



CONTENTS

CON	ITENTS	1
1.0	Introduction	1
2.0	Background	1
3.0	Methodology	2
2.	1 Sustainability Appraisal	4
2.	2 Environmental Characteristics/Constraints	4
2.	3 Infrastructure Constraints	9
2.	4 Delivery Considerations	12
2.	5 Policy Constraints	13
2.	.6 Recommendation and Phasing	15
4.0	Summary of Housing Options Review	16
5.0	Council Consideration of Housing Site Options	23
5.	1 Publication Local Plan	23
	Infrastructure, Growth and Development Committee Meeting - 7 December 2017	23
	Infrastructure, Growth and Development Committee Meeting - 19 March 2018 (Rec meeting from 13 March 2018)	
	Full Council Meeting – 22 March 2018	25
5.	2 Revised Publication Local Plan	26
	Extraordinary Meeting of the Council – 7 June 2018	26
	Strategic Planning and Infrastructure Committee – 17 July 2018	26
	Strategic Planning and Infrastructure Committee – 25 July 2018	26
	Strategic Planning and Infrastructure Committee – 29 August 2018	26
	Strategic Planning and Infrastructure Committee – 13 September 2018	27
	Strategic Planning and Infrastructure Committee – 3 October 2018	27
	Full Council – 18 October 2018	29
5.	.3 Conclusion	30
APP	ENDIX A: SITE ASSESSMENTS	31
RPL	P Policy H5	32
RPLI	P Policy H6	41
RPLI	P Policy H7	46
RPLI	P Policy H8	54
RPLI	P Policy H9	73
RPL	P Policy H10	79
RPI	P Policy H11	90

RPLP Policy H12
RPLP Policy H13
RPLP Policy H14
RPLP Policy H15
RPLP Policy H16
RPLP Policy H17A
RPLP Policy H17B
RPLP Policy H17C165
RPLP Policy H17D
RPLP Policy H18
RPLP Policy H19
RPLP Policy H20
Land South of London Road, Wickford
Land west of Kennel Lane, Great Burstead and South Green
SS0017, SS0367, and SS0304
SS0093 and SS0569222
SS0111
SS0190, SS0376 and SS0417

1.0 Introduction

The purpose of this background paper is to support Basildon Borough Council's Local Plan, with the aim of drawing together evidence related to housing capacity and constraints on growth that has been used to inform the final selection of recommended housing sites. This topic paper provides an account of the detailed steps taken to assess each of the proposed sites for housing development in the most sustainable way possible.

An earlier draft of this Topic Paper informed the decisions taken in the Publication Local Plan, approved by the Council in March 2018. This Final Topic Paper informed the decisions taken in the Revised Publication Local Plan (Committee Version), considered on 3 October 2018. For completeness, the Council's decision making process, in relation to housing capacity and constraints on growth have therefore been set out to assist in the interpretation of how the Council has made its final judgements.

2.0 Background

Following public consultation on the Draft Local Plan, several representations were received in relation to the housing site allocations, which gives the opportunity to review and assess the opportunities and/or challenges that these proposals present. A further consultation was also carried out on 17 New and Alternative site options for development, in order to bring the information for these promoted sites in line with that available for those sites previously considered.

In reviewing Policies H7 – H27 of the *Basildon Borough Draft Local Plan 2016*, the Council has given careful consideration to the extensive evidence base that has been developed to identify and appraise potential development sites, including any additional work that has been undertaken to resolve evidence base gaps.

A separate, specific review of sites within Ramsden Bellhouse and Crays Hill (H28 – H29) from a Development Management perspective has been completed in order to advise on the selection of sites that should be identified for housing delivery in these 'serviced' settlements. The *Basildon Borough Serviced Settlements Review 2017*, forms part of the evidence base for the preparation of the Local Plan.

A Publication Local Plan was approved by Council in March 2018 setting out new housing allocations informed from policy and evidence. Following a motion of Council on 7 June 2018, however, this version of the Local Plan was rescinded and a further review of housing allocations, amongst other policies, was carried out in accordance with the specifics agreed in the motion.

A Revised Publication Local Plan (RPLP) was approved in October 2018, incorporating changes to the proposed housing allocations, the justifications for which are included in this paper.

3.0 Methodology

The Council gave consideration to the housing allocations proposed within the Draft Local Plan (DLP) 2016, as well as those new and alternative sites promoted through the DLP Regulation 18 consultation, before the Publication Local Plan was finalised in March 2018. Additionally, this topic paper also considers other smaller, non-strategic sites within the current extent of the Green Belt which did not meet the site selection criteria for the Local Plan New and Alternative Sites Consultation in 2016.

In order to ensure that the Council has considered all reasonable options in meeting its housing need, an assessment was carried out on all the sources of land for housing identified within the Housing and Economic Land Availability Assessment (HELAA) as being suitable and available in 2018, to determine whether there were any small sites on the urban peripheries that could be allocated for housing in the Local Plan, which were not picked up by the Strategic Site work leading up to the Publication Local Plan in March 2018. This has resulted in a further 7 sites being identified. Figure 2.1 below sets out a map of the housing sites options.

These assessments have resulted in 90 different options across 22 strategic broad locations being identified as possible scenarios to accommodate housing development needs as part of the main settlements of the borough, including the Draft Local Plan proposals.

As part of the process of determining the locations for growth, the Local Planning Authority (LPA) is required to show that it has tested different alternatives for delivering the Objectively Assessed Need. Therefore, all 90 different options have been examined and used to consider alternative ways of distributing the required dwellings across the Borough. This includes further analysis under a series of subject areas, namely Sustainability, Environment, Infrastructure, Deliverability and Policy Constraints, including Green Belt.

Amendments to the housing allocations and the evidence and judgements which informed such amendments to prepare the Revised Publication Local Plan are explained, together with the final suite of sites allocations.

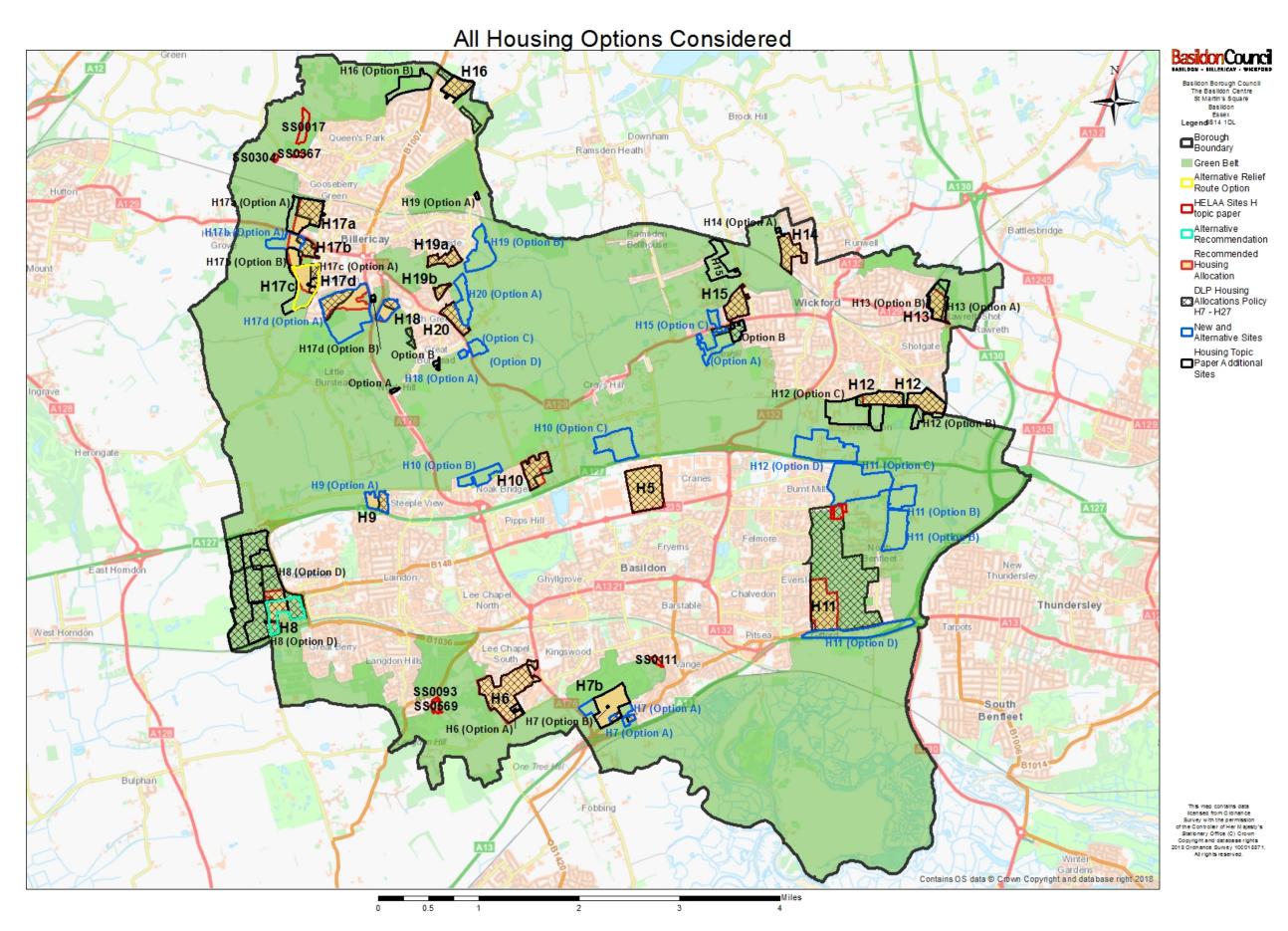


Figure 2.1: Map showing Housing Site Options across the Basildon Borough

2.1 Sustainability Appraisal

An initial Sustainability Appraisal (SA) of each of the housing policy options and their reasonable alternatives has been carried out in order to identify any positive or negative impacts, as a result of development, based on the 19 sustainability objectives. The results of this appraisal including a Red/Amber/Green table are presented in the *Revised Housing Mixed Use Policy Appraisals, January 2017.* The *Basildon Borough Local Plan SA/SEA Report, October 2018* presents the SA findings of the Revised Publication Local Plan.

The SA reports set out the likely significant effects (both positive and negative), making recommendations for improvements and clarifications that may help to mitigate negative effects and maximise the benefits of the plan. The results of the SA have been summarised within this topic paper.

It should be noted that all the housing policy options considered within the SA were assessed to have similar impacts on certain SA objectives such as improving educational attainment and social inclusion; increasing access to affordable provision; improving health and wellbeing; creating and sustaining vibrant, safe communities; land use efficiency; water efficiency; adopting good design; and reducing waste generation. As a result, no housing site option is being specifically disregarded on the grounds of adverse impact to these SA objectives as they are considered to score evenly on such objectives.

2.2 Environmental Characteristics/Constraints

Through application of the various evidence base documents, the following constraints were considered to either preclude or restrict the environmental capacity for development in some of the housing sites:

- Air Quality;
- Ecology;
- Flood Risk Strategic Flood Risk Assessment (SFRA);
- Flood Risk Surface Water Management Plan (SWMP);
- Historic Character, including Archaeology;
- Landscape Capacity; and
- Landscape Sensitivity/Site Appraisal.

The results of studies examining these issues have therefore been considered in terms of whether or not, a location can be considered for strategic development. Whilst these issues have been considered as key constraints, the results of the evidence base relating to other constraints have been considered similarly, when making the concluding recommendations.

2.2.1 Air Quality

The 2008 European Union (EU) Ambient Air Quality Directive sets limits and targets for concentrations of various pollutants in outdoor air for the protection of health and ecosystems. The United Kingdom (UK) meets European air quality standards for nearly all pollutants. The main challenge is in meeting nitrogen dioxide limits alongside roads in cities and towns.

The council currently monitors air quality on a monthly basis using nitrogen dioxide (NO₂) diffusion tubes in various locations around the borough, as required by the Local Air Quality Management (LAQM) regime. However, additional diffusion tubes were put out across the borough, aligned with proposed development locations and reasonable alternatives in the Draft Local Plan.

The national air quality objective for nitrogen dioxide is an annual mean of 40 $\mu g/m^3$. Locations with an annual average nitrogen dioxide level of less than 30 $\mu g/m^3$ are considered to be generally good. It is recommended within this report that monitoring requirements be set for locations with between 30 – 40 $\mu g/m^3$ as a way of adopting a precautionary approach. No location across the proposed development locations recorded an annual mean exceeding 40 $\mu g/m^3$, therefore the proposed development locations can be said to be currently achieving the prescribed air quality objective.

Nonetheless, for the purposes of the UK Air Quality Plan for tackling NO₂, modelling has been undertaken to forecast NO₂ concentrations in the different local authority areas in the UK. This modelling deviates from the locally collected primary data, and shows that there are parts of Basildon where the EU limit values are currently being exceeded, and will continue to be exceeded up to around 2022. As a consequence, the *Air Quality Topic Paper 2017* has been prepared to address the relationship between air quality and the Local Plan, with the engagement of the Council's Environmental Health Team and Highway Authority.

2.2.2 Ecology

The Basildon Borough Ecological Surveys Reports 2016/2017 detail the findings of the ecological survey and assessments undertaken for areas identified as preferred options and alternative options for development in the Local Plan. The reports provide sufficient information to enable consistent and sustainable decisions to be made with respect to protecting biodiversity and geological conservation; identify potential mitigation measures required as part of new development; and set a baseline and monitoring framework to ensure that the Local Plan successfully contributes to improvements in the quality and quantity of habitats.

Therefore, this topic paper has been informed by updated ecology input to influence the development of any housing proposals for the sites, enabling the identification of impacts associated with specific schemes, and the incorporation of appropriate mitigation proposals.

2.2.3 Flood Risk – Strategic Flood Risk Assessment (SFRA)

This sets out the Sequential Test undertaken for all the housing allocation sites. The Sequential Test follows the steps outlined in the PPG and has been informed by the South Essex SFRA. The SFRA provides an assessment of the flood risk across a defined area, identifying land at risk and the degree of that risk from all sources of flooding. The PPG identifies four different flood risk zones.

Flood Zones are based on the probability of flooding occurring and are defined in accordance with the definitions in the PPG, outlined in Table 2.1 below. Where a site falls within more than one zone, it has been allocated to the zone with the highest risk of flooding, taking a precautionary approach.

Table 2.1: Flood Zones

Flood Zone	Appropriate Land Uses	Probability of Flooding
Flood Zone 1	All uses of land are appropriate in this zone.	Low
Flood Zone 2	Essential infrastructure, water compatible, less vulnerable and more vulnerable uses area appropriate in this zone. Highly vulnerable uses are only appropriate in this zone if the exception test is passed.	Medium
Flood Zone 3a	Water compatible and less vulnerable uses are appropriate in this zone. Highly vulnerable uses should not be permitted. The more vulnerable uses and essential infrastructure should only be permitted in this zone if the Exception Test is passed.	High
Flood Zone 3b	Only water compatible uses and essential infrastructure that has to be there should be permitted in this zone. Essential infrastructure should pass the Exception Test.	Functional Floodplain

2.2.4 Flood Risk – Surface Water Management Plan (SWMP)

The Surface Water Management Plan prepared for South Essex models surface water flood risk at a local level. Flood risk across South Essex has been classified based on the source of flooding (surface water, groundwater, fluvial / tidal and / or sewer) and scale (Potential Surface Water Flooding Hotspots (PSWFH), Critical Drainage Areas (CDA), Policy Areas (PA) and Indicative Flood Risk Zones).

The assessment has been used to identify areas where the flood risk is likely to arise; these are known as Critical Drainage Areas (CDAs). Within each CDA, Potential

Surface Water Flooding Hotspots (PSWFH) have also been defined based on where the flooding has the potential to be most significant and the most receptors affected.

A range of classifications have been devised to identify the primary sources of flood risk to areas identified by the SWMP to be at a greater risk of surface water flooding. These classifications have been used to inform the SWMP Action Plan as they also define probable areas of flood mitigation and management responsibility.

Separate to work on the Local Plan, Essex County Council (ECC), as the Lead Local Flood Authority, is undertaking an update of the South Essex Surface Water Management Plan in order to reflect revised climate change allowances published by the Environment Agency. The sites identified in this report have therefore, also been reviewed against the outcomes of the *Draft South Essex Surface Water Management Plan 2018*.

2.2.5 <u>Historic Character and Archaeology</u>

The Council has undertaken an assessment of the likelihood of archaeological deposits being present at each of the proposed development locations, and reasonable alternatives, in order to enhance the baseline for the SA and SEA and ensure sufficient mitigation is included in the policies. This is reported in the Archaeological Assets Impact Assessment for Potential Growth Locations within Basildon Borough 2016.

Sensitivity of the historic environment to change has been identified on a three-tier Traffic Light Scoring system where:

- GREEN represents sites which present no known concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.
- AMBER represents sites presenting moderate to major impacts which will affect
 the allocation but can be overcome by design solutions and needs detailed
 assessment in order to achieve this.
- RED represents sites which have a significant adverse effect which would be difficult to mitigate.

Where a site falls within more than one category, it has been assigned to the category with the higher sensitivity, taking a precautionary approach.

In certain cases where sites have not been assessed as part of the Archaeological Assets Impact Assessment 2016, higher level information from the *Basildon Borough Historic Environment Characterisation Project 2010-2011* have been used to assess the historic environment resource within the area.

In the event that a site is considered suitable for development but has the potential to impact upon the historic environment, it is recommended that any heritage assets affected by such proposals should be identified in the associated policy and supporting text, including the need to protect and enhance the potentially affected heritage assets and their settings. This is in line with the advice from Historic England through the Local Plan New and Alternative Sites Consultation, and the follow-up action (Action 53) of the New and Alternative Sites Statement of Consultation 2017.

2.2.6 Landscape Capacity

An assessment of the overall relative capacity of Green Belt areas to accommodate development was based on the assessment made in the *Basildon Borough Landscape Character and Green Belt Landscape Capacity Study (2014)*. Locations that are more able to accommodate development are regarded as having higher relative landscape capacity rating, and vice versa. Four categories were identified in assessing the variations in the landscape capacity for the sites as shown in Figure 2.2 below.

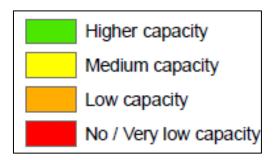


Figure 2.2: Overall Relative Landscape Capacity

2.2.7 Landscape Sensitivity/Site Appraisal

An assessment of the variations in landscape sensitivity and capacity within potential development sites has also been carried out, using the *Basildon Outline Landscape Appraisals of Potential Strategic Development Sites 2017.* Where up-to-date information is not available at site level, the *Basildon Borough Landscape Character and Green Belt Landscape Capacity Study 2014*, has been used to undertake the landscape assessment.

This assessment identified areas of each site with a lower landscape sensitivity due to local variations in site characteristics. This included consideration of the key issues contributing to landscape sensitivity and capacity i.e. slope analysis, extent of enclosure by vegetation, complexity/scale of the landscape, historic character, landscape character quality/condition, openness to public view, openness to private view, openness to views towards landmark buildings/natural features, relationship with existing urban built form/edge, scope to mitigate development and landscape value. A numerical scoring system has not been used when considering each of the above,

rather the information is useful in delineating appropriate site allocation boundaries based on landscape constraints.

2.3 Infrastructure Constraints

Infrastructure constraints include water supply; surface water management, waste water network capacity including treatment works; power network; education; health provision; and transport network.

The Council has been working with various infrastructure providers to determine the impact of development in each of the housing allocations. The results can be found in the *Basildon Borough Local Plan - Infrastructure Delivery Plan (IDP) October 2018*, which is a review of the 2015 IDP. To ensure the IDP covers all matters necessary for the successful delivery of the Local Plan, all the infrastructure providers listed in Table 2.2 below were contacted.

Table 2.2: Infrastructure Providers Contacted

Infrastructure area	Infrastructure provider
Power and Renewables	National Grid
Water	Anglian Water Services
	 Essex and Suffolk Water
	Environment Agency
	Essex County Council (as Lead
	Local Flood Authority)
Health	NHS Basildon and Brentwood
	Clinical Commissioning Group
	(CCG)
	Basildon and Thurrock University
	Hospitals NHS Foundation Trust
	Essex Partnership University NHS
	Foundation Trust
	NHS England
	Essex Public Health Officer for
	Basildon
	East of England Ambulance Service
	NHS Trust
Education (Schools)	Essex County Council
Highways	Essex County Council

Consideration has therefore been given to the comments received from infrastructure providers above, to supplement and respond to the Draft Local Plan consultations in 2016. The IDP is treated as a 'living' document, and will be reviewed on a regular basis to inform decisions on infrastructure delivery.

The IDP identifies the requirements for infrastructure within the Borough as a whole, and the infrastructure required to support growth in particular settlements and on particular development sites. This evidence base provides a basis for improving the soundness of the Local Plan and the delivery of sustainable development, as well as identifying any constraints that would preclude or restrict the capacity of development in any of the locations. It has also influenced the phasing of development to ensure that sufficient contributions can be secured to ensure delivery.

2.3.1 Sustainable Access

The Basildon Local Plan - Sustainable Accessibility Appraisal (2017) considers the relative accessibility of the sites identified for potential inclusion in the Local Plan, including some alternative options for each housing allocation policy which were either identified in the Draft Local Plan or put forward subsequently. The criteria against which each site has been assessed are related to access to the site by public transport; walking and cycling; and proximity to services such as health and education, as well as access to towns.

The scores provided in the appraisal were based on the combined existing and potential levels of sustainable accessibility of each site option, with scores categorised from "Low", "Limited", "Good" and "High". Those sites that score "High" or "Good" are considered to have a negligible or no adverse impact on the potential for sustainable accessibility; those that score "Limited" are likely to have minor to moderate impacts; while sites with a "Low" score are likely to have major/significant adverse impacts in terms of sustainable access.

The HELAA also considered accessibility and constraints to access, as the basis for assessing the suitability of land for development. This has formed the basis for the site level assessment for those sites not included in the *Sustainable Accessibility Appraisal*. In order to appraise both the practicalities of a site and its location in terms of distance to services, the accessibility was considered to help inform a site's suitability for development.

2.3.2 <u>Local Junction Impacts</u>

The Basildon Local Plan – Final Junction Modelling Results 2018 provides an update to previous highway testing of the Basildon Borough Draft Local Plan, and acts as a precursor to the Final Part 2: Highway Impact Assessment (HIA) report to support the Revised Publication Local Plan. The latest set of results includes recent refinements to both the modelling methodology, and the overarching package of highway measures required to mitigate the traffic impact associated with the expected Local Plan growth.

The Basildon Local Plan – Final Junction Modelling Results focuses on the key junctions that would be of 'strategic' importance in the delivery of the proposed

Submission Local Plan Growth scenarios. Each identified junction has been assessed in order to ascertain the specific impact of the development proposed in the Basildon Borough at those junctions. Four different scenarios have been assessed sequentially to illustrate the traffic impact of different growth assumptions and packages of highway interventions. The results presented in this report are based on *Scenario 4: 2034 Local Plan Growth 'Mitigation-Max'*, which addresses background traffic growth as well as Local Plan Growth on traffic, with the addition of substantial junction and highway mitigation interventions including new link roads.

The overall performance of each tested junction location in the Basildon Borough Council study area has been split into five different options as illustrated in Table 2.2 below:

Table 2.3: Junction Modelling Results

Colour code	Definition	V/C (RFC, DoS)
	Green denotes a junction with all approaches operating with a Volume of traffic: Capacity (V/C) ratio of under 0.85 - which suggests that the junction has sufficient spare capacity.	<0.85
	Yellow indicates a junction with one or more approaches operating with a V/C ratio of between 0.85 and 1.00 - which suggests that the junction is nearing or at capacity	0.85 -1.0
	Amber denotes a junction where one or more approaches is operating with a V/C ration of between 1 and 1.15 – which shows that the junction exceeds capacity.	1-1.15
	Red indicates a junction with one or more approaches operating with a V/C ratio of 1.15 or over – which suggests that the junction is over capacity.	>1.15
	Some red coded junctions have failed due to being significantly over capacity, where this is the case, these results are indicated by an X.	X

(where V/C = Volume/ Capacity; RFC = 'Ratio of Flow to Capacity'; DoS = Degree of Saturation')

Based on a Red-Amber-Green (RAG) system, the results are to be interpreted in the following ways:

- If a junction is Green, then it is considered to adequately cope with the additional growth as all approaches to this junction are operating within capacity and no mitigation is required;
- If a junction is Amber, this means that one or more of the approaches to this junction is reaching capacity, but is to be considered tolerable, and no or limited mitigation will be required;
- If a junction is Red, then it is considered to require mitigation in order for the level of development within that option to be successfully delivered.

N.B: If a junction has been identified as red, it does not necessarily mean that development cannot be delivered. Instead, it provides an indication to the level of mitigation required. However, it is acceptable to assume that a junction that scores

'>1.15' is likely to be far more easily mitigated than one where the level of exceedance of capacity is so significant as to score X, with X indicating that the junction will fail despite the introduction of a specific mitigation measure. An initial review has been undertaken of these junctions to advise on the likely rationale for the modelled level of performance and whether any further action or investigation is required.

2.4 Delivery Considerations

2.4.1 Viability

The Housing and Economic Land Availability Assessment (HELAA) is a critical part of the Council's evidence base in demonstrating the deliverability of its housing land supply. The *HELAA Review 2016-2017* identifies land within the urban areas and also land in the Green Belt that has the potential to be developed, subject to a change in Green Belt policies. The HELAA provides capacity for each site that has been found suitable for housing. As part of identifying whether a site is suitable, consideration has been given to a range of constraints that may be situated within a site. When a constraint cannot be overcome or removed in accordance with the HELAA methodology, the site would not be found suitable for housing.

A Viability Assessment was then used to confirm the economic viability of all sites considered suitable for housing, taking into consideration market conditions, costs and delivery factors. The *Basildon HELAA 2018 Development Viability Appraisals* provides high level viability assessments of each suitable and available site to identify those sites that would be achievable, and the contributions they could make towards the future housing supply. The suitable and available residential sites identified in Basildon Borough's HELAA have been tested for their viability based on certain policy considerations. These include assessments for the sites based on the baseline condition of 25% affordable housing content on sites with a potential yield of 11 or more dwellings, with a 70% social/affordable rented and 30% intermediate tenure; and a S106 contribution at the recently achieved rate of £2,230 per dwelling. Additionally, where sites qualify for meeting CC1-7 Sustainable construction policy costs and also Policy H26 affordable housing standards costs, these too have been applied.

The results presented in this report summarises the viability results of the HELAA sites tested at the full policy requirements. Where these assumptions differ, further explanation has been provided. Sites are categorised to be either 'Viable', 'Marginal' (i.e. a small change in market conditions over the Plan may make them viable), or 'Not Viable'. A number of the housing allocations being considered comprise multiple HELAA sites, therefore an aggregate has been used to determine their overall viability.

It should be noted that residual land values¹ will still be used to determine the potential viability of a site, to enable the Community Infrastructure Levy (CIL²) to be changed in most parts of the Borough, although at variable rates.

2.4.2 Other Delivery Considerations

Other considerations as to the deliverability of sites have also been taken into account. The HELAA contains up to date information on landownership and whether or not a site is being promoted for development by developers. The planning applications database was also used to determine how progressed development proposals are by the landowner/developer in terms of the planning process.

These factors have implications in terms of how likely the site is to come forward during the plan period and ultimately how deliverable the site is, although would not preclude a site from development consideration.

2.5 Policy Constraints

2.5.1 Green Belt

Evidence shows that there is limited capacity within the urban areas in the Borough to accommodate the needs of a growing population. Therefore as part of the Council's strategic approach to sustainable development, a revision of the Green Belt boundary will need to be incorporated in order to boost the supply of housing to the level of the Borough's objectively assessed need. Whilst the core message of the NPPF is to protect Green Belt land, it does allow for changes to the Green Belt boundary to be made through the preparation or review of a Local Plan.

The *Basildon Borough Green Belt Review 2017* considers the strategic context and role that each Green Belt area plays, and has been used to inform this report. All the Green Belt sub-areas have been subject to an assessment against the first four Green Belt purposes, in the order they are listed in the *NPPF*, using the steps shown in Figure 2.3 below.

¹ The residual land value is a method used to determine the value and potential profitability of a piece of property after any and all deductions associated with the cost of developing, maintaining or reselling the land.

² A planning charge that LPAs can choose to charge on new developments in their area to fund infrastructure that the Council, local community or neighbourhoods want.

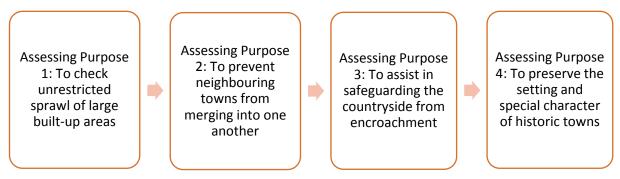


Figure 2.3: The steps to assess Green Belt purpose

Once assessed, each Green Belt sub-area was scored based on the extent to which it met that particular purpose. The scoring used a traffic light system of green, amber and red and an explanation of what each individual colour means is detailed in Figure 2.4 below.

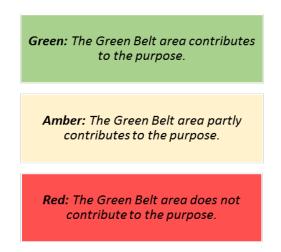


Figure 2.4: Traffic light system for each of the Green Belt purposes

In addition, the *Green Belt Topic Paper, 2018* considered whether the approach to Green Belt release in the Basildon Borough Draft Local Plan was appropriate, and in particular if 'exceptional circumstances' exist to justify the release of land within the existing extent of the Green Belt for development purposes, and if so to what extent. A site level appraisal was undertaken for each of the proposed housing allocations, including the new and alternative sites, to consider whether their removal from the Green Belt would have any impact on the purposes fulfilled by the respective Green Belt sub-areas. The appraisal assesses the level of harm likely to arise from each of the development proposals; makes recommendations as to the mitigation options that could be implemented in order to minimise harm on the Green Belt; as well as scoring the role of the remaining Green Belt within the sub-areas contained within the Green Belt Review 2017.

For the purpose of this report, overall harm on the Green Belt has been considered using the three-tier Traffic Light Scoring system where:

- GREEN represents sites which present limited or no known impacts on the Green Belt, although may well still require mitigation;
- AMBER represents sites presenting moderate to major impacts on the Green Belt, which can be overcome by landscaping and design solutions; and
- **RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

2.5.2 Other Policy Constraints

This was used to consider any other matter/ constraints which might have a direct influence on the strategic requirements and realistic options in the Basildon Borough.

2.6 Recommendation and Phasing

In reviewing the different options for housing sites, careful consideration has been given to the extensive evidence base that has been developed to identify and appraise these sites. Consequently, recommended options have been proposed in order to ensure that the Council can make informed decisions, when the final site selection process is undertaken. It should be noted that some of the recommended options are based on adjustments that were made following further workshop with Basildon Borough Council (BBC) officers, and to reflect the decision making process for the Revised Publication Local Plan.

There are three possible recommendations for each of the 74 different options appraised. These are:

- Recommended;
- Worthy of consideration; or
- Not recommended.

A phasing programme has also been proposed, having regard to the 'Standard Build Rates and Lead-in Times' of the HELAA Review 2016-2017. There are four phasing options proposed:

- Early (up to 2022);
- Middle (2023-2028);
- Late (2028-2034); and
- Beyond the plan period (after 2034).

Early phasing applies to those sites that require limited mitigation. Development proposals to be brought forward in the middle phase are those that will require mitigation, which will take some time to secure. Proposals recommended for late phasing require strategic intervention, for the proposed mitigation to be brought forward. Phasing options proposed beyond 2034 suggest that infrastructure requirements may affect the phasing and delivery of some of the housing within the plan.

4.0 Summary of Housing Options Review

											Green	Belt			Infras	tructure		
RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	1	2	3	4	Site Level Assessment of Harm	Sustainable Access	Transport Infrastructure	Community Infrastructure, Services and Utilities	Recommendation	Phasing
	Draft Local Plan Proposal (H7)	660 homes & 12-16ha of employme nt															Not recommended - additional space required for playing pitches and a school, affecting site capacity.	N/A
	Site allocated for housing only scheme.	1,100 homes															Not recommended - the site's loss from employment land supply potential, would contradict the findings of the whole plan's evidence.	N/A
H5	Less employment provision, and more residential development.	800 homes & 6-8ha of employme nt															Worthy of consideration - would still deliver a mixture of residential and employment uses.	Late
	High Level Development Framework Preferred Option for Gardiners Lane South.	Up to 790 homes & 5.5ha of employme nt land															Recommended – maximises residential and employment floorspace as much as possible, thereby reducing pressure to find alternative locations for employment land from the Green Belt.	Late
	Draft Local Plan Proposal (H8)	725 homes		This option already benefits from outline planning consent, with reserved matters approved for parts of the site. N/A								-	N/A					
H6	Increase the capacity of the site to reflect availability of additional land.	765 homes															Not recommended - considerable environmental constraints have been identified on the site.	N/A
	Draft Local Plan Proposal (H9)	55 homes															Worthy of consideration - evidence supports the proposed growth, but there is scope to accommodate further development.	Early
H7	New masterplan proposals for Tompkins Farm and Brickfield Road sites.	550 homes															Not recommended - the proposal will have significant adverse effects on the natural and historic environment.	N/A
	Revised masterplan proposals for Tompkins Farm and Brickfield Road sites.	650 homes															Recommended – this proposal could overcome the perceived constraints to development in this location.	Middle - Late
	Draft Local Plan Proposal (H10)	1,000 homes & 5.5ha of employme nt															Worthy of consideration – there are additional land budget requirements, and scope to allocate further land during the plan period, which precludes this option from being the most appropriate option.	Late
Н8	Remove the requirements for employment land and playing pitches from this allocation.	c. 2,100 homes															Not recommended - the provision of supporting infrastructure in this location is key to the delivery of this site as well as other site allocations within the Local Plan.	N/A
	Allocate additional land for delivery during the plan period.	Up to 2,400 homes & 5.5ha of employme nt															Worthy of consideration – there are additional land budget requirements which precludes this option from being the most appropriate option.	Late
	Decrease the density of development on this site.	< 1,000 homes															Not recommended - a lower quantum of development may have implications for the delivery of desired infrastructure.	N/A

Key to co	lour	coding

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		Option is likely to have a negligible or no adverse impact.
		Option is likely to have minor to moderate adverse impact, which can be overcome through appropriate mitigation.
		Option is likely to have major/significant adverse impacts.
ĺ		Not assessed.

											Green	n Belt			Infras	tructure		
RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	1	2	3	4	Site Level Assessment of Harm	Sustainable Access	Transport Infrastructure	Community Infrastructure, Services and Utilities	Recommendation	Phasing
	Adjust the quantum of development in DLP allocations H10a and H10b to reflect the land budget requirements for playing pitches and a strategic green buffer.	2,300 homes															Worthy of consideration – this allocation reflects the additional land budget considerations for the relocation of playing pitches and a strategic green buffer. Infrastructure requirements may however affect phasing and delivery during the plan period.	Late
	Smaller allocation to provide fewer homes and a sports hub, while the rest of DLP allocation H10 is maintained for future development, subject to an appropriate strategy for the wider area.	300 homes															Not recommended – this option prevents the routing of a suitable site access from West Mayne, and includes land not promoted for development.	N/A
	Revised smaller allocation to provide fewer homes, a sports hub, and routing of a suitable site access from West Mayne. The rest of DLP allocation H10 is maintained for future development, subject to an appropriate strategy for the wider area.	200 harras															Recommended – given that further working is still required with Brentwood and Thurrock Councils, to agree an appropriate growth	Middle Less
	Draft Local Plan Proposal (H11)	300 homes															strategy within the wider area. Worthy of consideration - this allocation may not be appropriate in terms of the infrastructure required to support development.	Middle - Late Middle - Late
Н9	Alternative proposal to extend allocation to land at Sellers Farm, Dunton Road.	250 homes															Recommended - a larger allocation will help create the critical mass required to support infrastructure provision.	Middle - Late
	Draft Local Plan Proposal (H12)	360 homes															Not recommended - new evidence in relation to surface water flood risk would affect the size of this site, and its capacity to bring forward development as proposed.	N/A
	Consider a higher density development of around 40-45duph.	c. 480 homes															Not recommended - new evidence in relation to surface water flood risk would affect the size of this site, and its capacity to bring forward development as proposed.	N/A
H10	Intensify the patchwork of development on land North of Wash Road.	350 homes															Worthy of consideration - although significant landscape and Green Belt constraints would ensue from this development, it could however, together with H10, contribute to the critical mass required to support infrastructure.	Middle – Late
	Redevelop land at Dale Farm, including existing G&T site, for housing.	500 homes															Not recommended - the absence of suitable access arrangements and other potential site constraints indicate that this is not a sustainable location.	N/A
	Review the size and capacity of H10 to reflect new evidence on surface water flood risk.	400 homes															Recommended – increased densities is consistent with Noak Bridge's character, and could support infrastructure investment.	Middle - Late
H11	Draft Local Plan Proposal (H13)	2,000 homes															Not recommended - when considered alone and in isolation to other proposals for East Basildon, this proposal does not represent the most appropriate development option.	N/A
	Deliver a lower level of development with	1,230 homes															Not recommended - proposals for development in this location rely on maximising scale in order	N/A

Option is likely to have a negligible or no adverse impact.

Option is likely to have minor to moderate adverse impact, which can be overcome through appropriate mitigation.

Option is likely to have major/significant adverse impacts.

Not assessed.

										(Green	Belt			Infras	tructure		
RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	1	2	3	4	Site Level Assessment of Harm	Sustainable Access	Transport Infrastructure	Community Infrastructure, Services and Utilities	Recommendation	Phasing
	greater weight on protecting the landscape.																to bring about the infrastructural improvements required in East Basildon.	
	Alternative development location on land at Hall Farm, North Benfleet.	870 homes															Not recommended - when considered alone and in isolation to other proposals for East Basildon, this proposal does not represent the most appropriate development option.	N/A
	Alternative development location on land at Bradfields Farm, Basildon.	870 homes															Not recommended - given its proximity to employment provision in the A127 corridor, this site should be maintained as an employment site.	N/A
	Develop land between the A13 and London Road, as an extension or alternative to DLP allocation H13, including a care/nursing home.	80 homes															Not recommended - when considered alone and in isolation to other proposals for East Basildon, this proposal does not represent the most appropriate development option. The preferred option however includes an extension to the nursing home in this location.	N/A
	Preferred High Level Development Framework (HLDF) Option for East Basildon.	2500 homes, 45ha employme nt, and 76ha open space															Recommended – this proposal identifies the most appropriate locations for new housing in East Basildon, and their relationship with other uses.	Late
	Alternative proposal to the Preferred HLDF, excluding land to the East of Pound Lane, North Benfleet.	2000 homes, 32ha employme nt, and 76ha open space															Worthy of consideration – although critical mass is required to support infrastructure investment, a case could be made to reduce development in this location, so as to avoid overdevelopment.	Late
	This proposal would bring forward a residential extension in Pitsea, while the emerging BGNB Neighbourhood Plan would be expected to determine the remainder of the housing allocations in East Basildon.	650 homes and a community hub															Worthy of consideration – Subject to appropriate measures to mitigate any potential impacts that could arise, if the Neighbourhood Plan cannot be delivered.	Middle - Late
	Draft Local Plan Proposal (H14)	870 homes															Worthy of consideration – this location remains suitable for development, although higher densities can be accommodated on the site.	Late
	Secure higher densities within the same land area.	1,110 homes															Recommended - the site should be developed at a density of 45duph and realigned with Cranfield Park Road to provide a clearer Green Belt boundary.	Late
H12	Extend the size and scale of development in this location to the south.	1,000 homes															Not recommended - land to the south of H12 is an important Green Belt gap, but could provide suitable open space uses,	N/A
	Include additional, previously developed land available to the west of the allocation.	c. 850 homes															Not recommended - it has not been possible to determine the availability of this site through the HELAA process. The proposal will also compromise the separation of Wickford and Basildon.	N/A

Option is likely to have a negligible or no adverse impact.
Option is likely to have minor to moderate adverse impact, which can be overcome through appropriate mitigation.
Option is likely to have major/significant adverse impacts.
Not assessed.

										(Green	Belt			Infras	tructure		
RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	1			4	Site Level Assessment of Harm	Sustainable Access	Transport Infrastructure	Community Infrastructure, Services and Utilities	Recommendation	Phasing
	Intensive redevelopment of Hovefields and Honiley Neighbourhood Area into a new standalone, community.	500 homes		97													Not recommended – the intensive development proposed will result in significant environmental and infrastructural constraints.	N/A
	Draft Local Plan Proposal (H15)	400 homes															Not recommended - the number of homes that can be brought forward in this location is constrained by the nearby Water Recycling Centre.	N/A
	Accommodate additional homes within a larger land area.	c. 540 homes															Not recommended - the number of homes that can be brought forward in this location is constrained by the nearby Water Recycling Centre.	N/A
H13	Include additional land (0.1ha) to the west of the allocation, as an extension to DLP allocation H15.	c. 4 dwellings															Worthy of consideration - this site considered alone, cannot deliver strategic benefits, but could form an appropriate extension to draft allocation H15.	Middle - Late
	Revise the Draft Local Plan allocation to include additional land promoted to the north, east and west of the allocation.	280 homes															Recommended – this proposal is considered as the most sustainable option for development in this location.	Middle - Late
	Draft Local Plan Proposal (H16)	420 homes + a 10 pitch G&T site															Worthy of consideration – this location remains suitable for development, although higher densities could be accommodated on the site.	Middle - Late
H14	Allocate land adjacent Barn Hall Cottages. Increase housing	c. 14 homes															Not recommended - site is isolated, and would result in an illogical Green Belt boundary.	N/A
	densities within the same land area identified in the DLP.	540 homes															Recommended - the site should be developed at a density of 45duph to accommodate additional homes.	Middle - Late
	Draft Local Plan Proposal (H17) Deliver a higher	250 homes															Worthy of consideration – this location remains suitable for development, although higher densities can be accommodated on the site	Middle - Late
	quantum of housing over the same site area.	300 homes															Recommended - the site should be developed at a density of 35duph.	Middle - Late
H15	Reconsider alternative land at Greenacres Farm.	c. 250 homes															Not recommended - would have greater landscape and Green Belt impacts, and is remote from the main towns within Basildon Borough.	N/A
	Incorporate Alpha Garden Centre within this allocation.	112 homes															Worthy of consideration - can be considered for infill type development, to accommodate around 44 homes.	Early
	Draft Local Plan Proposal (H19) Review the extent of	150 homes															Not recommended – the site is not available and deliverable.	N/A
H16	land that is available for development, and deliverable. Allocate land adjacent	c. 200 homes c. 280															Recommended - the revised site is recommended for increased densities (30duph). Not recommended – the site has been	Middle - Late
	Stock Brook Manor.	homes (at 20duph)															discounted as a consequence of landscape and Green Belt impacts.	N/A
	Allocate additional land north east of Potash Road.	between 40 and 150 homes															Not recommended – there are no strategic benefits which would overweigh the potential harm from the development of this site.	N/A

	Option is likely to have a negligible or no adverse impact.
	Option is likely to have minor to moderate adverse impact, which can be overcome through appropriate mitigation.
	Option is likely to have major/significant adverse impacts.
	Not assessed.

										(Green	Belt			Infras	tructure		
RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	1	2	3	4	Site Level Assessment of Harm	Sustainable Access	Transport Infrastructure	Community Infrastructure, Services and Utilities	Recommendation	Phasing
	Draft Local Plan Proposal (H22)	280 homes															Not recommended - land in this area should be allocated in accordance with the Preferred Development Framework for SW Billericay.	N/A
H17a	Expand allocation H22 to provide more homes and a care village.	400 homes															Not recommended - land in this area should be allocated in accordance with the Preferred Development Framework for SW Billericay.	N/A
	Preferred HLDF Option for SW Billericay.																Recommended – considers and reflects the opportunities to meet the overall requirements of the South West Billericay development and the	
	Draft Local Plan Proposal (H21)	543 homes									T						Local Plan. Not recommended - land in this area should be allocated in accordance with the Preferred	Late N/A
	New development site at Greenleas Farm.	180 homes 360 homes															Development Framework for SW Billericay. Not recommended - land in this area should be allocated in accordance with the Preferred Development Framework for SW Billericay.	N/A
H17b	Redistribute development to the Cricket Club.	Up to 180 homes															Not recommended - land in this area should be allocated in accordance with the Preferred Development Framework for SW Billericay.	N/A
	Preferred HLDF Option for SW Billericay, to include DLP allocation H21 and redevelopment of the Former cricket ground.	290 homes															Recommended – considers and reflects the opportunities to meet the overall requirements of the South West Billericay development and the Local Plan.	Late
	Draft Local Plan Proposal (H20)	160 homes															Not recommended - land in this area should be allocated in accordance with the Preferred Development Framework for SW Billericay.	N/A
	A larger site westwards, reinforcing green links.	Up to 750 homes															Not recommended - land in this area should be allocated in accordance with the Preferred Development Framework for SW Billericay.	N/A
H17c	Preferred HLDF Option for SW Billericay.	358 homes															Recommended – considers and reflects the opportunities to meet the overall requirements of the South West Billericay development and the Local Plan.	Late
	An alternative route for the relief road, which would enclose further land to the south, with the potential to provide additional homes on H17c, compared to the Preferred HLDF option.	650 homes															Worthy of consideration - development as proposed on this site must be subject to assurances that the biodiversity impacts are not significant, and can be overcome.	Late
	Draft Local Plan Proposal (H23)	330 homes															Not recommended - land in this area should be allocated in accordance with the Preferred Development Framework for SW Billericay.	N/A
	Alternative development site on land East of Frithwood Lane.	525 homes															Not recommended - this proposal would have a greater impact on the landscape, and the ecology of adjacent Frithwood LWS.	N/A
H17d	Residential development on a small site east of Laindon Road. Preferred HLDF Option	6 homes															Recommended – can provide self-build development opportunities. Recommended – considers and reflects the	Early
	for SW Billericay.	524 homes															opportunities to meet the overall requirements of the South West Billericay development and the Local Plan.	Late
H18	Draft Local Plan Proposal (H24)	70 homes															Worthy of consideration – this location remains suitable for development, although additional	Early

	Option is likely to have a negligible or no adverse impact.
	Option is likely to have minor to moderate adverse impact, which can be overcome through appropriate mitigation.
	Option is likely to have major/significant adverse impacts.
	Not assessed.

										(Green B	Relt			Infras	tructure		
RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	1				Site Level Assessment of Harm	Sustainable Access	Transport Infrastructure	Community Infrastructure, Services and Utilities	Recommendation	Phasing
IXCI.	One Alternatives	Порозец	Quanty	Lcology	Zone	(SVVIVII)	LITALIONNIENT	Арргаізаі			3 .	•		Access	illiastructure	Otilities	development could be accommodated in this	Thasing
	An enlarged housing allocation, to include allotments.	200 homes															location. Recommended – a larger development in this location is appropriate, considering its relationship with south west Billericay.	Middle - Late
	Draft Local Plan Proposal (H26)	280 homes															Worthy of consideration – this location remains suitable for development, although additional development could be accommodated in this location.	Middle - Late
H19	Develop land adjacent the Mount to achieve additional housing.	6 homes															Recommended - can provide self-build development opportunities.	Early
	Provide new homes on alternative land at Outwood Farm. Increase housing	430 homes									4						Not recommended – the site is in an area of high landscape sensitivity, and would also constitute sprawl.	N/A
	densities within the same land area identified in the DLP.	400 homes									ı						Recommended - the site should be developed at a density of 35duph to accommodate additional homes.	Middle - Late
	Draft Local Plan Proposal (H27)	220 homes															Worthy of consideration – this location remains suitable for development, however additional land is now required for environmental mitigation, affecting potential yield.	Middle - Late
H20	Extend H20 to include land south of Outwood Common Road.	300 homes															Not recommended - the site is in an area of high landscape sensitivity, and would also constitute sprawl.	N/A
	Adjust DLP allocation to reflect additional environmental mitigation around the watercourse.	190 homes															Recommended - site has the capacity to accommodate the development proposed.	Middle - Late
Road,	Draft Local Plan Proposal (H18)	160 homes															Not recommended – there are concerns regarding future encroachment into the Green Belt and countryside.	N/A
th of London Wickford	Allocate additional land between Tudor Way and Ramsden View Road.	220 homes															Not recommended – there are concerns regarding future encroachment into the Green Belt and countryside.	N/A
Land South of Lo Wickfo	Proposal for a reduced site area, to create a clearer boundary to the urban edge.	180 homes															Recommended - would create a stronger distinction between the urban and rural edge of Wickford.	Middle - Late
Sreat sn	Draft Local Plan Proposal (H25)	70 homes															Not recommended – would not create or reinforce a clearly defined/defensible Green Belt boundary.	N/A
Land west of Kennel Lane, Great Burstead and South Green	Allocate land at Church Street.	8 dwellings															Worthy of consideration - appropriate design and layout would be paramount to minimising the harm of development in this location.	Middle
(enne	Allocate land at Burstead Grange.	8-20 dwellings															Not recommended - would result in an illogical Green Belt boundary.	N/A
vest of k stead ar	Alternative development site at Foot Farm.	150 homes															Worthy of consideration – there is potential for ribbon development along Southend Road, for a fewer number of homes.	Early
Land v Bur	Demolish existing 'Maitland Lodge' to accommodate new dwellings.	20 homes															Recommended - can provide self-build development opportunities.	Early

Option is likely to have a negligible or no adverse impact.
Option is likely to have minor to moderate adverse impact, which can be overcome through appropriate mitigation.
Option is likely to have major/significant adverse impacts.
Not assessed.

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										,	Greei	n Belt			Intras	tructure		
RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	1	2	3	4	Site Level Assessment of Harm	Sustainable Access	Transport Infrastructure	Community Infrastructure, Services and Utilities	Recommendation	Phasing
SS00 17	Allocate land at Hannikins Farm, Linda Gardens	120 homes															Not recommended - would have greater landscape and Green Belt impacts.	N/A
SS03 67	Allocate land north of Linda Gardens and Cherry Gardens	40 homes															Worthy of consideration – although not strategic in size, could form an appropriate extension to Billericay.	Early
SS03 04	Allocate land adjacent to Bluebell Lodge	20 homes															Worthy of consideration - although not strategic in size, could form an appropriate extension to Billericay.	Early
SS00 93	Allocate land adjacent to 6 Lee Chapel Lane, Langdon Hills	10 homes															Worthy of consideration - although not strategic in size, could form an appropriate extension to Basildon subject to Green Belt and landscape mitigation.	Early
SS05 69	Allocate land at Homestead Drive, Langdon Hills	45 homes															Not recommended – the proposal is likely to have significant adverse effects on the openness of the Green Belt.	N/A
SS01 11	Allocate land at Vange Hill Drive Open Space, Vange	40 homes															Worthy of consideration - although not strategic in size, could form an appropriate extension to Basildon.	Early
SS01 90; SS03 76; and SS04 17	Land South of Burnt Mills Road, Basildon	80 - 100 homes															Not recommended – comprehensive development of this site would result in an illogical Green Belt boundary at this time.	N/A

Key to	colour	coding

Option is likely to have a negligible or no adverse impact.
Option is likely to have minor to moderate adverse impact, which can be overcome through appropriate mitigation.
Option is likely to have major/significant adverse impacts.
Not assessed.

5.0 Council Consideration of Housing Site Options

The emerging Basildon Borough Local Plan will set out how places in Basildon Borough will change over the period from 2014 to 2034 to accommodate sustainable development and growth.

5.1 Publication Local Plan

The Basildon Borough Publication Local Plan 2014-2034 was approved by Full Council on 22 March 2018, for consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and submission to the Secretary of State under Regulation 22 of the same Regulations. Prior to this decision, the Infrastructure, Growth and Development (IGD) Committee was asked to consider and give a steer on a number of principles related to the Local Plan, and indicate the potential sites within the Borough where growth should be located having regard to an extensive suite of evidence, including an earlier draft of this Topic Paper. Key meetings in this regard took place on 5 and 7 December 2017, and on 13 February and 19 March 2018.

Infrastructure, Growth and Development Committee Meeting - 7 December 2017

The 7 December 2017 IGD Committee meeting specifically considered matters relating to housing, and the relationship between housing and Green Belt designation. The IGD Committee was asked to consider the recommendations of officers as set out in the evidence base, and provide a steer on key policy matters related to the Local Plan insofar as it deals with housing matters. Members considered the sites proposed for inclusion in the Publication Local Plan, and the following were resolved:

Table 5.1: Sites identified for inclusion in the Publication Local Plan

Recommended Housing Site	IGD Committee Resolution
H5 - Land West of Gardiners Lane	37ha allocation approved for 9.9ha playing pitch
South, Basildon	provision, a 3FE primary school, 790 homes and
	5.5ha employment land.
H6 – Land North of Dry Street	725 homes, primary school, local centre, open
	space and upgrade to Dry Street/Nethermayne
	junction
H7 - Land North and South of London	25ha allocation approved for 650 homes, an
Road, Vange	extension to Vange Primary School, and open
	space provision adjacent to All Saints Church.
H8 - West of Basildon	18ha allocation approved, smaller than
	recommended to provide a 7.8ha sports hub and
	around 300 homes. The remainder of the land in this
	area to be safeguarded for the whole Plan period.
H9 - Land West of Steeple View,	9ha allocation approved for 245 homes.
Laindon	

H10 - Land East of Noak Bridge,	15ha allocation approved, as previously identified in
Basildon	the Draft Local Plan delivering 480 homes, to also
Badiladii	include H10 - Option B (Alternative site 5),
	comprising 11ha of land to deliver around a further
	350 homes in the settlement of Noak Bridge.
H11 – East of Basildon	Agreed to the officer recommendation, but reduced
Last of Basildon	the number of homes from 2,500 to 2,000, excluding
	the site to the east of Pound Lane as being able to
	accommodate 528 homes in order to mitigate the
	over development of the area.
H12 – Land South of Wickford	29ha allocation approved for 1,100 homes and a
	primary school, with open space provision on
	adjacent land.
H13 - Land North of Southend Road,	17ha allocation approved for 280 homes.
Shotgate	
H14 - Land South of Barn Hall,	14ha allocation approved for 540 homes, with open
Wickford	space provision on adjacent land.
H15 - Land North of London Road,	14ha allocation approved for 300 homes.
Wickford	
H16 - Land North East of Potash	11ha allocation approved for 255 homes.
Road, Billericay	
H17a - South West Billericay	To progress with the alternative option in respect of
H17b - South West Billericay	site H17, providing around 2,000 homes across 4
H17c - South West Billericay	sites, new primary school and early years provision,
H17d - South West Billericay	new GP health hub, new open space network set
	within the Green Belt, 7ha set aside in Green Belt
	for relocated Cricket Club and Tennis Club. The
	recommended option held as a 'fall-back' position if
	the biodiversity impacts are significant and cannot
	be overcome in order to allow the Local Plan to
	progress in accordance with the Local Development Scheme.
H17d (Option B) - Land East of	Recommended for the provision of 6 self-build
Laindon Road, Billericay	homes.
H18 - Land South of Windmill	8ha allocation approved for 200 homes.
Heights, Billericay	and another approved for 200 Hornoo.
H19 - Land East of Greens Farm	12ha allocation approved for around 400 new
Lane, Billericay	homes across 2 sites, with adjacent land of 16ha
, , ,	allocated an extension to the Mill Meadow Nature
	Reserve.
H19 (Option A) - Land Adjacent to	Recommended for the provision of 6 self-build
The Mount, Billericay	homes.
H20 - Land East of Southend Road,	10ha allocation approved for 190 homes.
Billericay	
Former H18 (Option B) - Land South	Not to include this site in the Publication Local Plan,
of London Road, Wickford	due to the concerns in respects of encroachment
	and impact on landscape.
	and impact on idiadoupor

Former H25 (Option D) - Land at	Recommended for the provision of 20 self-build
Maitland Lodge, Great Burstead	homes.

Members also considered the sites not recommended for inclusion in the Publication Local Plan and agreed that the list should stand as provided in the supporting evidence and reports.

<u>Infrastructure, Growth and Development Committee Meeting - 19 March 2018</u> (Reconvened meeting from 13 March 2018)

At the IGD Committee meeting on 19 March 2018, Members were asked to reconsider whether any of the sites omitted from consideration for housing, including those areas of land previously considered suitable for safeguarding, at the meeting of 7 December 2017 were considered suitable for inclusion in the Publication Local Plan. This was in light of the Borough's shortcoming in meeting the full, objectively assessed need for housing.

Additionally, the Committee was asked to consider the additional evidence prepared in relation to the Hovefields and Honiley Neighbourhood Area (H12 - Option D), and make a judgement as to whether it should be included within the Publication Local Plan, or not, and at what scale.

The following amendments were made as a result of the decisions made at the meeting:

Table 5.2: Amendment to Site H8 for inclusion in the Publication Local Plan

Recommended Housing Site	IGD Committee Resolution
H8 - West of Basildon	In respect of larger extent of land at West Basildon
	(H10 in Draft Local Plan) it was resolved that the
	site be retained within the Green Belt and not
	safeguarded due to the policy constraints.

It was resolved that the Publication Local Plan be approved for recommendation to Full Council at its meeting on 22 March 2018.

Full Council Meeting - 22 March 2018

The Publication Local Plan was approved for consultation and submission to the Secretary of State, without further amendments to the decisions reached at the 19 March IGD Committee meeting, insofar as it relates to housing site options.

5.2 Revised Publication Local Plan

Extraordinary Meeting of the Council – 7 June 2018

Following a change in administration, an Extraordinary Meeting of the Council was held on 7 June 2018, in order to consider a Notice of Motion signed by 23 Members of the Council concerning the Publication Local Plan and the previous decisions the Council made in respects of the plan on 22 March 2018. The Notice of Motion was passed, and the decision made by the Council on 22 March to consult on the Local Plan, and to submit it to the Government, was withdrawn. The new Strategic Planning and Infrastructure (SPI) Committee was therefore asked to look again at specific aspects of proposals in: South West Billericay, Noak Bridge, Ramsden Bellhouse, Hovefields & Honiley, and Bowers Gifford & North Benfleet before the Basildon Borough Publication Local Plan 2014-2034 is taken forward.

Strategic Planning and Infrastructure Committee – 17 July 2018

Following reconsideration of the merits of including 300 homes in H17: South West Billericay in addition to those recommended in the High Level Development Framework 2017, and having had regard to the evidence presented, allocation H17 was reduced to exclude the land to the south of the relief route in former site H20 (Kingsman Farm). Members provided this policy steer in order to reflect the evidence presented in the High Level Development Framework, due to greater weight being granted to Green Belt and landscape issues, compared to housing need.

Strategic Planning and Infrastructure Committee – 25 July 2018

Following reconsideration of the merits of including site H10 (Option B), in addition to site H10 in Noak Bridge, the Committee decided to retain only site H10. One of the reasons for not including H10 (Option B) in the Plan is due to the impact on the openness and purposes of including land within the Green Belt, which is more significant in this location.

<u>Strategic Planning and Infrastructure Committee – 29 August 2018</u>

The options for the Hovefields and Honiley Neighbourhood Area (HHNA) previously considered were reviewed and the Committee resolved to offer a greater level of commitment within the wording of the Local Plan to work with the Hovefields and Honiley Neighbourhood Forum to determine if there are any opportunities to incorporate a suitable strategy for growth to the south of Wickford, including the HHNA, as part of a strategic policy in the first review of the Local Plan.

The options for the Bowers Gifford and North Benfleet (BGNB) Neighbourhood Area were also considered and it was resolved that an alternative policy be included which provides the Parish Council with a housing target of 1,350 homes, and allow them through a Neighbourhood Plan to determine their own locations for housing allocations

to meet the target. The reason for this decision was to demonstrate the Committee's support for decision making at the local level in relation to housing development in BGNB. In order to ensure the risk to the Local Planning Authority posed by the NPPF Housing Delivery test can be minimised, suitable mitigation criteria was proposed to be inserted in the relevant policy.

Consequently, 650 homes East of Pitsea and the community hub would remain, as required to meet housing need and deliver Gardiners Lane South. This is broadly based on the evidence for allocations in this part of East Basildon as set out in the High Level Development Framework. Additionally, the strategic employment allocation would also remain due to its strategic importance.

<u>Strategic Planning and Infrastructure Committee – 13 September 2018</u>

The Committee was asked to consider a number of issues in order to provide assurances to Council that it has considered the matters of soundness and legal compliance, so far as to confirm that it can be satisfied that the proposed revised Publication Local Plan is as sound and legally compliant as possible and can proceed to publication, submission and examination.

Consequently, it was recommended that the Committee undertook a site by site review of the omission sites set out in the Agenda report in order to positively consider whether it can further address unmet need.

The Committee considered each of the sites specified in the Agenda report, to determine their inclusion or omission from the Local Plan, and it was resolved that all of the omission sites reconsidered be excluded, as individually specified, from the Local Plan for the specified sound, robust and logical planning reasons.

The broader area to the south of Crays Hill, Billericay, including Dale Farm, Crays Hill (RPLP H10 Option C) is however proposed to be a broad location for new housing growth within the Local Plan. This would be subject to further studies and investigations through the South Essex Joint Strategic Plan, and the first review of the Local Plan, to determine a sustainable scale & form, access and approach to the delivery.

<u>Strategic Planning and Infrastructure Committee – 3 October 2018</u>

In light of new evidence, the Committee was asked to give consideration to the proposed amendment of the site boundary for allocation H8 - West of Basildon, to ensure the site remains deliverable. An amendment to the boundary of the allocation to the West of Basildon was therefore agreed to ensure it remains justified and deliverable and has a robust Green Belt boundary. The Committee also designated the Council owned woodland to the north-east of the site as a public open space, protecting it from development in the future.

Table 5.3 below shows the final selection of sites identified for inclusion in the Revised Publication Local Plan.

Table 5.3: Sites identified for inclusion in the Revised Publication Local Plan

Recommended Housing	Committee Resolution	Date of Final
Site		Resolution
H5 – Land West of Gardiners Lane South, Basildon	37ha allocation approved for 9.9ha playing pitch provision, a 3FE primary school, 790 homes and 5.5ha employment land.	IGD Committee – 7/12/17
H6 – Land North of Dry Street	725 homes, primary school, local centre, open space and upgrade to Dry Street/Nethermayne junction	IGD Committee – 7/12/17
H7 - Land North and South of London Road, Vange	25ha allocation approved for 650 homes, an extension to Vange Primary School, and open space provision adjacent to All Saints Church.	IGD Committee – 7/12/17
H8 - West of Basildon	20ha allocation approved to provide a 7.8ha sports hub and around 300 homes.	SPI Committee - 3/10/18
H9 - Land West of Steeple View, Laindon	9ha allocation approved for 245 homes.	IGD Committee – 7/12/17
H10 - Land East of Noak Bridge, Basildon	20ha allocation approved to deliver around 400 homes in the settlement of Noak Bridge.	SPI Committee - 25/7/18
H11 – East of Basildon	53ha allocation expected to deliver a residential extension to Pitsea comprising of 650 homes, a new local centre, strategic open space, and a new community hub which includes an education and leisure provision.	SPI Committee - 29/8/18
H12 – Land South of Wickford	29ha allocation approved for 1,100 homes and a primary school, with open space provision on adjacent land.	IGD Committee – 7/12/17
H13 - Land North of Southend Road, Shotgate	17ha allocation approved for 280 homes.	IGD Committee – 7/12/17
H14 - Land South of Barn Hall, Wickford	14ha allocation approved for 540 homes, with open space provision on adjacent land.	IGD Committee – 7/12/17
H15 - Land North of London Road, Wickford	14ha allocation approved for 300 homes.	IGD Committee – 7/12/17
H16 - Land North East of Potash Road, Billericay	11ha allocation approved for 255 homes.	IGD Committee – 7/12/17

		T = =
H17a - South West	Approximately 95ha of land will	SPI Committee - 17/7/18
Billericay	create a series of linked, urban	
H17b - South West	extensions to the town to include:	SPI Committee - 17/7/18
Billericay	around 1,700 homes;	
H17c - South West	• 2.1ha for D1 education	SPI Committee - 17/7/18
Billericay	uses;	
H17d - South West	 the relocation of the cricket 	SPI Committee - 17/7/18
Billericay	club and tennis club to land	
	west of the residential	
	allocations;	
	a network of new open	
	spaces; and	
	a new relief road.	
H17d (Option B) - Land	Recommended for the provision of	IGD Committee -
East of Laindon Road.	6 self-build homes.	7/12/17
Billericay		
H18 - Land South of	8ha allocation approved for 200	IGD Committee -
Windmill Heights,	homes.	7/12/17
Billericay		
H19 - Land East of Greens	12ha allocation approved for	IGD Committee -
Farm Lane, Billericay	around 400 new homes across 2	7/12/17
	sites, with adjacent land of 16ha	
	allocated an extension to the Mill	
	Meadow Nature Reserve.	
H19 (Option A) - Land	Recommended for the provision of	IGD Committee -
Adjacent to The Mount,	6 self-build homes.	7/12/17
Billericay		
H20 - Land East of	9.5ha allocation approved for 190	IGD Committee -
Southend Road, Billericay	homes.	7/12/17
Former H18 (Option B) -	Not to include this site in the	IGD Committee -
Land South of London	Publication Local Plan, due to the	7/12/17
Road, Wickford	concerns in respects of	
	encroachment and impact on	
	landscape.	
Former H25 (Option D) -	Recommended for the provision of	IGD Committee –
Land at Maitland Lodge,	20 self-build homes.	7/12/17
Great Burstead		
L	I	ı

It was resolved that the Revised Publication Local Plan be approved for recommendation to Full Council at its meeting on 18 October 2018.

Full Council – 18 October 2018

The Revised Publication Local Plan was approved for consultation and submission to the Secretary of State, without further amendments to the decisions reached at the 3 October SPI Committee meeting, insofar as it relates to housing site options.

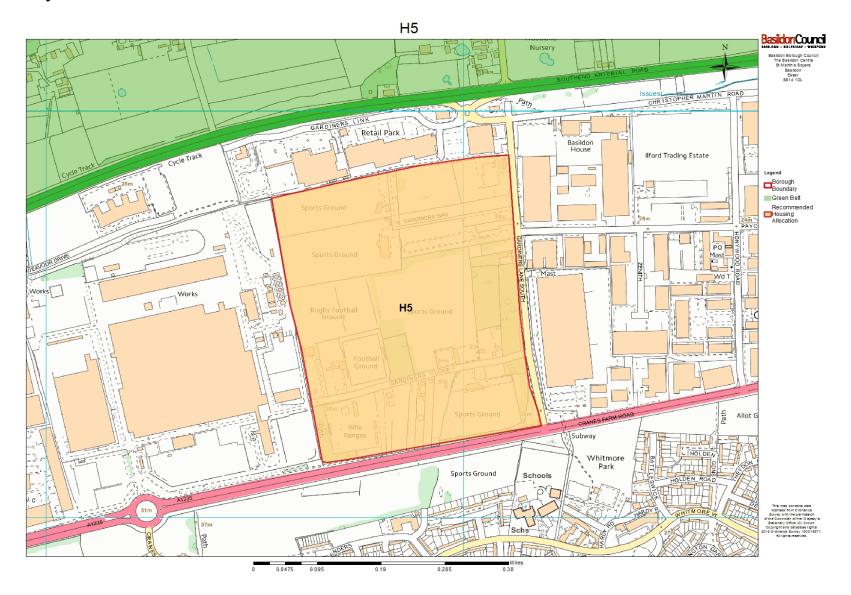
5.3 Conclusion

The decisions taken at these meetings have enabled officers to prepare the Revised Publication Local Plan. Where appropriate, those matters raised by consultees as part of the Draft Local Plan Consultation which took place from January to March 2016, and the New and Alternative Sites Consultation, in November and December 2016 have also been addressed.

Members have used the extensive evidence base available to inform the decisions taken at these meetings. However, in a few cases their planning judgement has placed greater emphasis on Green Belt and landscape matters resulting in some sites which were recommended, or worthy of consideration being rejected. This is within the capacity of Members, as they act on behalf of the Local Planning Authority.

APPENDIX A: SITE ASSESSMENTS

RPLP Policy H5



Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (High Level Development Framework)	
Location	Land West of Gardiners Lane South, Basildon				
Site Specific Consultation Matters	Preferences were expressed for employment and open space r		l development during the DLP con	sultation, at the expense of	
Proposal	660 homes, a 15 pitch gypsy and traveller site, a local centre, open space and community facilities, in addition to 12-16ha of B-class employment floorspace.	Site allocated for housing only scheme, to deliver around 1,100 homes with a gypsy and traveller site, local centre, open space and supporting social infrastructure.	Less employment provision (around 6-8ha), and c. 800 homes, with gypsy and traveller site and other community facilities.	The quantum of residential and employment varies at the three options to deliver between approximately 550 to 840 residential units, a new primary school or a contribution towards an existing school expansion and between 3.5 and 8.25 hectares of employment land.	
Site Size	36ha	36ha	36ha	37.35ha	
Sustainability Apprais	al / Strategic Environmental As	sessment			
Positive SA/SEA	Economic development; Town Centre regeneration; regenerate disadvantaged areas; improved access to local services.	The site's loss from employment land supply potential would contradict the findings of the whole plan's evidence and add additional pressure to find	Economic development; Town Centre regeneration; regenerate disadvantaged areas; improved access to local services.	Economic development; Town Centre regeneration; regenerate disadvantaged areas; improved access to local services.	
Negative SA/SEA	Biodiversity; Re-use of previously developed land; Flood risk.	alternative locations for employment land from the Green Belt. This option was	Re-use of previously developed land; Flood risk.	Re-use of previously developed land; Flood risk.	
Mitigation Required	Proposals will be assessed against policies NE4, NE5 and CC4 to mitigate biodiversity,	not considered to be reasonable on this basis.	Proposals will be assessed against policies NE4, NE5 and CC4 to mitigate biodiversity,	Proposals will be assessed against policies NE4, NE5 and CC4 to mitigate biodiversity,	

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (High Level Development Framework)
	landscape and drainage		landscape and drainage	landscape and drainage
	impacts respectively.		impacts respectively.	impacts respectively.
Environmental Evider	nce			
Air Quality	Average concentrations for	Average concentrations for	Average concentrations for	Average concentrations for
	NO ₂ in the vicinity is between			
	30 - 40μg.m ⁻³ . This is			
	considered to be acceptable,			
	but would require monitoring.			
Ecology	The site has limited	The site has limited ecological	The site has limited ecological	The site has limited ecological
	ecological value.	value.	value.	value.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Within a CDA and PSWFH.			
	Flood risk categories include			
	surface water and	surface water and	surface water and	surface water and
	groundwater flooding.	groundwater flooding.	groundwater flooding.	groundwater flooding.
Historic including	There are no known			
Archaeology	historic/archaeological	historic/archaeological	historic/archaeological	historic/archaeological
	features of concern on the	features of concern on the	features of concern on the site.	features of concern on the site.
	site.	site.		
Landscape Capacity	This is an urban site already			
	identified for the provision of			
	employment and housing, as	employment and housing, as	employment and housing, as is	employment and housing, as is
	is evident in part from	is evident in part from	evident in part from planning	evident in part from planning
	planning decisions and	planning decisions and		

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (High Level Development Framework)
	previously adopted	previously adopted	decisions and previously	decisions and previously
	masterplan.	masterplan.	adopted masterplan.	adopted masterplan.
Landscape Site	The site is not located in the	The site is not located in the	The site is not located in the	The site is not located in the
Appraisal	open countryside and is not	open countryside and is not	open countryside and is not	open countryside and is not
	designated as Green Belt	designated as Green Belt	designated as Green Belt land.	designated as Green Belt land.
	land. Therefore, the	land. Therefore, the	Therefore, the development of	Therefore, the development of
	development of the site is	development of the site is	the site is considered to have a	the site is considered to have a
	considered to have a	considered to have a	negligible effect on natural and	negligible effect on natural and
	negligible effect on natural	negligible effect on natural	urban landscapes.	urban landscapes.
	and urban landscapes.	and urban landscapes.		
Environmental	Air quality monitoring	Air quality monitoring	Air quality monitoring	Air quality monitoring
Mitigation Required	requirements; Ecological	requirements; Ecological	requirements; Ecological	requirements; Ecological
	assessments; Source	assessments; Source	assessments; Source	assessments; Source
	Control/Attenuation, SUDs	Control/Attenuation, SUDs	Control/Attenuation, SUDs and	Control/Attenuation, SUDs and
	and drainage improvements;	and drainage improvements;	drainage improvements;	drainage improvements;
	Environmental Impact	Environmental Impact	Environmental Impact	Environmental Impact
	Assessment; Masterplanning	Assessment; Masterplanning	Assessment; Masterplanning	Assessment; Masterplanning
Infrastructure				
Water Supply	Sufficient overall water	Sufficient overall water	Sufficient overall water	Sufficient overall water
	resources available.	resources available.	resources available.	resources available.
WRC Capacity	Improvements to existing	Improvements to existing	Improvements to existing	Improvements to existing
	water recycling centre.	water recycling centre.	water recycling centre.	water recycling centre.
Waste Water	Infrastructure upgrades to	Infrastructure upgrades to	Infrastructure upgrades to the	Infrastructure upgrades to the
Network	the existing foul network.	the existing foul network.	existing foul network.	existing foul network.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (High Level Development Framework)
Waste Water Asset	Not in close proximity to			
Impact	existing Waste Water Asset.			
Power Network	Clarification is being sought as to whether this site would be served by substations in east or west Basildon. Existing primary substations to the west of Basildon are capable of meeting the predicted level of growth in the area, however, a new primary substation is required to the east of Basildon and the developer would be expected to make significant contributions towards this.	Clarification is being sought as to whether this site would be served by substations in east or west Basildon. Existing primary substations to the west of Basildon are capable of meeting the predicted level of growth in the area, however, a new primary substation is required to the east of Basildon and the developer would be expected to make significant contributions towards this.	Clarification is being sought as to whether this site would be served by substations in east or west Basildon. Existing primary substations to the west of Basildon are capable of meeting the predicted level of growth in the area, however, a new primary substation is required to the east of Basildon and the developer would be expected to make significant contributions towards this.	Clarification is being sought as to whether this site would be served by substations in east or west Basildon. Existing primary substations to the west of Basildon are capable of meeting the predicted level of growth in the area, however, a new primary substation is required to the east of Basildon and the developer would be expected to make significant contributions towards this.
Education (Early Years Provision)	There is a requirement for additional provision of EYP ³ places. Some of this may be met in part through provision secured as part of the development at Dunton Fields.	There is a requirement for additional provision of EYP places. Some of this may be met in part through provision secured as part of the development at Dunton Fields.	There is a requirement for additional provision of EYP places. Some of this may be met in part through provision secured as part of the development at Dunton Fields.	There is a requirement for additional provision of EYP places. Some of this may be met in part through provision secured as part of the development at Dunton Fields.
Education (Primary)	Provision of a new 1fe (210-place) primary school.	Provision of a 1½ fe (315-place) primary school.	Provision of a new 1fe (210-place) primary school.	Provision of a new 3fe primary school. Around 2.9ha of

⁻

³ Early Years Provision

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (High Level Development Framework)
				educational land is being allocated on this site, which would provide sufficient flexibility to meet the needs of the centre and west of Basildon town.
Education (Secondary)	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the establishment of a new school.	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the establishment of a new school.	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the establishment of a new school.	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the establishment of a new school.
Health	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.
Sustainable Access	High level	High level	Good level	Good level

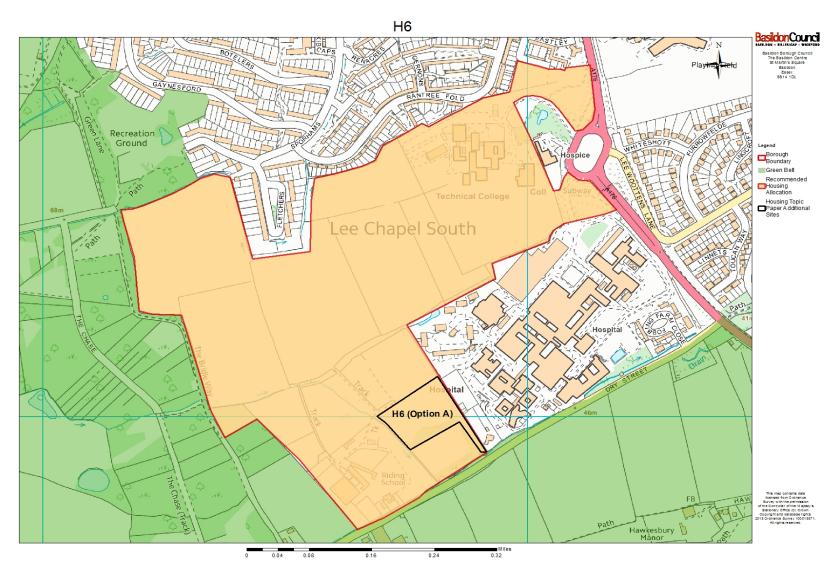
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (High Level
				Development Framework)
Local Junction		•	itional pressure on A127/A132 Ne	G ,
Impacts		•	y/Felmores; Broadmayne/South N	• • •
	9		or A127/A132 Nevendon Intercha	•
		•	affic. The capacity on Cranes Farm	•
	• • • • • • • • • • • • • • • • • • • •	•		a Interchange Junctions in the AM
			their overall capacity is to be cor	
Strategic Road			n Economic Plan; and future route	
Network	1	•	der to ensure the efficient operati	on of these important routes
	over the long term to support	strategic growth.		
Deliverability				_
Viability	Viable ⁴	Viable	Viable	Viable
Landownership	Multiple landowners. The	Multiple landowners. The	Multiple landowners. The	Multiple landowners. The
	principle landowner is HCA.	principle landowner is HCA.	principle landowner is HCA.	principle landowner is HCA.
Developer	A housebuilder is leading	A housebuilder is leading	A housebuilder is leading	A housebuilder is leading
Involvement	development on this site.	development on this site.	development on this site.	development on this site.
Promotion	A masterplan was prepared	Engagement in the Local Plan	Engagement in the Local Plan	Engagement in the Local Plan
	and adopted by the Council	process.	process.	process.
	as an SPD, in 2003. Planning			
	permission also granted for			
	G&T site, and developments			
	for 41 and 32 (net)			
	residential units.			
Policy Constraints				

⁴ This option is viable at the lowest policy layer, but ranges between marginal to unviable when the impact of other policy costs are considered through additional policy layers.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (High Level Development Framework)
Green Belt	Not in the Green Belt.	Not in the Green Belt.	Not in the Green Belt.	Not in the Green Belt.
Other	to test whether the policy requisite, including the requirement uses. The Master Plan sought the quantum of residential and units, a new primary school or employment land. The prefern	uirements for development and i t to secure the relocation of exist to identify the most appropriate of d employment varies at the three a contribution towards an existing ed Development Framework con	ment Framework (HLDF) of the Ganfrastructure on this site can be a sing recreational uses to bring for locations for new homes and the coptions to deliver between appropriate school expansion and between cept is based on the Option 1 (840) ments made following further feet	ccommodated adequately on the ward the land for the alternative employment areas. As a result eximately 550 to 840 residential 3.5 and 8.25 hectares of 0 units, 3.5ha employment
Recommendation				
Officers Recommendation	Following the issues raised by consultees to this proposal, and the subsequent preparation of a development framework to resolve these issues, this option no longer presents the most beneficial opportunity, to meet the overall requirements of the Gardiners Lane South development and the Local Plan. Additional space is also required for playing pitches and a school, thereby affecting site capacity. It is therefore not recommended that the Council continues to pursue this option.	Not recommended. This is not considered to be a reasonable option, given that the site's loss from employment land supply potential, would contradict the findings of the whole plan's evidence and add additional pressure to find alternative locations for employment land from the Green Belt.	Although not the preferred option, this is a reasonable option in that it would still deliver a mixture of residential and employment uses. This option is therefore worthy of some consideration, having regard to the Master Plan options.	Although Option 1 of the HLDF seeks to maximise the residential floorspace, it is recommended that the Local Plan allocates land in this location in accordance with the Preferred Development Framework which seeks to maximise employment floorspace as much as possible, subject to viability testing. While maximising residential components could improve the development's overall viability, it would add pressure on Green Belt to take the shortfall of employment land that would not otherwise be able to be met on site. The

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (High Level
				Development Framework)
				recommended option is
				therefore consistent with the
				Preferred Development
				Framework for Gardiners Lane
				South, to provide between 669
				and 792 dwellings, and 5.41ha
				and 5.88ha of employment
				land; retention and
				consolidation of playing
				pitches; and other community
				facilities.
Recommended	N/A	N/A	Late phasing	Late phasing. 442 homes are
phasing				expected to be delivered from
				2028-2034; and 305 homes
				beyond the plan period.

RPLP Policy H6



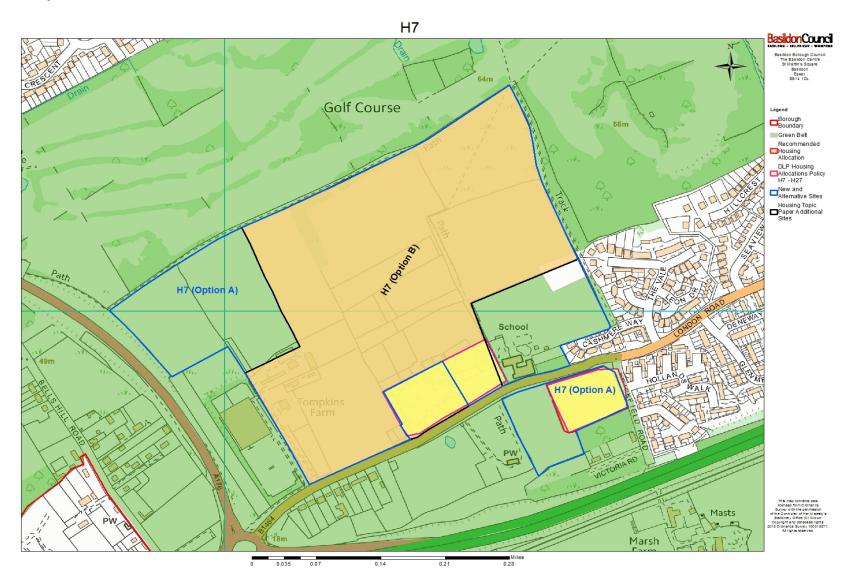
Consideration	Draft Local Plan Proposal	Option A	
Location	Land North of Dry Street, Basildon		
Site Specific Consultation Matters	Anglian Water identified additional land within the current extent of the DLP site allocation, which it has declared available for development. Development of this part of the site does not however benefit from planning consent at this time.		
Proposal	725 homes, a primary school, a local centre and open space.	765 homes, a primary school, a local centre and open space.	
Site Size	44ha	44ha	
Sustainability Appraisal	/ Strategic Environmental Assessment	ent	
Positive SA/SEA	Economic development; Town Centre regeneration; regenerate disadvantaged areas; improved access to local services.	**Not assessed	
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity; Flood risk.	**Not assessed	
Mitigation Required	The site already benefits from outline planning consent for the level of growth proposed.	Any additional development will need to reflect the infrastructure requirements and environmental constraints identified for the site through the prior planning application process, and any agreed mitigation measures.	
Environmental Evidence	e		
Air Quality		**Not assessed	
Ecology		Would result in the loss of important local habitats.	
Flood Risk - SFRA		Flood Zone 1	
Flood Risk - SWMP	Environmental constraints identified for the site have been addressed through the planning	Within a CDA and PSWFH. Flood risk categories include surface water and groundwater flooding.	
Historic including Archaeology	application process.	Minor adverse effect on archaeology, built heritage and historic landscape due to modern development.	
Landscape Capacity		Given adjacent land uses, the site has potential capacity for residential development.	

Consideration	Draft Local Plan Proposal	Option A
Landscape Site Appraisal		There will be adverse effects on landscape features due to the fundamental change from undeveloped agricultural land, to new urban development.
Environmental Mitigation Required		Ecological assessments; Flood Storage, SUDs and drainage improvements. Any additional development will need to reflect evidence and any agreed mitigation measures.
Infrastructure		
Water Supply		Sufficient overall water resources available.
WRC Capacity		Improvements to existing water recycling centre.
Waste Water Network		Infrastructure upgrades to the existing foul network.
Waste Water Asset Impact		Not in close proximity to existing Waste Water Asset.
Power Network	Infrastructure requirements have been addressed through the	Additional development can be accommodated by sharing of the loads with adjoining primary substations.
Education (Early Years Provision)	planning application process, and suitable mitigation arrangements have been agreed with relevant	There is a requirement for additional provision of EYP places.
Education (Primary)	stakeholders.	Contribute towards and be aligned with the S106 agreement in place to make provision for a primary school to serve development in this location.
Education (Secondary)		There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the establishment of a new school.

Consideration	Draft Local Plan Proposal	Option A
Health		Contribution towards increasing capacity for local Primary Care facilities, by means of extension or reconfiguration or refurbishment.
Sustainable Access	-	High level
Local Junction Impacts		The majority of junctions in the vicinity will continue to operate within capacity. However, additional work is still required on B1464 London Road / High Road / Clay Hill Road and A13/A176 Five Bells Interchange North to determine the required mitigation for the modelled level of performance.
Strategic Road Network		The Essex Transport Strategy; the A127 Corridor for Growth: An Economic Plan; and future route based strategy for the A13, propose a number of highways schemes for the Borough, in order to ensure the efficient operation of these important routes over the long term to support strategic growth. In addition, it is proposed that the number of running lanes on A176 Upper Mayne is increased to reduce queuing.
Deliverability	<u></u>	
Viability		Viable
Landownership		Single landowner for additional site being promoted.
Developer Involvement	Addressed through the planning application process.	No developer promoting site.
Promotion		No planning history. Adjacent site however benefits from planning consent.
Policy Constraints	1	
Green Belt	Addressed through the planning	Not in the Green Belt.
Other	application process.	-

Consideration	Draft Local Plan Proposal	Option A
Recommendation		<u>I</u>
Officers Recommendation Recommended phasing	Addressed through the planning application process.	This site is not recommended for allocation within the Local Plan, as considerable environmental constraints have been identified on the site. However, given that the principle of development has already been established on allocation H8, it is not unusual that additional housing can come forward in the future through the planning application process, and perhaps could contribute to the borough's windfall supply. N/A

RPLP Policy H7



Consideration	Draft Local Plan Proposal	Option A (Alternative Site 6)	Option B (Revised Alternative)					
Location	Land North and South of	Land North and South of London Road, Vange						
Site Specific Consultation Matters	During the DLP consultation, site promoters proposed a larger development of up to 550 homes on pasture and scrub land at Tompkins Farm and to redevelop the Five Bells Retail Park (Homebase and former Essex Fabric Warehouse) for residential development. Following the New and Alternative Sites consultation, further investigation is required to identify the actual extent of land available in this location given additional information claiming that part of the alternative site is in private ownership; the site's proximity to CLH Pipeline System's apparatus; as well as Historic England's advice about							
Proposal	55 homes split between around 30 homes in DLP H9a, and around 25 homes in DLP H9b, at a density of 30duph.	da, and deliver c.50 new homes, in addition to new Tompkins Farm and Brickfield Road sites, or relatively greatler site.						
Site Size	3ha	33ha	24.57ha					
Sustainability Appr	aisal / Strategic Environm	nental Assessment						
Positive SA/SEA	Improved access to local services; regenerate disadvantaged areas.	Increase access to homes; regenerate disadvantaged areas; improved access to local services; Encouraging sustainable travel choices.	Increase access to homes; regenerate disadvantaged areas; improved access to local services; Encouraging sustainable travel choices.					
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity; Flood Risk	Landscape; Cultural heritage; Biodiversity; Flood Risk; Re-use of previously developed land.	Landscape; Cultural heritage; Biodiversity; Flood Risk; Re-use of previously developed land.					
Mitigation Required	Proposals will be assessed against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts respectively. Despite	Proposals will be assessed against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts respectively. Despite mitigation, this	Proposals will be assessed against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts respectively. The allocation policy could also provide					

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 6)	Option B (Revised Alternative)
	mitigation, this proposed level of development is still likely to have a significant negative effect on landscape.	proposed level of development is still likely to have a significant negative effect on landscape and cultural heritage.	greater area-based detail and design guidance as to how potential harm to the open countryside, landscape character and wider historic landscape could be avoided and minimised, even enhanced.
Environmental Evi	1	L A Lui	Ald
Air Quality	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This housing allocation option is likely to have negligible effects against this objective.	Although average concentration of NO ₂ is considered to be acceptable, this housing allocation option is likely to have more adverse effects against this objective in comparison to draft local plan proposals and would therefore require monitoring.	Although average concentration of NO ₂ is considered to be acceptable, this housing allocation option is likely to have more adverse effects against this objective in comparison to draft local plan proposals and would therefore require monitoring.
Ecology	Within proximity of national and local wildlife designations; development may be delivered with appropriate mitigation.	Within proximity of national and local wildlife designations; development may be delivered with appropriate mitigation.	Within proximity of national and local wildlife designations; development may be delivered with appropriate mitigation.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Within a CDA. Flood risk categories include surface water flooding.	Within a CDA. Flood risk categories include surface water flooding.	Within a CDA. Flood risk categories include surface water flooding.
Historic including Archaeology	Amber. The Church and its setting are considered highly sensitive.	Amber. The Church and its setting are considered highly sensitive.	Amber. The Church and its setting are considered highly sensitive.
Landscape Capacity	No/Very Low relative landscape capacity rating.	No/Very Low relative landscape capacity rating.	No/Very Low relative landscape capacity rating.
Landscape Site Appraisal	The area presents the opportunity for a small	The topography, historic features, openness to	The topography, historic features, openness to

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 6)	Option B (Revised Alternative)		
	amount of residential development along lower lying land in the south, directly adjacent to housing on Brickfield Road.	public view, good condition of the landscape, and areas of ecological value contribute to the high sensitivity of the area.	public view, good condition of the landscape, and areas of ecological value contribute to the high sensitivity of the area.		
Environmental Mitigation Required	Ecological assessments, with measures developed to avoid impacts on LoWS's; Sustainable Drainage Systems (SuDS) and Washlands; Archaeological assessment and Masterplanning; Landscape buffering.	Air quality monitoring requirements; Ecological assessments, with measures developed to avoid impacts on LoWS's; Sustainable Drainage Systems (SuDS) and Washlands; Archaeological assessment and Masterplanning; Landscape buffering.	Air quality monitoring requirements; Ecological assessments, with measures developed to avoid impacts on LoWS's; Sustainable Drainage Systems (SuDS) and Washlands; Archaeological assessment and Masterplanning; Landscape buffering.		
Infrastructure	1				
Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.		
WRC Capacity	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.		
Waste Water Network	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.		
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.		
Power Network	Additional development can be accommodated by sharing of the loads with adjoining primary substations.	Additional development can be accommodated by sharing of the loads with adjoining primary substations.	Additional development can be accommodated by sharing of the loads with adjoining primary substations.		
Education (Early Years Provision)	The existing capacity could comfortably meet the future requirement, with a potential need to	This would create a shortfall of 13 places, therefore expansion of	This would create a shortfall in existing provision, therefore expansion of current		

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 6)	Option B (Revised Alternative)		
	upgrade facilities that are currently close to capacity.	current settings would need to be considered.	settings would need to be considered.		
Education (Primary)	Expansion of an existing primary school could serve this development.	The proposed development can be supported subject to the expansion needs of Vange Primary School being met as part of the development.	The proposed development can be supported subject to the expansion needs of Vange Primary School being met as part of the development.		
Education (Secondary)	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the establishment of a new school.	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the establishment of a new school.	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the establishment of a new school.		
Health	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfigurati on of an existing practice, or the creation of health care 'hubs'/networks. Additional information will be required from the CCG to determine the health requirements to support this potential allocation.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfigurati on of an existing practice, or the creation of health care 'hubs'/networks. Additional information will be required from the CCG to determine the health requirements to support this potential allocation.		
Sustainable Access	Good level	High level	High level		
Local Junction Impacts	pressure on A176 Nethe	wth to the south of Basildon r Mayne/Hospital Access; A ells Interchange South; A13,	176 Nether Mayne/Dry		

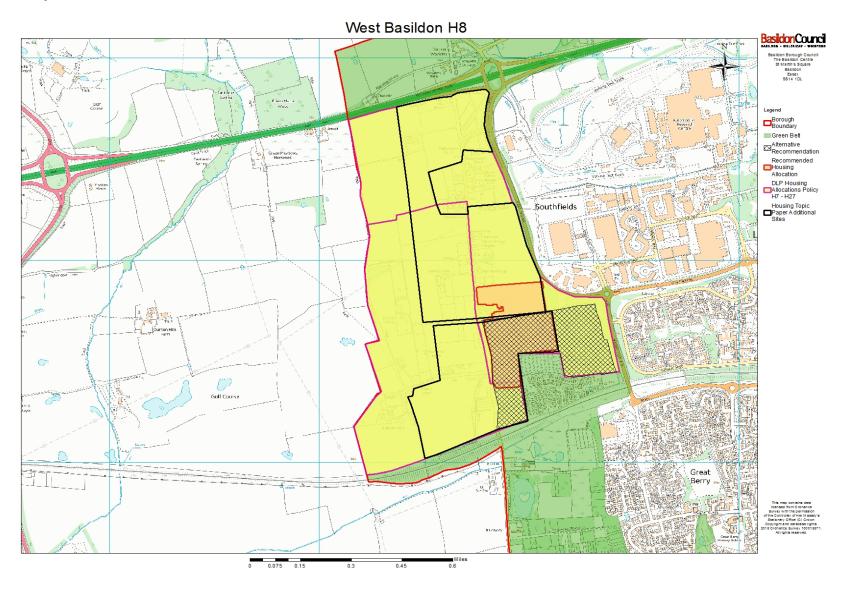
Consideration	Draft Local Plan Proposal	Option A (Alternative Site 6)	Option B (Revised Alternative)				
Strategic Road Network	Interchange North; and B1464 London Road/High Road/Clay Hill Road Junctions. Once mitigation has been applied, A13/A176 Five Bells Interchange South will be able to adequately cope with the additional growth, while the overall capacity of A176 Nether Mayne/Hospital Access and A176 Nether Mayne/Dry Street are to be considered tolerable. However, additional work is still required on B1464 London Road / High Road / Clay Hill Road and A13/A176 Five Bells Interchange North junctions to determine the required mitigation for the modelled level of performance. The Essex Transport Strategy; the A127 Corridor for Growth: An Economic Plan; and future route based strategy for the A13, propose a number of highways schemes for the Borough, in order to ensure the efficient operation of these important routes over the long term to support strategic growth. In addition, it is proposed that the number of running lanes on A176 Upper Mayne is increased to reduce queuing.						
Deliverability							
Viability	H9a is Marginal; while H9b is Viable.	Viable	Viable				
Landownership	Multiple landowners	Multiple landowners	Multiple landowners				
Developer Involvement	No developer promoting site.	No developer promoting site.	No developer promoting site.				
Promotion	Engagement in the Local Plan process; planning preapplication advice. The former Basildon Zoo also benefits from extant planning consent.	Engagement in the Local Plan process.	Engagement in the Local Plan process.				
Policy Constraints							
Green Belt	The allocation lies within Areas 58 and 59. Area 58 makes a limited contribution to the Green Belt purposes, while Area 59 makes a strong contribution to the Green Belt purposes. The level of harm to the Green Belt through a small scale development is however likely to be	The allocation lies within Areas 58 and 59. Area 58 makes a limited contribution to the Green Belt purposes, while Area 59 makes a strong contribution to the Green Belt purposes. Development in this location would significantly change the appearance of this area and constitute significant harm in	The allocation lies within Areas 58 and 59. Area 58 makes a limited contribution to the Green Belt purposes, while Area 59 makes a strong contribution to the Green Belt purposes. Development in this location would significantly change the appearance of this area and constitute significant harm in relation to				

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 6)	Option B (Revised Alternative)
	limited and local in effect.	relation to encroachment into the countryside, which is exacerbated by the visual prominence of the site.	encroachment into the countryside, which is exacerbated by the visual prominence of the site.
Other	-	Three new actions (historic environment, close proximity to CLH-PS ⁵ fuel pipeline, and land ownership) relating to this site from the new and alternative sites consultation could have consequences on the extent and quantum of development that could occur on the site.	This proposal is a revision of Option A (Alternative Site 6), put forward by officers, having considered the constraints presented by Alternative Site 6, and possible ways of mitigating such constraints.
Recommendation		I	l -
Officers Recommendation	Evidence supports the proposed growth, without significant adverse impacts. However, there is scope to accommodate further development in this location. Although this is not the preferred option within the plan, it is still worthy of consideration.	It is likely that the proposal will have significant adverse effects on the natural and historic environment. It is also suggested that land around Vange Primary School And Nursery should be left unallocated, in case the school needs to expand. This option is therefore not recommended, as it is not considered that the proposal can overcome these concerns.	This option is recommended, subject to the way new development is designed, and considerations of scale and density. It is also suggested that open space is provided offsite for the allocation to south of London Road, but on-site to the north of London Road. In line with the advice from Historic England, it is further recommended that careful consideration is given to the significance of the adjacent Grade II* Church of All Saints and its setting, and this should be reflected in the supporting policy text for the site.

⁵ CLH Pipeline System

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 6)	Option B (Revised Alternative)
Recommended phasing	Early phasing.	N/A	Middle – Late. Split between 110 homes from 2023-2028, and 540 homes from 2028- 2034.

RPLP Policy H8



Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
Location	West Basildon Ur	ban Extension		1	1	,	,
Site Specific Consultation Matters Proposal	Developers made	considerable rep I requirement; ar		-		smaller allocation to the south, to provide a 7.8ha sports hub to facilitate the delivery of H7, and around 300 homes. The remainder of the land promoted for development in	
	relocated sports facilities on c.71ha of land referenced as H10a. Additional c.68ha of land identified as H10b safeguarded beyond the plan period.	more houses (c. 2,100) during the plan period.	deliver up to 2,400 homes, together with supporting infrastructure.		increased density is based on the ability to create new community areas. This allocation excludes the provision of playing pitches and strategic green buffer, which have been accounted for separately.	this area would not be allocated, as it is considered that further joint working with Brentwood and Thurrock Councils is necessary, before an appropriate strategy can be agreed for this area.	the north of the proposed allocation. This is to reflect that land to the south-west of Dunton Park Home has been withdrawn by the owner and is no longer available for development. Additional land to the north of the site is also required

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
							to provide a suitable access.
Site Size	140ha	71ha	Up to 140ha	≤ 71ha	140ha	18ha	19.5ha
Sustainability A	Appraisal / Strategi	c Environmenta	al Assessment	L		<u>l</u>	1
Positive SA/SEA	Improving the rural/urban edge of west Basildon; Economic development; Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.	**Not assessed	Improving the rural/urban edge of west Basildon; Economic development; Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.	**Not assessed	**Not assessed	Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.	Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity; Re-use of previously developed land; Flood risk.	**Not assessed	Landscape; Cultural heritage; Biodiversity; Reuse of previously developed land; Flood risk.	**Not assessed	**Not assessed	Landscape; Re-use of previously developed land	Landscape; Re-use of previously developed land

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
Mitigation Required	Provision of landscaped buffers to limit harm to the open landscape. Proposals will also be assessed against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts respectively.	**Not assessed	Provision of landscaped buffers to limit harm to the open landscape. Proposals will also be assessed against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts respectively.	**Not assessed	**Not assessed	Proposals will be assessed against policy NE5 to mitigate landscape impacts. The allocation policy could also provide greater area-based detail and design guidance as to how harm to the open countryside and wider landscape character could be avoided and minimised, even enhanced.	Proposals will be assessed against policy NE5 to mitigate landscape impacts. The allocation policy could also provide greater area-based detail and design guidance as to how harm to the open countryside and wider landscape character could be avoided and minimised, even enhanced.
Environmental	Evidence						
Air Quality	Average concentrations for NO ₂ in the vicinity is between 30 - 40µg.m ⁻³ . This is considered to be acceptable, but would	Average concentration s for NO ₂ in the vicinity is between 30 - 40µg.m ⁻³ . This is considered to be acceptable,	Average concentrations for NO ₂ in the vicinity is between 30 - 40µg.m ⁻³ . This is considered to be acceptable, but would	Average concentrations for NO ₂ in the vicinity is between 30 - 40µg.m ⁻³ . This is considered to be acceptable,	Average concentrations for NO ₂ in the vicinity is between 30 - 40μg.m ⁻³ . This is considered to be acceptable, but would require monitoring.	Average concentrations for NO ₂ in the vicinity is between 30 - 40µg.m ⁻³ . This is considered to be acceptable, but would require monitoring.	Average concentrations for NO ₂ in the vicinity is between 30 - 40µg.m ⁻³ . This is considered to be acceptable, but would require monitoring.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
	require monitoring.	but would require monitoring.	require monitoring.	but would require monitoring.			
Ecology	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Part of the site is within a CDA and PSWFH. Flood risk categories include surface water flooding.	Part of the site is within a CDA and PSWFH. Flood risk categories include surface water flooding.	Part of the site is within a CDA and PSWFH. Flood risk categories include surface water flooding.	Part of the site is within a CDA and PSWFH. Flood risk categories include surface water flooding.	Part of the site is within a CDA and PSWFH. Flood risk categories include surface water flooding.	A very small portion of the site is within a CDA. Flood risk categories include surface water flooding.	Within a CDA. Flood risk categories include surface water flooding.
Historic including Archaeology	H10a and the northern half of H10b score	Green. There are no known historic/	H10a and the northern half of H10b score	Green. There are no known historic/	H10a and the northern half of H10b score Green. The areas	Green. There are no known historic/ archaeological	Green. There are no known historic/ archaeological

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
	Green. The areas surrounding the Church/Hall and Rectory are considered highly sensitive, and development would have a significant adverse effect.	archaeological features of concern on the site.	Green. The areas surrounding the Church/Hall and Rectory are considered highly sensitive, and development would have a significant adverse effect.	archaeological features of concern on the site.	surrounding the Church/Hall and Rectory are considered highly sensitive, and development would have a significant adverse effect.	features of concern on the site.	features of concern on the site.
Landscape Capacity	Low relative landscape capacity due to its openness to public view and weak relationship with the existing urban built form/edge.	Low relative landscape capacity due to its openness to public view and weak relationship with the existing urban built form/edge.	Low relative landscape capacity due to its weak relationship with the existing urban built form/edge.	Low relative landscape capacity due to its openness to public view and weak relationship with the existing urban built form/edge.	Low relative landscape capacity due to its weak relationship with the existing urban built form/edge.	Low relative landscape capacity due to its openness to public view and weak relationship with the existing urban built form/edge.	Low relative landscape capacity due to its openness to public view and weak relationship with the existing urban built form/edge.
Landscape Site Appraisal	Development in this area could form an	Development in this area could form an	Development in this area could form an	Development in this area could form an	Development in this area could form an	Development in this area could form part of a co-	Development in this area could form part of a co-

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
	appropriate western extension to Basildon and presents the opportunity to create a stronger and more attractive edge to the Green Belt.	appropriate western extension to Basildon and presents the opportunity to create a stronger and more attractive edge to the Green Belt.	appropriate western extension to Basildon and presents the opportunity to create a stronger and more attractive edge to the Green Belt.	appropriate western extension to Basildon and presents the opportunity to create a stronger and more attractive edge to the Green Belt.	appropriate western extension to Basildon and presents the opportunity to create a stronger and more attractive edge to the Green Belt.	ordinated western extension to Basildon and presents the opportunity to create a stronger and more attractive edge to the Green Belt.	ordinated western extension to Basildon and presents the opportunity to create a stronger and more attractive edge to the Green Belt.
Environmental Mitigation Required	Air quality monitoring requirements; Ecological assessments; Sustainable Drainage Systems (SuDS) and Washlands; Programme of archaeological investigation; Landscape buffers and edges.	Air quality monitoring requirements; Ecological assessments; Sustainable Drainage Systems (SuDS) and Washlands; Programme of archaeological investigation; Landscape	Air quality monitoring requirements; Ecological assessments; Sustainable Drainage Systems (SuDS) and Washlands; Archaeological assessment, Heritage Statement and Masterplanning; Landscape	Air quality monitoring requirements; Ecological assessments; Sustainable Drainage Systems (SuDS) and Washlands; Programme of archaeological investigation; Landscape	Air quality monitoring requirements; Ecological assessments; Sustainable Drainage Systems (SuDS) and Washlands; Archaeological assessment, Heritage Statement and Masterplanning; Landscape buffers	Air quality monitoring requirements; Ecological assessments; Sustainable Drainage Systems (SuDS) and Washlands; Programme of archaeological investigation; Landscape buffers and edges.	Air quality monitoring requirements; Ecological assessments; Sustainable Drainage Systems (SuDS) and Washlands; Programme of archaeological investigation; Landscape buffers and edges.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
		buffers and edges.	buffers and edges, Tree planting.	buffers and edges.	and edges, Tree planting.		
Infrastructure	<u>l</u>		<u> </u>	<u>l</u>		<u> </u>	<u> </u>
Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.
WRC Capacity	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.
Waste Water Network	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.				
Waste Water Asset Impact	Within close proximity to existing pumping stations. Development should therefore be located at safe	Within close proximity to existing pumping stations. Development should therefore be located at safe	Within close proximity to existing pumping stations. Development should therefore be located at safe	Within close proximity to existing pumping stations. Development should therefore be located at safe	Within close proximity to existing pumping stations. Development should therefore be located at safe distances from pumping stations	Within close proximity to existing pumping stations. Development should therefore be located at safe distances from pumping stations	Within close proximity to existing pumping stations. Development should therefore be located at safe distances from pumping stations

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
	distances from pumping stations so as not to encroach on the protection zone.	distances from pumping stations so as not to encroach on the protection zone.	distances from pumping stations so as not to encroach on the protection zone.	distances from pumping stations so as not to encroach on the protection zone.	so as not to encroach on the protection zone.	so as not to encroach on the protection zone.	so as not to encroach on the protection zone.
Power Network	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.
Education (Early Years Provision)	There is a requirement for additional provision of EYP places. This may be secured alongside new primary school required in this location.	There is a requirement for additional provision of EYP places. This may be secured alongside new primary school	There is a requirement for additional provision of EYP places. This may be secured alongside new primary school required in this location.	There is a requirement for additional provision of EYP places. This may be secured alongside new primary school required in this location.	There is a requirement for additional provision of EYP places. This may be secured alongside new primary school required in this location.	There will be a requirement for contributions towards early years' childcare provision in the local area.	There will be a requirement for contributions towards early years' childcare provision in the local area.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
		required in					
		this location.					
Education (Primary)	Provision of a 1½ fe (315-place) primary school, but with sufficient land made available for potential future expansion.	The provision of a primary school of 2-2½ fe (420-525-places).	A development of 2,400 homes would require the provision of 2 primary schools.	Provision of up to a 1½ fe (315-place) primary school.	A development of 2,400 homes would require the provision of 2 primary schools.	The development can be served by existing schools and/or in conjunction with proposals for a Dunton Hills Garden Village adjacent to the Borough boundary in Brentwood. Around 2.9ha of educational land is also being allocated at Gardiners Lane South, which would provide sufficient flexibility to meet the needs of the centre and west of Basildon town.	The development can be served by existing schools and/or in conjunction with proposals for a Dunton Hills Garden Village adjacent to the Borough boundary in Brentwood. Around 2.9ha of educational land is also being allocated at Gardiners Lane South, which would provide sufficient flexibility to meet the needs of the centre and west of Basildon town.
Education	There is	There is	There is	There is	There is currently a	There is currently a	There is currently a
(Secondary)	currently a	currently a	currently a	currently a	surplus of	surplus of	surplus of
- *	surplus of	surplus of	surplus of	surplus of	secondary school	secondary school	secondary school
	secondary	secondary	secondary	secondary	places in Basildon.	places in Basildon.	places in Basildon.
	school places in	school places	school places in	school places	The potential need	The potential need	The potential need
	Basildon. The	in Basildon.	Basildon. The	in Basildon.	for an additional	for an additional	for an additional

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
	potential need	The potential	potential need	The potential	secondary school	secondary school is	secondary school is
	for an	need for an	for an additional	need for an	is unlikely to arise	unlikely to arise	unlikely to arise
	additional	additional	secondary	additional	until 2023-24.	until 2023-24.	until 2023-24.
	secondary	secondary	school is	secondary	Additional school	Additional school	Additional school
	school is	school is	unlikely to arise	school is	places would be	places would be	places would be
	unlikely to arise	unlikely to	until 2023-24.	unlikely to	either through the	either through the	either through the
	until 2023-24.	arise until	Additional	arise until	expansion of	expansion of	expansion of
	Additional	2023-24.	school places	2023-24.	existing schools	existing schools	existing schools
	school places	Additional	would be either	Additional	and/or the	and/or the	and/or the
	would be either	school places	through the	school places	establishment of a	establishment of a	establishment of a
	through the	would be	expansion of	would be	new school. This is	new school. There	new school. There
	expansion of	either through	existing schools	either through	the Education	is also the potential	is also the potential
	existing schools	the expansion	and/or the	the expansion	Authority's	for a new	for a new
	and/or the	of existing	establishment	of existing	preferred location	secondary school	secondary school
	establishment	schools	of a new school.	schools and/or	for the new school.	to be provided as	to be provided as
	of a new	and/or the	This is the	the	There is also the	part of the Dunton	part of the Dunton
	school. There is	establishment	Education	establishment	potential for a new	Hills Garden Village	Hills Garden Village
	also the	of a new	Authority's	of a new	secondary school	proposal in the	proposal in the
	potential for a	school. There	preferred	school. There	to be provided as	Brentwood	Brentwood
	new secondary	is also the	location for the	is also the	part of the Dunton	Borough which	Borough which
	school to be	potential for a	new school.	potential for a	Hills Garden	could play a role in	could play a role in
	provided as	new	There is also the	new secondary	Village proposal in	meeting	meeting
	part of the	secondary	potential for a	school to be	the Brentwood	educational need in	educational need in
	Dunton Hills	school to be	new secondary	provided as	Borough which	west Basildon.	west Basildon.
	Garden Village	provided as	school to be	part of the	could play a role in		
	proposal in the	part of the	provided as part	Dunton Hills	meeting		
	Brentwood	Dunton Hills	of the Dunton	Garden Village	educational need		
	Borough which	Garden Village	Hills Garden	proposal in the	in west Basildon.		
	could play a	proposal in	Village proposal	Brentwood			
	role in meeting	the	in the	Borough which			

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
	educational need in west Basildon.	Brentwood Borough which could play a role in meeting educational need in west Basildon.	Brentwood Borough which could play a role in meeting educational need in west Basildon.	could play a role in meeting educational need in west Basildon.			
Health	New primary care facility required with the potential to expand, to accommodate the second phase of development outside of the plan period.	New primary care facility required with the potential to expand, to accommodate the second phase of development outside of the plan period.	New primary care facility required with the potential to expand, to accommodate the second phase of development outside of the plan period.	New primary care facility required with the potential to expand, to accommodate the second phase of development outside of the plan period.	New primary care facility required with the potential to expand, to accommodate the second phase of development outside of the plan period.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfig uration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfig uration of an existing practice, or the creation of health care 'hubs'/networks.
Sustainable Access	H10a scores 'good', while H10b scores 'limited' on the level of sustainable accessibility.	Increased densities on H10a generally scores 'good' on sustainable accessibility.	Good level	No access constraints that could not be overcome present on the site.	Good level	No access constraints that could not be overcome present on the site.	No access constraints that could not be overcome present on the site.

Consideration	Draft Local Plan	Option A	Option B	Option C	Option D (Revised	Option E	Option F (Revised
	Proposal				DLP Proposal)	(Alternative	Alternative
						Recommendation)	Recommendation)
Local Junction	Proposed local pl	an growth to the	west of Basildon w	rill put additional p	oressure on A127/B14	8 West Mayne (Duntoi	n) Interchange; B148
Impacts	•					Somerset Road / Laind	
			_	_		k will be able to cope v	
	_	-	• •			e capacity on B148 W	•
	•			•	•	growth will however h	
		-				operating over capaci	ty in the PM after
	· · · · · · · · · · · · · · · · · · ·	• • • • • • • • • • • • • • • • • • • •			e considered tolerable		
Strategic Road	•	• • • • • • • • • • • • • • • • • • • •			-	oute based strategy for	
Network	•	•	•		•	hese important routes	•
	• •		•	• •	om West Mayne exten	ding westwards to the	site, to provide local
	access to Laindor	n without using th	e Dunton Intercha	nge.			
Deliverability			T	T	T	T	T
Viability	Marginal ⁶	Viable	Viable	**Not	Viable	Viable	Viable
				assessed			
				(Lower			
				densities could			
				however have			
				implications			
				Implications			
				for the			
				•			
				for the			
				for the delivery of desired			
				for the delivery of desired infrastructure).			
Landownershi	Multiple	Multiple	Multiple	for the delivery of desired	Multiple	Multiple	Multiple
Landownershi p	Multiple landowners,	Multiple landowners,	Multiple landowners,	for the delivery of desired infrastructure).	Multiple landowners, with	landowners, with	landowners, with
	•	· •	1	for the delivery of desired infrastructure).		•	•

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⁶ This option is marginal at the lowest policy layer, but becomes unviable when the impact of other policy costs are considered through additional policy layers.

Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
parts of the site.	parts of the site.	agreement on parts of the site.	parts of the site.	on parts of the site.		
Housebuilders promoting site for development.	Housebuilders promoting site for development.	Housebuilders promoting site for development.	Housebuilders promoting site for development.	Housebuilders promoting site for development.	Housebuilder promoting site for development.	Housebuilder promoting site for development.
Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.
its				1		
This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better defined in this area. Development	This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better defined in this	This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better defined in this area. Development of	This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better defined in this	This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better defined in this area. Development of this area alone would therefore not cause harm to the strategic	This proposal lies within Areas 66. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better defined in this area. Development of this area alone would therefore not cause harm to the strategic purpose of the	This proposal lies within Areas 66. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better defined in this area. Development of this area alone would therefore not cause harm to the strategic purpose of the
	parts of the site. Housebuilders promoting site for development. Engagement in the Local Plan process. ts This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better defined in this area.	parts of the site. Housebuilders promoting site for development. Engagement in the Local Plan process. This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better defined in this area. Parts of the site. Housebuilders promoting site for development. Engagement in the Local Plan process. **This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better	parts of the site. Housebuilders promoting site for development. Engagement in the Local Plan process. This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better defined in this area. Parts of the site. Housebuilders promoting site for development. Engagement in the Local promoting site for development. Engagement in the Local Plan process. This proposal lies within lies within lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better defined in this area.	parts of the site. Housebuilders promoting site for development. Engagement in the Local Plan process. This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better urban/rural be better urban/rural defined in this addition. Parts of the site. agreement on parts of the site. Bagreement on parts of the site. Baute. Baute of the site. Baute. Bousebuilders promoting site for development. Broagement in the Local Plan process. This proposal lies within Areas of 66 and 67. Area 66 and 67. Area 66 on desca a limited contribution, and it has been that the been urban/rural boundary can be better urban/rural boundary can be better urban/rural boundary can be better	parts of the site. Housebuilders promoting site for development. Engagement in the Local Plan process. This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better urban/rural defined in this area. Parts of the site. promoting site for development. Engagement in the Local Plan promoting site for development. Engagement in the Local Plan process. This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural be better defined in this area. Development. Engagement in the Local Plan process. This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural be better defined in this area. Development in the Local Plan process. This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural be better urban/rural be better would therefore	Proposal parts of the site. parts of the site. Housebuilders promoting site for development. Engagement in the Local Plan process. Plan process. This proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural be better urban/rural defined in this area. Dip Proposal (Alternative Recommendad in the Local parts of the site. Phousebuilders promoting site for development. Engagement in the Local Plan process. Part of the site. Phousebuilders promoting site for development. Engagement in the Local Plan process. Part of the site. Phousebuilders promoting site for development. Engagement in the Local Plan process. Process. Pin proposal lies within Areas 66 and 67. Area 66 makes a limited contribution, and it has been recommended that the urban/rural boundary can be better of boundary can be better of this area alone would therefore not cause harm to

alone would therefore not cause harm to the strategic purpose of the Green Belt separating Basildon from West Horndon. Meanwhile, Area 67 makes a good contribution to the Green Belt, and the Green Belt, and the Green Belt, and the Green Belt, and the makes a good proposed development would cause notable harm to the Green Belt, and the moltable harm to the Green Belt, and the moltable harm to the Green Belt, and the proposed development to the Green Belt, and the moltable harm to the Green Belt, and the proposed development would cause notable harm to the Green Belt, and the proposed development would cause notable harm to the Green Belt, and the proposed development to the Green Belt, and the proposed development would cause notable harm to the Green Belt, and the proposed development would cause notable harm to the development to the countryside in this location. There is also a risk of urban areas merging if development this location. There is also a risk of urban areas merging if development this location. There is also a risk of urban areas merging if development this location. There is also a risk of urban areas merging if development this location. There is also a risk of urban areas merging if development this location. There is also a risk of urban areas merging if development this location. There is also a risk of urban areas merging if development this location. There is also a risk of urban areas merging if development this location. There is also a risk of urban areas merging if	Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative	Option F (Revised Alternative
development There is also a permitted in risk of urban	Consideration	alone would therefore not cause harm to the strategic purpose of the Green Belt separating Basildon from West Horndon. Meanwhile, Area 67 makes a good contribution to the Green Belt, and the proposed development would cause notable harm to the countryside in this location. There is also a risk of urban	Development of this area alone would therefore not cause harm to the strategic purpose of the Green Belt separating Basildon from West Horndon. Meanwhile, Area 67 makes a good contribution to the Green Belt, and the proposed development would cause notable harm to the countryside in	would therefore not cause harm to the strategic purpose of the Green Belt separating Basildon from West Horndon. Meanwhile, Area 67 makes a good contribution to the Green Belt, and the proposed development would cause notable harm to the countryside in this location. There is also a risk of urban areas merging if development	Development of this area alone would therefore not cause harm to the strategic purpose of the Green Belt separating Basildon from West Horndon. Meanwhile, Area 67 makes a good contribution to the Green Belt, and the proposed development would cause notable harm to the countryside in this location.	purpose of the Green Belt separating Basildon from West Horndon. Meanwhile, Area 67 makes a good contribution to the Green Belt, and the proposed development would cause notable harm to the countryside in this location. There is also a risk of urban areas merging if development were to be permitted in	(Alternative Recommendation) Green Belt separating Basildon from West	Alternative Recommendation) Green Belt separating Basildon from West

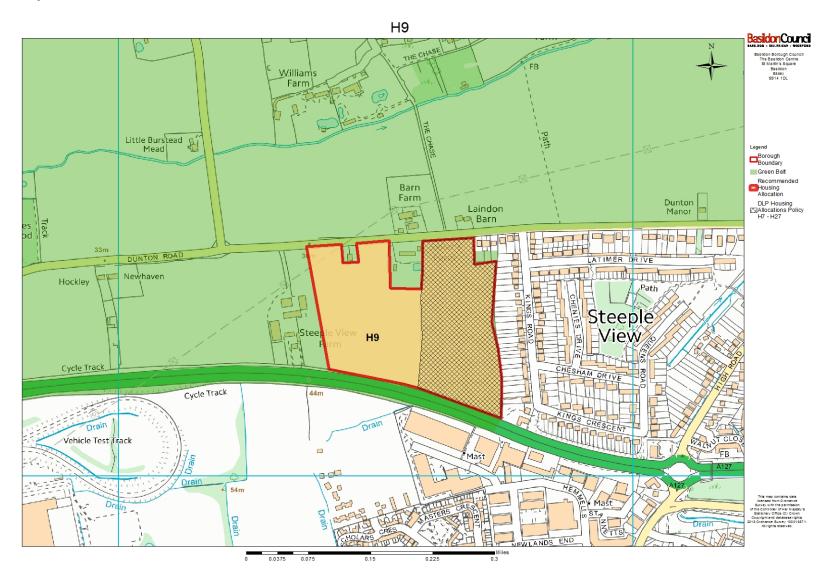
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
	permitted in	if		were to be			
	this area.	development		permitted in			
		were to be		this area.			
		permitted in this area.					
		tilis alea.					
Other	 Some land in this location (about 14.5ha) is currently not being promoted for development, and has therefore not been recommended for allocation. The proposed Dunton Hills Garden Village in the strategic gap between Laindon and West Horndon, when combined with site H10 would potentially result in settlement coalescence, undermining the purpose of the Green Belt in this location. A Landscape Corridor 						
	Design Proposals study has been commissioned by Basildon and Brentwood Councils to investigate whether a landscape buffer can be provided to achieve a visual separation between both proposed settlements. This has had implications in land budget terms (55ha of landscape buffer required to the west), with consequences on the quantum of development that can be brought forward in this location.						
			lering development settlement separat	•		n between the authorit	ies is required in
	There is addition	nal land budget o	considerations for t	he relocation of p	laying pitches from the	e Gardiners Lane South	n site (7.8ha for
	community sport	s hub, and 3ha fo	r community facilit	ies).			
	·	proximity to the A	A127 corridor and it	ts potential for ad	ditional employment.		
Recommendati		T	T	T	T	T	ı
Officers	This is worthy	Not	This is worthy of	Not	Worthy of	Not recommended.	Recommended
Recommendat	of	recommended	consideration,	recommended	consideration.	This option poses	option. This option
ion	consideration,	. Housing	given that most	. Evidence	Most of the land in	soundness issues as	is considered to be
	as the evidence base indicates	growth needs	of the site is now being	suggests that	the locations	part of the	reasonable, given that Brentwood
	that	to be	promoted for	this is one of	previously designated as	proposed site area erroneously	and Thurrock
	development in	accompanied	development.	the more	H10b are now	includes land which	Councils are also
	this location is	by other	Nonetheless,	sustainable	being promoted	whilst previously	considering
	appropriate.	services and	more land is	locations for	for development	promoted, has	development in

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
	However, this option is not preferred within the plan, given the additional land budget requirements for development in this location, and the scope to allocate further land during the plan period.	facilities, in order to create sustainable development patterns and this location provides such an opportunity. Specialist advice has also been sought on what is required to relocate the playing pitches, and how this can be well integrated into the landscape and new green infrastructure. The provision of supporting	also now required in this location for a strategic green buffer between development as proposed in Basildon and Brentwood, as well as the provision of playing pitches and community facilities.	growth. Also there is now a demand for more land allocation, arising from the recommendati ons of the Landscape Design Proposals for a strategic green buffer. A lower quantum of development may have implications for the delivery of desired infrastructure.	during the plan period. Therefore, it becomes reasonable to allocate the whole of H10 during the plan period. Given that this is a new urban area, a higher density (40duph) could be achieved without affecting the relationship with neighbouring areas. Infrastructure requirements may however affect phasing and delivery within the plan period.	been withdrawn by the owner and is no longer available for development. The exclusion of land to the north of this allocation also prevents the routing of a suitable site access from West Mayne as required by the Highway Authority.	this vicinity. Further working with Brentwood and Thurrock Councils is therefore required to agree an appropriate strategy within the wider area, which maintains the separation of individual towns and villages and the integrity of the remaining Green Belt.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
		infrastructure in this location, is therefore key to the delivery of this site as well as other site allocations within the Local Plan.					
Recommende d phasing	Late phasing.	N/A	Late phasing.	N/A	Late phasing. It is expected that about half of the potential yield of this site will not be delivered until after the plan period due to infrastructure and other essential requirements. The delivery of development during the plan period will be split between the middle (150	N/A	Middle – Late. Split between 125 homes from 2023- 2028, and 175 homes from 2028- 2034.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
					homes) and late	Recommendation	Recommendation
					(1,050 homes)		
					phases.		

RPLP Policy H9



Consideration	Draft Local Plan Proposal	Option A (Alternative Site 7)		
Location	Land West of Steeple View, Dui	nton Road, Laindon		
Site Specific Consultation Matters	The developer promoting the site sought modifications to the extent of the DLP site allocation, in order to extend the allocation westwards and increase the number of homes provided. This proposal was one of the New and Alternative Sites subject to additional consultation.			
Proposal	Development of 140 high quality homes at a density of 30duph.	Provide up to 250 dwellings, with significant central open space on a larger area of land incorporating Land at Sellers Farm, Dunton Road.		
Site Size	4.6ha	9.4ha		
Sustainability Appraisal /	Strategic Environmental Assessn	ment		
Positive SA/SEA	Town centre regeneration; regenerate disadvantaged areas.	Town centre regeneration		
Negative SA/SEA	Biodiversity; accessibility to local services and associated impacts.	Re-use of previously developed land		
Mitigation Required	Assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts respectively. There is however some uncertainty about capacity and the potential to expand services and facilities if required.	Proposals will also be assessed against policies NE4 and NE5 to mitigate biodiversity and landscape impacts respectively.		
Environmental Evidence				
Air Quality	Average concentrations for NO ₂ in the vicinity is between 30 - 40µg.m ⁻³ . This is considered to be acceptable, but would require monitoring. The site is also close to the Fortune of War junction where Defra are indicating NO ₂ levels are currently exceeding the EU Limit value. Phasing of development should therefore align with Air Quality improvements at the Fortune of War.	Average concentrations for NO_2 in the vicinity is between $30 - 40 \mu g.m^{-3}$. This is considered to be acceptable, but would require monitoring. The site is also close to the Fortune of War junction where Defra are indicating NO_2 levels are currently exceeding the EU Limit value. Phasing of development should therefore align with Air Quality improvements at the Fortune of War.		

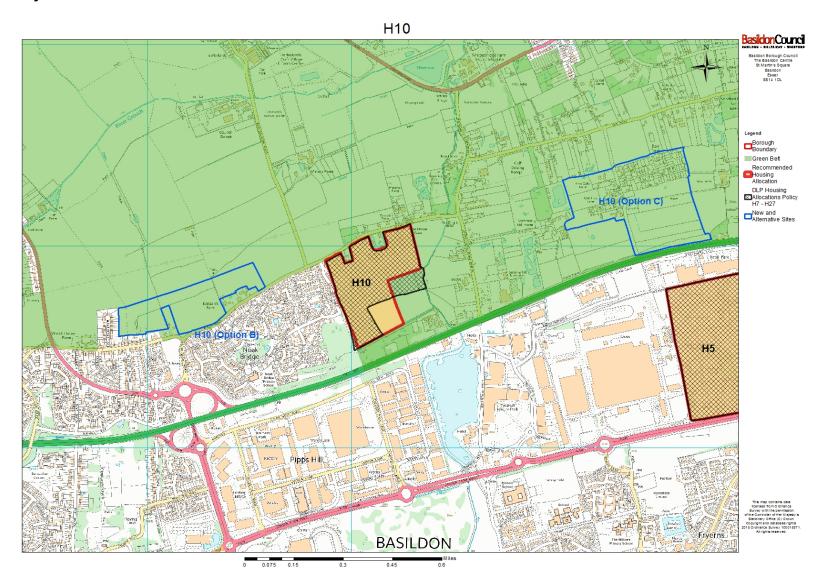
Consideration	Draft Local Plan Proposal	Option A (Alternative Site 7)
Ecology	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Site is not known to be at risk of flooding, although it abuts a Critical Drainage Area.	Site is not known to be at risk of flooding, although it abuts a Critical Drainage Area.
Historic including Archaeology	Green. There are no known historic/archaeological features of concern on the site.	Green. There are no known historic/archaeological features of concern on the site.
Landscape Capacity	Low relative landscape capacity rating.	Low relative landscape capacity rating.
Landscape Site Appraisal	This site has potential to be developed without causing significant adverse landscape and visual effects.	Development of this area would be highly visible from the rural area to the north and the A127 and would have significant adverse landscape and visual effects on the Upper Crouch Valley Farmlands LCA.
Environmental Mitigation Required	Air quality monitoring requirements, including appropriate phasing of development; Ecological assessments; Programme of archaeological investigation; Landscape buffering, with new woodland belts.	Air quality monitoring requirements, including appropriate phasing of development; Ecological assessments; Programme of archaeological investigation.
Infrastructure		
Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.
WRC Capacity	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.
Waste Water Network	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 7)		
Power Network	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.		
Education (Early Years Provision)	Extension of existing Early Years provision would need to be considered for this development.	Extension of existing Early Years provision would need to be considered for this development.		
Education (Primary)	An expansion of Noak Bridge Primary School, or primary schools located to the south of the A127.	There will be a requirement for contributions towards primary school provision in the local area.		
Education (Secondary)	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the establishment of a new school.	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the establishment of a new school.		
Health	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.		
Sustainable Access	Limited level	Limited level		
Local Junction Impacts	Proposed local plan growth to the north of Basildon will put additional pressure on A127/A176 Pipps Hill Interchange North; and A127/A176 Pipps Hill Interchange South Junctions. A127/A176 Pipps Hill Interchange South will adequately accommodate the proposed Local Plan growth, after mitigation has been applied. The transport assessment however shows the A127/A176 Pipps Hill Interchange North junction to be tolerable in the AM following mitigation, but remains over capacity in the PM after the proposed mitigation is applied. Additional work is therefore required to determine the required mitigation for the modelled level of performance.			

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 7)		
Strategic Road Network	The Essex Transport Strategy; the A127 Corridor for Growth: An Economic Plan; and future route based strategy for the A13, propose a number of highways schemes for the Borough, in order to ensure the efficient operation of these important routes over the long term to support strategic growth. Upgrades to the A127 Dunton junction and improvements to the Fortune of War junction will also support growth in this location and on other nearby sites.			
Deliverability				
Viability	Viable	Viable		
Landownership	Multiple landowners	Multiple landowners		
Developer Involvement	Housebuilder promoting the site for development.	Housebuilder promoting the site for development.		
Promotion	Engagement in the Local Plan process.	Engagement in the Local Plan process.		
Policy Constraints				
Green Belt	Area 20 makes a good contribution to the Green Belt purposes. Development of this site would cause some localised harm to the Green Belt in relation to urban sprawl and encroachment into the countryside, but this is not significant when viewed in this wider context.	Area 20 makes a good contribution to the Green Belt purposes. Development of this site would cause some localised harm to the Green Belt in relation to urban sprawl and encroachment into the countryside, but this is not significant when viewed in this wider context.		
Other	Options for development on this site should be considered in conjunction with proposals for H12, particularly in order to cumulatively create the critical mass required for a new primary school.			
Recommendation				
Officers Recommendation	This option is worthy of consideration, as it will have less significant landscape and visual impacts. However, this allocation may not be appropriate in terms of the infrastructure required to support development.	This option is regarded as a reasonable alternative within the plan, and therefore recommended. Densities of 35duph would reflect neighbouring development, but however open to revision in order to create critical mass. It is recognised that there will be some landscape and visual impacts, but the intention is that a larger allocation will help		

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 7)
		create the critical mass required to support infrastructure provision. Consideration should also be given to creating a new pedestrian link to the south of the A127, to mitigate constraints to sustainable travel/access.
Recommended phasing	Middle to late phasing.	Split between the middle (125 homes) and late (120 homes) phases.

RPLP Policy H10



Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 5)	Option C (New Site 4)	Option D (Revised Alternative)				
Location	Land East of Noak Bridg	Land East of Noak Bridge, Wash Road, Basildon							
Site Specific Consultation Matters Proposal	Support was expressed for a higher density development, consistent with the first phase of Noak Bridge during the DLP consultation. Alternative land to the north of Wash Road was promoted as a housing development location, and a new site at Dale Farm, Oak Lane which includes the existing Gypsy and Traveller site was also brought forward as an alternative location for development. Following the New and Alternative Sites consultation, there were concerns that the northern boundary of Option B could impact on the route of the long term proposal for a Basildon Northern By-Pass. There are also new concerns over the proposed site access arrangements and other potential site constraints (historic environment, physical infrastructure) in Option C, and how the site could reasonably be expected to be brought forward within the plan period. Development of 360								
	homes at 30duph, with on-site provision for a 2fe primary school.	density development of around 40-45duph on the same land area, to deliver 400 to 500 homes.	patchwork of development in the central section of land North of Wash Road to accommodate c.300 dwellings.	Lane to be allocated for around 500 dwellings, open space, and a small local centre.	Water Management Plan (SWMP), land East of Noak Bridge is now affected by a greater area of surface water flood risk. The size and capacity of this site has therefore been revised accordingly to 400 homes at 45duph, to reflect this new evidence.				
Site Size	12ha	12ha	11.3ha	23ha	20ha				
Sustainability App	praisal / Strategic Environ	mental Assessment	1	1	<u> </u>				
Positive SA/SEA	Economic development; Town Centre regeneration;	This was not assessed, as it was considered to be an unreasonable alternative due to the	Economic development; Town Centre regeneration; regenerate disadvantaged areas;	Economic development; Town Centre regeneration;	Economic development; Town Centre regeneration; regenerate disadvantaged areas.				

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 5)	Option C (New Site 4)	Option D (Revised Alternative)
	regenerate disadvantaged areas.	fact that the urban edge adjacent to the site is of	accessibility to local services.	regenerate disadvantaged areas.	
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity; accessibility to local services and associated impacts; Flood risk.	a lower density. Higher densities would therefore be overdominating.	Landscape; Cultural heritage; Biodiversity; Flood risk.	Landscape; Cultural heritage; Biodiversity; accessibility to local services and associated impacts.	Landscape; Cultural heritage; Biodiversity; Flood risk.
Mitigation Required	Provision of landscaped buffers; assess proposals against policies NE4, NE5 and CC4. There is however some uncertainty about capacity and the potential to expand services and facilities if required.		Provision of landscaped buffers to limit harm to the open landscape. Proposals will also be assessed against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts respectively.	Provision of landscaped buffers; assess proposals against policies NE4, NE5 and CC4. There is however some uncertainty about capacity and the potential to expand services and facilities if required.	Provision of landscaped buffers; assess proposals against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape, and drainage impacts respectively.
Environmental Evi	dence			I	
Air Quality	Average concentrations for NO ₂ in the vicinity is below 30μg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO_2 in the vicinity is below $30\mu g.m^{-3}$. This is considered to be acceptable.	Average concentrations for NO_2 in the vicinity is below $30\mu g.m^{-3}$. This is considered to be acceptable.	Average concentrations for NO_2 in the vicinity is between $30 - 40 \mu g.m^{-3}$. This is considered to be acceptable, but would require monitoring.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable.

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 5)	Option C (New Site 4)	Option D (Revised Alternative)
Ecology	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	The site is considered to be of low ecological value. Wildlife living within natural features of the site.	The site has limited ecological value. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.
Flood Risk - SFRA	Flood Zone 3b	Flood Zone 3b	Flood Zone 1	Flood Zone 1	Flood Zone 3b
Flood Risk - SWMP	Not within a CDA, although crossed by a functional floodplain. Flood risk categories include surface water and groundwater flooding.	Not within a CDA, although crossed by a functional floodplain. Flood risk categories include surface water and groundwater flooding.	Site is not known to be at risk of flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA, although crossed by a functional floodplain. Flood risk categories include surface water and groundwater flooding.
Historic including Archaeology	Amber. The Laindon Ponds and other designated and non- designated assets are considered to be significant historic assets.	Amber. The Laindon Ponds and other designated and non- designated assets are considered to be significant historic assets.	Green. There are no known historic/archaeological features of concern on the site.	Green. There are no known historic/archaeological features of concern on the site.	Amber. The Laindon Ponds and other designated and non- designated assets are considered to be significant historic assets.
Landscape Capacity	Medium relative landscape capacity rating.	Medium relative landscape capacity rating.	No/Very Low relative landscape capacity rating.	Medium relative landscape capacity.	Medium relative landscape capacity rating.
Landscape Site Appraisal	Development in this location could form an	Development in this location could form an	No part of this site is considered to have the	There is some potential for some small-scale	Development in this location could form an

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 5)	Option C (New Site 4)	Option D (Revised Alternative)	
	appropriate extension to Noak Bridge and provide improvements to parts of the area currently underused.	appropriate extension to Noak Bridge and provide improvements to parts of the area currently underused.	potential to be developed without causing significant adverse landscape and visual effects.	low density infill residential development within the portion of land to the west of Oak Lane and to the immediate east of the existing travellers' site.	appropriate extension to Noak Bridge and provide improvements to parts of the area currently underused.	
Environmental Mitigation Required	Ecological assessments; Avoid parts of site at risk of flooding, source control SUDS, drainage improvements; Archaeological assessment, Heritage Statement and Masterplanning; Landscape buffer, and new open space/ extension to Noak Bridge Nature Reserve.	Ecological assessments; Avoid parts of site at risk of flooding, source control SUDS, drainage improvements; Archaeological assessment, Heritage Statement and Masterplanning; Landscape buffer, and new open space/ extension to Noak Bridge Nature Reserve.	Ecological assessments; Archaeological trial trench evaluation.	Air quality monitoring requirements; Ecological assessments; Source control SUDS, drainage improvements; Programme of archaeological investigation; Green buffer to public footpaths, and new open space.	Ecological assessments; Avoid parts of site at risk of flooding, source control SUDS, drainage improvements; Archaeological assessment, Heritage Statement and Masterplanning; Landscape buffer, and new open space/ extension to Noak Bridge Nature Reserve.	

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 5)	Option C (New Site 4)	Option D (Revised Alternative)
Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.
WRC Capacity	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.
Waste Water Network	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.
Power Network	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.
Education (Early Years Provision)	An additional Early Years setting or possible expansion of current settings would need to be considered.	An additional Early Years setting or possible expansion of current settings would need to be considered.	An additional Early Years setting or possible expansion of current settings would need to be considered.	An additional Early Years capacity and the possible expansion of current facilities would need to be considered.	An additional Early Years setting or possible expansion of current settings would need to be considered.

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 5)	Option C (New Site 4)	Option D (Revised Alternative)
Education (Primary)	A development of this size would not warrant the provision of a new primary school, but would require extension to an existing school. The nearest school, Noak Bridge Primary, is however on a restricted site and its extension will incur greater costs than would arise on a less constrained site.	A development of this size would not warrant the provision of a new school, but would require extension to an existing school. The nearest school, Noak Bridge Primary, is however on a restricted site and its extension will incur greater costs than would arise on a less constrained site.	This level of growth would require contributions towards primary school provision in the local area.	Additional primary school provision would be required if development within the area exceeded 350 dwellings.	A development of this size would not warrant the provision of a new primary school, but would require extension to an existing school. The nearest school, Noak Bridge Primary, is however on a restricted site and its extension will incur greater costs than would arise on a less constrained site.
Education (Secondary)	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24. Additional school places would be either through the expansion of existing schools and/or the

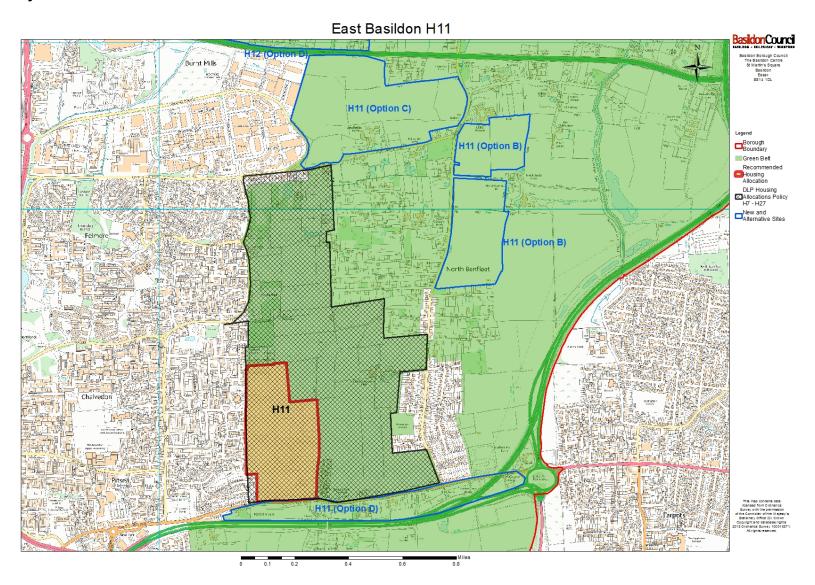
Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 5)	Option C (New Site 4)	Option D (Revised Alternative)				
	and/or the establishment of a new school.	establishment of a new school.	establishment of a new school.	establishment of a new school.	establishment of a new school.				
Health	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfigura tion of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfigurati on of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguratio n of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfigurati on of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfigurati on of an existing practice, or the creation of health care 'hubs'/networks.				
Sustainable Access	Good level	High level	High level	Limited level	High level				
Local Junction Impacts	Proposed local plan growth to the north of Basildon will put additional pressure on A127/A176 Pipps Hill Interchange North; and A127/A176 Pipps Hill Interchange South Junctions. A127/A176 Pipps Hill Interchange South will adequately accommodate the proposed Local Plan growth, after mitigation has been applied. The transport assessment however shows the A127/A176 Pipps Hill Interchange North junction to be tolerable in the AM following mitigation, but remains over capacity in the PM after the proposed mitigation is applied. Additional work is therefore required to determine the required mitigation for the modelled level of performance.								
Strategic Road Network	The Essex Transport Strategy; the A127 Corridor for Growth: An Economic Plan; and future route based strategy for the A13, propose a number of highways schemes for the Borough, in order to ensure the efficient operation of these important routes over the long term to support strategic growth.								
Deliverability									

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 5)	Option C (New Site 4)	Option D (Revised Alternative)
Viability	Viable	Viable	Viable	Not considered suitable or achievable for housing.	Viable
Landownership			Multiple landowners, with option agreement.	Single landowner, with option agreement.	
Developer Involvement	·		No developer promoting this site. Landowners have entered into option agreements with Land Group (Billericay) Ltd.		Housebuilder promoting this site.
Promotion	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.
Policy Constraints	3				
Green Belt	Area 23 makes a partial contribution to the Green Belt purposes. Harm is more significant in this location in relation to urban sprawl to the east, as the area forms part of an important rural break between Noak Bridge and Crays Hill and if developed, could increase the risk	Area 23 makes a partial contribution to the Green Belt purposes. Harm is more significant in this location in relation to urban sprawl to the east, as the area forms part of an important rural break between Noak Bridge and Crays Hill and if developed, could	Area 22 makes a very strong contribution to the Green Belt purposes. The proposed development will be classed as sprawl, increase risk of coalescence, and cause significant harm on the countryside due to the open nature of the site.	Area 34 makes a limited contribution to the Green Belt purposes, but represents a key strategic gap between Crays Hill and Basildon. The proposed development would therefore give the area an increased urban character, and consequently increase	Area 23 makes a partial contribution to the Green Belt purposes. Harm is more significant in this location in relation to urban sprawl to the east, as the area forms part of an important rural break between Noak Bridge and Crays Hill and if developed, could increase the risk of settlements merging

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 5)	Option C (New Site 4)	Option D (Revised Alternative)	
	of settlements merging.	increase the risk of settlements merging.		the vulnerability of the strategic gap.		
Other	 On-site primary school is now not being sought by the County Council for this allocation, which has implications for policy H12 and the approach to meeting the education needs arising from growth. Site is in close proximity to CLH-PS fuel pipeline. 	Site is in close proximity to CLH-PS fuel pipeline.	 The site could impact on the route of the long term proposal for a Basildon Northern By- Pass. Proximity of the site to the Laindon Airfield. 	 Relocation of a lawful Traveller site. ECC objects to a proposed new access onto the A127. In close proximity to CLH-PS fuel pipeline. 	Site is in close proximity to CLH-PS fuel pipeline.	
Recommendation					•	
Officers	Not recommended,	Not recommended,	Worthy of consideration.	Not recommended.	Recommended. The	
Recommendation	given new evidence in relation to surface water flood risk on the site, and the impact this would have on the size and capacity of this site. The allocation may also not be appropriate in terms of the	given new evidence in relation to surface water flood risk on the site, and the impact this would have on the size and capacity of this site.	This is not considered to be a reasonable new/alternative site for housing allocation due to significant Green Belt and landscape constraints that would ensue from such a development. The location of the site does not provide the	Evidence indicates that this is not a sustainable location for development. In the absence of suitable access arrangements, and given other potential site constraints such as relocating the existing	increased housing density applied by this option is consistent with the existing character of Noak Bridge, and could contribute to creating the critical mass required to support infrastructure provision. The size and capacity of the allocation also	

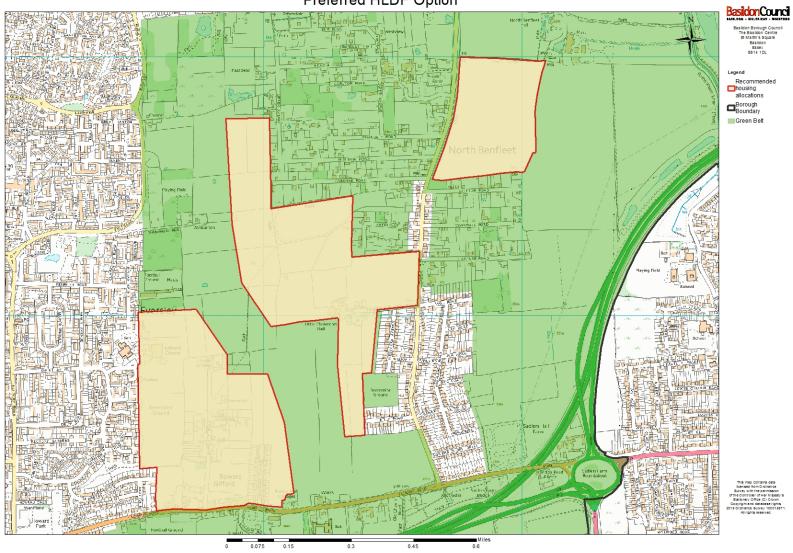
Consideration	Draft Local Plan	Option A	Option B (Alternative	Option C (New Site 4)	Option D (Revised
	Proposal		Site 5)		Alternative)
	infrastructure required to support development.		opportunity to reinforce a clearly defined/defensible green belt boundary. Notwithstanding, development on this site, combined with draft allocation H12 could create the critical mass required to support infrastructure provision.	occupants of the site, it is not likely that the development opportunities sought on the site would be deliverable.	reflects the flood risk constraint identified on the site.
Recommended phasing	N/A	N/A	Split between the middle (125 homes) and late (225 homes) phases.	N/A	Split between the middle (125 homes) and late (275 homes) phases.

RPLP Policy H11



Preferred HLDF for H13: East Basildon

Preferred HLDF Option



Consideration	Draft Local	Option A	Option B	Option C	Option D	Option E (High	Option F	Option G			
	Plan Proposal		(Alternative	(Alternative	(New Site	Level	(Alternative	(Revised			
			Site 3)	Site 2)	6)	Development	Recommendation)	Alternative excl.			
						Framework)		NA ⁷)			
Location	East of Basildor										
Site Specific		The DLP consultation revealed several residents' concerns over the scale of development proposed, and the relationship residential									
Consultation	•		•				t North Benfleet; one t				
Matters	,		• •			•	moted. Following the				
		Alternative Sites consultation, a common concern arising was the need to give consideration to the wider historic environment in this									
	•		•		•	• ,	CC and a number of res	•			
		•	•		•		n along the A127. The I	Bowers Gifford			
						m, North Benfleet		T			
Proposal	2,000 homes	Deliver a	Development	Provide	Developme	Covers sites	This option	This option			
	at 30duph, a	lower level	of up to 870	5.5ha of	nt of up to	H13 and E8	includes majority of	would see 650			
	nursing or	of	dwellings,	employment	80	and additional	the proposals set	homes provided			
	residential	developmen	supporting	and 2,000	dwellings,	promoted	out in Option E,	within the Pitsea			
	home, a 15	t in this	uses and	homes east	and a	sites, including	East Basildon HLDF.	residential			
	pitches gypsy	location –	public open	of Basildon	care/nursin	BGNB ⁸ Parish	However, land	extension (as			
	and traveller	around	space on land	(with the site	g home on	Council's	identified in the	indicated within			
	site, on-site	1,230	at Hall Farm,	delivering	land	Alternative	HLDF to the East of	the Preferred			
	pre-school &	homes - and	North	around 870	between	Proposals. This	Pound Lane, North	HLDF) as well as			
	a 2fe primary	place	Benfleet. A	homes).	the A13	proposal is for	Benfleet, has been	provision of a			
	school, and at	greater	further 83ha		and London	around 2500	removed from the	community hub.			
	least 75ha of	weight on	of land to the		Road, as an	homes	developable area,	It excludes land			
	open space	protecting	east of the		extension	(including an	on the grounds of	within the BGNB			
	provision,	the	site is also		or	extension to	over-development	Neighbourhood			
	including new	landscape.	proposed to		alternative	the nursing	of the area. This	Area. Rather, a			
	and		accommodat		to draft	home on	proposal will	minimum			
	replacement		e a Country		allocation	London Road),	therefore provide	housing target			
	sports		Park.		H13.	45ha	2000 homes, 32ha	would be set for			

⁷ Neighbourhood Area

⁸ Bowers Gifford and North Benfleet

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
	facilities and playing pitches.					extension to A127 Enterprise corridor, and small scale employment growth on London Road. In addition, there is provision for at least 76ha of strategic multifunctiona I open space gap; local centres; two primary school a secondary school if needed; and a new grade separated junction on the A127 at Pound Lane/Cranfield	extension to A127 Enterprise corridor, at least 76ha of public open space, and community facilities.	the emerging BGNB neighbourhood plan to deliver, and the Parish Council will be able to determine their own locations for housing allocations to meet the target.
Site Size	152ha	≤ 152ha	33.4ha	46.5ha	4.26ha	Park Road. 212ha	150ha	53ha

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
	ppraisal / Strateg	ic Environmen					T	
Positive SA/SEA	Economic development; Town Centre regeneration; regenerate disadvantage d areas; accessibility to local services.	Economic developmen t; Town Centre regeneratio n; regenerate disadvantag ed areas; accessibility to local services.	Economic development; Town Centre regeneration; regenerate disadvantage d areas.	Economic development; Town Centre regeneration; regenerate disadvantage d areas; accessibility to local services.	Town Centre regeneratio n; regenerate disadvanta ged areas.	Economic development; Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.	Economic development; Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.	Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.
Negative SA/SEA	Landscape; cultural heritage; biodiversity; flood risk.	Landscape; cultural heritage; biodiversity; flood risk; traffic congestion.	Landscape; cultural heritage; biodiversity; accessibility to local services and associated impacts; flood risk.	Landscape; cultural heritage; biodiversity; flood risk.	Landscape; cultural heritage; biodiversity ; access to local services; flood risk.	Landscape; Cultural heritage; Biodiversity; Flood Risk.	Landscape; Cultural heritage; Biodiversity; Flood Risk.	Landscape; Cultural heritage; Biodiversity; Flood risk.
Mitigation Required	Provision of landscaped buffers; assess proposals against	Provision of landscaped buffers; assess proposals against	There is some uncertainty about capacity and the potential to expand	Provision of landscaped buffers; assess proposals against	There is some uncertainty about capacity and the	Provision of landscaped buffers; assess proposals against policies NE4,	Provision of landscaped buffers; assess proposals against policies NE4, NE5 and CC4 to mitigate	Provision of landscaped buffers; assess proposals against policies NE4 and NE5

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
	policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts.	policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts.	services and facilities if required.	policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts.	potential to expand services and facilities if required.	NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts.	biodiversity, landscape and drainage impacts.	and CC4 to mitigate biodiversity, landscape and drainage impacts.
Environmental I	Evidence		l	l	ı		l	
Air Quality	Average concentration s for NO ₂ in the vicinity is below 30μg.m ⁻³ . This is considered to be acceptable, however, this would require monitoring given the scale of housing proposed.	Average concentrations for NO ₂ in the vicinity is below 30μg.m ⁻³ . This is considered to be acceptable, however, this would require monitoring given the scale of housing proposed.	Average concentration s for NO2 in the vicinity is below 30µg.m-3. This is considered to be acceptable, however, this would require monitoring given the scale of housing proposed especially if considered	Average concentrations for NO2 in the vicinity is below 30µg.m-3. This is considered to be acceptable, however, this would require monitoring given the scale of housing proposed especially if	Average concentrations for NO ₂ in the vicinity is between 30 - 40µg.m ⁻³ . As an alternative this option is likely to have negligible effects, but would require monitoring if	Average concentrations for NO2 in the vicinity is below 30µg.m-3. This is considered to be acceptable, however, this would require monitoring given the scale of housing proposed.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable, however, this would require monitoring given the scale of housing proposed.	Average concentrations for NO2 in the vicinity is below 30µg.m-3. This is considered to be acceptable, however, this would require monitoring given the scale of housing proposed.

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
			along with the local plan proposal.	considered along with the local plan proposal.	considered as an extension to H13.			
Ecology	Site is not highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not highly ecologically sensitive. Wildlife living within natural features of the site.	The majority of the site was considered to be of low ecological value. Wildlife living within natural features of the site.	Site is not highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not highly ecologically sensitive. Wildlife living within natural features of the site.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 3A	Flood Zone 3A	Flood Zone 1	Flood Zone 1; Flood Zone 3A	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Within a CDA and PSWFH. Flood risk categories include surface water, drainage ditches and sewer, groundwater flooding.	Within a CDA and PSWFH. Flood risk categories include surface water, drainage ditches and sewer,	Within a CDA. Flood risk categories include surface water, drainage ditches and sewer, groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Within a CDA. Flood risk categories include surface water, drainage ditches and sewer, groundwat er flooding.	Within a CDA and PSWFH. Flood risk categories include surface water, drainage ditches and sewer, groundwater flooding.	Within a CDA and PSWFH. Flood risk categories include surface water, drainage ditches and sewer, groundwater flooding.	Within a CDA and PSWFH. Flood risk categories include surface water, drainage ditches and sewer, groundwater flooding.

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
		groundwate r flooding.						
Historic including Archaeology	Green. Although not designated, the surviving pill boxes should be integrated into any future development plans.	Green. Although not designated, the surviving pill boxes should be integrated into any future developmen t plans.	Red. There is the Grade II* church of All Saints within 500m of the allocation area which would potentially have formed a focus for Early medieval settlement.	Green. There are no known historic/arch aeological features of concern on the site.	Green. There are no known historic/arc haeological features of concern on the site.	Green/Red. There is the Grade II* church of All Saints within 500m of land at Hall Farm, North Benfleet.	Green. There are no known historic / archaeological features of concern on the site. The surviving pill boxes should be integrated into any future development plans.	Green.
Landscape Capacity	Low to Medium landscape capacity rating.	Low to Medium landscape capacity rating.	No/Very Low landscape capacity rating.	Low relative landscape capacity rating.	Low relative landscape capacity rating.	Very low to Medium landscape capacity rating.	Low to Medium landscape capacity rating.	Low to Medium landscape capacity rating.
Landscape Site Appraisal	This area is not considered appropriate for built development. However, there is the	This area is not considered appropriate for built developmen t. However, there is the	The large majority of the site should be retained as open arable land surrounding	A small strip to the western end of the site adjacent Burnt Mills Industrial has potential	It is considered that there are no opportuniti es for developme nt, save the	There is the potential for pockets of development and open landscape uses.	There is the potential for pockets of development and open landscape uses.	There is the potential for pockets of development and open landscape uses.

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
	potential for	potential for	the historic	capacity to	redevelop			
	pockets of	pockets of	settlement of	be developed	ment/ infill			
	development	developmen	North	without	of the			
	and open	t and open	Benfleet Hall.	causing	northern			
	landscape	landscape		significant	portion of			
	uses.	uses.		adverse	the Gifford			
				landscape	House Care			
				and visual	Home plot.			
				effects.				
Environmental	Air quality	Air quality	Air quality	Air quality	Air quality	Air quality	Air quality	Air quality
Mitigation	monitoring	monitoring	monitoring	monitoring	monitoring	monitoring	monitoring	monitoring
Required	requirements	requirement	requirements	requirements	requiremen	requirements;	requirements;	requirements;
	; Ecological	s; Ecological	; Ecological	; Ecological	ts;	Ecological	Ecological	Ecological
	assessments;	assessments	assessments	assessments;	Ecological	assessments;	assessments; On-	assessments;
	On-site flood	; On-site	with	Avoid parts	assessment	On-site flood	site flood storage,	On-site flood
	storage,	flood	retention of	of site at risk	s; Further	storage, avoid	further Surface	storage, further
	further	storage,	site's	of flooding,	Surface	parts of site at	Water	Surface Water
	Surface	further	hedgerow	on-site flood	Water	risk of	Management	Management
	Water	Surface	network;	storage;	Manageme	flooding,	Investigation;	Investigation;
	Management	Water	Avoid parts of	Archaeologic	nt	further	Archaeological trial	Archaeological
	Investigation;	Managemen	site at risk of	al	Investigatio	Surface Water	trench evaluation;	trial trench
	Archaeologica	t	flooding,	assessment	n;	Management	Landscape	evaluation;
	I trial trench	Investigatio	further	and trial	Programme	Investigation;	buffering, open	Landscape
	evaluation;	n;	Surface	trench	of	Archaeological	space and footpath	buffering, open
	Landscape	Archaeologi	Water	evaluation;	archaeologi	assessment	connections,	space and
	buffering,	cal trial	Management	New	cal	and trial	recreation facilities	footpath
	open space	trench	Investigation;	woodland	investigatio	trench	and allotment	connections,
	and footpath	evaluation;	Archaeologica	belts and	n; New	evaluation;	gardens.	recreation
	connections,	Landscape	I assessment,		woodland	Landscape		facilities and

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
	recreation facilities and allotment gardens.	buffering, open space and footpath connections, recreation facilities and allotment gardens.	Heritage Statement and Masterplanni ng; New tree/shrub belts.	tree belt planting.	belts on London Road frontage.	buffering, open space and footpath connections, recreation facilities and allotment gardens.		allotment gardens.
Infrastructure								
Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.
WRC Capacity	Improvement s to existing water recycling centre.	Improveme nts to existing water recycling centre.	Improvement s to existing water recycling centre.	No current capacity to accommodat e the proposed growth. Enhancemen ts to treatment capacity will therefore be required.	Improveme nts to existing water recycling centre.	Improvements to existing water recycling centre; Enhancements to treatment capacity.	Improvements to existing water recycling centre; Enhancements to treatment capacity.	Improvements to existing water recycling centre.
Waste Water Network	Infrastructure upgrades to	Infrastructur e upgrades	Infrastructure upgrades to	Infrastructur e upgrades	Infrastructu re	Infrastructure upgrades to	Infrastructure upgrades to the	Infrastructure upgrades to the

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
	the existing foul network.	to the existing foul network.	the existing foul network.	to the existing foul network.	upgrades to the existing foul network.	the existing foul network.	existing foul network.	existing foul network.
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.
Power Network	A new primary substation within the development is required.	A new primary substation within the developmen t is required.	A new primary substation within the development is required. In addition, this strategic site is crossed by National Grid's high voltage overhead transmission lines, and compliance with statutory	A new primary substation within the development is required.	A new primary substation within the developme nt is required.	A new primary substation within the development is required.	A new primary substation within the development is required.	A new primary substation within the development is required.

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
			safety clearances will be necessary.					
Education (Early Years Provision)	There is a requirement for significant additional provision of EYP places. This may be secured alongside new primary school required in this location.	There is a requirement for significant additional provision of EYP places. This may be secured alongside new primary school required in this location.	An additional 56 place nursery would be required for this development alone. If Alternative site 2 is also created, several additional settings would be required.	A least, an additional 56 place nursery should be considered with an additional smaller setting based on the employment land.	Based on current data there would be adequate places available and no need for additional provision.	There is a requirement for significant additional provision of EYP places. This may be secured alongside new primary school required in this location.	There is a requirement for significant additional provision of EYP places. This may be secured alongside new primary school required in this location.	There is a requirement for significant additional provision of EYP places. This may be secured alongside new primary school required in this location.
Education (Primary)	The need generated by this development could be provided by a new 2 fe (420-place) primary	This would require the provision of a new 2 fe primary school.	Additional primary school provision will be required if development within this School Planning	Land east of Burnt Mills would require a 1fe expansion of an existing primary school or a new 1fe	Additional primary school provision will be required if developme nt within this School	Additional primary school provision will be required. The framework proposes a new 2FE primary school	Additional primary school provision will be required. A new 2FE primary school is proposed in this location.	Additional primary school provision will be required. A new 2FE primary school is proposed in this location.

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
	school, with a 1 fe expansion of an existing primary school in the Pitsea/ Bowers Gifford area.		Group area exceeded 1050 dwellings.	primary school. With an additional 1½ fe to serve development proposed in the southeast of Pitsea and west of Bowers Gifford.	Planning Group area exceeded 1050 dwellings.	in Bowers Gifford, in addition to the opportunity to relocate an existing school or provide another 2FE primary school north of Trenham Avenue in Pitsea.		
Education (Secondary)	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24.	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24.	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24.	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24.	There is currently a surplus of secondary school places in Basildon. The potential need for an additional secondary school is unlikely to arise until 2023-24.	There is currently a surplus of secondary school places in Basildon. Further 'community facility reserve' of approximately 10ha is safeguarded for a potential future education use	There is currently a surplus of secondary school places in Basildon. Further 'community facility reserve' of approximately 10ha is safeguarded for a potential future education use should the ECC appraisals demonstrate a need in the area for	There is currently a surplus of secondary school places in Basildon. Further 'community facility reserve' of approximately 10ha is safeguarded for a potential future education use should the ECC appraisals demonstrate a

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
						should the ECC appraisals demonstrate a need in the area for a secondary school within the Local Plan period.	a secondary school within the Local Plan period.	need in the area for a secondary school within the Local Plan period.
Health	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/re configuration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/r econfigurati on of an existing practice, or the creation of health	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/re configuration of an existing practice, or the creation of health care 'hubs'/netwo rks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/re configuration of an existing practice, or the creation of health care 'hubs'/netwo	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/rec onfiguration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfig uration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/recon figuration of an existing practice, or the creation of health care 'hubs'/networks.

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
		'hubs'/netw orks.			'hubs'/net works.			
Sustainable Access	High level	Good level	Good level	High level	Good level	High level	High level	High level
Local Junction Impacts	Road/A132 Eas Interchange Jui additional capa Mayne/Whitmo	t Mayne; A132 nctions. A new scity to accommore Way/Felmo	East Mayne/Whi scheme has beer odate developm res; Broadmayne	tmore Way/Felr tested for A127 ent traffic. The o e/South Mayne/	mores; Broadm 7/A132 Nevend capacity on Cra Ashlyns; and A	nayne/South Mayr don Interchange, v anes Farm Road/A	levendon Interchange ne/Ashlyns; and A13/A which is expected to cr 132 East Mayne; A132 terchange Junctions ir d tolerable.	.132 Pitsea reate sufficient ! East
Strategic Road Network	number of high	ways schemes tegic growth. In	for the Borough, addition, a new	in order to ensu	ire the efficien	t operation of the	te based strategy for t se important routes o Lane is required to se	ver the long term
Deliverability		•						
Viability	Viable	Viable	Viable	Viable	Viable	Viable	Viable	Viable
Landownership	Multiple landowners	Multiple landowners	Single landowner, with option agreement.	Multiple landowners	Multiple landowners	Multiple landowners	Multiple landowners	Multiple landowners
Developer Involvement	Housebuilder promoting part of the strategic site, with option on the site.	Housebuilde r promoting part of the strategic site, with option on the site.	Housebuilder promoting the site for development.	Housebuilder promoting the site for development	No developer promoting the site.	Housebuilders promoting parts of the site for development.	Housebuilders promoting parts of the site for development.	No developer promoting the site.

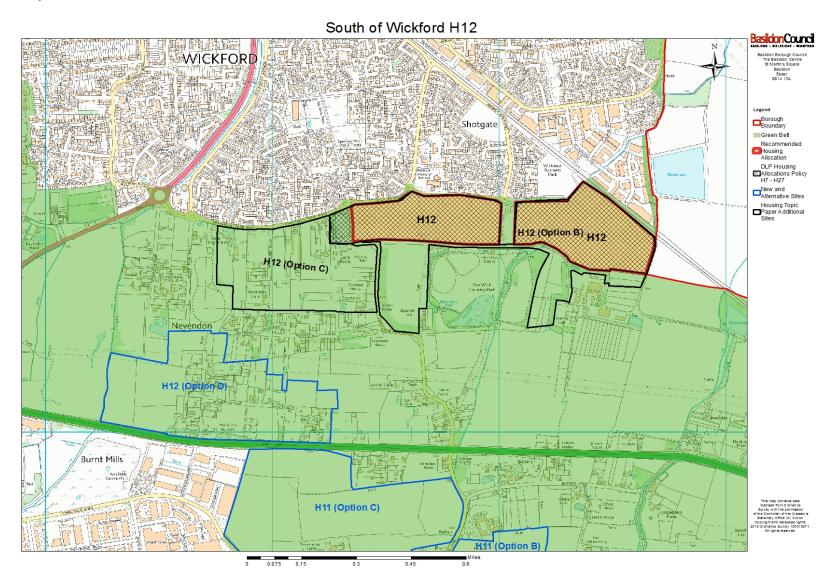
Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
Promotion	Planning application refused in 2014 for 750 homes on Little Chalvedon Hall Farm. Engagement has continued through the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagemen t in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.
Policy Constrain	1 '				l			
Green Belt	Area 53 makes a strong contribution to the Green Belt purposes. The scale of development proposed in this location would cause some harm to the purposes of including	Area 53 makes a strong contribution to the Green Belt purposes. The scale of developmen t proposed in this location would cause some harm to the	Area 51 makes a strong contribution to the Green Belt purposes. Development of this site will change the character of this component of Area 51, with no physical	Area 52 makes a good contribution to the Green Belt purposes. Development of this site will be visually prominent, although its impact on sprawl and	Area 54 is adjacent three settlement s - Basildon, Bowers Gifford and South Benfleet and performs a fundament al role in maintainin	This proposal will see development located in Areas 51, 53 and 54. Areas 51 and 53 make a strong contribution to the Green Belt, while Area 54 performs a fundamental role in	This proposal will see development located in Areas 53 and 54. Area 53 makes a strong contribution to the Green Belt, while Area 54 performs a fundamental role in preventing the coalescence of settlements. In terms of the wider Green Belt, the development of	Area 53 makes a strong contribution to the Green Belt purposes. The scale of development proposed in this location would cause some harm to the purposes of including land within the Green Belt, with

Consideration	Draft Local	Option A	Option B	Option C	Option D	Option E (High	Option F	Option G
	Plan Proposal	-	(Alternative	(Alternative	(New Site	Level	(Alternative	(Revised
	•		Site 3)	Site 2)	6)	Development	Recommendation)	Alternative excl.
			-	-	-	Framework)	•	NA ⁷)
	land within	purposes of	boundary	the	g the	preventing the	this site would not	implications for
	the Green	including	constraining	countryside	separation	coalescence of	cause harm to the	urban sprawl,
	Belt, with	land within	its northern	would be less	of these	settlements. In	strategic purpose	the separation of
	implications	the Green	extent. It	harmful in	settlement	terms of the	of the Green Belt.	towns, and
	for urban	Belt, with	could also	comparison	s. The	wider Green	While the	encroachment
	sprawl, the	implications	potentially	to those sites	proposal	Belt, the	development will	into the
	separation of	for urban	impact on the	located in	extend	development	change the	countryside. It is
	towns, and	sprawl, the	separation of	more rural	developme	of this site	character and	however
	encroachmen	separation	development	locations.	nt extend	would not	appearance of the	expected that
	t into the	of towns,	in East		on this site	cause harm to	site, the degree of	the impact of
	countryside.	and	Basildon from		will	the strategic	harm would be	development
	It is however	encroachme	that in		therefore	purpose of the	limited.	would be
	expected that	nt into the	Thundersley		cause harm	Green Belt.		tempered by the
	the impact of	countryside.	to the east. It		to the	While the		provision of a
	development	It is	may		purposes of	development		green open
	would be	however	therefore be		including	will change		space.
	tempered by	expected	necessary to		land within	the character		
	the provision	that the	limit the		the Green	and		
	of a green	impact of	eastward and		Belt.	appearance of		
	open space.	developmen	northern			the site, the		
		t would be	extent of this			degree of		
		tempered	development			harm would		
		by the	proposal, to			be limited.		
		provision of	reduce the					
		a green	harm it may					
		open space.	cause to the					
			Green Belt					
			purposes.					

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)	
Other	 Additional work has been undertaken on a high level development framework of the wider East Basildon covering sites H13 and E8, and additional promoted sites – Proposals for a total of 2,000 new homes, 49.5ha of employment land, 75ha of open space, local centres, primary school provision and a new grade separated junction on the A127 at Pound Lane/Cranfield Park Road to the East of Basildon and Burnt Mills. The quantum of homes and facilities on the land east of Basildon varies at the three options, with Option 3 as the preferred framework. The recommended Development Framework for East Basildon is based on the Option 3, and it proposes to extend the development area westwards to provide new 528 unit development to the east of Pound Lane; 828 unit development to the west of Bowers Gifford; 1,137 unit development to the east of Pitsea; and an extension to the existing nursing home to deliver some 44 units; in addition to 45ha employment floorspace and 75ha strategic open space gap. BGNB Parish Council is progressing with preparing a Neighbourhood Plan, and are promoting a spatial plan that will see new homes principally developed in the North Benfleet area. 								
Recommendation	on								
Officers	Not	Proposals	Not	Not	Not	It is	This option is	This option is	
Recommendati	recommende	for	recommende	recommende	recommen	recommended	worthy of	worthy of	
on	d, when	developmen	d when	d. Housing	ded when	that the Local	consideration,	consideration. It	
	considered in	t in this	considered in	growth	considered	Plan allocates	although it is not	however comes	
	isolation to	location rely	isolation to	needs to be	in isolation	the land in this	the preferred	with the risk that	
	other	on	other	accompanied	to other	area in	option.	the Parish	
	proposals for	maximising	proposals for	by	proposals	accordance	Concentrating	Council may not	
	East Basildon.	scale in	East Basildon.	employment	for East	with this	growth to provide	get a plan in	
	It is proposed	order to	It is proposed	growth, to	Basildon. It	Preferred	critical mass and	place, and	
	that the Local	bring about	that the Local	create	is proposed	Development	alignment with	housing in this	
	Plan allocates	the	Plan allocates	sustainable	that the	Framework,	infrastructure	area may not be	
	the land in	infrastructur	the land in	development	Local Plan	which	investment (in this	delivered, as	
	this area in	al	this area in	patterns. This	allocates	identifies the	case a new A127	well as a risk to	
	accordance	improveme	accordance	location	the land in	most	highway junction,	the delivery of	
	with the	nts required	with the	provides	this area in	appropriate	education and	supporting	
	Preferred	in East	Preferred	such an	accordance	locations for	leisure provision)	Infrastructure. It	
	Development	Basildon.	Development	opportunity,	with the	new housing	will help the	would therefore	
	Framework,	This option	Framework,	given its	Preferred	and their	Council and its	be necessary to	

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
	which identifies the locations for new housing and their relationship with the existing settlement.	places at risk infrastructur e delivery and consequentl y, the delivery of housing and is therefore not recommend ed.	which identifies the locations for new housing and their relationship with the existing settlement	proximity to employment provision in the A127 corridor. The site should be maintained as an employment site.	Developme nt Framework , which identifies the locations for new housing and their relationshi p with the existing settlement.	relationship with other uses, including the provision of specific community services and facilities. In addition, Historic England has identified New Site 6 (land between the A13 and London Road) and Alternative Site 3 (land at Hall Farm) as being immediately adjacent or including Grade II listed buildings and other heritage assets. It is therefore	partners secure funding for infrastructure delivery. A case could be however made for overdevelopment, on the basis that too much development in total is being directed to this location within the HLDF Preferred Option. This is a however a matter of planning judgement.	put measures in place to mitigate any potential impacts that could arise, if the Neighbourhood Plan cannot be delivered.

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative	Option C (Alternative	Option D (New Site	Option E (High Level	Option F (Alternative	Option G (Revised
	- Tan T T Op Count		Site 3)	Site 2)	6)	Development Framework)	Recommendation)	Alternative excl.
						recommended		
						that these		
						sites are		
						identified as		
						areas of		
						archaeological		
						potential, and		
						that the		
						supporting		
						policy text		
						pays particular		
						attention to		
						their historic		
						value.		
Recommended	N/A	N/A	N/A	N/A	N/A	Late phase.	Late phase. 900	Middle to late
phasing						900 homes are	homes are	phasing, split
						expected to be	expected to be	between 125
						delivered from	delivered from	homes from
						2028-2034;	2028-2034; and	2023-2028, and
						and 1,637	1,109 homes	525 homes from
						homes beyond	beyond the plan	2028-2034.
						the plan	period.	
						period.	,	



Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (New Site 7)			
Location	Land south of Wickford		<u> </u>		,			
Site Specific Consultation Matters	scheme and there are othe extending the southern bar allocation; and an alternative Neighbourhood Forum. The	Following the DLP consultation, there is a case for securing higher densities on this site. The site promoter is seeking a larger scheme and there are other promoters of land in the area, including the Council, whose land could also be considered in extending the southern band of housing. Landowner with adjacent brownfield site also seeks a westward extension of the allocation; and an alternative allocation to the south of Nevendon was put forward by the Hovefields and Honiley Neighbourhood Forum. The New and Alternative sites were the subject of additional consultation, and ECC raised particular objections to any proposed new access onto the A127 which affects the Hovefields and Honiley site.						
Proposal	870 homes at 35duph, a residential care/nursing home, new strategic open space, and on-site preschool provision & a 1fe primary school.	Give consideration to securing higher densities, to increase the number of homes to be delivered in this location.	Extend the size and scale of development in this location to the south, to enable the pre-school, primary school, care home, strategic open space and extension to the Country Park to be delivered within the site alongside around 1,000 dwellings.	Include additional, previously developed land available to the west of the allocation, to deliver c. 850 homes, alongside associated infrastructure.	Intensive redevelopment of Hovefields and Honiley Neighbourhood Area into a new standalone, community, to provide around 500 dwellings, including provision for Gypsy and Traveller pitches.			
Site Size	30.2ha	28.7ha	45.3ha	24.4ha	35ha			
Sustainability Appraisa	l / Strategic Environmental A	ssessment						
Positive SA/SEA	Economic development; Town Centre regeneration; localised provision of affordable homes; accessibility to local services.	Economic development; Town Centre regeneration; localised provision of affordable homes; accessibility to local services.	Development of more land within the Strategic Site could provide much needed housing and facilities in the area and help with the financing of strategic and local infrastructure upgrades; however the role the area	**Not assessed	Economic development; Town Centre regeneration; localised provision of affordable homes; accessibility to local services.			

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (New Site 7)
Negative SA/SEA	Landscape; Biodiversity; Flood risk.	Landscape; Biodiversity; Flood risk.	plays as an important strategic gap in the Borough's Green Belt	**Not assessed	Landscape; Cultural heritage; Biodiversity; Flood risk.
Mitigation Required	Provision of landscaped buffers; assess proposals against policies NE46, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts.	Provision of landscaped buffers; assess proposals against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts.	preventing Basildon and Wickford from merging together and the higher landscape value of the wider area make this option an unreasonable alternative.	**Not assessed	Provision of landscaped buffers; assess proposals against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts.
Environmental Eviden	1				
Air Quality	Average concentrations for NO ₂ in the vicinity is below 30μg.m ⁻³ . This is considered to be acceptable, but would require monitoring given the scale of housing proposed.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable, but would require monitoring given the scale of housing proposed.	Average concentrations for NO ₂ in the vicinity is below 30μg.m ⁻³ . This is considered to be acceptable, but would require monitoring given the scale of housing proposed.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable, but would require monitoring given the scale of housing proposed.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable, but would require monitoring given the scale of housing proposed.
Ecology	The site is of relatively low ecological value but borders a LoWS which provide wildlife habitat and natural greenspace.	The site is of relatively low ecological value but borders a LoWS which provide wildlife habitat and natural greenspace.	The site is of relatively low ecological value but borders a LoWS which provide wildlife habitat and natural greenspace.	Site is not known to be highly ecologically sensitive.	Site is not known to be highly ecologically sensitive.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (New Site 7)
Flood Risk - SFRA	Flood Zone 3A	Flood Zone 3A	Flood Zone 3A	Flood Zone 1	Flood Zone 3b
Flood Risk - SWMP	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA, although crossed by a functional floodplain. Flood risk categories include groundwater flooding.
Historic including Archaeology	Green. Although not designated, the pill boxes should be integrated into any future master and development plans.	Green. Although not designated, the pill boxes should be integrated into any future master and development plans.	Green. Although not designated, the pill boxes should be integrated into any future master and development plans.	This zone comprises former plotland development and retains the original plotland layout. There is generally a lack of archaeological evidence from this zone.	Green. There are no known historic/archaeological features of concern on the site.
Landscape Capacity	High relative landscape capacity rating.	High relative landscape capacity rating.	Medium relative landscape capacity rating.	Medium relative landscape capacity rating.	Medium relative landscape capacity rating.
Landscape Site Appraisal	Development in this location could form an appropriate extension to the southern edge of Wickford without compromising the sense of separation between Wickford and Thundersley.	Development in this location could form an appropriate extension to the southern edge of Wickford without compromising the sense of separation between Wickford and Thundersley.	This area has a strong rural character and provides the setting for the country park. The field to the west of the Wick Country Park should not accommodate built development but has potential for open landscape uses.	The Landscape Capacity Study 2014 recommends that the area is not suitable for large or medium scale development due to its importance of retaining a sense of separation between Wickford and Basildon.	Generally highly sensitive to accommodate development. There may be potential for small scale, low density infill development in the northern-most section where it relates to the established development at Nevendon.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (New Site 7)
Environmental Mitigation Required	Air quality monitoring requirements; Ecological assessments, with measures developed to avoid impacts on LoWS's; Avoid parts of site at risk of flooding, on-site flood storage; Archaeological assessment; Landscape buffering, green corridors, and formal recreation facilities.	Air quality monitoring requirements; Ecological assessments, with measures developed to avoid impacts on LoWS's; Avoid parts of site at risk of flooding, on-site flood storage; Archaeological assessment; Landscape buffering, green corridors, and formal recreation facilities.	Air quality monitoring requirements; Ecological assessments, with measures developed to avoid impacts on LoWS's; Avoid parts of site at risk of flooding, on-site flood storage; Archaeological assessment; Landscape buffering, green corridors, and formal recreation facilities.	Air quality monitoring requirements; Ecological assessments; Avoid parts of site at risk of flooding; Archaeological assessment.	Air quality monitoring requirements; Ecological assessments; Avoid parts of site at risk of flooding; Programme of archaeological investigation; New pedestrian link and public open space, and landscape buffers.
Infrastructure	1		T	1	T
Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.
WRC Capacity	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.
Waste Water Network	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (New Site 7)
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.
Power Network	A new Primary Substation at Nevendon Grid is expected to provide support to Wickford.	A new Primary Substation at Nevendon Grid is expected to provide support to Wickford.	A new Primary Substation at Nevendon Grid is expected to provide support to Wickford.	A new Primary Substation at Nevendon Grid is expected to provide support to Wickford.	A new Primary Substation at Nevendon Grid is expected to provide support to Wickford.
Education (Early Years Provision)	There would be a need for an additional Early Years provision to be considered.	There would be a need for an additional Early Years provision to be considered. This may be secured alongside new primary school required in this location.	There would be a need for an additional Early Years provision to be considered.	There would be a need for an additional Early Years provision to be considered.	There would be a need for an additional Early Years provision to be considered.
Education (Primary)	This development would warrant the provision of a new 1 fe (210-place) primary school.	2.1ha of educational land will be required as part of this allocation to align with the educational needs arising from the development.	A larger scale development of 1,150 would increase the level of demand to a 1½ fe (315-place) primary school.	Additional primary school provision will be required if development within the School Planning Group area exceeded 1050 dwellings.	Additional primary school provision will be required if development within the School Planning Group area exceeded 1050 dwellings.
Education (Secondary)	Surplus places currently available in Wickford will	Surplus places currently available	Surplus places currently available in Wickford will	Surplus places currently available in	Surplus places currently available in

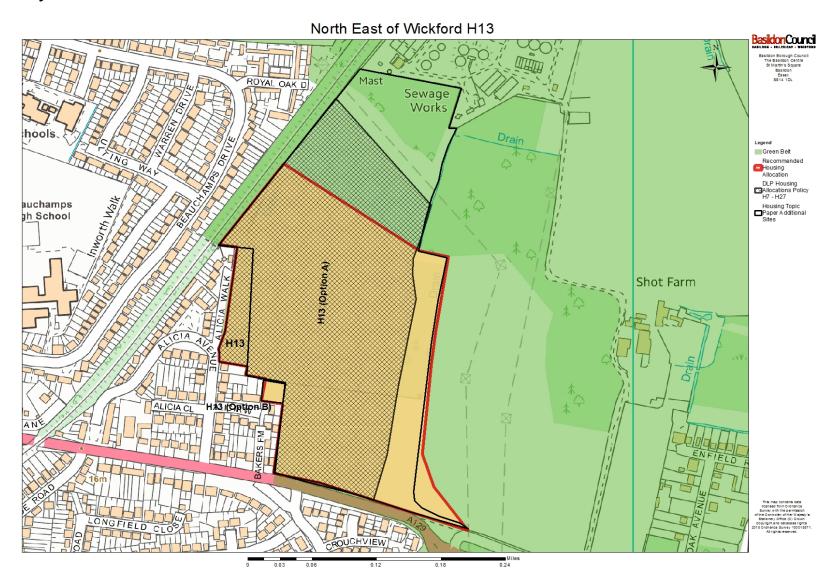
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (New Site 7)	
	be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.	in Wickford will be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.	be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.	Wickford will be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.	Wickford will be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.	
Health	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguratio n of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfig uration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfigura tion of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfigurat ion of an existing practice, or the creation of health care 'hubs'/networks.	
Sustainable Access	Good level	Good level	Good level	**Not assessed	Low level	
Local Junction Impacts	Proposed local plan growth in Wickford will put additional pressure on A132 Runwell Road / Church End Lane; A132 Runwell Road / A132 / Runwell Road; A132 Golden Jubilee Way / Radwinter Ave / A129 London Road; A129 London Road / Nevendon Road / High St; and A132 / Cranfield Park Road / Nevendon Road will be able to adequately cope with additional growth once mitigation has been applied. The capacity on A132 Runwell Road / Church End Lane; A132 Runwell Road / A132 / Runwell Road; and A129 London Road / Nevendon Road / High Street in the AM and PM would vary once mitigation has been applied, although their overall capacity is to be considered tolerable. A132 Golden Jubilee Way / Radwinter Avenue / A129 London Road is to be considered as operating over capacity in the PM after proposed					

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (New Site 7)				
	required to determine the	required mitigation for	AM is to be considered tole the modelled level of perfo	rmance.					
Strategic Road Network	propose a number of highwover the long term to supp	The Essex Transport Strategy; the A127 Corridor for Growth: An Economic Plan; and future route based strategy for the A13, propose a number of highways schemes for the Borough, in order to ensure the efficient operation of these important routes over the long term to support strategic growth. In addition, a new grade separated junction on the A127 at Pound Lane is required to serve the development proposed in this location.							
Deliverability									
Viability	Viable	Viable	Viable	**Not assessed (site not submitted for HELAA)	**Not assessed (site not submitted for HELAA)				
Landownership	Multiple landowners	Multiple landowners	Multiple landowners	Multiple landowners	Multiple landowners				
Developer	Housebuilder promoting	Housebuilder	Housebuilder promoting	No known developer	No developer				
Involvement	principal part of the site.	promoting principal part of the site.	principal part of the site.	involvement.	involvement.				
Promotion	Engagement in the Local	Engagement in the	Engagement in the Local	Engagement in the	Engagement in the				
	Plan process.	Local Plan process.	Plan process.	Local Plan process.	Local Plan process.				
Policy Constraints									
Green Belt	The allocation lies principally within Areas	The site lies principally within	The site lies principally within Areas 46 and 68.	Area 45 plays an important role with	Area 45 plays an important role with				
	46 and 68. Area 46 makes	Areas 46 and 68.	Area 46 makes a good	regard the separation	regard the separation				
	a good contribution to	Area 46 makes a	contribution to the Green	of Wickford and	of Wickford and				
	the Green Belt, and it is	good contribution	Belt, and it is considered	Basildon. The proposal	Basildon. The proposal				
	considered that the	to the Green Belt,	that the component of	to develop this site	to develop this site will				
	component of this	and it is considered	this development which	will give the area an	give the area an				
	development which falls	that the	falls within Area 46 will	increased urban	increased urban				
	within Area 46 will have	component of this	have limited harm on the	character and	character and				
	limited harm on the	development	openness of the Green	compromise the	compromise the				
	openness of the Green	which falls within	Belt, or the purposes of	separation of Wickford	separation of Wickford				
	Belt, or the purposes of	Area 46 will have	including land within it.	and Basildon.	and Basildon.				
	including land within it.	limited harm on	Area 68 makes a strong						

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (New Site 7)
	Area 68 makes a strong	the openness of	contribution to the Green		
	contribution to the Green	the Green Belt, or	Belt purposes, and		
	Belt purposes, and	the purposes of	development in this		
	development in this	including land	location could cause		
	location could cause	within it. Area 68	harm to the openness		
	harm to the openness	makes a strong	and purposes of including		
	and purposes of including	contribution to the	land within the Green		
	land within the Green	Green Belt	Belt. However, the		
	Belt. However, the	purposes, and	containment of the		
	containment of the	development in	development will act to		
	development will act to	this location could	limit the impacts.		
	limit the impacts.	cause harm to the	Development within both		
	Development within both	openness and	Areas 46 and 68 would		
	Areas 46 and 68 would	purposes of	however reduce the gap		
	however reduce the gap	including land	between Wickford and		
	between Wickford and	within the Green	Basildon.		
	Basildon.	Belt. However, the			
		containment of the			
		development will			
		act to limit the			
		impacts.			
		Development			
		within both Areas			
		46 and 68 would			
		however reduce			
		the gap between			
		Wickford and			
		Basildon.			
Other	-	Allocation for	-	Although the site was	Neighbourhood Forum
		Gypsy, Traveller		promoted through the	looking for
		and Travelling		Local Plan	substantially greater

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D
		Charrana			(New Site 7)
		Showpeople		consultation, the site	growth than that
		pitches is now		promoter has not	proposed in the Local
		included within this		brought the site	Plan, and is progressing
		option, following		forward through the	with a Neighbourhood
		the decision by		HELAA process.	Plan that could be
		Council to			adopted before the
		distribute Gypsy,			New Local Plan is
		Traveller and			adopted. Further work
		Travelling			has also been
		Showpeople			undertaken to
		growth to each of			determine the
		the Borough's main			potential of the site as
		settlements, and			detailed within the
		on strategic sites			Hovefields and Honiley
		greater than 400			High Level Site
		homes. This site is			Evaluation.
		therefore proposed			
		to accommodate			
		additional pitches			
		in Wickford.			
Recommendation					
Officers	Although worthy of	Recommended. It	Not recommended for	Not recommended, as	This location is not
Recommendation	consideration, this option	is considered that	housing development as	it has not been	recommended for the
	is not preferred within	land in this location	this area represents an	possible to determine	intensive development
	the plan. Higher densities	can provide	important Green Belt gap,	the availability of this	proposed, due to
	can be accommodated on	approximately	separating Wickford from	site through the	significant
	this site, to reflect the	1,110 homes at	Basildon. It is however	HELAA process. This	environmental and
	Wick area of Wickford to	45duph. Although	believed that land to the	option is therefore	infrastructural
	which the site is adjacent.	the initial proposal	south of H14 could	contrary to the	constraints. This area
		was to give	provide suitable open	requirements of the	represents an
		consideration to	•	NPPF, which requires	important Green Belt

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (New Site 7)
		the same land area identified within the DLP, it is now recommended that the site is realigned with Cranfield Park Road to provide a clearer Green Belt boundary.	space uses, including playing pitches.	LPAs to identify sites that are deliverable. The proposal will also compromise the separation of Wickford and Basildon.	gap, separating Wickford from Basildon. In addition, the site is isolated from existing settlements of Wickford and Basildon, which would present challenges in terms of access to local services and facilities.
Recommended phasing	Late phasing.	Late phasing. 650 homes are expected to be delivered from 2028-2034; and 462 homes beyond the plan period.	N/A	N/A	N/A



Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised Alternative)	
Location	Land North of Southend Ro	ad, Shotgate			
Site Specific Consultation Matters	_	Following the DLP consultation, the developer with interest in the allocated site sought flexibility over the housing number, for a greater number of homes to be provided. A landowner also seeks additional land to the west of the proposed allocation to be included.			
Proposal	400 homes at 35duph, and a new strategic open space off-site.	Amend allocation for additional homes (c. 540) to be accommodated within a larger land area, as well as 8.5ha of public open space.	Include additional land (0.1ha) to the west of the allocation, as a logical extension to H15.	Revise the Draft Local Plan allocation to include additional land promoted to the north, east and west of the allocation, to provide c. 280 homes. This is because additional land is now required to the north of the site, to account for environmental buffering from nearby Water Recycling Centre. It is also expected that open space provision would be off-site.	
Site Size	12.3ha	15.5ha	0.1ha	17ha	
Sustainability Apprais	al / Strategic Environmental	Assessment			
Positive SA/SEA	Economic development; Town Centre regeneration; accessibility to local services.	**Not assessed	**Not assessed	Economic development; Town Centre regeneration; accessibility to local services.	
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity.	**Not assessed	**Not assessed	Landscape; Cultural heritage; Biodiversity.	
Mitigation Required	Provision of landscaped buffers; assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.	**Not assessed	**Not assessed	Provision of landscaped buffers; greater area-based detail and design guidance on preserving the historic landscape; assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.	
Environmental Eviden	·	ı	1	, , , , , , , , , , , , , , , , , , , ,	
Air Quality	Average concentrations for NO ₂ in the vicinity is between 30-40μg.m ⁻³ .	Average concentrations for NO_2 in the vicinity is between 30-40 μ g.m ⁻³ . This is	Average concentrations for NO_2 in the vicinity is between 30-40 μ g.m ⁻³ . This is	Average concentrations for NO ₂ in the vicinity is between 30-40μg.m ⁻³ .	

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised Alternative)
	This is considered to be	considered to be acceptable,	considered to be acceptable,	This is considered to be acceptable,
	acceptable, but would	but would require	but would require	but would require monitoring.
	require monitoring.	monitoring.	monitoring.	
Ecology	Site is not known to be	Site is not known to be	Site is not known to be	Site is not known to be highly
	highly ecologically	highly ecologically sensitive.	highly ecologically sensitive.	ecologically sensitive. Wildlife living
	sensitive. Wildlife living	Wildlife living within natural	Wildlife living within natural	within natural features of the site.
	within natural features of	features of the site.	features of the site.	
	the site.			
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Not within a CDA. Flood	Not within a CDA. Flood risk	Not within a CDA. Flood risk	Not within a CDA. Flood risk
	risk categories include	categories include	categories include	categories include groundwater
	groundwater flooding.	groundwater flooding.	groundwater flooding.	flooding.
Historic including	Amber. There are several	Amber. There are several	Amber. There are several	Amber. There are several historic
Archaeology	historic features of	historic features of interest	historic features of interest	features of interest within the
	interest within the	within the allocation area.	within the allocation area.	allocation area.
	allocation area.			
Landscape Capacity	Medium relative	Medium relative landscape	Medium relative landscape	Medium relative landscape capacity
	landscape capacity rating.	capacity rating.	capacity rating.	rating.
Landscape Site	Development in this	Development in this location	Development in this location	Development in this location could
Appraisal	location could form an	could form an appropriate	could form an appropriate	form an appropriate extension to
	appropriate extension to	extension to housing in	extension to housing in	housing in Shotgate and north-east
	housing in Shotgate and	Shotgate and north-east	Shotgate and north-east	Wickford.
	north-east Wickford.	Wickford.	Wickford.	
Environmental	Air quality monitoring	Air quality monitoring	Air quality monitoring	Air quality monitoring requirements;
Mitigation Required	requirements; Ecological	requirements; Ecological	requirements; Ecological	Ecological assessments; Source
	assessments; Source	assessments; Source control	assessments; Source control	control SUDS and drainage
	control SUDS and	SUDS and drainage	SUDS and drainage	improvements; Compliance with the
	drainage improvements;	improvements; Compliance	improvements; Compliance	WFD; Archaeological assessment and
	Compliance with the	with the WFD;	with the WFD;	Masterplanning; Green corridors,
	WFD ⁹ Archaeological	Archaeological assessment	Archaeological assessment	further recreation facilities.

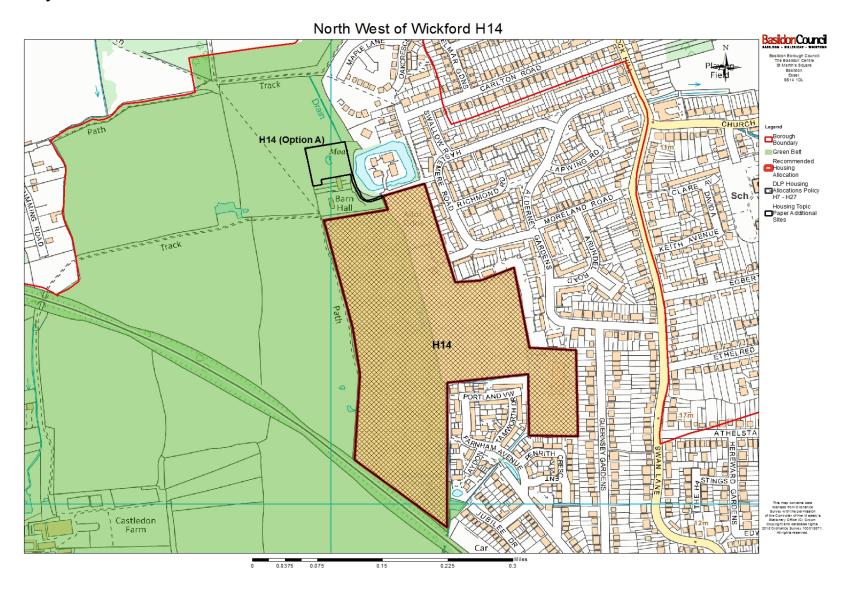
⁹ Water Framework Directive

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised Alternative)
	assessment and	and Masterplanning; Green	and Masterplanning; Green	
	Masterplanning; Green	corridors, further recreation	corridors, further recreation	
	corridors, further	facilities.	facilities.	
	recreation facilities.			
Infrastructure				
Water Supply	Sufficient overall water	Sufficient overall water	Sufficient overall water	Sufficient overall water resources
	resources available.	resources available.	resources available.	available.
WRC Capacity	Improvements to existing	Improvements to existing	Improvements to existing	Improvements to existing water
	water recycling centre.	water recycling centre.	water recycling centre.	recycling centre.
Waste Water	Infrastructure upgrades to	Infrastructure upgrades to	Infrastructure upgrades to	Infrastructure upgrades to the
Network	the existing foul network.	the existing foul network.	the existing foul network.	existing foul network.
Waste Water Asset	In close proximity to	In close proximity to existing	In close proximity to existing	In close proximity to existing Water
Impact	existing Water Recycling	Water Recycling Centre,	Water Recycling Centre,	Recycling Centre, therefore, nuisance
	Centre, therefore,	therefore, nuisance may be	therefore, nuisance may be	may be caused. Odour risk
	nuisance may be caused.	caused. Odour risk	caused. Odour risk	assessment should be conducted.
	Odour risk assessment	assessment should be	assessment should be	
	should be conducted.	conducted.	conducted.	
Power Network	A new Primary Substation	A new Primary Substation at	A new Primary Substation at	A new Primary Substation at
	at Nevendon Grid is	Nevendon Grid is expected	Nevendon Grid is expected	Nevendon Grid is expected to
	expected to provide	to provide support to	to provide support to	provide support to Wickford. In
	support to Wickford. In	Wickford. In addition, this	Wickford. In addition, this	addition, this strategic site is crossed
	addition, this strategic site	strategic site is crossed by	strategic site is crossed by	by National Grid's high voltage
	is crossed by National	National Grid's high voltage	National Grid's high voltage	overhead transmission lines, and
	Grid's high voltage	overhead transmission lines,	overhead transmission lines,	compliance with statutory safety
	overhead transmission	and compliance with	and compliance with	clearances is necessary.
	lines, and compliance with	statutory safety clearances is	statutory safety clearances is	
	statutory safety	necessary.	necessary.	
	clearances is necessary.			
Education (Early	It is likely that the	It is likely that the increased	It is likely that the increased	It is likely that the increased
Years Provision)	increased requirement for	requirement for places will	requirement for places will	requirement for places will result in
	places will result in the	result in the need to upgrade	result in the need to upgrade	the need to upgrade facilities or
	need to upgrade facilities	facilities or provide a new	facilities or provide a new	

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised Alternative)
	or provide a new setting	setting in the general	setting in the general	provide a new setting in the general
	in the general vicinity.	vicinity.	vicinity.	vicinity.
Education (Primary)	Contributions towards the	Contributions towards the	Contributions towards the	Contributions towards the expansion
	expansion of existing	expansion of existing schools	expansion of existing schools	of existing schools will be required. If
	schools will be required. If	will be required. If a larger	will be required. If a larger	a larger school site could be
	a larger school site could	school site could be	school site could be	allocated on site H14, then children
	be allocated on site H14,	allocated on site H14, then	allocated on site H14, then	from this development could be
	then children from this	children from this	children from this	accommodated at this new school.
	development could be	development could be	development could be	
	accommodated at this	accommodated at this new	accommodated at this new	
	new school.	school.	school.	
Education	Surplus places currently	Surplus places currently	Surplus places currently	Surplus places currently available in
(Secondary)	available in Wickford will	available in Wickford will be	available in Wickford will be	Wickford will be occupied by 2019-
	be occupied by 2019-20.	occupied by 2019-20. There	occupied by 2019-20. There	20. There is some scope for
	There is some scope for	is some scope for expansion	is some scope for expansion	expansion at The Bromfords School,
	expansion at The	at The Bromfords School,	at The Bromfords School,	but limited scope at Beauchamps
	Bromfords School, but	but limited scope at	but limited scope at	School.
	limited scope at	Beauchamps School.	Beauchamps School.	
	Beauchamps School.			
Health	Contribution towards	Contribution towards	Contribution towards	Contribution towards increasing
	increasing capacity for	increasing capacity for local	increasing capacity for local	capacity for local Primary Care
	local Primary Care	Primary Care facilities, by	Primary Care facilities, by	facilities, by means of extension,
	facilities, by means of	means of extension, possible	means of extension, possible	possible relocation/reconfiguration
	extension, possible	relocation/reconfiguration	relocation/reconfiguration	of an existing practice, or the
	relocation/reconfiguration	of an existing practice, or the	of an existing practice, or the	creation of health care
	of an existing practice, or	creation of health care	creation of health care	'hubs'/networks.
	the creation of health care	'hubs'/networks.	'hubs'/networks.	
	'hubs'/networks.			
Sustainable Access	High level	High level	Not assessed, but likely to	High level
			have similar impacts to the	
			local plan's proposal.	

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised Alternative)		
Local Junction	Proposed local plan growth	in Wickford will put additional	oressure on A132 Runwell Road	/ Church End Lane; A132 Runwell		
Impacts	Road / A132 / Runwell Road	d; A132 Golden Jubilee Way / Ra	dwinter Ave / A129 London Roa	ad; A129 London Road / Nevendon		
	Road /High St; and A132 / C	Cranfield Park Road / Nevendon	Road Junctions. A132 / Cranfield	d Park Road / Nevendon Road will be		
	able to adequately cope wit	th additional growth once mitiga	ation has been applied. The capa	acity on A132 Runwell Road / Church		
	End Lane; A132 Runwell Ro	ad / A132 / Runwell Road; and A	A129 London Road / Nevendon I	Road / High Street in the AM and PM		
	would vary once mitigation	would vary once mitigation has been applied, although their overall capacity is to be considered tolerable. A132 Golden Jubilee				
	Way / Radwinter Avenue / A	Way / Radwinter Avenue / A129 London Road is to be considered as operating over capacity in the PM after proposed mitigation				
	is applied, although the cap	acity in the AM is to be consider	red tolerable after mitigation. A	dditional work is therefore required to		
	determine the required mit	igation for the modelled level of	f performance.			
Strategic Road	The Essex Transport Strategy; the A127 Corridor for Growth: An Economic Plan; and future route based strategy for the A13,					
Network	propose a number of highw	ays schemes for the Borough, ir	n order to ensure the efficient o	peration of these important routes		
	over the long term to suppo	ort strategic growth. In addition,	a new grade separated junction	n on the A127 at Pound Lane is		
	required to serve the devel	opment proposed in this locatio	n.			
Deliverability						
Viability	Viable	Viable	Viable	Viable		
Landownership	Single landowner	Single landowner	Single landowner	Multiple landowners		
Developer	Housebuilder promoting	Housebuilder promoting this	No developer promoting this	Housebuilder promoting this site.		
Involvement	this site.	site.	site.			
Promotion	Engagement in the Local	Engagement in the Local	Engagement in the Local	Engagement in the Local Plan		
	Plan process.	Plan process.	Plan process.	process.		
Policy Constraints						
Green Belt	Area 44 makes a good	Area 44 makes a good	Area 44 makes a good	Area 44 makes a good contribution		
	contribution to the Green	contribution to the Green	contribution to the Green	to the Green Belt purposes, and		
	Belt purposes, and some	Belt purposes, and some	Belt purposes. Given the	some harm would arise from		
	harm would arise from	harm would arise from	limited extent of this	development in this location,		
	development in this	development in this location,	development site, the level	particularly with regard to restricting		
	location, particularly with	particularly with regard to	of harm to the Green Belt is	further sprawl to the east of the		
	regard to restricting	restricting further sprawl to	likely to be limited.	development site. There are		
	further sprawl to the east	the east of the development		however opportunities to limit		
	of the development site.	site. There are however		further encroachment to a		
	There are however	opportunities to limit further		reasonable extent.		
	opportunities to limit					

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised Alternative)
	further encroachment to	encroachment to a		
	a reasonable extent.	reasonable extent.		
Other	-	-	-	This proposal is a revision of all three options, put forward by officers, having considered the constraints presented by the site, and possible ways of mitigating such constraints.
Recommendation				
Officers Recommendation	Not recommended. Odour from nearby Water Recycling Centre increases the size of buffer needed to the north of the site, which places further constraints on the number of homes that can be brought forward in this location.	Not recommended. The number of homes that can be brought forward in this location is constrained by the size of buffer required for the existing Water Recycling Centre.	Worthy of consideration. This site, considered alone, cannot deliver strategic benefits, but could form an appropriate extension to H15 as indicated in the preferred option for this location.	Recommended. This is considered as the most sustainable option for development in this location, given the site-specific challenges present.
Recommended phasing	N/A	N/A	Middle - Late	Middle to late phasing, split between 125 homes from 2023-2028, and 159 homes from 2028-2034.



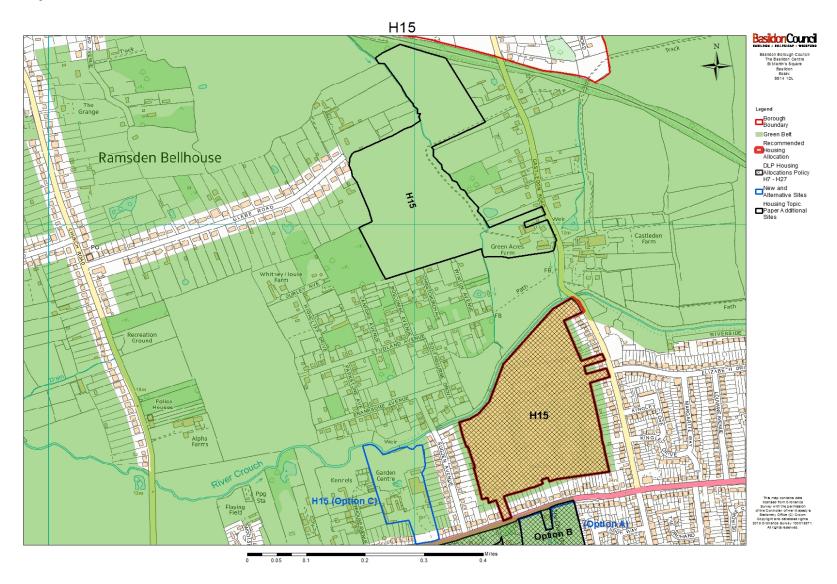
Consideration	Draft Local Plan Proposal	Option A	Option B (Revised DLP Proposal)		
Location	Land at East and South of	of Barn Hall, Wickford	-		
Site Specific	A key issue arising from	this site during the DLP con	sultation was the		
Consultation		n of a Gypsy and Traveller s			
Matters	- I	ouncil's position regarding			
		accommodation needs for Gypsies and Travellers is however being reviewed			
		dy. Landowners of an adjac	_		
	· ·	nded to include their land.	ent site were also seeking		
Proposal	420 homes at 35duph,	Extend allocation to	Increase housing		
Порозаг	a 10 pitch gypsy and	include land adjacent	densities within the		
		_	same land area		
	traveller site, relocated	Barn Hall Cottages for c.			
	recreation ground, and	14 new homes.	identified in the DLP, to		
	new open space.		provide around 540		
			homes at 45duph. Open		
			space is proposed to be		
			provided off-site on land		
			to the west.		
Site Size	14.4ha	0.4ha	14.4ha		
Sustainability App	raisal / Strategic Environn	nental Assessment			
Positive SA/SEA	Economic	-	Economic development;		
	development; Town		Town Centre		
	Centre regeneration;		regeneration;		
	regenerate		regenerate		
	disadvantaged areas;		disadvantaged areas		
	accessibility to local		alsaavantagea areas		
	services.				
Negative SA/SEA	Landscape; Cultural	Cultural heritage;	Landscape; Cultural		
	heritage; Biodiversity.	Biodiversity; Re-use of	heritage; Biodiversity.		
	Tierrage, Bloatversity.	previously developed	Heritage, Bloatversity.		
		land.			
Mitigation	Archaeological	Assess proposals against	Assess proposals against		
Required	evaluation is required	policies NE4 and NE5 to	policies NE4 and NE5 to		
Nequired	·	mitigate biodiversity	mitigate biodiversity		
	to support any	,	,		
	planning application.	and landscape impacts.	and landscape impacts;		
	Assess proposals		greater area-based		
	against policies NE4		detail and design		
	and NE5 to mitigate		guidance on preserving		
	biodiversity and		the historic landscape.		
	landscape impacts.				
Environmental Evi	dence	T	T		
Air Quality	Average	Average concentrations	Average concentrations		
	concentrations for NO ₂	for NO ₂ in the vicinity is	for NO ₂ in the vicinity is		
	in the vicinity is below	below 30µg.m ⁻³ . This is	below 30µg.m ⁻³ . This is		
	30μg.m ⁻³ . This is	considered to be	considered to be		
	considered to be	acceptable.	acceptable.		
	acceptable.				
Ecology	Site is not known to be	Site is not known to be	Site is not known to be		
	highly ecologically	highly ecologically	highly ecologically		
	sensitive. Wildlife	sensitive. Wildlife living	sensitive. Wildlife living		
	sensitive, wildine	sensitive, which is inving	Sensitive, whalle half		

Consideration	Draft Local Plan	Option A	Option B (Revised DLP
	Proposal		Proposal)
	living within natural	within natural features	within natural features
	features of the site.	of the site.	of the site.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk -	Site is not known to be	Site is not known to be	Site is not known to be
SWMP	at risk of flooding.	at risk of flooding.	at risk of flooding.
Historic including	Amber. There is	Amber. There is	Amber. There is
Archaeology	evidence of prehistoric	evidence of prehistoric	evidence of prehistoric
	and Roman land use	and Roman land use	and Roman land use
	within the site	within the site	within the site
	boundary.	boundary.	boundary.
Landscape	Medium relative	Medium relative	Medium relative
Capacity	landscape capacity	landscape capacity	landscape capacity
	rating.	rating.	rating.
Landscape Site	Development in this	The Landscape Capacity	Development in this
Appraisal	location could form an	Study 2014 suggests	location could form an
	appropriate extension to Wickford and	possible opportunity for	appropriate extension to
	provide a defined edge	small scale low density	Wickford and provide a defined edge to the
	to the Green Belt.	residential development on the eastern side of	Green Belt.
	to the Green Beit.	the area, adjacent to the	Green beit.
		urban edge of Wickford.	
Environmental	Ecological	Ecological assessments;	Ecological assessments;
Mitigation	assessments;	Geophysical Evaluation	Geophysical Evaluation
Required	Geophysical Evaluation	and assessment of	and assessment of
riequii eu	and assessment of	survival of industrial	survival of industrial
	survival of industrial	site.	site; Enhanced areas of
	site; Enhanced areas of		public open space and
	public open space and		green corridors.
	green corridors.		
Infrastructure			
Water Supply	Sufficient overall water	Sufficient overall water	Sufficient overall water
	resources available.	resources available.	resources available.
WRC Capacity	Improvements to	Improvements to	Improvements to
	existing water	existing water recycling	existing water recycling
	recycling centre.	centre.	centre.
Waste Water	Infrastructure	Infrastructure upgrades	Infrastructure upgrades
Network	upgrades to the	to the existing foul	to the existing foul
	existing foul network.	network.	network.
Waste Water	Not in close proximity	Not in close proximity to	Not in close proximity to
Asset Impact	to existing Waste	existing Waste Water	existing Waste Water
	Water Asset.	Asset.	Asset.
Power Network	A new Primary	A new Primary	A new Primary
	Substation at	Substation at Nevendon	Substation at Nevendon
	Nevendon Grid is	Grid is expected to	Grid is expected to
	expected to provide	provide support to	provide support to
Education /Fold	support to Wickford.	Wickford.	Wickford.
Education (Early	It is likely that the	It is likely that the	It is likely that the
Years Provision)	increased requirement	increased requirement	increased requirement
	for places will result in	for places will result in	for places will result in

Consideration	Draft Local Plan Proposal	Option A	Option B (Revised DLP Proposal)
	the need to upgrade facilities or provide a new setting in the general vicinity.	the need to upgrade facilities or provide a new setting in the general vicinity.	the need to upgrade facilities or provide a new setting in the general vicinity.
Education (Primary)	The expansion of Runwell Community Primary School and the new primary school on the Runwell Hospital site could provide sufficient capacity for this location.	The expansion of Runwell Community Primary School and the new primary school on the Runwell Hospital site could provide sufficient capacity for this location.	The expansion of Runwell Community Primary School and the new primary school on the Runwell Hospital site could provide sufficient capacity for this location.
Education (Secondary)	Surplus places currently available in Wickford will be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.	Surplus places currently available in Wickford will be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.	Surplus places currently available in Wickford will be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.
Health	Increased capacity for Wickford Health Centre, including Swanwood Partnership; contribution towards increasing capacity for other local Primary Care facilities, by means of extension, possible relocation/reconfigura tion of an existing practice, or the creation of health care 'hubs'/networks.	Increased capacity for Wickford Health Centre, including Swanwood Partnership; contribution towards increasing capacity for other local Primary Care facilities, by means of extension, possible relocation/reconfigurati on of an existing practice, or the creation of health care 'hubs'/networks.	Increased capacity for Wickford Health Centre, including Swanwood Partnership; contribution towards increasing capacity for other local Primary Care facilities, by means of extension, possible relocation/reconfigurati on of an existing practice, or the creation of health care 'hubs'/networks.
Sustainable Access	High level	No access constraints that could not be overcome present on the site.	High level
Local Junction Impacts	Proposed local plan growth in Wickford will put additional pressure on A132 Runwell Road / Church End Lane; A132 Runwell Road / A132 / Runwell Road; A132 Golden Jubilee Way / Radwinter Ave / A129 London Road; A129 London Road / Nevendon Road / High St; and A132 / Cranfield Park Road / Nevendon Road Junctions. A132 / Cranfield Park Road / Nevendon Road will be able to adequately cope with additional growth once mitigation has been applied. The capacity on A132 Runwell Road / Church End Lane; A132 Runwell Road / A132 / Runwell Road; and A129 London Road / Nevendon Road / High Street		

Consideration	Draft Local Plan Proposal	Option A	Option B (Revised DLP Proposal)	
	in the AM and PM would vary once mitigation has been applied, although their overall capacity is to be considered tolerable. A132 Golden Jubilee Way / Radwinter Avenue / A129 London Road is to be considered as operating over capacity in the PM after proposed mitigation is applied, although the capacity in the AM is to be considered tolerable after mitigation. Additional work is therefore required to determine the required mitigation for the modelled level of performance.			
Strategic Road Network	Plan; and future route be highways schemes for the of these important route addition, a new grade se	ategy; the A127 Corridor for ased strategy for the A13, pone Borough, in order to ensues over the long term to superparated junction on the A1 velopment proposed in this	ropose a number of ure the efficient operation port strategic growth. In 27 at Pound Lane is	
Deliverability	T	T	Γ	
Viability	Viable	Viable	Viable	
Landownership Developer Involvement	Multiple landowners Housebuilder promoting part of the site.	Multiple landowners No developer involved in site promotion.	Multiple landowners Housebuilder promoting part of the site.	
Promotion	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.	
Policy Constraints Green Belt	This site includes an	This site falls within Area	This site includes an	
	Area of Special Reserve in the Basildon District Local Plan, and also some land within Area 42 of the Green Belt. Area 42 makes a strong contribution to the Green Belt purposes. The development of this site has the potential to increase the sense of urban sprawl and the perception of towns merging. However, there is limited public access into this area and any harm likely to arise would be moderate in its effect.	42 of the Green Belt. Area 42 makes a strong contribution to the Green Belt purposes. The development of this site has the potential to create an illogical Green Belt boundary. However, the level of harm to the Green Belt through a small scale development is likely to be limited.	Area of Special Reserve in the Basildon District Local Plan, and also some land within Area 42 of the Green Belt. Area 42 makes a strong contribution to the Green Belt purposes. The development of this site has the potential to increase the sense of urban sprawl and the perception of towns merging. However, there is limited public access into this area and any harm likely to arise would be moderate in its effect.	
Other	Includes a 0.8ha allocation for Gypsy and Traveller accommodation provision to the north-	-	Allocation for Gypsy, Traveller and Travelling Showpeople pitches is excluded from this option, following the	

Consideration	Draft Local Plan	Option A	Option B (Revised DLP
	Proposal		Proposal)
	east of the site on land		decision by Council to
	formerly used as		distribute Gypsy,
	allotments and in the		Traveller and Travelling
	Council's ownership.		Showpeople growth to
			each of the Borough's
			main settlements. Draft
			allocation H14 - South of
			Wickford, has instead,
			been proposed to
			accommodate
			additional pitches in
			Wickford.
Recommendation			
Officers	Worthy of	This site is not	Recommended.
Recommendation	consideration,	recommended for	Densities on this site
	although this option is	allocation as a housing	have been increased to
	not preferred within	development site, as it is	reflect the close
	the plan. Higher	not abutting any	proximity to the railway
	densities can be	proposed strategic site.	station and town centre.
	accommodated on this	It is secluded, and would	
	site, to reflect the	potentially result in an	
	site's proximity to the	illogical Green Belt	
	town centre.	boundary.	
Recommended	Middle to late phasing.	N/A	Middle to late phasing,
phasing			split between 110
			homes from 2023-2028,
			and 430 homes from
			2028-2034.



Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Alternative Site 1)
Location	Land north of London Road, Wickford			
Site Specific Consultation	Potential for higher levels of housing provision were promoted for this site through the DLP consultation. Two alternative			
Matters	sites further to the west (Greenacres Farm and Alpha Garden Centre) were also promoted for development of new			
	homes. Comments received in relation to Option C in the New and Alternative Sites consultation did not give rise to any			
	•	rns in relation to the proposed deve		
Proposal	Proposed for around 250	Deliver a higher quantum of	Reconsider alternative land	Incorporate Alpha Garden
	homes at 30duph.	housing over the same site area	at Greenacres Farm for	Centre within this
		allocated (up to 300 units), with	housing development and	allocation, to
		the option of including mature	community facilities, similar	accommodate up to an
		woodland on the site's south-	to the DLP propsals.	additional 112 units.
		eastern boundary to provide the		
		open space.		
Site Size	13.5ha	13.5ha	16.2ha	3.36ha
	ategic Environmental Assessi			
Positive SA/SEA	Economic development;	Economic development; Town	Development in this location	Economic development;
	Town Centre	Centre regeneration; localised	was not considered	Town Centre
	regeneration; localised	provision of affordable homes.	acceptable as it would	regeneration; localised
	provision of affordable		impact more significantly on	provision of affordable
	homes.		the purposes of including	homes.
Negative SA/SEA	Cultural heritage;	Cultural heritage; Biodiversity;	land in the Green Belt, would	Cultural heritage;
	Biodiversity; accessibility	re-use of previously developed	have greater landscape	Biodiversity; accessibility
	to local services and	land; accessibility to local	impacts, and would not	to local services and
	associated impacts; flood	services and associated impacts;	represent a sustainable	associated impacts; flood
	risk.	flood risk.	development location for	risk.
Mitigation Required	Assess proposals against	Assess proposals against policies	such a large quantum of	Assess proposals against
	policies NE4, NE5 and	NE4, NE5 and CC4; greater area-	housing given its remoteness	policies NE4, NE5 and
	CC4. There is however	based detail and design	from the main towns within	CC4. There is however
	some uncertainty about	guidance on preserving the	Basildon Borough.	some uncertainty about
	capacity and the potential	wider historic landscape and		capacity and the potential
	to expand services and	biodiversity.		to expand services and
	facilities if required.			facilities if required.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Alternative Site 1)
Environmental Evidence				
Air Quality	Average concentrations for NO ₂ in the vicinity is below 30μg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO_2 in the vicinity is below $30\mu g.m^{-3}$. This is considered to be acceptable.	Average concentrations for NO_2 in the vicinity is below $30\mu g.m^{-3}$. This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30μg.m ⁻³ . This is considered to be acceptable.
Ecology	Areas of higher sensitivity include the River Crouch and woodland in the centre and east of the site.	Areas of higher sensitivity include the River Crouch and woodland in the centre and east of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.
Flood Risk - SFRA	Flood Zone 3B	Flood Zone 3B	Flood Zone 1	Flood Zone 3B
Flood Risk - SWMP	Not within a CDA, although crossed by a functional floodplain. Flood risk categories include groundwater flooding.	Not within a CDA, although crossed by a functional floodplain. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA, although crossed by a functional floodplain. Flood risk categories include groundwater flooding.
Historic including	Green. There are no	Green. There are no known	**Not assessed. Although	Green. There are no
Archaeology	known historic/archaeological features of concern on the site.	historic/archaeological features of concern on the site.	the Historic Environment Report (2011) reveals there is potential for surviving archaeological deposits.	known historic/archaeological features of concern on the site.
Landscape Capacity	Higher relative landscape	Higher relative landscape	No/Very Low relative landscape capacity.	Higher relative landscape capacity rating.
Landscape Site Appraisal	capacity rating. Belt of land adjacent to	capacity rating. Belt of land adjacent to the	Development in this location	The site has potential to
Lanuscape эпе Appraisal	the River Crouch should be retained as undeveloped land. The remainder of the site has	River Crouch should be retained as undeveloped land. The remainder of the site has potential to be developed	would have significant adverse landscape and visual effects.	be developed without causing significant adverse effects on landscape character or
	potential to be developed	without causing significant		local views.

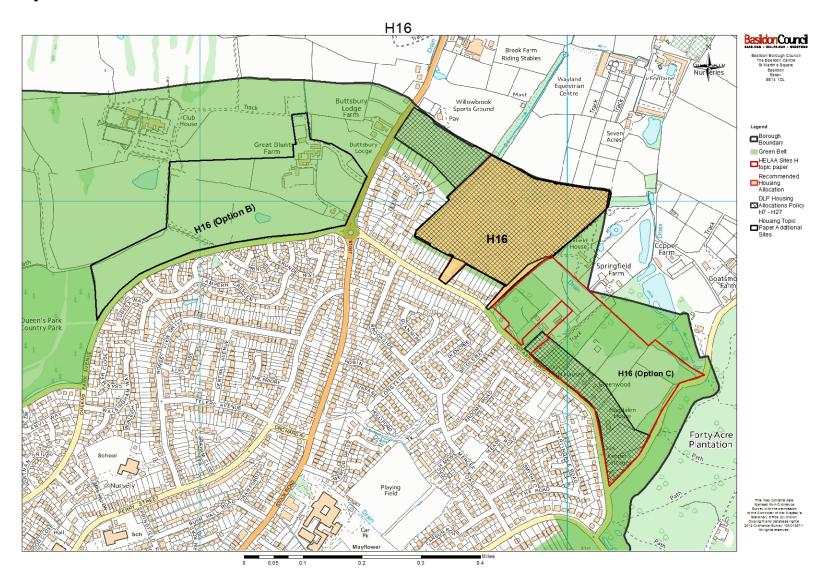
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Alternative Site 1)
	without causing significant adverse landscape and visual effects.	adverse landscape and visual effects.		
Environmental Mitigation Required	Ecological assessments, with firm measures implemented to protect the River Crouch; Avoid development in areas at risk of flooding, on-site flood storage; Compliance with the WFD; Programme of archaeological investigation; Planting along River Crouch.	Ecological assessments, with firm measures implemented to protect the River Crouch; Avoid development in areas at risk of flooding, on-site flood storage; Compliance with the WFD; Programme of archaeological investigation; Planting along River Crouch.	Ecological assessments; Avoid development in areas at risk of flooding; Programme of archaeological investigation	Ecological assessments; Avoid development in areas at risk of flooding; Compliance with the WFD; Programme of archaeological and palaeo-environmental investigation; Planting along River Crouch, landscape buffering.
Infrastructure Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.
WRC Capacity	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.
Waste Water Network	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.
Power Network	A new Primary Substation at Nevendon Grid is expected to provide support to Wickford.	A new Primary Substation at Nevendon Grid is expected to provide support to Wickford.	A new Primary Substation at Nevendon Grid is expected to provide support to Wickford.	A new Primary Substation at Nevendon Grid is expected to provide support to Wickford.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Alternative Site 1)
Education (Early Years Provision)	There are no current plans to increase capacity in this area and it is likely that upgrades will need to be secured through development.	There are no current plans to increase capacity in this area and it is likely that upgrades will need to be secured through development.	There are no current plans to increase capacity in this area and it is likely that upgrades will need to be secured through development.	An extension of existing Early Years provision would need to be considered.
Education (Primary)	Children from this development could be accommodated by the expansion of an existing primary school located within reasonable, safe walking distance.	Additional primary school provision will be required if development within the School Planning Group area exceeded 1050 dwellings.	Additional primary school provision will be required if development within the School Planning Group area exceeded 1050 dwellings.	Additional primary school provision will be required if development within the School Planning Group area exceeded 1050 dwellings.
Education (Secondary)	Surplus places currently available in Wickford will be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.	Surplus places currently available in Wickford will be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.	Surplus places currently available in Wickford will be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.	Surplus places currently available in Wickford will be occupied by 2019-20. There is some scope for expansion at The Bromfords School, but limited scope at Beauchamps School.
Health	Increased capacity for Wickford Health Centre, including Swanwood Partnership; contribution towards increasing capacity for other local Primary Care facilities, by means of extension, possible relocation/reconfiguration	Increased capacity for Wickford Health Centre, including Swanwood Partnership; contribution towards increasing capacity for other local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	Increased capacity for Wickford Health Centre, including Swanwood Partnership; contribution towards increasing capacity for other local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the	Increased capacity for Wickford Health Centre, including Swanwood Partnership; contribution towards increasing capacity for other local Primary Care facilities, by means of extension, possible relocation/reconfiguration

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Alternative Site 1)	
	of an existing practice, or		creation of health care	of an existing practice, or	
	the creation of health care		'hubs'/networks.	the creation of health care	
	'hubs'/networks.			'hubs'/networks.	
Sustainable Access	Good level	Good level	**Not assessed	Good level	
Local Junction Impacts	Proposed local plan growth	in Wickford will put additional pres	ssure on A132 Runwell Road / Cl	hurch End Lane; A132	
	Runwell Road / A132 / Runv	well Road; A132 Golden Jubilee Wa	y / Radwinter Ave / A129 Londo	n Road; A129 London Road	
	/ Nevendon Road /High St;	and A132 / Cranfield Park Road / No	evendon Road Junctions. A132 /	'Cranfield Park Road /	
	Nevendon Road will be able	e to adequately cope with additiona	ll growth once mitigation has be	en applied. The capacity on	
	A132 Runwell Road / Churc	h End Lane; A132 Runwell Road / A	132 / Runwell Road; and A129 L	ondon Road / Nevendon	
	Road / High Street in the AM	M and PM would vary once mitigation	on has been applied, although t	heir overall capacity is to be	
	considered tolerable. A132	Golden Jubilee Way / Radwinter Av	venue / A129 London Road is to	be considered as operating	
	over capacity in the PM after	er proposed mitigation is applied, al	Ithough the capacity in the AM i	s to be considered tolerable	
	_	after mitigation. Additional work is therefore required to determine the required mitigation for the modelled level of			
	performance.				
Strategic Road Network	- I	gy; the A127 Corridor for Growth: A		<u> </u>	
	A13, propose a number of highways schemes for the Borough, in order to ensure the efficient operation of these				
	important routes over the long term to support strategic growth. In addition, a new grade separated junction on the A127 at Pound Lane is required to serve the development proposed in this location.				
Deliverability					
Viability	Viable	Viable	Not considered suitable or	Viable	
			achievable for housing.		
Landownership	Multiple landowners	Multiple landowners	Single landowner	Single landowner	
Developer Involvement	Housebuilder promoting	Housebuilder promoting part of	No developer promoting the	No developer promoting	
	part of the site.	the site.	site.	the site.	
Promotion	Engagement in the Local	Engagement in the Local Plan	Engagement in the Local	Engagement in the Local	
	Plan process; planning	process.	Plan process.	Plan process.	
	pre-application advice.				
Policy Constraints					
Green Belt	Area 39 makes a partial	Area 39 makes a partial	Area 40 makes a good	Area 38 makes a good	
	contribution to the Green	contribution to the Green Belt	contribution to one of the	contribution to the Green	
	Belt purposes. The extent	purposes. The extent of harm on	Green Belt purposes,	Belt purposes. The	

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Alternative Site 1)
	of harm on the Green Belt in this location would be limited, given the containment of this site.	the Green Belt in this location would be limited, given the containment of this site.	preventing neighbouring towns from merging into one another. The location of large scale development within the area would therefore change the character and appearance of the area, and compromise the separation between Wickford and Ramsden Bellhouse.	proposed development raises potential issues with the creation of a defensible Green Belt boundary, which is necessary to avoid further sprawl, and physical coalescence between Ramsden Bellhouse and Wickford.
Other	-	-	-	-
Recommendation		T	T	I
Officers Recommendation	Although worthy of consideration, it is considered that the site can benefit from increased densities.	Recommended. The site could deliver around 300 homes, based on the HELAA (2016-17) methodology for calculating densities in Wickford.	Development in this location is not recommended as it would impact more significantly on the purposes of including land in the Green Belt, would have greater landscape impacts, and would not represent a sustainable development location for such a large quantum of housing given its remoteness from the main towns within Basildon Borough.	Worthy of some consideration, given that the site is brownfield and some elements of sprawl already exist on this site. Although there are potential issues relating to the creation of a defensible Green Belt boundary, this site can be considered for infill type development to provide around 44 homes.
Recommended phasing	Middle to late phasing.	Middle to late phasing, split between 125 homes from 2023- 2028, and 173 homes from 2028-2034.	N/A	Early phasing (up to 2022), as it is expected that this site would require limited mitigation.

RPLP Policy H16



Consideration	Draft Local Plan Proposal	Option A	Option B	Option C		
Location	Land North East of Potash Roa	Land North East of Potash Road, Billericay				
Site Specific Consultation Matters	of the land proposed for alloca	Consultation responses received from residents of 'The Vale' during the DLP consultation have indicated that a proportion of the land proposed for allocation is not available for development purposes. However, separately, another parcel of land within the draft allocation has been promoted for development. A developer is also promoting alternative land adjacent to				
Proposal	150 homes to be developed on the site at 20duph, with the frontage of Potash Road limited to a lower density frontage development only.	Review the extent of land that is available and deliverable within this allocation, and adjust the quantum of development to be brought forward accordingly. This can deliver approximately 200 homes.	Allocate land adjacent Stock Brook Manor (part of alternative option 3) for development within the Local Plan.	Allocate additional land north east of Potash Road. This is being promoted to accommodate low density development similar to DLP proposals. The site can deliver between 40 and 150 homes, including self-build and specialist accommodation.		
Site Size	19ha	11ha	14.2ha	24ha		
Sustainability Appraisal / S	trategic Environmental Assessm	ent				
Positive SA/SEA	Town Centre regeneration; localised provision of affordable homes.	Town Centre regeneration; localised provision of affordable homes.	Town Centre regeneration; regenerate disadvantaged areas.	**Not assessed		
Negative SA/SEA	Cultural heritage; Biodiversity; accessibility to local services and associated impacts.	Biodiversity; accessibility to local services and associated impacts; re-use of previously developed land.	Cultural heritage; Biodiversity; accessibility to local services and associated impacts.	**Not assessed		
Mitigation Required	Assess proposals against policy NE4 to mitigate biodiversity impacts; uncertainty about capacity and the potential to expand services and facilities.	Assess proposals against policy NE4 to mitigate biodiversity impacts; greater area-based detail and design guidance on protecting biodiversity; uncertainty about capacity and the	Assess proposals against policy NE4 to mitigate biodiversity impacts; uncertainty about capacity and the potential to expand services and facilities.	**Not assessed		

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C
		potential to expand services		
		and facilities.		
Environmental Evidence				
Air Quality	Average concentrations for	Average concentrations for	Average concentrations for	Average concentrations for
	NO ₂ in the vicinity is between	NO ₂ in the vicinity is	NO ₂ in the vicinity is	NO ₂ in the vicinity is
	30-40μg.m ⁻³ . This is	between 30-40μg.m ⁻³ . This is	between 30-40µg.m ⁻³ . This is	between 30-40µg.m ⁻³ . This
	considered to be acceptable,	considered to be acceptable,	considered to be acceptable,	is considered to be
	but would require	but would require	but would require	acceptable, but would
	monitoring.	monitoring.	monitoring.	require monitoring.
Ecology	High value habitats	High value habitats	Site is not known to be	High value habitats
	important in retaining	important in retaining	highly ecologically sensitive.	important in retaining
	connectivity with further	connectivity with further	Wildlife living within natural	connectivity with further
	similar habitat in the vicinity;	similar habitat in the vicinity;	features of the site.	similar habitat in the
	development may be	development may be		vicinity; development may
	delivered with appropriate	delivered with appropriate		be delivered with
	mitigation.	mitigation.		appropriate mitigation.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Within a CDA and PSWFH.	Within a CDA and PSWFH.	Small section of the site is	Within a CDA and PSWFH.
	Flood risk categories include	Flood risk categories include	within a CDA. Flood risk	Flood risk categories include
	surface water, sewer, and	surface water, sewer, and	categories include surface	surface water, sewer, and
	groundwater flooding.	groundwater flooding.	water, sewer, and	groundwater flooding.
			groundwater flooding.	
Historic including	Green. There are no known	Green. There are no known	Amber. There is one	Green. There are no known
Archaeology	historic/archaeological	historic/archaeological	recorded archaeological	historic/archaeological
	features of concern on the	features of concern on the	record within the site	features of concern on the
	site.	site.	allocation boundary,	site.
			alongside a listed building	
			and other landscape	
			elements.	
Landscape Capacity	Medium relative landscape	Medium relative landscape	Low relative landscape	Medium relative landscape
	capacity rating.	capacity rating.	capacity rating.	capacity rating.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C
Landscape Site Appraisal	The site has potential for	The site has potential for	Only a small area in the	The site has potential for
	small scale developments	small scale developments	south-western corner of the	small scale developments
	incorporated within the	incorporated within the	site, has potential to be	incorporated within the
	existing tree belts and	existing tree belts and	developed.	existing tree belts and
	woodland.	woodland.		woodland.
Environmental Mitigation	Air quality monitoring	Air quality monitoring	Air quality monitoring	Air quality monitoring
Required	requirements; Ecological	requirements; Ecological	requirements; Ecological	requirements; Ecological
	assessments, with retention	assessments, with retention	assessments; Sustainable	assessments, with retention
	of areas of greatest habitat	of areas of greatest habitat	Drainage Systems (SuDS),	of areas of greatest habitat
	diversity; Sustainable	diversity; Sustainable	Washlands, and drainage	diversity; Sustainable
	Drainage Systems (SuDS),	Drainage Systems (SuDS),	improvements;	Drainage Systems (SuDS),
	Washlands, and drainage	Washlands, and drainage	Archaeological assessment	Washlands, and drainage
	improvements; Programme	improvements; Programme	and Heritage Statement;	improvements; Programme
	of archaeological evaluation	of archaeological evaluation	Landscape buffering.	of archaeological evaluation
	and Masterplanning;	and Masterplanning;		and Masterplanning;
	Landscape buffering, new	Landscape buffering, new		Landscape buffering, new
	open space.	open space.		open space.
Infrastructure				
Water Supply	Sufficient overall water	Sufficient overall water	Sufficient overall water	Sufficient overall water
	resources available.	resources available.	resources available.	resources available.
WRC Capacity	Improvements to existing	Improvements to existing	Improvements to existing	Improvements to existing
	water recycling centre.	water recycling centre.	water recycling centre.	water recycling centre.
Waste Water Network	Infrastructure upgrades to	Infrastructure upgrades to	Infrastructure upgrades to	Infrastructure upgrades to
	the existing foul network.			
Waste Water Asset Impact	Not in close proximity to			
	existing Waste Water Asset.			
Power Network	Existing primary substations	Existing primary substations	Existing primary substations	Existing primary substations
	are capable of meeting the			
	predicted level of growth in			
	Billericay.	Billericay.	Billericay.	Billericay.

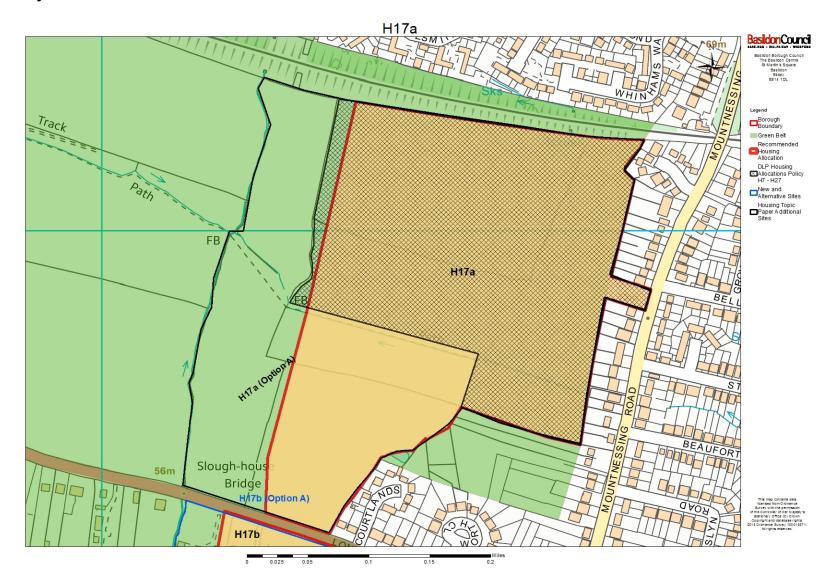
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C
Education (Early Years	Current capacity could cope	Current capacity could cope	Current capacity could cope	Current capacity could cope
Provision)	with the requirement for	with the requirement for	with the requirement for	with the requirement for
	additional places.	additional places.	additional places.	additional places.
Education (Primary)	Pupils from this development	Pupils from this	Additional primary school	Pupils from this
	could be accommodated by	development could be	provision will be required if	development could be
	the expansion of existing	accommodated by the	further housing	accommodated by the
	schools within Billericay.	expansion of existing schools	development is proposed	expansion of existing
		within Billericay.	within Billericay.	schools within Billericay.
Education (Secondary)	Some expansion of the	Some expansion of the	Some expansion of the	Some expansion of the
	existing schools in Billericay	existing schools in Billericay	existing schools in Billericay	existing schools in Billericay
	is likely to be required,	is likely to be required,	is likely to be required,	is likely to be required,
	although both schools are	although both schools are	although both schools are	although both schools are
	operating on restricted sites.	operating on restricted sites.	operating on restricted sites.	operating on restricted
	Additional capacity will also	Additional capacity will also	Additional capacity will also	sites. Additional capacity
	be created by displacing	be created by displacing	be created by displacing	will also be created by
	pupils currently living outside	pupils currently living	pupils currently living	displacing pupils currently
	the priority admissions areas	outside the priority	outside the priority	living outside the priority
	for these schools.	admissions areas for these	admissions areas for these	admissions areas for these
		schools.	schools.	schools.
Health	Contribution towards	Contribution towards	Contribution towards	Contribution towards
	increasing capacity for local	increasing capacity for local	increasing capacity for local	increasing capacity for local
	Primary Care facilities, by	Primary Care facilities, by	Primary Care facilities, by	Primary Care facilities, by
	means of extension, possible	means of extension, possible	means of extension, possible	means of extension,
	relocation/reconfiguration of	relocation/reconfiguration of	relocation/reconfiguration of	possible
	an existing practice, or the	an existing practice, or the	an existing practice, or the	relocation/reconfiguration
	creation of health care	creation of health care	creation of health care	of an existing practice, or
	'hubs'/networks.	'hubs'/networks.	'hubs'/networks.	the creation of health care
				'hubs'/networks.
Sustainable Access	Good level	Good level	Good level	The Stock Road
				junction would need
				to be reassessed as there are capacity
				issues at this
				issues at this

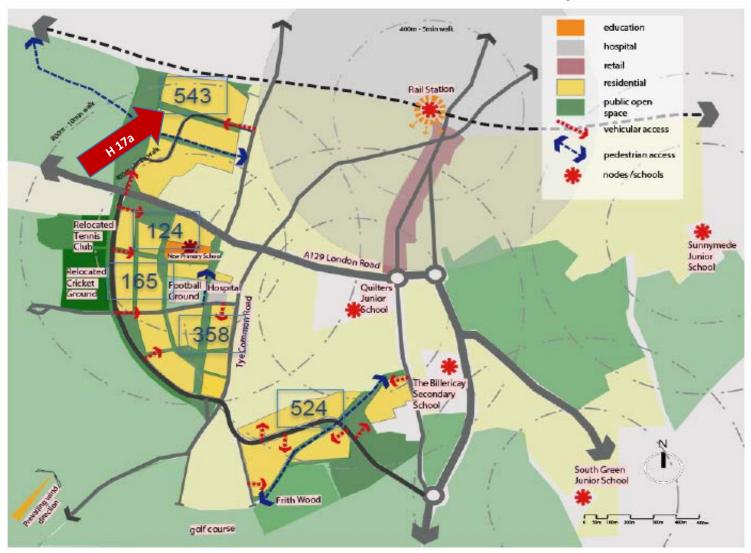
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C
				junction, and the level of growth of this collection of sites combined with the current allocation at Potash Road would exceed what has been already assessed; If the site does extend to the east then local widening of Potash Road is needed; and In terms of the ability to widen Potash Road this is dependent upon developers giving up land to the north of Potash Road to enable this to occur.
Local Junction Impacts	Junction. This junction is how	ever to be considered tolera PM. Additional work is theref	on the B1007 Stock Road / Queen ble in the AM after accommodati fore required to determine the re	ng draft Local Plan growth, but
Strategic Road Network	The Essex Transport Strategy;	the A127 Corridor for Grow shways schemes for the Boro	th: An Economic Plan; and future ugh, in order to ensure the efficion	route based strategy for the ent operation of these important
Deliverability				
Viability	Viable	Viable	Viable	Sites vary between 'Viable' to 'Not Viable'.
Landownership	Multiple landowners	Multiple landowners	Multiple landowners	Multiple landowners

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C
Developer Involvement	Housebuilder promoting part of the site, with option on the land.	Housebuilder promoting part of the site, with option on the land.	No developer promoting this site.	Developer promoting parts of the site, with option on the land.
Promotion	Engagement in the Local Plan process.	Engagement in the Local Plan process; planning preapplication advice.	Engagement in the Local Plan process.	Engagement in the Local Plan process; outline planning application rejected on appeal in 2016 for 18 dwellings units on part of the site.
Policy Constraints				
Green Belt	Area 3 makes a partial contribution to the Green Belt purposes. H19a is enclosed by existing development and tree belts, which provide a defined boundary from the rest of the Green Belt area. H19b is however less contained, and could present issues with creating a strong and defensible boundary.	Area 3 makes a partial contribution to the Green Belt purposes. The development site is enclosed by existing development and tree belts, which provide a defined boundary from the rest of the Green Belt area and acts to limit harm to the openness of the Green Belt and the purposes of including land within it.	Area 4 makes a strong contribution to the Green Belt purposes. The Green Belt boundary is currently well defined in this area, and further development would constitute sprawl, and weaken this edge. Development would also adversely impact the character of the landscape in this area.	Area 3 makes a partial contribution to the Green Belt purposes. There would be little or no Green Belt remaining in this location if this development goes ahead, thereby changing the character and appearance of the site.
Other Recommendation	Site is in close proximity to CLH-PS fuel pipeline.	Site is in close proximity to CLH-PS fuel pipeline.	Site is in close proximity to CLH-PS fuel pipeline.	Site is in close proximity to CLH-PS fuel pipeline. The HELAA recommends the site for frontage development only, however the site promoters have suggested higher densities can be achieved.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C
Officers Recommendation	This option is not	Following review, the extent	Not recommended. Land in	Not recommended. There
	recommended as it would be	of this site has been	this location was discounted	are no strategic benefits
	contrary to the requirements	amended, and excludes land	as a result of landscape and	that can be delivered by
	of the NPPF, which requires	to the north of the Vale	Green Belt consequences,	developing this additional
	LPAs to identify sites that are	which is not available for	and there is no new	land, that would overweigh
	available and deliverable.	development. In addition,	evidence to suggest	the potential harm from the
		land with the notation H19b	otherwise.	development of this site. in
		has been discounted due to		addition, there are concerns
		concerns about the width of		regarding how deliverable
		Potash Road to provide safe		this site is given land
		access further to the east.		ownership constraints.
		The revised site is now being		
		recommended for increased		
		densities (30duph) to		
		provide c. 250 homes, in line		
		with the HELAA (2017)		
		methodology for calculating		
		densities in North Billericay.		
Recommended phasing	N/A	Middle to late phasing, split	N/A	N/A
		between 125 homes from		
		2023-2028, and 130 homes		
		from 2028-2034.		

RPLP Policy H17A





Consideration	Draft Local Plan Proposal	Option A	Option B (High Level Development Framework)
Location	Land west of Mountness	sing Road. Billericav	Development Trainework/
Site Specific			ding southwards to London
Consultation	Road.	,	8
Matters			
Proposal	Proposed for around 280 homes at 30duph. Development in this location is expected to facilitate the delivery of the relief route to the south/south-west of Billericay.	400 dwellings together with a care village, and retail and community facilities on an expanded site.	Development Framework options for a total of 850 to 1760 homes and a new primary school, were considered on sites H17a, H17b, H17c and H17d in South West Billericay. The recommended Development Framework for SW Billericay is based on Option 3 which proposes a total of 543 homes on H17a.
Site Size	7ha	24.7ha	18ha
	raisal / Strategic Environn		10110
Positive SA/SEA	Town Centre	Economic	Town Centre regeneration;
	regeneration; localised provision of affordable homes; accessibility to local services and facilities.	development; Town Centre regeneration; localised provision of affordable homes; accessibility to local services and facilities.	localised provision of affordable homes; accessibility to local services.
Negative SA/SEA	Biodiversity.	Landscape; Biodiversity	Landscape; Biodiversity; Re-use of previously developed land.
Mitigation	Assess proposals	Provision of	Provision of landscaped
Required	against policy NE4 to mitigate biodiversity impacts.	landscaped buffers; assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.	buffers; assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.
Environmental Evi	dence		
Air Quality	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable.
Ecology Flood Risk - SFRA	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site. Flood Zone 1	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site. Flood Zone 1	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site. Flood Zone 1

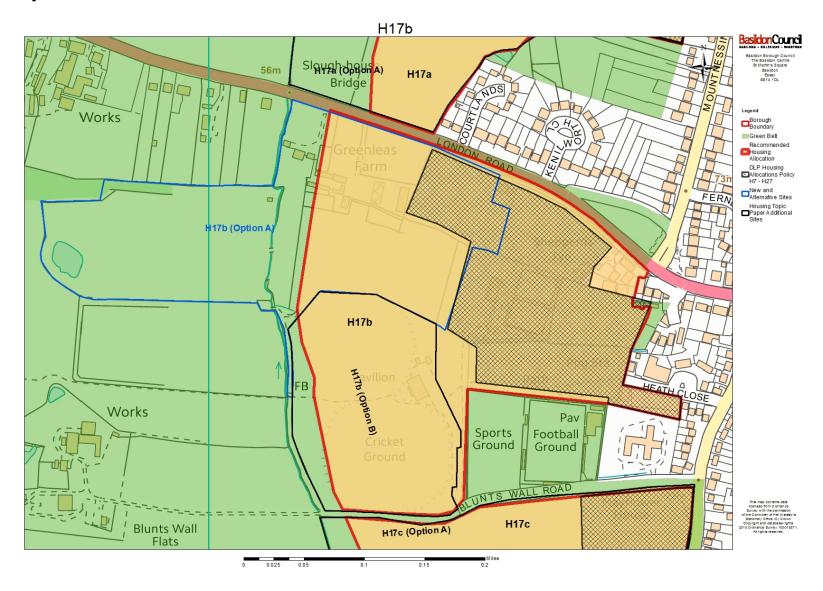
Consideration	Draft Local Plan	Option A	Option B (High Level
	Proposal		Development Framework)
Flood Risk -	Not within a CDA.	Not within a CDA.	Not within a CDA. Flood
SWMP	Flood risk categories	Flood risk categories	risk categories include
	include groundwater	include groundwater	groundwater flooding.
	flooding.	flooding.	
Historic including	Green. There are no	Green. There are no	Green. There are no
Archaeology	known	known	known
	historic/archaeological	historic/archaeological	historic/archaeological
	features of concern on	features of concern on	features of concern on the
	the site.	the site.	site.
Landscape	Medium landscape	Medium landscape	Medium landscape
Capacity	capacity rating.	capacity rating.	capacity rating.
Landscape Site	This area is associated	Development of this	Development of this area
Appraisal	with the existing	area would be highly	would be highly visible on
	urban edge, and	visible on the	the approach to Billericay
	development in this	approach to Billericay	and have adverse
	area with associated	and have adverse	landscape and visual
	mitigation measures	landscape and visual	effects on the West
	has the potential to	effects on the West	Billericay Wooded
	provide an improved	Billericay Wooded	Farmlands.
	urban edge.	Farmlands.	
Environmental	Ecological	Ecological	Ecological assessments;
Mitigation	assessments; Source	assessments; Source	Source control SUDS and
Required	control SUDS and	control SUDS and	drainage improvements;
	drainage	drainage	Compliance with the WFD;
	improvements;	improvements;	Programme of
	Compliance with the	Compliance with the	archaeological
	WFD; Programme of	WFD; Programme of	investigation; Open land
	archaeological	archaeological	uses.
	investigation;	investigation; Open	
	Landscape buffering,	land uses.	
	green corridor.		
Infrastructure			
Water Supply	Sufficient overall	Sufficient overall	Sufficient overall water
	water resources	water resources	resources available.
	available.	available.	
WRC Capacity	Improvements to	Improvements to	Improvements to existing
	existing water	existing water	water recycling centre.
	recycling centre.	recycling centre.	
Waste Water	Infrastructure	Infrastructure	Infrastructure upgrades to
Network	upgrades to the	upgrades to the	the existing foul network.
	existing foul network.	existing foul network.	_
Waste Water	Not in close proximity	Not in close proximity	Not in close proximity to
Asset Impact	to existing Waste	to existing Waste	existing Waste Water
•	Water Asset.	Water Asset.	Asset.
Power Network	Existing primary	Existing primary	Existing primary
	substations are	substations are	substations are capable of
	capable of meeting	capable of meeting	meeting the predicted
	the predicted level of	the predicted level of	level of growth in
	growth in Billericay.	growth in Billericay.	Billericay.

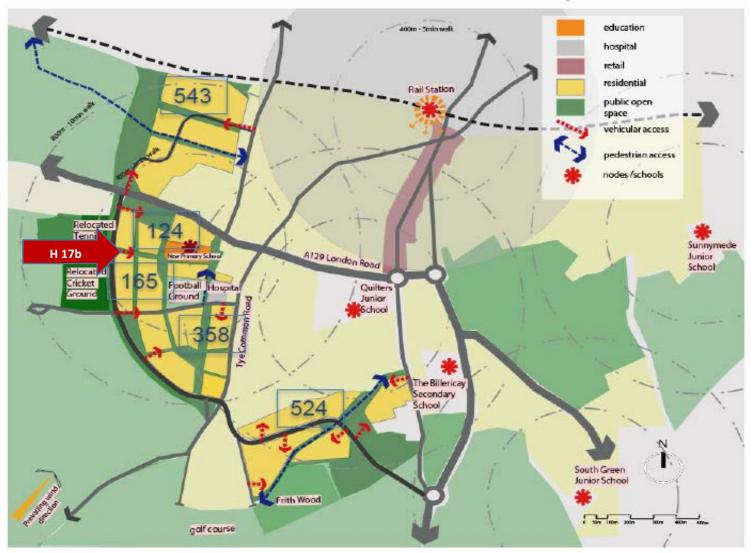
Consideration	Draft Local Plan Proposal	Option A	Option B (High Level Development Framework)
Education (Early Years Provision)	Current capacity could cope with the requirement for additional places, but providers are likely to be running at close to capacity.	Expansion of surrounding settings or combined with the other developments in the ward, would suggest a need for an additional Early Years provision.	Expansion of surrounding settings or combined with the other developments in the ward, would suggest a need for an additional Early Years provision. This site, alongside others in SW Billericay will require EYP on site.
Education (Primary)	Pupils from this development could be accommodated by the expansion of existing schools within reasonable, safe walking distance.	Additional primary school provision will be required if further housing development is proposed within Billericay.	Additional primary school provision will be required if further housing development is proposed within Billericay. This site, alongside others in SW Billericay will require primary school provision on site.
Education (Secondary)	Some expansion of the existing schools in Billericay is likely to be required, although both schools are operating on restricted sites. Additional capacity will also be created by displacing pupils currently living outside the priority admissions areas for these schools.	Some expansion of the existing schools in Billericay is likely to be required, although both schools are operating on restricted sites. Additional capacity will also be created by displacing pupils currently living outside the priority admissions areas for these schools.	Some expansion of the existing schools in Billericay is likely to be required, although both schools are operating on restricted sites. Additional capacity will also be created by displacing pupils currently living outside the priority admissions areas for these schools.
Health	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfigura tion of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfigura tion of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.
Sustainable Access	High level	High level	High level
Local Junction Impacts	pressure on A129 Londo Tye Common Road / We Sun Street/ Laindon Rd;	n Road / Mountnessing R stern Road; A129 London A129 Sun Street / Chapel	Billericay will put additional coad; A129 London Road / n Road / B1007 High Street / Street; A129 Southend coad Junctions. A129 London

Consideration	Draft Local Plan	Option A	Option B (High Level		
	Proposal		Development Framework)		
	Road / Tye Common Roa	ad / Western Road; A129	London Road / High Street /		
	Sun Street; and A176 / K	Kennel Lane / Laindon Roa	nd will be able to adequately		
	cope with additional gro	owth once mitigation has l	been applied, while the		
	capacity on A129 Sun Street / Chapel Street is to be considered tolerable				
	after mitigation. A129 Lo	ondon Road / Mountness	ing Road is to be considered		
	adequate in the PM afte	er mitigation, but remains	over capacity in the AM		
	after the proposed mitig	gation; while A129 Southe	end Road / A176 is to be		
	considered adequate in	the AM after mitigation, I	but remains over capacity in		
	the PM after the propos	ed mitigation. Additional	work is therefore required		
	to determine the require	ed mitigation for the mod	lelled level of performance.		
	In addition, developmen	nt in this location will put a	additional pressure on		
	Mountnessing Road / Pe	erry Street / Radford Way	; B1007 Stock Road /		
	Radford Way; and B100	7 Stock Road / Norsey Roa	ad / High Street / Western		
	Road Junctions. The cap	acity on these junctions w	vould vary in the AM and		
	PM, but their overall cap	pacity is to be considered	tolerable after		
	accommodating Local Pl	lan growth, and following	the required mitigation.		
Strategic Road	The Essex Transport Stra	ategy; the A127 Corridor f	or Growth: An Economic		
Network	Plan; and future route b	ased strategy for the A13	, propose a number of		
	highways schemes for th	ne Borough, in order to er	nsure the efficient operation		
	of these important route	es over the long term to s	upport strategic growth. In		
	addition, the proposed r	relief route to the south/s	outh-west of Billericay, will		
	reduce traffic currently t	travelling through the sou	thern part of the historic		
	Billericay Town Centre, f	for access to the west of t	he town.		
Deliverability					
Viability	Viable	Viable	Viable		
Landownership	Single landowner	Single landowner	Single landowner		
Developer	Housebuilder	Housebuilder	Housebuilder promoting		
Involvement	promoting site for	promoting site for	site for development.		
	development.	development.			
Promotion	Engagement in the	Engagement in the	Engagement in the Local		
	Local Plan process.	Local Plan process.	Plan process.		
Policy Constraints		T			
Green Belt	Area 7 makes a strong	Area 7 makes a strong	Area 7 makes a strong		
	contribution to the	contribution to the	contribution to the Green		
	Green Belt purposes.	Green Belt purposes.	Belt purposes. Harm on		
	Harm on urban sprawl	This development	urban sprawl and the		
	and the separation	would see almost the	separation between		
	between settlements	entire land parcel of	settlements would be		
	would be limited as	Area 7 removed from	limited as the extent of the		
	the extent of the	the extent of the	proposed development is		
	proposed	Green Belt. The Green	partly enclosed, and would		
	development is partly	Belt parcel to the west	extend no further than		
	enclosed, and would	(Area 6) would remain	existing and proposed		
	extend no further than	and would have a	development. Harm would		
	existing and proposed	greater role to play in	however be more		
	development. Harm	maintaining the	significant on the		
	would however be	separation between	appearance of the		
	more significant on	the settlements of	countryside, although this		
	the appearance of the	Hutton and	would be against the		

Consideration	Draft Local Plan	Option A	Option B (High Level
	Proposal	Dillaricay Harm would	Development Framework) backdrop of existing
	countryside, although this would be against	Billericay. Harm would also be significant on	development in Billericay.
	the backdrop of	the appearance of the	development in Billericay.
	existing development	countryside, as this	
	in Billericay.	development would	
	in billericay.	extend beyond both	
		existing and proposed	
		urban edge.	
Other	Additional work has be	een undertaken on a high	level development
		Vest Billericay H20-23 - pr	•
		ted highway relief route.	•
	_	-	850 to 1760 homes and a
		sites H20, H21, H22 and I	
			opment Framework for SW
	-		ses a combined number of
	dwellings of 1,714 at a	density of 35duph, on 49	hectares of land. The
	respective number of	dwellings proposed by wi	thin each development area
	are: H20 – 358 homes	; H21 – 124 homes; redev	elopment of the Former
	cricket ground into 16	5 homes; H22 – 543 home	es; H23 – 524 homes; and
	the re-provision of a n	ew cricket ground. The Ro	elief Road will be to the west
	of the Cricket Club, wi	th the Cricket Pitches and	Tennis Club relocated to
	the west of the new re	elief road, extending the o	levelopable area of H21
	westwards.		
	A Tree Preservation O	rder is also proposed for s	some oak trees on land west
	of Mountnessing Road	d, following concerns raise	ed by local residents of a
	perceived threat to th	ese trees as a result of pro	oposed housing
	development. This car	n be mitigated through de	tailed design and scheme
	layout.		
Recommendation	,	,	
Officers	Not recommended, as	Not recommended. It	Recommended. The
Recommendation	additional	is proposed that the	Preferred Development
	development in this	Local Plan allocates	Framework addresses
	location could	the land in this area in	different needs of the
	potentially help to	accordance with the	expanded community,
	support infrastructure	Preferred	whilst considering the
	delivery in the	Development	opportunities provided by
	location.	Framework, which	them to meet the overall
		identifies the locations	requirements of the South
		for new housing and	West Billericay
		their relationship with	development and the
		the existing	Local Plan.
		settlement and the	
		South West relief	
		road.	
Recommended	N/A	N/A	Late phasing
phasing			

RPLP Policy H17B





Consideration	Draft Local Plan Proposal	Option A (New Site 5)	Option B	Option C (High Level Development Framework)		
Location	Land south of London Road, Bi	Land south of London Road, Billericay				
Site Specific Consultation Matters	Cricket Club was also promote Specific concerns in relation to	d for housing development, on to Option A in the New and Alterrad, as it could prevent the road	h the DLP consultation, to the wo the premise that an alternative s native Sites consultation was that from becoming a defensible bou	ite is found for the Cricket Club. t the site should not extend		
Proposal	Proposed for around 180 high quality homes at 30duph. Development in this location is expected to facilitate the delivery of the relief route to the south/south-west of Billericay.	The delivery of around 360 homes, community infrastructure, care village, children's nursery and areas of open space, including allotments on new site at Greenleas Farm.	Consider redistributing some of the houses planned for DLP Policy H21 to the Cricket Club, to facilitate the relocation of the club, and associated community benefits.	Development Framework options for a total of 850 to 1760 homes and a new primary school, were considered on sites H17a, H17b, H17c and H17d in South West Billericay. The recommended Development Framework for SW Billericay is based on Option 3 which proposes a total of 124 homes on H17b, and the redevelopment of the Former cricket ground into 165 homes, making a total of c. 290 homes.		
Site Size	5.8ha	11.2ha	5.7ha	13.2ha		
Sustainability Appraisa	I / Strategic Environmental Assess	sment	1	•		
Positive SA/SEA	Town Centre regeneration; localised provision of affordable homes; accessibility to local services and facilities.	Economic development; Town Centre regeneration; accessibility to local services	Economic development; Town Centre regeneration; localised provision of affordable homes; accessibility to local services	Town Centre regeneration; localised provision of affordable homes; accessibility to local services.		

Consideration	Draft Local Plan Proposal	Option A (New Site 5)	Option B	Option C (High Level Development Framework)
Negative SA/SEA	Landscape; Biodiversity.	Landscape; Biodiversity.	Landscape; Biodiversity.	Landscape; Biodiversity; Reuse of previously developed land.
Mitigation Required	Provision of landscaped buffers; assess proposals against policy NE4 to mitigate biodiversity impacts.	Provision of landscaped buffers; assess proposals against policy NE4 to mitigate biodiversity impacts.	Provision of landscaped buffers; assess proposals against policy NE4 to mitigate biodiversity impacts.	Provision of landscaped buffers; assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.
Environmental Evidence				
Air Quality	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable.
Ecology	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site provides a range of notable and/or protected species, with good ecological connectivity. Development can occur at a very low scale, with extensive compensation to off-set ecological impacts.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.
Historic including	Green. There are no known	Green. There are no known	Green. There are no known	Green. There are no known
Archaeology	historic/archaeological features of concern on the site.	historic/archaeological features of concern on the site.	historic/archaeological features of concern on the site.	historic/archaeological features of concern on the site.
Landscape Capacity	High relative landscape capacity rating.	High to No/Very Low relative landscape capacity rating.	High relative landscape capacity rating.	High relative landscape capacity rating.

Consideration	Draft Local Plan Proposal	Option A (New Site 5)	Option B	Option C (High Level Development Framework)
Landscape Site Appraisal	This part of the site has direct associations with the existing urban edge of Billericay to the east and north, and has potential to be developed without causing significant adverse landscape and visual effects.	There is some potential for development in the westernmost field, with limited effect on the wider landscape. The southwestern portion is however considered to be less connected to the urban edge of Billericay.	This area is considered to be of higher sensitivity and more open to public view and the public footpath to the west, and also less connected to the urban edge of Billericay.	There are parts of the site considered to be of higher sensitivity and more open to public view, and also less connected to the urban edge of Billericay.
Environmental Mitigation Required	Ecological assessments; Source control SUDS and drainage improvements; Programme of archaeological investigation; Landscape buffering.	Ecological assessments, with robust measures providing off-site compensation; Source control SUDS and drainage improvements; Programme of archaeological investigation.	Ecological assessments; Source control SUDS and drainage improvements; Programme of archaeological investigation.	Ecological assessments; Source control SUDS and drainage improvements; Programme of archaeological investigation; Landscape buffering.
Infrastructure		-		
Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.
WRC Capacity	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.
Waste Water Network	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.
Power Network	Existing primary substations are capable of meeting the predicted level of growth in Billericay.	Existing primary substations are capable of meeting the predicted level of growth in Billericay.	Existing primary substations are capable of meeting the predicted level of growth in Billericay.	Existing primary substations are capable of meeting the predicted level of growth in Billericay.
Education (Early Years Provision)	Current capacity could cope with the requirement for	Expansion of surrounding settings or combined with	Expansion of surrounding settings or combined with	Expansion of surrounding settings or combined with the

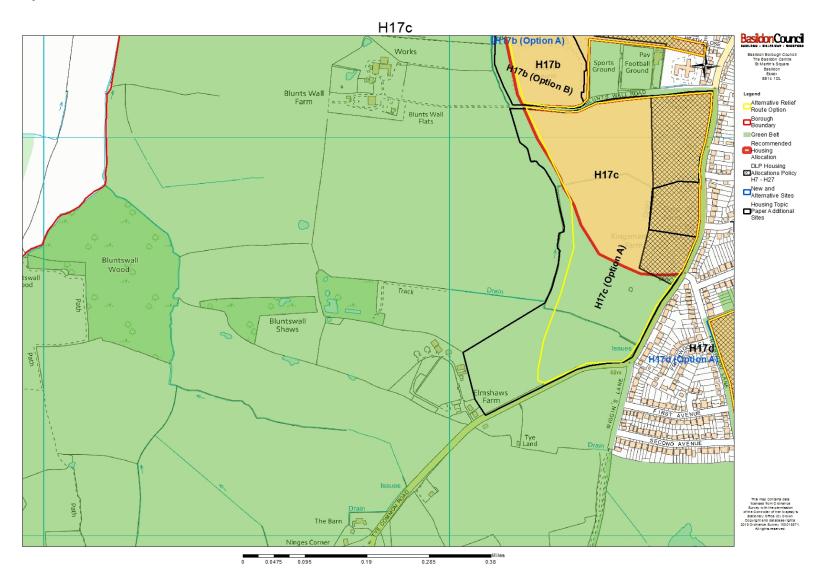
Consideration	Draft Local Plan Proposal	Option A (New Site 5)	Option B	Option C (High Level Development Framework)
	additional places, but	the other developments in	the other developments in	other developments in the
	providers are likely to be	the ward, would suggest a	the ward, would suggest a	ward, would suggest a need
	running at close to capacity.	need for an additional Early Years provision.	need for an additional Early Years provision.	for an additional Early Years provision. This site, alongside
				others in SW Billericay will require EYP on site.
Education (Primary)	Pupils from this development	Additional primary school	Additional primary school	Additional primary school
	could be accommodated by	provision will be required if	provision will be required if	provision will be required if
	the expansion of existing schools within reasonable,	further housing development is proposed within Billericay.	further housing development is proposed within Billericay.	further housing development is proposed within Billericay.
	safe walking distance.	lis proposed William Emerica y.	is proposed within Emerica .	This site, alongside others in
	sare warming distance.			SW Billericay will require
				primary school provision on
				site.
Education (Secondary)	Some expansion of the	Some expansion of the	Some expansion of the	Some expansion of the
	existing schools in Billericay	existing schools in Billericay	existing schools in Billericay	existing schools in Billericay is
	is likely to be required,	is likely to be required,	is likely to be required,	likely to be required, although
	although both schools are	although both schools are	although both schools are	both schools are operating on
	operating on restricted sites.	operating on restricted sites.	operating on restricted sites.	restricted sites. Additional
	Additional capacity will also	Additional capacity will also	Additional capacity will also	capacity will also be created
	be created by displacing	be created by displacing	be created by displacing	by displacing pupils currently
	pupils currently living outside	pupils currently living outside	pupils currently living outside	living outside the priority
	the priority admissions areas	the priority admissions areas	the priority admissions areas	admissions areas for these
	for these schools.	for these schools.	for these schools.	schools.
Health	Contribution towards	Contribution towards	Contribution towards	Contribution towards
	increasing capacity for local	increasing capacity for local	increasing capacity for local	increasing capacity for local
	Primary Care facilities, by	Primary Care facilities, by	Primary Care facilities, by	Primary Care facilities, by
	means of extension, possible	means of extension, possible	means of extension, possible	means of extension, possible
	relocation/reconfiguration of	relocation/reconfiguration of	relocation/reconfiguration of	relocation/reconfiguration of
	an existing practice, or the	an existing practice, or the	an existing practice, or the	an existing practice, or the

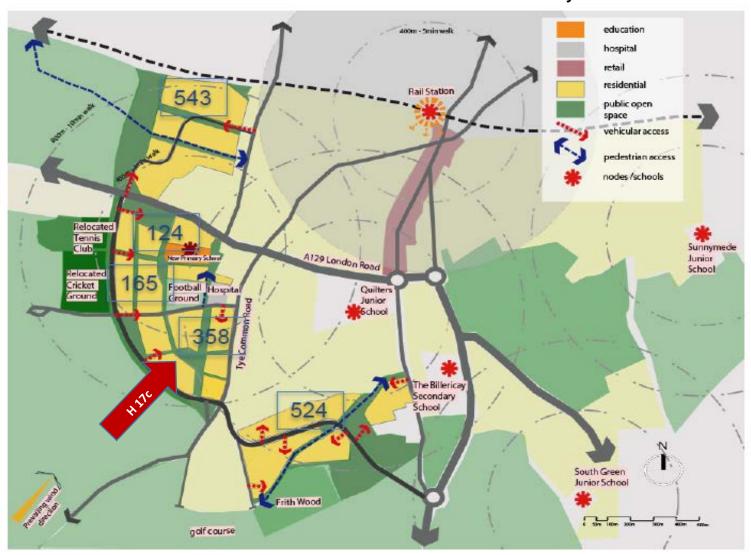
Consideration	Draft Local Plan Proposal	Option A (New Site 5)	Option B	Option C (High Level Development Framework)	
	creation of health care	creation of health care	creation of health care	creation of health care	
	'hubs'/networks.	'hubs'/networks.	'hubs'/networks.	'hubs'/networks.	
Sustainable Access	Good level	Good level	No access constraints that	Good level	
			could not be overcome		
			present on the site.		
Local Junction Impacts	Proposed local plan growth to	the south west of Billericay wi	ill put additional pressure on A129	London Road / Mountnessing	
	Road; A129 London Road / Tye	e Common Road / Western Roa	ad; A129 London Road / B1007 Hig	sh Street / Sun Street/ Laindon	
	Rd; A129 Sun Street / Chapel Street; A129 Southend Road / A176; and A176 / Kennel Lane / Laindon Road Jur				
	London Road / Tye Common Road / Western Road; A129 London Road / High Street / Sun Street; and A176 / Kennel				
	Laindon Road will be able to adequately cope with additional growth once mitigation has been applied, while the capacity				
	A129 Sun Street / Chapel Street is to be considered tolerable after mitigation. A129 London Road / Mountnessing Road is				
	be considered adequate in the	PM after mitigation, but rema	ains over capacity in the AM after t	the proposed mitigation; while	
	A129 Southend Road / A176 is	to be considered adequate in	the AM after mitigation, but rema	ins over capacity in the PM	
	after the proposed mitigation.	Additional work is therefore r	equired to determine the required	I mitigation for the modelled	
	level of performance.				
Strategic Road Network	The Essex Transport Strategy;	the A127 Corridor for Growth:	An Economic Plan; and future rou	te based strategy for the A13,	
	propose a number of highway	s schemes for the Borough, in	order to ensure the efficient opera	ation of these important routes	
	over the long term to support	strategic growth. In addition, t	the proposed relief route to the so	uth/south-west of Billericay,	
	will reduce traffic currently tra	velling through the southern p	part of the historic Billericay Town	Centre, for access to the west	
	of the town.				
Deliverability					
Viability	Viable	Viable	Viable	Viable	
Landownership	Multiple landowners, with	Single landowner	Single landowner	Multiple landowners, with	
	option agreement			option agreement on part of	
				the site.	
Developer Involvement	Housebuilders promoting	Promotional developer	No developer promoting this	Housebuilders and	
	land for development within	promoting this site.	site.	promotional developer	
	this allocation.			promoting land for	
				development within this	
				allocation.	

Consideration	Draft Local Plan Proposal	Option A (New Site 5)	Option B	Option C (High Level Development Framework)		
Promotion	Engagement in the Local Plan	Engagement in the Local Plan	Engagement in the Local Plan	Engagement in the Local Plan		
	process.	process; planning pre-	process.	process.		
		application advice.				
Policy Constraints						
Green Belt	Area 9 makes a strong	The site lies within Areas 8	Area 9 makes a strong	Area 9 makes a strong		
	contribution to the Green	and 9. Area 8 makes a good	contribution to the Green	contribution to the Green		
	Belt purposes of checking	contribution to the Green	Belt purposes of checking	Belt purposes of checking		
	urban sprawl and keeping	Belt purposes, and Area 9	urban sprawl and keeping	urban sprawl and keeping the		
	the countryside free from	makes a strong contribution	the countryside free from	countryside free from		
	encroachment. It also acts as	to the Green Belt purposes.	encroachment. It also acts as	encroachment. It also acts as		
	part of the strategic gap	This proposal would extend	part of the strategic gap	part of the strategic gap		
	between Billericay and	beyond the new SW	between Billericay and	between Billericay and		
	Hutton. The enclosure of the	Billericay Relief Route, and	Hutton. The enclosure of the	Hutton. The enclosure of the		
	proposed development by	therefore weaken the ability	proposed development by	proposed development by		
	the new SW Billericay Relief	to create a robust settlement	the new SW Billericay Relief	the new SW Billericay Relief		
	Route will however contain	boundary. Harm would also	Route will however contain	Route will however contain		
	the extent of further sprawl,	be significant on the	the extent of further sprawl,	the extent of further sprawl,		
	and manage the separation	appearance of the	and manage the separation	and manage the separation		
	between Billericay and	countryside as the site is	between Billericay and	between Billericay and		
	Hutton. Harm would be more	located away from the urban	Hutton. Harm would be more	Hutton. Harm would be more		
	significant on the appearance	edge.	significant on the appearance	significant on the appearance		
	of the countryside, although		of the countryside, although	of the countryside, although		
	this would be against the		this would be against the	this would be against the		
	backdrop of existing		backdrop of existing	backdrop of existing		
	development in Billericay.		development in Billericay.	development in Billericay.		
Other	Additional work has been under	ertaken on a high level developm	nent framework of South West B	illericay H20-23 - proposals for		
	a total of 950 homes and an in	a total of 950 homes and an integrated highway relief route. The Development Framework varies at three options for a total				
	of 850 to 1760 homes and a pr	of 850 to 1760 homes and a primary school on the sites H20, H21, H22 and H23, with Option 3 as the preferred framework.				
	· · · · · · · · · · · · · · · · · · ·		is based on the Option 3, and it	•		
		•	land. The respective number of			
	each development area are: H	20 – 358 homes; H21 – 124 hom	es; redevelopment of the Forme	r cricket ground into 165		

Consideration	Draft Local Plan Proposal	Option A (New Site 5)	Option B	Option C (High Level		
				Development Framework)		
	homes; H22 – 543 homes; H23	- 524 homes; and the re-provisi	ion of a new cricket ground. The	Relief Road will be to the west		
	of the Cricket Club, with the Cricket Pitches and Tennis Club relocated to the west of the new relief road, extending the					
	developable area of H21 westv	vards.				
Recommendation						
Officers	Not recommended. It is	Not recommended. It is	Not recommended. It is	Recommended. The Preferred		
Recommendation	proposed that the Local Plan	proposed that the Local Plan	proposed that the Local Plan	Development Framework		
	allocates the land in this area in accordance with the Preferred Development Framework, which identifies the locations for new housing and their relationship with the existing settlement and the South West relief road.	allocates the land in this area in accordance with the Preferred Development Framework, which identifies the locations for new housing and their relationship with the existing settlement and the South West relief road.	allocates the land in this area in accordance with the Preferred Development Framework, which identifies the locations for new housing and their relationship with the existing settlement and the South West relief road.	addresses different needs of the expanded community, whilst considering the opportunities provided by them to meet the overall requirements of the South West Billericay development and the Local Plan. In addition, Historic England has indicated that Greenleas Farm may include the remains of a Roman road. It is therefore recommended that the site is identified as an area of archaeological potential, and that the supporting policy text pays particular attention to the historic value.		
Recommended phasing	N/A	N/A	N/A	Late phasing		

RPLP Policy H17C





Consideration	Draft Local Plan Proposal	Option A	Option B (High Level Development Framework)	Option C (Alternative Relief Route Option)		
Location	Land West of Tye Common	Road, Billericay				
Site Specific Consultation	The developer was promoting	ng a larger site through the DI	P consultation, but there were	concerns that the proposals did		
Matters	not align with the proposed	not align with the proposed allocation on the policies map and did not seek to provide the relief route.				
Proposal	This site is to be	A scheme promoting	Development Framework	The promoters for sites H17a		
	developed to provide	housing beyond the 160	options for a total of 850 to	to H17d have suggested an		
	around 160 homes, at	dwellings proposed on a	1760 homes and a new	alternative route for the relief		
	30duph. Development in	larger site westwards,	primary school, were	road which would swing		
	this location is expected to	reinforcing green links in	considered on sites H17a,	further south, and enclose		
	facilitate the delivery of	the surrounding	H17b, H17c and H17d in	further land with the potential		
	the relief route to the	countryside, provision of	South West (SW) Billericay.	to provide around 300		
	south/south-west of	new open space, and	The recommended	additional homes on H17c,		
	Billericay.	improvements to services	Development Framework for	compared to the Preferred		
		and facilities.	SW Billericay is based on	HLDF option. Site H17c is		
			Option 3 which proposes a	therefore capable of delivering		
			total of 358 homes on H17c.	around 650 new homes.		
Site Size	5.4ha	25ha	12.9ha	21ha		
Sustainability Appraisal / Stra	ategic Environmental Assessm	ent				
Positive SA/SEA	Town Centre	This was not considered to	Town Centre regeneration;	Town Centre regeneration;		
	regeneration; localised	be a reasonable	localised provision of	localised provision of		
	provision of affordable	alternative due to the	affordable homes;	affordable homes; accessibility		
	homes; accessibility to	increases in impact on the	accessibility to local services.	to local services.		
	local services.	surrounding landscape				
Negative SA/SEA	Landscape; Biodiversity.	and neighbourhood in	Landscape; Biodiversity; Re-	Landscape; Biodiversity; Re-		
		terms of traffic	use of previously developed	use of previously developed		
		generation.	land.	land.		
Mitigation Required	Provision of landscaped		Provision of landscaped	Provision of landscaped		
	buffers; assess proposals		buffers; assess proposals	buffers; assess proposals		
	against policies NE4 and		against policies NE4 and NE5	against policies NE4 and NE5		
	NE5 to mitigate		to mitigate biodiversity and	to mitigate biodiversity and		
	biodiversity and landscape		landscape impacts.	landscape impacts.		
	impacts.					

Consideration	Draft Local Plan Proposal	Option A	Option B (High Level Development Framework)	Option C (Alternative Relief Route Option)
Environmental Evidence	•			
Air Quality	Average concentrations for NO ₂ in the vicinity is below 30μg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30μg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable.
Ecology	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site. Any potential impacts on Laindon Common will however need to be fully compensated.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.
Historic including	Green. There are no	Green. There are no	Green. There are no known	Green. There are no known
Archaeology	known historic/archaeological features of concern on the site.	known historic/archaeological features of concern on the site.	historic/archaeological features of concern on the site.	historic/archaeological features of concern on the site.
Landscape Capacity	Low relative landscape capacity rating.	Low relative landscape capacity rating.	Low relative landscape capacity rating.	Low relative landscape capacity rating.
Landscape Site Appraisal	Development in this location could form an appropriate extension to Tye Common Road and, with mitigation planting, form a stronger edge to the Green Belt.	This part of the site is considered to be of higher sensitivity due to its openness to public view in long distance views, and strong character and	Development in this location could form an appropriate extension to Tye Common Road. Part of the site is however considered to be of higher sensitivity due to its openness, and strong	Development in this location could form an appropriate extension to Tye Common Road. Part of the site is however considered to be of higher sensitivity due to its openness, and strong

Consideration	Draft Local Plan Proposal	Option A	Option B (High Level	Option C (Alternative Relief
			Development Framework)	Route Option)
		condition as an	character as an agricultural	character as an agricultural
		agricultural landscape.	landscape.	landscape.
Environmental Mitigation	Ecological assessments;	Ecological assessments;	Ecological assessments;	Ecological assessments;
Required	Source control SUDS and	Source control SUDS and	Source control SUDS and	Source control SUDS and
	drainage improvements;	drainage improvements;	drainage improvements;	drainage improvements;
	Programme of	Programme of	Programme of archaeological	Programme of archaeological
	archaeological	archaeological	investigation; Landscape	investigation; Landscape
	investigation; Landscape	investigation.	buffering.	buffering.
	buffering.			
Infrastructure				
Water Supply	Sufficient overall water	Sufficient overall water	Sufficient overall water	Sufficient overall water
	resources available.	resources available.	resources available.	resources available.
WRC Capacity	Improvements to existing	Improvements to existing	Improvements to existing	Improvements to existing
	water recycling centre.	water recycling centre.	water recycling centre.	water recycling centre.
Waste Water Network	Infrastructure upgrades to	Infrastructure upgrades to	Infrastructure upgrades to	Infrastructure upgrades to the
	the existing foul network.	the existing foul network.	the existing foul network.	existing foul network.
Waste Water Asset Impact	Not in close proximity to	Not in close proximity to	Not in close proximity to	Not in close proximity to
	existing Waste Water	existing Waste Water	existing Waste Water Asset.	existing Waste Water Asset.
	Asset.	Asset.		
Power Network	Existing primary	Existing primary	Existing primary substations	Existing primary substations
	substations are capable of	substations are capable of	are capable of meeting the	are capable of meeting the
	meeting the predicted	meeting the predicted	predicted level of growth in	predicted level of growth in
	level of growth in	level of growth in	Billericay.	Billericay.
	Billericay.	Billericay.		
Education (Early Years	Current capacity could	Current capacity could	Current capacity could cope	Current capacity could cope
Provision)	cope with the requirement	cope with the requirement	with the requirement for	with the requirement for
	for additional places, but	for additional places, but	additional places, but	additional places, but
	providers are likely to be	providers are likely to be	providers are likely to be	providers are likely to be
	running at close to	running at close to	running at close to capacity.	running at close to capacity.
	capacity.	capacity.	This site, alongside others in	This site, alongside others in

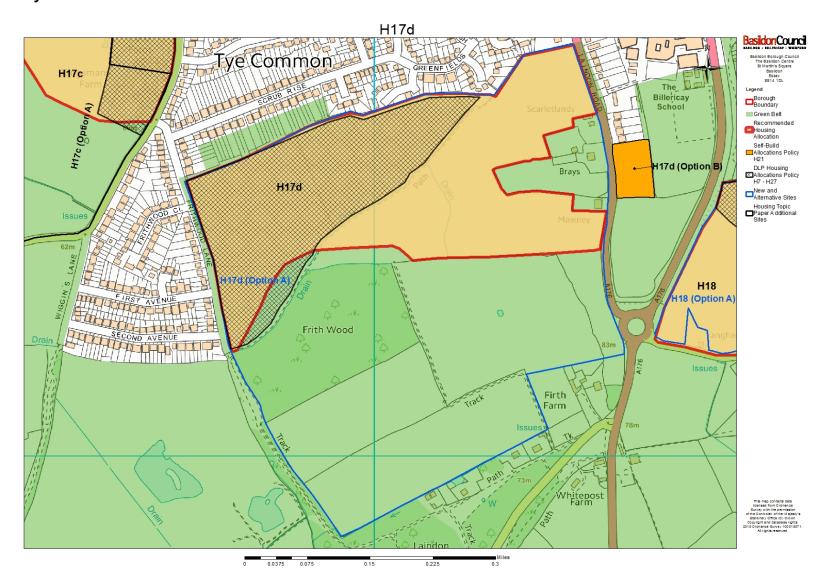
Consideration	Draft Local Plan Proposal	Option A	Option B (High Level	Option C (Alternative Relief
			Development Framework)	Route Option)
			SW Billericay will require EYP	SW Billericay will require EYP
			on site.	on site.
Education (Primary)	Pupils from this	Additional primary school	Additional primary school	Additional primary school
	development could be	provision will be required	provision will be required if	provision will be required if
	accommodated by the	if further housing	further housing development	further housing development
	expansion of existing	development is proposed	is proposed within Billericay.	is proposed within Billericay.
	schools within reasonable,	within Billericay.	This site, alongside others in	This site, alongside others in
	safe walking distance.		SW Billericay will require	SW Billericay will require
			primary school provision on	primary school provision on
			site.	site.
Education (Secondary)	Some expansion of the	Some expansion of the	Some expansion of the	Some expansion of the
	existing schools in	existing schools in	existing schools in Billericay	existing schools in Billericay is
	Billericay is likely to be	Billericay is likely to be	is likely to be required,	likely to be required, although
	required, although both	required, although both	although both schools are	both schools are operating on
	schools are operating on	schools are operating on	operating on restricted sites.	restricted sites. Additional
	restricted sites. Additional	restricted sites. Additional	Additional capacity will also	capacity will also be created
	capacity will also be	capacity will also be	be created by displacing	by displacing pupils currently
	created by displacing	created by displacing	pupils currently living outside	living outside the priority
	pupils currently living	pupils currently living	the priority admissions areas	admissions areas for these
	outside the priority	outside the priority	for these schools.	schools.
	admissions areas for these	admissions areas for these		
	schools.	schools.		
Health	Contribution towards	Contribution towards	Contribution towards	Contribution towards
	increasing capacity for	increasing capacity for	increasing capacity for local	increasing capacity for local
	local Primary Care	local Primary Care	Primary Care facilities, by	Primary Care facilities, by
	facilities, by means of	facilities, by means of	means of extension, possible	means of extension, possible
	extension, possible	extension, possible	relocation/reconfiguration of	relocation/reconfiguration of
	relocation/reconfiguration	relocation/reconfiguration	an existing practice, or the	an existing practice, or the
	of an existing practice, or	of an existing practice, or	creation of health care	creation of health care
	the creation of health care	the creation of health care	'hubs'/networks.	'hubs'/networks.
	'hubs'/networks.	'hubs'/networks.		

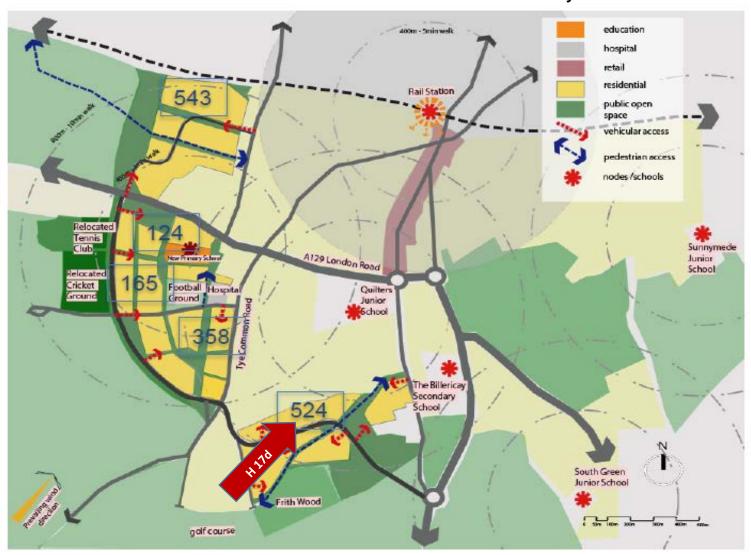
Consideration	Draft Local Plan Proposal	Option A	Option B (High Level	Option C (Alternative Relief		
			Development Framework)	Route Option)		
Sustainable Access	Good level	Good level	Good level	Good level		
Local Junction Impacts	Proposed local plan growth	to the south west of Billericay	will put additional pressure on	A129 London Road /		
	Mountnessing Road; A129 L	ondon Road / Tye Common R	oad / Western Road; A129 Lond	on Road / B1007 High Street /		
	Sun Street/ Laindon Rd; A12	Sun Street/ Laindon Rd; A129 Sun Street / Chapel Street; A129 Southend Road / A176; and A176 / Kennel Lane / Laindon				
		• •	/ Western Road; A129 London Ro			
			equately cope with additional gr	<u> </u>		
		•		le after mitigation. A129 London		
	· · · · · · · · · · · · · · · · · · ·	•	-	emains over capacity in the AM		
	, , ,			quate in the AM after mitigation,		
	1		nitigation. Additional work is the	refore required to determine		
	·	the modelled level of perform				
Strategic Road Network		•	th: An Economic Plan; and futur			
	A13, propose a number of highways schemes for the Borough, in order to ensure the efficient operation of these					
		• • • • • •	growth. In addition, the propose			
		• •	y travelling through the souther	n part of the historic Billericay		
	Town Centre, for access to t	he west of the town.				
Deliverability		T	T	T		
Viability	Viable	Viable	Viable	Viable		
Landownership	Multiple landowners	Multiple landowners	Multiple landowners	Multiple landowners		
Developer Involvement	Housebuilder promoting	Housebuilder promoting	Housebuilder promoting the	Housebuilder promoting the		
	part of this site.	the principal site.	principal site.	principal site.		
Promotion	Engagement in the Local	Engagement in the Local	Engagement in the Local Plan	Engagement in the Local Plan		
	Plan process.	Plan process.	process.	process.		
Policy Constraints						
Green Belt	Area 9 makes a strong	Area 9 makes a strong	Area 9 makes a strong	Area 9 makes a strong		
	contribution to the Green	contribution to the Green	contribution to the Green	contribution to the Green Belt		
	Belt purposes of checking	Belt purposes of checking	Belt purposes of checking	purposes of checking urban		
	urban sprawl and keeping	urban sprawl and keeping	urban sprawl and keeping	sprawl and keeping the		
	the countryside free from	the countryside free from	the countryside free from	countryside free from		
	encroachment. It also acts	encroachment. It also acts	encroachment. It also acts as	encroachment. It also acts as		
	as part of the strategic gap	as part of the strategic gap	part of the strategic gap	part of the strategic gap		

Consideration	Draft Local Plan Proposal	Option A	Option B (High Level	Option C (Alternative Relief		
			Development Framework)	Route Option)		
	between Billericay and	between Billericay and	between Billericay and	between Billericay and Hutton.		
	Hutton. The enclosure of	Hutton. The enclosure of	Hutton. The enclosure of the	The enclosure of the proposed		
	the proposed	the proposed	proposed development by	development by the new SW		
	development by the new	development by the new	the new SW Billericay Relief	Billericay Relief Route will		
	SW Billericay Relief Route	SW Billericay Relief Route	Route will however contain	however contain the extent of		
	will however contain the	will however contain the	the extent of further sprawl,	further sprawl, and manage		
	extent of further sprawl,	extent of further sprawl,	and manage the separation	the separation between		
	and manage the	and manage the	between Billericay and	Billericay and Hutton. Harm		
	separation between	separation between	Hutton. Harm would be	would be more significant on		
	Billericay and Hutton.	Billericay and Hutton.	more significant on the	the appearance of the		
	Harm would be more	Harm would be more	appearance of the	countryside, although this		
	significant on the	significant on the	countryside, although this	would be against the backdrop		
	appearance of the	appearance of the	would be against the	of existing development in		
	countryside, although this	countryside, although this	backdrop of existing	Billericay.		
	would be against the	would be against the	development in Billericay.			
	backdrop of existing	backdrop of existing				
	development in Billericay.	development in Billericay.				
Other	Additional work has been undertaken on a high level development framework of South West Billericay H20-23 - proposals					
	for a total of 950 homes and an integrated highway relief route. The Development Framework varies at three options for					
	a total of 850 to 1760 homes and a primary school on the sites H20, H21, H22 and H23, with Option 3 as the preferred					
	framework. The recommended Development Framework for SW Billericay is based on the Option 3, and it proposes a					
	combined number of dwellings of 1,714 at a density of 35duph, on 49 hectares of land. The respective number of					
	dwellings proposed within each development area is: H20 – 358 homes; H21 – 124 homes; redevelopment of the Former					
	cricket ground into 165 homes; H22 – 543 homes; H23 – 524 homes; and the re-provision of a new cricket ground. The					
	Relief Road will be to the west of the Cricket Club, with the Cricket Pitches and Tennis Club relocated to the west of the					
	new relief road, extending the developable area of H21 westwards.					
Recommendation						
Officers Recommendation	Not recommended, as	Not recommended. It is	Recommended. The	This option is worthy of		
	additional development in	proposed that the Local	Preferred Development	consideration, given that it is a		
	this location could	Plan allocates the land in	Framework addresses	revised alternative based on		
	potentially help to support	this area in accordance	different needs of the	the HLDF. However,		

Consideration	Draft Local Plan Proposal	Option A	Option B (High Level	Option C (Alternative Relief
			Development Framework)	Route Option)
	infrastructure delivery in	with the Preferred	expanded community, whilst	development as proposed on
	the location.	Development Framework	considering the	this site must be subject to
		for SW Billericay, which	opportunities provided by	assurances that the
		identifies the locations for	them to meet the overall	biodiversity impacts are not
		new housing and their	requirements of the South	significant, and can be
		relationship with the	West Billericay development	overcome.
		existing settlement and	and the Local Plan.	
		the South West relief		
		road.		
Recommended phasing	N/A	N/A	Late phasing	Late phasing

RPLP Policy H17D





Consideration	Draft Local Plan Proposal	Option A (Alternative Site 9)	Option B	Option C (High Level Development Framework)			
Location	Land East of Frithwood Lane, B	Land East of Frithwood Lane, Billericay					
Site Specific	Following the DLP consultation, support was given for a higher quantum of development on H23, with the developer setting						
Consultation Matters	forth proposals to accommodate additional homes by increasing the density/site area. Land adjacent to the Billericay School						
	was also promoted for consideration as an alternative site. From the New and Alternative Sites consultation, residents and						
	environmental interest groups were concerned over the scale of development being proposed in Option A, and the						
<u> </u>	relationship residential development would have with the Ancient Woodland of Frith Wood and Laindon Common.						
Proposal	330 high quality homes at	Proposals to develop up to	A smaller, alternative site on	Development Framework			
	30duph. Development in this	525 homes and a 2.5ha new	the east of Laindon Road	options for a total of 850 to			
	location is expected to	school site on land East of	allocated for residential	1760 homes and a new			
	facilitate the delivery of the	Frithwood Lane, together	development.	primary school, were			
	relief route to the	with highway improvements		considered on sites H17a,			
	south/south-west of	and green infrastructure.		H17b, H17c and H17d in South			
	Billericay.			West Billericay. The			
				recommended Development			
				Framework for SW Billericay is			
				based on Option 3 which			
				proposes a total of 524 homes			
				on H17d.			
Site Size	11ha	32.5ha	0.8ha	17ha			
Sustainability Appraisa	I / Strategic Environmental Asses	sment					
Positive SA/SEA	Town centre regeneration;	**Not assessed	Regenerate and renew	Town Centre regeneration;			
	localised provision of		disadvantaged	localised provision of			
	affordable homes;		areas	affordable homes;			
	accessibility local services			accessibility to local services.			
Negative SA/SEA	Landscape; Cultural heritage;	**Not assessed	Landscape; Cultural heritage;	Landscape; Biodiversity; Re-			
	Biodiversity.		Biodiversity.	use of previously developed			
	·			land.			
Mitigation Required	Provision of landscaped	**Not assessed	Provision of landscaped	Provision of landscaped			
	buffers; assess proposals		buffers; assess proposals	buffers; assess proposals			
	against policies NE4 and NE5		against policies NE4 and NE5	against policies NE4 and NE5			

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 9)	Option B	Option C (High Level Development Framework)
	to mitigate biodiversity and		to mitigate biodiversity and	to mitigate biodiversity and
	landscape impacts.		landscape impacts.	landscape impacts.
Environmental Eviden	ce			
Air Quality	Average concentrations for	Average concentrations for	Average concentrations for	Average concentrations for
	NO ₂ in the vicinity is below	NO ₂ in the vicinity is below	NO ₂ in the vicinity is below	NO ₂ in the vicinity is below
	30μg.m ⁻³ . This is considered	30μg.m ⁻³ . This is considered	30μg.m ⁻³ . This is considered	30μg.m ⁻³ . This is considered to
	to be acceptable.	to be acceptable.	to be acceptable.	be acceptable.
Ecology	Site borders a LoWS. Wildlife living within natural features of the site.	Site includes a LoWS identified as ancient woodland.	Site is not known to be highly ecologically sensitive.	Site borders a LoWS. Wildlife living within natural features of the site.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Not within a CDA. Flood risk	Not within a CDA. Flood risk	Not within a CDA. Flood risk	Not within a CDA. Flood risk
TIOGG THISK STATE	categories include	categories include	categories include	categories include
	groundwater flooding.	groundwater flooding.	groundwater flooding.	groundwater flooding.
Historic including	Amber. Remnants of the	Amber. Remnants of the	Predominantly rural and	Amber. Remnants of the
Archaeology	historic landscape survive	historic landscape survive	retains much of its historic	historic landscape survive
3 ,	within and around the site	within and around the site	landscape pattern. There is	within and around the site
	allocation boundary.	allocation boundary.	the potential that	allocation boundary.
	,	·	archaeological deposits have remained undisturbed.	·
Landscape Capacity	Low relative landscape	No/Very Low relative	Medium relative landscape	Low relative landscape
	capacity rating.	landscape capacity rating.	capacity rating.	capacity rating.
Landscape Site	The site is framed by	Frith Wood, an Ancient	The Landscape Capacity	Frith Wood, an Ancient
Appraisal	Frithwood Lane and Scrub	Woodland adjacent to this	Study 2014 suggests possible	Woodland adjacent to this
	Rise, and has the potential to	area is a sensitive feature of	opportunity for a small	area is a sensitive feature of
	be developed without	the site, and the area	residential development in	the site, and the area
	causing significant adverse	immediately around is	the enclosed grass field south	immediately around is
	landscape and visual effects.	therefore considered to be of	of existing residential	therefore considered to be of
		higher sensitivity.	properties off Laindon Road.	higher sensitivity.
Environmental	Ecological assessments, with	Ecological assessments, with	Ecological assessments, with	Ecological assessments, with
Mitigation Required	measures developed to avoid	measures developed to avoid	measures developed to avoid	measures developed to avoid

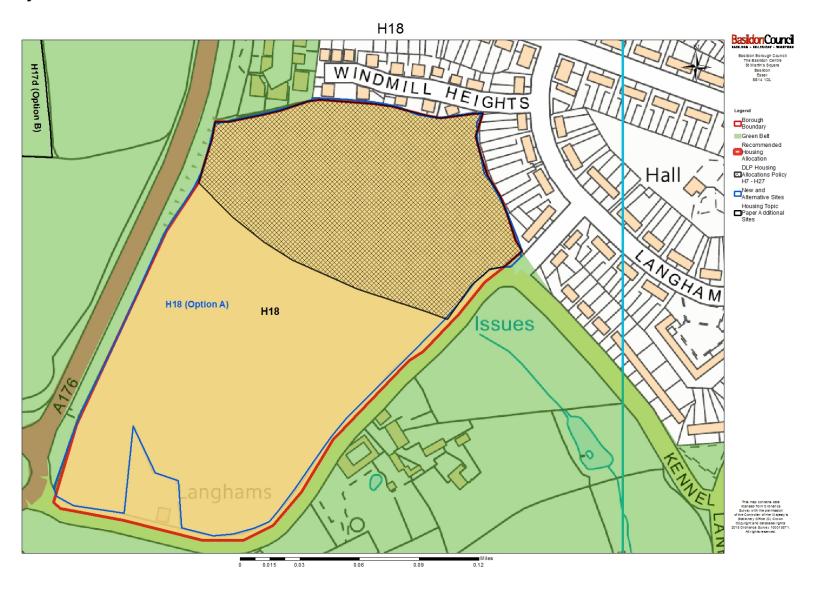
Consideration	Draft Local Plan Proposal	Option A (Alternative Site 9)	Option B	Option C (High Level Development Framework)
	impacts on LoWS's; Source control SUDS and drainage	impacts on LoWS's; Source control SUDS and drainage	impacts on LoWS's; Source control SUDS and drainage	impacts on LoWS's; Source control SUDS and drainage
	improvements; Archaeological evaluation; Landscape buffering.	improvements; Archaeological evaluation.	improvements; Archaeological evaluation.	improvements; Archaeological evaluation; Landscape buffering.
Infrastructure				
Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.
WRC Capacity	Improvements to existing water recycling centre.	Treatment upgrades required to serve the proposed growth.	Improvements to existing water recycling centre.	Treatment upgrades required to serve the proposed growth.
Waste Water Network	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.
Waste Water Asset	Not in close proximity to	Not in close proximity to	Not in close proximity to	Not in close proximity to
Impact	existing Waste Water Asset.	existing Waste Water Asset.	existing Waste Water Asset.	existing Waste Water Asset.
Power Network	Existing primary substations are capable of meeting the predicted level of growth in Billericay.	Existing primary substations are capable of meeting the predicted level of growth in Billericay.	Existing primary substations are capable of meeting the predicted level of growth in Billericay.	Existing primary substations are capable of meeting the predicted level of growth in Billericay.
Education (Early Years Provision)	It is likely that existing capacity of EYP will be able to cope with the additional growth in this area.	Consider additional Early Years and childcare provision and also expansion of current settings.	It is likely that existing capacity of EYP will be able to cope with the additional growth in this location.	Consider additional Early Years and childcare provision and also expansion of current settings. This site, alongside others in SW Billericay will require EYP on site.
Education (Primary)	Pupils from this development could be accommodated by the expansion of existing schools within reasonable, safe walking distance.	Additional primary school provision will be required if further housing development is proposed within Billericay.	Pupils from this development could be accommodated by the expansion of existing schools within reasonable, safe walking distance.	Additional primary school provision will be required if further housing development is proposed within Billericay. This site, alongside others in SW Billericay will require

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 9)	Option B	Option C (High Level Development Framework)
				primary school provision on site.
Education (Secondary)	Some expansion of the existing schools in Billericay is likely to be required, although both schools are operating on restricted sites. Additional capacity will also be created by displacing pupils currently living outside the priority admissions areas for these schools.	Some expansion of the existing schools in Billericay is likely to be required, although both schools are operating on restricted sites. Additional capacity will also be created by displacing pupils currently living outside the priority admissions areas for these schools.	Some expansion of the existing schools in Billericay is likely to be required, although both schools are operating on restricted sites. Additional capacity will also be created by displacing pupils currently living outside the priority admissions areas for these schools.	Some expansion of the existing schools in Billericay is likely to be required, although both schools are operating on restricted sites. Additional capacity will also be created by displacing pupils currently living outside the priority admissions areas for these schools.
Health	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.
Sustainable Access	Limited level	High level	No access constraints that could not be overcome present on the site.	High level
Local Junction Impacts	Proposed local plan growth to the south west of Billericay will put additional pressure on A129 London Road / Mountnessing Road; A129 London Road / Tye Common Road / Western Road; A129 London Road / B1007 High Street / Sun Street / Laindon Rd; A129 Sun Street / Chapel Street; A129 Southend Road / A176; and A176 / Kennel Lane / Laindon Road / Tye Common Road / Western Road; A129 London Road / High Street / Sun Street; and A176 / Kennel Lane / Laindon Road will be able to adequately cope with additional growth once mitigation has been applied, while the capacity on A129 Sun Street / Chapel Street is to be considered tolerable after mitigation. A129 London Road / Mountnessing Road is to be considered adequate in the PM after mitigation, but remains over capacity in the AM after the proposed mitigation; while A129 Southend Road / A176 is to be considered adequate in the AM after mitigation, but remains over capacity in the PM			

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 9)	Option B	Option C (High Level Development Framework)		
	after the proposed mitigation. Additional work is therefore required to determine the required mitigation for the modelled level of performance.					
Strategic Road Network	propose a number of highways over the long term to support		der to ensure the efficient opera e proposed relief route to the so	<u> </u>		
Deliverability						
Viability	Viable	Viable	Viable	Viable		
Landownership	Single landowner, with promotional agreement on site.	Multiple landowners	Single landowner	Single landowner, with promotional agreement on site.		
Developer Involvement	Promotional developer	Promotional developer promoting principal site for development, with option on site.	No developer promoting site.	Promotional developer		
Promotion	Engagement in the Local Plan process.	Planning pre-application advice; Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.		
Policy Constraints						
Green Belt	Area 12 makes a very strong contribution to the Green Belt purposes. This development proposal is largely enclosed, and the provision of the SW Billericay Relief Route will assist in containing the southward extent, defining the edge of the urban area, and maintaining the sense of	Area 12 makes a very strong contribution to the Green Belt purposes. This development would see almost the entire land parcel of Area 12 removed from the extent of the Green Belt. Harm would therefore be significant on the Green Belt and the purposes of including land within it.	Area 13 contributes to checking unrestricted sprawl of large built up areas and preventing encroachment of the countryside. Development on this site would not be visually prominent, and the level of harm to the Green Belt through a small scale	Area 12 makes a very strong contribution to the Green Belt purposes. This development proposal is largely enclosed, and the provision of the SW Billericay Relief Route will assist in containing the southward extent, defining the edge of the urban area, and maintaining the sense of separation between Billericay		

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (High Level	
		(Alternative Site 9)		Development Framework)	
	separation between Billericay		development is considered to	and Little Burstead. There	
	and Little Burstead. There		be limited and contained.	would however be some harm	
	would however be some			be in relation to	
	harm be in relation to			encroachment into the	
	encroachment into the			countryside as well as	
	countryside, although this			preserving historic settings,	
	will be localised in character.			although these would be	
				localised in character.	
	850 to 1760 homes and a prim recommended Development F dwellings of 1,714 at a density development area are: H20 – 3 – 543 homes; H23 – 524 home	homes and an integrated highway relief route. The Development Framework varies at three options for a total of nomes and a primary school on the sites H20, H21, H22 and H23, with Option 3 as the preferred framework. The d Development Framework for SW Billericay is based on the Option 3, and it proposes a combined number of 1,714 at a density of 35duph, on 49 hectares of land. The respective number of dwellings proposed by within each area are: H20 – 358 homes; H21 – 124 homes; redevelopment of the Former cricket ground into 165 homes; H22 H23 – 524 homes; and the re-provision of a new cricket ground. The Relief Road will be to the west of the Cricket e Cricket Pitches and Tennis Club relocated to the west of the new relief road, extending the developable area of			
Recommendation					
Officers	Not recommended, as	Not recommended. Higher	Although not strategic in size,	Recommended. The Preferred	
Recommendation	additional development in	levels of growth on this site,	this site is recommended for	Development Framework	
	this location could potentially	and adjacent sites, could	self-build development	addresses different needs of	
	help to support	potentially better facilitate	opportunities, to provide	the expanded community,	
	infrastructure delivery in the	the provision of a southern	about 6 self-build plots.	whilst considering the	
	location.	relief route for Billericay.		opportunities provided by	
		However, this proposal		them to meet the overall	
		would have a greater impact		requirements of the South	
		on the landscape, and the		West Billericay development	
		ecology of adjacent		and the Local Plan.	
Description of the first	- 11/0	Frithwood LWS.	Fault objection	Lata abasina	
Recommended phasing	g N/A	N/A	Early phasing	Late phasing	

RPLP Policy H18



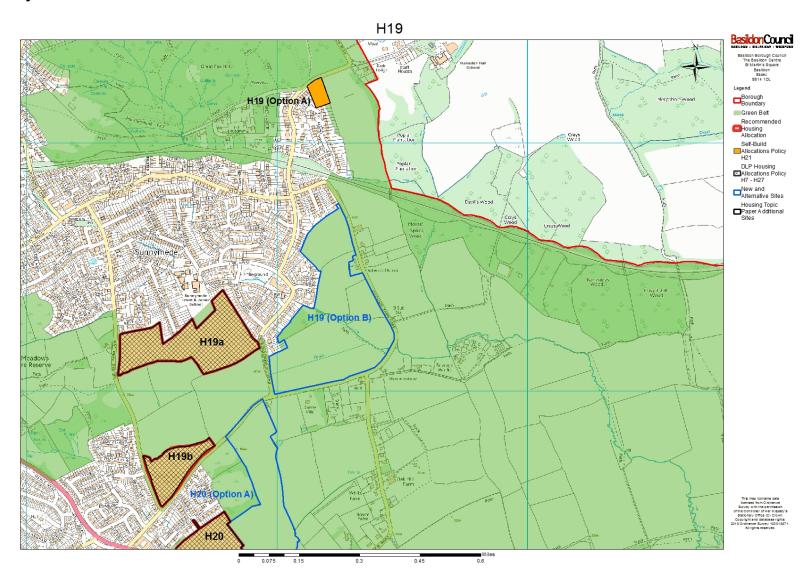
Consideration	Draft Local Plan Proposal	Option A (Alternative Site 10)	
Location	Land South of Windmill Heights, G	reat Burstead and South Green	
Site Specific Consultation	There were proposals to deliver m		
Matters	larger site area, which was subject to additional consultation.		
	Following the New and Alternative Sites consultation, there		
	concerns about the cumulative im		
	allocations in the area, particularly		
Proposal	Land in this location is proposed	Provision for around 170 dwellings	
11000001	to accommodate around 70 high	or more, as well as areas of public	
	quality homes at 30duph.	open space and allotments over an	
	quanty nomes at sociapin	enlarged housing allocation.	
Site Size	2.5ha	7.8ha	
	Strategic Environmental Assessmer		
Positive SA/SEA	Localised provision of affordable	Localised provision of affordable	
1 OSITIVE SAYSEA	homes; accessibility to local	homes; accessibility to local	
	services.	services.	
Negative SA/SEA	Landscape; Cultural heritage;	Landscape; Cultural heritage;	
NEGALIVE SAY SEA	Biodiversity; Flood risk.	Biodiversity; Flood risk.	
Mitigation Required	Provision of landscaped buffers;	Provision of landscaped buffers;	
Willigation Required	assess proposals against policies	assess proposals against policies	
	NE4, NE5 and CC4 to mitigate	NE4, NE5 and CC4 to mitigate	
	biodiversity, landscape and	biodiversity, landscape and	
	drainage impacts.	drainage impacts.	
Environmental Evidence	uramage impacts.	uramage impacts.	
	Average consentrations for NO	Average concentrations for NO in	
Air Quality	Average concentrations for NO ₂	Average concentrations for NO ₂ in	
	in the vicinity is below 30µg.m ⁻³ . This is considered to be	the vicinity is below 30µg.m ⁻³ . This	
		is considered to be acceptable.	
Facilian:	acceptable.	Cita is not be supplied by	
Ecology	Site is not known to be highly	Site is not known to be highly	
	ecologically sensitive. Wildlife	ecologically sensitive. Wildlife	
	living within natural features of	living within natural features of	
Flood Risk - SFRA	the site.	the site. Flood Zone 1	
	Flood Zone 1		
Flood Risk - SWMP	Small section of the site is within	Small section of the site is within a	
	a CDA. Flood risk categories	CDA. Flood risk categories include	
	include surface water, ordinary	surface water, ordinary	
	watercourse, groundwater	watercourse, groundwater	
TOP A CONTRACT OF A CONTRACT O	flooding.	flooding.	
Historic including	Amber. Excavations in the area	Amber. Excavations in the area	
Archaeology	surrounding the site allocation	surrounding the site allocation	
	boundary have revealed much	boundary have revealed much	
	evidence for prehistoric activity,	evidence for prehistoric activity,	
	and Roman occupation and	and Roman occupation and	
	settlement. A number of historic	settlement. A number of historic	
	buildings which are listed survive	buildings which are listed survive	
Landana C	in the surrounding area.	in the surrounding area	
Landscape Capacity	No/Very Low relative landscape	No/Very Low relative landscape	
<u> </u>	capacity rating.	capacity rating.	
Landscape Site Appraisal	This area presents the	The site has a largely rural	
	opportunity to extend	character and large scale	
	residential development whilst	development would be	

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 10)
	creating a stronger edge to the	inappropriate in this location,
	Green Belt through mitigation	causing significant adverse
	planting.	landscape and visual effects.
Environmental	Ecological assessments;	Ecological assessments;
Mitigation Required	Sustainable Drainage Systems	Sustainable Drainage Systems
melgation required	(SuDS), Washlands, and drainage	(SuDS), Washlands, and drainage
	improvements; Archaeological	improvements; Archaeological
	assessment and evaluation,	assessment and evaluation,
	geophysics survey with possible	geophysics survey with possible
	targeted trial trenching; New	targeted trial trenching
	woodland belt.	targeted trial trenching
Infrastructure	woodiand beit.	
	Sufficient overall water	Sufficient overall water resources
Water Supply		
M/DC Constall	resources available.	available.
WRC Capacity	Improvements to existing water	Improvements to existing water
	recycling centre.	recycling centre.
Waste Water Network	Infrastructure upgrades to the	Infrastructure upgrades to the
	existing foul network.	existing foul network.
Waste Water Asset	Not in close proximity to existing	Not in close proximity to existing
Impact	Waste Water Asset.	Waste Water Asset.
Power Network	Existing primary substations are	Existing primary substations are
	capable of meeting the	capable of meeting the predicted
	predicted level of growth in	level of growth in Billericay.
	Billericay.	
Education (Early Years	It is likely that existing capacity	This alone would not need an
Provision)	of EYP will be able to cope with	additional setting for childcare
	the additional growth in this	provision, however if combined
	area.	with other developments in the
		ward, additional provision would
		need to be considered.
Education (Primary)	Pupils from this development	Additional primary school
· · · · · · · · · · · · · · · · · · ·	could be accommodated by the	provision will be required if further
	expansion of existing schools	housing development is proposed
	within reasonable, safe walking	within Billericay, therefore
	distance.	contributions should be sought
		towards primary school provision
		in the local area.
Education (Secondary)	Some expansion of the existing	Some expansion of the existing
	schools in Billericay is likely to be	schools in Billericay is likely to be
	required, although both schools	required, although both schools
	are operating on restricted sites.	are operating on restricted sites.
	Additional capacity will also be	Additional capacity will also be
	created by displacing pupils	created by displacing pupils
	currently living outside the	currently living outside the priority
	priority admissions areas for	admissions areas for these
	these schools.	schools.
Health	Contribution towards increasing	Contribution towards increasing
	capacity for local Primary Care	capacity for local Primary Care
	facilities, by means of extension,	facilities, by means of extension,
	possible	possible

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 10)		
	relocation/reconfiguration of an	relocation/reconfiguration of an		
	existing practice, or the creation	existing practice, or the creation of		
	of health care 'hubs'/networks.	health care 'hubs'/networks.		
Sustainable Access	Good level	Good level		
Local Junction Impacts	Proposed local plan growth to the	south east of Billericay will put		
	additional pressure on A129 Southend Rd / Outwood Common Road; A129 Southend Rd / Hickstars Lane; A129 London Road / B1007 High Street / Sun Street / Laindon Rd; A129 Sun Street / Chapel Street; A129 Southend Road / A176; and A176 / Kennel Lane / Laindon Road Junctions. The capacity on A129 London Road / B1007 High Street / Sun Street / Laindon Rd and A176 / Kennel Lane / Laindon Road would be adequate once mitigation has been applied. A129 Southend Rd / Hickstars Lane and A129 Sun Street / Chapel Street junctions are to be considered tolerable overall after mitigation. A129 Southend Road / A176 would have adequate capacity in the AM but over capacity in the PM after proposed mitigation. And local plan growth will put A129 Southend Rd / Outwood Common Road junction over capacity in the AM and PM even after proposed mitigation is applied. Additional work is therefore required to determine the required mitigation for the			
Strategic Road Network	· ·			
	efficient operation of these impor support strategic growth.	_		
Deliverability				
Viability	Viable	Viable		
Landownership	Single landowner, with	Single landowner, with		
	promotional agreement	promotional agreement		
Developer Involvement	Promotional developer	Promotional developer		
Promotion	Engagement in the Local Plan process.	Planning pre-application advice; Engagement in the Local Plan process.		
Policy Constraints				
Green Belt	Area 14 makes a strong contribution to the Green Belt	Area 14 makes a strong contribution to the Green Belt		
	purposes. The development site is partly contained by roads and	purposes. Almost the entire land parcel would be removed from the		
	residential development, and is	extent of the Green Belt if this		
	less visible from the rural	development were to come		
	landscape. There is also an	forward. Due to the level of		
	opportunity to create a stronger edge to the Green Belt to the south, through mitigation planting. Therefore, the development of this area alone	containment of this site by the existing urban form and the highway network, development on this site would not constitute urban sprawl, nor merge		
	would not cause harm to the strategic purpose of the Green Belt.	neighbouring towns. The site is however visible from long distance views, which means that the		

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 10)
		proposed development would be
		encroaching into the countryside.
Other	-	-
Recommendation		
Officers	Worthy of consideration.	This development option is
Recommendation	Although, it is considered that	recommended to provide around
	the site can benefit from	200 homes at 35duph. A larger
	additional development,	allocation becomes a logical
	considering its relationship with	extension to the existing urban
	south west Billericay.	edge when considered in
		conjunction with the Preferred
		HLDF for H23, given the
		relationship with the landscape.
Recommended phasing	Early phasing.	Middle to late phasing, split
		between 125 homes from 2023-
		2028, and 78 homes from 2028-
		2034.

RPLP Policy H19



Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised DLP	
			(Alternative Site 4)	Proposal)	
Location	Land East of Greens Farm Lane, Billericay				
Site Specific Consultation	Land at the Mount, Billerica	y was promoted as a housir	ng development site through the D	DLP consultation. Preference was	
Matters	also shown for Alternative C	ption 2 of the draft plan, to	o provide new homes at Outwood	Farm Road. A number of	
	constraints were identified i	n relation to developing lar	nd in Option B following the New a	and Alternative Sites consultation	
	including landscape, ecology	, and the proximity of the s	site to the Billericay Water Recycli	ng Centre (WRC) as well as to	
	CLH Pipeline System's fuel p	ipeline. Attention was also	drawn to the existence of a restric	ctive covenant on part of the	
	site.				
Proposal	This is to be developed to	Release land adjacent	Provide up to 430 new homes	This has been revised to	
	provide around 280	the Mount, Billericay to	on land at Outwood Farm,	provide 400 homes at a	
	homes, with adjoining land	achieve additional	Billericay.	density of 35duph, with	
	developed to provide an	housing numbers as		adjoining land developed to	
	extension to Mill	required.		provide a 16ha extension to	
	Meadows Nature Reserve.			Mill Meadows Nature Reserve.	
Site Size	9.4ha	0.6ha	19.6ha	12ha	
Sustainability Appraisal / Stra	ntegic Environmental Assessm	ent			
Positive SA/SEA	Town Centre	Regenerate and renew	Town Centre regeneration;	Town Centre regeneration;	
	regeneration; regenerate	disadvantaged	regenerate disadvantaged	regenerate disadvantaged	
	disadvantaged areas;	areas	areas; accessibility to local	areas; accessibility to local	
	accessibility to local		services.	services.	
	services.				
Negative SA/SEA	Landscape; Cultural	Landscape; Cultural	Landscape; Cultural heritage;	Landscape; Cultural heritage;	
	heritage; Biodiversity;	heritage; Biodiversity.	Biodiversity; Flood Risk.	Biodiversity; Flood Risk.	
	Flood Risk.				
Mitigation Required	Provision of landscaped	Provision of landscaped	Provision of landscaped	Provision of landscaped	
	buffers; assess proposals	buffers; assess	buffers; assess proposals	buffers; assess proposals	
	against policies NE4, NE5	proposals against	against policies NE4, NE5 and	against policies NE4, NE5 and	
	and CC4 to mitigate	policies NE4 and NE5 to	CC4 to mitigate biodiversity	CC4 to mitigate biodiversity,	
	biodiversity, landscape	mitigate biodiversity	and drainage impacts.	landscape and drainage	
	and drainage impacts.	and landscape impacts.		impacts.	
Environmental Evidence					

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 4)	Option C (Revised DLP Proposal)
Air Quality	Average concentrations for NO_2 in the vicinity is below $30\mu g.m^{-3}$. This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30μg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30µg.m ⁻³ . This is considered to be acceptable.	Average concentrations for NO ₂ in the vicinity is below 30μg.m ⁻³ . This is considered to be acceptable.
Ecology	Site supports a dense network of hedgerows with mature trees. The Mills Meadow LNR/SSSI is located immediately adjacent to the Site. Development may be delivered with appropriate mitigation.	Site is not known to be highly ecologically sensitive.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	Site supports a dense network of hedgerows with mature trees. The Mills Meadow LNR/SSSI is located immediately adjacent to the Site. Development may be delivered with appropriate mitigation.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Within a CDA. Flood risk categories include surface water, ordinary watercourse, groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Small section of the site is within a CDA. Flood risk categories include surface water, ordinary watercourse, groundwater flooding.	Within a CDA. Flood risk categories include surface water, ordinary watercourse, groundwater flooding.
Historic including Archaeology	Green. There are no known historic/archaeological features of concern on the site.	This is a semi-rural zone, which retains some of its historic landscape. There is the potential for archaeological	Green. There are no known historic/ archaeological features of concern on the site.	Green. There are no known historic/archaeological features of concern on the site.
Landscape Capacity	No/Very Low relative landscape capacity rating.	deposits to survive. Low relative landscape capacity rating.	Medium relative landscape capacity rating.	No/Very Low relative landscape capacity rating.
Landscape Site Appraisal	Development in this location could form an appropriate extension to	The Landscape Capacity Study 2014 notes that some limited	No part of this site is considered to have the potential to be developed	Development in this location could form an appropriate extension to the built edges of

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 4)	Option C (Revised DLP Proposal)
Environmental Mitigation Required	the built edges of South Green and Sunnymede/ Billericay whilst retaining the important green finger of undeveloped land which extends to the east and west. Ecological assessments, with firm measures developed to address potential indirect impacts on the Mills Meadow LNR/SSSI; Flood Storage Bund, increased conveyance/capacity of ordinary watercourse, SUDs; Programme of archaeological investigation; Formal open space.	opportunity for residential development, particularly to the north west corner, with possible access from The Mount. Ecological assessments; Drainage Improvements; Programme of archaeological investigation	without causing significant adverse landscape and visual effects. Ecological assessments; Flood Storage Bund, increased conveyance/capacity of ordinary watercourse, Source control SUDS; Programme of archaeological investigation.	South Green and Sunnymede/ Billericay whilst retaining the important green finger of undeveloped land which extends to the east and west. Ecological assessments, with firm measures developed to address potential indirect impacts on the Mills Meadow LNR/SSSI; Flood Storage Bund, increased conveyance/capacity of ordinary watercourse, SUDs; Programme of archaeological investigation; Formal open space.
Infrastructure				
Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.
WRC Capacity	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.
Waste Water Network	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.

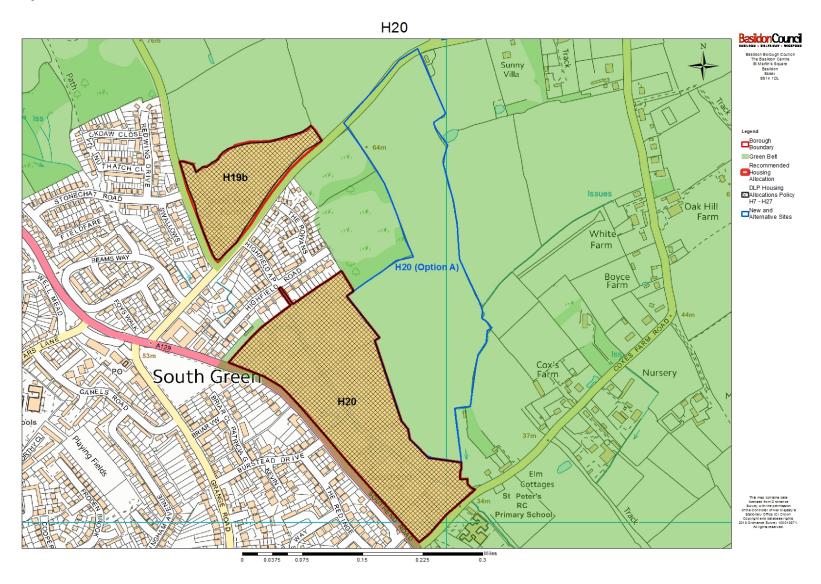
Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 4)	Option C (Revised DLP Proposal)
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	In close proximity to existing Water Recycling Centre, therefore, nuisance may be caused. Odour risk assessment should be conducted.	Not in close proximity to existing Waste Water Asset.
Power Network	Existing primary substations are capable of meeting the predicted level of growth in Billericay.	Existing primary substations are capable of meeting the predicted level of growth in Billericay.	Existing primary substations are capable of meeting the predicted level of growth in Billericay.	Existing primary substations are capable of meeting the predicted level of growth in Billericay.
Education (Early Years Provision)	It is likely that existing capacity of EYP will be able to cope with the additional growth in this area.	It is likely that existing capacity of EYP will be able to cope with the additional growth in this area.	An additional 30 place nursery or extension of current providers would need to be considered.	It is likely that existing capacity of EYP will be able to cope with the additional growth in this area.
Education (Primary)	Pupils from this development could be accommodated by the expansion of existing schools within reasonable, safe walking distance.	Pupils from this development could be accommodated by the expansion of existing schools within reasonable, safe walking distance.	Additional primary school provision will be required if further housing development is proposed within Billericay.	Pupils from this development could be accommodated by the expansion of existing schools within reasonable, safe walking distance.
Education (Secondary)	Some expansion of the existing schools in Billericay is likely to be required, although both schools are operating on restricted sites. Additional capacity will also be created by displacing pupils currently living	Some expansion of the existing schools in Billericay is likely to be required, although both schools are operating on restricted sites. Additional capacity will also be created by displacing pupils	Some expansion of the existing schools in Billericay is likely to be required, although both schools are operating on restricted sites. Additional capacity will also be created by displacing pupils currently living outside the priority admissions areas for these schools.	Some expansion of the existing schools in Billericay is likely to be required, although both schools are operating on restricted sites. Additional capacity will also be created by displacing pupils currently living outside the priority

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised DLP		
			(Alternative Site 4)	Proposal)		
	outside the priority	currently living outside		admissions areas for these		
	admissions areas for these	the priority admissions		schools.		
	schools.	areas for these schools.				
Health	Contribution towards	No contribution likely	Contribution towards	Contribution towards		
	increasing capacity for	required due to number	increasing capacity for local	increasing capacity for local		
	local Primary Care	of dwellings.	Primary Care facilities, by	Primary Care facilities, by		
	facilities, by means of		means of extension, possible	means of extension, possible		
	extension, possible		relocation/reconfiguration of	relocation/reconfiguration of		
	relocation/reconfiguration		an existing practice, or the	an existing practice, or the		
	of an existing practice, or		creation of health care	creation of health care		
	the creation of health care		'hubs'/networks.	'hubs'/networks.		
	'hubs'/networks.					
Sustainable Access	Good level	No access constraints	Good level	Good level		
		that could not be				
		overcome present on				
		the site.				
Local Junction Impacts	Proposed local plan growth	to the south east of Billeric	ay will put additional pressure on μ	A129 Southend Rd / Outwood		
	Common Road; A129 Southe	end Rd / Hickstars Lane; A1	29 London Road / B1007 High Stre	et / Sun Street/ Laindon Rd;		
	A129 Sun Street / Chapel Str	reet; A129 Southend Road /	$^\prime$ A176; and A176 $/$ Kennel Lane $/$ L	aindon Road Junctions. The		
	capacity on A129 London Ro	oad / B1007 High Street / Su	ın Street/ Laindon Rd and A176 / k	Kennel Lane / Laindon Road		
	would be adequate once mi	would be adequate once mitigation has been applied. A129 Southend Rd / Hickstars Lane and A129 Sun Street / Chapel				
	Street junctions are to be considered tolerable overall after mitigation. A129 Southend Road / A176 would have adequate					
	capacity in the AM but over	capacity in the PM after pr	oposed mitigation. And local plan	growth will put A129 Southend		
	Rd / Outwood Common Roa	d junction over capacity in	the AM and PM even after propos	ed mitigation is applied.		
	Additional work is therefore required to determine the required mitigation for the modelled level of perform					
	A129 Southend Rd / Outwoo	od Common Road.				
Strategic Road Network	The Essex Transport Strateg	y; the A127 Corridor for Gro	owth: An Economic Plan; and futur	re route based strategy for the		
	A13, propose a number of highways schemes for the Borough, in order to ensure the efficient operation of these					
	important routes over the lo	ong term to support strateg	ic growth.			
Deliverability						
Viability	Viable	Viable	Viable	Viable		

Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 4)	Option C (Revised DLP Proposal)
Landownership	Multiple landowners	Single landowner	Single landowner, with option agreement	Multiple landowners
Developer Involvement	Housebuilder promoting site for development.	No developer promoting site.	Housebuilder promoting site for development.	Housebuilder promoting site for development.
Promotion	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process; planning preapplication advice.	Engagement in the Local Plan process.
Policy Constraints				
Green Belt	Area 29 makes a strong contribution to the Green Belt purposes. This site is visually contained by existing landscape features to prevent further sprawl, and is screened from long distance views. The harm on Green Belt in this location is therefore limited and local in effect.	Area 1 makes a strong contribution to the Green Belt purposes. Development on this site would not be visually prominent, and the level of harm to the Green Belt through a small scale development is considered to be limited and contained.	Area 28 makes a strong contribution to the Green Belt purposes. The location of large scale development on this site would result in a notable change of character to the area, which would cause notable harm to the purposes of preventing urban sprawl and encroachment into the countryside.	Area 29 makes a strong contribution to the Green Belt purposes. This site is visually contained by existing landscape features to prevent further sprawl, and is screened from long distance views. The harm on Green Belt in this location is therefore limited and local in effect.
Other	-	-	Two new actions from the new and alternative sites consultation could potentially affect the quantum of development, due to its proximity to the Billericay WRC and CLH-PS apparatus. The existence of a restrictive covenant on part of the site, further limits the amount of	-

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised DLP
			(Alternative Site 4)	Proposal)
			development that can be	
			accommodated on the site.	
Recommendation				
Officers Recommendation	Worthy of consideration.	Given its relationship	Land promoted in this location	It is considered that land in
	However, this option is not	with surrounding	is in an area of high landscape	this location remains suitable,
	preferred within the plan	development, this site is	sensitivity. It would also	and has the capacity to
	as it is considered that	recommended for self-	constitute sprawl, and further	accommodate the proposed
	higher densities can be	build development	outward growth of Billericay.	development. This option is
	accommodated on this	opportunities, to	This development option is	therefore recommended
	site, to reflect adjacent	provide about 6 self-	therefore not recommended.	within the plan.
	densities in Great	build plots.		
	Burstead and South Green.			
Recommended phasing	Middle to late phasing,	Early phasing	N/A	Middle to late phasing, split
	split between 125 homes			between 125 homes from
	from 2023-2028, and 155			2023-2028, and 275 homes
	homes from 2028-2034.			from 2028-2034.

RPLP Policy H20



Consideration	Draft Local Plan Proposal	Option A (New Site 1)	Option B (Revised DLP Proposal)		
Location	Land east of Southend Road, Great Burstead and South Green				
Site Specific	Additional land to the north east of the allocation, land South of Outwood				
Consultation	Common Road, was promoted for development through the DLP				
Matters	consultation. Sites prom	oted at Maitland Lodge, an	d at Foot Farm also		
	•	cations to the development Il Lane, Great Burstead and	• •		
		A following consultation on			
	Sites relate to potential risk and the historic env	impacts of development on ironment.	landscape, ecology, flood		
Proposal	This site has the	The proposal is for an	This proposal is to		
	capacity to	extension of housing	accommodate around		
	accommodate a	DLP allocation H27	190 homes at 35duph,		
	development of	north-eastwards, to	with on-site open space		
	around 220 homes at	incorporate land south	and additional		
	30duph, with on-site	of Outwood Common	environmental		
	open space provision.	Road. The site can	mitigation around the		
		accommodate an	watercourse.		
		additional 300			
		dwellings.			
Site Size	7ha	12.2ha	9.5ha		
Sustainability Appr	raisal / Strategic Environn	nental Assessment			
Positive SA/SEA	Town Centre	Town Centre	Town Centre		
	regeneration;	regeneration;	regeneration;		
	accessibility to local	accessibility to local	accessibility to local		
	services.	services.	services.		
Negative SA/SEA	Landscape; Cultural	Landscape; Cultural	Landscape; Cultural		
	heritage; Biodiversity;	heritage; Biodiversity;	heritage; Biodiversity;		
	Flood Risk.	Flood Risk.	Flood Risk.		
Mitigation	Provision of	Provision of landscaped	Provision of landscaped		
Required	landscaped buffers;	buffers; assess	buffers; assess proposals		
	assess proposals	proposals against	against policies NE4, NE5		
	against policies NE4,	policies NE4, NE5 and	and CC4 to mitigate		
	NE5 and CC4 to	CC4 to mitigate	biodiversity, landscape		
	mitigate biodiversity,	biodiversity, landscape	and drainage impacts.		
	landscape and	and drainage impacts.			
	drainage impacts.				
Environmental Evi	1	Γ.	Γ.		
Air Quality	Average	Average concentrations	Average concentrations		
	concentrations for	for NO ₂ in the vicinity is	for NO ₂ in the vicinity is		
	NO ₂ in the vicinity is	below 30μg.m ⁻³ . This is	below 30μg.m ⁻³ . This is		
	below 30µg.m ⁻³ . This is	considered to be	considered to be		
	considered to be	acceptable.	acceptable.		
r.d.	acceptable.	C'I a ta a a t	Chatalant		
Ecology	Site is not known to be	Site is not known to be	Site is not known to be		
	highly ecologically	highly ecologically	highly ecologically		
	sensitive. Wildlife	sensitive. Wildlife living	sensitive. Wildlife living		
	living within natural	within natural features	within natural features		
Election CERT	features of the site.	of the site.	of the site.		
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1		

Consideration	Draft Local Plan Proposal	Option A (New Site 1)	Option B (Revised DLP Proposal)
Flood Risk -	Within a CDA and	Within a CDA and	Within a CDA and
SWMP	PSWFH. Flood risk	PSWFH. Flood risk	PSWFH. Flood risk
	categories include	categories include	categories include
	surface water,	surface water, ordinary	surface water, ordinary
	ordinary watercourse,	watercourse,	watercourse,
	groundwater flooding.	groundwater flooding.	groundwater flooding.
Historic including	Amber. The number of	Green. There are no	Amber. The number of
Archaeology	17th- 18th century	known	17th- 18th century
	properties which	historic/archaeological	properties which survive
	survive in the area	features of concern on	in the area reflect a
	reflect a historic	the site.	historic settlement
	settlement pattern		pattern which originated
	which originated in		in the medieval period.
	the medieval period.		The impact on the
	The impact on the		setting of the listed
	setting of the listed		buildings and historic
	buildings and historic		settlement pattern will
	settlement pattern		be significant.
	will be significant.		
Landscape	Low relative landscape	Low relative landscape	Low relative landscape
Capacity	capacity rating.	capacity rating.	capacity rating.
Landscape Site	Development in this	Only the western side of	Development in this
Appraisal	location could form an	the lower, southern	location could form an
	appropriate extension	portion is considered to	appropriate extension to
	to South Green, in	have slightly more	South Green, in keeping
	keeping with existing	capacity to	with existing settlement
	settlement patterns,	accommodate	patterns, and form a
	and form a stronger	development on	stronger edge to the
	edge to the Green	account of its more-	Green Belt.
	Belt.	limited visual influence	
		in the surrounding	
		landscape and its	
		greater relationship to	
		the urban edge,	
		particularly should the allocation H20 come	
		forward for	
		development	
Environmental	Ecological	Ecological assessments;	Ecological assessments;
Mitigation	assessments;	Sustainable Drainage	Sustainable Drainage
Required	Sustainable Drainage	Systems (SuDS),	Systems (SuDS),
Required	Systems (SuDS),	Washlands and drainage	Washlands and drainage
	Washlands and	improvements;	improvements;
	drainage	Programme of	Programme of
	improvements;	archaeological	archaeological
	Programme of	investigation; Landscape	investigation, Heritage
	archaeological	buffers, new open	Statement and
	investigation, Heritage	space, and creation of a	Masterplanning.
	1 111.6.1.0.1, 110.110.50	green corridor.	
		D. CC. 1 CO. 1 GOT.	<u> </u>

Consideration	Draft Local Plan Proposal	Option A (New Site 1)	Option B (Revised DLP Proposal)
	Statement and		
	Masterplanning.		
Infrastructure			
Water Supply	Sufficient overall	Sufficient overall water	Sufficient overall water
	water resources	resources available.	resources available.
	available.		
WRC Capacity	Improvements to	Improvements to	Improvements to
	existing water	existing water recycling	existing water recycling
	recycling centre.	centre.	centre.
Waste Water	Infrastructure	Infrastructure upgrades	Infrastructure upgrades
Network	upgrades to the	to the existing foul	to the existing foul
	existing foul network.	network.	network.
Waste Water	Not in close proximity	Not in close proximity to	Not in close proximity to
Asset Impact	to existing Waste	existing Waste Water	existing Waste Water
	Water Asset.	Asset.	Asset.
Power Network	Existing primary	Existing primary	Existing primary
	substations are	substations are capable	substations are capable
	capable of meeting	of meeting the	of meeting the predicted
	the predicted level of	predicted level of	level of growth in
	growth in Billericay.	growth in Billericay.	Billericay.
Education (Early	It is likely that existing	An extension of current	It is likely that existing
Years Provision)	capacity of EYP will be	providers would need to	capacity of EYP will be
	able to cope with the	be considered.	able to cope with the
	additional growth in		additional growth in this
	this area.		area.
Education	Pupils from this	Additional primary	Pupils from this
(Primary)	development could be	school provision will be	development could be
	accommodated by the	required if further	accommodated by the
	expansion of existing	housing development is	expansion of existing
	schools within	proposed within	schools within
	reasonable, safe	Billericay.	reasonable, safe walking
	walking distance.		distance.
Education	Some expansion of the	Some expansion of the	Some expansion of the
(Secondary)	existing schools in	existing schools in	existing schools in
	Billericay is likely to be	Billericay is likely to be	Billericay is likely to be
	required, although	required, although both	required, although both
	both schools are	schools are operating on	schools are operating on restricted sites.
	operating on	restricted sites.	
	restricted sites.	Additional capacity will	Additional capacity will
	Additional capacity	also be created by	also be created by
	will also be created by displacing pupils	displacing pupils	displacing pupils
	currently living outside	currently living outside the priority admissions	currently living outside the priority admissions
	the priority admissions	areas for these schools.	areas for these schools.
	areas for these	מופמט וטו נוופטפ טנווטטוט.	מוכמא וטו נוופאפ אנווטטוא.
	schools.		
Hoalth	Contribution towards	Contribution towards	Contribution towards
Health			
	increasing capacity for	increasing capacity for	increasing capacity for
	local Primary Care	local Primary Care	local Primary Care

Consideration	Draft Local Plan Proposal	Option A (New Site 1)	Option B (Revised DLP Proposal)
	facilities, by means of extension, possible	facilities, by means of extension, possible	facilities, by means of extension, possible
	relocation/reconfigura tion of an existing practice, or the creation of health care	relocation/reconfigurati on of an existing practice, or the creation of health care	relocation/reconfiguratio n of an existing practice, or the creation of health care 'hubs'/networks.
Sustainable Access	'hubs'/networks. High level	'hubs'/networks. Good level	High level
Local Junction Impacts	pressure on A129 South / Hickstars Lane; A129 Laindon Rd; A129 Sun Stand A176 / Kennel Lane London Road / B1007 Hi Lane / Laindon Road wo A129 Southend Rd / Hick junctions are to be cons Southend Road / A176 v capacity in the PM after A129 Southend Rd / Out AM and PM even after ptherefore required to design and the souther southers.	wth to the south east of Bill end Rd / Outwood Common ondon Road / B1007 High Street / Chapel Street; A129 defect / Chapel Street; A129 defect / Sun Street / Laindon Road Junctions. The street / Sun Street / Lain uld be adequate once mitigulated to lerable overall after would have adequate capacing proposed mitigation. And I strongosed mitigation is applicated to the required mitiguation of the sun of th	n Road; A129 Southend Rd treet / Sun Street/ Southend Road / A176; The capacity on A129 don Rd and A176 / Kennel ration has been applied. treet / Chapel Street er mitigation. A129 ity in the AM but over ocal plan growth will put ion over capacity in the ed. Additional work is ation for the modelled
Strategic Road Network	Plan; and future route b highways schemes for th	ategy; the A127 Corridor for ased strategy for the A13, p ne Borough, in order to ensi es over the long term to sup	propose a number of ure the efficient operation
Deliverability Viability	Viable	Viable	Viable
Viability Landownership	Multiple landowners, with option agreement	Single landowner, with option agreement	Multiple landowners, with option agreement
Developer Involvement	Housebuilder promoting site for development.	Housebuilder promoting site for development.	Housebuilder promoting site for development.
Promotion	Engagement in the Local Plan process; planning preapplication advice.	Engagement in the Local Plan process.	Engagement in the Local Plan process; planning pre-application advice.
Policy Constraints	T	1	
Green Belt	Area 27 makes a partial contribution to the Green Belt purposes. The enclosure of this site by mature vegetation, woodland blocks and elevated landforms	Area 27 makes a partial contribution to the Green Belt purposes. This development site has very limited connections or relationship with the existing urban edge, and	Area 27 makes a partial contribution to the Green Belt purposes. The enclosure of this site by mature vegetation, woodland blocks and elevated landforms will act to limit harm of

Consideration	Draft Local Plan	Option A (New Site 1)	Option B (Revised DLP
	Proposal		Proposal)
	will act to limit harm	would not result in a	development, in terms
	of development, in	logical and robust Green	of urban sprawl and
	terms of urban sprawl	Belt boundary. Harm on	countryside
	and countryside	the Green Belt would	encroachment.
	encroachment.	therefore be more than	
		that which could occur	
		elsewhere.	
Other	-	-	-
Recommendation			
Officers	Worthy of	Land promoted in this	This site has the capacity
Recommendation	consideration. It is	location is in an area of	to accommodate the
	considered that land	high landscape	development proposed.
	in this location	sensitivity. It would also	The location is also
	remains suitable,	constitute sprawl, and	potentially a good
	however additional	further outward growth	location for Independent
	land is now required	of Billericay. This	Living, due to its close
	for environmental	development option is	proximity to the local
	mitigation around	therefore not	centre. This option is
	watercourse. This	recommended.	therefore recommended
	option is therefore not		within the plan.
	preferred.		
Recommended	Middle to late	N/A	Middle to late phasing,
phasing	phasing.		split between 120 homes
			from 2023-2028, and 73
			homes from 2028-2034.

Land South of London Road, Wickford



Consideration	Draft Local Plan Proposal	Option A (Alternative Site 8)	Option B (Revised DLP Proposal)		
Location	Land South of London Ro	oad, Wickford			
Site Specific	The developer with interests in this site sought to provide a larger quantum				
Consultation	of development in this location, and promoted further developable area to				
Matters	the west of the site through the DLP consultation. This was subject to further consultation, as one of the New and Alternative sites considered. Comments				
	received in relation to th	e new proposal did not how	wever give rise to any		
		ncerns in relation to the dev			
Proposal	Proposed for around	Residential	Proposal for around 180		
'	160 high quality homes	development of	homes at a density of		
	at 30duph.	approximately 220 new	35duph, and on a		
		homes between Tudor	reduced site area, to		
		Way and Ramsden View	create a clearer		
		Road, and significant	boundary to the urban		
		public open space.	edge and prevent future		
		paone open space.	encroachment into the		
			Green Belt and		
			countryside.		
Site Size	8.7ha	17.4ha	5.22ha		
	raisal / Strategic Environm		3.22Hu		
Positive SA/SEA	Town centre	Economic development;	**Not assessed		
1 OSITIVE SAYSEA	regeneration; localised	Town centre	1101 03363360		
	provision of affordable	regeneration; localised			
	homes.	provision of affordable			
	nomes.	homes.			
Negative SA/SEA	Landscape; Cultural	Landscape; Cultural	**Not assessed		
Negative SA/SEA	• •	•	Not assessed		
	heritage; Biodiversity; accessibility to local	heritage; Biodiversity; accessibility to local			
	services and	services and associated			
NA:ti-atian	associated impacts.	impacts.	*****		
Mitigation	Provision of	Provision of landscaped	**Not assessed		
Required	landscaped buffers;	buffers; assess			
	assess proposals	proposals against policy			
	against policy NE6 to	NE6 to mitigate			
	mitigate biodiversity	biodiversity impacts;			
	impacts; uncertainty	uncertainty about			
	about capacity and the	capacity and the			
	potential to expand	potential to expand			
	services and facilities.	services and facilities.			
Environmental Evi		T .	Ι		
Air Quality	Average	Average concentrations	Average concentrations		
	concentrations for NO ₂	for NO ₂ in the vicinity is	for NO ₂ in the vicinity is		
	in the vicinity is below	below 30μg.m ⁻³ . This is	below 30µg.m ⁻³ . This is		
	30μg.m ⁻³ . This is	considered to be	considered to be		
	considered to be	acceptable.	acceptable.		
	acceptable.				
Ecology	Site is not known to be	Site is not known to be	Site is not known to be		
	highly ecologically	highly ecologically	highly ecologically		
	sensitive. Wildlife	sensitive. Wildlife living	sensitive. Wildlife living		

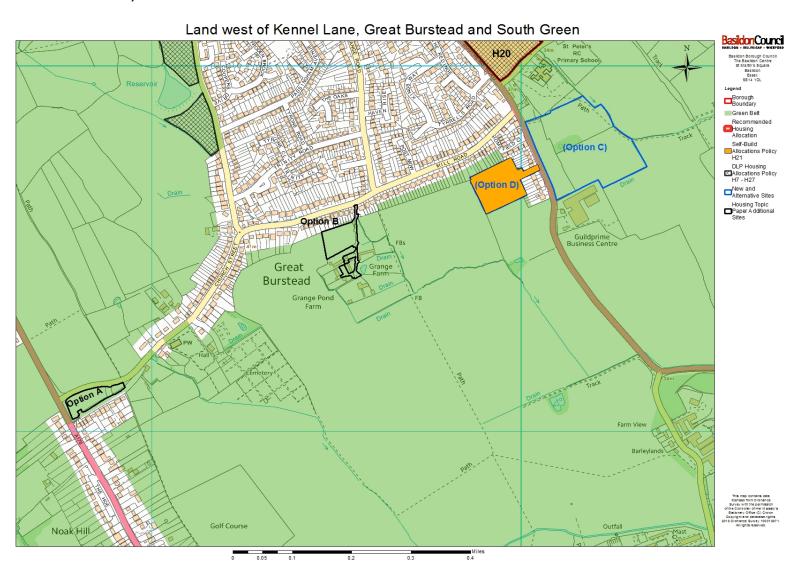
Consideration	Draft Local Plan Proposal	Option A (Alternative Site 8)	Option B (Revised DLP Proposal)
	living within natural	within natural features	within natural features
	features of the site.	of the site.	of the site.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk -	Small section of the	Small section of the site	Small section of the site
SWMP	site is within a CDA.	is within a CDA. Flood	is within a CDA. Flood
	Flood risk categories	risk categories include	risk categories include
	include surface water flooding.	surface water flooding.	surface water flooding.
Historic including Archaeology	Green. There are no known	Green. There are no known	Green. There are no known
	historic/archaeological	historic/archaeological	historic/archaeological
	features of concern on	features of concern on	features of concern on
	the site.	the site.	the site.
Landscape	No/Very Low relative	No/Very Low relative	No/Very Low relative
Capacity	landscape capacity	landscape capacity	landscape capacity
	rating.	rating.	rating.
Landscape Site	This part of the site is	Development on this	This part of the site is
Appraisal	less visible from the	part of the site would be	less visible from the
	rural landscape to the	highly visible from the	rural landscape to the
	north. Development in	surrounding agricultural	north. Development in
	this location could	landscape and would	this location could form
	form an appropriate	have adverse effects on	an appropriate
	extension to Wickford.	the open rural	extension to Wickford.
		character.	
Environmental	Ecological	Ecological assessments;	Ecological assessments;
Mitigation	assessments; Source	Source	Source
Required	Control/Attenuation,	Control/Attenuation,	Control/Attenuation,
	Flood Storage;	Flood Storage;	Flood Storage;
	Archaeological	Archaeological	Archaeological
	assessment and	assessment and	assessment and
	Heritage statement;	Heritage statement.	Heritage statement;
	New woodland belts,		New woodland belts,
	green corridors.		green corridors.
Infrastructure			
Water Supply	Sufficient overall water	Sufficient overall water	Sufficient overall water
	resources available.	resources available.	resources available.
WRC Capacity	Improvements to	Improvements to	Improvements to
	existing water	existing water recycling	existing water recycling
	recycling centre.	centre.	centre.
Waste Water	Infrastructure	Infrastructure upgrades	Infrastructure upgrades
Network	upgrades to the	to the existing foul	to the existing foul
	existing foul network.	network.	network.
Waste Water	Not in close proximity	Not in close proximity to	Not in close proximity to
Asset Impact	to existing Waste	existing Waste Water	existing Waste Water
	Water Asset.	Asset.	Asset.
Power Network	A new Primary	A new Primary	A new Primary
	Substation at	Substation at Nevendon	Substation at Nevendon
	Nevendon Grid is	Grid is expected to	Grid is expected to

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 8)	Option B (Revised DLP Proposal)
	expected to provide	provide support to	provide support to
	support to Wickford.	Wickford.	Wickford.
Education (Early	There are no current	Expansion of existing	There are no current
Years Provision)	plans to increase	Early Years provision	plans to increase
	capacity in this area	would need to be	capacity in this area and
	and it is likely that	considered.	it is likely that upgrades
	upgrades will need to		will need to be secured
	be secured through		through development.
	development.		
Education	Children from this	Additional primary	Children from this
(Primary)	development could be	school provision will be	development could be
	accommodated by the	required if development	accommodated by the
	expansion of an	within the School	expansion of an existing
	existing primary school	Planning Group area	primary school located
	located within	exceeded 1050	within reasonable, safe
	reasonable, safe	dwellings.	walking distance.
	walking distance.		
Education	Surplus places	Surplus places currently	Surplus places currently
(Secondary)	currently available in	available in Wickford	available in Wickford
	Wickford will be	will be occupied by	will be occupied by
	occupied by 2019-20.	2019-20. There is some	2019-20. There is some
	There is some scope	scope for expansion at	scope for expansion at
	for expansion at The	The Bromfords School,	The Bromfords School,
	Bromfords School, but	but limited scope at	but limited scope at
	limited scope at Beauchamps School.	Beauchamps School.	Beauchamps School.
Health	Increased capacity for	Increased capacity for	Increased capacity for
Health	Wickford Health	Wickford Health Centre,	Wickford Health Centre,
	Centre, including	including Swanwood	including Swanwood
	Swanwood	Partnership;	Partnership;
	Partnership;	contribution towards	contribution towards
	contribution towards	increasing capacity for	increasing capacity for
	increasing capacity for	other local Primary Care	other local Primary Care
	other local Primary	facilities, by means of	facilities, by means of
	Care facilities, by	extension, possible	extension, possible
	means of extension,	relocation/reconfigurati	relocation/reconfigurati
	possible	on of an existing	on of an existing
	relocation/reconfigura	practice, or the creation	practice, or the creation
	tion of an existing	of health care	of health care
	practice, or the	'hubs'/networks.	'hubs'/networks.
	creation of health care		
	'hubs'/networks.		
Sustainable Access	Good level	Good level	Good level
Local Junction	Proposed local plan grov	ı vth in Wickford will put add	litional pressure on A132
Impacts		End Lane; A132 Runwell Roa	-
		y / Radwinter Ave / A129 Lo	
		High St; and A132 / Cranfie	
		Cranfield Park Road / Neven	

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 8)	Option B (Revised DLP Proposal)			
	adequately cope with additional growth once mitigation has been applied. The capacity on A132 Runwell Road / Church End Lane; A132 Runwell Road /					
	A132 / Runwell Road; and A129 London Road / Nevendon Road / High Street					
	in the AM and PM would vary once mitigation has been applied, although					
	their overall capacity is to be considered tolerable. A132 Golden Jubilee Way					
		.29 London Road is to be co				
		after proposed mitigation is				
		be considered tolerable afte				
	work is therefore require	ed to determine the require	d mitigation for the			
	modelled level of perfor	mance.				
Strategic Road	The Essex Transport Stra	itegy; the A127 Corridor for	Growth: An Economic			
Network	Plan; and future route ba	ased strategy for the A13, p	ropose a number of			
	highways schemes for th	ne Borough, in order to ensu	ire the efficient operation			
	of these important route	es over the long term to sup	port strategic growth. In			
	addition, a new grade se	parated junction on the A12	27 at Pound Lane is			
	required to serve the de	velopment proposed in this	location.			
Deliverability						
Viability	Viable	Viable	Viable			
Landownership	Multiple landowners	Single landowner	Single landowner			
Developer	Housebuilder involved	Housebuilder promoting	Housebuilder promoting			
Involvement	in promoting part of	the site.	the site.			
	the site.					
Promotion	Engagement in the	Engagement in the Local	Engagement in the Local			
	Local Plan process.	Plan process.	Plan process.			
Policy Constraints	I. 0= 1	I				
Green Belt	Area 37 makes a good	Area 37 makes a good	Area 37 makes a good			
	contribution to the	contribution to the	contribution to the			
	Green Belt purposes.	Green Belt purposes.	Green Belt purposes.			
	This area contributes towards managing	This area contributes	This area contributes			
		towards managing	towards managing			
	urban sprawl and preventing Wickford	urban sprawl and preventing Wickford	urban sprawl and preventing Wickford			
	from merging with	from merging with Crays	from merging with Crays			
	Crays Hill, and there is	Hill, and there is the	Hill, and there is the			
	the potential for this	potential for this site to	potential for this site to			
	site to contribute	contribute towards this	contribute towards this			
	towards this harm. A	harm. A strong and	harm. A strong and			
	strong and defensible	defensible boundary	defensible boundary			
	boundary would be	would be required to	would be required to			
	required to provide a	provide a firm and	provide a firm and			
	firm and distinct edge	distinct edge to the	distinct edge to the			
	to the settlement, and	settlement, and prevent	settlement, and prevent			
	prevent further urban	further urban sprawl or	further urban sprawl or			
	sprawl or coalescence,	coalescence, but the	coalescence, and there			
	but the opportunity to	opportunity to create	is an opportunity to			
	create such a	such a boundary with	create such a boundary			
	boundary with this	this proposal is limited.	with this proposal.			
	proposal is limited.					
Other	-	-	-			

Consideration	Draft Local Plan	Option A (Alternative	Option B (Revised DLP	
	Proposal	Site 8)	Proposal)	
Recommendation				
Officers	Not recommended.	Not recommended.	Recommended. The	
Recommendation	There are concerns relating to the boundary that would be created, and how it could undermine preventing future encroachment into the Green Belt and countryside.	There are concerns relating to the boundary that would be created, and how it could undermine preventing future encroachment into the Green Belt and countryside.	proposed site area would create a stronger distinction between the urban and rural edge of Wickford.	
Recommended phasing	N/A	N/A	Middle to late phasing, split between 120 homes from 2023-2028, and 63 homes from 2028-2034.	

Land west of Kennel Lane, Great Burstead and South Green



Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (New Site 2)	Option D (New Site 3)	
Location	Land west of Kennel Lane, Great Burstead and South Green					
Site Specific	Four alternative sites were promoted in this location through the DLP consultation. These include land at the junction of					
Consultation Matters	Church Street and Noak Hill Road; land at Burstead Grange; land east of Southend Road (Foot Farm); and land west of					
	Southend Road (Maitland Lodge). A site specific concern arising from the New and Alternative Sites consultation for Option C					
	was that raised by resident	was that raised by residents, indicating that the land proposed for allocation has been contaminated by chemicals which have				
	been dumped on the land.	ECC raised some concerns	s about the cumulative	e impact of Options C and	D with other potential	
	options in South Green on	flood risk management in	frastructure.			
Proposal	Land in this location is	Accommodate about 8	Accommodate	Residential	Demolition of the	
	proposed to	dwellings on land at	between 8-20	development of up to	existing 'Maitland	
	accommodate around 70	Church Street, Great	dwellings on land	150 homes, with	Lodge', to accommodate	
	homes at 30duph.	Burstead.	at Burstead	further land providing	approximately 44	
			Grange.	formal and accessible	dwellings.	
				public open space at		
				Foot Farm, Billericay.		
Site Size	2.5ha	0.7ha	0.7ha	5ha	1.45ha	
Sustainability Appraisal / Strategic Environmental Assessment						
Positive SA/SEA	Accessibility to local	Regenerate and renew	-	Accessibility to local	Regenerate and renew	
	services and facilities.	disadvantaged areas.		services and facilities.	disadvantaged Areas;	
					Accessibility to local	
					services and facilities.	
Negative SA/SEA	Landscape; Cultural	Landscape;	Landscape; Cultural	Landscape; Cultural	Landscape; Cultural	
	heritage; Biodiversity.	Biodiversity; Re-use of	heritage;	heritage; Biodiversity.	heritage; Biodiversity.	
		previously developed	Biodiversity; Re-use			
		land.	of previously			
			developed land.			

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (New Site 2)	Option D (New Site 3)
Mitigation Required	Provision of landscaped	Assess proposals	Assess proposals	Provision of	Provision of landscaped
	buffers; assess proposals	against policies NE4	against policies	landscaped buffers;	buffers; assess proposals
	against policies NE4 and	and NE5 to mitigate	NE4 and NE5 to	assess proposals	against policies NE4 and
	NE5 to mitigate	biodiversity and	mitigate	against policies NE4	NE5 to mitigate
	biodiversity and	landscape impacts.	biodiversity and	and NE5 to mitigate	biodiversity and
	landscape impacts.		landscape impacts.	biodiversity and landscape impacts.	landscape impacts.
Environmental Evidence					
Air Quality	Average concentrations	Average	Average	Average	Average concentrations
	for NO ₂ in the vicinity is	concentrations for	concentrations for	concentrations for	for NO ₂ in the vicinity is
	below 30µg.m ⁻³ . This is	NO ₂ in the vicinity is	NO ₂ in the vicinity	NO ₂ in the vicinity is	below 30μg.m ⁻³ . This is
	considered to be	below 30μg.m ⁻³ . This is	is below 30μg.m ⁻³ .	below 30µg.m ⁻³ . This is	considered to be
	acceptable.	considered to be	This is considered	considered to be	acceptable.
		acceptable.	to be acceptable.	acceptable.	
Ecology	Site is not known to be	Site is not known to be	Site is not known	Site is not known to be	Site is not known to be
	highly ecologically	highly ecologically	to be highly	highly ecologically	highly ecologically
	sensitive. Wildlife living	sensitive.	ecologically	sensitive. Wildlife	sensitive. Wildlife living
	within natural features of		sensitive.	living within natural	within natural features
	the site.			features of the site.	of the site.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Not within a CDA. Flood	Not within a CDA.	Site is not known	Not within a CDA.	Not within a CDA. Flood
	risk categories include	Flood risk categories	to be at risk of	Flood risk categories	risk categories include
	groundwater flooding.	include groundwater	flooding.	include groundwater	groundwater flooding.
		flooding.		flooding.	
Historic including	Amber. Excavations in	Predominately rural in	The zone	Amber. The surviving	Green. There are no
Archaeology	the area surrounding the	character, the broader	comprises small	historic landscape	known
	site allocation boundary	area retains many of	areas of woodland,	reflect an historic	historic/archaeological
	have revealed much	its historical landscape	and a historic	settlement pattern	features of concern on
	evidence for prehistoric	features relating to	settlement pattern.	which originated in	the site.
	activity, and Roman	the rural environment	There is also	the medieval period.	
	occupation and	especially ancient	evidence of	Much of the historic	

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (New Site 2)	Option D (New Site 3)
	settlement. A number of	woodland sites.	prehistoric	field pattern survives	
	historic buildings which	Despite the fact that	occupation in the	within the site.	
	are listed survive in the	little archaeological	area.		
	surrounding area	work has been			
		undertaken due to the			
		low levels of modern			
		development in the			
		zone, there is a wide			
		range of			
		archaeological			
		evidence.			
Landscape Capacity	No/Very Low relative	No/Very Low relative	No/Very Low	No/Very Low relative	No/Very Low relative
	landscape capacity rating.	landscape capacity	relative landscape	landscape capacity	landscape capacity
		rating.	capacity rating.	rating.	rating.
Landscape Site	This location has	The Landscape	The Landscape	Although the area as a	Although the area as a
Appraisal	potential for a small	Capacity Study 2014	Capacity Study	whole is assessed as	whole is assessed as
	amount of residential	suggests that there is	2014 concluded	having low capacity to	having low capacity to
	development, because it	possible opportunity	that there is no	accommodate	accommodate
	has a direct association	for small scale	opportunity for	development, it is	development, this site is
	with the existing edge of	residential	residential	considered that this	considered to have
	South Green and is less	development adjacent	development due	site has more capacity	greater capacity to
	visible from the rural	existing development	to the area's open	to accommodate	accommodate
	landscape to the north	on Church Street.	character, and	development than is	development than the
	and west.		impact on	general for area.	wider area.
			separation		
			between Noak		
			Bridge and Noak		
			Hill/Great		
			Burstead.		
Environmental	Ecological assessments;	Ecological	Ecological	Ecological	Ecological assessments;
Mitigation Required	Source control SUDS and	assessments; Drainage	assessments;	assessments; Source	Drainage improvements;
	drainage improvements;	improvements;		control SUDS and	Programme of

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (New Site 2)	Option D (New Site 3)
	Archaeological	Archaeological	Archaeological	drainage	archaeological
	assessment and	assessment;	assessment.	improvements;	investigation; New
	evaluation, geophysics	Landscape		Archaeological	public open space,
	survey with possible	enhancements.		assessment and	boundary planting and
	targeted trial trenching;			evaluation; New public	enhancing the existing
	New woodland belt,			open space, and	pond.
	formal open space.			creation of green	
				buffers and a green	
				corridor.	
Infrastructure					
Water Supply	Sufficient overall water	Sufficient overall	Sufficient overall	Sufficient overall	Sufficient overall water
	resources available.	water resources	water resources	water resources	resources available.
		available.	available.	available.	
WRC Capacity	Improvements to existing	Improvements to	Improvements to	Improvements to	Improvements to
	water recycling centre.	existing water	existing water	existing water	existing water recycling
		recycling centre.	recycling centre.	recycling centre.	centre.
Waste Water Network	Infrastructure upgrades	Infrastructure	Infrastructure	Infrastructure	Infrastructure upgrades
	to the existing foul	upgrades to the	upgrades to the	upgrades to the	to the existing foul
	network.	existing foul network.	existing foul	existing foul network.	network.
			network.		
Waste Water Asset	Within close proximity to	Within close proximity	Within close	Within close proximity	Within close proximity to
Impact	existing pumping	to existing pumping	proximity to	to existing pumping	existing pumping
	stations. Development	stations. Development	existing pumping	stations. Development	stations. Development
	should therefore be	should therefore be	stations.	should therefore be	should therefore be
	located at safe distances	located at safe	Development	located at safe	located at safe distances
	from pumping stations.	distances from	should therefore	distances from	from pumping stations.
		pumping stations.	be located at safe	pumping stations.	
			distances from		
			pumping stations.		
Power Network	Existing primary	Existing primary	Existing primary	Existing primary	Existing primary
	substations are capable	substations are	substations are	substations are	substations are capable
	of meeting the predicted	capable of meeting	capable of meeting	capable of meeting	of meeting the predicted

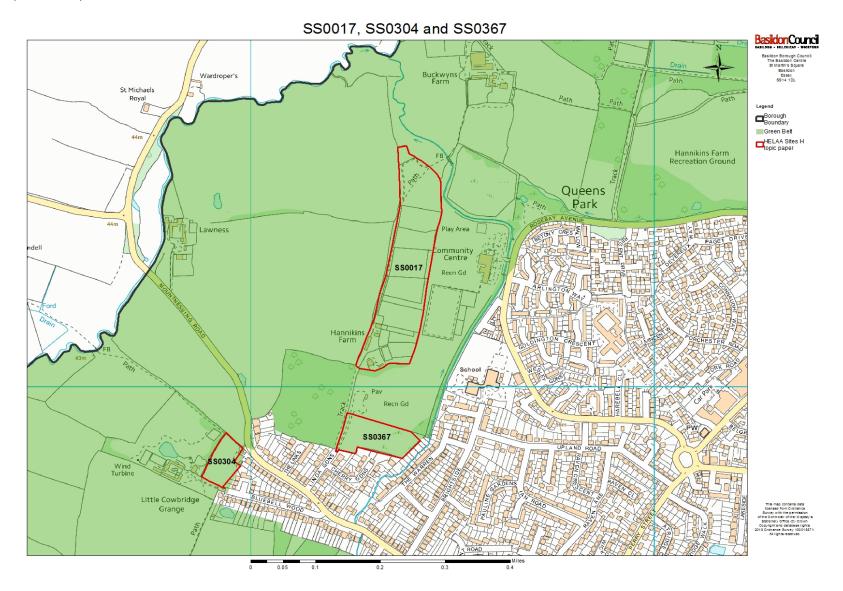
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (New Site 2)	Option D (New Site 3)
	level of growth in	the predicted level of	the predicted level	the predicted level of	level of growth in
	Billericay.	growth in Billericay.	of growth in	growth in Billericay.	Billericay.
			Billericay.		
Education (Early Years	It is likely that existing	It is likely that existing	It is likely that	It is likely that existing	This alone would not
Provision)	capacity of EYP will be	capacity of EYP will be	existing capacity of	capacity of EYP will be	require additional
	able to cope with the	able to cope with the	EYP will be able to	able to cope with the	places, however if
	additional growth in this	additional growth in	cope with the	additional growth in	combined with other
	area.	this area.	additional growth	this area.	developments in the
			in this area.		ward, expansion to
					current provision would
					need to be considered.
Education (Primary)	Pupils from this	Pupils from this	Pupils from this	Additional primary	Additional primary
	development could be	development could be	development could	school provision will	school provision will be
	accommodated by the	accommodated by the	be accommodated	be required if further	required if further
	expansion of existing	expansion of existing	by the expansion of	housing development	housing development is
	schools within	schools within	existing schools	is proposed within	proposed within
	reasonable, safe walking	reasonable, safe	within reasonable,	Billericay.	Billericay.
	distance.	walking distance.	safe walking		
			distance.		
Education (Secondary)	Some expansion of the	Some expansion of the	Some expansion of	Some expansion of the	Some expansion of the
	existing schools in	existing schools in	the existing schools	existing schools in	existing schools in
	Billericay is likely to be	Billericay is likely to be	in Billericay is likely	Billericay is likely to be	Billericay is likely to be
	required, although both	required, although	to be required,	required, although	required, although both
	schools are operating on	both schools are	although both	both schools are	schools are operating on
	restricted sites.	operating on	schools are	operating on	restricted sites.
	Additional capacity will	restricted sites.	operating on	restricted sites.	Additional capacity will
	also be created by	Additional capacity	restricted sites.	Additional capacity	also be created by
	displacing pupils currently	will also be created by	Additional capacity	will also be created by	displacing pupils
	living outside the priority	displacing pupils	will also be created	displacing pupils	currently living outside
	admissions areas for	currently living outside	by displacing pupils	currently living outside	the priority admissions
	these schools.	the priority admissions	currently living	the priority admissions	areas for these schools.
			outside the priority		

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (New Site 2)	Option D (New Site 3)	
		areas for these	admissions areas	areas for these		
		schools.	for these schools.	schools.		
Health	Contribution towards	No contribution likely	No contribution	Contribution towards	Contribution towards	
	increasing capacity for	required due to	likely required due	increasing capacity for	increasing capacity for	
	local Primary Care	number of dwellings.	to number of	local Primary Care	local Primary Care	
	facilities, by means of		dwellings.	facilities, by means of	facilities, by means of	
	extension, possible			extension, possible	extension, possible	
	relocation/reconfiguratio			relocation/reconfigura	relocation/reconfigurati	
	n of an existing practice,			tion of an existing	on of an existing	
	or the creation of health			practice, or the	practice, or the creation	
	care 'hubs'/networks.			creation of health care	of health care	
				'hubs'/networks.	'hubs'/networks.	
Sustainable Access	Good level	No access constraints	No access	Good level	Good level	
		that could not be	constraints that			
		overcome present on	could not be			
		the site.	overcome present			
			on the site.			
Local Junction Impacts	Common Road; A129 Southend Rd / Hickstars Lane; A129 London Road / B1007 High Street / Sun Street / Laindon Rd; A129 Sun Street / Chapel Street; A129 Southend Road / A176; and A176 / Kennel Lane / Laindon Road Junctions. The capacity on					
	A129 London Road / B1007	_				
		nce mitigation has been applied. A129 Southend Rd / Hickstars Lane and A129 Sun Street / Chapel Street junctions are to be				
	considered tolerable overall after mitigation. A129 Southend Road / A176 would have adequate capacity in the AM but over					
	capacity in the PM after pro	-				
	junction over capacity in th				•	
	determine the required mit	•	•			
Strategic Road Network	The Essex Transport Strates	• • •		-	•	
	propose a number of highw	•	ough, in order to ensur	e the efficient operation o	of these important routes	
	over the long term to support strategic growth.					
Deliverability	T		1	T		
Viability	Viable	Viable	Viable	Viable	Viable	

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (New Site 2)	Option D (New Site 3)
Landownership	Multiple landowners	Single landowner	Single landowner	Single landowner	Single landowner, with
					option agreement
Developer Involvement	No developer is	Housebuilder	No developer is	No developer is	Housebuilder promoting
	promoting this site.	promoting site for	promoting this site.	promoting this site.	site for development.
		development.			
Promotion	Engagement in the Local	Engagement in the	Engagement in the	Engagement in the	Engagement in the Local
	Plan process.	Local Plan process.	Local Plan process.	Local Plan process.	Plan process; planning
					pre-application advice.
Policy Constraints					
Green Belt	Area 15 contributes to all	Area 15 contributes to	Area 25 makes a	Area 72 makes a very	Area 25 makes a
	Green Belt purposes and	all Green Belt	contribution to all	strong contribution to	contribution to all the
	to keeping the land	purposes and to	the Green Belt	the Green Belt	Green Belt purposes and
	permanently open. The	keeping the land	purposes and to	purposes. This	to keeping the land
	greatest harm arising	permanently open.	keeping the land	development site is	permanently open. This
	from this proposal would	Having regard to the	permanently open.	visually prominent and	site is however visually
	be in relation to urban	site's relatively small	The location of this	plays an important	contained, and well-
	sprawl. The new Green	footprint and	site is such that it	role in restricting	screened from wider
	Belt boundary would not	containment within	would compromise	further sprawl from	views. Therefore, this
	provide a firm and	the built landscape, it	the existing	the ribbon	development proposal
	distinct edge to the	is unlikely that	settlement edge to	development that	will have limited harm
	settlement, and would	development of this	Billericay in this	already extends from	on the openness of the
	not help in preventing	site would have an	location, and would	South Green. There is	Green Belt, or the
	further sprawl and	adverse impact on the	be visually	therefore limited	purposes of including
	encroachment into the	Green Belt.	prominent thereby	opportunity for	land within it.
	countryside.		causing harm to	development in this	
			the openness of	location.	
			the Green Belt.		
Other	-	-	-	New action from the	-
				New & Alternative	
				Sites consultation, to	
				investigate potential	
				land contamination.	

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (New Site 2)	Option D (New Site 3)
Recommendation					
Officers	Not recommended. It is	Worthy of	Not recommended.	Worthy of	Recommended. Some
Recommendation	considered that land in	consideration.	Development of	consideration. This	elements of sprawl exist
	this location does not	Although this site is	this site would	site is located in an	on this site, with part of
	provide the opportunity	disconnected from the	result in an illogical	area which the	the site already
	to reinforce a clearly	main urban area of	Green Belt	Landscape Appraisal	designated as urban
	defined/defensible Green	Billericay, it is adjacent	boundary.	outlines as having	land. There is therefore
	Belt boundary.	the linear settlements		limited opportunity	some potential for self-
		along Church Street		for development.	build development
		and Noak Hill Road.		There is however	opportunities. This site is
		Development in this		some potential for	recommended to
		location could		ribbon development	provide about 20 self-
		however potentially		along Southend Road,	build plots.
		result in dead		in western field to	
		frontages. As such,		provide approximately	
		appropriate design		70 dwellings.	
		and layout would be			
		paramount to			
		minimising the harm			
		of development in this			
		location.			
Recommended phasing	N/A	Early phasing	N/A	Early phasing	Early phasing

SS0017, SS0367, and SS0304



Consideration	SS0017	SS0367	SS0304
Location	Hannikins Farm, Linda Gardens,	Land North of Linda Gardens and	Land adjacent to Bluebell Lodge,
	Billericay	Cherry Gardens, Billericay	Billericay
Site Specific Consultation Matters	Not subjected to public consultation.		
Proposal	This site has the capacity to	This site has the capacity to	This site has the capacity to
	accommodate a development of	accommodate a development of	accommodate a development of
	around 120 homes, having regard to	around 40 homes, having regard to	around 20 homes, having regard to
	the HELAA assessment.	the HELAA assessment.	the HELAA assessment.
Site Size	5.84ha	1.43ha	0.75ha
Sustainability Appraisal / Strategic I	Environmental Assessment		
Positive SA/SEA	Regenerate and renew	Regenerate and renew	-
	disadvantaged areas.	disadvantaged areas.	
Negative SA/SEA	Biodiversity; Re-use of previously	Landscape; Biodiversity; Flood risk.	Landscape; Cultural heritage;
	developed land; Flood risk.		Biodiversity.
Mitigation Required	Proposals will be assessed against	Proposals will be assessed against	Proposals will be assessed against
	policies NE4 and CC4 to mitigate	policies NE4, NE5 and CC4 to	policies NE4 and NE5 to mitigate
	biodiversity and drainage impacts	mitigate biodiversity, landscape and	biodiversity and landscape impacts
	respectively.	drainage impacts respectively.	respectively.
Environmental Evidence			
Air Quality	**Not assessed	**Not assessed	**Not assessed
Ecology	No site level ecology surveys.	No site level ecology surveys.	No site level ecology surveys.
	However, the site is within the	However, the site is within the buffer	
	buffer zones of SSSI, Local Nature	zones of SSSI and Protected Species	
	Reserve, Local Wildlife Sites, BAP	Alert, for the benefit of sensitivity	
	Priority Habitat and Protected	and precaution, and to ensure that	
	Species Alert, for the benefit of	development potential is considered	
	sensitivity and precaution, and to	with these environmental facets in	
	ensure that development potential	mind.	
	is considered with these		
	environmental facets in mind.		
Flood Risk - SFRA	Flood Zone 3A	Flood Zone 3A	Flood Zone 1
Flood Risk - SWMP	Not Within a CDA. Site is not known	Not Within a CDA. Site is not known	Not Within a CDA. Site is not known
	to be at risk of flooding.	to be at risk of flooding.	to be at risk of flooding.

Consideration	SS0017	SS0367	SS0304
Historic including Archaeology	Predominately rural in character,	Predominately rural in character,	Predominately rural in character,
	the broader area retains many of its	the broader area retains many of its	the broader area retains many of its
	historical landscape features	historical landscape features	historical landscape features
	relating to the rural environment	relating to the rural environment	relating to the rural environment
	especially ancient woodland sites.	especially ancient woodland sites.	especially ancient woodland sites.
	Despite the fact that little	Despite the fact that little	Despite the fact that little
	archaeological work has been	archaeological work has been	archaeological work has been
	undertaken due to the low levels of	undertaken due to the low levels of	undertaken due to the low levels of
	modern development in the zone,	modern development in the zone,	modern development in the zone,
	there is a wide range of	there is a wide range of	there is a wide range of
	archaeological evidence.	archaeological evidence.	archaeological evidence.
Landscape Capacity	Medium relative landscape capacity	Medium relative landscape capacity	Medium relative landscape capacity
	rating	rating	rating
Landscape Site Appraisal	The Landscape Capacity Study 2014	The Landscape Capacity Study 2014	The Landscape Capacity Study 2014
	identifies a possible opportunity for	identifies a possible opportunity for	identifies a possible opportunity for
	medium scale residential	medium scale residential	medium scale residential
	development within the broad area,	development within the broad area,	development within the broad area,
	as a continuation of Goosebury	as a continuation of Goosebury	as a continuation of Goosebury
	Green, in the fields north of the	Green, in the fields north of the	Green, in the fields north of the
	railway line.	railway line.	railway line.
Environmental Mitigation Required	Air quality monitoring; Ecological	Air quality monitoring; Ecological	Air quality monitoring; Ecological
	assessments; Archaeological	assessments; Archaeological	assessments; Archaeological
	assessment; Landscape	assessment; Landscape	assessment; Landscape
	enhancements; drainage	enhancements; drainage	enhancements.
	improvements.	improvements.	
Infrastructure			
Water Supply	Sufficient overall water resources	Sufficient overall water resources	Sufficient overall water resources
	available.	available.	available.
WRC Capacity	Improvements to existing water	Improvements to existing water	Improvements to existing water
	recycling centre.	recycling centre.	recycling centre.
Waste Water Network	Infrastructure upgrades to the	Infrastructure upgrades to the	Infrastructure upgrades to the
	existing foul network.	existing foul network.	existing foul network.

Consideration	SS0017	SS0367	SS0304
Waste Water Asset Impact	Not in close proximity to existing	Not in close proximity to existing	Not in close proximity to existing
	Waste Water Asset.	Waste Water Asset.	Waste Water Asset.
Power Network	Existing primary substations are	Existing primary substations are	Existing primary substations are
	capable of meeting the predicted	capable of meeting the predicted	capable of meeting the predicted
	level of growth in Billericay.	level of growth in Billericay.	level of growth in Billericay.
Education (Early Years Provision)	Expansion of surrounding settings or	Expansion of surrounding settings or	Expansion of surrounding settings or
	combined with the other	combined with the other	combined with the other
	developments in the ward, would	developments in the ward, would	developments in the ward, would
	suggest a need for an additional	suggest a need for an additional	suggest a need for an additional
	Early Years provision.	Early Years provision.	Early Years provision.
Education (Primary)	Additional primary school provision	Additional primary school provision	Additional primary school provision
	will be required if further housing	will be required if further housing	will be required if further housing
	development is proposed within	development is proposed within	development is proposed within
	Billericay.	Billericay.	Billericay.
Education (Secondary)	Some expansion of the existing	Some expansion of the existing	Some expansion of the existing
	schools in Billericay is likely to be	schools in Billericay is likely to be	schools in Billericay is likely to be
	required, although both schools are	required, although both schools are	required, although both schools are
	operating on restricted sites.	operating on restricted sites.	operating on restricted sites.
	Additional capacity will also be	Additional capacity will also be	Additional capacity will also be
	created by displacing pupils	created by displacing pupils	created by displacing pupils
	currently living outside the priority	currently living outside the priority	currently living outside the priority
	admissions areas for these schools.	admissions areas for these schools.	admissions areas for these schools.
Health	Contribution towards increasing	Contribution towards increasing	Contribution towards increasing
	capacity for local Primary Care	capacity for local Primary Care	capacity for local Primary Care
	facilities, by means of extension,	facilities, by means of extension,	facilities, by means of extension,
	possible relocation/reconfiguration	possible relocation/reconfiguration	possible relocation/reconfiguration
	of an existing practice, or the	of an existing practice, or the	of an existing practice, or the
	creation of health care	creation of health care	creation of health care
	'hubs'/networks.	'hubs'/networks.	'hubs'/networks.
Sustainable Access	No access constraints that could not	No access constraints that could not	No access constraints that could not
	be overcome present on the site.	be overcome present on the site.	be overcome present on the site.
Local Junction Impacts	**Not assessed	**Not assessed	**Not assessed

Consideration	SS0017	SS0367	SS0304	
Strategic Road Network	The Essex Transport Strategy; the A127 Corridor for Growth: An Economic Plan; and future route based strategy			
	for the A13, propose a number of highways schemes for the Borough, in order to ensure the efficient operation of			
	these important routes over the long	term to support strategic growth.		
Infrastructure Mitigation Required	Given the relatively small size of these	e sites, specific on-site provision for infr	astructure is not likely to be sought.	
	Where infrastructure impacts are idea	ntified, mitigation should be provided ir	n the form of contributions or other	
	reasonable measures.			
Deliverability				
Viability	**Not assessed	Viable	Viable	
Landownership	Single landowner	Single landowner, with options agreement on the site.	Single landowner	
Developer Involvement	No developer promoting the site.	Housebuilder promoting site for development.	No developer promoting the site.	
Promotion	Planning application refused in 2014	Outline planning application refused	No planning history. Engagement in	
	and 2015 for a 3 no. 4-bedroom	in 2016 for 27 dwellings units.	the Local Plan through the HELAA	
	detached residential scheme.		process.	
Policy Constraints				
Green Belt	Area 5 makes a good contribution to	Area 5 makes a good contribution to	Area 5 makes a good contribution to	
	the Green Belt purposes. This site's	the Green Belt purposes. The	the Green Belt purposes. This site is	
	separation from the main urban	proposed development site is well	well contained by woodland and	
	area of Billericay raises potential	screened from public views by	hedgerows to the north, south and	
	issues regarding the creation of a	mature field boundaries which	west, which will serve to limit the	
	defensible Green Belt boundary and	would act to both contain and	harm of development on the	
	would change the appearance of	screen this site. Therefore, the	remaining Green Belt in the area.	
	the Green Belt area, with adverse	degree of harm to the Green Belt in		
	impacts on the countryside role of	this location is more limited than in		
	the area.	other parts of the area.		
Other	-	-	-	
Recommendation				
Officers Recommendation	Not recommended, as is likely that	Worthy of consideration. This site	Worthy of consideration. This site	
	the proposal will have significant	considered alone, cannot deliver	considered alone, cannot deliver	
	adverse effects on the openness of	strategic benefits, but could form an	strategic benefits, but could form an	
		appropriate extension to Billericay,	appropriate extension to Billericay,	

Consideration	SS0017	SS0367	SS0304
	the Green Belt, and the purposes of	given its less significant landscape	given its less significant landscape
	including land within it.	and visual impacts.	and visual impacts.
Recommended phasing	N/A	Early phasing	Early phasing

SS0093 and SS0569

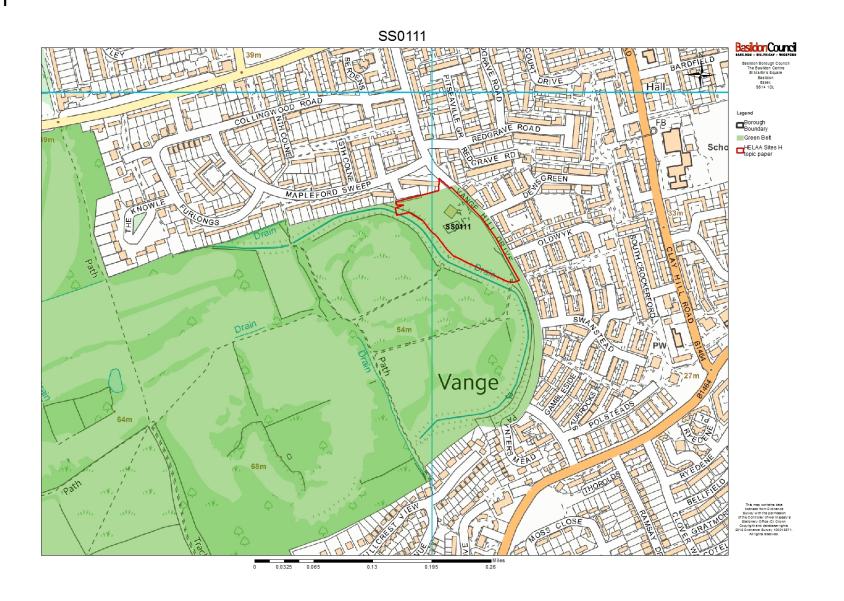


Consideration	SS0093	SS0569
Location	Land adjacent to 6 Lee Chapel Lane, Langdon Hills, Basildon	Land at Homestead Drive, Langdon Hills, Basildon
Site Specific Consultation	Not subjected to public consultation.	
Matters		
Proposal	This site has the capacity to accommodate a development	This site has the capacity to accommodate a development
	of around 10 homes, having regard to the HELAA	of around 45 homes, having regard to the HELAA
	assessment.	assessment.
Site Size	0.47ha	2.16ha
Sustainability Appraisal / St	rategic Environmental Assessment	
Positive SA/SEA	-	-
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity.	Landscape; Cultural heritage.
Mitigation Required	Proposals will be assessed against policies NE4 and NE5 to	Proposals will be assessed against policy NE5 to mitigate
	mitigate biodiversity and landscape impacts respectively.	landscape impacts.
Environmental Evidence		
Air Quality	**Not assessed	**Not assessed
Ecology	No site level ecology surveys. However, the site is within	No site level ecology surveys. However, the site is within
	the buffer zones of SSSI, Local Wildlife Sites and Protected	the buffer zones of SSSI, Local Wildlife Sites and Protected
	Species Alert, for the benefit of sensitivity and precaution,	Species Alert, for the benefit of sensitivity and precaution,
	and to ensure that development potential is considered	and to ensure that development potential is considered
	with these environmental facets in mind.	with these environmental facets in mind.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Within a CDA and PSWFH. Flood risk categories include	Within a CDA and PSWFH. Flood risk categories include
	surface water, groundwater flooding.	surface water, groundwater flooding.
Historic including	The broader area is well wooded, with both ancient	The broader area is well wooded, with both ancient
Archaeology	woodland and secondary wood; hills and ridges create a	woodland and secondary wood; hills and ridges create a
	varied topography. The relatively undisturbed nature of	varied topography. The relatively undisturbed nature of
	much of the zone means that there is the potential for	much of the zone means that there is the potential for
	archaeological deposits of multi-period date.	archaeological deposits of multi-period date.
Landscape Capacity	No/Very low relative landscape capacity rating.	No/Very low relative landscape capacity rating.
Landscape Site Appraisal	The Landscape Capacity Study 2014 concluded that there is	The Landscape Capacity Study 2014 concluded that there is
	no capacity for residential development within this area	no capacity for residential development within this area

Consideration	SS0093	SS0569		
	due to designations, importance for recreation and the	due to designations, importance for recreation and the		
	prominent ridgeline position.	prominent ridgeline position.		
Environmental Mitigation	Air quality monitoring; ecological assessments; drainage	Air quality monitoring; ecological assessments; drainage		
Required	improvements; archaeological investigation; Landscape	improvements; archaeological investigation; Landscape		
	enhancements.	enhancements.		
Infrastructure				
Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.		
WRC Capacity	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.		
Waste Water Network	Infrastructure upgrades to the existing foul network.	Infrastructure upgrades to the existing foul network.		
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.		
Power Network	Additional development can be accommodated by sharing	Additional development can be accommodated by sharing		
	of the loads with adjoining primary substations.	of the loads with adjoining primary substations.		
Education (Early Years	There is a requirement for additional provision of EYP	There is a requirement for additional provision of EYP		
Provision)	places within the area.	places within the area.		
Education (Primary)	Contribute towards the provision for a primary school, to	Contribute towards the provision for a primary school, to		
	serve development within the vicinity.	serve development within the vicinity.		
Education (Secondary)	There is currently a surplus of secondary school places in	There is currently a surplus of secondary school places in		
	Basildon. The potential need for an additional secondary	Basildon. The potential need for an additional secondary		
	school is unlikely to arise until 2023-24. Additional school	school is unlikely to arise until 2023-24. Additional school		
	places would be either through the expansion of existing	places would be either through the expansion of existing		
	schools and/or the establishment of a new school.	schools and/or the establishment of a new school.		
Health	Contribution towards increasing capacity for local Primary	Contribution towards increasing capacity for local Primary		
	Care facilities, by means of extension, possible	Care facilities, by means of extension, possible		
	relocation/reconfiguration of an existing practice, or the	relocation/reconfiguration of an existing practice, or the		
	creation of health care 'hubs'/networks.	creation of health care 'hubs'/networks.		
Sustainable Access	No access constraints that could not be overcome present	No access constraints that could not be overcome present		
	on the site.	on the site.		
Local Junction Impacts	**Not assessed	**Not assessed		
Strategic Road Network	The Essex Transport Strategy; the A127 Corridor for Growth: An Economic Plan; and future route based strategy for the			
	A13, propose a number of highways schemes for the Borough, in order to ensure the efficient operation of these			

Consideration	SS0093	SS0569			
	important routes over the long term to support strategic growth. In addition, it is proposed that the number of running				
	lanes on A176 Upper Mayne is increased to reduce queuing.				
Infrastructure Mitigation	Given the relatively small size of these sites, specific on-site	provision for infrastructure is not likely to be sought. Where			
Required	infrastructure impacts are identified, mitigation should be pr	ovided in the form of contributions or other reasonable			
	measures.				
Deliverability					
Viability	Viable	Viable			
Landownership	Single landowner	Single landowner			
Developer Involvement	No developer promoting the site.	No developer promoting the site.			
Promotion	No planning history. Engagement in the Local Plan through	No planning history. Engagement in the Local Plan through			
	the HELAA process.	the HELAA process.			
Policy Constraints					
Green Belt	Area 62 makes a limited contribution to the Green Belt purposes. The development of this site could compromise the existing settlement edge to Basildon in this location, with implications on limiting further urban sprawl in the future.	Area 62 makes a limited contribution to the Green Belt purposes. Development of this site would result in an illogical Green Belt boundary, and would reduce the existing perception of a countryside location.			
Other	-	-			
Recommendation					
Officers Recommendation	Worthy of consideration. This site considered alone, cannot deliver strategic benefits, but could form an appropriate extension to Basildon. However, any development on this site would be contingent upon providing appropriate landscaping, design, and layout in order to minimise Green Belt and landscape impacts.	Not recommended, as is likely that the proposal will have significant adverse effects on the openness of the Green Belt, and the purposes of including land within it.			
Recommended phasing	Early phasing	N/A			

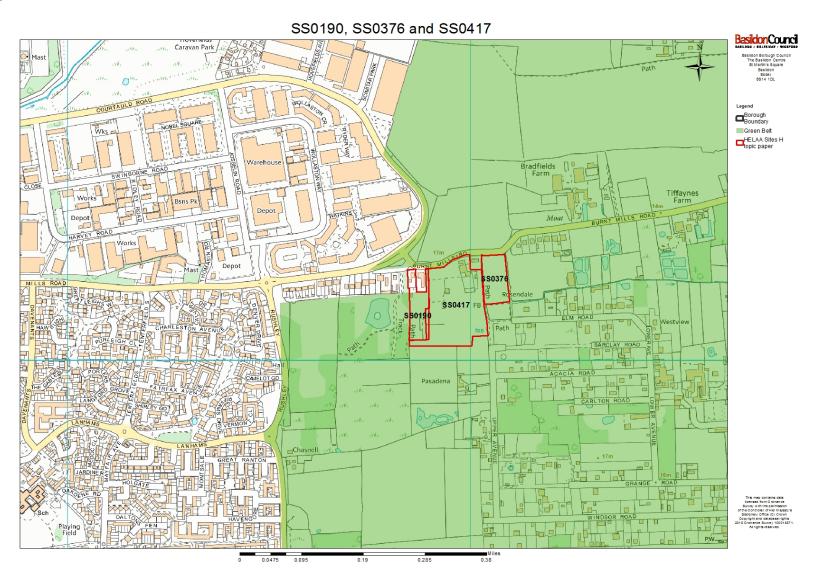
SS0111



Consideration	SS0111
Location	Vange Hill Drive Open Space, Vange, Basildon
Site Specific Consultation	Not the subject of public consultation.
Matters	
Proposal	The site has the capacity to accommodate a development of
	around 40 homes, having regard to the HELAA assessment.
Site Size	1.48ha
Sustainability Appraisal / Strate	egic Environmental Assessment
Positive SA/SEA	Regenerate disadvantaged areas; Accessibility to local services;
	Encouraging sustainable travel choices.
Negative SA/SEA	Landscape; Biodiversity
Mitigation Required	Proposals will be assessed against policies NE4 and NE5 to
	mitigate biodiversity and landscape impacts respectively.
Environmental Evidence	
Air Quality	**Not assessed
Ecology	No site level ecology surveys. However, the site is within the
	buffer zones of SSSI, Local Nature Reserve, Local Wildlife Sites,
	BAP Priority Habitat and Protected Species Alert, for the benefit
	of sensitivity and precaution, and to ensure that development
	potential is considered with these environmental facets in mind.
Flood Risk - SFRA	Flood Zone 1
Flood Risk - SWMP	Not Within a CDA. Site is not known to be at risk of flooding.
Historic including Archaeology	The broader area is largely developed, and contains a few
	historic buildings. Few archaeological sites have been identified
	in the zone, possibly reflecting the lack of archaeological work at
	the time of the New Town development.
Landscape Capacity	No/Very low relative landscape capacity rating.
Landscape Site Appraisal	The Landscape Capacity Study 2014 concluded that there is no
	capacity for residential development within this area due to the
	area's elevated position and its importance as a prominent
	wooded ridge. Development would also be likely to reduce
	allocated open space in the area that has a significant landscape
	role.
Environmental Mitigation	Air quality monitoring; ecological assessments; archaeological
Required	investigation; Landscape enhancements.
Infrastructure	C (" · · · · · · · · · · · · · · · · · ·
Water Supply	Sufficient overall water resources available.
WRC Capacity	Improvements to existing water recycling centre.
Waste Water Network	Infrastructure upgrades to the existing foul network.
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.
Power Network	Additional development can be accommodated by sharing of
Education (Fault Vac	the loads with adjoining primary substations.
Education (Early Years	Expansion of an existing EYP could serve this development.
Provision)	Expansion of an existing existence subset of the control of the co
Education (Primary)	Expansion of an existing primary school could serve this
Education (Constant)	development.
Education (Secondary)	There is currently a surplus of secondary school places in
	Basildon. The potential need for an additional secondary school
	is unlikely to arise until 2023-24. Additional school places would

Consideration	SS0111
	be either through the expansion of existing schools and/or the
	establishment of a new school.
Health	Contribution towards increasing capacity for local Primary Care
	facilities, by means of extension, possible
	relocation/reconfiguration of an existing practice, or the
	creation of health care 'hubs'/networks.
Sustainable Access	No access constraints that could not be overcome present on
	the site.
Local Junction Impacts	**Not assessed
Strategic Road Network	The Essex Transport Strategy; the A127 Corridor for Growth: An
	Economic Plan; and future route based strategy for the A13,
	propose a number of highways schemes for the Borough, in
	order to ensure the efficient operation of these important
	routes over the long term to support strategic growth. In
	addition, it is proposed that the number of running lanes on
	A176 Upper Mayne is increased to reduce queuing.
Infrastructure Mitigation	Given the relatively small size of this site, specific on-site
Required	provision for infrastructure is not likely to be sought. Where
	infrastructure impacts are identified, mitigation should be
	provided in the form of contributions or other reasonable
	measures.
Deliverability	1 2222
Viability	Viable
Landownership	Single landowner
Developer Involvement	No developer promoting the site.
Promotion	No planning history. Engagement in the Local Plan through the
	HELAA process.
- 11	
Policy Constraints	
Policy Constraints Green Belt	Area 59 makes a good contribution to the Green Belt purposes.
•	Area 59 makes a good contribution to the Green Belt purposes. The level of harm to the Green Belt through this small scale
•	, ,
•	The level of harm to the Green Belt through this small scale
•	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that
•	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that the site is enclosed countryside due to the tree belts
Green Belt	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that the site is enclosed countryside due to the tree belts surrounding it.
Green Belt	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that the site is enclosed countryside due to the tree belts surrounding it. The development would lead to the loss of audited open space.
Green Belt	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that the site is enclosed countryside due to the tree belts surrounding it. The development would lead to the loss of audited open space. However, the PPG17 open space assessment of the site
Green Belt	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that the site is enclosed countryside due to the tree belts surrounding it. The development would lead to the loss of audited open space. However, the PPG17 open space assessment of the site concluded that it is possible that contributions towards enhancing nearby open space and public realm could be an
Green Belt	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that the site is enclosed countryside due to the tree belts surrounding it. The development would lead to the loss of audited open space. However, the PPG17 open space assessment of the site concluded that it is possible that contributions towards
Green Belt	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that the site is enclosed countryside due to the tree belts surrounding it. The development would lead to the loss of audited open space. However, the PPG17 open space assessment of the site concluded that it is possible that contributions towards enhancing nearby open space and public realm could be an acceptable alternative to the shortfall that would otherwise be
Green Belt Other	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that the site is enclosed countryside due to the tree belts surrounding it. The development would lead to the loss of audited open space. However, the PPG17 open space assessment of the site concluded that it is possible that contributions towards enhancing nearby open space and public realm could be an acceptable alternative to the shortfall that would otherwise be
Other Recommendation	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that the site is enclosed countryside due to the tree belts surrounding it. The development would lead to the loss of audited open space. However, the PPG17 open space assessment of the site concluded that it is possible that contributions towards enhancing nearby open space and public realm could be an acceptable alternative to the shortfall that would otherwise be generated by the development.
Other Recommendation	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that the site is enclosed countryside due to the tree belts surrounding it. The development would lead to the loss of audited open space. However, the PPG17 open space assessment of the site concluded that it is possible that contributions towards enhancing nearby open space and public realm could be an acceptable alternative to the shortfall that would otherwise be generated by the development. Worthy of consideration. This site considered alone, cannot
Other Recommendation	The level of harm to the Green Belt through this small scale development is likely to be limited and local in effect, given that the site is enclosed countryside due to the tree belts surrounding it. The development would lead to the loss of audited open space. However, the PPG17 open space assessment of the site concluded that it is possible that contributions towards enhancing nearby open space and public realm could be an acceptable alternative to the shortfall that would otherwise be generated by the development. Worthy of consideration. This site considered alone, cannot deliver strategic benefits, but could form an appropriate

SS0190, SS0376 and SS0417



Consideration	Sites SS0190, SS0376 and SS0417
Location	Land South of Burnt Mills Road, Basildon
Site Specific Consultation	Not subjected to public consultation.
Matters	
Proposal	This site is being promoted to accommodate between 80 and
	100 homes.
Site Size	4.25ha
Sustainability Appraisal / Strate	egic Environmental Assessment
Positive SA/SEA	**Not assessed
Negative SA/SEA	**Not assessed
Mitigation Required	**Not assessed
Environmental Evidence	
Air Quality	Average concentrations for NO_2 in the vicinity is below $30\mu g.m^{-3}$. This is considered to be acceptable.
Ecology	Site is not highly ecologically sensitive. Wildlife living within
Leology	natural features of the site.
Flood Risk - SFRA	Flood Zone 1
Flood Risk - SWMP	Within a CDA and PSWFH. Flood risk categories include surface
TIOGATION SWIVII	water, drainage ditches and sewer.
Historic including Archaeology	Green
Landscape Capacity	Medium relative landscape capacity rating.
Landscape Site Appraisal	This area is not considered appropriate for built development.
	However, there is the potential for pockets of development and
	open landscape uses.
Environmental Mitigation	Air quality monitoring requirements; Ecological assessments;
Required	On-site flood storage, further Surface Water Management
•	Investigation; Archaeological trial trench evaluation; Landscape
	buffering, open space and footpath connections, recreation
	facilities and allotment gardens.
Infrastructure	
Water Supply	Sufficient overall water resources available.
WRC Capacity	Improvements to existing water recycling centre.
Waste Water Network	Infrastructure upgrades to the existing foul network.
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.
Power Network	A new primary substation is required within East Basildon.
Education (Early Years Provision)	Expansion of an existing EYP could serve this development.
Education (Primary)	Expansion of an existing primary school could serve this
	development.
Education (Secondary)	There is currently a surplus of secondary school places in
	Basildon. The potential need for an additional secondary school
	is unlikely to arise until 2023-24. Additional school places would
	be either through the expansion of existing schools and/or the
	establishment of a new school.
Health	Contribution towards increasing capacity for local Primary Care
	facilities, by means of extension, possible
	relocation/reconfiguration of an existing practice, or the
	creation of health care 'hubs'/networks.
Sustainable Access	No access constraints that could not be overcome present on
	the site.

Consideration	Sites SS0190, SS0376 and SS0417
Local Junction Impacts	**Not assessed
Strategic Road Network	The Essex Transport Strategy; the A127 Corridor for Growth: An Economic Plan; and future route based strategy for the A13, propose a number of highways schemes for the Borough, in order to ensure the efficient operation of these important routes over the long term to support strategic growth. In addition, a new grade separated junction on the A127 at Pound Lane is required to serve the development proposed in this location.
Infrastructure Mitigation Required	Given the relatively small size of these sites, specific on-site provision for infrastructure is not likely to be sought. Where infrastructure impacts are identified, mitigation should be provided in the form of contributions or other reasonable measures.
Deliverability	
Viability	Viable
Landownership	Multiple landowners, with option agreement.
Developer Involvement	Housebuilder promoting the site for development.
Promotion	Engagement in the Local Plan process; outline planning
	application withdrawn in 2018 for 60 dwellings units.
Policy Constraints	
Green Belt	This proposal will see development located in Areas 53 and 74. Area 53 makes a strong contribution to the Green Belt purposes, while Area 74 makes a partial contribution to the Green Belt purposes. In terms of the wider Green Belt, the development of this site would not cause harm to the strategic purpose of the Green Belt, although the development will change the character and appearance of the site.
Other	Immediately on the boundary of the Bowers Gifford and North Benfleet Parish area. Potential loss of a nursery in an area where early years and childcare provision needs to be increased.
Recommendation	
Officers Recommendation	Not recommended as the comprehensive development of this site would result in an illogical Green Belt boundary at this time. On its eastern extent this site borders the Bowers Gifford and North Benfleet Neighbourhood Area, which could be subject to its own proposals as part of the Neighbourhood Plan. There may scope for limited frontage development in the short term, although this may frustrate comprehensive development at a later date if the Neighbourhood Plan amends the adjoining Green Belt boundary in this general location.
Recommended phasing	N/A