

Basildon Borough Council

Housing Options Topic Paper

November 2018

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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.

All Housing Options Considered

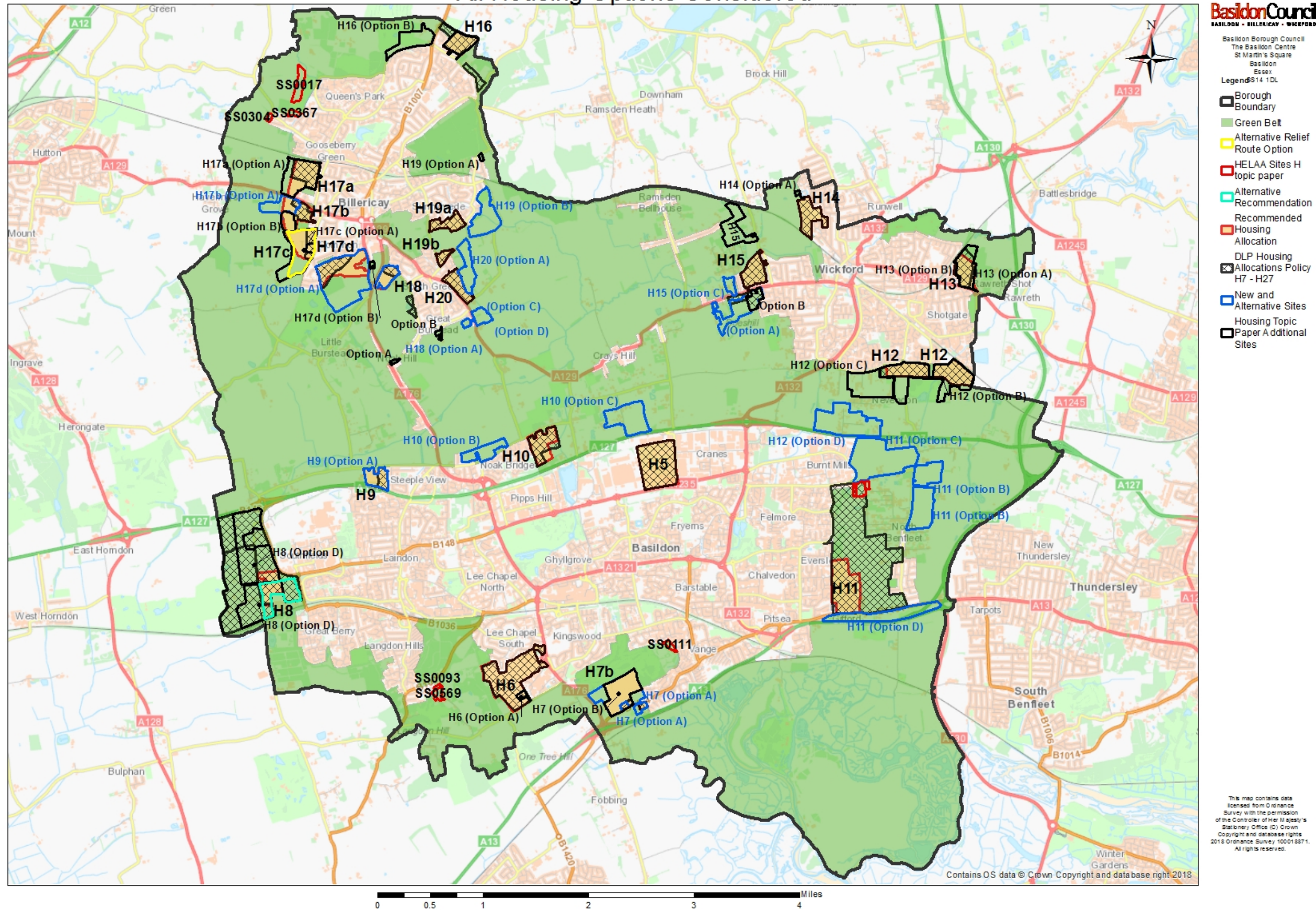


Figure 2.1: Map showing Housing Site Options across the Basildon Borough

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 µg/m³. Locations with an annual average nitrogen dioxide level of less than 30 µg/m³ are considered to be generally good. It is recommended within this report that monitoring requirements be set for locations with between 30 – 40 µg/m³ as a way of adopting a precautionary approach. No location across the proposed development locations recorded an annual mean exceeding 40 µg/m³, 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 Historic Character and Archaeology

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	<ul style="list-style-type: none"> National Grid
Water	<ul style="list-style-type: none"> Anglian Water Services Essex and Suffolk Water Environment Agency Essex County Council (as Lead Local Flood Authority)
Health	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> Essex County Council
Highways	<ul style="list-style-type: none"> 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 Local Junction Impacts

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	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	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	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	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
Red	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 '*Viabile*', '*Marginal*' (i.e. a small change in market conditions over the Plan may make them viable), or '*Not Viabile*'. 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.

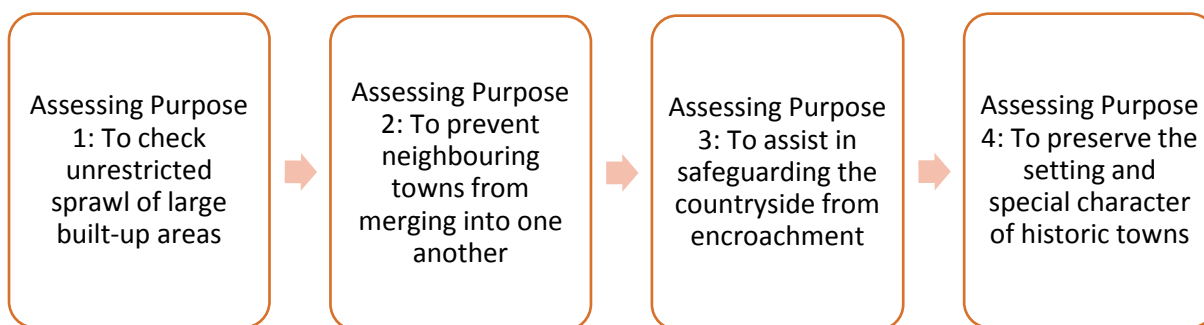


Figure 2.3: The steps to assess Green Belt purpose

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.

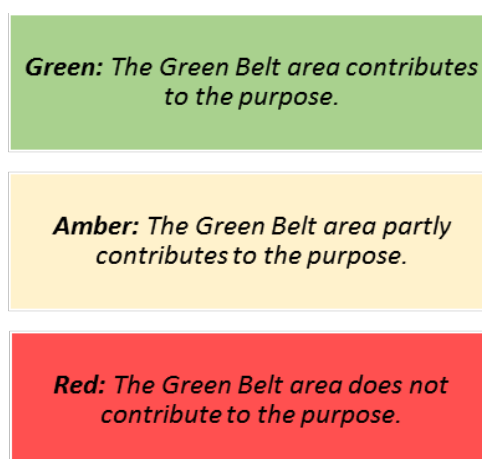


Figure 2.4: Traffic light system for each of the Green Belt purposes

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 period. No phasing is proposed for those options not recommended for inclusion within the plan.

4.0 Summary of Housing Options Review

RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	Green Belt					Sustainable Access	Infrastructure		Recommendation	Phasing
									1	2	3	4	Site Level Assessment of Harm		Transport Infrastructure	Community Infrastructure, Services and Utilities		
H5	Draft Local Plan Proposal (H7)	660 homes & 12-16ha of employment														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	
	Less employment provision, and more residential development.	800 homes & 6-8ha of employment														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 employment 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	
H6	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	
	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	
H7	Draft Local Plan Proposal (H9)	55 homes														Worthy of consideration - evidence supports the proposed growth, but there is scope to accommodate further development.	Early	
	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	
H8	Draft Local Plan Proposal (H10)	1,000 homes & 5.5ha of employment														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	
	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 employment														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 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.

RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	Green Belt					Sustainable Access	Infrastructure		Recommendation	Phasing
									1	2	3	4	Site Level Assessment of Harm		Transport Infrastructure	Community Infrastructure, Services and Utilities		
	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.	300 homes																Recommended – given that further working is still required with Brentwood and Thurrock Councils, to agree an appropriate growth strategy within the wider area.
H9	Draft Local Plan Proposal (H11)	140 homes															Worthy of consideration - this allocation may not be appropriate in terms of the infrastructure required to support development.	Middle - Late
	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
H10	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 40-45dph.	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
	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

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.

RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	Green Belt					Sustainable Access	Infrastructure		Recommendation	Phasing
									1	2	3	4	Site Level Assessment of Harm		Transport Infrastructure	Community Infrastructure, Services and Utilities		
	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 employment, 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 employment, 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
H12	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
	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

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.

RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	Green Belt					Sustainable Access	Infrastructure		Recommendation	Phasing
									1	2	3	4	Site Level Assessment of Harm		Transport Infrastructure	Community Infrastructure, Services and Utilities		
	Intensive redevelopment of Hovefields and Honiley Neighbourhood Area into a new standalone, community.	500 homes															Not recommended – the intensive development proposed will result in significant environmental and infrastructural constraints.	N/A
H13	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
	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
H14	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
	Allocate land adjacent Barn Hall Cottages.	c. 14 homes															Not recommended - site is isolated, and would result in an illogical Green Belt boundary.	N/A
	Increase housing 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
H15	Draft Local Plan Proposal (H17)	250 homes															Worthy of consideration – this location remains suitable for development, although higher densities can be accommodated on the site	Middle - Late
	Deliver a higher quantum of housing over the same site area.	300 homes															Recommended - the site should be developed at a density of 35duph.	Middle - Late
	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
H16	Draft Local Plan Proposal (H19)	150 homes															Not recommended – the site is not available and deliverable.	N/A
	Review the extent of land that is available for development, and deliverable.	c. 200 homes															Recommended - the revised site is recommended for increased densities (30duph).	Middle - Late
	Allocate land adjacent Stock Brook Manor.	c. 280 homes (at 20duph)															Not recommended – the site has been 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 outweigh the potential harm from the development of this site.	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.

RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	Green Belt					Sustainable Access	Infrastructure		Recommendation	Phasing
									1	2	3	4	Site Level Assessment of Harm		Transport Infrastructure	Community Infrastructure, Services and Utilities		
H17a	Draft Local Plan Proposal (H22)	280 homes	Green	Yellow	Green	Yellow	Green	Yellow	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	Not recommended - land in this area should be allocated in accordance with the Preferred Development Framework for SW Billericay.	N/A
	Expand allocation H22 to provide more homes and a care village.	400 homes	Green	Yellow	Green	Yellow	Green	Red	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	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.	543 homes	Green	Yellow	Green	Yellow	Green	Red	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	Recommended – considers and reflects the opportunities to meet the overall requirements of the South West Billericay development and the Local Plan.	Late
H17b	Draft Local Plan Proposal (H21)	180 homes	Green	Yellow	Green	Yellow	Green	Yellow	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	Not recommended - land in this area should be allocated in accordance with the Preferred Development Framework for SW Billericay.	N/A
	New development site at Greenleas Farm.	360 homes	Green	Yellow	Green	Yellow	Green	Yellow	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	Not recommended - land in this area should be allocated in accordance with the Preferred Development Framework for SW Billericay.	N/A
	Redistribute development to the Cricket Club.	Up to 180 homes	Green	Yellow	Green	Yellow	Green	Red	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	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	Green	Yellow	Green	Yellow	Green	Red	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	Recommended – considers and reflects the opportunities to meet the overall requirements of the South West Billericay development and the Local Plan.	Late
H17c	Draft Local Plan Proposal (H20)	160 homes	Green	Yellow	Green	Yellow	Green	Yellow	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	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	Green	Yellow	Green	Yellow	Green	Red	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	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.	358 homes	Green	Yellow	Green	Yellow	Green	Yellow	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	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	Green	Yellow	Green	Yellow	Green	Yellow	Yellow	Red	Yellow	Red	Green	Yellow	Green	Yellow	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
H17d	Draft Local Plan Proposal (H23)	330 homes	Green	Yellow	Green	Yellow	Green	Yellow	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	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	Green	Red	Green	Yellow	Green	Red	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	Not recommended - this proposal would have a greater impact on the landscape, and the ecology of adjacent Frithwood LWS.	N/A
	Residential development on a small site east of Laindon Road.	6 homes	Green	Yellow	Green	Yellow	Grey	Grey	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	Recommended – can provide self-build development opportunities.	Early
	Preferred HLDF Option for SW Billericay.	524 homes	Green	Yellow	Green	Yellow	Green	Yellow	Red	Yellow	Red	Green	Yellow	Green	Yellow	Yellow	Recommended – considers and reflects the 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	Green	Yellow	Green	Yellow	Green	Yellow	Yellow	Yellow	Green	Yellow	Green	Red	Yellow	Yellow	Worthy of consideration – this location remains suitable for development, although additional	Early

Key to colour coding

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

RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	Green Belt					Sustainable Access	Infrastructure		Recommendation	Phasing
									1	2	3	4	Site Level Assessment of Harm		Transport Infrastructure	Community Infrastructure, Services and Utilities		
																	development could be accommodated in this location.	
	An enlarged housing allocation, to include allotments.	200 homes															Recommended – a larger development in this location is appropriate, considering its relationship with south west Billericay.	Middle - Late
H19	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
	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.	430 homes															Not recommended – the site is in an area of high landscape sensitivity, and would also constitute sprawl.	N/A
	Increase housing densities within the same land area identified in the DLP.	400 homes															Recommended - the site should be developed at a density of 35dph to accommodate additional homes.	Middle - Late
H20	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
	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
Land South of London Road, Wickford	Draft Local Plan Proposal (H18)	160 homes															Not recommended – there are concerns regarding future encroachment into the Green Belt and countryside.	N/A
	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
	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
Land west of Kennel Lane, Great Burstead and South Green	Draft Local Plan Proposal (H25)	70 homes															Not recommended – would not create or reinforce a clearly defined/defensible Green Belt boundary.	N/A
	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
	Allocate land at Burstead Grange.	8-20 dwellings															Not recommended - would result in an illogical Green Belt boundary.	N/A
	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
	Demolish existing 'Maitland Lodge' to accommodate new dwellings.	20 homes															Recommended - can provide self-build development opportunities.	Early

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.

RPLP Site Ref.	Site Alternatives	No. of Dwellings Proposed	Air Quality	Ecology	Flood Zone	Flood Risk (SWMP)	Historic Environment	Landscape Appraisal	Green Belt					Sustainable Access	Infrastructure		Recommendation	Phasing
									1	2	3	4	Site Level Assessment of Harm		Transport Infrastructure	Community Infrastructure, Services and Utilities		
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 South, Basildon	37ha allocation approved for 9.9ha playing pitch 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 Road, Vange	25ha allocation approved for 650 homes, an 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, Laindon	9ha allocation approved for 245 homes.

H10 - Land East of Noak Bridge, Basildon	15ha allocation approved, as previously identified in the Draft Local Plan delivering 480 homes, to also 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 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, Shotgate	17ha allocation approved for 280 homes.
H14 - Land South of Barn Hall, Wickford	14ha allocation approved for 540 homes, with open space provision on adjacent land.
H15 - Land North of London Road, Wickford	14ha allocation approved for 300 homes.
H16 - Land North East of Potash Road, Billericay	11ha allocation approved for 255 homes.
H17a - South West Billericay	To progress with the alternative option in respect of site H17, providing around 2,000 homes across 4 sites, new primary school and early years provision, 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.
H17b - South West Billericay	
H17c - South West Billericay	
H17d - South West Billericay	
H17d (Option B) - Land East of Laindon Road, Billericay	Recommended for the provision of 6 self-build homes.
H18 - Land South of Windmill Heights, Billericay	8ha allocation approved for 200 homes.
H19 - Land East of Greens Farm Lane, Billericay	12ha allocation approved for around 400 new homes across 2 sites, with adjacent land of 16ha allocated an extension to the Mill Meadow Nature Reserve.
H19 (Option A) - Land Adjacent to The Mount, Billericay	Recommended for the provision of 6 self-build homes.
H20 - Land East of Southend Road, Billericay	10ha allocation approved for 190 homes.
Former H18 (Option B) - Land South of London Road, Wickford	Not to include this site in the Publication Local Plan, due to the concerns in respects of encroachment and impact on landscape.

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

Infrastructure, Growth and Development Committee Meeting - 19 March 2018 (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.

Strategic Planning and Infrastructure Committee – 29 August 2018

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.

Strategic Planning and Infrastructure Committee – 13 September 2018

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.

Strategic Planning and Infrastructure Committee – 3 October 2018

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 Site	Committee Resolution	Date of Final 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

H17a - South West Billericay	Approximately 95ha of land will create a series of linked, urban extensions to the town to include: <ul style="list-style-type: none"> • around 1,700 homes; • 2.1ha for D1 education uses; • the relocation of the cricket club and tennis club to land west of the residential allocations; • a network of new open spaces; and • a new relief road. 	SPI Committee - 17/7/18	
H17b - South West Billericay		SPI Committee - 17/7/18	
H17c - South West Billericay		SPI Committee - 17/7/18	
H17d - South West Billericay		SPI Committee - 17/7/18	
H17d (Option B) - Land East of Laindon Road, Billericay	Recommended for the provision of 6 self-build homes.	IGD Committee	- 7/12/17
H18 - Land South of Windmill Heights, Billericay	8ha allocation approved for 200 homes.	IGD Committee	- 7/12/17
H19 - Land East of Greens Farm Lane, Billericay	12ha allocation approved for around 400 new homes across 2 sites, with adjacent land of 16ha allocated an extension to the Mill Meadow Nature Reserve.	IGD Committee	- 7/12/17
H19 (Option A) - Land Adjacent to The Mount, Billericay	Recommended for the provision of 6 self-build homes.	IGD Committee	- 7/12/17
H20 - Land East of Southend Road, Billericay	9.5ha allocation approved for 190 homes.	IGD Committee	- 7/12/17
Former H18 (Option B) - Land South of London Road, Wickford	Not to include this site in the Publication Local Plan, due to the concerns in respects of encroachment and impact on landscape.	IGD Committee	- 7/12/17
Former H25 (Option D) - Land at Maitland Lodge, Great Burstead	Recommended for the provision of 20 self-build homes.	IGD Committee	- 7/12/17

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

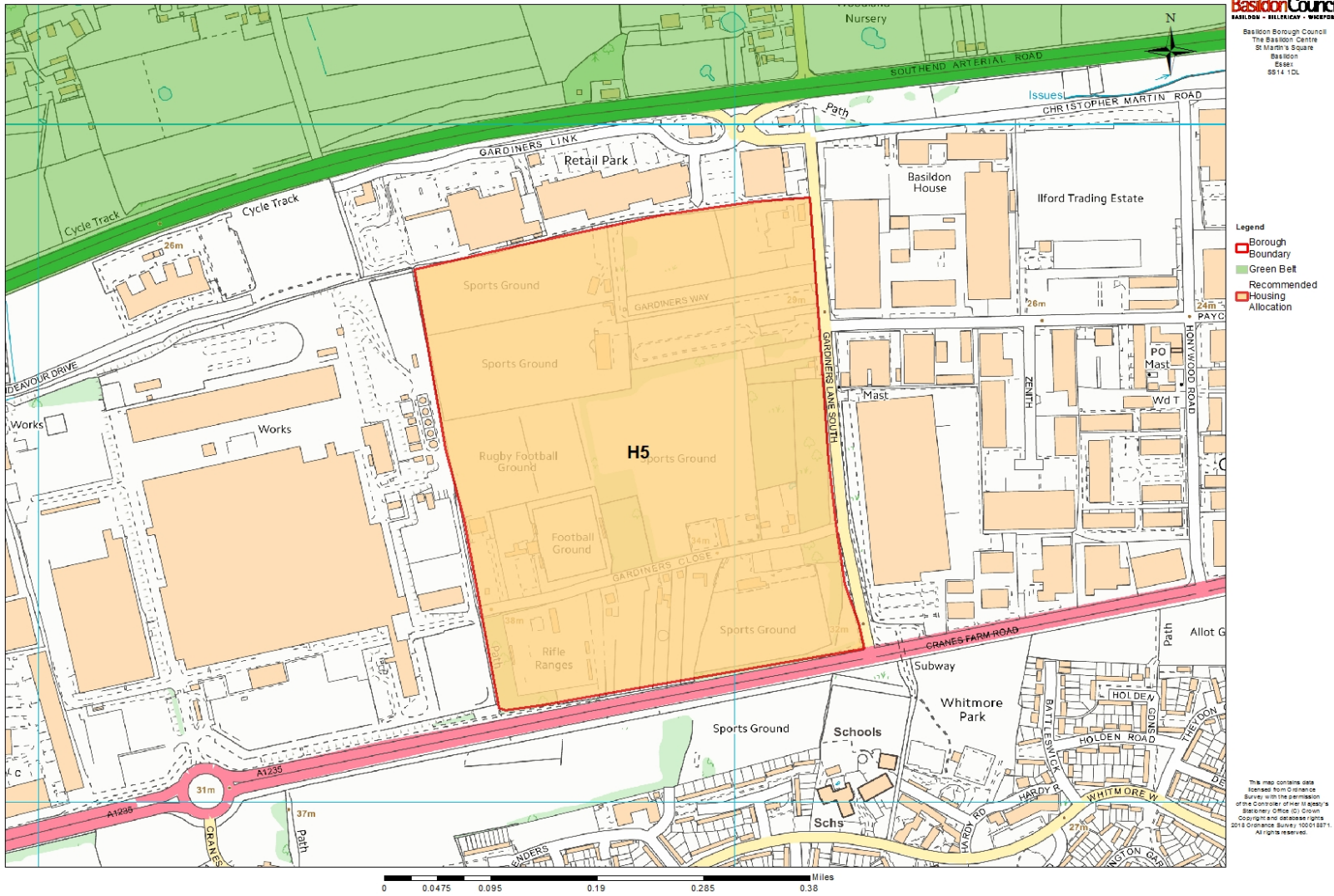
The decisions taken at these meetings have enabled officers to prepare the Revised Publication Local Plan. Where appropriate, those matters raised by consultees as part of the Draft Local Plan Consultation which took place from January to March 2016, and the New and Alternative Sites Consultation, in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

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 a higher quantum of residential development during the DLP consultation, at the expense of employment and open space requirements.			
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 Appraisal / Strategic Environmental Assessment				
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 alternative locations for employment land from the Green Belt. This option was not considered to be reasonable on this basis.	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.		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,		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 impacts respectively.		landscape and drainage impacts respectively.	landscape and drainage 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.	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.
Ecology	The site has limited ecological value.	The site has limited ecological value.	The site has limited ecological value.	The site has limited ecological 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 groundwater flooding.	Within a CDA and PSWFH. Flood risk categories include surface water and groundwater flooding.	Within a CDA and PSWFH. Flood risk categories include surface water and groundwater flooding.	Within a CDA and PSWFH. Flood risk categories include surface water and groundwater flooding.
Historic including Archaeology	There are no known historic/archaeological features of concern on the site.	There are no known historic/archaeological features of concern on the site.	There are no known historic/archaeological features of concern on the site.	There are no known historic/archaeological features of concern on the site.
Landscape Capacity	This is an urban site already identified for the provision of employment and housing, as is evident in part from planning decisions and	This is an urban site already identified for the provision of employment and housing, as is evident in part from planning decisions and	This is an urban site already identified for the provision of employment and housing, as is evident in part from planning	This is an urban site already identified for the provision of employment and housing, as is evident in part from planning

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (High Level Development Framework)
	previously adopted masterplan.	previously adopted masterplan.	decisions and previously adopted masterplan.	decisions and previously adopted masterplan.
Landscape Site Appraisal	The site is not located in the open countryside and is not designated as Green Belt land. Therefore, the development of the site is considered to have a negligible effect on natural and urban landscapes.	The site is not located in the open countryside and is not designated as Green Belt land. Therefore, the development of the site is considered to have a negligible effect on natural and urban landscapes.	The site is not located in the open countryside and is not designated as Green Belt land. Therefore, the development of the site is considered to have a negligible effect on natural and urban landscapes.	The site is not located in the open countryside and is not designated as Green Belt land. Therefore, the development of the site is considered to have a negligible effect on natural and urban landscapes.
Environmental Mitigation Required	Air quality monitoring requirements; Ecological assessments; Source Control/Attenuation, SUDs and drainage improvements; Environmental Impact Assessment; Masterplanning	Air quality monitoring requirements; Ecological assessments; Source Control/Attenuation, SUDs and drainage improvements; Environmental Impact Assessment; Masterplanning	Air quality monitoring requirements; Ecological assessments; Source Control/Attenuation, SUDs and drainage improvements; Environmental Impact Assessment; Masterplanning	Air quality monitoring requirements; Ecological assessments; Source Control/Attenuation, SUDs and drainage improvements; Environmental Impact Assessment; Masterplanning
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	Option C (High Level Development Framework)
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	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 Impacts	Proposed local plan growth to the east of Basildon will put additional pressure on A127/A132 Nevendon Interchange; Cranes Farm Road/A132 East Mayne; A132 East Mayne/Whitmore Way/Felmores; Broadmayne/South Mayne/Ashlyns; and A13/A132 Pitsea Interchange Junctions. A new scheme has been tested for A127/A132 Nevendon Interchange, which is expected to create sufficient additional capacity to accommodate development traffic. The capacity on Cranes Farm Road/A132 East Mayne; A132 East Mayne/Whitmore Way/Felmores; Broadmayne/South Mayne/Ashlyns; and A13/A132 Pitsea Interchange Junctions in the AM and PM would vary once mitigation has been applied, although their overall capacity is to be considered tolerable.			
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				
Viability	Viable ⁴	Viable	Viable	Viable
Landownership	Multiple landowners. The principle landowner is HCA.	Multiple landowners. The principle landowner is HCA.	Multiple landowners. The principle landowner is HCA.	Multiple landowners. The principle landowner is HCA.
Developer Involvement	A housebuilder is leading development on this site.	A housebuilder is leading development on this site.	A housebuilder is leading development on this site.	A housebuilder is leading development on this site.
Promotion	A masterplan was prepared and adopted by the Council as an SPD, in 2003. Planning permission also granted for G&T site, and developments for 41 and 32 (net) residential units.	Engagement in the Local Plan process.	Engagement in the Local Plan process.	Engagement in the Local Plan process.
Policy Constraints				

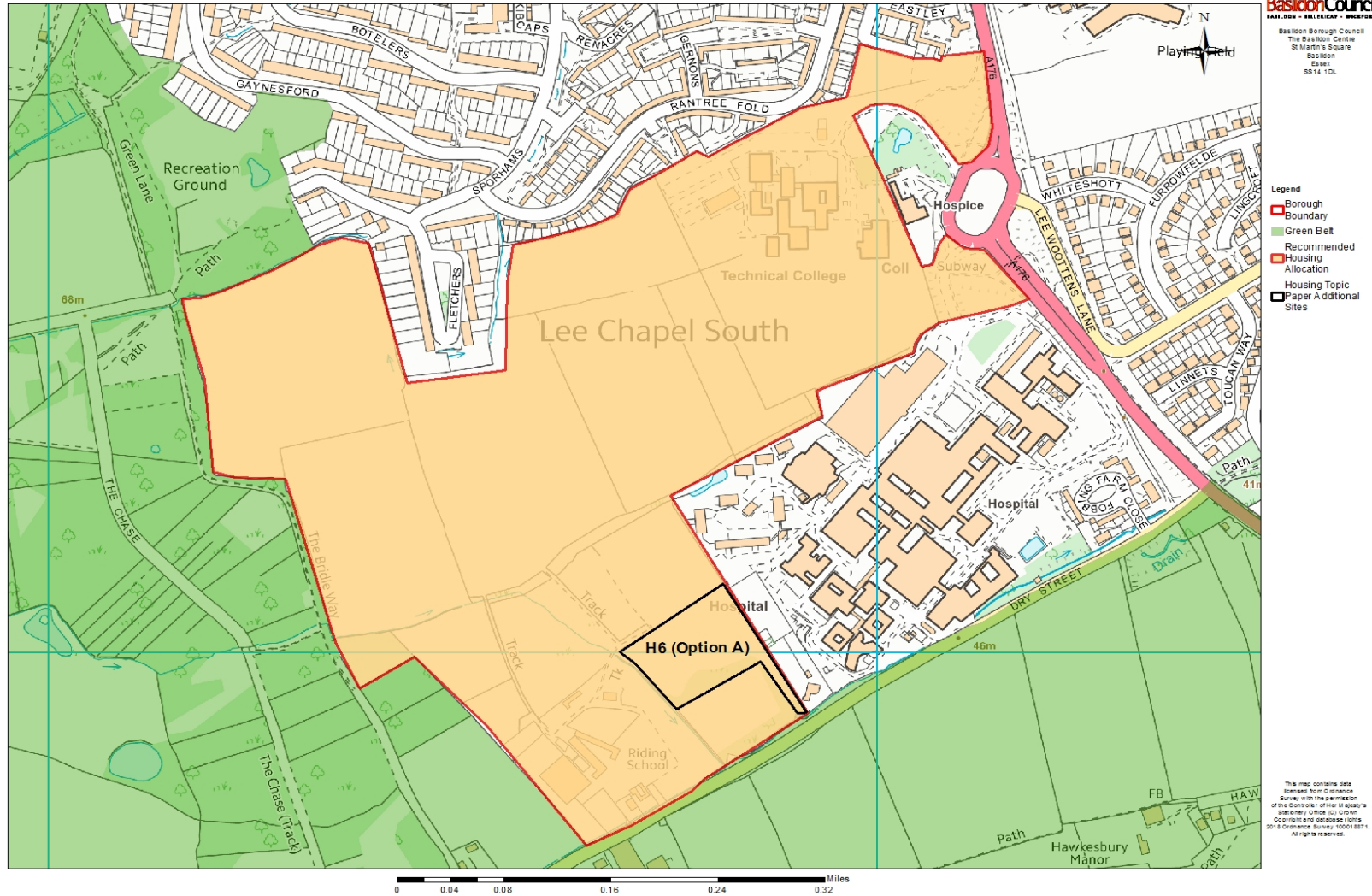
⁴ This option is viable at the lowest policy layer, but ranges between marginal to unviable when the impact of other policy costs are considered through additional policy layers.

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	Additional work has been undertaken on a High Level Development Framework (HLDF) of the Gardiners Lane South site in order to test whether the policy requirements for development and infrastructure on this site can be accommodated adequately on the site, including the requirement to secure the relocation of existing recreational uses to bring forward the land for the alternative uses. The Master Plan sought to identify the most appropriate locations for new homes and the employment areas. As a result 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. The preferred Development Framework concept is based on the Option 1 (840 units, 3.5ha employment floorspace & 12.25ha POS including sports pitches), with adjustments made following further feedback from BBC and ECC officers.			
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 phasing	N/A	N/A	Late phasing	Late phasing. 442 homes are expected to be delivered from 2028-2034; and 305 homes beyond the plan period.

RPLP Policy H6

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		
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		
Air Quality	Environmental constraints identified for the site have been addressed through the planning application process.	**Not assessed
Ecology		Would result in the loss of important local habitats.
Flood Risk - SFRA		Flood Zone 1
Flood Risk - SWMP		Within a CDA and PSWFH. Flood risk categories include surface water and groundwater flooding.
Historic including Archaeology		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.

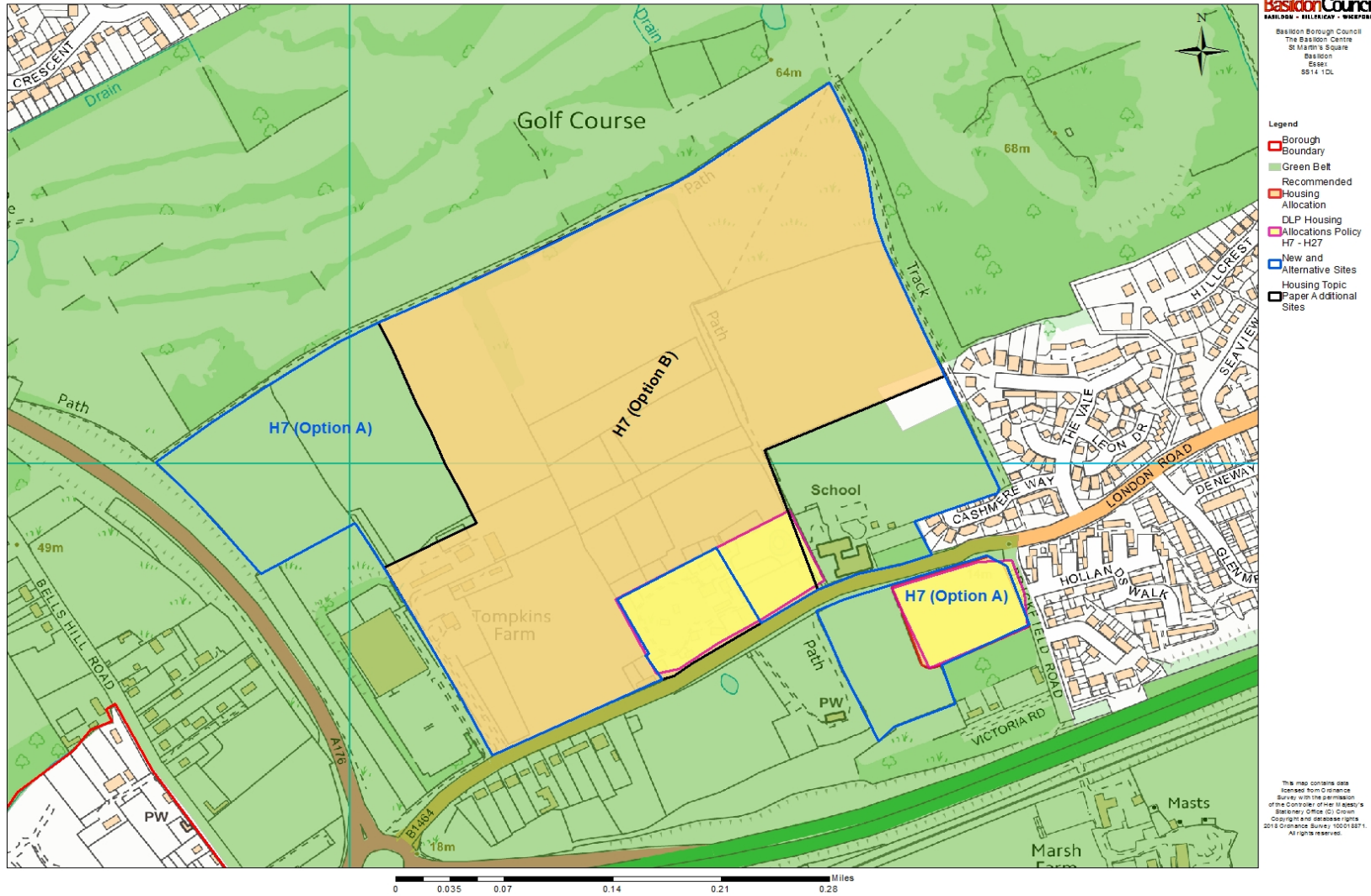
Consideration	Draft Local Plan Proposal	Option A
Landscape Site Appraisal		There will be adverse effects on landscape features due to the fundamental change from undeveloped agricultural land, to new urban development.
Environmental Mitigation Required		Ecological assessments; Flood Storage, SUDs and drainage improvements. Any additional development will need to reflect evidence and any agreed mitigation measures.
Infrastructure		
Water Supply	Infrastructure requirements have been addressed through the planning application process, and suitable mitigation arrangements have been agreed with relevant stakeholders.	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 the loads with adjoining primary substations.
Education (Early Years Provision)		There is a requirement for additional provision of EYP places.
Education (Primary)		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		
Viability	Addressed through the planning application process.	Viable
Landownership		Single landowner for additional site being promoted.
Developer Involvement		No developer promoting site.
Promotion		No planning history. Adjacent site however benefits from planning consent.
Policy Constraints		
Green Belt	Addressed through the planning application process.	Not in the Green Belt.
Other		-

Consideration	Draft Local Plan Proposal	Option A
Recommendation		
Officers Recommendation	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.
Recommended phasing		N/A

RPLP Policy H7

H7



Basildon Council
 HAVERING - HULLINGHAM - WISSEBROOK
 Basildon Borough Council
 The Basildon Centre
 St Martin's Square
 Basildon
 Essex
 SS14 1DL

- Legend**
- Borough Boundary
 - Green Belt
 - Recommended Housing Allocation
 - DLP Housing Allocations Policy H7 - H27
 - New and Alternative Sites
 - Housing Topic
 - Paper A Additional Sites

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Consideration	Draft Local Plan Proposal	Option A (Alternative Site 6)	Option B (Revised Alternative)
Location	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 the site's proximity to designated heritage assets.		
Proposal	55 homes split between around 30 homes in DLP H9a, and around 25 homes in DLP H9b, at a density of 30duph.	Increase residential density on DLP H9a to deliver c.50 new homes, in addition to new masterplan proposals for Tompkins Farm and Brickfield Road sites. Combined, the new neighbourhood has the potential to create up to 550 new homes.	Around 650 homes proposed for the Tompkins Farm and Brickfield Road sites, on a relatively smaller site area (which excludes the area around the LoWS and the land around Vange Primary School and Nursery), but with increased densities (35duph) on the proposed site.
Site Size	3ha	33ha	24.57ha
Sustainability Appraisal / Strategic Environmental 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 Evidence			
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			
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/reconfiguration 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/reconfiguration 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	Proposed local plan growth to the south of Basildon will put additional pressure on A176 Nether Mayne/Hospital Access; A176 Nether Mayne/Dry Street; A13/A176 Five Bells Interchange South; A13/A176 Five Bells		

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 6)	Option B (Revised Alternative)
	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.		
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			
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 pre-application 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

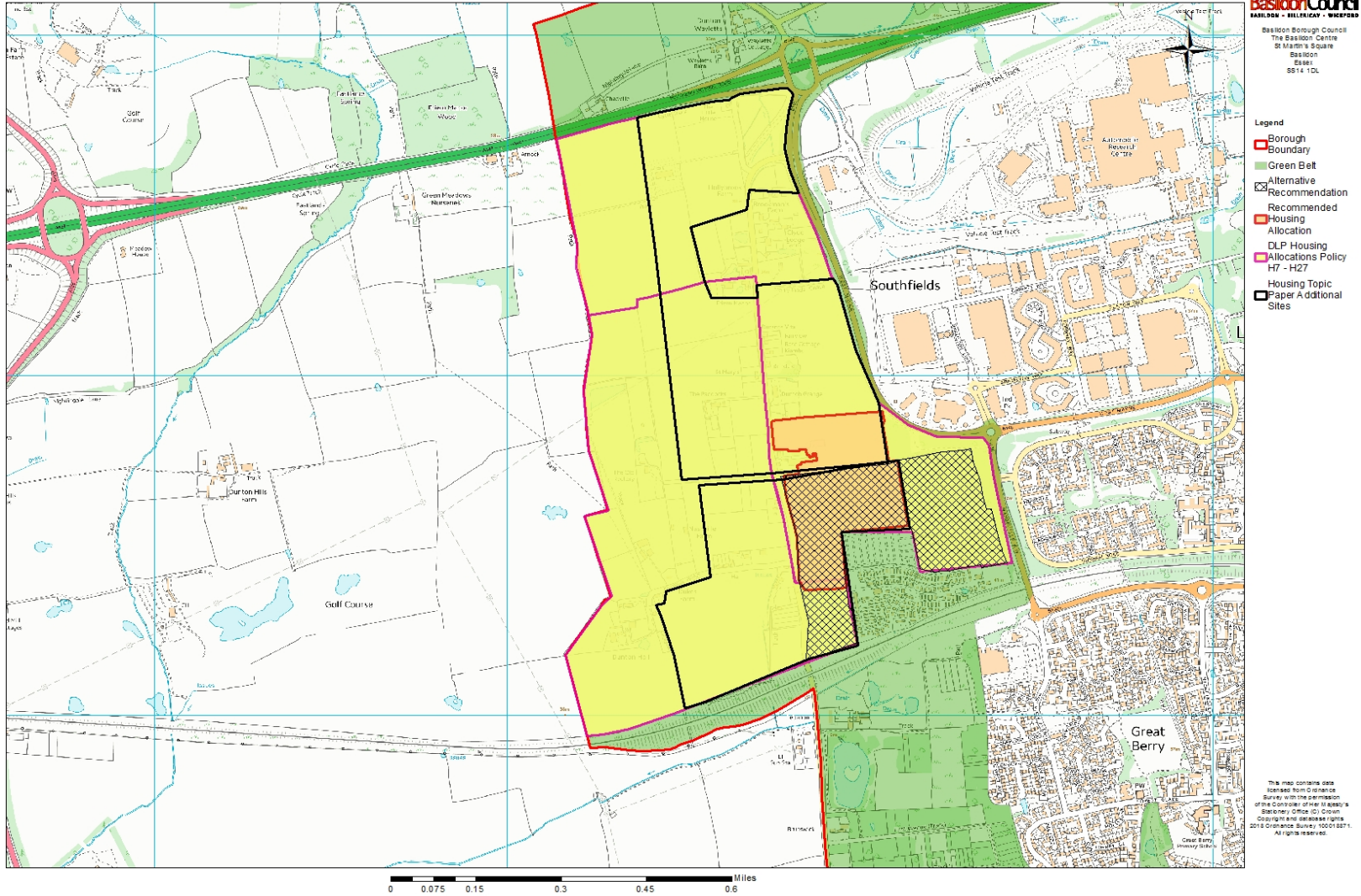
Consideration	Draft Local Plan Proposal	Option A (Alternative Site 6)	Option B (Revised Alternative)
	limited and local in effect.	relation to encroachment into the countryside, which is exacerbated by the visual prominence of the site.	encroachment into the countryside, which is exacerbated by the visual 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			
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 off-site 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

West Basildon 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 Urban Extension						
Site Specific Consultation Matters	Developers made considerable representations through the DLP consultation suggesting additional land is available; the removal of the employment land requirement; and the removal of the requirement to accommodate playing pitch uses displaced from redeveloping the site at Gardiners Lane South.						
Proposal	1,000 homes at a density of 30duph, a residential care/nursing home, 5.5ha of employment land, and open space with new relocated sports facilities on c.71ha of land referenced as H10a. Additional c.68ha of land identified as H10b safeguarded beyond the plan period.	Remove the requirements for employment land and playing pitches from this allocation, and deliver more houses (c. 2,100) during the plan period.	Increase the density and/or scale of development, with the option of allocating additional land during the plan period to deliver up to 2,400 homes, together with supporting infrastructure.	Deliver lower densities in this location, consisting of fewer than 1,000 homes.	Accommodate c. 2,300 homes at 40duph together with associated infrastructure, on land promoted on H10a and H10b (excluding landscape buffer to the west). The 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.	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 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.	This proposal would see the site boundary of 'Option E' amended to exclude land to the south west of the Dunton Park Home Site, and to incorporate land to 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 Appraisal / Strategic Environmental Assessment							
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; Re-use 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							
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.	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	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 (Secondary)	There is currently a surplus of secondary school places in Basildon. The	There is currently a surplus of secondary school places in Basildon.	There is currently a surplus of secondary school places in Basildon. The	There is currently a surplus of secondary school places in Basildon.	There is currently a surplus of secondary school places in Basildon. The potential need for an additional	There is currently a surplus of secondary school places in Basildon. The potential need for an additional	There is currently a surplus of secondary school places in Basildon. The potential need 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)
	<p>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 also the potential for a new secondary school to be provided as part of the Dunton Hills Garden Village proposal in the Brentwood Borough which could play a role in meeting</p>	<p>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 also the potential for a new secondary school to be provided as part of the Dunton Hills Garden Village proposal in the</p>	<p>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. This is the Education Authority's preferred location for the new school. There is also the potential for a new secondary school to be provided as part of the Dunton Hills Garden Village proposal in the</p>	<p>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 also the potential for a new secondary school to be provided as part of the Dunton Hills Garden Village proposal in the Brentwood Borough which</p>	<p>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. This is the Education Authority's preferred location for the new school. There is also the potential for a new secondary school to be provided as part of the Dunton Hills Garden Village proposal in the Brentwood Borough which could play a role in meeting educational need in west Basildon.</p>	<p>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 also the potential for a new secondary school to be provided as part of the Dunton Hills Garden Village proposal in the Brentwood Borough which could play a role in meeting educational need in west Basildon.</p>	<p>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 also the potential for a new secondary school to be provided as part of the Dunton Hills Garden Village proposal in the Brentwood Borough which could play a role in meeting educational need in west Basildon.</p>

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/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	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 Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
Local Junction Impacts	Proposed local plan growth to the west of Basildon will put additional pressure on A127/B148 West Mayne (Dunton) Interchange; B148 West Mayne/Mandeville Way; High Road / West Mayne / St. Nicholas Lane; and High Road / Somerset Road / Laindon Link Junctions. A127/B148 West Mayne (Dunton) Interchange and High Road / Somerset Road / Laindon Link will be able to cope with additional growth once mitigation has been applied, with adequate capacity both in the AM and PM. The capacity on B148 West Mayne / Mandeville Way is to be considered tolerable once mitigation is applied. Proposed Local Plan growth will however have an adverse impact on High Road / West Mayne / St. Nicholas Lane, with the junction 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.						
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 link road is proposed from West Mayne extending westwards to the site, to provide local access to Laindon without using the Dunton Interchange.						
Deliverability							
Viability	Marginal ⁶	Viable	Viable	**Not assessed (Lower densities could however have implications for the delivery of desired infrastructure).	Viable	Viable	Viable
Landownership	Multiple landowners, with options agreement on	Multiple landowners, with options agreement on	Multiple landowners, with options	Multiple landowners, with options agreement on	Multiple landowners, with options agreement	Multiple landowners, with options agreement on part of the site.	Multiple landowners, with options agreement on the site.

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.

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)
	parts of the site.	parts of the site.	agreement on parts of the site.	parts of the site.	on parts of the site.		
Developer Involvement	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.
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.	Engagement in the Local Plan process.	Engagement in the Local Plan process.
Policy Constraints							
Green Belt	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	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.	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	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.	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

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)
	<p>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 areas merging if development were to be</p>	<p>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. There is also a risk of urban areas merging</p>	<p>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 were to be permitted in this area.</p>	<p>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. There is also a risk of urban areas merging if development</p>	<p>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 this area.</p>	<p>Green Belt separating Basildon from West Horndon.</p>	<p>Green Belt separating Basildon from West Horndon.</p>

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 this area.	if development were to be permitted in this area.		were to be permitted in this area.			
Other	<ul style="list-style-type: none"> • 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. • Thurrock Council are also considering development in this vicinity and a strategic approach between the authorities is required in order to provide assurance that settlement separation will be achieved. • There is additional land budget considerations for the relocation of playing pitches from the Gardiners Lane South site (7.8ha for community sports hub, and 3ha for community facilities). • The location's proximity to the A127 corridor and its potential for additional employment. 						
Recommendation							
Officers Recommendation	This is worthy of consideration, as the evidence base indicates that development in this location is appropriate.	Not recommended . Housing growth needs to be accompanied by other services and	This is worthy of consideration, given that most of the site is now being promoted for development. Nonetheless, more land is	Not recommended . Evidence suggests that this is one of the more sustainable locations for	Worthy of consideration. Most of the land in the locations previously designated as H10b are now being promoted for development	Not recommended. This option poses soundness issues as part of the proposed site area erroneously includes land which whilst previously promoted, has	Recommended option. This option is considered to be reasonable, given that Brentwood and Thurrock Councils are also considering development in

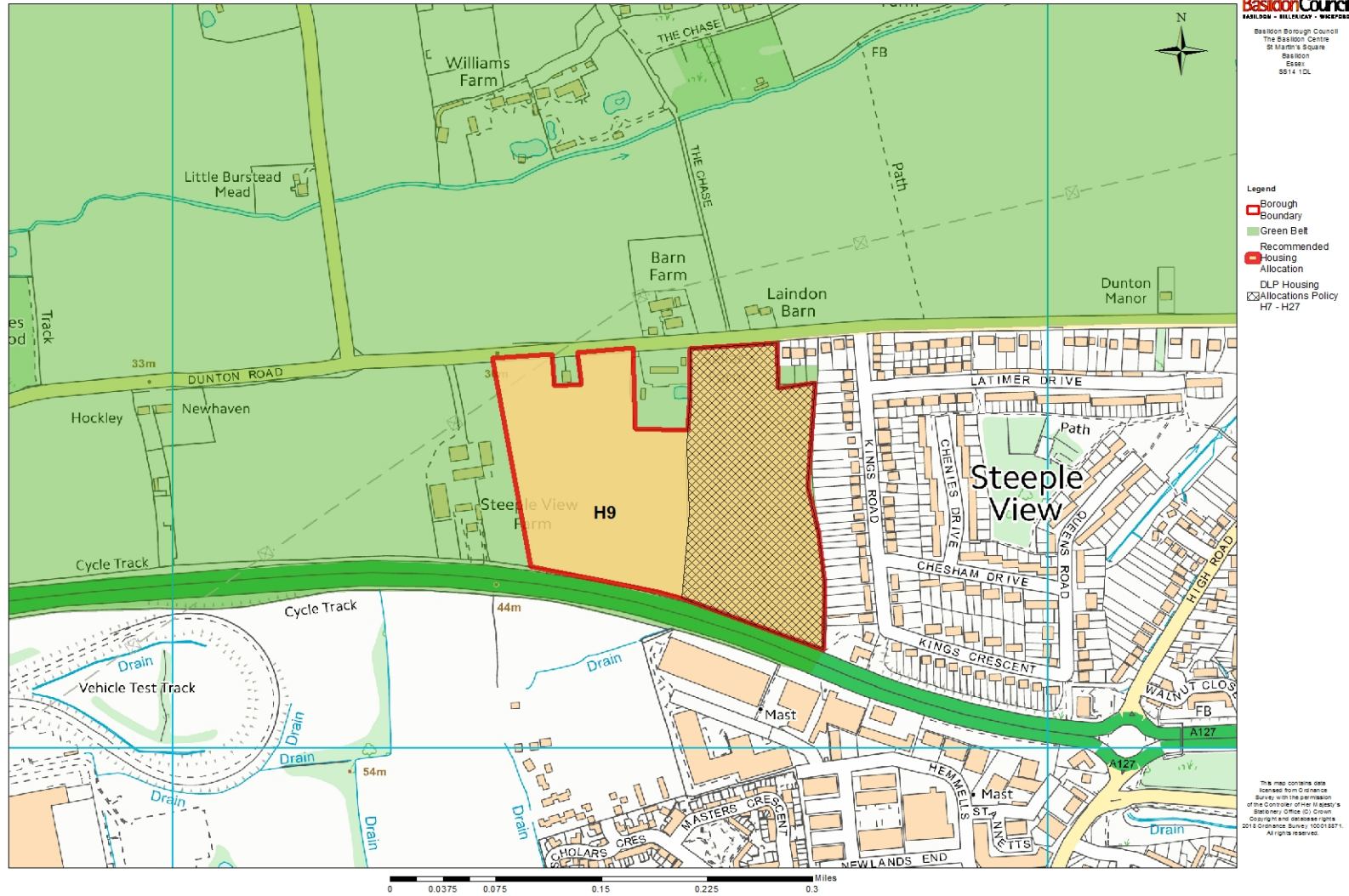
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (Revised DLP Proposal)	Option E (Alternative Recommendation)	Option F (Revised Alternative Recommendation)
	<p>However, this option is not preferred within the plan, given the additional land budget requirements for development in this location, and the scope to allocate further land during the plan period.</p>	<p>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</p>	<p>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.</p>	<p>growth. Also there is now a demand for more land allocation, arising from the recommendations of the Landscape Design Proposals for a strategic green buffer. A lower quantum of development may have implications for the delivery of desired infrastructure.</p>	<p>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 (40dph) could be achieved without affecting the relationship with neighbouring areas. Infrastructure requirements may however affect phasing and delivery within the plan period.</p>	<p>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.</p>	<p>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.</p>

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)
		<p>infrastructure in this location, is therefore key to the delivery of this site as well as other site allocations within the Local Plan.</p>					
<p>Recommended phasing</p>	<p>Late phasing.</p>	<p>N/A</p>	<p>Late phasing.</p>	<p>N/A</p>	<p>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</p>	<p>N/A</p>	<p>Middle – Late. Split between 125 homes from 2023-2028, and 175 homes from 2028-2034.</p>

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 (1,050 homes) phases.		

RPLP Policy H9

H9



Consideration	Draft Local Plan Proposal	Option A (Alternative Site 7)
Location	Land West of Steeple View, Dunton 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 Assessment		
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 - 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.

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.

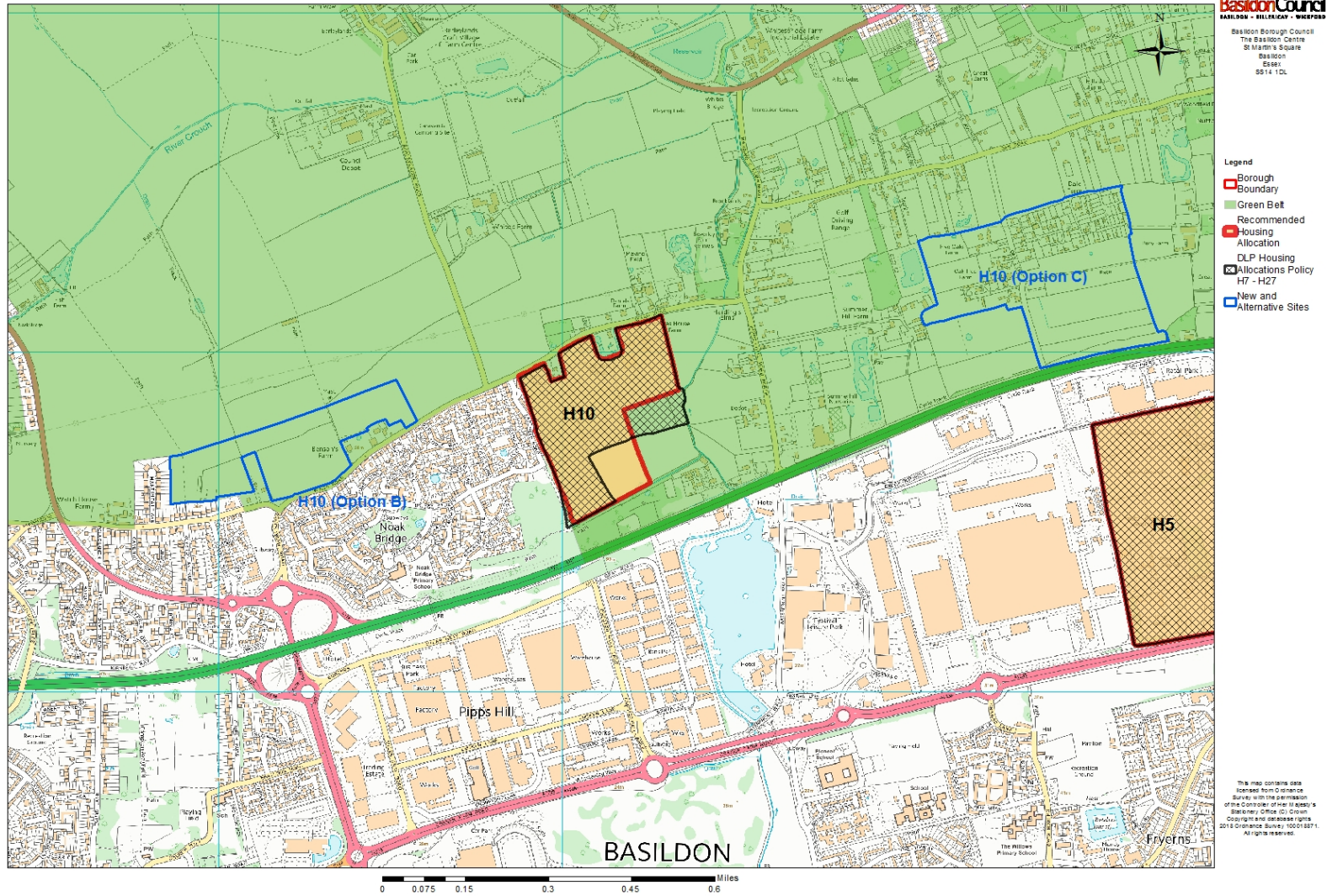
Consideration	Draft Local Plan Proposal	Option A (Alternative Site 7)
Power Network	Existing primary substations are capable of meeting the predicted level of growth in this area.	Existing primary substations are capable of meeting the predicted level of growth in this area.
Education (Early Years Provision)	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 Pipp's Hill Interchange North; and A127/A176 Pipp's Hill Interchange South Junctions. A127/A176 Pipp's Hill Interchange South will adequately accommodate the proposed Local Plan growth, after mitigation has been applied. The transport assessment however shows the A127/A176 Pipp's 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)
		<p>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.</p>
Recommended phasing	Middle to late phasing.	Split between the middle (125 homes) and late (120 homes) phases.

RPLP Policy H10

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 Bridge, Wash Road, Basildon				
Site Specific Consultation Matters	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.				
Proposal	Development of 360 homes at 30duph, with on-site provision for a 2fe primary school.	Consider a higher density development of around 40-45duph on the same land area, to deliver 400 to 500 homes.	Intensification of the patchwork of development in the central section of land North of Wash Road to accommodate c.300 dwellings.	Land at Dale Farm, Oak Lane to be allocated for around 500 dwellings, open space, and a small local centre.	Following an update of the South Essex Surface 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 Appraisal / Strategic Environmental Assessment					
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 a lower density. Higher densities would therefore be over-dominating.	accessibility to local services.	regenerate disadvantaged areas.	
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity; accessibility to local services and associated impacts; Flood risk.		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 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 between 30 - 40µg.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.
Infrastructure					

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/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.	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	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 Pippis Hill Interchange North; and A127/A176 Pippis Hill Interchange South Junctions. A127/A176 Pippis Hill Interchange South will adequately accommodate the proposed Local Plan growth, after mitigation has been applied. The transport assessment however shows the A127/A176 Pippis 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					

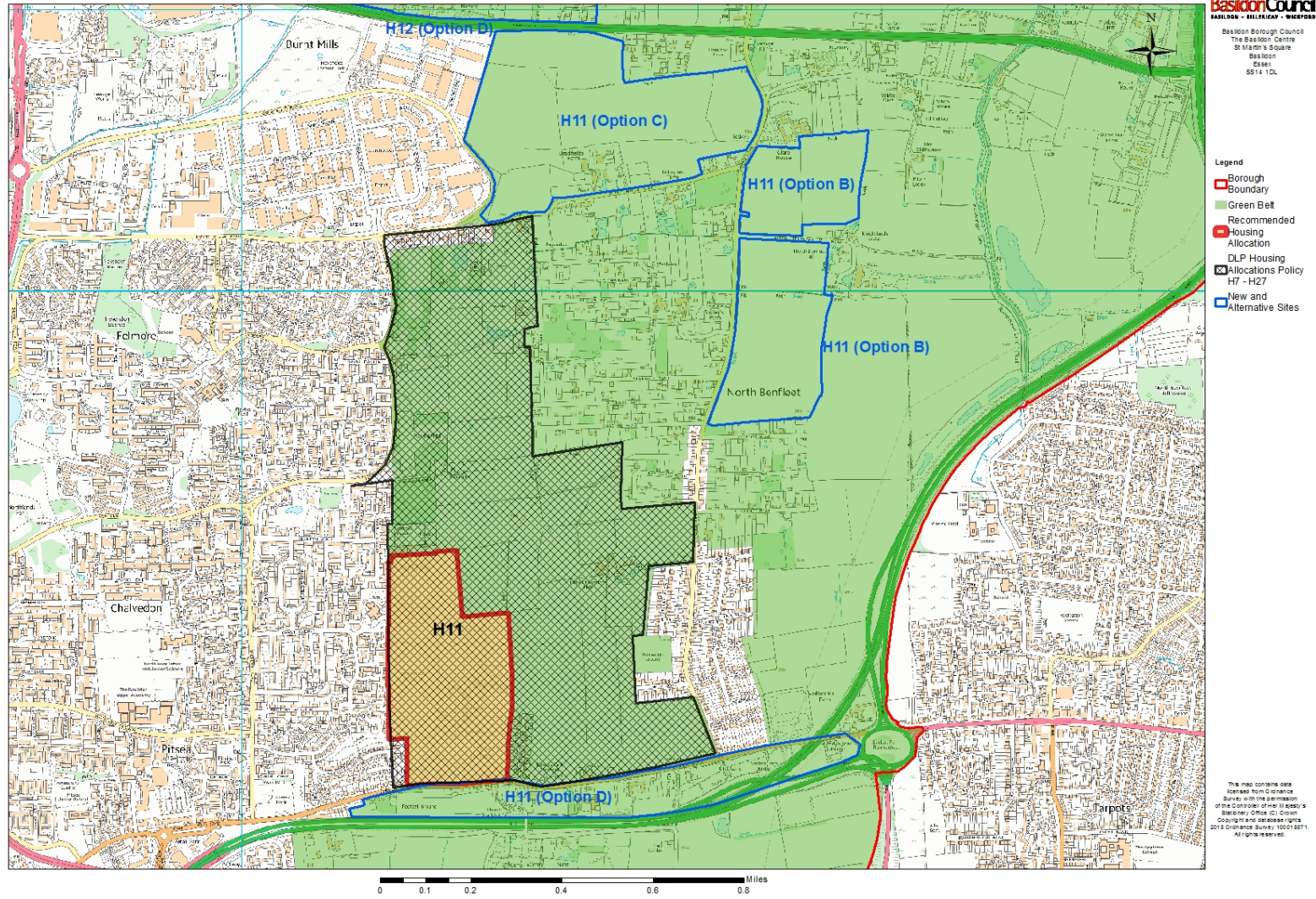
Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 5)	Option C (New Site 4)	Option D (Revised Alternative)
Viability	Viable	Viable	Viable	Not considered suitable or achievable for housing.	Viable
Landownership	Single landowner, with option agreement.	Single landowner, with option agreement.	Single landowner	Multiple landowners, with option agreement.	Single landowner, with option agreement.
Developer Involvement	Housebuilder promoting this site.	Housebuilder promoting this site.	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					
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	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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 Recommendation	Not recommended, 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	Not recommended, 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.	Worthy of consideration. 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	Not recommended. 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	Recommended. The 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 Proposal	Option A	Option B (Alternative Site 5)	Option C (New Site 4)	Option D (Revised 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.

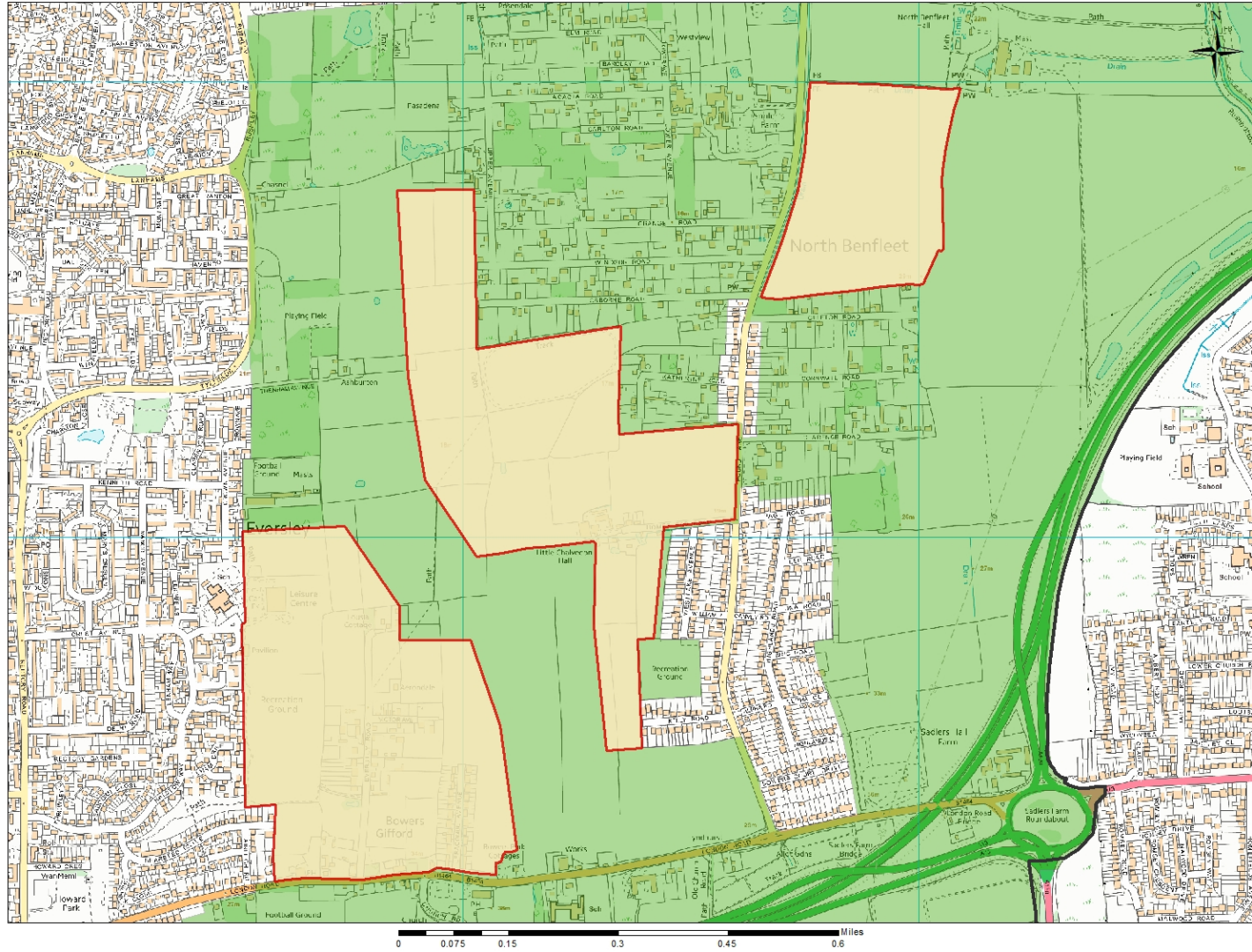
RPLP Policy H11

East Basildon H11



Preferred HLDF for H13: East Basildon

Preferred HLDF Option



Basildon Council
BASILDON - BELLEVUE - WIGFORD
Basildon Borough Council
The Basildon Centre
St Martin's Square
Basildon
Essex
SS14 1DL

- Legend
- Recommended housing allocations
 - Borough Boundary
 - Green Belt

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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)
Location	East of Basildon							
Site Specific Consultation Matters	The DLP consultation revealed several residents' concerns over the scale of development proposed, and the relationship residential development would have with open space uses. An alternative site to the east of Pound Lane at North Benfleet; one to the south of the London Road (north of the A13); and another to the north of Burnt Mills Road were further promoted. Following the New and Alternative Sites consultation, a common concern arising was the need to give consideration to the wider historic environment in this development area. The loss of safeguarded employment site in Option C was discouraged by ECC and a number of residents, and ECC also raised concerns over potential impacts on proposed road improvements due to its location along the A127. The Bowers Gifford and North Benfleet Parish Council continue to promote allocations at Hall Farm, North Benfleet.							
Proposal	2,000 homes at 30duph, a nursing or residential home, a 15 pitches gypsy and traveller site, on-site pre-school & a 2fe primary school, and at least 75ha of open space provision, including new and replacement sports	Deliver a lower level of development in this location – around 1,230 homes - and place greater weight on protecting the landscape.	Development of up to 870 dwellings, supporting uses and public open space on land at Hall Farm, North Benfleet. A further 83ha of land to the east of the site is also proposed to accommodate a Country Park.	Provide 5.5ha of employment and 2,000 homes east of Basildon (with the site delivering around 870 homes).	Development of up to 80 dwellings, and a care/nursing home on land between the A13 and London Road, as an extension or alternative to draft allocation H13.	Covers sites H13 and E8 and additional promoted sites, including BGNB ⁸ Parish Council's Alternative Proposals. This proposal is for around 2500 homes (including an extension to the nursing home on London Road), 45ha	This option includes majority of the proposals set out in Option E, East Basildon HLDF. However, land identified in the HLDF to the East of Pound Lane, North Benfleet, has been removed from the developable area, on the grounds of over-development of the area. This proposal will therefore provide 2000 homes, 32ha	This option would see 650 homes provided within the Pitsea residential extension (as indicated within the Preferred HLDF) as well as provision of a community hub. It excludes land within the BGNB Neighbourhood Area. Rather, a minimum housing target would be set for

⁷ Neighbourhood Area

⁸ Bowers Gifford and North Benfleet

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	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 multifunctional 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 Park Road.	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	212ha	150ha	53ha

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Sustainability Appraisal / Strategic Environmental Assessment								
Positive SA/SEA	Economic development; Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.	Economic development; Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.	Economic development; Town Centre regeneration; regenerate disadvantaged areas.	Economic development; Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.	Town Centre regeneration; regenerate disadvantaged 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

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	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 Evidence								
Air Quality	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 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 especially if considered	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 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 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 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.

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			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, 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.	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')
		groundwater 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 development 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/archaeological features of concern on the site.	Green. There are no known historic/archaeological 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 development. 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 opportunities for development, 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.

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	potential for pockets of development and open landscape uses.	potential for pockets of development and open landscape uses.	the historic settlement of North Benfleet Hall.	capacity to be developed without causing significant adverse landscape and visual effects.	redevelopment/ infill of the northern portion of the Gifford House Care Home plot.			
Environmental Mitigation Required	Air quality monitoring requirements ; Ecological assessments; On-site flood storage, further Surface Water Management Investigation; Archaeological trial trench evaluation; Landscape buffering, open space and footpath connections,	Air quality monitoring requirements; Ecological assessments ; On-site flood storage, further Surface Water Management Investigation; Archaeological trial trench evaluation; Landscape	Air quality monitoring requirements ; Ecological assessments with retention of site's hedgerow network; Avoid parts of site at risk of flooding, further Surface Water Management Investigation; Archaeological assessment,	Air quality monitoring requirements ; Ecological assessments; Avoid parts of site at risk of flooding, on-site flood storage; Archaeological assessment and trial trench evaluation; New woodland belts and	Air quality monitoring requirements; Ecological assessment ; Further Surface Water Management Investigation; Programme of archaeological investigation; New woodland	Air quality monitoring requirements; Ecological assessments; On-site flood storage, avoid parts of site at risk of flooding, further Surface Water Management Investigation; Archaeological assessment and trial trench evaluation; Landscape	Air quality monitoring requirements; Ecological assessments; 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.	Air quality monitoring requirements; Ecological assessments; On-site flood storage, further Surface Water Management Investigation; Archaeological trial trench evaluation; Landscape buffering, open space and footpath connections, recreation facilities and

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	recreation facilities and allotment gardens.	buffering, open space and footpath connections, recreation facilities and allotment gardens.	Heritage Statement and Masterplanning; 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	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	Improvements to existing water recycling centre.	No current capacity to accommodate the proposed growth. Enhancements to treatment capacity will therefore be required.	Improvements 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	Infrastructure upgrades	Infrastructure upgrades to	Infrastructure upgrades	Infrastructure	Infrastructure upgrades to	Infrastructure upgrades to the	Infrastructure upgrades to the

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	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 development 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 development 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.

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			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 development 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.

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	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 south-east 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')
						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/re configuration of an existing practice, or the creation of health care	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/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/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/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/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/re configuration of an existing practice, or the creation of health care 'hubs'/networks.

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		'hubs'/networks.			'hubs'/networks.			
Sustainable Access	High level	Good level	Good level	High level	Good level	High level	High level	High level
Local Junction Impacts	Proposed local plan growth to the east of Basildon will put additional pressure on A127/A132 Nevendon Interchange; Cranes Farm Road/A132 East Mayne; A132 East Mayne/Whitmore Way/Felmores; Broadmayne/South Mayne/Ashlyns; and A13/A132 Pitsea Interchange Junctions. A new scheme has been tested for A127/A132 Nevendon Interchange, which is expected to create sufficient additional capacity to accommodate development traffic. The capacity on Cranes Farm Road/A132 East Mayne; A132 East Mayne/Whitmore Way/Felmores; Broadmayne/South Mayne/Ashlyns; and A13/A132 Pitsea Interchange Junctions in the AM and PM would vary once mitigation has been applied, although their overall capacity is to be considered tolerable.							
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.							
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.	Housebuilder 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.

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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.	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								
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 development 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 settlements - Basildon, Bowers Gifford and South Benfleet and performs a fundamental 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 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)
	<p>land within the Green Belt, with implications for urban sprawl, the separation of towns, and encroachment into the countryside. It is however expected that the impact of development would be tempered by the provision of a green open space.</p>	<p>purposes of including land within the Green Belt, with implications for urban sprawl, the separation of towns, and encroachment into the countryside. It is however expected that the impact of development would be tempered by the provision of a green open space.</p>	<p>boundary constraining its northern extent. It could also potentially impact on the separation of development in East Basildon from that in Thundersley to the east. It may therefore be necessary to limit the eastward and northern extent of this development proposal, to reduce the harm it may cause to the Green Belt purposes.</p>	<p>the countryside would be less harmful in comparison to those sites located in more rural locations.</p>	<p>g the separation of these settlements. The proposal extend development on this site will therefore cause harm to the purposes of including land within the Green Belt.</p>	<p>preventing the coalescence of settlements. In terms of the wider Green Belt, the development of this site would not cause harm to the strategic purpose of the Green Belt. While the development will change the character and appearance of the site, the degree of harm would be limited.</p>	<p>this site would not cause harm to the strategic purpose of the Green Belt. While the development will change the character and appearance of the site, the degree of harm would be limited.</p>	<p>implications for urban sprawl, the separation of towns, and encroachment into the countryside. It is however expected that the impact of development would be tempered by the provision of a green open space.</p>

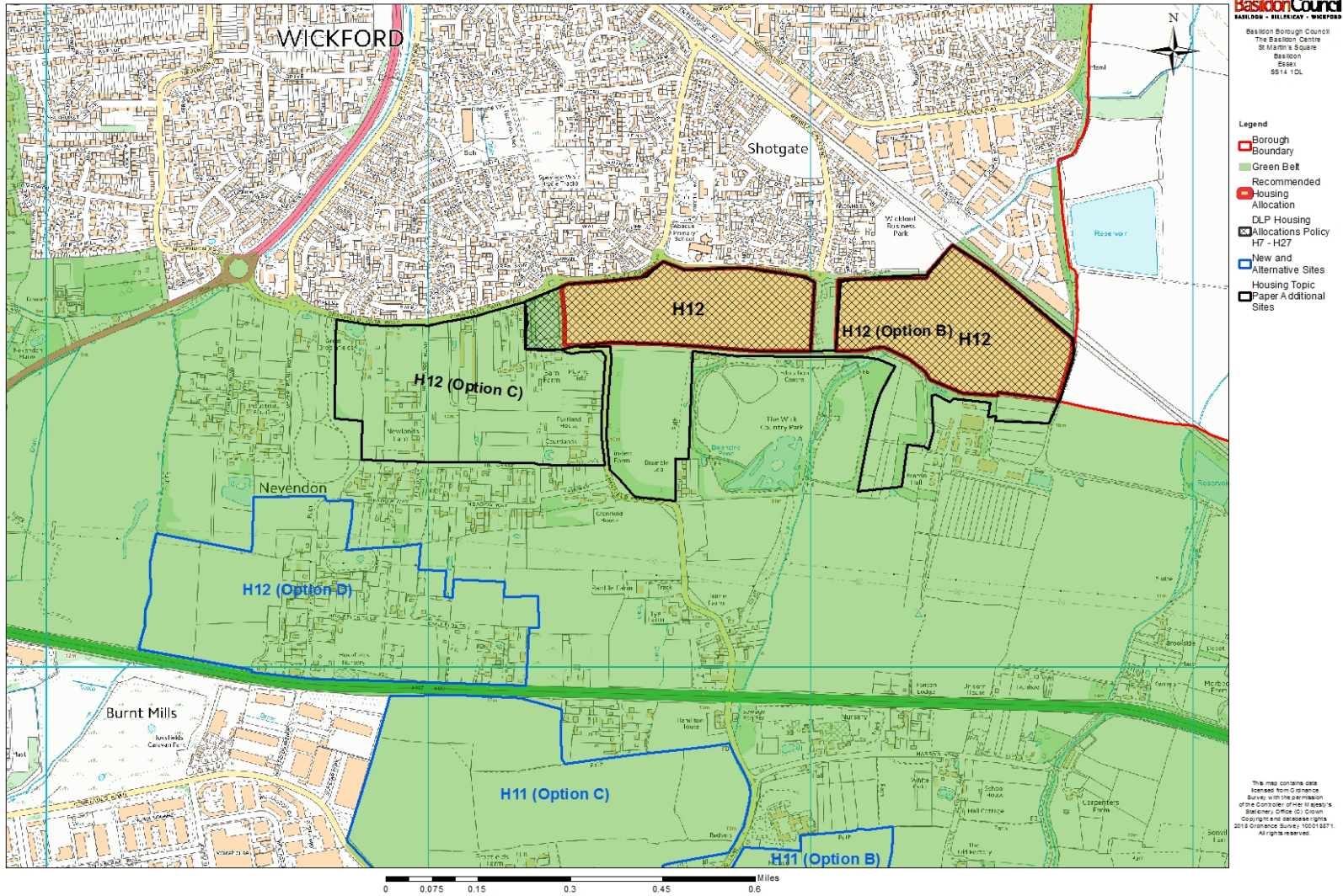
Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 3)	Option C (Alternative Site 2)	Option D (New Site 6)	Option E (High Level Development Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
Other	<ul style="list-style-type: none"> Additional 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								
Officers Recommendation	Not recommended, when considered in isolation to other proposals for East Basildon. It is proposed that the Local Plan allocates the land in this area in accordance with the Preferred Development Framework,	Proposals for development in this location rely on maximising scale in order to bring about the infrastructural improvements required in East Basildon. This option	Not recommended when considered in isolation to other proposals for East Basildon. It is proposed that the Local Plan allocates the land in this area in accordance with the Preferred Development Framework,	Not recommended. Housing growth needs to be accompanied by employment growth, to create sustainable development patterns. This location provides such an opportunity, given its	Not recommended when considered in isolation to other proposals for East Basildon. It is proposed that the Local Plan allocates the land in this area in accordance with the Preferred	It is recommended that the Local Plan allocates the land in this area in accordance with this Preferred Development Framework, which identifies the most appropriate locations for new housing and their	This option is worthy of consideration, although it is not the preferred option. Concentrating growth to provide critical mass and alignment with infrastructure investment (in this case a new A127 highway junction, education and leisure provision) will help the Council and its	This option is worthy of consideration. It however comes with the risk that the Parish Council may not get a plan in place, and housing in this area may not be delivered, as well as a risk to the delivery of supporting Infrastructure. It would therefore 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 Framework)	Option F (Alternative Recommendation)	Option G (Revised Alternative excl. NA ⁷)
	<p>which identifies the locations for new housing and their relationship with the existing settlement.</p>	<p>places at risk infrastructure delivery and consequently, the delivery of housing and is therefore not recommended.</p>	<p>which identifies the locations for new housing and their relationship with the existing settlement</p>	<p>proximity to employment provision in the A127 corridor. The site should be maintained as an employment site.</p>	<p>Development Framework, which identifies the locations for new housing and their relationship with the existing settlement.</p>	<p>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</p>	<p>partners secure funding for infrastructure delivery. A case could be however made for over-development, 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.</p>	<p>put measures in place to mitigate any potential impacts that could arise, if the Neighbourhood Plan cannot be delivered.</p>

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)
						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 phasing	N/A	N/A	N/A	N/A	N/A	Late phase. 900 homes are expected to be delivered from 2028-2034; and 1,637 homes beyond the plan period.	Late phase. 900 homes are expected to be delivered from 2028-2034; and 1,109 homes beyond the plan period.	Middle to late phasing, split between 125 homes from 2023-2028, and 525 homes from 2028-2034.

RPLP Policy H12

South of Wickford H12



Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (New Site 7)
Location	Land south of Wickford				
Site Specific Consultation Matters	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 pre-school 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 Appraisal / Strategic Environmental Assessment					
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 Evidence					
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					
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/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.	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	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 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 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)
	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	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 Involvement	Housebuilder promoting principal part of the site.	Housebuilder promoting principal part of the site.	Housebuilder promoting principal part of the site.	No known developer involvement.	No developer involvement.
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					
Green Belt	The allocation lies principally within Areas 46 and 68. Area 46 makes a good contribution to the Green Belt, and it is considered that the component of this development which falls within Area 46 will have limited harm on the openness of the Green Belt, or the purposes of including land within it.	The site lies principally within Areas 46 and 68. Area 46 makes a good contribution to the Green Belt, and it is considered that the component of this development which falls within Area 46 will have limited harm on	The site lies principally within Areas 46 and 68. Area 46 makes a good contribution to the Green Belt, and it is considered that the component of this development which falls within Area 46 will have limited harm on the openness of the Green Belt, or the purposes of including land within it. Area 68 makes a strong	Area 45 plays an important role with regard the separation of Wickford and Basildon. The proposal to develop this site will give the area an increased urban character and compromise the separation of Wickford and Basildon.	Area 45 plays an important role with regard the separation of Wickford and Basildon. The proposal to develop this site will give the area an increased urban character and compromise the separation of Wickford and Basildon.

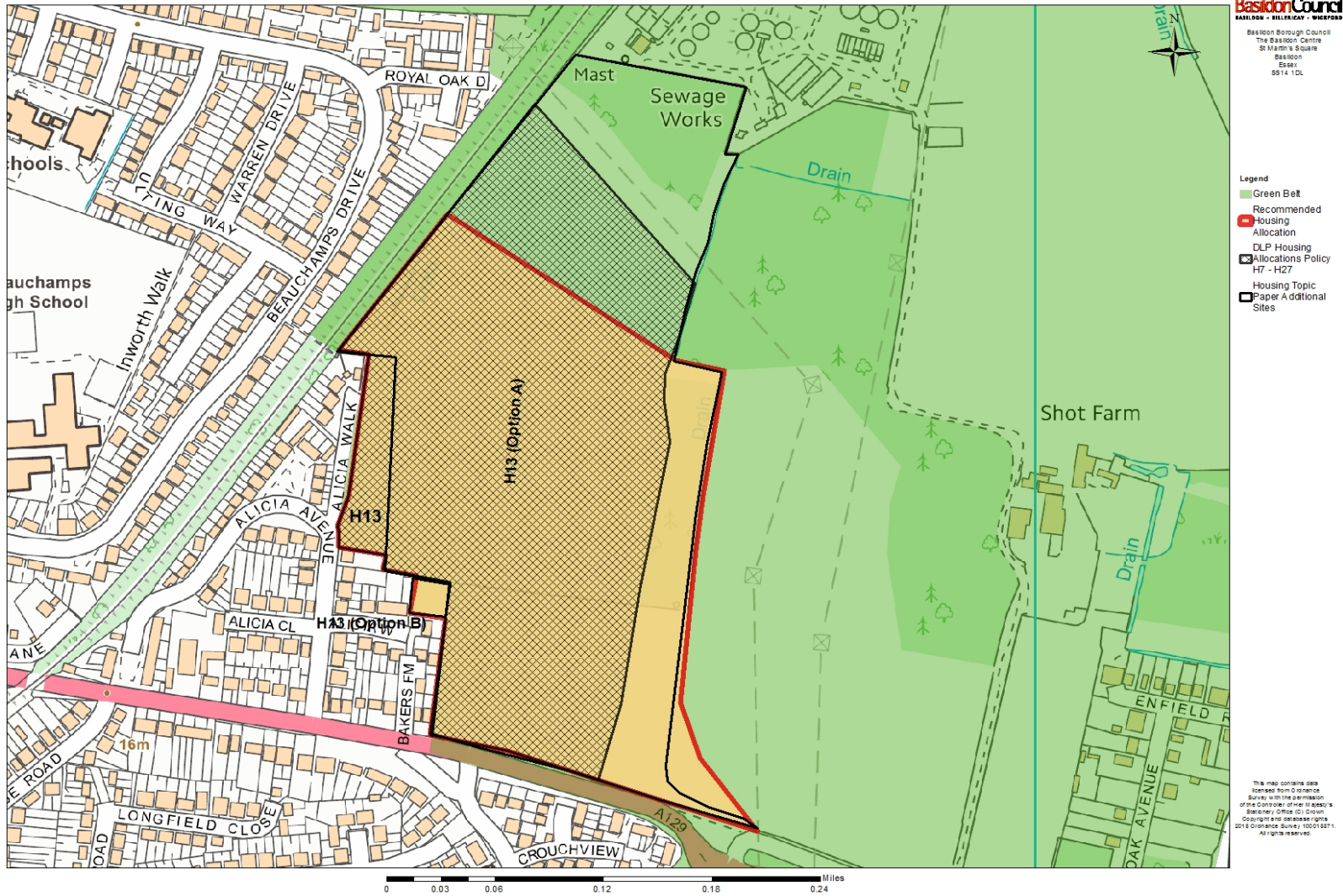
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C	Option D (New Site 7)
	<p>Area 68 makes a strong contribution to the Green Belt purposes, and development in this location could cause harm to the openness and purposes of including land within the Green Belt. However, the containment 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.</p>	<p>the openness of the Green Belt, or the purposes of including land within it. Area 68 makes a strong contribution to the Green Belt purposes, and development in this location could cause harm to the openness and purposes of including land within the Green 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.</p>	<p>contribution to the Green Belt purposes, and development in this location could cause harm to the openness and purposes of including land within the Green 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.</p>		
Other	-	Allocation for Gypsy, Traveller and Travelling	-	Although the site was promoted through the Local Plan	Neighbourhood Forum looking for substantially greater

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

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

RPLP Policy H13

North East of Wickford H13



Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised Alternative)
Location	Land North of Southend Road, 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 Appraisal / 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 Evidence				
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 30-40µg.m ⁻³ . This is	Average concentrations for NO ₂ in the vicinity is between 30-40µg.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 acceptable, but would require monitoring.	considered to be acceptable, but would require monitoring.	considered to be acceptable, but would require monitoring.	This is considered to be acceptable, 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.
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 Archaeology	Amber. There are several historic features of interest within the allocation area.	Amber. There are several historic features of interest within the allocation area.	Amber. There are several historic features of interest within the allocation area.	Amber. There are several historic features of interest within the allocation area.
Landscape Capacity	Medium 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 housing in Shotgate and north-east Wickford.	Development in this location could form an appropriate extension to housing in Shotgate and north-east Wickford.	Development in this location could form an appropriate extension to housing in Shotgate and north-east Wickford.	Development in this location could form an appropriate extension to housing in Shotgate and north-east Wickford.
Environmental Mitigation Required	Air quality monitoring requirements; Ecological assessments; Source control SUDS and drainage improvements; Compliance with the WFD ⁹ Archaeological	Air quality monitoring requirements; Ecological assessments; Source control SUDS and drainage improvements; Compliance with the WFD; Archaeological assessment	Air quality monitoring requirements; Ecological assessments; Source control SUDS and drainage improvements; Compliance with the WFD; Archaeological assessment	Air quality monitoring requirements; Ecological assessments; Source control SUDS and drainage improvements; Compliance with the WFD; Archaeological assessment and Masterplanning; Green corridors, further recreation facilities.

⁹ Water Framework Directive

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

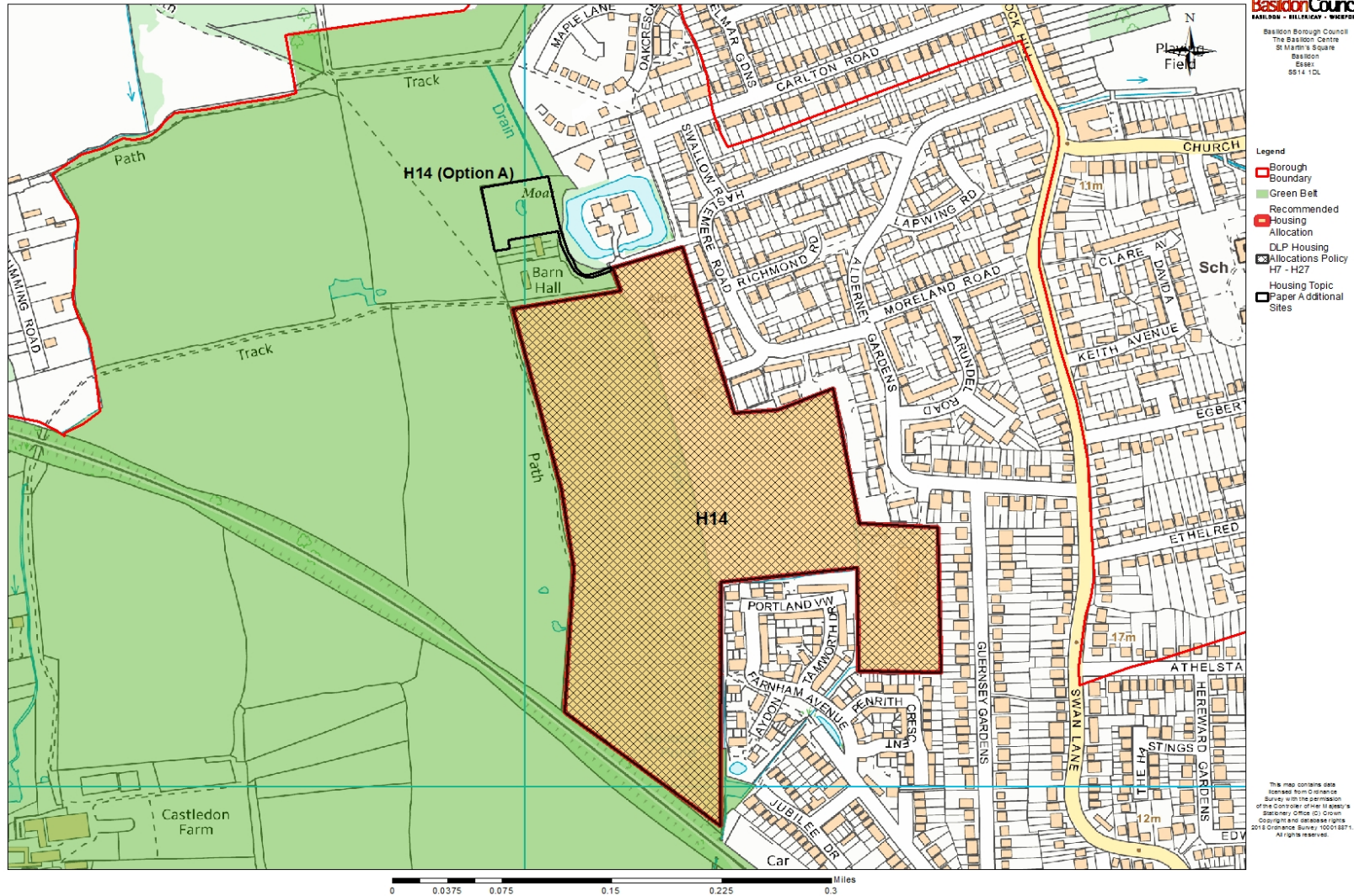
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised Alternative)
	or provide a new setting in the general vicinity.	setting in the general vicinity.	setting in the general vicinity.	provide a new setting in the general vicinity.
Education (Primary)	Contributions towards the expansion of existing schools will be required. If a larger school site could be allocated on site H14, then children from this development could be accommodated at this new school.	Contributions towards the expansion of existing schools will be required. If a larger school site could be allocated on site H14, then children from this development could be accommodated at this new school.	Contributions towards the expansion of existing schools will be required. If a larger school site could be allocated on site H14, then children from this development could be accommodated at this new school.	Contributions towards the expansion of existing schools will be required. If a larger school site could be allocated on site H14, then children from this development could be accommodated at this new school.
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	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	Not assessed, but likely to have similar impacts to the local plan's proposal.	High level

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised Alternative)
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 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	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	Viable
Landownership	Single landowner	Single landowner	Single landowner	Multiple landowners
Developer Involvement	Housebuilder promoting this site.	Housebuilder promoting this site.	No developer promoting this site.	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.
Policy Constraints				
Green Belt	Area 44 makes a good contribution to the Green Belt purposes, and some harm would arise from development in this location, particularly with regard to restricting further sprawl to the east of the development site. There are however opportunities to limit	Area 44 makes a good contribution to the Green Belt purposes, and some harm would arise from development in this location, particularly with regard to restricting further sprawl to the east of the development site. There are however opportunities to limit further	Area 44 makes a good contribution to the Green Belt purposes. Given the limited extent of this development site, the level of harm to the Green Belt is likely to be limited.	Area 44 makes a good contribution to the Green Belt purposes, and some harm would arise from development in this location, particularly with regard to restricting further sprawl to the east of the development site. There are however opportunities to limit further encroachment to a reasonable extent.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Revised Alternative)
	further encroachment to a reasonable extent.	encroachment to a 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.

RPLP Policy H14

North West of Wickford H14



Consideration	Draft Local Plan Proposal	Option A	Option B (Revised DLP Proposal)
Location	Land at East and South of Barn Hall, Wickford		
Site Specific Consultation Matters	A key issue arising from this site during the DLP consultation was the inclusion of the provision of a Gypsy and Traveller site within the development mix. The Council's position regarding the provision of future accommodation needs for Gypsies and Travellers is however being reviewed as part of a separate study. Landowners of an adjacent site were also seeking the allocation to be extended to include their land.		
Proposal	420 homes at 35duph, a 10 pitch gypsy and traveller site, relocated recreation ground, and new open space.	Extend allocation to include land adjacent Barn Hall Cottages for c. 14 new homes.	Increase housing densities within the same land area identified in the DLP, to 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 Appraisal / Strategic Environmental Assessment			
Positive SA/SEA	Economic development; Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.	-	Economic development; Town Centre regeneration; regenerate disadvantaged areas
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity.	Cultural heritage; Biodiversity; Re-use of previously developed land.	Landscape; Cultural heritage; Biodiversity.
Mitigation Required	Archaeological evaluation is required to support any planning application. Assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.	Assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.	Assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts; greater area-based detail and design guidance on preserving the historic landscape.
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.
Ecology	Site is not known to be highly ecologically sensitive. Wildlife	Site is not known to be highly ecologically sensitive. Wildlife living	Site is not known to be highly ecologically sensitive. Wildlife living

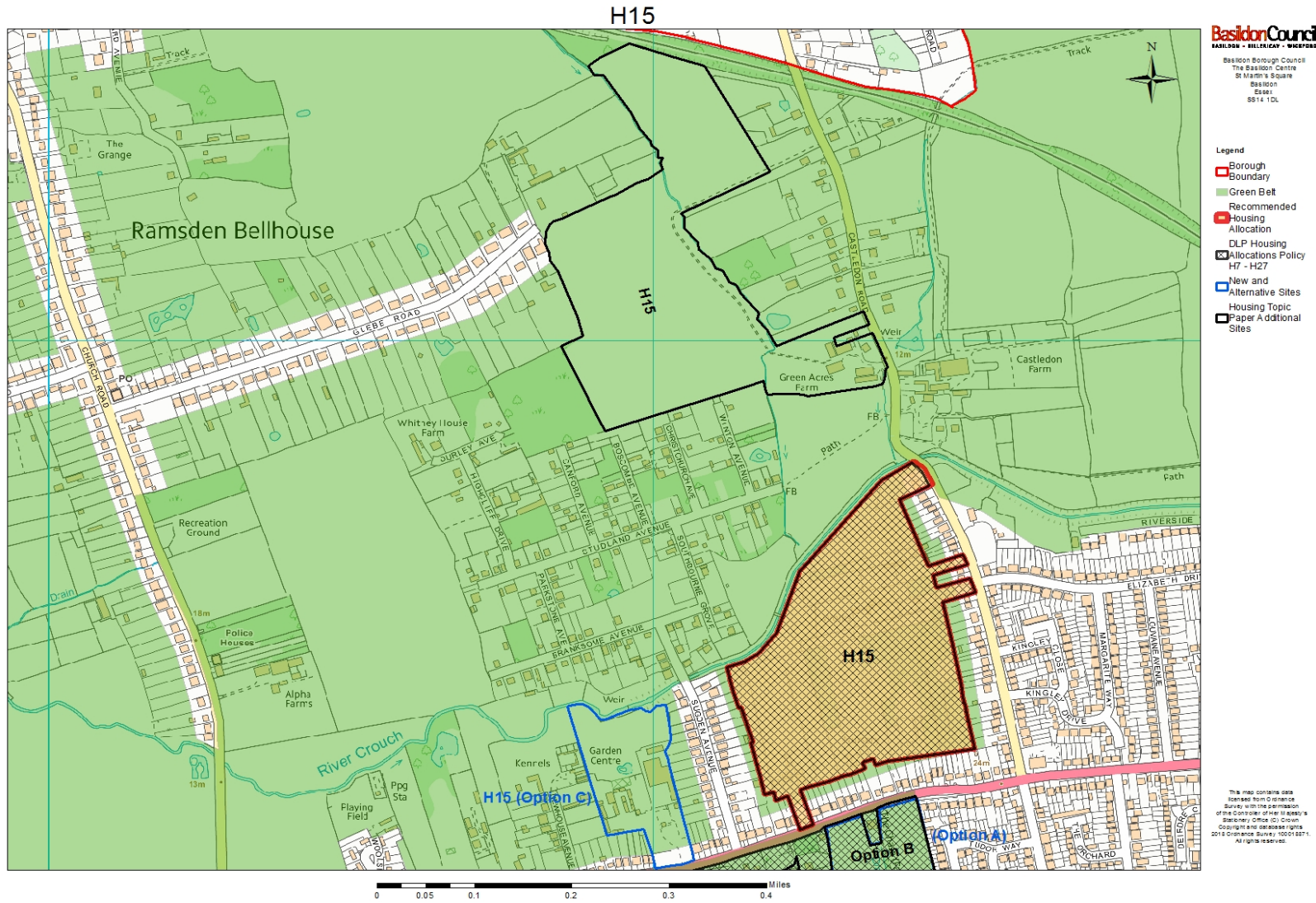
Consideration	Draft Local Plan Proposal	Option A	Option B (Revised DLP Proposal)
	living within natural features of the site.	within natural features of the site.	within natural features of the site.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Site is not known to be at risk of flooding.	Site is not known to be at risk of flooding.	Site is not known to be at risk of flooding.
Historic including Archaeology	Amber. There is evidence of prehistoric and Roman land use within the site boundary.	Amber. There is evidence of prehistoric and Roman land use within the site boundary.	Amber. There is evidence of prehistoric and Roman land use within the site boundary.
Landscape Capacity	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 Wickford and provide a defined edge to the Green Belt.	The Landscape Capacity Study 2014 suggests possible opportunity for small scale low density residential development on the eastern side of the area, adjacent to the urban edge of Wickford.	Development in this location could form an appropriate extension to Wickford and provide a defined edge to the Green Belt.
Environmental Mitigation Required	Ecological assessments; Geophysical Evaluation and assessment of survival of industrial site; Enhanced areas of public open space and green corridors.	Ecological assessments; Geophysical Evaluation and assessment of survival of industrial site.	Ecological assessments; Geophysical Evaluation and assessment of survival of industrial site; Enhanced areas of public open space and green corridors.
Infrastructure			
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	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)	It is likely that the increased requirement for places will result in	It is likely that the increased requirement for places will result in	It is likely that the increased requirement 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/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 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 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	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
Landownership	Multiple landowners	Multiple landowners	Multiple landowners
Developer Involvement	Housebuilder promoting part of the site.	No developer involved in site promotion.	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 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.	This site falls 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 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.	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.
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 Proposal	Option A	Option B (Revised DLP Proposal)
	east of the site on land formerly used as allotments and in the Council's ownership.		decision by Council to distribute Gypsy, Traveller and Travelling 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 Recommendation	Worthy of consideration, although this option is not preferred within the plan. Higher densities can be accommodated on this site, to reflect the site's proximity to the town centre.	This site is not recommended for allocation as a housing development site, as it is not abutting any proposed strategic site. It is secluded, and would potentially result in an illogical Green Belt boundary.	Recommended. Densities on this site have been increased to reflect the close proximity to the railway station and town centre.
Recommended phasing	Middle to late phasing.	N/A	Middle to late phasing, split between 110 homes from 2023-2028, and 430 homes from 2028-2034.

RPLP Policy H15



Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Alternative Site 1)
Location	Land north of London Road, Wickford			
Site Specific Consultation Matters	Potential for higher levels of housing provision were promoted for this site through the DLP consultation. Two alternative 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 specific new/unusual concerns in relation to the proposed development.			
Proposal	Proposed for around 250 homes at 30duph.	Deliver a higher quantum of housing over the same site area allocated (up to 300 units), with the option of including mature woodland on the site's south-eastern boundary to provide the open space.	Reconsider alternative land at Greenacres Farm for housing development and community facilities, similar to the DLP proposals.	Incorporate Alpha Garden Centre within this allocation, to accommodate up to an additional 112 units.
Site Size	13.5ha	13.5ha	16.2ha	3.36ha
Sustainability Appraisal / Strategic Environmental Assessment				
Positive SA/SEA	Economic development; Town Centre regeneration; localised provision of affordable homes.	Economic development; Town Centre regeneration; localised provision of affordable homes.	Development in this location was not considered acceptable 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.	Economic development; Town Centre regeneration; localised provision of affordable homes.
Negative SA/SEA	Cultural heritage; Biodiversity; accessibility to local services and associated impacts; flood risk.	Cultural heritage; Biodiversity; re-use of previously developed land; accessibility to local services and associated impacts; flood risk.		Cultural heritage; Biodiversity; accessibility to local services and associated impacts; flood risk.
Mitigation Required	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.	Assess proposals against policies NE4, NE5 and CC4; greater area-based detail and design guidance on preserving the wider historic landscape and biodiversity.		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.

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 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	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 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.	**Not assessed. Although the Historic Environment Report (2011) reveals there is potential for surviving archaeological deposits.	Green. There are no known historic/archaeological features of concern on the site.
Landscape Capacity	Higher relative landscape capacity rating.	Higher relative landscape capacity rating.	No/Very Low relative landscape capacity.	Higher relative landscape capacity rating.
Landscape Site Appraisal	Belt of land adjacent to the River Crouch should be retained as undeveloped land. The remainder of the site has potential to be developed	Belt of land adjacent to the River Crouch should be retained as undeveloped land. The remainder of the site has potential to be developed without causing significant	Development in this location would have significant adverse landscape and visual effects.	The site has potential to be developed without causing significant adverse effects on landscape character or local views.

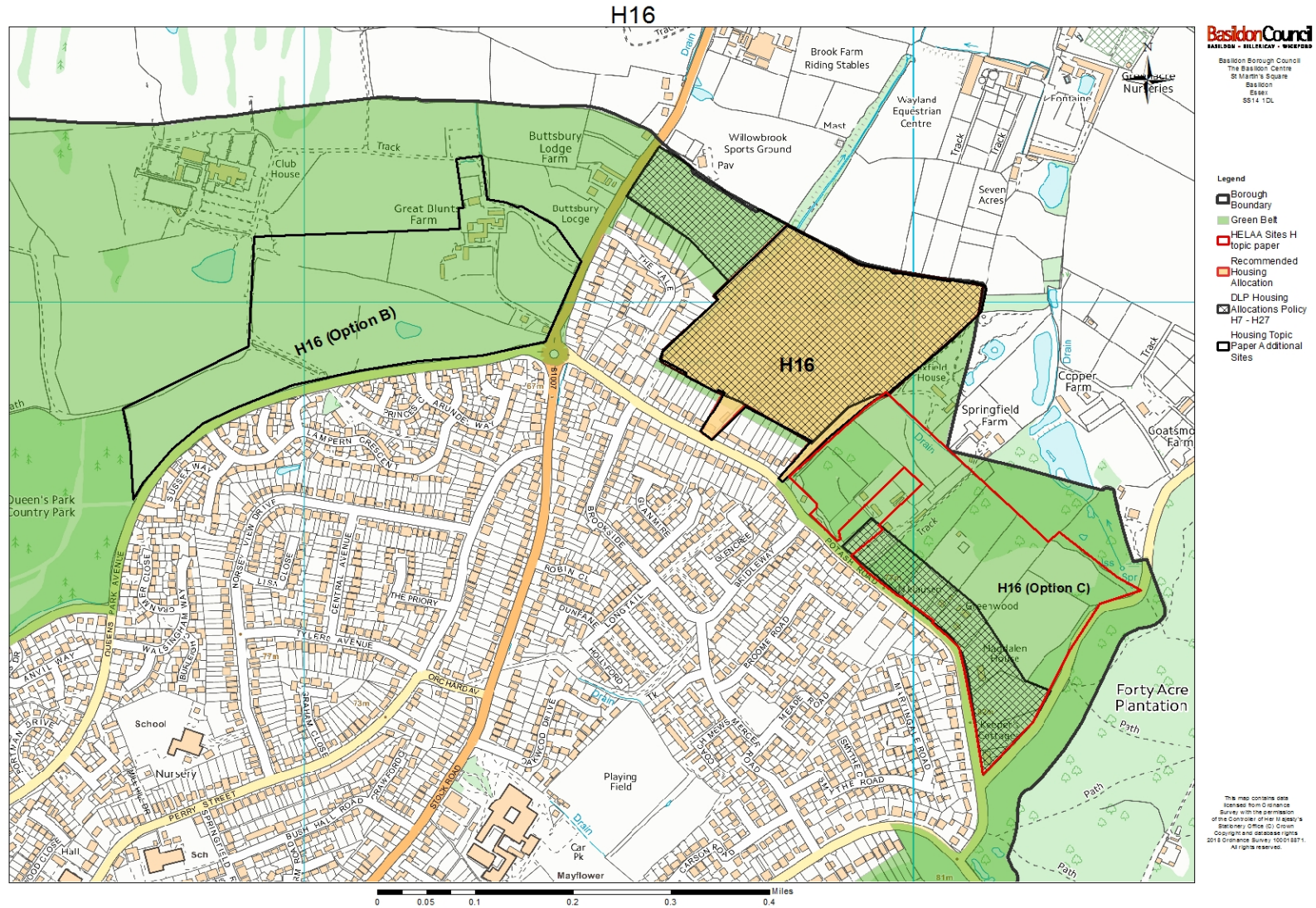
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (Alternative Site 1)
	without causing significant adverse landscape and visual effects.	adverse landscape and visual effects.		
Environmental Mitigation Required	Ecological assessments, with firm measures implemented to protect the River 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 the creation of health care 'hubs'/networks.		creation of health care 'hubs'/networks.	of an existing practice, or the creation of health care 'hubs'/networks.
Sustainable Access	Good level	Good level	**Not assessed	Good 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 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	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	Not considered suitable or achievable for housing.	Viable
Landownership	Multiple landowners	Multiple landowners	Single landowner	Single landowner
Developer Involvement	Housebuilder promoting part of the site.	Housebuilder promoting part of the site.	No developer promoting the site.	No developer promoting the site.
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 39 makes a partial contribution to the Green Belt purposes. The extent	Area 39 makes a partial contribution to the Green Belt purposes. The extent of harm on	Area 40 makes a good contribution to one of the Green Belt purposes,	Area 38 makes a good contribution to the Green 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				
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 Road, Billericay			
Site Specific Consultation Matters	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 Stock Brook Manor.			
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 / Strategic Environmental Assessment				
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 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.	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	High value habitats important in retaining connectivity with further similar habitat in the vicinity; development may be delivered with appropriate mitigation.	High value habitats important in retaining connectivity with further similar habitat in the vicinity; development may be delivered with appropriate mitigation.	Site is not known to be highly ecologically sensitive. Wildlife living within natural features of the site.	High value habitats important in retaining connectivity with further similar habitat in the vicinity; 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 and PSWFH. Flood risk categories include surface water, sewer, and groundwater flooding.	Within a CDA and PSWFH. Flood risk categories include surface water, sewer, and groundwater flooding.	Small section of the site is within a CDA. Flood risk categories include surface water, sewer, and groundwater flooding.	Within a CDA and PSWFH. Flood risk categories include surface water, sewer, and groundwater flooding.
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.	Amber. There is one recorded archaeological record within the site allocation boundary, alongside a listed building and other landscape elements.	Green. There are no known historic/archaeological features of concern on the site.
Landscape Capacity	Medium relative landscape capacity rating.	Medium relative landscape capacity rating.	Low relative landscape capacity rating.	Medium relative landscape capacity rating.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C
Landscape Site Appraisal	The site has potential for small scale developments incorporated within the existing tree belts and woodland.	The site has potential for small scale developments incorporated within the existing tree belts and woodland.	Only a small area in the south-western corner of the site, has potential to be developed.	The site has potential for small scale developments incorporated within the existing tree belts and woodland.
Environmental Mitigation Required	Air quality monitoring requirements; Ecological assessments, with retention of areas of greatest habitat diversity; Sustainable Drainage Systems (SuDS), Washlands, and drainage improvements; Programme of archaeological evaluation and Masterplanning; Landscape buffering, new open space.	Air quality monitoring requirements; Ecological assessments, with retention of areas of greatest habitat diversity; Sustainable Drainage Systems (SuDS), Washlands, and drainage improvements; Programme of archaeological evaluation and Masterplanning; Landscape buffering, new open space.	Air quality monitoring requirements; Ecological assessments; Sustainable Drainage Systems (SuDS), Washlands, and drainage improvements; Archaeological assessment and Heritage Statement; Landscape buffering.	Air quality monitoring requirements; Ecological assessments, with retention of areas of greatest habitat diversity; Sustainable Drainage Systems (SuDS), Washlands, and drainage improvements; Programme of archaeological evaluation and Masterplanning; Landscape buffering, new 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.
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.

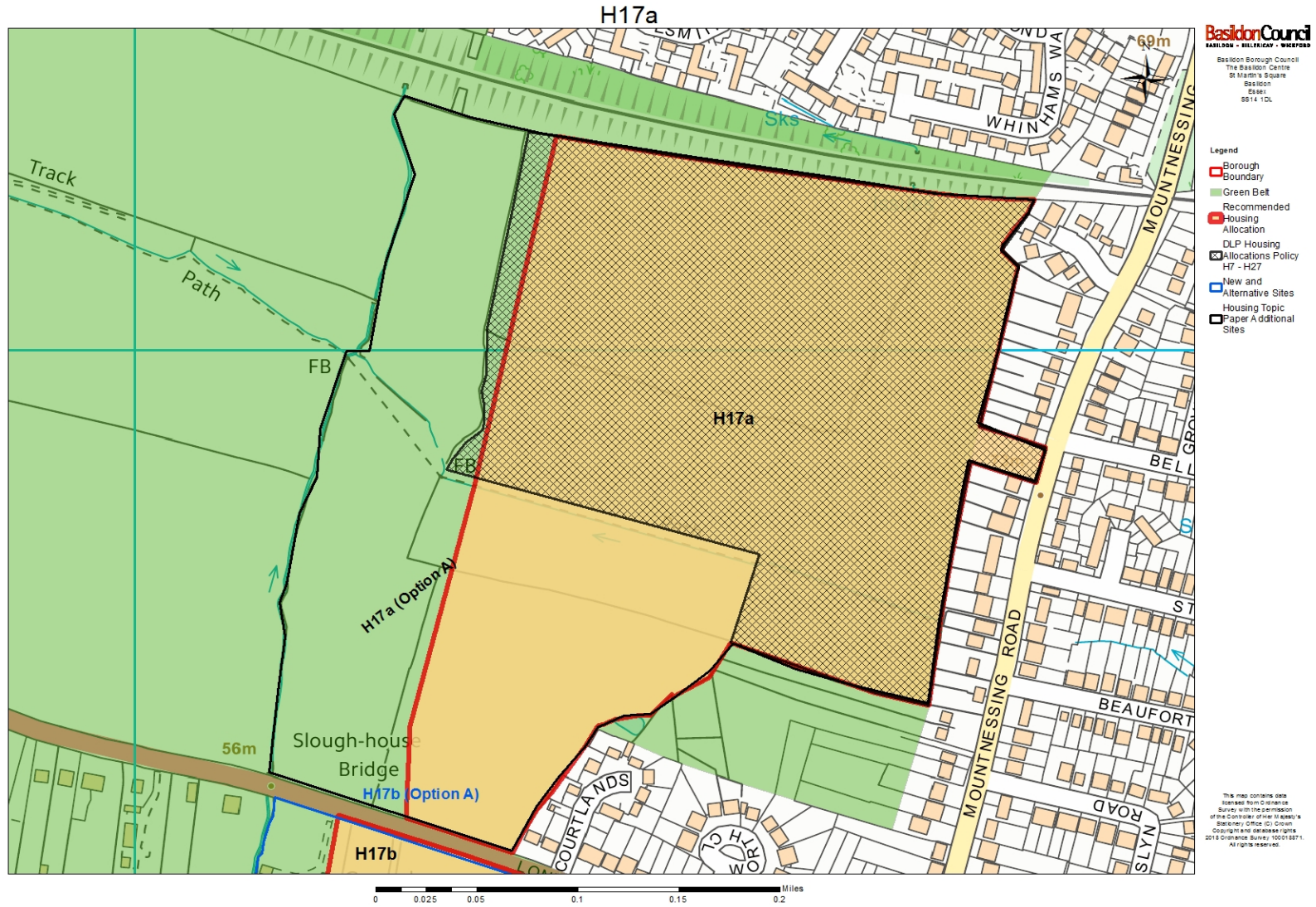
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C
Education (Early Years Provision)	Current capacity could cope with the requirement for additional places.	Current capacity could cope with the requirement for additional places.	Current capacity could cope with the requirement for additional places.	Current capacity could cope with the requirement for additional places.
Education (Primary)	Pupils from this development could be accommodated by the expansion of existing schools within Billericay.	Pupils from this development could be accommodated by the expansion of existing schools within Billericay.	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 Billericay.
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	Good level	Good level	Good level	<ul style="list-style-type: none"> The Stock Road junction would need to be reassessed as there are capacity issues at this

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C
				<p>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;</p> <ul style="list-style-type: none"> • 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	Development in this location will put additional pressure on the B1007 Stock Road / Queens Park Avenue / Potash Road Junction. This junction is however to be considered tolerable in the AM after accommodating draft Local Plan growth, but remains over capacity in the PM. 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				
Viability	Viable	Viable	Viable	Sites vary between 'Viable' to 'Not Viable'.
Landownership	Multiple landowners	Multiple landowners	Multiple landowners	Multiple landowners

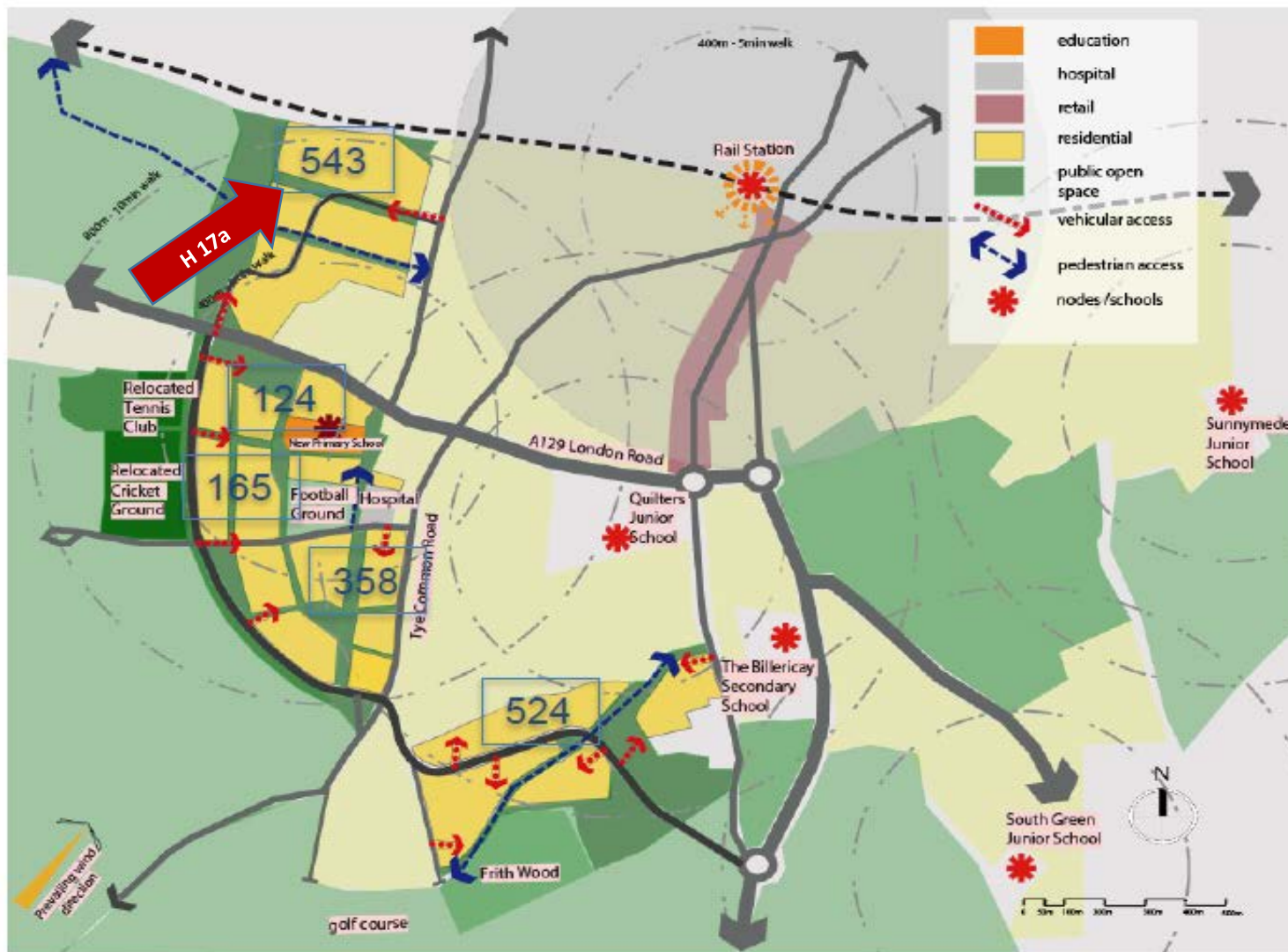
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C
Developer Involvement	Housebuilder promoting part of the site, with option on the land.	Housebuilder promoting part of the site, with option on the land.	No developer promoting this site.	Developer promoting parts of the site, with option on the land.
Promotion	Engagement in the Local Plan process.	Engagement in the Local Plan process; planning pre-application 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	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.
Recommendation				

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

RPLP Policy H17A



Preferred HLDF for H20 – H23: South West Billericay



Consideration	Draft Local Plan Proposal	Option A	Option B (High Level Development Framework)
Location	Land west of Mountnessing Road, Billericay		
Site Specific Consultation Matters	A developer was seeking a larger allocation extending southwards to London Road.		
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
Sustainability Appraisal / Strategic Environmental Assessment			
Positive SA/SEA	Town Centre regeneration; localised provision of affordable homes; accessibility to local services and facilities.	Economic development; Town Centre regeneration; localised provision of affordable homes; accessibility to local services and facilities.	Town Centre regeneration; localised provision of affordable homes; accessibility to local services.
Negative SA/SEA	Biodiversity.	Landscape; Biodiversity	Landscape; Biodiversity; Re-use of previously developed land.
Mitigation Required	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.	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.
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.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1

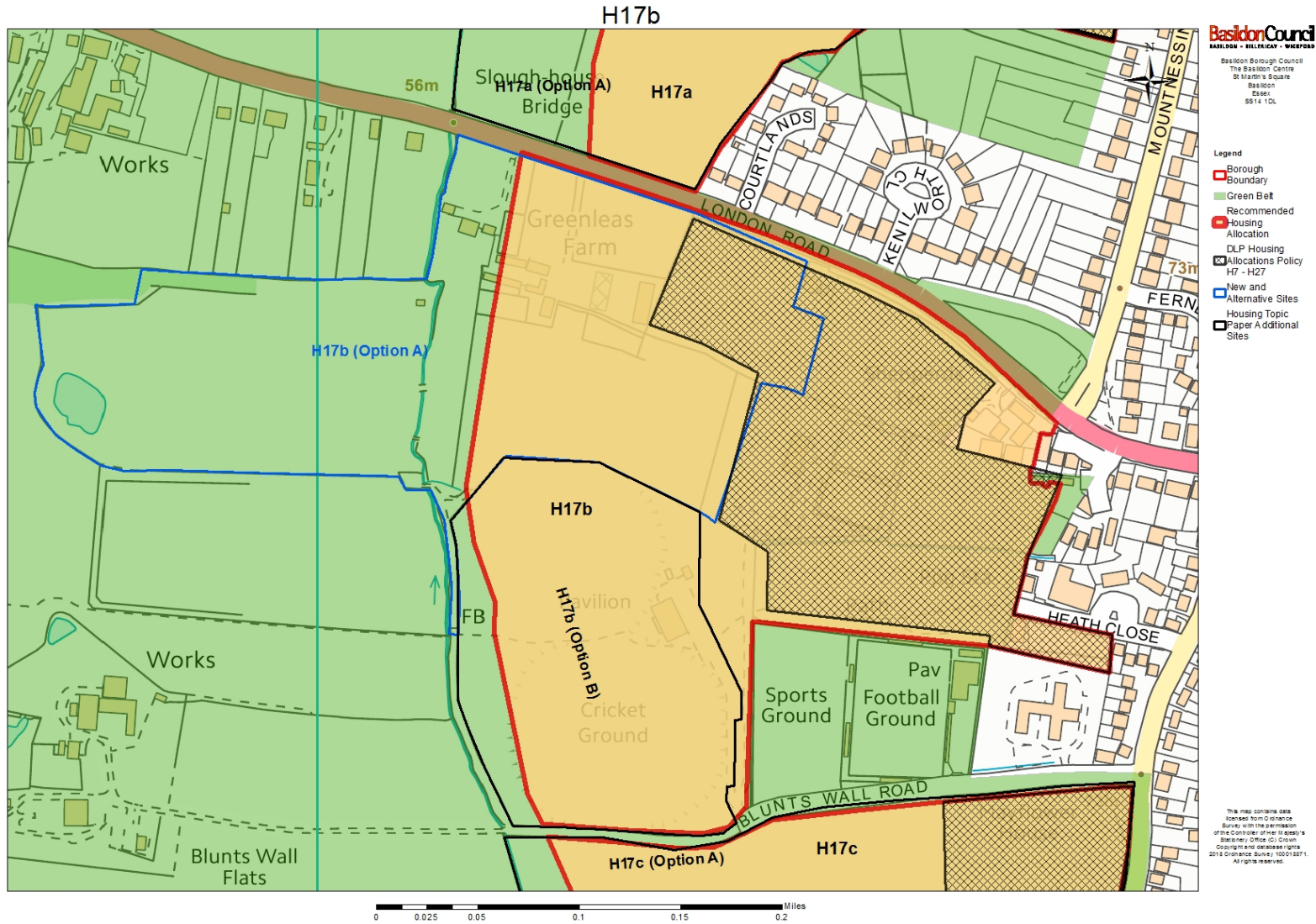
Consideration	Draft Local Plan Proposal	Option A	Option B (High Level Development Framework)
Flood Risk - SWMP	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include groundwater flooding.
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.	Green. There are no known historic/archaeological features of concern on the site.
Landscape Capacity	Medium landscape capacity rating.	Medium landscape capacity rating.	Medium landscape capacity rating.
Landscape Site Appraisal	This area is associated with the existing urban edge, and development in this area with associated mitigation measures has the potential to provide an improved urban edge.	Development of this area would be highly visible on the approach to Billericay and have adverse landscape and visual effects on the West Billericay Wooded Farmlands.	Development of this area would be highly visible on the approach to Billericay and have adverse landscape and visual effects on the West Billericay Wooded Farmlands.
Environmental Mitigation Required	Ecological assessments; Source control SUDS and drainage improvements; Compliance with the WFD; Programme of archaeological investigation; Landscape buffering, green corridor.	Ecological assessments; Source control SUDS and drainage improvements; Compliance with the WFD; Programme of archaeological investigation; Open land uses.	Ecological assessments; Source control SUDS and drainage improvements; Compliance with the WFD; Programme of archaeological investigation; Open land uses.
Infrastructure			
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	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.

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/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	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 Junctions. A129 London		

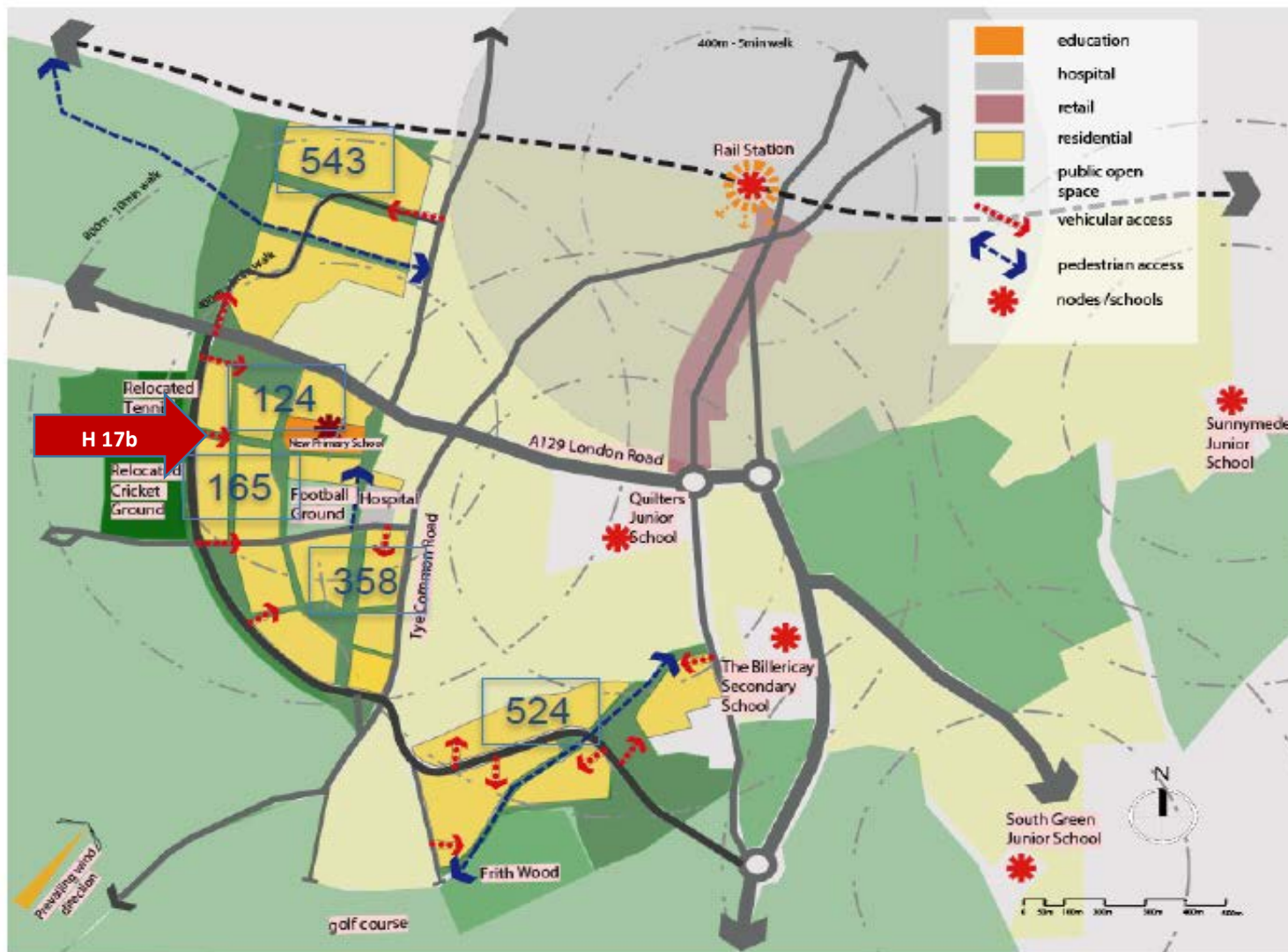
Consideration	Draft Local Plan Proposal	Option A	Option B (High Level Development Framework)
	Road / Tye Common Road / Western Road; A129 London Road / High Street / Sun Street; and A176 / Kennel Lane / Laindon Road will be able to adequately cope with additional growth once mitigation has been applied, 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 after the proposed mitigation. Additional work is therefore required to determine the required mitigation for the modelled level of performance. In addition, development in this location will put additional pressure on Mountnessing Road / Perry Street / Radford Way; B1007 Stock Road / Radford Way; and B1007 Stock Road / Norsey Road / High Street / Western Road Junctions. The capacity on these junctions would vary in the AM and PM, but their overall capacity is to be considered tolerable after accommodating Local Plan growth, and following the required mitigation.		
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, the proposed relief route to the south/south-west of Billericay, will reduce traffic currently travelling through the southern part of the historic Billericay Town Centre, for access to the west of the town.		
Deliverability			
Viability	Viable	Viable	Viable
Landownership	Single landowner	Single landowner	Single landowner
Developer Involvement	Housebuilder promoting site for development.	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.
Policy Constraints			
Green Belt	Area 7 makes a strong contribution to the Green Belt purposes. Harm on urban sprawl and the separation between settlements would be limited as the extent of the proposed development is partly enclosed, and would extend no further than existing and proposed development. Harm would however be more significant on the appearance of the	Area 7 makes a strong contribution to the Green Belt purposes. This development would see almost the entire land parcel of Area 7 removed from the extent of the Green Belt. The Green Belt parcel to the west (Area 6) would remain and would have a greater role to play in maintaining the separation between the settlements of Hutton and	Area 7 makes a strong contribution to the Green Belt purposes. Harm on urban sprawl and the separation between settlements would be limited as the extent of the proposed development is partly enclosed, and would extend no further than existing and proposed development. Harm would however be more significant on the appearance of the countryside, although this would be against the

Consideration	Draft Local Plan Proposal	Option A	Option B (High Level Development Framework)
	countryside, although this would be against the backdrop of existing development in Billericay.	Billericay. Harm would also be significant on the appearance of the countryside, as this development would extend beyond both existing and proposed urban edge.	backdrop of existing development in Billericay.
Other	<ul style="list-style-type: none"> • 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 by within each development area are: 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. • A Tree Preservation Order is also proposed for some oak trees on land west of Mountnessing Road, following concerns raised by local residents of a perceived threat to these trees as a result of proposed housing development. This can be mitigated through detailed design and scheme layout. 		
Recommendation			
Officers Recommendation	Not recommended, as additional development in this location could potentially help to support infrastructure delivery in the location.	Not recommended. It is proposed that the Local Plan 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.	Recommended. The Preferred Development Framework 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.
Recommended phasing	N/A	N/A	Late phasing

RPLP Policy H17B



Preferred HLDF for H20 – H23: South West Billericay



Consideration	Draft Local Plan Proposal	Option A (New Site 5)	Option B	Option C (High Level Development Framework)
Location	Land south of London Road, Billericay			
Site Specific Consultation Matters	New, additional land at Greenleas Farm was promoted through the DLP consultation, to the west of this allocation. Billericay Cricket Club was also promoted for housing development, on the premise that an alternative site is found for the Cricket Club. Specific concerns in relation to Option A in the New and Alternative Sites consultation was that the site should not extend beyond the proposed relief road, as it could prevent the road from becoming a defensible boundary, as well as consideration for the wider historic environment.			
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 Appraisal / Strategic Environmental Assessment				
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; Re-use 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 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.	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	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 south-western 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

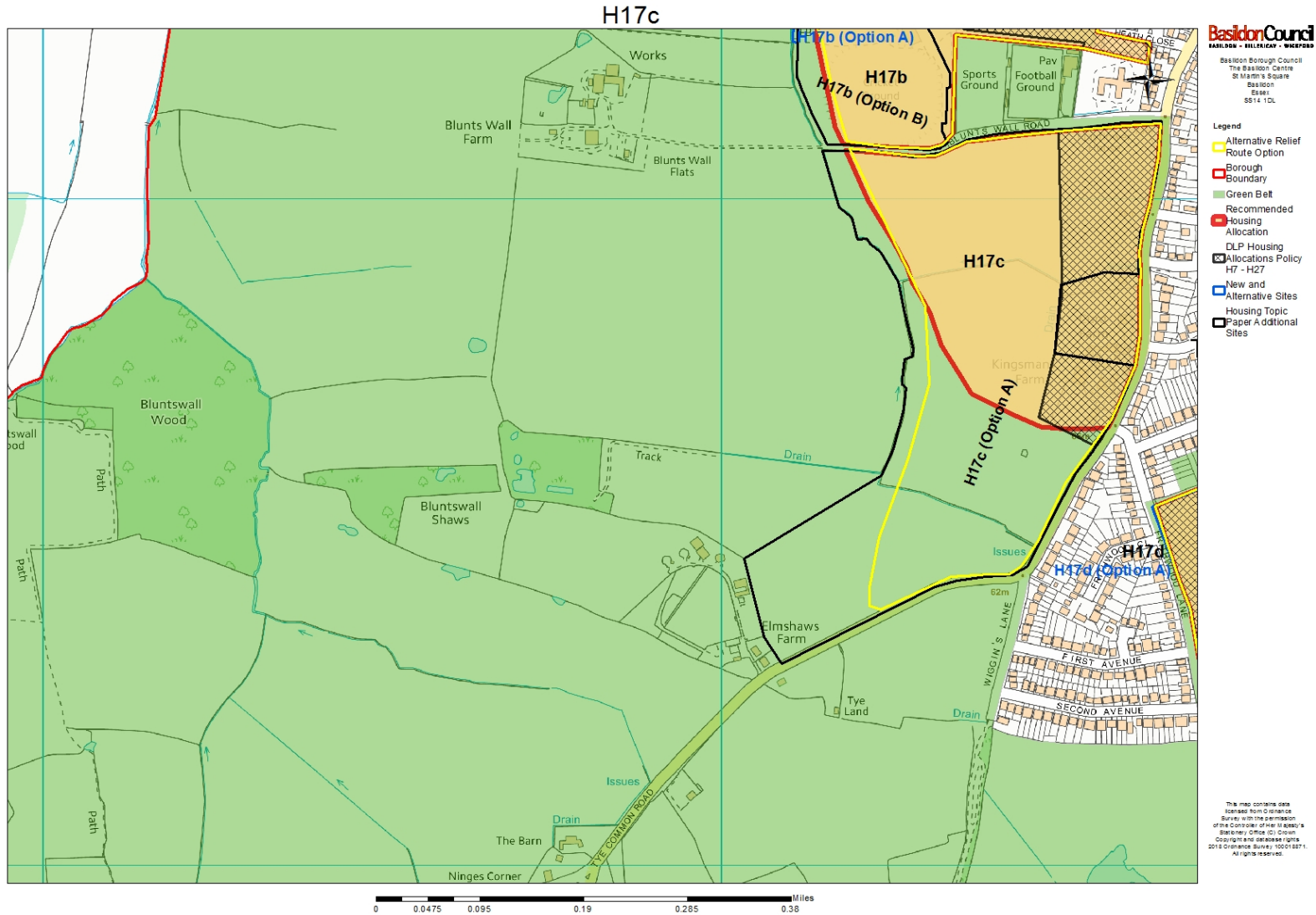
Consideration	Draft Local Plan Proposal	Option A (New Site 5)	Option B	Option C (High Level Development Framework)
	additional places, but providers are likely to be running at close to capacity.	the other developments in the ward, would suggest a need for an additional Early Years provision.	the other developments in the ward, would suggest a need for an additional Early Years provision.	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.	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.	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	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of 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 'hubs'/networks.	creation of health care 'hubs'/networks.	creation of health care 'hubs'/networks.	creation of health care 'hubs'/networks.
Sustainable Access	Good level	Good level	No access constraints that could not be overcome present on the site.	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 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 Junctions. A129 London 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 after the proposed mitigation. 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. In addition, the proposed relief route to the south/south-west of Billericay, will reduce traffic currently travelling through the southern 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 option agreement	Single landowner	Single landowner	Multiple landowners, with option agreement on part of the site.
Developer Involvement	Housebuilders promoting land for development within this allocation.	Promotional developer promoting this site.	No developer promoting this site.	Housebuilders and promotional developer promoting land for development within this allocation.

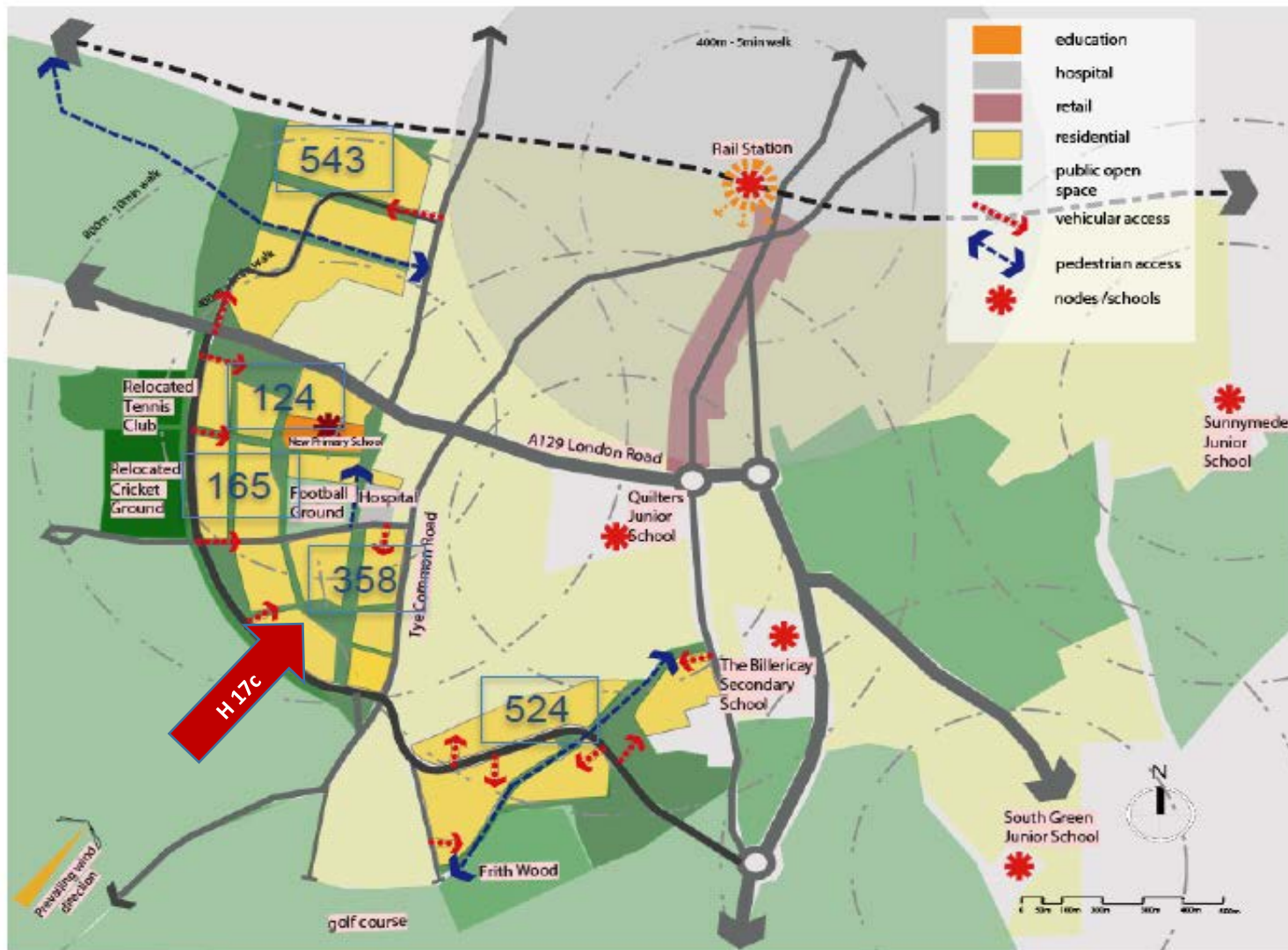
Consideration	Draft Local Plan Proposal	Option A (New Site 5)	Option B	Option C (High Level Development Framework)
Promotion	Engagement in the Local Plan process.	Engagement in the Local Plan process; planning pre-application advice.	Engagement in the Local Plan process.	Engagement in the Local Plan process.
Policy Constraints				
Green Belt	Area 9 makes a strong contribution to the Green Belt purposes of checking urban sprawl and keeping the countryside free from encroachment. It also acts as part of the strategic gap between Billericay and Hutton. The enclosure of the proposed development by the new SW Billericay Relief Route will however contain the extent of further sprawl, and manage the separation between Billericay and Hutton. Harm would be more significant on the appearance of the countryside, although this would be against the backdrop of existing development in Billericay.	The site lies within Areas 8 and 9. Area 8 makes a good contribution to the Green Belt purposes, and Area 9 makes a strong contribution to the Green Belt purposes. This proposal would extend beyond the new SW Billericay Relief Route, and therefore weaken the ability to create a robust settlement boundary. Harm would also be significant on the appearance of the countryside as the site is located away from the urban edge.	Area 9 makes a strong contribution to the Green Belt purposes of checking urban sprawl and keeping the countryside free from encroachment. It also acts as part of the strategic gap between Billericay and Hutton. The enclosure of the proposed development by the new SW Billericay Relief Route will however contain the extent of further sprawl, and manage the separation between Billericay and Hutton. Harm would be more significant on the appearance of the countryside, although this would be against the backdrop of existing development in Billericay.	Area 9 makes a strong contribution to the Green Belt purposes of checking urban sprawl and keeping the countryside free from encroachment. It also acts as part of the strategic gap between Billericay and Hutton. The enclosure of the proposed development by the new SW Billericay Relief Route will however contain the extent of further sprawl, and manage the separation between Billericay and Hutton. Harm would be more significant on the appearance of the countryside, although this would be against the backdrop of existing 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 35dph, on 49 hectares of land. The respective number of dwellings proposed by within each development area are: H20 – 358 homes; H21 – 124 homes; redevelopment of the Former 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-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. It is proposed that the Local Plan 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.	Not recommended. It is proposed that the Local Plan 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.	Not recommended. It is proposed that the Local Plan 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.	Recommended. The Preferred Development Framework 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



Preferred HLDF for H20 – H23: South West Billericay



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 Matters	The developer was promoting a larger site through the DLP consultation, but there were concerns that the proposals did 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 developed to provide around 160 homes, at 30duph. Development in this location is expected to facilitate the delivery of the relief route to the south/south-west of Billericay.	A scheme promoting housing beyond the 160 dwellings proposed on a larger site westwards, reinforcing green links in the surrounding countryside, provision of new open space, and improvements to services and facilities.	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 (SW) Billericay. The recommended Development Framework for SW Billericay is based on Option 3 which proposes a total of 358 homes on H17c.	The promoters for sites H17a to H17d have suggested an alternative route for the relief road which would swing further south, and enclose further land with the potential to provide around 300 additional homes on H17c, compared to the Preferred HLDF option. Site H17c is therefore capable of delivering around 650 new homes.
Site Size	5.4ha	25ha	12.9ha	21ha
Sustainability Appraisal / Strategic Environmental Assessment				
Positive SA/SEA	Town Centre regeneration; localised provision of affordable homes; accessibility to local services.	This was not considered to be a reasonable alternative due to the increases in impact on the surrounding landscape and neighbourhood in terms of traffic generation.	Town Centre regeneration; localised provision of affordable homes; accessibility to local services.	Town Centre regeneration; localised provision of affordable homes; accessibility to local services.
Negative SA/SEA	Landscape; Biodiversity.		Landscape; Biodiversity; Re-use of previously developed land.	Landscape; Biodiversity; Re-use of previously developed land.
Mitigation Required	Provision of landscaped buffers; assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.		Provision of landscaped buffers; assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.	Provision of landscaped buffers; assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape 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 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.	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.	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 Development Framework)	Option C (Alternative Relief Route Option)
		condition as an agricultural landscape.	character as an agricultural landscape.	character as an agricultural landscape.
Environmental Mitigation Required	Ecological assessments; Source control SUDS and drainage improvements; Programme of archaeological investigation; Landscape buffering.	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.	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 additional places, but providers are likely to be running at close to capacity.	Current capacity could cope with the requirement for additional places, but providers are likely to be running at close to capacity.	Current capacity could cope with the requirement for additional places, but providers are likely to be running at close to capacity. This site, alongside others in	Current capacity could cope with the requirement for additional places, but providers are likely to be running at close to capacity. This site, alongside others in

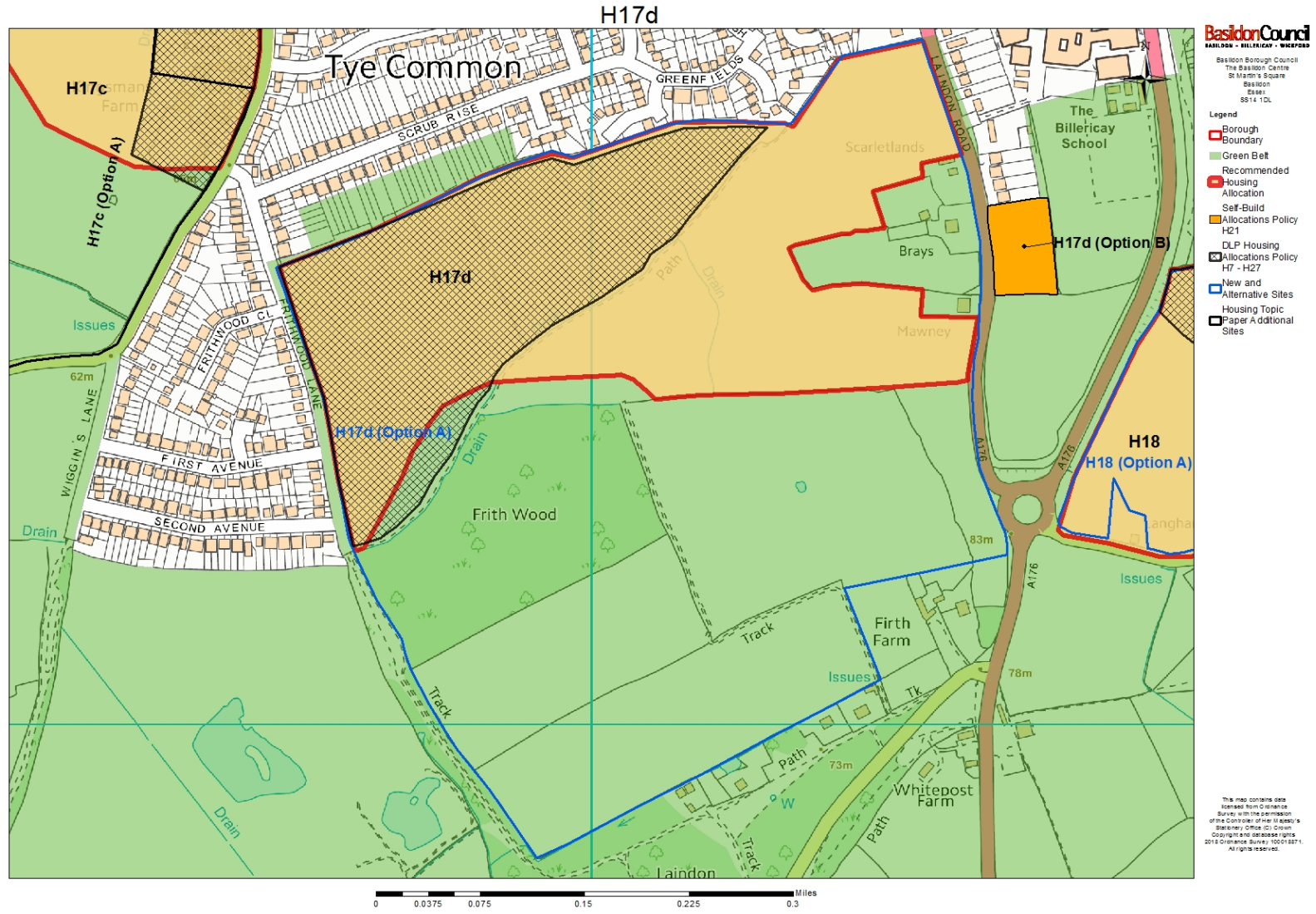
Consideration	Draft Local Plan Proposal	Option A	Option B (High Level Development Framework)	Option C (Alternative Relief Route Option)
			SW Billericay will require EYP on site.	SW Billericay will require EYP on site.
Education (Primary)	Pupils from this development could be accommodated by the expansion 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.	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.	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.

Consideration	Draft Local Plan Proposal	Option A	Option B (High Level Development Framework)	Option C (Alternative Relief 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 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 Junctions. A129 London 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 after the proposed mitigation. 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. In addition, the proposed relief route to the south/south-west of Billericay, will reduce traffic currently travelling through the southern part of the historic Billericay Town Centre, for access to the west of the town.			
Deliverability				
Viability	Viable	Viable	Viable	Viable
Landownership	Multiple landowners	Multiple landowners	Multiple landowners	Multiple landowners
Developer Involvement	Housebuilder promoting part of this site.	Housebuilder promoting the principal site.	Housebuilder promoting the principal site.	Housebuilder promoting the principal 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.
Policy Constraints				
Green Belt	Area 9 makes a strong contribution to the Green Belt purposes of checking urban sprawl and keeping the countryside free from encroachment. It also acts as part of the strategic gap	Area 9 makes a strong contribution to the Green Belt purposes of checking urban sprawl and keeping the countryside free from encroachment. It also acts as part of the strategic gap	Area 9 makes a strong contribution to the Green Belt purposes of checking urban sprawl and keeping the countryside free from encroachment. It also acts as part of the strategic gap	Area 9 makes a strong contribution to the Green Belt purposes of checking urban sprawl and keeping the countryside free from encroachment. It also acts as part of the strategic gap

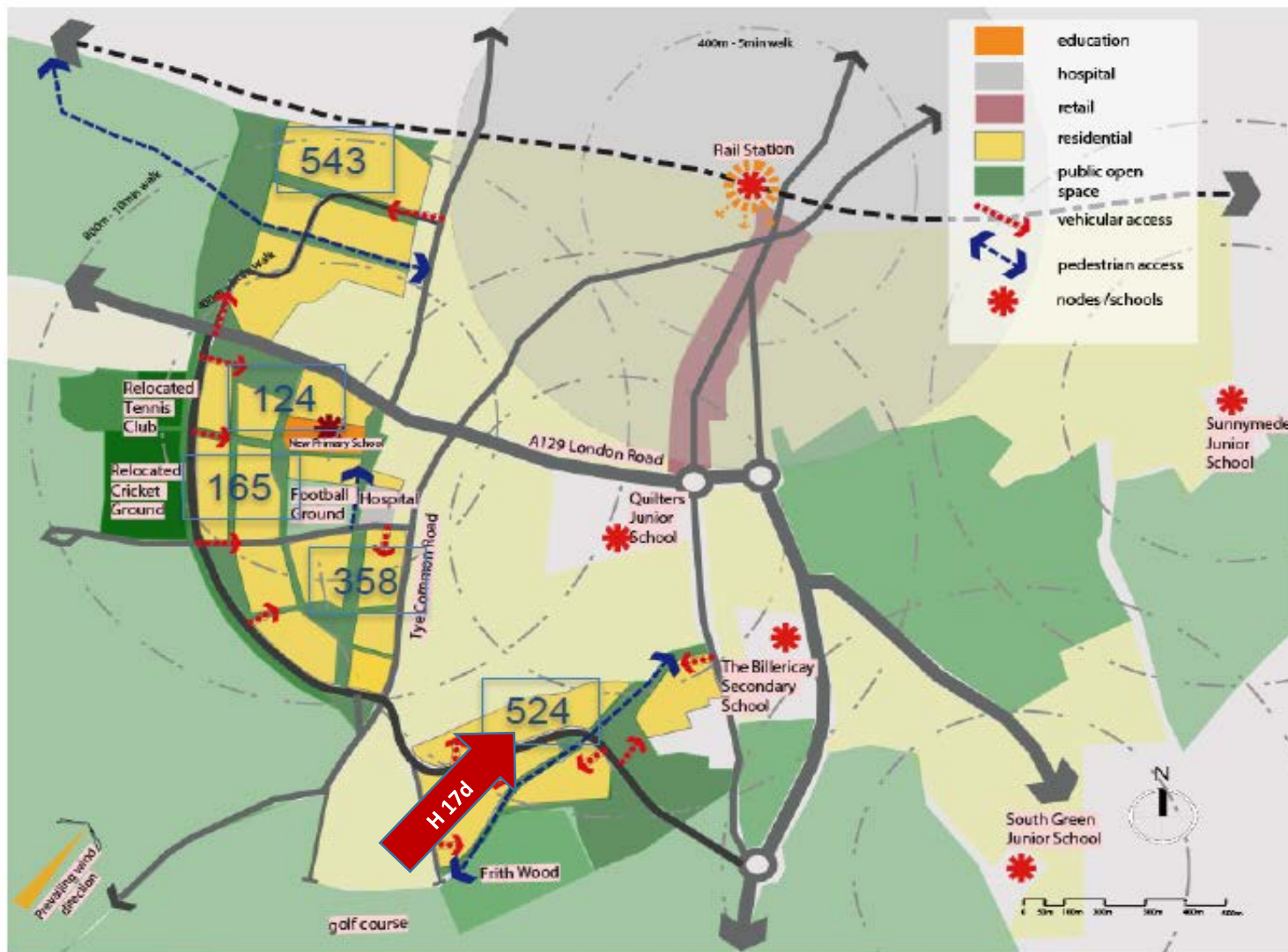
Consideration	Draft Local Plan Proposal	Option A	Option B (High Level Development Framework)	Option C (Alternative Relief Route Option)
	<p>between Billericay and Hutton. The enclosure of the proposed development by the new SW Billericay Relief Route will however contain the extent of further sprawl, and manage the separation between Billericay and Hutton. Harm would be more significant on the appearance of the countryside, although this would be against the backdrop of existing development in Billericay.</p>	<p>between Billericay and Hutton. The enclosure of the proposed development by the new SW Billericay Relief Route will however contain the extent of further sprawl, and manage the separation between Billericay and Hutton. Harm would be more significant on the appearance of the countryside, although this would be against the backdrop of existing development in Billericay.</p>	<p>between Billericay and Hutton. The enclosure of the proposed development by the new SW Billericay Relief Route will however contain the extent of further sprawl, and manage the separation between Billericay and Hutton. Harm would be more significant on the appearance of the countryside, although this would be against the backdrop of existing development in Billericay.</p>	<p>between Billericay and Hutton. The enclosure of the proposed development by the new SW Billericay Relief Route will however contain the extent of further sprawl, and manage the separation between Billericay and Hutton. Harm would be more significant on the appearance of the countryside, although this would be against the backdrop of existing development in Billericay.</p>
Other	<p>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.</p>			
Recommendation				
Officers Recommendation	Not recommended, as additional development in this location could potentially help to support	Not recommended. It is proposed that the Local Plan allocates the land in this area in accordance	Recommended. The Preferred Development Framework addresses different needs of the	This option is worthy of consideration, given that it is a revised alternative based on the HLDF. However,

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

RPLP Policy H17D



Preferred HLDF for H20 – H23: South West Billericay



Consideration	Draft Local Plan Proposal	Option A (Alternative Site 9)	Option B	Option C (High Level Development Framework)
Location	Land East of Frithwood Lane, Billericay			
Site Specific Consultation Matters	Following the DLP consultation, support was given for a higher quantum of development on H23, with the developer setting 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 relationship residential development would have with the Ancient Woodland of Frith Wood and Laindon Common.			
Proposal	330 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.	Proposals to develop up to 525 homes and a 2.5ha new school site on land East of Frithwood Lane, together with highway improvements and green infrastructure.	A smaller, alternative site on the east of Laindon Road allocated for residential development.	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 524 homes on H17d.
Site Size	11ha	32.5ha	0.8ha	17ha
Sustainability Appraisal / Strategic Environmental Assessment				
Positive SA/SEA	Town centre regeneration; localised provision of affordable homes; accessibility local services	**Not assessed	Regenerate and renew disadvantaged areas	Town Centre regeneration; localised provision of affordable homes; accessibility to local services.
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity.	**Not assessed	Landscape; Cultural heritage; Biodiversity.	Landscape; Biodiversity; Re-use of previously developed land.
Mitigation Required	Provision of landscaped buffers; assess proposals against policies NE4 and NE5	**Not assessed	Provision of landscaped buffers; assess proposals against policies NE4 and NE5	Provision of landscaped buffers; assess proposals 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 landscape impacts.		to mitigate biodiversity and landscape impacts.	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 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 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 Archaeology	Amber. Remnants of the historic landscape survive within and around the site allocation boundary.	Amber. Remnants of the historic landscape survive within and around the site allocation boundary.	Predominantly rural and retains much of its historic landscape pattern. There is the potential that archaeological deposits have remained undisturbed.	Amber. Remnants of the historic landscape survive within and around the site allocation boundary.
Landscape Capacity	Low relative landscape capacity rating.	No/Very Low relative landscape capacity rating.	Medium relative landscape capacity rating.	Low relative landscape capacity rating.
Landscape Site Appraisal	The site is framed by Frithwood Lane and Scrub Rise, and has the potential to be developed without causing significant adverse landscape and visual effects.	Frith Wood, an Ancient Woodland adjacent to this area is a sensitive feature of the site, and the area immediately around is therefore considered to be of higher sensitivity.	The Landscape Capacity Study 2014 suggests possible opportunity for a small residential development in the enclosed grass field south of existing residential properties off Laindon Road.	Frith Wood, an Ancient Woodland adjacent to this area is a sensitive feature of the site, and the area immediately around is therefore considered to be of higher sensitivity.
Environmental Mitigation Required	Ecological assessments, with measures developed to avoid	Ecological assessments, with measures developed to avoid	Ecological assessments, with measures developed to avoid	Ecological assessments, with measures developed to avoid

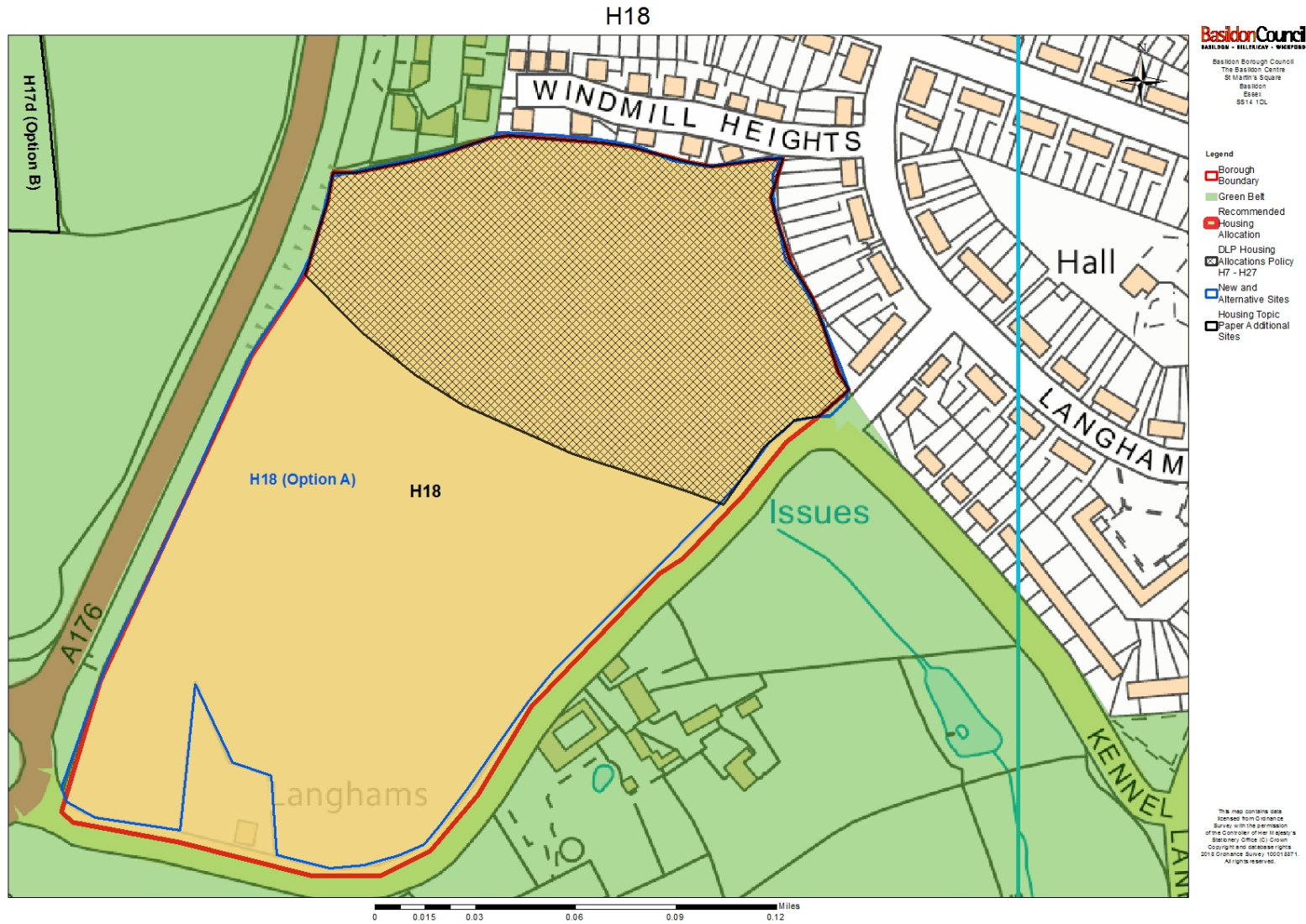
Consideration	Draft Local Plan Proposal	Option A (Alternative Site 9)	Option B	Option C (High Level Development Framework)
	impacts on LoWS's; Source control SUDS and drainage improvements; Archaeological evaluation; Landscape buffering.	impacts on LoWS's; Source control SUDS and drainage improvements; Archaeological evaluation.	impacts on LoWS's; Source control SUDS and drainage improvements; Archaeological evaluation.	impacts on LoWS's; Source control SUDS and drainage 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 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)	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 Junctions. A129 London 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	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, the proposed relief route to the south/south-west of Billericay, will reduce traffic currently travelling through the southern part of the historic Billericay Town Centre, for access to the west of the town.			
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 (Alternative Site 9)	Option B	Option C (High Level Development Framework)
	separation between Billericay and Little Burstead. There would however be some harm be in relation to encroachment into the countryside, although this will be localised in character.		development is considered to be limited and contained.	and Little Burstead. There would however be some harm be in relation to encroachment into the countryside as well as preserving historic settings, although these would be localised in character.
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 by within each development area are: 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 additional development in this location could potentially help to support infrastructure delivery in the location.	Not recommended. Higher levels of growth on this site, and adjacent sites, could potentially better facilitate the provision of a southern relief route for Billericay. However, this proposal would have a greater impact on the landscape, and the ecology of adjacent Frithwood LWS.	Although not strategic in size, this site is recommended for self-build development opportunities, to provide about 6 self-build plots.	Recommended. The Preferred Development Framework 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.
Recommended phasing	N/A	N/A	Early phasing	Late phasing

RPLP Policy H18



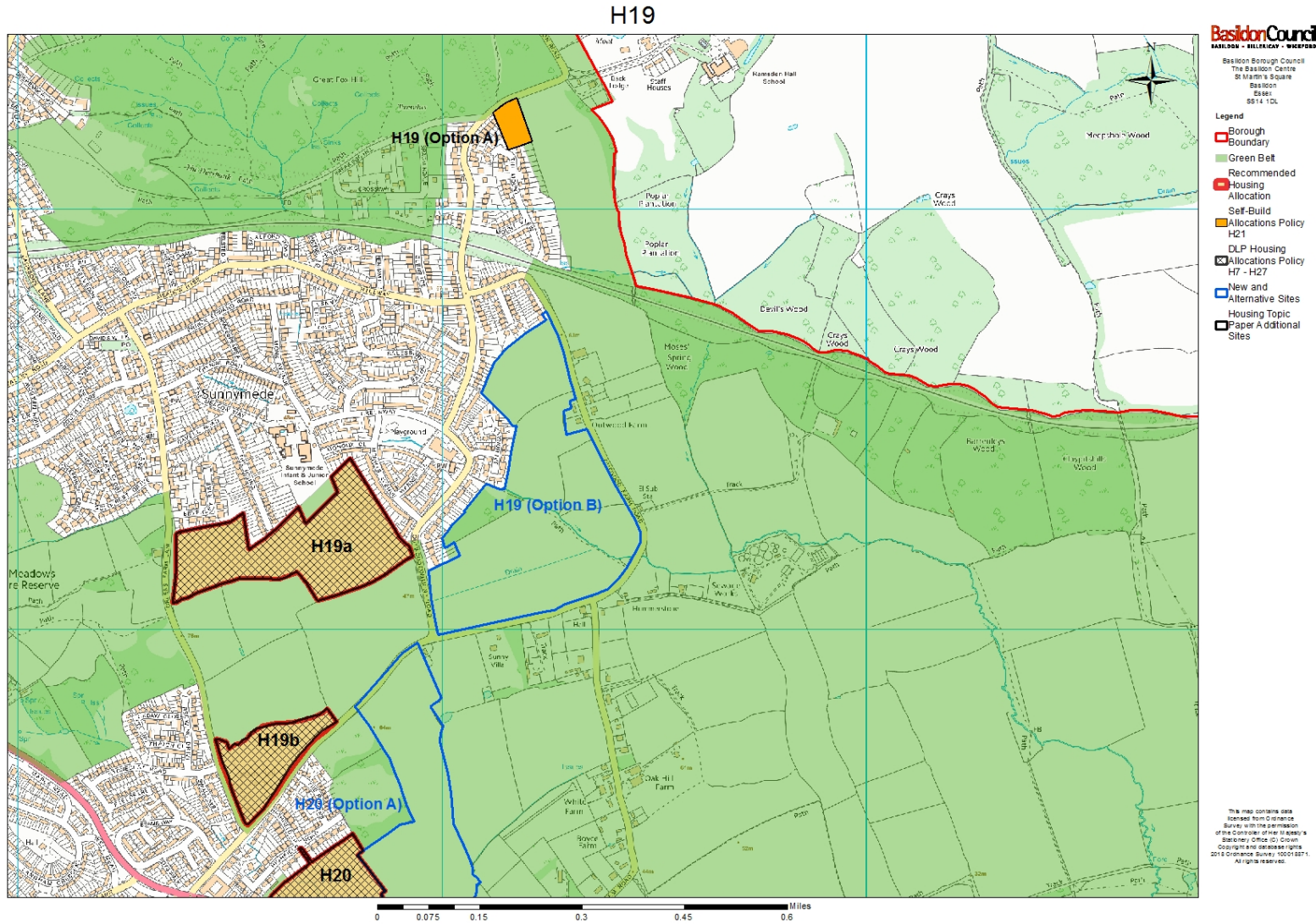
Consideration	Draft Local Plan Proposal	Option A (Alternative Site 10)
Location	Land South of Windmill Heights, Great Burstead and South Green	
Site Specific Consultation Matters	There were proposals to deliver more homes in this location over a larger site area, which was subject to additional consultation. Following the New and Alternative Sites consultation, there were concerns about the cumulative impacts of this allocation with other allocations in the area, particularly on drainage infrastructure.	
Proposal	Land in this location is proposed to accommodate around 70 high quality homes at 30duph.	Provision for around 170 dwellings or more, as well as areas of public open space and allotments over an enlarged housing allocation.
Site Size	2.5ha	7.8ha
Sustainability Appraisal / Strategic Environmental Assessment		
Positive SA/SEA	Localised provision of affordable homes; accessibility to local services.	Localised provision of affordable homes; accessibility to local services.
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity; Flood risk.	Landscape; Cultural heritage; Biodiversity; Flood risk.
Mitigation Required	Provision of landscaped buffers; assess proposals against policies NE4, 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.
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.
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	Small section of the site is within a CDA. Flood risk categories include surface water, ordinary watercourse, groundwater flooding.	Small section of the site is within a CDA. Flood risk categories include surface water, ordinary watercourse, groundwater flooding.
Historic including Archaeology	Amber. Excavations in the area surrounding the site allocation boundary have revealed much evidence for prehistoric activity, and Roman occupation and settlement. A number of historic buildings which are listed survive in the surrounding area.	Amber. Excavations in the area surrounding the site allocation boundary have revealed much evidence for prehistoric activity, and Roman occupation and settlement. A number of historic buildings which are listed survive in the surrounding area
Landscape Capacity	No/Very Low relative landscape capacity rating.	No/Very Low relative landscape capacity rating.
Landscape Site Appraisal	This area presents the opportunity to extend residential development whilst	The site has a largely rural character and large scale development would be

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 10)
	creating a stronger edge to the Green Belt through mitigation planting.	inappropriate in this location, causing significant adverse landscape and visual effects.
Environmental Mitigation Required	Ecological assessments; Sustainable Drainage Systems (SuDS), Washlands, and drainage improvements; Archaeological assessment and evaluation, geophysics survey with possible targeted trial trenching; New woodland belt.	Ecological assessments; Sustainable Drainage Systems (SuDS), Washlands, and drainage improvements; Archaeological assessment and evaluation, geophysics survey with possible targeted trial trenching
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	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.	This alone would not need an additional setting for childcare provision, however if combined with other developments in the ward, additional provision would need to be considered.
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, therefore contributions should be sought towards primary school provision in the local area.
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.
Health	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 10)
	relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	relocation/reconfiguration of an existing practice, or the creation of 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 modelled level of performance on A129 Southend Rd / Outwood Common Road.	
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		
Viability	Viable	Viable
Landownership	Single landowner, with promotional agreement	Single landowner, with 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 purposes. The development site is partly contained by roads and residential development, and is less visible from the rural landscape. There is also an opportunity to create a stronger edge to the Green Belt to the south, through mitigation planting. Therefore, the development of this area alone would not cause harm to the strategic purpose of the Green Belt.	Area 14 makes a strong contribution to the Green Belt purposes. Almost the entire land parcel would be removed from the extent of the Green Belt if this development were to come forward. Due to the level of containment of this site by the existing urban form and the highway network, development on this site would not constitute urban sprawl, nor merge 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 Recommendation	Worthy of consideration. Although, it is considered that the site can benefit from additional development, considering its relationship with south west Billerica.	This development option is recommended to provide around 200 homes at 35duph. A larger allocation becomes a logical extension to the existing urban 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 (Alternative Site 4)	Option C (Revised DLP Proposal)
Location	Land East of Greens Farm Lane, Billericay			
Site Specific Consultation Matters	Land at the Mount, Billericay was promoted as a housing development site through the DLP consultation. Preference was also shown for Alternative Option 2 of the draft plan, to provide new homes at Outwood Farm Road. A number of constraints were identified in relation to developing land in Option B following the New and Alternative Sites consultation including landscape, ecology, and the proximity of the site to the Billericay Water Recycling Centre (WRC) as well as to CLH Pipeline System's fuel pipeline. Attention was also drawn to the existence of a restrictive covenant on part of the site.			
Proposal	This is to be developed to provide around 280 homes, with adjoining land developed to provide an extension to Mill Meadows Nature Reserve.	Release land adjacent the Mount, Billericay to achieve additional housing numbers as required.	Provide up to 430 new homes on land at Outwood Farm, Billericay.	This has been revised to provide 400 homes at a density of 35duph, with adjoining land developed to provide a 16ha extension to Mill Meadows Nature Reserve.
Site Size	9.4ha	0.6ha	19.6ha	12ha
Sustainability Appraisal / Strategic Environmental Assessment				
Positive SA/SEA	Town Centre regeneration; regenerate disadvantaged areas; accessibility to local services.	Regenerate and renew disadvantaged areas	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.	Landscape; Cultural heritage; Biodiversity; Flood Risk.	Landscape; Cultural heritage; Biodiversity; Flood Risk.
Mitigation Required	Provision of landscaped buffers; assess proposals against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage impacts.	Provision of landscaped buffers; assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.	Provision of landscaped buffers; assess proposals against policies NE4, NE5 and CC4 to mitigate biodiversity and drainage impacts.	Provision of landscaped buffers; assess proposals against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage 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 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 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 deposits to survive.	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.	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)
	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.	opportunity for residential development, particularly to the north west corner, with possible access from The Mount.	without causing significant adverse landscape and visual effects.	South Green and Sunnymede/ Billericay whilst retaining the important green finger of undeveloped land which extends to the east and west.
Environmental Mitigation Required	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.	Ecological assessments; Drainage Improvements; Programme of archaeological investigation	Ecological assessments; Flood Storage Bund, increased conveyance/capacity of ordinary watercourse, Source control SUDs; Programme of archaeological investigation.	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

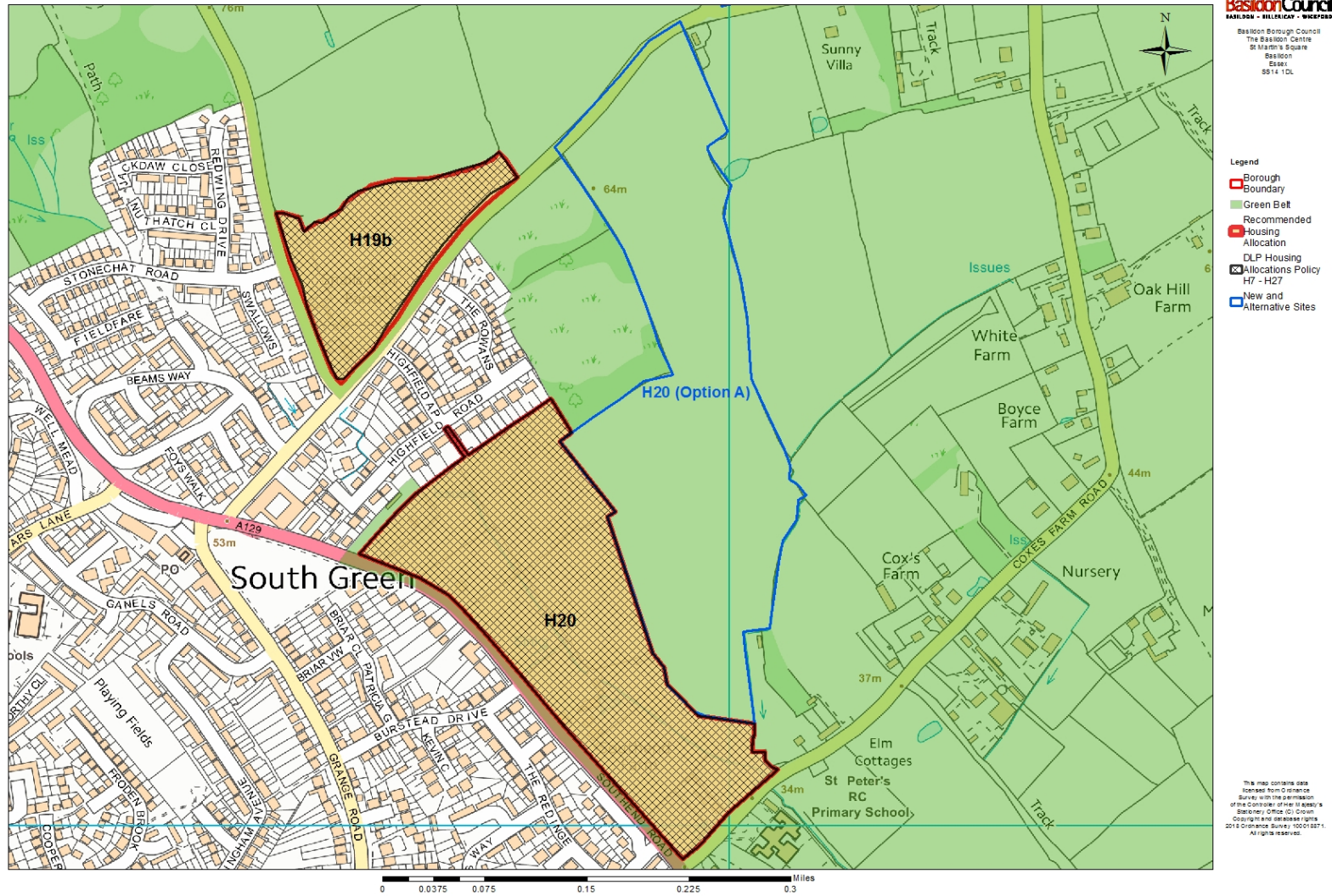
Consideration	Draft Local Plan Proposal	Option A	Option B (Alternative Site 4)	Option C (Revised DLP Proposal)
	outside the priority admissions areas for these schools.	currently living outside the priority admissions areas for these schools.		admissions areas for these schools.
Health	Contribution towards 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.	No contribution likely required due to number of dwellings.	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	Good level	No access constraints that could not be overcome present on the site.	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 modelled level of performance on A129 Southend Rd / Outwood Common Road.			
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				
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 pre-application 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 (Alternative Site 4)	Option C (Revised DLP Proposal)
			development that can be accommodated on the site.	
Recommendation				
Officers Recommendation	Worthy of consideration. However, this option is not preferred within the plan as it is considered that higher densities can be accommodated on this site, to reflect adjacent densities in Great Burstead and South Green.	Given its relationship with surrounding development, this site is recommended for self-build development opportunities, to provide about 6 self-build plots.	Land promoted in this location is in an area of high landscape sensitivity. It would also constitute sprawl, and further outward growth of Billericay. This development option is therefore not recommended.	It is considered that land in this location remains suitable, and has the capacity to accommodate the proposed development. This option is therefore recommended within the plan.
Recommended phasing	Middle to late phasing, split between 125 homes from 2023-2028, and 155 homes from 2028-2034.	Early phasing	N/A	Middle to late phasing, split between 125 homes from 2023-2028, and 275 homes from 2028-2034.

RPLP Policy H20

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 Consultation Matters	Additional land to the north east of the allocation, land South of Outwood Common Road, was promoted for development through the DLP consultation. Sites promoted at Maitland Lodge, and at Foot Farm also represent alternative locations to the development outlined in policy H20 (see Land west of Kennel Lane, Great Burstead and South Green). Concerns expressed over Option A following consultation on the New and Alternative Sites relate to potential impacts of development on landscape, ecology, flood risk and the historic environment.		
Proposal	This site has the capacity to accommodate a development of around 220 homes at 30duph, with on-site open space provision.	The proposal is for an extension of housing DLP allocation H27 north-eastwards, to incorporate land south of Outwood Common Road. The site can accommodate an additional 300 dwellings.	This proposal is to accommodate around 190 homes at 35duph, with on-site open space and additional environmental mitigation around the watercourse.
Site Size	7ha	12.2ha	9.5ha
Sustainability Appraisal / Strategic Environmental Assessment			
Positive SA/SEA	Town Centre regeneration; accessibility to local services.	Town Centre regeneration; accessibility to local services.	Town Centre regeneration; accessibility to local services.
Negative SA/SEA	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 policies NE4, 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.	Provision of landscaped buffers; assess proposals against policies NE4, NE5 and CC4 to mitigate biodiversity, landscape and drainage 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.
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.
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 - SWMP	Within a CDA and PSWFH. Flood risk categories include surface water, ordinary watercourse, groundwater flooding.	Within a CDA and PSWFH. Flood risk categories include surface water, ordinary watercourse, groundwater flooding.	Within a CDA and PSWFH. Flood risk categories include surface water, ordinary watercourse, groundwater flooding.
Historic including Archaeology	Amber. The number of 17th- 18th century properties which survive in the area reflect a historic settlement pattern which originated in the medieval period. The impact on the setting of the listed buildings and historic settlement pattern will be significant.	Green. There are no known historic/archaeological features of concern on the site.	Amber. The number of 17th- 18th century properties which survive in the area reflect a historic settlement pattern which originated in the medieval period. The impact on the setting of the listed buildings and historic settlement pattern will be significant.
Landscape Capacity	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 South Green, in keeping with existing settlement patterns, and form a stronger edge to the Green Belt.	Only the western side of the lower, southern portion is considered to have slightly more capacity to accommodate development on account of its more-limited visual influence in the surrounding landscape and its greater relationship to the urban edge, particularly should the allocation H20 come forward for development	Development in this location could form an appropriate extension to South Green, in keeping with existing settlement patterns, and form a stronger edge to the Green Belt.
Environmental Mitigation Required	Ecological assessments; Sustainable Drainage Systems (SuDS), Washlands and drainage improvements; Programme of archaeological investigation, Heritage	Ecological assessments; Sustainable Drainage Systems (SuDS), Washlands and drainage improvements; Programme of archaeological investigation; Landscape buffers, new open space, and creation of a green corridor.	Ecological assessments; Sustainable Drainage Systems (SuDS), Washlands and drainage improvements; Programme of archaeological investigation, Heritage Statement and Masterplanning.

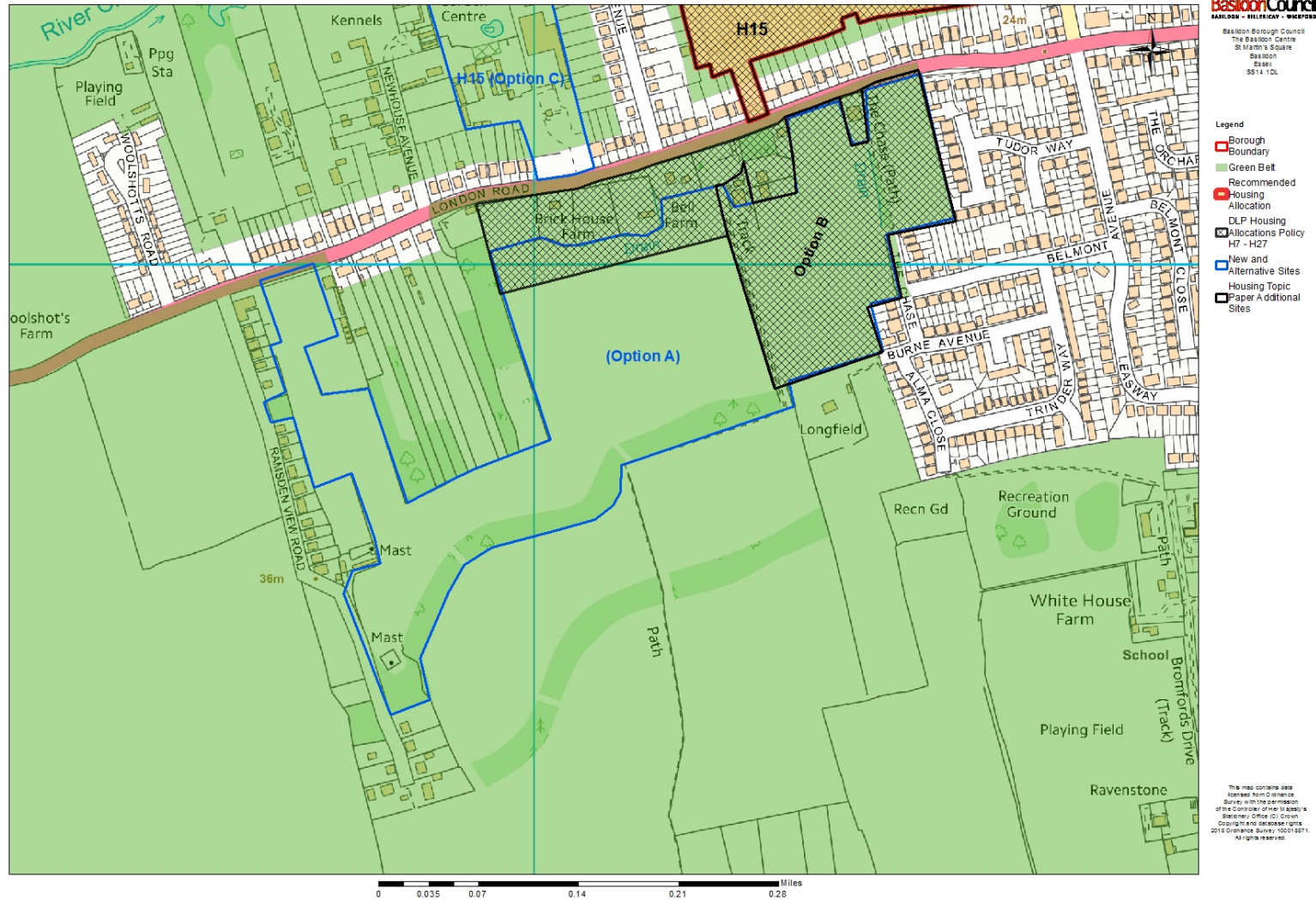
Consideration	Draft Local Plan Proposal	Option A (New Site 1)	Option B (Revised DLP Proposal)
	Statement and Masterplanning.		
Infrastructure			
Water Supply	Sufficient overall water resources available.	Sufficient overall water resources available.	Sufficient overall water resources available.
WRC Capacity	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	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.	An 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.	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 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	Contribution towards increasing capacity for local Primary Care	Contribution towards increasing capacity for local Primary Care

Consideration	Draft Local Plan Proposal	Option A (New Site 1)	Option B (Revised DLP Proposal)
	facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.
Sustainable Access	High level	Good level	High 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 modelled level of performance on A129 Southend Rd / Outwood Common Road.		
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			
Viability	Viable	Viable	Viable
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 pre-application advice.	Engagement in the Local Plan process.	Engagement in the Local Plan process; planning pre-application advice.
Policy Constraints			
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 Proposal	Option A (New Site 1)	Option B (Revised DLP Proposal)
	will act to limit harm of development, in terms of urban sprawl and countryside encroachment.	would not result in a logical and robust Green Belt boundary. Harm on the Green Belt would therefore be more than that which could occur elsewhere.	development, in terms of urban sprawl and countryside encroachment.
Other	-	-	-
Recommendation			
Officers Recommendation	Worthy of consideration. It is considered that land in this location remains suitable, however additional land is now required for environmental mitigation around watercourse. This option is therefore not preferred.	Land promoted in this location is in an area of high landscape sensitivity. It would also constitute sprawl, and further outward growth of Billericay. This development option is therefore not recommended.	This site has the capacity to accommodate the development proposed. The location is also potentially a good location for Independent Living, due to its close proximity to the local centre. This option is therefore recommended within the plan.
Recommended phasing	Middle to late phasing.	N/A	Middle to late phasing, split between 120 homes from 2023-2028, and 73 homes from 2028-2034.

Land South of London Road, Wickford

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 Road, Wickford		
Site Specific Consultation Matters	The developer with interests in this site sought to provide a larger quantum of development in this location, and promoted further developable area to 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 the new proposal did not however give rise to any specific new/unusual concerns in relation to the development.		
Proposal	Proposed for around 160 high quality homes at 30duph.	Residential development of approximately 220 new homes between Tudor Way and Ramsden View Road, and significant public open space.	Proposal for around 180 homes at a density of 35duph, and on a reduced site area, to create a clearer boundary to the urban edge and prevent future encroachment into the Green Belt and countryside.
Site Size	8.7ha	17.4ha	5.22ha
Sustainability Appraisal / Strategic Environmental Assessment			
Positive SA/SEA	Town centre regeneration; localised provision of affordable homes.	Economic development; Town centre regeneration; localised provision of affordable homes.	**Not assessed
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity; accessibility to local services and associated impacts.	Landscape; Cultural heritage; Biodiversity; accessibility to local services and associated impacts.	**Not assessed
Mitigation Required	Provision of landscaped buffers; assess proposals against policy NE6 to mitigate biodiversity impacts; uncertainty about capacity and the potential to expand services and facilities.	Provision of landscaped buffers; assess proposals against policy NE6 to mitigate biodiversity impacts; uncertainty about capacity and the potential to expand services and facilities.	**Not assessed
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.
Ecology	Site is not known to be highly ecologically sensitive. Wildlife	Site is not known to be highly ecologically sensitive. Wildlife living	Site is not known to be highly ecologically sensitive. Wildlife living

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 8)	Option B (Revised DLP Proposal)
	living within natural features of the site.	within natural features of the site.	within natural features of the site.
Flood Risk - SFRA	Flood Zone 1	Flood Zone 1	Flood Zone 1
Flood Risk - SWMP	Small section of the site is within a CDA. Flood risk categories include surface water flooding.	Small section of the site is within a CDA. Flood risk categories include surface water flooding.	Small section of the site is within a CDA. Flood risk categories include surface water flooding.
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.	Green. There are no known historic/archaeological features of concern on the site.
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	This part of the site is less visible from the rural landscape to the north. Development in this location could form an appropriate extension to Wickford.	Development on this part of the site would be highly visible from the surrounding agricultural landscape and would have adverse effects on the open rural character.	This part of the site is less visible from the rural landscape to the north. Development in this location could form an appropriate extension to Wickford.
Environmental Mitigation Required	Ecological assessments; Source Control/Attenuation, Flood Storage; Archaeological assessment and Heritage statement; New woodland belts, green corridors.	Ecological assessments; Source Control/Attenuation, Flood Storage; Archaeological assessment and Heritage statement.	Ecological assessments; Source Control/Attenuation, Flood Storage; Archaeological assessment and Heritage statement; New woodland belts, green corridors.
Infrastructure			
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	A new Primary Substation at Nevendon Grid is	A new Primary Substation at Nevendon Grid is expected to	A new Primary Substation at Nevendon Grid is expected to

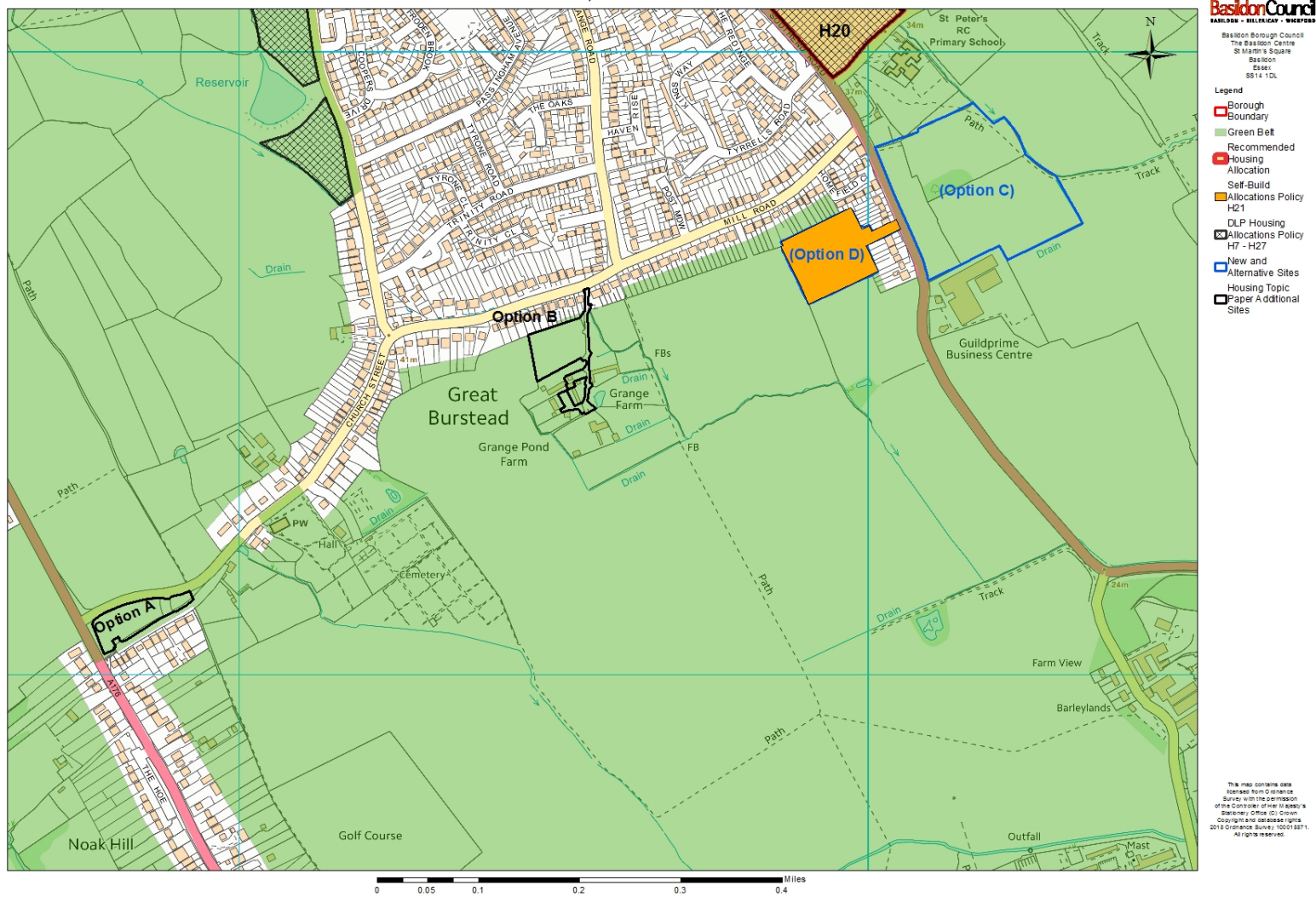
Consideration	Draft Local Plan Proposal	Option A (Alternative Site 8)	Option B (Revised DLP Proposal)
	expected to provide support to Wickford.	provide support to Wickford.	provide support to Wickford.
Education (Early Years Provision)	There are no current plans to increase capacity in this area and it is likely that upgrades will need to be secured through development.	Expansion of existing Early Years provision would need to be considered.	There are no current plans to increase capacity in this area and it is likely that upgrades will need to be secured through development.
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.	Children from this development could be accommodated by the expansion of an existing primary school located within reasonable, safe walking distance.
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/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 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 creation of health care 'hubs'/networks.
Sustainable Access	Good level	Good level	Good 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		

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 / 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	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
Landownership	Multiple landowners	Single landowner	Single landowner
Developer Involvement	Housebuilder involved in promoting part of the site.	Housebuilder promoting the site.	Housebuilder promoting 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	Area 37 makes a good contribution to the Green Belt purposes. This area contributes towards managing urban sprawl and preventing Wickford from merging with Crays Hill, and there is the potential for this site to contribute towards this harm. A strong and defensible boundary would be required to provide a firm and distinct edge to the settlement, and prevent further urban sprawl or coalescence, but the opportunity to create such a boundary with this proposal is limited.	Area 37 makes a good contribution to the Green Belt purposes. This area contributes towards managing urban sprawl and preventing Wickford from merging with Crays Hill, and there is the potential for this site to contribute towards this harm. A strong and defensible boundary would be required to provide a firm and distinct edge to the settlement, and prevent further urban sprawl or coalescence, but the opportunity to create such a boundary with this proposal is limited.	Area 37 makes a good contribution to the Green Belt purposes. This area contributes towards managing urban sprawl and preventing Wickford from merging with Crays Hill, and there is the potential for this site to contribute towards this harm. A strong and defensible boundary would be required to provide a firm and distinct edge to the settlement, and prevent further urban sprawl or coalescence, and there is an opportunity to create such a boundary with this proposal.
Other	-	-	-

Consideration	Draft Local Plan Proposal	Option A (Alternative Site 8)	Option B (Revised DLP Proposal)
Recommendation			
Officers Recommendation	Not recommended. 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.	Not recommended. 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.	Recommended. The 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

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 Consultation Matters	Four alternative sites were promoted in this location through the DLP consultation. These include land at the junction of 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 residents, indicating that the land proposed for allocation has been contaminated by chemicals which have been dumped on the land. ECC raised some concerns about the cumulative impact of Options C and D with other potential options in South Green on flood risk management infrastructure.				
Proposal	Land in this location is proposed to accommodate around 70 homes at 30duph.	Accommodate about 8 dwellings on land at Church Street, Great Burstead.	Accommodate between 8-20 dwellings on land at Burstead Grange.	Residential development of up to 150 homes, with further land providing formal and accessible public open space at Foot Farm, Billericay.	Demolition of the existing 'Maitland Lodge', to accommodate approximately 44 dwellings.
Site Size	2.5ha	0.7ha	0.7ha	5ha	1.45ha
Sustainability Appraisal / Strategic Environmental Assessment					
Positive SA/SEA	Accessibility to local services and facilities.	Regenerate and renew disadvantaged areas.	-	Accessibility to local services and facilities.	Regenerate and renew disadvantaged Areas; Accessibility to local services and facilities.
Negative SA/SEA	Landscape; Cultural heritage; Biodiversity.	Landscape; Biodiversity; Re-use of previously developed land.	Landscape; Cultural heritage; Biodiversity; Re-use of previously developed land.	Landscape; Cultural heritage; Biodiversity.	Landscape; Cultural heritage; Biodiversity.

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (New Site 2)	Option D (New Site 3)
Mitigation Required	Provision of landscaped buffers; assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.	Assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.	Assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape impacts.	Provision of landscaped buffers; assess proposals against policies NE4 and NE5 to mitigate biodiversity and landscape 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.	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.	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 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 Risk - SWMP	Not within a CDA. Flood risk categories include groundwater flooding.	Not within a CDA. Flood risk categories include 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. Flood risk categories include groundwater flooding.
Historic including Archaeology	Amber. Excavations in the area surrounding the site allocation boundary have revealed much evidence for prehistoric activity, and Roman occupation and	Predominately rural in character, the broader area retains many of its historical landscape features relating to the rural environment especially ancient	The zone comprises small areas of woodland, and a historic settlement pattern. There is also evidence of	Amber. The surviving historic landscape reflect an historic settlement pattern which originated in the medieval period. Much of the historic	Green. There are no known historic/archaeological features of concern on the site.

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

Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (New Site 2)	Option D (New Site 3)
	Archaeological assessment and evaluation, geophysics survey with possible targeted trial trenching; New woodland belt, formal open space.	Archaeological assessment; Landscape enhancements.	Archaeological assessment.	drainage improvements; Archaeological assessment and evaluation; New public open space, and creation of green buffers and a green corridor.	archaeological investigation; New public open space, boundary planting and enhancing the existing pond.
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.
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	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.	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.
Power Network	Existing primary substations are capable of meeting the predicted	Existing primary substations are capable of meeting	Existing primary substations are capable of meeting	Existing primary substations are capable of meeting	Existing primary substations are capable 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 Billericay.	the predicted level of growth in Billericay.	the predicted level of growth in Billericay.	the predicted level of growth in Billericay.	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.	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.	This alone would not require additional places, however if combined with other developments in the ward, expansion to current provision would need to be considered.
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.	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.
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	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	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	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.

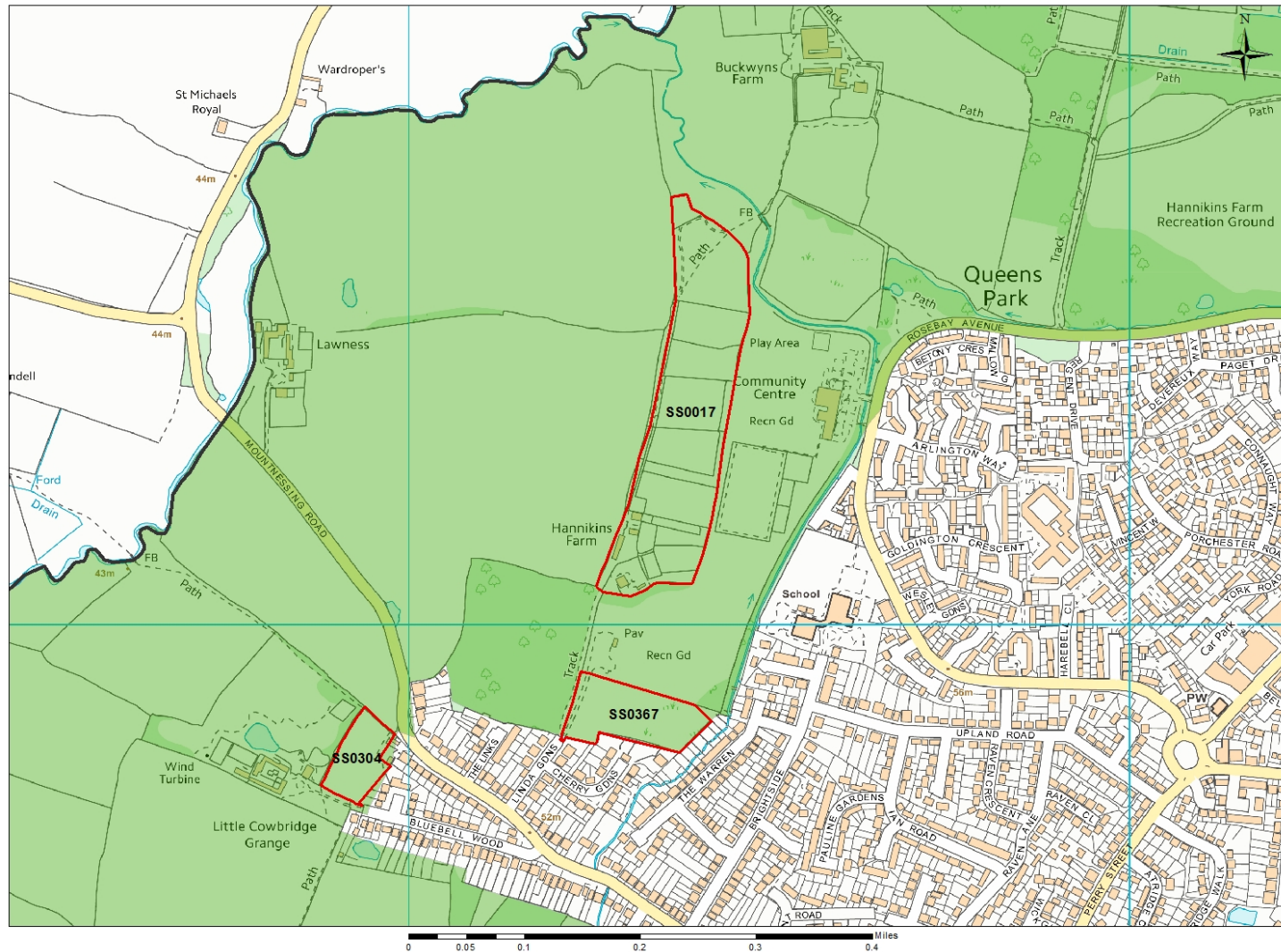
Consideration	Draft Local Plan Proposal	Option A	Option B	Option C (New Site 2)	Option D (New Site 3)
		areas for these schools.	admissions areas for these schools.	areas for these schools.	
Health	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, possible relocation/reconfiguration of an existing practice, or the creation of health care 'hubs'/networks.	No contribution likely required due to number of dwellings.	No contribution likely required due to number of dwellings.	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	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.	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 modelled level of performance on A129 Southend Rd / Outwood Common Road.				
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					
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 promoting this site.	Housebuilder promoting site for development.	No developer is promoting this site.	No developer is promoting this site.	Housebuilder promoting site for development.
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; planning pre-application advice.
Policy Constraints					
Green Belt	Area 15 contributes to all Green Belt purposes and to keeping the land permanently open. The greatest harm arising from this proposal would be in relation to urban sprawl. The new Green Belt boundary would not provide a firm and distinct edge to the settlement, and would not help in preventing further sprawl and encroachment into the countryside.	Area 15 contributes to all Green Belt purposes and to keeping the land permanently open. Having regard to the site's relatively small footprint and containment within the built landscape, it is unlikely that development of this site would have an adverse impact on the Green Belt.	Area 25 makes a contribution to all the Green Belt purposes and to keeping the land permanently open. The location of this site is such that it would compromise the existing settlement edge to Billericay in this location, and would be visually prominent thereby causing harm to the openness of the Green Belt.	Area 72 makes a very strong contribution to the Green Belt purposes. This development site is visually prominent and plays an important role in restricting further sprawl from the ribbon development that already extends from South Green. There is therefore limited opportunity for development in this location.	Area 25 makes a contribution to all the Green Belt purposes and to keeping the land permanently open. This site is however visually contained, and well-screened from wider views. Therefore, this development proposal will have limited harm on the openness of the Green Belt, or the purposes of including land within it.
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 Recommendation	Not recommended. It is considered that land in this location does not provide the opportunity to reinforce a clearly defined/defensible Green Belt boundary.	Worthy of consideration. Although this site is disconnected from the main urban area of Billericay, it is adjacent the linear settlements along Church Street and Noak Hill Road. Development in this location could however potentially result in dead frontages. As such, appropriate design and layout would be paramount to minimising the harm of development in this location.	Not recommended. Development of this site would result in an illogical Green Belt boundary.	Worthy of consideration. This site is located in an area which the Landscape Appraisal outlines as having limited opportunity for development. There is however some potential for ribbon development along Southend Road, in western field to provide approximately 70 dwellings.	Recommended. Some elements of sprawl exist on this site, with part of the site already designated as urban land. There is therefore some potential for self-build development opportunities. This site is recommended to provide about 20 self-build plots.
Recommended phasing	N/A	Early phasing	N/A	Early phasing	Early phasing

SS0017, SS0367, and SS0304

SS0017, SS0304 and SS0367



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 St Martin's Square
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Legend

-  Borough Boundary
-  Green Belt
-  HELAA Sites H topic paper

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

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

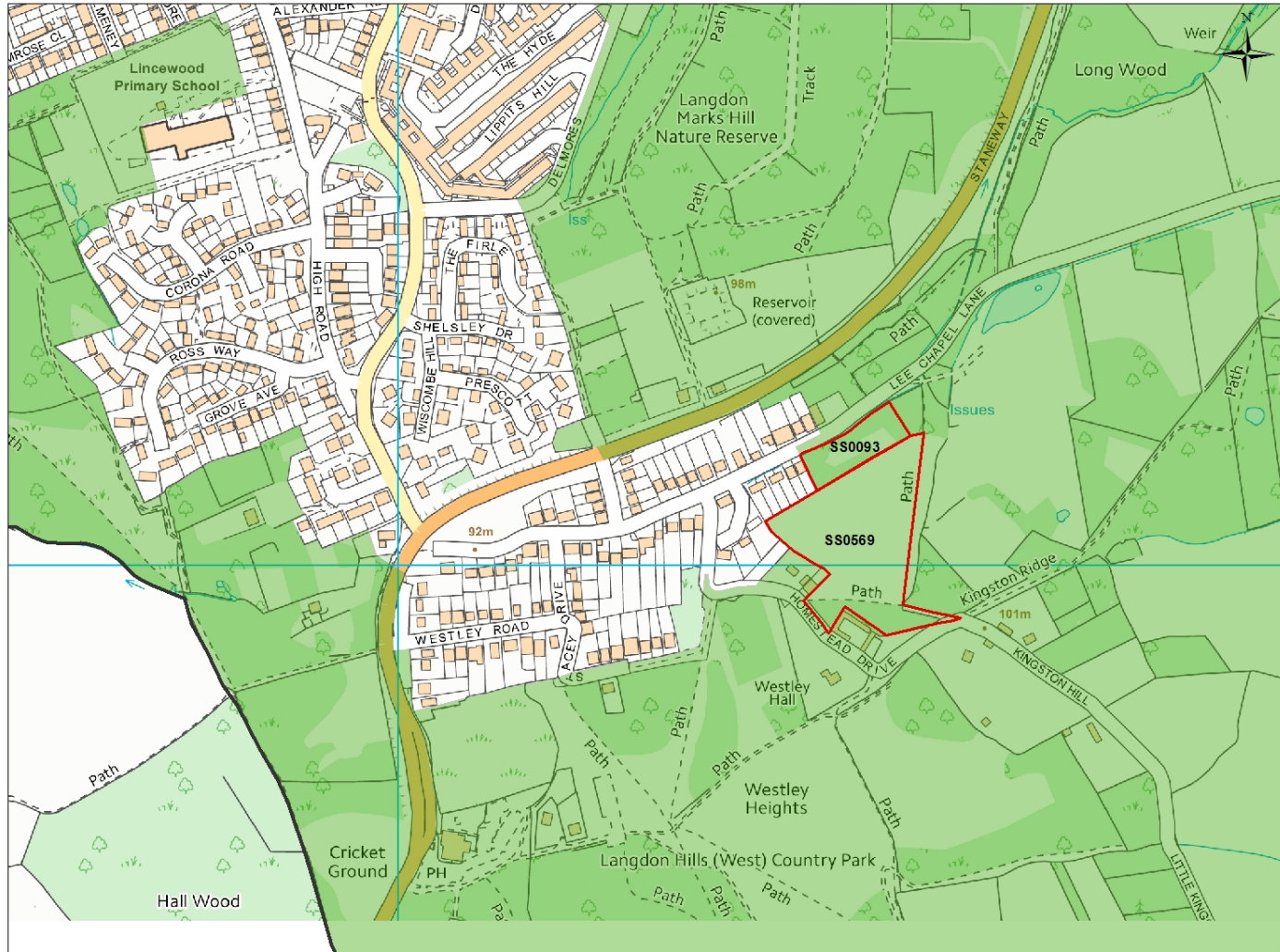
Consideration	SS0017	SS0367	SS0304
Waste Water Asset Impact	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.	Not in close proximity to existing Waste Water Asset.
Power Network	Existing primary substations are capable of meeting the predicted 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)	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.	Expansion of surrounding settings or combined with the other developments in the ward, would suggest a need for an additional Early Years provision.
Education (Primary)	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.	Additional primary school provision will be required if further housing development is proposed within Billericay.
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/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	No access constraints that could not be overcome present on the site.	No access constraints that could not be overcome present on the site.	No access constraints that could not 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 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	**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 and 2015 for a 3 no. 4-bedroom detached residential scheme.	Outline planning application refused in 2016 for 27 dwellings units.	No planning history. Engagement in the Local Plan through the HELAA process.
Policy Constraints			
Green Belt	Area 5 makes a good contribution to the Green Belt purposes. This site's separation from the main urban area of Billericay raises potential issues regarding the creation of a defensible Green Belt boundary and would change the appearance of the Green Belt area, with adverse impacts on the countryside role of the area.	Area 5 makes a good contribution to the Green Belt purposes. The proposed development site is well screened from public views by mature field boundaries which would act to both contain and screen this site. Therefore, the degree of harm to the Green Belt in this location is more limited than in other parts of the area.	Area 5 makes a good contribution to the Green Belt purposes. This site is well contained by woodland and hedgerows to the north, south and west, which will serve to limit the harm of development on the remaining Green Belt in the area.
Other	-	-	-
Recommendation			
Officers Recommendation	Not recommended, as is likely that the proposal will have significant adverse effects on the openness of	Worthy of consideration. This site considered alone, cannot deliver strategic benefits, but could form an appropriate extension to Billericay,	Worthy of consideration. This site considered alone, cannot deliver strategic benefits, but could form an appropriate extension to Billericay,

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

SS0093 and SS0569

SS0093 AND SS0569



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Legend
 [Yellow line] Borough Boundary
 [Green area] Green Belt
 [Red outline] HELAA Sites H topic paper

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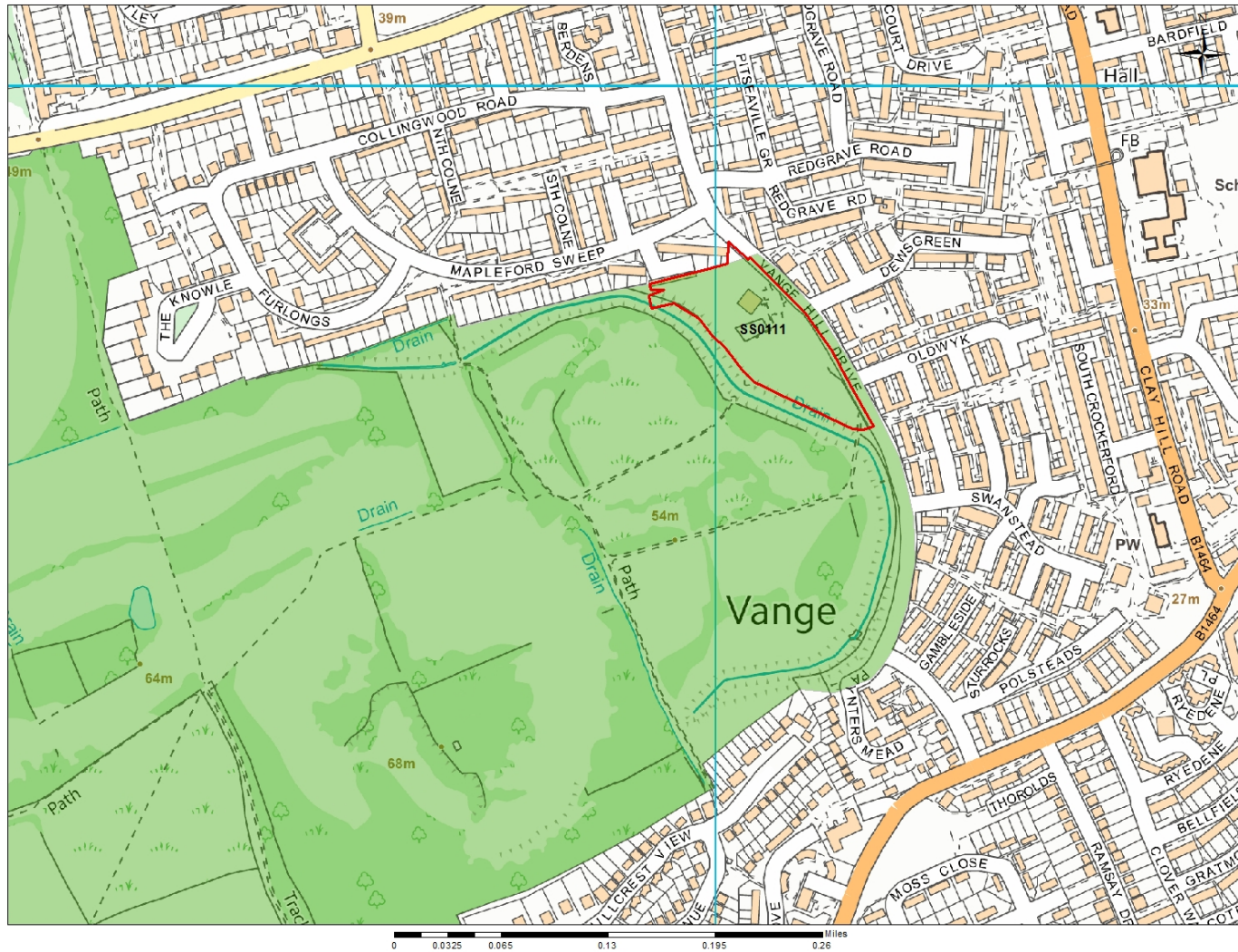
Consideration	SS0093	SS0569
Location	Land adjacent to 6 Lee Chapel Lane, Langdon Hills, Basildon	Land at Homestead Drive, Langdon Hills, Basildon
Site Specific Consultation Matters	Not subjected to public consultation.	
Proposal	This site has the capacity to accommodate a development of around 10 homes,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

Consideration	SS0093	SS0569
	due to designations, importance for recreation and the prominent ridgeline position.	due to designations, importance for recreation and the prominent ridgeline position.
Environmental Mitigation Required	Air quality monitoring; ecological assessments; drainage improvements; archaeological investigation; Landscape enhancements.	Air quality monitoring; ecological assessments; drainage improvements; archaeological investigation; Landscape 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 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)	There is a requirement for additional provision of EYP places within the area.	There is a requirement for additional provision of EYP places within the area.
Education (Primary)	Contribute towards the provision for a primary school, to serve development within the vicinity.	Contribute towards the provision for a primary school, to serve development within the vicinity.
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	No access constraints that could not be overcome present on the site.	No access constraints that could not be overcome present 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 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	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 the HELAA process.	No planning history. Engagement in the Local Plan through 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

SS0111

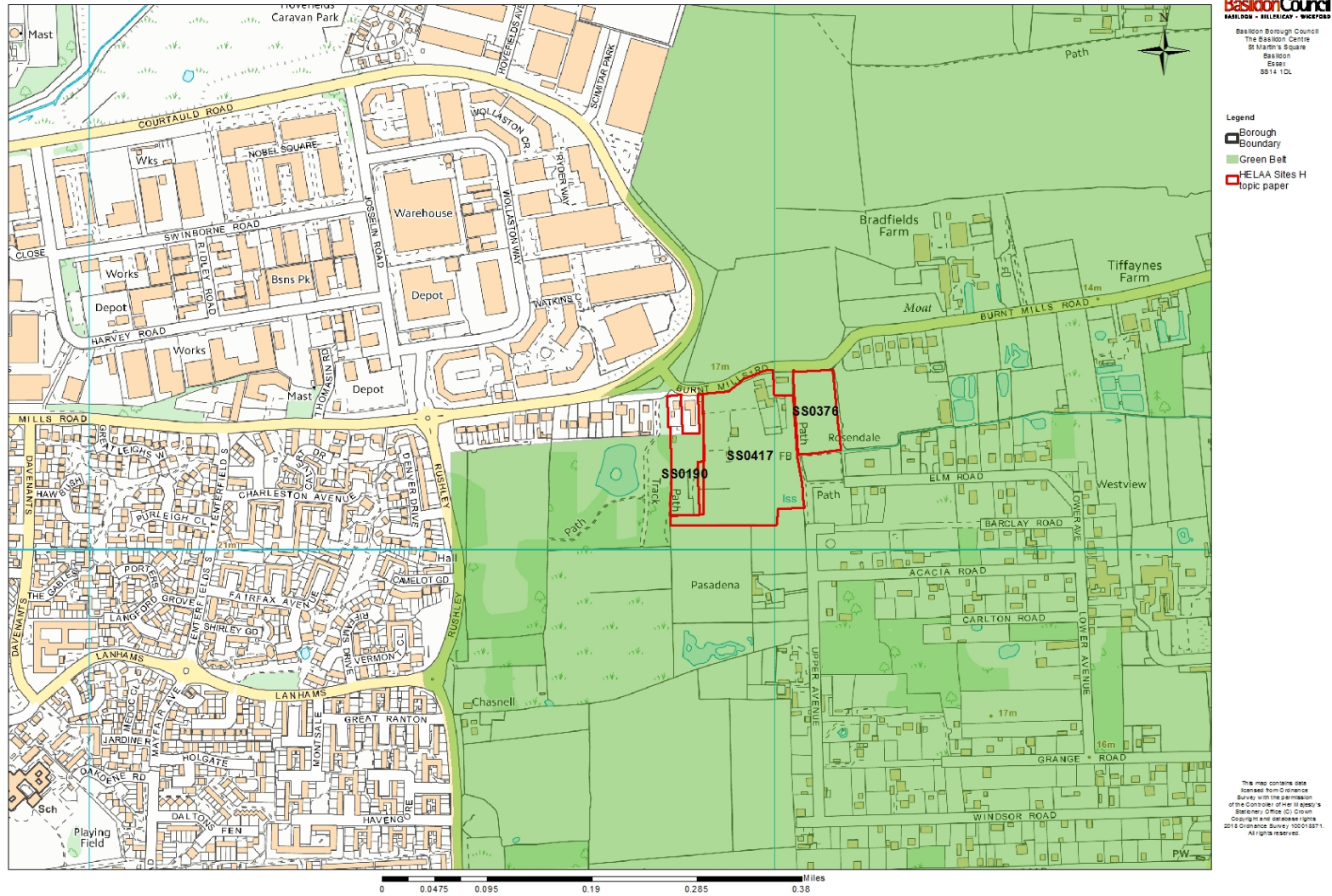


Consideration	SS0111
Location	Vange Hill Drive Open Space, Vange, Basildon
Site Specific Consultation Matters	Not the subject of public consultation.
Proposal	The site has the capacity to accommodate a development of around 40 homes, having regard to the HELAA assessment.
Site Size	1.48ha
Sustainability Appraisal / Strategic 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 Required	Air quality monitoring; ecological assessments; archaeological investigation; Landscape enhancements.
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	Additional development can be accommodated by sharing of the loads with adjoining primary substations.
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

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 Required	Given the relatively small size of this site, 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	Single landowner
Developer Involvement	No developer promoting the site.
Promotion	No planning history. Engagement in the Local Plan through the HELAA process.
Policy Constraints	
Green Belt	Area 59 makes a good contribution to the Green Belt purposes. 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.
Other	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.
Recommendation	
Officers Recommendation	Worthy of consideration. This site considered alone, cannot deliver strategic benefits, but could form an appropriate extension to Basildon, given its less significant landscape and visual impacts.
Recommended phasing	Early phasing

SS0190, SS0376 and SS0417

SS0190, SS0376 and SS0417



Consideration	Sites SS0190, SS0376 and SS0417
Location	Land South of Burnt Mills Road, Basildon
Site Specific Consultation Matters	Not subjected to public consultation.
Proposal	This site is being promoted to accommodate between 80 and 100 homes.
Site Size	4.25ha
Sustainability Appraisal / Strategic 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 30µg.m ⁻³ . This is considered to be acceptable.
Ecology	Site is not highly ecologically sensitive. Wildlife living within natural features of the site.
Flood Risk - SFRA	Flood Zone 1
Flood Risk - SWMP	Within a CDA and PSWFH. Flood risk categories include surface 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 Required	Air quality monitoring requirements; Ecological assessments; 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

