfall	640
<b>Total</b>	<b>20,190</b>

### **5. Extant Planning Consents**

5.1. On the 1<sup>st</sup> April 2021 BBC had granted development consent for 2,015 dwellings able to be delivered during the Local Plan period. 1,404 of these dwellings can be delivered within the period 2022-2026 with a further 611 homes expected to be delivered within the period 2027-2034.

## 6. Town Centre Regeneration

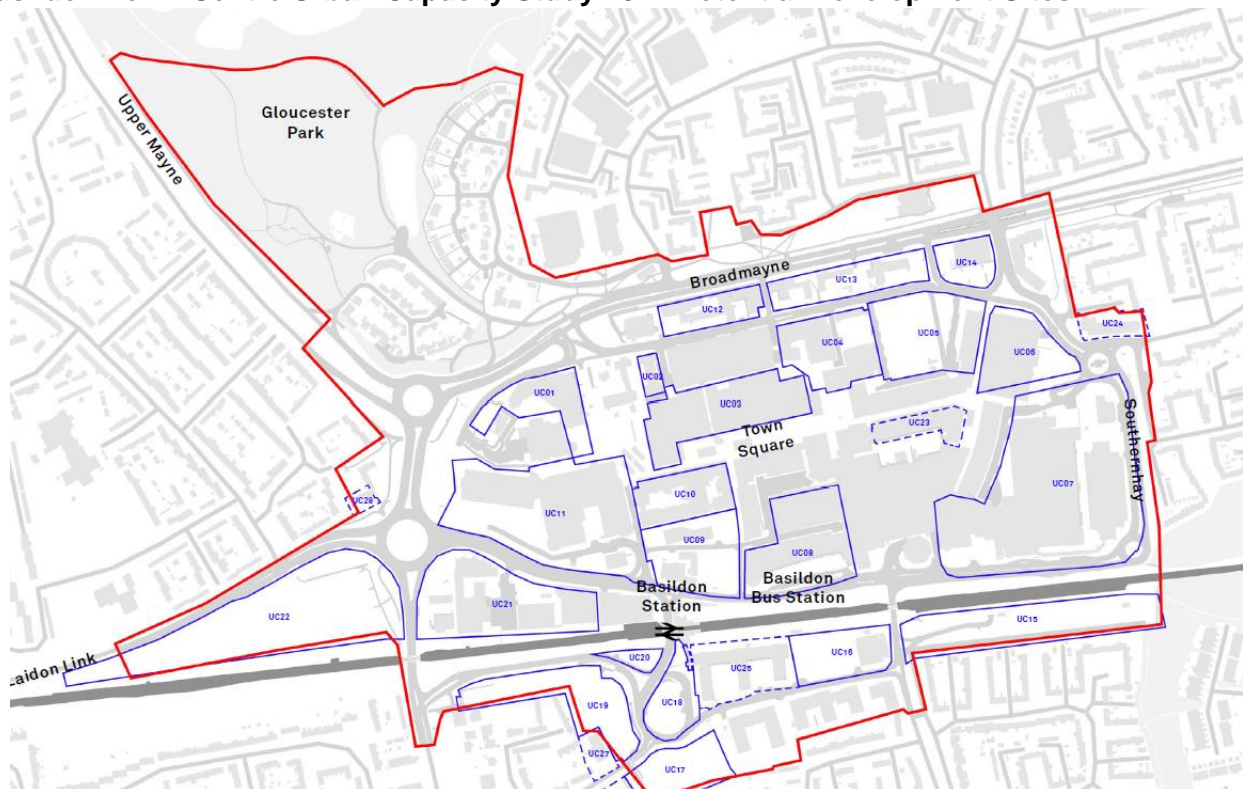
6.1. The most significant change since submission of the Revised Publication Local Plan 2018 is the increased capacity to deliver homes through the town centre regeneration strategy.

6.2. The Basildon Town Centre Regeneration Strategy 2020 identified the role of additional residential development in the town centre as a key tool for regeneration and identified a capacity to deliver an additional 4,200 dwellings in the Town Centre.

6.3. Policy R2 of the RPLP 2018 identified a capacity of around 2,128 dwellings of which, to date, 940 dwellings have been delivered. 91 dwellings are under construction and the Council has resolved to grant full planning consent for a further 396 dwellings. This gives a committed supply of 1,427 homes.

6.4. An updated urban capacity study for Basildon Town Centre has been completed as part of the new evidence base. In addition to the development already completed or where development consent has been granted, the preferred development scenario gave a capacity of up to 4,500 additional homes in Basildon Town Centre.

### Basildon Town Centre Urban Capacity Study 2021 Potential Development Sites



6.5. Basildon Council has considered the evidence for these sites being deliverable within the Local Plan period. In addition, a Basildon Town Centre Regeneration Study Viability Appraisal was completed by Cushman and Wakefield which considered the effect of a range of scenarios.

**Table 1: Basildon Town Centre Dwelling Capacity**

Study Area	Dwelling Capacity	2022-2027	2028-2034
UC02	53	53	0
UC03	380	0	380
UC04	52	52	0
UC05	281	194	87
UC06	116	0	116
UC07	1,120	85	1,035
UC08	347	0	347
UC10	327	0	327
UC17	218	218	0
UC19	160	0	160
UC22	194	194	0
UC23	60	60	0
Great Oaks Retail Park (Resolution to grant planning consent)	245	245	0
Acorn House, Great Oaks (Under construction)	94	94	0
Trafford House additional floors (Resolution to grant planning consent)	151	151	0
<b>Total</b>	<b>3,798</b>	<b>1,346</b>	<b>2,452</b>

6.6. The Study Area UC02 comprises of an office block which has been promoted for residential development by the Land Owner via the HELAA. Basildon Borough Council has had pre application discussions with the landowner with a view to developing it for mixed use including housing.

6.7. The Study Area UC03 is predominantly in retail use. A former office block has been converted to residential use. A hybrid application seeking detailed planning permission for 265 homes and outline planning permission for up to 230 homes was submitted in October 2020. An appeal due to non-determination is expected to take place in January 2022.

- 6.8. The Study Area UC04 includes the site of a former post office which is controlled by Basildon Council. The former post office has been demolished and the site has been used to support the construction of a new cinema which is expected to complete in Q1 of 2022 allowing the redevelopment of the post office to proceed. This site benefits from a grant from the Housing Infrastructure Fund (HIF) secured by Basildon Council in 2019 to deliver regeneration of East Square. A planning application to provide 52 homes has been submitted and is pending determination.
- 6.9. The Study Area UC05 comprises of Car Park 2 and retail provision. Car Park 2 benefits from a grant from the Housing Infrastructure Fund, secured by Basildon Council in 2019, to develop it for residential use. This sets out that Great Oak's multi-storey car park (Car Park 1) will be refurbished to enable Car Park 2 and Car Park 12 to be redeveloped for residential use. Planning permission for the refurbishment of Car Park 1 has been granted and the work is expected to take place in 2022. The HIF agreement requires residential development to be completed by December 2024. Basildon Council is seeking an extension until end 2025 due to the impact of the Covid-19 pandemic. BTCM control the site subject to a development agreement with Basildon Council.
- 6.10. The Study Area UC06 comprises of an underused Multi Storey Car Park and large retail facility which is primarily long term vacant. The site has been promoted for residential development in the HELAA and the landowner has had initial pre application engagement with Basildon Council.
- 6.11. The Study Area UC07 contains the Eastgate Shopping Centre. The Study Area UC08 includes Basildon Bus Station, retail provision and a long term vacant former nightclub This site has prior approval for conversion to deliver 35 homes and consent for an additional floor delivering a further 9 homes granted in 2020. An outline planning application to redevelop the site including both UC07 and UC08 to deliver up to 2,800 homes was submitted on 4 September 2020. An appeal for non-determination was submitted on 21 October 2021.
- 6.12. The Study Area UC10 contains retail units. An application for redevelopment for mixed use including 492 new homes was submitted. An appeal due to non-determination was heard in November-December 2021. The appeal was allowed on 17 December 2021.
- 6.13. The Study Area UC17 comprises of the current Car Park 12. Car Park 12 benefits from a grant from the Housing Infrastructure Fund, secured by Basildon Council in 2019, to develop it for residential use. This sets out that Great Oak's multi-storey car park (Car Park 1) will be refurbished to enable Car Park 2 and Car Park 12 to be redeveloped for residential use. Planning permission for the refurbishment of Car Park 1 has been granted and the work is expected to take place in 2022. The HIF agreement requires residential development to be completed by December 2024. Basildon Council is seeking an extension until end 2025 due to the impact of the Covid-19 pandemic. BTCM control the site subject to a development agreement with Basildon Council.
- 6.14. The Study Area UC19 comprises the current Car Park 11. Basildon Council are exploring options to deliver this site for housing.

- 6.15. The Study Area UC22 comprises a disused car park. The site is owned by BBC's subsidiary company Sempra Homes. The landowner, Sempra Homes, has confirmed that it is their intention to resubmit a scheme by Quarter 1 in 2022. There is an agreement with Homes England to deliver a minimum of 105 homes on this site, with start on site to be achieved within 3 years of the acquisition date of 25 March 2020.
- 6.16. The Study Area UC23 comprises of retail provision. A planning application to deliver 60 homes has been submitted and is expected to be determined in January 2022.
- 6.17. Basildon Council has commissioned *Basildon Town Centre Development Appraisal Results November 2021* as part of the evidence base on urban capacity in Basildon and which explores delivery options to improve viability and ensure deliverability of these town centre sites.
- 6.18. Therefore, the total capacity identified in Policy R2: Basildon Town Centre can increase to:

Completions 2014-2021	940
Committed development	490
Additional capacity deliverable in plan period	3,308
<b>Total</b>	<b>4,738</b>

- 6.19. Policy R5: Wickford Town Centre identified a capacity to deliver up to 100 homes in Wickford Town Centre. 125 dwellings have been delivered in Wickford Town Centre. Planning consent has been granted for a further 216 dwellings. Therefore, the total dwelling capacity delivered by Policy R2 can be increased to at least 341.

## 7. Other Urban Dwelling Units on sites in the HELAA

- 7.1. Basildon Borough HELAA 2020 identified a supply of 967 sites within the urban area which are suitable for housing, available for residential development and achievable.
- 7.2. All sites have been found to be viable following an independent viability appraisal from Porter Planning Economics.
- 7.3. 828 of the homes on Urban HELAA Sites were identified for delivery on land owned by Basildon Borough Council, and this land forms part of the Council's housebuilding programme. This is therefore publicly owned land in the Council's control. The Council's housebuilding programme seeks to deliver new homes as quickly as possible.
- 7.4. Basildon Council's house building programme falls into two strands:
- The Housing Revenue Account Build Programme currently develops affordable housing on small sites. The programme is currently preparing planning



applications for 17 sites with a total capacity of 157 homes. These sites are anticipated to commence in 2022/23.

- Basildon Council's House Building Company, Sempra Homes, is able to build homes for market sale and market rent and affordable housing. The programme has submitted applications for two sites delivering 61 homes and is currently preparing planning applications for a further 9 sites with a total capacity of 340 homes. These sites are expected to be delivered within five years.

## **8. Strategic Housing Allocation Policies**

- 8.1. The Revised Local Plan Identifies 18 Strategic Housing Allocations. Most are located on the edge of settlements within the green belt.
- 8.2. H5: Land West Gardiners Lane South, Basildon identifies a capacity to deliver at least 790 homes. The Council has resolved to grant hybrid planning consent for 700 homes. It is anticipated that this urban site can be delivered in full by 2034.
- 8.3. H6: Land North of Dry Street, Basildon has received planning consent for 725 homes. This site has commenced delivery and around 464 homes are outstanding. It is anticipated that this site can complete delivery by around 2028.
- 8.4. H7: Land North of London Road, Vange identified a capacity to deliver around 650 homes by the RSLP 2018. Additional evidence of ecological and historic environment constraints has reduced this capacity to 391 dwellings. Basildon Council holds land interests within this allocation both directly and via its subsidiary company Sempra Homes. The site promoters of additional land within the former H7b have confirmed intent to deliver the site within the plan period which will be reflected in the Statement of Common Ground.
- 8.5. H8: West of Basildon has been identified as being suitable for delivery of around 300 new homes. Basildon Council are engaging with the site promoters to bring forward an early application for this site to assist with the delivery of essential and associated local sports facilities.
- 8.6. H9: Land West of Steeple View, Laindon identifies a capacity to deliver 245 homes. This site is located in close proximity to sections of the A127 with air quality constraints and, therefore, commencement is constrained to later in the plan period. There is potential for this site to be accelerated if air quality compliance can be demonstrated prior to 2026/27. An application for full planning permission for 269 homes has been submitted. A planning performance agreement is in place.
- 8.7. H10: Land East of Noak Bridge, Basildon is identified as being suitable for delivery of around 400 homes. This site is located in close proximity to sections of the A127 with air quality constraints and, therefore, commencement is constrained to later in the plan period. There is potential for this site to be accelerated if air quality compliance can be demonstrated prior to 2026/27. Engagement with the site promoter has confirmed that the site can be delivered within the plan period. This will be reflected in the Statement of Common Ground.

- 8.8. H11: East of Basildon was identified as being suitable for delivery of around 650 homes. However, Basildon Council has resolved to retain the Eversley Leisure Centre in its current use which has reduced the area of developable land. It is considered that this site can now deliver at least 460 homes. This site is constrained by being in multiple land ownership and by the requirement to deliver infrastructure, most notably, highway improvements to the junction with the A127/Pound Lane. Basildon Council has significant land interests in this area and are engaging with other landowners to prepare a masterplan.
- 8.9. H12: Land South of Wickford is identified as being suitable for delivery of around 1,100 homes. This site is constrained by the requirement to deliver on infrastructure, most notably, highway improvements to the junction with the A127/Cranfield Park Road. The site is proposed to be delivered by two house builders and both have identified intent to proceed with applications for development consent shortly after adoption of the Local Plan, and have indicated an accelerated trajectory. It is anticipated that the site can be delivered in full within the plan period. This will be reflected in the Statement of Common Ground.
- 8.10. H13: Land North of Southend Road is identified as being suitable for delivery of around 280 new homes. The site promoter has confirmed intent to deliver the site within the plan period which will be reflected in the Statement of Common Ground.
- 8.11. H14: Land South of Barn Hall, Wickford was identified as being suitable for delivery of around 540 homes. A former school site controlled by Essex County Council (ECC) has been withdrawn by ECC as it has returned to educational use. Therefore, the reduced capacity for development is around 500 homes. Basildon Council holds land interest in this allocation via its subsidiary company Semptra Homes. The Council has entered into pre application discussions with the promoters of the remaining land. A Planning Performance Agreement is in place.
- 8.12. H15: Land North of the London Road, Wickford is identified as being suitable for delivery of around 300 homes. The developers of H15: Land North of London Road, Wickford have proposed in a Statement of Common Ground that the site can be delivered in full in the first 5 years post adoption of the Local Plan.
- 8.13. H16: Land North East of Potash Road, Billericay is identified as being suitable for delivery of around 255 homes. Engagement with the site promoter has confirmed that the site can be delivered within the plan period. This will be reflected in the Statement of Common Ground. Pre application discussions have taken place.
- 8.14. H17: South West Billericay is identified as being suitable for delivery of around 1,700 homes. Delivery of the site is constrained by the requirement to provide supporting infrastructure and relocate sports facilities. The site is being delivered by multiple developers and, therefore, has potential to accelerate build out rates by providing multiple outlets for sale. Initial masterplan proposals have included the retention of the sports facilities in-situ as this would enable an earlier delivery. A consortium has been formed and master planning has commenced. An application has been submitted to deliver a 91 homes retirement housing scheme within the allocation.

- 8.15. H18: Land South of Windmill Heights, Billericay is identified as being suitable for delivery of around 200 new homes. A Planning Performance Agreement has been entered into. An Outline Planning Application has been submitted for up to 200 homes.
- 8.16. H19: Lane East of Greens Farm Lane, Billericay is identified as suitable for delivery of around 300 homes. Initial discussions have taken place regarding infrastructure provision, timing for submission of a planning application and entering into a Planning Performance Agreement.
- 8.17. H20: East of Southend Road, Great Burstead is identified as being suitable for delivery of around 190 new homes. The developers of H20 have proposed in a Statement of Common Ground that the site can be delivered in full in the first 5 years post adoption of the Local Plan. A Planning Performance Agreement has been entered into and pre application discussions have taken place between the site promoter and Basildon Council.

## 9. Supply from Neighbourhood Plans

- 9.1. Policy SD3 assigns minimum housing targets of 39 homes to Ramsden Bellhouse Neighbourhood Area and 1,350 new homes to the Bowers Gifford and North Benfleet Neighbourhood Area.
- 9.2. Ramsden Bellhouse Parish Council has prepared a Vision and Objective Statement and has appointed a planning consultant to support the preparation of a Neighbourhood Plan.
- 9.3. Bowers Gifford and North Benfleet (BGNB) Parish Council have prepared a Draft Pre-Submission Policies Document. A non-statutory consultation was held on this in November to December 2020.
- 9.4. The Draft Pre-Submission Policies Document of the BGNB neighbourhood plan sets out a proposal for housing allocations to deliver 1,095 homes and to deliver a further 300 homes on around 70 vacant and underutilised plots within the North Benfleet Plotlands area.
- 9.5. The Draft Pre-Submission Policies Document of the BGNB neighbourhood plan proposed to allocate 650 homes at Hall Farm, Pound Lane together with new infrastructure including a primary school. This site is being promoted by a single housing developer.
- 9.6. The above and the remaining allocations in this draft neighbourhood plan are summarised in the following table:

**Table 2: Proposed Draft Pre-Submission Housing Allocations in the Bowers Gifford and North Benfleet NP**

Proposed Draft Pre-Submission Housing Allocations in the Bowers Gifford and North Benfleet NP	Approx. no of homes
Hall Farm, Pound Lane	650
Little Chalvedon Hall,	195

Smilers Farm, Pound Lane	120
Land West of Old Church Road	40
Land East of Old Church Road	20
Land East of St Margaret's Primary School	15
245 Pound Lane	30
Alpha Close/Eric Road	25
Total	1,095

9.7. The Draft Pre-Submission Policies Document of the BGNB neighbourhood plan proposed the following Indicative Housing Supply Trajectory:

**Table 3: Indicative Housing Supply Trajectory BGNB Neighbourhood Plan**

Year	Indicative Housing Delivery	
	Allocations	Windfall
2022/23	0	25
2023/24	20	25
2024/25	60	25
2025/26	75	25
2026/27	100	25
2027/28	120	25
2028/29	120	25
2029/30	120	25
2030/31	120	25
2031/32	120	25
2032/33	120	25
2033/24	120	25
Total	120	25

## 10. Additional Housing Supply including Windfall Development

10.1. The RPLP 2018 identifies that a further 201 homes will be developed through village extensions in Crays Hill and limited infill development within the Green Belt. Land is allocated to deliver a further 32 self-build homes.

10.2. The RPLP 2018 identified a windfall allowance of 880 dwellings with expected windfall being 80 dwellings per annum from 2023/24. The Basildon Council Housing Supply Windfall Report 2017 concluded that development able to come forward in years 1-5 would be captured in consented development and/or the Housing and Economic Land Availability Assessment (HELAA). However, there is credible and compelling evidence to support a windfall allowance of 80 dwellings per annum from year 6. Therefore, it is necessary to reduce the expected windfall supply to 640 dwellings to reflect the passage of time (80 dpa x 8 years).

## 11. Five Year Housing Land Supply

11.1. The NPPF expects local planning authorities to provide a sufficient land buffer within their five year supply to create flexibility within the markets for housing and land. Where there has been significant under delivery of housing this buffer

should be 20%. The housing need including 20% buffer is 1,210 dwellings per annum or 6,050 over 5 years.

11.2. The housing supply over the period identified by the revised housing trajectory is 5,520 homes. Therefore, the revised trajectory identifies that on initial adoption of the local plan, a housing land supply of 4.6 years will be available and deliverable.

## 12. Revised Housing Trajectory

12.1. The RSLP 2018 set out that only around 15,465 homes could be delivered in the plan period and a stepped trajectory was necessary. Homes would be delivered at the following minimum rates:

2018-2023	2023-2027	2028-2034
622pa	688pa	1,111pa

12.2. The revised housing supply identifies that the minimum housing need can be delivered in full within the plan period. The revised stepped trajectory is summarised below:

<b>2014-2021 (completed delivery)</b>	<b>2022-2026</b>	<b>2027-2034</b>
481pa	1,104pa	1,413pa

## Increasing Housing Provision

### 13. Meeting Housing Needs

13.1. While the Basildon Borough Revised Submission Local Plan now provides for the minimum housing need, optimally an additional buffer in supply should be identified.

13.2. The following measures set out steps taken by Basildon Borough Council to maximise housing delivery.

### 14. Role of Sempra Homes and Housing Revenue Account in increasing housing delivery

14.1. Sempra Homes is Basildon Council's Wholly Owned House Building Company. Sempra Homes and Basildon Council plan to deliver at least 550 new homes over the next 5 years. This includes the homes currently in the delivery pipeline previously provided.

14.2. The following steps are being undertaken to maximise housing delivery:

- Redevelopment of redundant garage sites to provide new homes.
- The Basildon Sheltered Housing Review 2017 identified 9 sheltered housing schemes where there are obsolete properties that can potentially

provide redevelopment opportunities. The first of these schemes has been completed.

- Continuing to seek opportunities to work with housing associations to enable development.
- Opportunities to purchase land on the open market with the intention of delivering a higher than policy requirement for affordable housing.
- Review of extant planning consents to identify stalled sites where there is potential for the Council and/or Sempra Homes to intercede to accelerate delivery.

## **15. Maintaining Supply and Delivery**

15.1. Local Plans must be deliverable over the plan period. This is reflected in Basildon Council's Revised Publication Local Plan which is being proposed to be modified at Policy IMP1 stating that. Where this fails to result in the site being brought forward within a reasonable timescale, the Council will consider using its land assembly measures which may include its Compulsory Purchase Powers to deliver the required development.

15.2. This should help overcome issues with larger sites becoming stalled as the local authority can step in to accelerate delivery if an issue should arise that it can intervene in.

## **16. Planning Performance Agreements (PPA)**

16.1. The use of Planning Performance Agreements (PPA) between applicants and the local planning authority is encouraged by the NPPF, especially on larger schemes. PPAs can achieve a faster and more effective application process by setting out the milestones for the application and by agreeing the expectations of both parties.

16.2. A PPA should give greater certainty to the planning process and help foster a collaborative approach to designing better development. In its endeavour to progress the Local Plan to ensure a smooth and quick delivery of allocated sites after adoption, Basildon Council has recently introduced a PPA. The programme currently being used in them is intended to align with the Local Plan examination process, so that there is early identification of critical issues on any of the allocations that remain after examination to ensure the sites can proceed efficiently through the planning application process.

## **17. NU Build Factory**

17.1. NU Build are a company created by Swan Housing. They produce high quality modular homes within their factory which opened in Basildon in 2017. The modular homes are precision engineered, completed within 50% of the usual construction timescale, energy efficient and sustainable.

17.2. Swan Housing are early adopters of this new way of working and they believe that this off-site construction will enable them to deliver more much needed homes quickly, designed to a high specification and with reduced impact on both local residents and the environment.

17.3. The factory at full capacity can deliver over 300 homes per year. It has the ability to operate 24 hours a day and be weatherproof. This way of producing houses supports the potential to increase housing delivery in the Borough going forward.

17.4. The NU Build factory is currently constructing the homes for the regeneration of the Craylands Estate in Basildon, and the construction of Laindon Town Centre. It is therefore already contributing to housing supply in Basildon and will continue to do so over the initial period of the plan on allocated sites.

## 18. Construction training

18.1. Skills shortages potentially frustrates rates of construction, including across South Essex and within Basildon.

18.2. Recognising this potential skills gap, local authorities across south Essex are working together to support the training of local people for jobs in the construction industry.

18.3. A pop up advice store located in Basildon Town Centre provides skills training and career advice to access careers in the construction industry.

## 19. Settlement Hierarchy and the Distribution of Growth

19.1. In order to deliver the strategic approach to sustainable development within Basildon Borough, the RPLP sets out the distribution of growth to each of the main settlements.

19.2. The following table indicates the change to this distribution.

**Table 4: Changes to the Distribution of Growth Between Settlements**

Settlement Type	Settlement Name	Dwelling Provision on Submission	Proportion of growth (%)	Revised Dwelling Provision	Proportion of growth (%)
Main Urban Area	Basildon (includes Laindon, Pitsea and Noak Bridge)	8,747	49.2	10,927	54.1
Towns	Billericay	3,034	17.1	3283	16.3
	Wickford	3,513	19.7	3738	18.5
Serviced Settlement	Crays Hill	65	0.4	70	0.3
	Ramsden Bellhouse	39	0.2	44	0.2
	Bowers Gifford	1350	7.6	1353	6.7

Settlement Type	Settlement Name	Dwelling Provision on Submission	Proportion of growth (%)	Revised Dwelling Provision	Proportion of growth (%)
Green Belt Infill		163	0.9	135	0.7
Windfall		880	4.9	640	3.2
TOTAL		17,791		20190	

19.3. It can be concluded that only limited change has taken place in the distribution of growth between settlements overall. There is some limited increase in the main town of Basildon (to 54%) due to its increased capacity in the town centre to the 4,738 dwellings proposed in Policy R2.

## 20. Conclusions on Housing Delivery

20.1. The minimum need for housing is 1,008 dpa or 20,160 homes over a 20 year period.

20.2. This is calculated using the standard methodology set out in Planning Practice Guidance using 2021 as the base year for projected household growth and the 2020 median affordability ratio.

20.3. In the period April 2014 to March 2021, a total of 3,364 net additional dwellings were delivered, therefore, the plan needs to provide for at least, a further 16,796 net additional homes.

20.4. Primarily due to the increased capacity in Basildon and Wickford town centres, the plan now provides for the delivery of a total of 20,190 homes, meeting the minimum housing need.

20.5. As the RPLP is dependent on the release of Green Belt land to accelerate housing delivery, housing will be delivered at the following minimum rates:

2022-2026	2027-2034
1,104pa	1,413pa

20.6. There is potential to increase delivery in the plan period through the potential for further delivery in the Town Centres through ongoing development activity.

20.7. Due to the increase capacity in Basildon town centre the distribution of growth between settlements has changed slightly from 49% of development being in Basildon (in the submitted plan) to 54% of development proposed to be in the main town of Basildon in this 2022 proposed modifications version of the local plan.